City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

Common Council

Thursday, March 12, 2026 | **6:00 PM** | **Council Chambers, City Hall, First Floor**

This meeting is open for in-person attendance and will also be available through video conferencing. The meeting can be viewed only (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.

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

Mayor Shaundel Washington-Spivey, Presiding

Roll Call

Pledge of Allegiance

Moment of Silence

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

Approval of Minutes

Minutes of February 12, 2026.

Reports

26-0256 Financial Report from the Director of Finance for the Month of January.

Notices and Discussions

COMMON COUNCIL MATTERS

26-0255 Resolution approving 2025/2026 Bills and Engineering Estimates paid in March 2026.

APPOINTMENTS BY THE MAYOR

26-0253 Board of Zoning Appeals: Rachel MacFarland. Economic and Community Development Committee: Gina Miller.

SUSPENSION OF COUNCIL RULE XV FOR THE FOLLOWING ITEMS: (2/3 Vote Required)

26-0220 & 26-0221

REPORT OF BIDS/QUOTES RECOMMENDED TO BE REJECTED

Bids Over Budget

26-0158 Report of Bids for the 2026 Sewer Utility Sidewalk Replacement project.

REPORT OF BIDS/QUOTES RECOMMENDED TO BE ADOPTED

26-0089 Report of Bids and Resolution awarding contract to Trane US, Inc in the amount of $87,125.00 for the La Crosse Center Chiller Replacement project.

26-0151 Report of Bids and Resolution awarding contract to Steiger Construction Inc. in the amount of $229,800.00 for the 2026 Citywide Traffic Signal Interconnect project.

26-0152 Report of Bids and Resolution awarding contract to Gerke Excavating Inc. in the amount of $110,814.80 for the St. Andrew Street - Copeland Ave to Rose Street project.

26-0154 Report of Bids and Resolution awarding contract to Fowler & Hammer, Inc. in the amount of $102,549.50 for the 2026 Citywide Miscellaneous Curb Ramp & Sidewalk Replacement project.

26-0156 Report of Bids and Resolution awarding contract to Fowler & Hammer, Inc. in the amount of $119,007.80 for the 2026 Annual Miscellaneous Curb & Gutter and Pavement Replacement project.

26-0157 Report of Bids and Resolution awarding contract to Fowler & Hammer, Inc. in the amount of $152,073.95 for the 2026 Water Utility Sidewalk Replacement project.

26-0159 Report of Bids and Resolution awarding contract to Gerke Excavating Inc. in the amount of $576,428.25 for the Liberty Street - Windsor Street to Clinton Street project.

ITEMS WITH NO RECOMMENDATION

26-0128 Resolution amending the compression pay for Battalion Chiefs, Assistant Fire Chief and Fire Chief.

Recommendation to Adopt by Finance & Personnel Committee failed on a vote of 2-2.

26-0150 Resolution amending the compression pay for Police Captains, Assistant Chief of Police and Chief of Police.

Recommendation to Adopt by Finance & Personnel Committee failed on a vote of 2-2.

26-0209 Resolution requesting TID 11 funds for Downtown Beautification Project.

Unanimous vote of 4-0 of Finance & Personnel Committee to move forward with No Recommendation.

ITEMS RECOMMENDED TO BE ADOPTED

26-0171 AN ORDINANCE to amend Sec. 30-3(e) of the Code of Ordinances of the City of La Crosse regarding nuisance abatement of drug and gang houses.

Vote of 6-1 out of Judiciary & Administration Committee.

26-0213 Resolution to re-allocate unused funds from completed Capital purchases and/or projects to newly requested capital equipment purchases for the Water Utility.

2/3 Vote required of the Council to Adopt; funds not previously adopted in Capital Budget.

ITEMS RECOMMENDED TO BE NOT ADOPTED

26-0173 Resolution creating and appropriating funds for Capital Improvement design for the La Crosse City Hall Sixth Floor Remodeling project.

Unanimous vote of 4-0 out of the Finance & Personnel Committee.
2/3 Vote required of the Council to Adopt; funds not previously adopted in Capital Budget.

CONSENT AGENDA

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

ITEMS RECOMMENDED TO BE ADOPTED

26-0121 AN ORDINANCE to amend Secs. 103-34(h)(7), 103-138(e)(5), 103-169(d)(4), and 103-229(e)(5) of the Code of Ordinances of the City of La Crosse regarding annual increase in fees for certain regarding fees for building, plumbing, electrical, HVAC and erosion control permits.

26-0123 AN ORDINANCE to amend Sec. 103-194. of the Code of Ordinances of the City of La Crosse to adopt the State of Wisconsin current version of the National Fuel Gas Code.

26-0127 AN ORDINANCE to create Chapter 46, Article II, Subsection 44 of the Code of Ordinances of the City of La Crosse regarding Fire Suppression System Coordination and Testing.

26-0143 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 Planned Development District - General, allowing for the construction of a mixed-use development including residential and commercial uses at 2415 State Road.

26-0186 AN ORDINANCE amending and creating various sections of Article V, Chapter 10 of the Code of Ordinances of the City of La Crosse relating to retail cigarette, tobacco products, and electronic vaping devices licensing and to repeal and recreate Section 32-187 regarding the minimum age to purchase or possess cigarettes or tobacco products.

26-0196 AN ORDINANCE to amend Sections 4-72(a) and 4-142(a) and create Sections 4-72(c), 4-142(c), 4-21 and 4-146 of the Code of Ordinances of the City of La Crosse regarding alcohol regulations, licensing requirements and municipal sales in City parks.

26-0054 Resolution approving Investment Services Agreements for the period of April 1, 2026 through March 31, 2027.

26-0094 Resolution granting various license applications pursuant to Chapters 4, 6, and/or 10 of the La Crosse Municipal Code for the license period 2025-2026 (March).

26-0095 Resolution approving application of Twilight Medical Transport LLC dba T.M.T. Medical Transportation & Taxi Service for 2026 Public Vehicle for Hire License.

26-0122 Resolution amending Appendix C of the Municipal Code for the City of La Crosse entitled "Fee Schedule" regarding fees for building, plumbing, electrical, HVAC and erosion control permits.

26-0126 Resolution approving 2026 Joint Powers Agreement - County 9-1-1 Emergency System between the City and the County of La Crosse.

26-0146 Resolution approving First Amendment to development agreements with The Chalmers, LLC, a multi-family housing development located at 215 Pine Street and 401 3rd Street North.

26-0149 Resolution approving a reorganization to the table of positions and classifications for the Parks and Recreation department.

26-0197 Resolution amending Appendix C Fee Schedule of the La Crosse Municipal Code to include a fee for late renewal of alcohol beverage and cigarette, tobacco and vaping device applications.

ITEMS RECOMMENDED TO BE ADOPTED (with closed session notice)

26-0214 Resolution approving Amendment No. 1 to the City of La Crosse Refuse and Recycling Services for City Buildings and Facilities 2022-2026 Contract by and between Hilltopper Refuse & Recycling Services and the City of La Crosse. *(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stat. 19.85(1)(e) to formulate & update negotiation strategies and parameters. Following such closed session, the Committees and/or Council may reconvene in open session.)*

26-0220 Resolution amending a vacation conversion memorandum of understanding ("MOU") between the City of La Crosse and the International Association of Firefighters, Local #127. *(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stat. 19.85(1)(e) to formulate & update negotiation strategies and parameters. Following such closed session, the Committees and/or Council may reconvene in open session.)*

26-0221 Resolution approving a Memorandum of Understanding (MOU) for Tri-State Ambulance Employee Leased Agreement Operational and Compensation Changes between the City of La Crosse and the International Association of Firefighters, Local #127. *(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stat. 19.85(1)(e) to formulate & update negotiation strategies and parameters. Following such closed session, the Committees and/or Council may reconvene in open session.)*

ITEMS RECOMMENDED TO BE RE-REFERRED

26-0133 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 Special Residence District, allowing for three rental units (one duplex and a single-family unit) at 1402 & 1410 Gillette Street and 1552 Loomis Street.

Recommended to be referred 60 days to the May 2026 meetings.

26-0144 Certified Survey Map - Lot 1, Certified Survey Map Number 67, Volume 19, Document Number 1761262, Located in the Northwest Quarter of the Northeast Quarter of Section 9, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin and request for dedication of right-of-way and waiver of platting requirements.

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

Adjournment

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY
Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.

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

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0256

Agenda Date: 3/12/2026 **Version:** 1 **Status:** Agenda Ready

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

Agenda Number:

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

Period: 1 to 1

	2026
Revenue	$45,802,448.54
1000410 - CLERK - GEN ADMIN	$7,961.82
450000 - ALCOHOL LICENSE	$3,162.82
450005 - OTHR LICENSE/PERM/RELATED FEE	$4,799.00
450035 - PET & ANIMAL LICENSE	$0.00
454000 - MISCELLANEOUS REVENUE	$0.00
1002010 - POLICE - GEN ADMIN	$2,679.00
421000 - FEDERAL CONTRIBUTIONS	$886.20
431015 - PD REPORT COPIES	$118.47
431020 - SALE OF ABANDONED VEHICLES	$1,200.00
450045 - ALARM PERMITS & FEES	$0.00
454000 - MISCELLANEOUS REVENUE	$474.33
1002110 - FIRE - GEN ADMIN	$5,654.10
450005 - OTHR LICENSE/PERM/RELATED FEE	$5,204.00
450010 - ELECTRICAL PERMITS	$0.00
450020 - BUILDING & RELATED PERMITS	$0.00
450025 - HEATING & PLUMBING PERMITS	$0.00
450045 - ALARM PERMITS & FEES	$0.00
450065 - REGISTRATION FEES	$0.00
450070 - MISCELLANEOUS FINES & FEES	$0.00
454000 - MISCELLANEOUS REVENUE	$450.10
1003010 - PLANNING/DEVELOPMENT-GEN ADMIN	$25.00
450005 - OTHR LICENSE/PERM/RELATED FEE	$0.00
450020 - BUILDING & RELATED PERMITS	$0.00
452015 - OTHER SERVICE CHARGES	$25.00
1003015 - PLANNING/BUILDING & INSPECTION	$72,437.09
450005 - OTHR LICENSE/PERM/RELATED FEE	$6,495.50
450010 - ELECTRICAL PERMITS	$7,753.41
450020 - BUILDING & RELATED PERMITS	$40,919.67
450025 - HEATING & PLUMBING PERMITS	$17,033.51
450065 - REGISTRATION FEES	$10.00
454000 - MISCELLANEOUS REVENUE	$225.00
1003310 - ENGINEERING - GEN ADMIN	$12,279.58
450005 - OTHR LICENSE/PERM/RELATED FEE	$6,273.00
450020 - BUILDING & RELATED PERMITS	$0.00
450030 - WEIGHTS & MEASURES FEE	$201.00

Income Statement
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For the Month of January 2026

Period: 1 to 1	
454000 - MISCELLANEOUS REVENUE	$2,350.00
454005 - INTERFUND CHARGES FOR SERVICES	$3,455.58
1003410 - HIGHWAY - GEN ADMIN	$2,908.88
454000 - MISCELLANEOUS REVENUE	$1,174.92
491003 - SALE OF PROPERTY/EQUIP	$1,733.96
1003430 - HIGHWAY - SERVICE CHRGES/PARTS	$30,807.92
454005 - INTERFUND CHARGES FOR SERVICES	$30,807.92
1004010 - LIBRARY - GEN ADMIN	$20,392.39
421003 - COUNTY CONTRIBUTIONS	$13,252.00
441030 - SERVICE FEES	$138.49
450065 - REGISTRATION FEES	$1,711.78
450070 - MISCELLANEOUS FINES & FEES	$212.42
452015 - OTHER SERVICE CHARGES	$193.75
454001 - DAMAGE TO CITY PROPERTY	$4,883.95
1004110 - LAX CENTER - GEN ADMIN	$0.00
440015 - FACILITY RENTAL FEES	$0.00
441030 - SERVICE FEES	$0.00
454000 - MISCELLANEOUS REVENUE	$0.00
491003 - SALE OF PROPERTY/EQUIP	$0.00
1004210 - PARKS/REC - GEN ADMIN	$8,861.93
454000 - MISCELLANEOUS REVENUE	$491.00
457100 - RENT/LEASE INCOME	$8,370.93
481001 - INSURANCE RECOVERY	$0.00
1004215 - PARKS/REC - PARKS	$49,305.71
440015 - FACILITY RENTAL FEES	$49,305.71
1004220 - PARKS/REC - RECREATION	$25,576.03
440000 - ADULT RECREATION FEES	$4,063.16
440005 - YOUTH RECREATION FEES	$3,670.00
450065 - REGISTRATION FEES	$17,842.87
1004225 - PARKS/REC - FACILITIES	$4,817.95
440015 - FACILITY RENTAL FEES	$4,817.95
1004235 - PARKS/REC - AQUATICS	$500.00
440010 - POOL ADMISSION FEES	$500.00
1009905 - TRANSFERS	$31,506.32
492000 - TRANSFERS IN	$31,506.32
1009910 - NON-DEPT - GEN ADMIN	$45,526,734.82
405001 - PROPERTY TAX	$42,631,094.75
405005 - ROOM TAX	$155.00

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For the Month of January 2026

Period: 1 to 1	
405010 - MOBILE HOME TAX	$3,869.67
405015 - PMTS IN LIEU OF TAXES (PILOT)	$571,433.49
405035 - INTEREST/PENALTY DELINQ TAXES	$0.00
405045 - SALES TAX DISCOUNT	$233.51
405050 - OUTSIDE FIRE DIST FIRE PAY	$0.00
415030 - TRANSPORTATION AID	$812,043.78
415035 - CONNECTING STREETS	$165,154.68
415041 - MUNICIPAL SERVICES-FIRE	$1,223,791.57
441030 - SERVICE FEES	$0.00
450070 - MISCELLANEOUS FINES & FEES	$1,059.73
451000 - COURT FINES	$0.00
453000 - INTEREST EARNINGS	$9,832.94
453004 - REALIZED GAIN/LOSS	$0.30
453005 - UNREALIZED GAIN/LOSS	$62,242.06
453010 - INVESTMENT EARNINGS	$4,656.22
454000 - MISCELLANEOUS REVENUE	$895.68
454005 - INTERFUND CHARGES FOR SERVICES	$40,272.34
456000 - CASH OVER/SHORT	($0.90)
491002 - SALE OF LAND	$0.00
Expense	$4,141,587.37
1000210 - FINANCE - GEN ADMIN	$27,737.43
510000 - SALARIES AND WAGES	$20,085.06
510006 - OVERTIME PAY	$7.32
510030 - CELL PHONE REIMBURSEMENT	$2.50
511005 - HEALTH INSURANCE	$3,102.76
511015 - LIFE INSURANCE	$82.22
511020 - SOCIAL SECURITY AND MEDICARE	$1,478.87
511025 - RETIREMENT BENEFITS	$1,446.65
511075 - CAR ALLOWANCE	$0.00
520015 - BANK FEES	$0.00
521006 - TRAINING/CONF. REGISTRATION	$105.00
521101 - TELEPHONE	$0.00
532000 - OFFICE SUPPLIES	$0.00
532060 - POSTAGE	$1,524.61
532065 - PRINTING SERVICES	($667.37)
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$25.00
533010 - COMPUTER EQUIP UNDER $10,000	$0.00
563000 - LEASE PRINCIPAL	$494.67

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For the Month of January 2026

Period: 1 to 1	
563100 - LEASE INTEREST	$50.14
1000215 - FINANCE -ACCOUNTING/PAYROLL	$40,150.36
510000 - SALARIES AND WAGES	$19,941.69
510006 - OVERTIME PAY	$0.00
511005 - HEALTH INSURANCE	$4,701.96
511015 - LIFE INSURANCE	$3.42
511020 - SOCIAL SECURITY AND MEDICARE	$1,427.01
511025 - RETIREMENT BENEFITS	$1,435.78
520065 - SOFTWARE VENDOR SVCS	$12,640.50
1000225 - FINANCE - TREASURY/CUST SVC	$11,321.06
510000 - SALARIES AND WAGES	$7,239.66
510006 - OVERTIME PAY	$32.10
511005 - HEALTH INSURANCE	$2,933.59
511020 - SOCIAL SECURITY AND MEDICARE	$516.83
511025 - RETIREMENT BENEFITS	$523.57
532000 - OFFICE SUPPLIES	$39.07
532060 - POSTAGE	$36.24
1000230 - FINANCE -MAIL SRVC/PRINTING	$1,452.15
510000 - SALARIES AND WAGES	$988.09
511005 - HEALTH INSURANCE	$326.48
511015 - LIFE INSURANCE	$0.00
511020 - SOCIAL SECURITY AND MEDICARE	$66.44
511025 - RETIREMENT BENEFITS	$71.14
540200 - R&M - OFFICE EQUIP	$0.00
1000310 - LEGAL - GEN ADMIN	$39,135.11
510000 - SALARIES AND WAGES	$26,371.07
511005 - HEALTH INSURANCE	$4,686.59
511015 - LIFE INSURANCE	$92.06
511020 - SOCIAL SECURITY AND MEDICARE	$1,937.45
511025 - RETIREMENT BENEFITS	$1,898.71
521006 - TRAINING/CONF. REGISTRATION	$0.00
521101 - TELEPHONE	$0.00
532000 - OFFICE SUPPLIES	$0.00
532060 - POSTAGE	$49.15
532070 - BOOKS & PUBLICATIONS	$0.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$4,100.08
1000410 - CLERK - GEN ADMIN	$16,176.92
510000 - SALARIES AND WAGES	$11,024.37

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For the Month of January 2026

Period: 1 to 1	
510030 - CELL PHONE REIMBURSEMENT	$2.50
511005 - HEALTH INSURANCE	$1,732.16
511015 - LIFE INSURANCE	$2.12
511020 - SOCIAL SECURITY AND MEDICARE	$806.62
511025 - RETIREMENT BENEFITS	$793.75
521006 - TRAINING/CONF. REGISTRATION	$0.00
521101 - TELEPHONE	$0.00
532000 - OFFICE SUPPLIES	$570.00
532060 - POSTAGE	$168.50
532065 - PRINTING SERVICES	$891.11
532070 - BOOKS & PUBLICATIONS	$55.79
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$130.00
550000 - MISCELLANEOUS	$0.00
1000415 - CLERK - ELECTIONS	$12,106.07
510005 - LIMITED TERM EE SALARIES	$0.00
511020 - SOCIAL SECURITY AND MEDICARE	$0.00
511025 - RETIREMENT BENEFITS	$0.00
532000 - OFFICE SUPPLIES	$0.00
532060 - POSTAGE	$101.98
532065 - PRINTING SERVICES	$5,053.48
540100 - R&M - EQUIP/MACH	$6,950.61
1000510 - COUNCIL - GEN ADMIN	$1,126.22
510000 - SALARIES AND WAGES	$739.02
511005 - HEALTH INSURANCE	$26.00
511015 - LIFE INSURANCE	$0.01
511020 - SOCIAL SECURITY AND MEDICARE	$77.33
511025 - RETIREMENT BENEFITS	$5.40
511050 - OTHER BENEFITS	$278.46
550000 - MISCELLANEOUS	$0.00
1000610 - MAYOR - GEN ADMIN	$12,900.07
510000 - SALARIES AND WAGES	$10,067.10
510030 - CELL PHONE REIMBURSEMENT	$0.00
511005 - HEALTH INSURANCE	$1,238.94
511015 - LIFE INSURANCE	$4.69
511020 - SOCIAL SECURITY AND MEDICARE	$743.14
511025 - RETIREMENT BENEFITS	$718.32
511075 - CAR ALLOWANCE	$17.85
521005 - TRAVEL - OTHER	$0.00

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For the Month of January 2026

Period: 1 to 1	
521006 - TRAINING/CONF. REGISTRATION	$60.00
521101 - TELEPHONE	$0.00
532000 - OFFICE SUPPLIES	$28.92
532010 - OPERATING SUPPLIES	$18.67
532060 - POSTAGE	$2.44
532065 - PRINTING SERVICES	$0.00
550000 - MISCELLANEOUS	$0.00
1000710 - MUNI COURT - GEN ADMIN	$9,070.52
510000 - SALARIES AND WAGES	$6,570.98
511005 - HEALTH INSURANCE	$1,361.54
511015 - LIFE INSURANCE	$11.66
511020 - SOCIAL SECURITY AND MEDICARE	$465.15
511025 - RETIREMENT BENEFITS	$473.11
520110 - OTHER CONTRACTED SVCS	$0.00
521005 - TRAVEL - OTHER	$0.00
521006 - TRAINING/CONF. REGISTRATION	$55.00
521101 - TELEPHONE	$0.00
532000 - OFFICE SUPPLIES	$0.00
532060 - POSTAGE	$133.08
1000810 - IT - GEN ADMIN	$848,209.46
510000 - SALARIES AND WAGES	$36,437.40
510005 - LIMITED TERM EE SALARIES	$2,002.20
510030 - CELL PHONE REIMBURSEMENT	$10.00
511005 - HEALTH INSURANCE	$7,291.75
511015 - LIFE INSURANCE	$28.73
511020 - SOCIAL SECURITY AND MEDICARE	$2,804.24
511025 - RETIREMENT BENEFITS	$2,767.64
520140 - ADMINISTRATIVE SVCS	$782,483.98
521006 - TRAINING/CONF. REGISTRATION	$139.93
521101 - TELEPHONE	$14,234.57
532000 - OFFICE SUPPLIES	$0.00
550000 - MISCELLANEOUS	$0.00
550250 - AP PMT BY CREDIT CARD FEE	$8.95
580400 - VEHICLES	$0.07
1000910 - HUMAN RESOURCES - GEN ADMIN	$73,519.51
510000 - SALARIES AND WAGES	$15,714.43
510001 - SEVERANCE PAY	$0.00
510005 - LIMITED TERM EE SALARIES	$652.50

Income Statement
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Period: 1 to 1	
510006 - OVERTIME PAY	$0.00
510030 - CELL PHONE REIMBURSEMENT	$1.87
511005 - HEALTH INSURANCE	$2,738.30
511015 - LIFE INSURANCE	$33.89
511020 - SOCIAL SECURITY AND MEDICARE	$1,218.34
511025 - RETIREMENT BENEFITS	$1,131.45
520055 - RECRUITMENT FEES & SVCS	$0.00
520110 - OTHER CONTRACTED SVCS	$51,120.85
521002 - TRAVEL - TRNSPTN	$384.99
521006 - TRAINING/CONF. REGISTRATION	$175.00
521101 - TELEPHONE	$0.00
532000 - OFFICE SUPPLIES	$34.00
532060 - POSTAGE	$17.10
532065 - PRINTING SERVICES	$86.79
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$210.00
1002010 - POLICE - GEN ADMIN	$622,539.66
510000 - SALARIES AND WAGES	$359,613.90
510005 - LIMITED TERM EE SALARIES	$67.20
510006 - OVERTIME PAY	$12,505.19
510030 - CELL PHONE REIMBURSEMENT	$89.91
511005 - HEALTH INSURANCE	$69,194.38
511015 - LIFE INSURANCE	$395.20
511020 - SOCIAL SECURITY AND MEDICARE	$26,881.91
511025 - RETIREMENT BENEFITS	$53,348.78
511040 - UNIFORM AND OTHER ALLOWANCES	$1,294.44
511055 - MEDICAL EVALUATIONS	$0.00
520005 - PROFESSIONAL FEES	$419.00
520055 - RECRUITMENT FEES & SVCS	$903.55
520110 - OTHER CONTRACTED SVCS	$14,856.13
521001 - TRAVEL - LODGING	$0.00
521002 - TRAVEL - TRNSPTN	$0.00
521003 - TRAVEL - MEALS	$0.00
521005 - TRAVEL - OTHER	$0.00
521006 - TRAINING/CONF. REGISTRATION	$0.00
521101 - TELEPHONE	$0.00
532000 - OFFICE SUPPLIES	$924.44
532005 - PROGRAM SUPPLIES	$345.44
532055 - GASOLINE FUEL	$30.41

Income Statement
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For the Month of January 2026

Period: 1 to 1	
532056 - DIESEL FUEL	$0.00
532060 - POSTAGE	$463.73
532065 - PRINTING SERVICES	$172.04
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$2,444.09
532085 - FIRST AID & SAFETY SUPPLIES	$0.00
540100 - R&M - EQUIP/MACH	$179.50
540150 - R&M - COMMUNICATION	$76,827.25
540250 - R&M - VEHICLE	$1,163.96
540500 - R&M - OTHER	$408.00
550000 - MISCELLANEOUS	$0.00
550250 - AP PMT BY CREDIT CARD FEE	$11.21
1002015 - POLICE - FIELD SERVICES	$0.00
510000 - SALARIES AND WAGES	$0.00
510006 - OVERTIME PAY	$0.00
510030 - CELL PHONE REIMBURSEMENT	$0.00
511005 - HEALTH INSURANCE	$0.00
511020 - SOCIAL SECURITY AND MEDICARE	$0.00
1002020 - POLICE -INVESTIGATIVE SERVICES	$0.00
510000 - SALARIES AND WAGES	$0.00
510006 - OVERTIME PAY	$0.00
510030 - CELL PHONE REIMBURSEMENT	$0.00
511005 - HEALTH INSURANCE	$0.00
511020 - SOCIAL SECURITY AND MEDICARE	$0.00
1002025 - POLICE -PROFESSIONAL STANDARDS	$0.00
510000 - SALARIES AND WAGES	$0.00
510030 - CELL PHONE REIMBURSEMENT	$0.00
511005 - HEALTH INSURANCE	$0.00
511020 - SOCIAL SECURITY AND MEDICARE	$0.00
1002110 - FIRE - GEN ADMIN	$198,893.62
510000 - SALARIES AND WAGES	$42,333.69
510001 - SEVERANCE PAY	$0.00
510006 - OVERTIME PAY	$622.42
511005 - HEALTH INSURANCE	$7,673.59
511015 - LIFE INSURANCE	$500.84
511020 - SOCIAL SECURITY AND MEDICARE	$978.96
511025 - RETIREMENT BENEFITS	$10,573.17
511030 - ER CONTRIBUTION ICMA	$3,389.89
511040 - UNIFORM AND OTHER ALLOWANCES	$57.12

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

Period: 1 to 1	
520000 - CONTRACT/PROFESSIONAL SERVICES	$0.00
521101 - TELEPHONE	$234.10
521103 - WATER	$1,416.96
521105 - SEWER	$455.10
521106 - STORM WATER	$496.52
532000 - OFFICE SUPPLIES	$50.58
532005 - PROGRAM SUPPLIES	$533.33
532060 - POSTAGE	$19.94
532065 - PRINTING SERVICES	$0.00
532070 - BOOKS & PUBLICATIONS	$0.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$1,845.00
533015 - COMPUTER SOFTWARE UNDR $10,000	$351.00
540150 - R&M - COMMUNICATION	$75,939.06
580601 - COMPUTER SOFTWARE $10,000+	$51,315.09
599900 - PRIOR YEAR EXPENSES	$107.26
1002115 - FIRE - COMMUNITY RISK MGMT	$0.00
510000 - SALARIES AND WAGES	$0.00
510005 - LIMITED TERM EE SALARIES	$0.00
510006 - OVERTIME PAY	$0.00
511005 - HEALTH INSURANCE	$0.00
511015 - LIFE INSURANCE	$0.00
511020 - SOCIAL SECURITY AND MEDICARE	$0.00
511025 - RETIREMENT BENEFITS	$0.00
511040 - UNIFORM AND OTHER ALLOWANCES	$0.00
521001 - TRAVEL - LODGING	$0.00
521003 - TRAVEL - MEALS	$0.00
521006 - TRAINING/CONF. REGISTRATION	$0.00
521101 - TELEPHONE	$0.00
532000 - OFFICE SUPPLIES	$0.00
532005 - PROGRAM SUPPLIES	$0.00
532010 - OPERATING SUPPLIES	$0.00
532055 - GASOLINE FUEL	$0.00
532060 - POSTAGE	$0.00
532065 - PRINTING SERVICES	$0.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$0.00
540250 - R&M - VEHICLE	$0.00
550250 - AP PMT BY CREDIT CARD FEE	$0.00
1002120 - FIRE - TRAINING & PROF STNDS	$1,315.40

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

Period: 1 to 1	
521001 - TRAVEL - LODGING	$0.00
521002 - TRAVEL - TRNSPTN	$616.97
521005 - TRAVEL - OTHER	$0.00
521006 - TRAINING/CONF. REGISTRATION	$425.00
532070 - BOOKS & PUBLICATIONS	$0.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$210.37
542000 - PROGRAM EXPENSES	$63.06
1002125 - FIRE - FIRE & RESCUE OPS	$459,193.77
510000 - SALARIES AND WAGES	$291,973.32
510001 - SEVERANCE PAY	$254.53
510006 - OVERTIME PAY	$28,863.68
510030 - CELL PHONE REIMBURSEMENT	$2.50
511005 - HEALTH INSURANCE	$58,590.20
511015 - LIFE INSURANCE	$36.71
511020 - SOCIAL SECURITY AND MEDICARE	$4,498.80
511025 - RETIREMENT BENEFITS	$66,125.65
511040 - UNIFORM AND OTHER ALLOWANCES	$4,798.08
532080 - CLEANING/JANITORIAL SUPPLIES	$1,826.19
532096 - PROTECTIVE CLOTHING	$362.42
533000 - OPERATING EQUIPMENT	$568.54
533010 - COMPUTER EQUIP UNDER $10,000	$0.00
533015 - COMPUTER SOFTWARE UNDR $10,000	$27.17
533030 - MJR TOOLS & EQ UNDER $10,000	$1,066.98
533035 - SMLL/MINR TOOLS UNDER $1,000	$199.00
550000 - MISCELLANEOUS	$0.00
599900 - PRIOR YEAR EXPENSES	$0.00
1002130 - FIRE - FLEET & FACILITIES	$8,473.74
521101 - TELEPHONE	$0.00
521103 - WATER	$0.00
521105 - SEWER	$0.00
521106 - STORM WATER	$0.00
532055 - GASOLINE FUEL	$1,003.20
532056 - DIESEL FUEL	$0.00
540000 - R&M - BUILDINGS	$5,063.14
540100 - R&M - EQUIP/MACH	$2,407.40
550250 - AP PMT BY CREDIT CARD FEE	$0.00
1003010 - PLANNING/DEVELOPMENT-GEN ADMIN	$44,892.74
510000 - SALARIES AND WAGES	$30,685.52

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

Period: 1 to 1	
510005 - LIMITED TERM EE SALARIES	$307.64
510030 - CELL PHONE REIMBURSEMENT	$2.50
511005 - HEALTH INSURANCE	$6,711.06
511015 - LIFE INSURANCE	$51.47
511020 - SOCIAL SECURITY AND MEDICARE	$2,207.48
511025 - RETIREMENT BENEFITS	$2,209.32
520008 - RECORDING FEE	$0.00
520110 - OTHER CONTRACTED SVCS	$747.75
521006 - TRAINING/CONF. REGISTRATION	$25.00
521101 - TELEPHONE	$0.00
532000 - OFFICE SUPPLIES	$0.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$1,945.00
580500 - OFFICE EQUIPMENT $10,000+	$0.00
1003015 - PLANNING/BUILDING & INSPECTION	$45,762.93
510000 - SALARIES AND WAGES	$32,102.22
511005 - HEALTH INSURANCE	$6,979.82
511015 - LIFE INSURANCE	$19.97
511020 - SOCIAL SECURITY AND MEDICARE	$2,340.52
511025 - RETIREMENT BENEFITS	$2,311.36
521006 - TRAINING/CONF. REGISTRATION	$1,139.00
521101 - TELEPHONE	$39.57
532000 - OFFICE SUPPLIES	$99.95
532060 - POSTAGE	$201.08
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$360.00
540250 - R&M - VEHICLE	$169.44
1003045 - PLANNING/DEVELOPMENT-ASSESSMEN	$21,144.83
510000 - SALARIES AND WAGES	$13,922.96
511005 - HEALTH INSURANCE	$2,933.59
511015 - LIFE INSURANCE	$52.64
511020 - SOCIAL SECURITY AND MEDICARE	$972.92
511025 - RETIREMENT BENEFITS	$1,002.45
532060 - POSTAGE	$292.03
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$1,968.24
1003310 - ENGINEERING - GEN ADMIN	$74,526.14
510000 - SALARIES AND WAGES	$54,708.66
510005 - LIMITED TERM EE SALARIES	$701.23
510006 - OVERTIME PAY	$3.70
510030 - CELL PHONE REIMBURSEMENT	$5.00

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

Period: 1 to 1	
511005 - HEALTH INSURANCE	$8,268.38
511015 - LIFE INSURANCE	$102.53
511020 - SOCIAL SECURITY AND MEDICARE	$4,111.94
511025 - RETIREMENT BENEFITS	$3,938.85
520055 - RECRUITMENT FEES & SVCS	$0.00
520065 - SOFTWARE VENDOR SVCS	$0.00
521001 - TRAVEL - LODGING	$0.00
521006 - TRAINING/CONF. REGISTRATION	$895.00
521101 - TELEPHONE	$0.00
532000 - OFFICE SUPPLIES	$0.00
532010 - OPERATING SUPPLIES	$13.75
532055 - GASOLINE FUEL	$0.00
532060 - POSTAGE	$77.32
532065 - PRINTING SERVICES	$0.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$1,699.78
540250 - R&M - VEHICLE	$0.00
1003410 - HIGHWAY - GEN ADMIN	$146,054.69
510000 - SALARIES AND WAGES	$100,132.44
510001 - SEVERANCE PAY	$0.00
510005 - LIMITED TERM EE SALARIES	$83.92
510006 - OVERTIME PAY	$3,472.58
511005 - HEALTH INSURANCE	$27,283.38
511015 - LIFE INSURANCE	$207.17
511020 - SOCIAL SECURITY AND MEDICARE	$7,412.62
511025 - RETIREMENT BENEFITS	$7,462.58
1003415 - HIGHWAY - STREET MAINTENANCE	$76,783.65
520055 - RECRUITMENT FEES & SVCS	$0.00
520110 - OTHER CONTRACTED SVCS	$462.75
521006 - TRAINING/CONF. REGISTRATION	$679.96
521101 - TELEPHONE	$0.00
521103 - WATER	$883.65
521105 - SEWER	$1,184.54
521106 - STORM WATER	$1,416.67
532000 - OFFICE SUPPLIES	$338.50
532010 - OPERATING SUPPLIES	$2,029.95
532015 - SALT	$4,449.26
532016 - ASPHALT	$6,253.61
532017 - CEMENT	$227.95

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

Period: 1 to 1	
532020 - PAINT	$0.00
532025 - SIGNS	$2,453.00
532040 - WHITEWAYS	$118.42
532055 - GASOLINE FUEL	$0.00
532056 - DIESEL FUEL	$225.75
532060 - POSTAGE	$0.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$423.19
532085 - FIRST AID & SAFETY SUPPLIES	$216.07
533035 - SMLL/MINR TOOLS UNDER $1,000	$1,539.88
540000 - R&M - BUILDINGS	$295.75
540100 - R&M - EQUIP/MACH	($15,080.73)
540150 - R&M - COMMUNICATION	$40,412.01
540250 - R&M - VEHICLE	$17,993.47
550250 - AP PMT BY CREDIT CARD FEE	$0.00
555888 - WORKORDER PENDING CHARGEOUT	$10,260.00
1003420 - HIGHWAY - REFUSE & RECYCLING	$107,947.03
510000 - SALARIES AND WAGES	$9,241.98
510005 - LIMITED TERM EE SALARIES	$0.00
511005 - HEALTH INSURANCE	$2,522.18
511015 - LIFE INSURANCE	$0.77
511020 - SOCIAL SECURITY AND MEDICARE	$643.59
511025 - RETIREMENT BENEFITS	$665.41
521120 - RECYCLING SERVICES	$0.00
521121 - YARD WASTE	$2,652.45
521122 - HOUSEHOLD HAZARDOUS WASTE	$85,118.04
521131 - MAJOR APPLIANCE DISPOSAL	$0.00
532000 - OFFICE SUPPLIES	$0.00
532055 - GASOLINE FUEL	$0.00
532056 - DIESEL FUEL	$0.00
532060 - POSTAGE	$13.43
532065 - PRINTING SERVICES	$0.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$7,043.50
533000 - OPERATING EQUIPMENT	$0.00
540100 - R&M - EQUIP/MACH	$45.68
550250 - AP PMT BY CREDIT CARD FEE	$0.00
1003430 - HIGHWAY - SERVICE CHRGES/PARTS	$8,025.52
555888 - WORKORDER PENDING CHARGEOUT	$8,025.52
1004010 - LIBRARY - GEN ADMIN	$270,936.55

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

Period: 1 to 1	
510000 - SALARIES AND WAGES	$125,410.73
510030 - CELL PHONE REIMBURSEMENT	$12.13
511005 - HEALTH INSURANCE	$20,447.18
511015 - LIFE INSURANCE	$174.58
511020 - SOCIAL SECURITY AND MEDICARE	$9,172.94
511025 - RETIREMENT BENEFITS	$8,058.63
511050 - OTHER BENEFITS	$270.18
520065 - SOFTWARE VENDOR SVCS	$0.00
520110 - OTHER CONTRACTED SVCS	$3,314.20
521005 - TRAVEL - OTHER	$1,710.00
521006 - TRAINING/CONF. REGISTRATION	$0.00
521101 - TELEPHONE	$770.52
521103 - WATER	$0.00
521105 - SEWER	$0.00
521106 - STORM WATER	$0.00
532000 - OFFICE SUPPLIES	$3,974.39
532060 - POSTAGE	$0.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$43,043.31
533010 - COMPUTER EQUIP UNDER $10,000	$10,714.23
540000 - R&M - BUILDINGS	$9,217.72
540050 - R&M - GROUNDS	$203.50
550250 - AP PMT BY CREDIT CARD FEE	$231.41
580601 - COMPUTER SOFTWARE $10,000+	$34,210.90
1004015 - LIBRARY - CIRCULATION	$26,823.63
510000 - SALARIES AND WAGES	$0.00
510030 - CELL PHONE REIMBURSEMENT	$0.00
511020 - SOCIAL SECURITY AND MEDICARE	$0.00
532070 - BOOKS & PUBLICATIONS	$26,823.63
1004020 - LIBRARY - ARCHIVES	$0.00
510000 - SALARIES AND WAGES	$0.00
511020 - SOCIAL SECURITY AND MEDICARE	$0.00
1004025 - LIBRARY - PROGRAMS	$0.00
510000 - SALARIES AND WAGES	$0.00
510030 - CELL PHONE REIMBURSEMENT	$0.00
511020 - SOCIAL SECURITY AND MEDICARE	$0.00
1004110 - LAX CENTER - GEN ADMIN	$0.00
510000 - SALARIES AND WAGES	$0.00
510005 - LIMITED TERM EE SALARIES	$0.00

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

Period: 1 to 1	
510006 - OVERTIME PAY	$0.00
510030 - CELL PHONE REIMBURSEMENT	$0.00
511005 - HEALTH INSURANCE	$0.00
511010 - WORKERS COMPENSATION DEPT CHGS	$0.00
511015 - LIFE INSURANCE	$0.00
511020 - SOCIAL SECURITY AND MEDICARE	$0.00
520055 - RECRUITMENT FEES & SVCS	$0.00
520101 - CONTRACT SVCS - SECURITY	$0.00
520110 - OTHER CONTRACTED SVCS	$0.00
520120 - EVENT SERVICES	$0.00
521001 - TRAVEL - LODGING	$0.00
521101 - TELEPHONE	$0.00
521103 - WATER	$0.00
521105 - SEWER	$0.00
521106 - STORM WATER	$0.00
530200 - PROPERTY INS	$0.00
530250 - LIABILITY INS	$0.00
532000 - OFFICE SUPPLIES	$0.00
532010 - OPERATING SUPPLIES	$0.00
532055 - GASOLINE FUEL	$0.00
532060 - POSTAGE	$0.00
532065 - PRINTING SERVICES	$0.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$0.00
540500 - R&M - OTHER	$0.00
1004125 - LAX CENTER - FACILITY OPS	$0.00
532080 - CLEANING/JANITORIAL SUPPLIES	$0.00
540000 - R&M - BUILDINGS	$0.00
540100 - R&M - EQUIP/MACH	$0.00
1004210 - PARKS/REC - GEN ADMIN	$48,999.39
510000 - SALARIES AND WAGES	$13,231.76
510005 - LIMITED TERM EE SALARIES	$1,054.26
510006 - OVERTIME PAY	$0.00
510030 - CELL PHONE REIMBURSEMENT	$2.46
511005 - HEALTH INSURANCE	$3,006.49
511015 - LIFE INSURANCE	$139.33
511020 - SOCIAL SECURITY AND MEDICARE	$1,049.85
511025 - RETIREMENT BENEFITS	$997.94
520015 - BANK FEES	$1,683.55

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

Period: 1 to 1	
520060 - MARKETING	$4,240.82
520110 - OTHER CONTRACTED SVCS	$21,870.63
521006 - TRAINING/CONF. REGISTRATION	$150.00
521101 - TELEPHONE	$0.00
532000 - OFFICE SUPPLIES	$68.00
532010 - OPERATING SUPPLIES	$32.01
532060 - POSTAGE	$23.66
532065 - PRINTING SERVICES	$29.92
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$1,418.71
550250 - AP PMT BY CREDIT CARD FEE	$0.00
563200 - RENTAL STRUCTURE	$0.00
1004215 - PARKS/REC - PARKS	$39,477.12
510000 - SALARIES AND WAGES	$15,252.19
510005 - LIMITED TERM EE SALARIES	$3,833.99
510006 - OVERTIME PAY	$31.08
510030 - CELL PHONE REIMBURSEMENT	$8.88
511005 - HEALTH INSURANCE	$3,677.38
511015 - LIFE INSURANCE	$2.21
511020 - SOCIAL SECURITY AND MEDICARE	$1,410.95
511025 - RETIREMENT BENEFITS	$1,269.01
520110 - OTHER CONTRACTED SVCS	$740.88
521001 - TRAVEL - LODGING	$125.00
521006 - TRAINING/CONF. REGISTRATION	$350.00
521101 - TELEPHONE	$300.71
521103 - WATER	$4,620.87
521105 - SEWER	$1,527.87
521106 - STORM WATER	$2,739.02
521130 - GARBAGE SERVICES	$0.00
532010 - OPERATING SUPPLIES	$426.78
532055 - GASOLINE FUEL	$0.00
532056 - DIESEL FUEL	$0.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$203.50
532099 - GENERAL SUPPLIES	$562.50
540050 - R&M - GROUNDS	$56.22
540100 - R&M - EQUIP/MACH	$1,502.80
540250 - R&M - VEHICLE	$835.28
1004220 - PARKS/REC - RECREATION	$48,866.33
510000 - SALARIES AND WAGES	$14,265.00

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

Period: 1 to 1	
510005 - LIMITED TERM EE SALARIES	$11,874.98
510030 - CELL PHONE REIMBURSEMENT	$6.50
511005 - HEALTH INSURANCE	$660.77
511015 - LIFE INSURANCE	$0.65
511020 - SOCIAL SECURITY AND MEDICARE	$1,988.94
511025 - RETIREMENT BENEFITS	$1,137.90
521006 - TRAINING/CONF. REGISTRATION	$60.21
532005 - PROGRAM SUPPLIES	$18,871.38
1004225 - PARKS/REC - FACILITIES	$44,954.43
510000 - SALARIES AND WAGES	$8,814.73
510005 - LIMITED TERM EE SALARIES	$2,130.98
510006 - OVERTIME PAY	$190.55
510030 - CELL PHONE REIMBURSEMENT	$5.00
511005 - HEALTH INSURANCE	$2,747.96
511015 - LIFE INSURANCE	$3.53
511020 - SOCIAL SECURITY AND MEDICARE	$813.12
511025 - RETIREMENT BENEFITS	$696.41
520085 - SNOW REMOVAL SVCS	$3,545.00
520110 - OTHER CONTRACTED SVCS	$3,312.39
521101 - TELEPHONE	$400.22
521102 - ELECTRICITY	$0.00
521103 - WATER	$452.55
521105 - SEWER	$706.45
521106 - STORM WATER	$314.01
532010 - OPERATING SUPPLIES	$27.50
532055 - GASOLINE FUEL	$51.03
532099 - GENERAL SUPPLIES	$30.65
540000 - R&M - BUILDINGS	$20,712.35
1004230 - PARKS/REC - FORESTRY	$13,108.62
510000 - SALARIES AND WAGES	$8,188.66
510030 - CELL PHONE REIMBURSEMENT	$3.92
511005 - HEALTH INSURANCE	$2,933.59
511015 - LIFE INSURANCE	$0.75
511020 - SOCIAL SECURITY AND MEDICARE	$584.74
511025 - RETIREMENT BENEFITS	$589.59
520090 - TREE REMOVAL SVCS	$0.00
521006 - TRAINING/CONF. REGISTRATION	$755.00
532099 - GENERAL SUPPLIES	$35.60

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

Period: 1 to 1	
540100 - R&M - EQUIP/MACH	$1.99
550250 - AP PMT BY CREDIT CARD FEE	$14.78
1004235 - PARKS/REC - AQUATICS	$2,389.18
510005 - LIMITED TERM EE SALARIES	$70.00
511020 - SOCIAL SECURITY AND MEDICARE	$5.36
521006 - TRAINING/CONF. REGISTRATION	$0.00
521101 - TELEPHONE	$63.37
521103 - WATER	$580.80
521105 - SEWER	$612.05
521106 - STORM WATER	$481.65
532010 - OPERATING SUPPLIES	$101.95
532099 - GENERAL SUPPLIES	$474.00
540050 - R&M - GROUNDS	$0.00
1009909 - CONTINGENCY	$0.00
550000 - MISCELLANEOUS	$0.00
1009910 - NON-DEPT - GEN ADMIN	$737,573.52
511005 - HEALTH INSURANCE	$0.00
511010 - WORKERS COMPENSATION DEPT CHGS	$49,005.17
520010 - AUDIT & ACCOUNTING FEES	$500.00
520015 - BANK FEES	$4,767.42
520055 - RECRUITMENT FEES & SVCS	$750.00
521006 - TRAINING/CONF. REGISTRATION	$275.00
521102 - ELECTRICITY	$0.00
521106 - STORM WATER	$626.91
530100 - INSURANCE CONSULTING	$0.00
530200 - PROPERTY INS	$286,847.29
530250 - LIABILITY INS	$264,350.21
531100 - EMPLOYEE HEALTH & SAFETY	$0.00
531500 - ALCOHOL & DRUG TEST PROGRAM	$0.00
531600 - EE HEALTH CARE CONTAINMENT	$1,379.12
532060 - POSTAGE	$438.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$44,474.24
533015 - COMPUTER SOFTWARE UNDR $10,000	$4,681.75
541000 - ECONOMIC DEVELOPMENT	$956.00
550000 - MISCELLANEOUS	$10.00
550150 - BAD DEBT EXPENSE	$0.00
550250 - AP PMT BY CREDIT CARD FEE	$312.54
550400 - COURT RELATED EXPENSES	$9,936.39

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

Period: 1 to 1	
551010 - PROPERTY TAX	$68,263.48
Net Income:	**$41,660,861.17**

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

ACCOUNT DESCRIPTION	REVISED BUDGET	YTD REVENUE	AVAILABLE BUDGET	% USED
04 CLERK	$ 548,417.00	$ 7,961.82	$ 540,455.18	1.5%
20 POLICE	$ 346,729.00	$ 2,679.00	$ 344,050.00	0.8%
21 FIRE/FPBS	$ 175,115.00	$ 5,654.10	$ 169,460.90	3.2%
30 PLANNING AND DEVELOPMENT	$ 695,900.00	$ 72,462.09	$ 623,437.91	10.4%
33 ENGINEERING	$ 384,986.00	$ 12,279.58	$ 372,706.42	3.2%
34 HIGHWAY/REFUSE	$ 461,000.00	$ 33,716.80	$ 427,283.20	7.3%
40 LIBRARY	$ 213,468.00	$ 20,392.39	$ 193,075.61	9.6%
42 PARKS/RECREATION/GROUNDS/BL	$ 596,000.00	$ 89,061.62	$ 506,938.38	14.9%
99 NON-DEPARTMENTAL	$ 70,658,213.00	$ 45,558,241.14	$ 25,099,971.86	64.5%
Grand Total	$ 74,079,828.00	$ 45,802,448.54	$ 28,277,379.46	61.8%

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

ACCOUNT DESCRIPTION	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% USED
02 FINANCE	$ 1,713,851.00	$ 80,661.00	$ 1,633,190.00	4.71%
03 LEGAL	$ 886,437.00	$ 39,135.11	$ 847,301.89	4.41%
04 CLERK	$ 705,421.00	$ 28,282.99	$ 677,138.01	4.01%
05 COUNCIL	$ 176,567.00	$ 1,126.22	$ 175,440.78	0.64%
06 MAYOR	$ 347,201.00	$ 12,900.07	$ 334,300.93	3.72%
07 MUNICIPAL COURT	$ 268,256.00	$ 9,070.52	$ 259,185.48	3.38%
08 INFORMATION SERVICES	$ 2,809,073.00	$ 848,209.46	$ 1,960,863.54	30.20%
09 HUMAN RESOURCES	$ 653,371.00	$ 73,519.51	$ 579,851.49	11.25%
20 POLICE	$ 14,364,627.00	$ 622,539.66	$ 13,742,087.34	4.33%
21 FIRE/FPBS	$ 13,687,623.00	$ 667,876.53	$ 13,019,746.47	4.88%
30 PLANNING AND DEVELOPMENT	$ 2,346,328.00	$ 111,800.50	$ 2,234,527.50	4.76%
33 ENGINEERING	$ 1,924,109.00	$ 74,526.14	$ 1,849,582.86	3.87%
34 HIGHWAY/REFUSE	$ 8,512,224.00	$ 338,810.89	$ 8,173,413.11	3.98%
40 LIBRARY	$ 5,233,704.00	$ 297,760.18	$ 4,935,943.82	5.69%
42 PARKS/RECREATION/GROUNDS/BL	$ 5,037,785.00	$ 197,795.07	$ 4,839,989.93	3.93%
99 NON-DEPARTMENTAL	$ 15,413,251.00	$ 737,573.52	$ 14,675,677.48	4.79%
Grand Total	$ 74,079,828.00	$ 4,141,587.37	$ 69,938,240.63	5.59%

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0255

Agenda Date: 3/12/2026

Version: 1

Status: Common Council Matters

In Control: Common Council

File Type: Resolution

Agenda Number:

26-0255

Resolution approving 2025/2026 Bills and Engineering Estimates paid in March 2026.

RESOLUTION

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

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

MARCH 2026 MONTHLY BILL DETAIL

AIRFIELD OPERATIONS	31,368.03
AIRPORT	228,769.74
ANIMAL LICENSE	66,071.50
CAPITAL GRANT	576,595.82
CAPITAL PROGRAM	3,454,864.18
CAR WASH	4,998.49
CLERK - ELECTIONS	12.87
CLERK - GEN ADMIN	3,855.40
CUSTOMER ACCOUNTS	18,980.20
DEBT SERVICE NON DEPART	11,785,121.35
ENGINEERING - GEN ADMIN	2,134.62
FACILITY OPERATIONS	335,803.85
FINANCE - GEN ADMIN	2,498.95
FINANCE - TREASURY/CUST SVC	43.30
FIRE - FIRE & RESCUE OPS	35,554.71
FIRE - 2023 BOND FUNDS	1,158.89
FIRE - 2025 NOTE FUNDS	3,361.52
FIRE - 2026 NOTE FUNDS	21,391.04
FIRE - FLEET & FACILITIES	16,328.63
FIRE - GEN ADMIN	180,484.41
FIRE - TRAINING & PROF STNDS	4,442.43
FIRE EMS ASSISTANCE FAP	1,780.67
FIRE EMS SERVICES	294.25
FIRE HAZMAT TEAM	23,650.00
FIRE RADIOLOGICAL FIELD TEAM	52,152.54
FUEL MANAGEMENT	67,263.39
GEN ADMIN - AIRPORT	171,018.43
GEN ADMIN - FINANCE	1,248,782.64
GEN ADMIN - FIRE/CRM	5,430.30
GEN ADMIN - HIGHWAY	36,159.50
GEN ADMIN - NON DEPT	67,905.63
GEN ADMIN - PARKING	34,587.85
GEN ADMIN - POLICE	0.15
GEN ADMIN - STORM	20,352.09
GEN ADMIN - TIF	148,790.23
GEN ADMIN - TRANSIT	176,475.95
GEN ADMIN - WASTE WATER	68,041.22
GEN ADMIN - WATER	100,459.91
GEN ADMIN TID#18	1,157,091.50
GENERAL FUND	58,862.94
HIGHWAY - GEN ADMIN	195.07
HIGHWAY - REFUSE & RECYCLING	177,233.89
HIGHWAY - SERVICE CHRGES/PARTS	26,803.43
HIGHWAY - STREET MAINTENANCE	189,500.10
HUD GRANTS	23.40
HUD GRANTS - ADMIN	21,345.23
HUD GRANTS - CDBG	5,093.47
HUD GRANTS - HOME	48,392.66
HUD GRANTS - HSING REHAB	26,771.00
HUD GRANTS - RPLC HSING	8,187.98
HUMAN RESOURCES - GEN ADMIN	2,244.04
IT - 2024 NOTE FUNDS	191,476.24
IT - 2025 NOTE FUNDS	24,351.22
IT - 2026 NOTE FUNDS	369,111.00
IT - GEN ADMIN	98,334.08
LA CROSSE CENTER - ADMIN	156,914.05
LA CROSSE CENTER - FOOD & BEV	42,707.51
LA CROSSE CENTER - PRODUCTION	187,942.65
LA CROSSE CENTER FACILITY OPS.	49,905.10
LABORATORY	11,379.20
LACROSSE CENTER	10,209.87
LAX CENTER - 2026 NOTE FUNDS	3,064.35
LEGAL - GEN ADMIN	7,515.56
LIBRARY - CIRCULATION	13,019.55
LIBRARY - GEN ADMIN	65,963.26
LIFT STATIONS	3,431.61
MAYOR - GEN ADMIN	1,382.06
MCPL COURT TRUST	18,498.95
MISCELLANEOUS AGENCY	16,168.40
MTU - 2023 NOTE FUNDS	263,469.39
MUNI COURT - GEN ADMIN	1,778.78
NON-DEPT - GEN ADMIN	517,363.23
NON-DEPT GRANTS	60,706.49
PARKING OPERATIONS	4,851.26
PARKING UTILITY	9,989.30
PARKS - 2023 BOND FUNDS	5,307.35
PARKS - 2024 NOTE FUNDS	41,057.50
PARKS - 2026 NOTE FUNDS	13,455.00
PARKS/REC - AQUATICS	2,055.58
PARKS/REC - FACILITIES	52,194.43
PARKS/REC - FORESTRY	4,434.51
PARKS/REC - GEN ADMIN	2,292.58
PARKS/REC - PARKS	16,547.60
PARKS/REC - RECREATION	7,620.26
PARKS/REC BOAT HOUSE	4,072.50
PARKS/REC BOAT LANDING IMPRV	5,900.62
PARKS/REC COPELAND PARK IMPRV	6,025.00
PARKS/REC GREEN ISLAND IMPRVM	4,980.70
PARKS/REC PETTIBONE PARK IMPRV	16,768.89
PARKS/REC RIVERSIDE PARK IMPRV	190.60
PARKS/REC SPECIAL OLYMPICS	3,004.21
PARKS/REC SPECIAL RECREATION	1,087.65
PARKS/REC YOUTH ENRCHMNT ASSOC	5,880.05
PASSENGER FACILITY CHARGES - R	3,172.50
PAYROLL LIABILITIES	1,690,859.89
PLANNING - 2024 NOTE FUNDS	30,277.00
PLANNING - 2025 NOTE FUNDS	2,459.64
PLANNING TID APPLICATION FEES	533.75
PLANNING/BUILDING & INSPECTION	3,166.50
PLANNING/DEVELOPMENT-ASSESSMEN	1,495.31
PLANNING/DEVELOPMENT-GEN ADMIN	11,868.88
POLICE - 2026 NOTE FUNDS	314,460.00
POLICE - GEN ADMIN	132,900.50
POLICE DRUG INVESTIGATION	80.51
POLICE GRANT	10,177.31
POLICE K-9 UNIT	658.04
POLICE RESERVE PROGRAM	270.14
POLICE REVOLVING RESTITUTION	600.00
POLICE TRAINING	5,840.32
PUMPING	24,769.96
QUALITY MANAGEMENT	15,372.00
REAL ESTATE & PERSONAL PROP TX	10,982,253.12
SELF-INSURED HEALTH	571.22
SEWER COLLECTION	4,166.67
SOLIDS DISPOSAL	682.29
SOURCE OF SUPPLY	34,265.70
SP ASSIGNED BUDGET CARRYOVER	40,987.69
SPECIAL ASSESSMENTS - ADMIN	16,601.13
SPECIAL ASSIGNED	3,611.05
STOCK ROOM	45,572.74
STORM COLLECTION	4,166.66
STREETS - 2024 NOTE FUNDS	107,662.60
STREETS - 2025 NOTE FUNDS	115,550.10
TERMINAL OPERATIONS	23,796.32
TRANSFERS	154.38
TRANSIT FUND	2,171.83
TRANSMISSION & DISTRIBUTION	17,708.40
WASTE WATER UTILITY	2,613.83
WATER TREATMENT	12,979.11
WATER UTILITY	14,602.24
WHOLESALE SERVICES	206,907.42
Grand Total	$36,927,124.28

CITY OF LA CROSSE

WARRANT PUBLICATION LIST

WARRANT RANGE: SP020126 TO SP022826 DATES: 12/01/25 TO 03/31/26

ORG / VENDOR NAME	AMOUNT
AIRFIELD OPERATIONS	
ADI HOLDING COMPANY LLC	62.95
BAYCOM INC	10,588.34
ENTERPRISE FM TRUST	1,002.75
MID-WEST ELECTRO-TECH CORP	100.00
NORTHERN STATES POWER CO WI	7,572.39
STATE OF WISCONSIN	550.00
UNIVERSAL TRUCK EQUIPMENT INC	1,679.22
VERNON ELECTRIC COOPERATIVE IN	8.01
ZARNOTH BRUSH WORKS INC	759.00
	22,322.66
AIRPORT	
ENTERPRISE FM TRUST	3,252.89
WELLS FARGO BANK	225,000.00
	228,252.89
ANIMAL LICENSE	
COULEE REGION ANIMAL CONTROL D	9,500.00
LA CROSSE COUNTY TREASURER	56,521.50
WI FEDERATED HUMANE SOCIETIES	50.00
	66,071.50
CAPITAL GRANT	
ENGBERG ANDERSON INC	4,145.00
HENRICKSEN & COMPANY INC	124,300.02
MARKET & JOHNSON INC	448,150.80
	576,595.82
CAPITAL PROGRAM	
MOTOROLA SOLUTIONS INC	34,000.00
	34,000.00
CAPITAL PROGRAM	
GILLIG LLC	1,892,856.61
	1,892,856.61
CAPITAL PROGRAM	
ALL AMERICAN LUMBER INC	116,563.51
JEWELL ASSOCIATES ENGINEERS IN	535.00
	117,098.51
CAPITAL PROGRAM	
MEAD AND HUNT INC	10,781.20

WARRANT PUBLICATION LIST

WARRANT RANGE: SP020126 TO SP022826 DATES: 12/01/25 TO 03/31/26

ORG / VENDOR NAME	AMOUNT
	10,781.20
CAPITAL PROGRAM	
WI DEPT OF TRANSPORTATION	1,152.25
	1,152.25
CAPITAL PROGRAM	
A-1 EXCAVATING LLC	5,728.12
DONOHUE & ASSOCIATES INC	10,977.75
FOWLER & HAMMER INC	19,564.30
GERKE EXCAVATING INC	17,736.27
HENRICKSEN & COMPANY INC	14,166.92
JWR INC	722,202.22
MEAD AND HUNT INC	1,840.30
SHORT ELLIOTT HENDRICKSON INC	4,803.55
	797,019.43
CAPITAL PROGRAM	
A-1 EXCAVATING LLC	16,380.00
DONOHUE & ASSOCIATES INC	25,280.00
ENTERPRISE FM TRUST	.11
FOWLER & HAMMER INC	19,564.29
GERKE EXCAVATING INC	75,888.13
HENRICKSEN & COMPANY INC	14,166.92
SHORT ELLIOTT HENDRICKSON INC	1,502.09
	152,781.54
CAPITAL PROGRAM	
BEC ENTERPRISES LLC	346,028.00
FOWLER & HAMMER INC	8,933.34
HENRICKSEN & COMPANY INC	7,083.47
POYNETTE IRON WORKS LLC	16,137.00
THOMPSON PUMP AND MANUFACTURIN	57,998.75
TRUCK COUNTRY OF IOWA INC	5,345.00
WI DEPT OF TRANSPORTATION	219.50
	441,745.06
CAR WASH	
ASCENTEK CORP	2,527.64
NORTHERN STATES POWER CO WI	2,057.76
	4,585.40
CLERK - ELECTIONS	
LA CROSSE MAIL & PRINT SOLUTIO	8.78
	8.78

WARRANT PUBLICATION LIST

WARRANT RANGE: SP020126 TO SP022826 DATES: 12/01/25 TO 03/31/26

ORG / VENDOR NAME	AMOUNT
CLERK - GEN ADMIN	
LA CROSSE MAIL & PRINT SOLUTIO	8.31
LOFFLER COMPANIES INC	81.17
	89.48
CUSTOMER ACCOUNTS	
BADGER METER INC	823.95
DAIRYLAND POWER COOPERATIVE	3,770.44
HARRIS SYSTEMS USA INC	12,599.13
LA CROSSE MAIL & PRINT SOLUTIO	10.32
PAYMENT SERVICE NETWORK INC	854.35
THE PERFECT ANSWER INC	199.94
	18,258.13
DEBT SERVICE NON DEPART	
BANC OF AMERICA PUBLIC CAPITAL	28,261.15
ENTERPRISE FM TRUST	115,647.93
US BANK NATL ASSOC	9,270,106.01
WELLS FARGO BANK	2,371,106.26
	11,785,121.35
ENGINEERING - GEN ADMIN	
LA CROSSE MAIL & PRINT SOLUTIO	5.63
LOFFLER COMPANIES INC	49.32
MINNESOTA LIFE INSURANCE COMPA	60.76
SUBSURFACE SOLUTIONS LLC	594.59
	710.30
FACILITY OPERATIONS	
5150 INC	2,835.36
BEARING DISTRIBUTORS INC	151.28
DURABLE CONTROLS LLC	1,717.07
FIRST SUPPLY LLC #3010	2,355.37
GGI MOTORS	78.70
HAWKINS INC	84,600.48
HUBER TECHNOLOGY INC	4,127.16
INDUSTRIAL AUTOMATION AND ENGI	3,226.25
JIKRAK LLC	941.43
LA CROSSE GLASS COMPANY INC	165.00
MISSISSIPPI WELDERS SUPPLY CO	1,267.98
MULCAHY SHAW WATER INC	30,062.06
NORTHERN STATES POWER CO WI	76,890.85
PBBS EQUIPMENT CORPORATION	17,967.50
RON HAMMES REFRIGERATION CO IN	3,595.00
SJ ELECTRO SYSTEMS LLC	10,100.00
SOLENIS LLC	29,751.68
VAN METER INC	19,947.38
VEOLIA WATER TECHNOLOGIES INC	33,120.00

WARRANT PUBLICATION LIST

WARRANT RANGE: SP020126 TO SP022826 DATES: 12/01/25 TO 03/31/26

ORG / VENDOR NAME	AMOUNT
VIKING ELECTRIC SUPPLY LLC	1,310.68
WINONA HEATING & VENTILATING C	2,763.32
	326,974.55
FINANCE - GEN ADMIN	
CANON FINANCIAL SERVICES INC	568.44
LA CROSSE MAIL & PRINT SOLUTIO	115.55
LOFFLER COMPANIES INC	1,508.20
MINNESOTA LIFE INSURANCE COMPA	52.32
	2,244.51
FINANCE - TREASURY/CUST SVC	
LA CROSSE MAIL & PRINT SOLUTIO	2.35
	2.35
FIRE - FIRE & RESCUE OPS	
FIRE SAFETY USA INC	8,663.99
JEFFERSON FIRE & SAFETY INC	341.00
KEVIN BULMAN	341.00
MACQUEEN EQUIPMENT LLC	23,059.95
	32,405.94
FIRE - 2023 BOND FUNDS	
BAYCOM INC	795.00
	795.00
FIRE - 2025 NOTE FUNDS	
HSR ASSOCIATES INC	2,475.00
	2,475.00
FIRE - 2026 NOTE FUNDS	
HENRICKSEN & COMPANY INC	21,391.04
	21,391.04
FIRE - FLEET & FACILITIES	
BERNIE J BUCHNER INC	618.00
DENNIS PRIEBE PLUMBING INC	3,831.00
KWIK TRIP INC	1,003.20
MACQUEEN EQUIPMENT LLC	2,321.72
POMASL FIRE EQUIPMENT INC	55.90
TD PADESKY ELECTRIC INC	505.52
TELOCIN GROUP INC	3,196.11
WI DEPT OF TRANSPORTATION	219.50
WINONA CONTROLS INC	742.70

WARRANT PUBLICATION LIST

WARRANT RANGE: SP020126 TO SP022826 DATES: 12/01/25 TO 03/31/26

ORG / VENDOR NAME	AMOUNT
	12,493.65
FIRE - GEN ADMIN	
ADI HOLDING COMPANY LLC	448.53
BAYCOM INC	75,441.93
LOFFLER COMPANIES INC	72.27
MINNESOTA LIFE INSURANCE COMPA	298.68
MISSIONSQUARE RETIREMENT	3,562.25
NORTHERN STATES POWER CO WI	15,229.88
UNITED DIAGNOSTIC SERVICES LLC	84,160.00
VERNON ELECTRIC COOPERATIVE IN	57.04
	179,270.58
FIRE - TRAINING & PROF STNDS	
HILLTOPPER REFUSE & RECYCLING	90.00
	90.00
FIRE EMS ASSISTANCE FAP	
AIRGAS INC	438.00
ZOLL MEDICAL CORP	54.17
	492.17
FIRE HAZMAT TEAM	
UNITED DIAGNOSTIC SERVICES LLC	23,650.00
	23,650.00
FIRE RADIOLOGICAL FIELD TEAM	
LUST AUCTION SERVICES LLC	46,870.00
	46,870.00
FUEL MANAGEMENT	
HARTLAND FUEL PRODUCTS LLC	65,332.83
	65,332.83
GEN ADMIN - AIRPORT	
ALLEN MEDIA BROADCASTING EVANS	1,535.00
BRIGHTSPEED HOLDING LLC	290.70
CRAWFORD MURPHY & TILLY INC	507.50
KISH & SONS ELECTRIC INC	5,800.00
LA CROSSE AREA DEVELOPMENT COR	1,800.00
LOFFLER COMPANIES INC	13.12
MINNESOTA LIFE INSURANCE COMPA	50.82
QUEENB TELEVISION LLC	2,000.00
WELLS FARGO BANK	28,415.00
	40,412.14

WARRANT PUBLICATION LIST

WARRANT RANGE: SP020126 TO SP022826 DATES: 12/01/25 TO 03/31/26

ORG / VENDOR NAME	AMOUNT
GEN ADMIN - FINANCE	
ALERA GROUP INC	4,666.67
BLUE CROSS BLUE SHIELD OF WI	988,866.55
DELTA DENTAL OF WI INC	43,822.95
LA CROSSE MAIL & PRINT SOLUTIO	16.62
MINNESOTA LIFE INSURANCE COMPA	3.31
NEIGHBORHOOD FAMILY CLINICS IN	24,446.00
PROFESSIONAL BENEFIT ADMINISTR	186,956.32
	1,248,778.42
GEN ADMIN - FIRE/CRM	
JEFFERSON FIRE & SAFETY INC	5,430.30
	5,430.30
GEN ADMIN - HIGHWAY	
BROOKS TRACTOR INC	33,490.00
FRENCHVILLE TRAILER SALES LLC	2,450.00
WI DEPT OF TRANSPORTATION	219.50
	36,159.50
GEN ADMIN - NON DEPT	
APPLICATION SOFTWARE INC	57,477.51
	57,477.51
GEN ADMIN - NON DEPT	
WISCONSIN MUNICIPAL MUTUAL	10,278.12
	10,278.12
GEN ADMIN - NON DEPT	
MID-WEST ELECTRO-TECH CORP	150.00
	150.00
GEN ADMIN - PARKING	
ADI HOLDING COMPANY LLC	36.72
BAYCOM INC	7,164.53
CHASE JONES	181.80
ENTERPRISE FM TRUST	3,476.67
HILLTOPPER REFUSE & RECYCLING	135.23
J F AHERN COMPANY	169.00
KONE INC	4,018.55
LA CROSSE MAIL & PRINT SOLUTIO	48.91
LOFFLER COMPANIES INC	4.13
MINNESOTA LIFE INSURANCE COMPA	38.59
NORTHERN STATES POWER CO WI	9,724.23
PARKING UTILITY REFUND VENDOR	40.00

WARRANT PUBLICATION LIST

WARRANT RANGE: SP020126 TO SP022826 DATES: 12/01/25 TO 03/31/26

ORG / VENDOR NAME	AMOUNT
PARKMOBILE LLC	3,640.38
T2 SYSTEMS CANADA INC	2,622.50
VERNON ELECTRIC COOPERATIVE IN	4.67
	31,305.91
GEN ADMIN - POLICE	
MOTOROLA SOLUTIONS INC	.15
	.15
GEN ADMIN - STORM	
ADI HOLDING COMPANY LLC	26.23
BAYCOM INC	4,411.81
BRAUN INTERTEC CORP	8,214.00
DAHL AUTOMOTIVE LACROSSE INC	308.33
DAHL AUTOMOTIVE ONALASKA INC	79.76
FRENCHVILLE TRAILER SALES LLC	20.00
JOHNSON TRACTOR INC	1,948.58
KORTERRA INC	2,304.05
NORTHERN STATES POWER CO WI	2.87
RUEKERT & MIELKE INC	2,713.67
VERNON ELECTRIC COOPERATIVE IN	3.34
	20,032.64
GEN ADMIN - TIF	
LA CROSSE COUNTY	118,978.20
	118,978.20
GEN ADMIN - TIF	
EHLERS & ASSOCIATES	1,170.00
I&S GROUP INC	10,470.20
	11,640.20
GEN ADMIN - TIF	
BEST KEPT PORTABLES LLC	129.00
KRATT LUMBER COMPANY, INC	11,889.63
	12,018.63
GEN ADMIN - TIF	
DONALD W ELLIS	180.00
R A SMITH INC	4,510.95
	4,690.95
GEN ADMIN - TRANSIT	
A-1 GLASS COMPANY INC	85.00
ABBY VANS INC	59,360.25

WARRANT PUBLICATION LIST

WARRANT RANGE: SP020126 TO SP022826 DATES: 12/01/25 TO 03/31/26

ORG

VENDOR NAME	AMOUNT
ADI HOLDING COMPANY LLC	125.90
BAYCOM INC	21,176.68
BERNIE J BUCHNER INC	344.99
BRASCO INTERNATIONAL INC	10,500.00
COUNTY OF LA CROSSE WISCONSIN	9.00
ENTERPRISE FM TRUST	549.99
HANDI-HUT INC	7,685.00
J & K OF LA CROSSE, INC	1,090.00
KEN NOLTE	50.00
LA CROSSE GLASS COMPANY INC	752.50
LA CROSSE MAIL & PRINT SOLUTIO	3.08
MINNESOTA LIFE INSURANCE COMPA	310.33
NORTHERN STATES POWER CO WI	4,940.01
POMP'S TIRE SERVICE INC	3,124.08
RON TURLEY ASSOCIATES LLC	5,170.31
SAFETY-KLEEN SYSTEMS INC	229.27
SCHNEIDER HEATING & AIR CONDIT	125.00
SPX TECHNOLOGIES INC	369.66
STATE OF MINNESOTA	2.00
STATE OF WISCONSIN	27.21
STEVEN LEITNER	345.00
TALON PROTECTION AGENCY INC	6,116.24
THE BLU GROUP - ADVERTISING &	4,165.59
TOM'S BOBCAT & SNOWPLOWING INC	475.00
VERNON ELECTRIC COOPERATIVE IN	16.01
WI DEPT OF TRANSPORTATION	658.50
WYATT WOLFE JR	225.00
ZENOBE AMERICAS EV ASSET CO LL	5,833.34
	133,864.94

GEN ADMIN - WASTE WATER

ADI HOLDING COMPANY LLC	78.69
BAYCOM INC	13,235.43
BRAUN INTERTEC CORP	15,393.00
BRIGHTSPEED HOLDING LLC	123.17
CHARLES D FOUST	262.50
DAHL AUTOMOTIVE LACROSSE INC	502.64
DAHL AUTOMOTIVE ONALASKA INC	34.18
DANIEL TOMARO	535.00
DEPT OF NATURAL RESOURCES	100.00
ENTERPRISE FM TRUST	204.94
GGI MOTORS	296.91
HALRON LUBRICANTS INC	1,614.10
JOHNSON TRACTOR INC	836.54
JUSTIN KANE BIRDD	295.05
JWR INC	900.00
KORTERRA INC	2,304.05
KWIK TRIP INC	64.95
LA CROSSE COUNTY SOLID WASTE D	102.85
LA CROSSE MAIL & PRINT SOLUTIO	.20
LOFFLER COMPANIES INC	5.09

WARRANT PUBLICATION LIST

WARRANT RANGE: SP020126 TO SP022826 DATES: 12/01/25 TO 03/31/26

ORG

VENDOR NAME	AMOUNT
MINNESOTA LIFE INSURANCE COMPA	141.93
NORTHERN STATES POWER CO WI	8.61
RUEKERT & MIELKE INC	1,432.66
SAFE-FAST INC	115.85
SHORT ELLIOTT HENDRICKSON INC	3,034.40
SJ ELECTRO SYSTEMS LLC	3,437.58
STEVE LOWRIE	62.28
VAN METER INC	1,408.47
VERNON ELECTRIC COOPERATIVE IN	10.01
VIKING ELECTRIC SUPPLY LLC	352.71
W W GRAINGER INC	470.20
	47,363.99

GEN ADMIN - WATER

ADI HOLDING COMPANY LLC	91.81
ANDREW JACQUE	2,942.50
AQUATIC INFORMATICS INC	2,585.88
BAYCOM INC	15,441.33
BOB'S LOCK & SAFE INC	40.00
BRAUN INTERTEC CORP	4,327.00
HILLTOPPER REFUSE & RECYCLING	143.78
INTERA INCORPORATED	27,298.50
LOFFLER COMPANIES INC	46.44
MINNESOTA LIFE INSURANCE COMPA	94.34
MUNICIPAL ENVIRONMENTAL GROUP	2,000.00
NORTHERN STATES POWER CO WI	10.05
PROCESS RESEARCH SOLUTIONS LLC	4,800.00
RUEKERT & MIELKE INC	1,432.67
SAFE-FAST INC	1,843.73
TERMINIX INTERNATIONAL CO LTD	98.00
VERNON ELECTRIC COOPERATIVE IN	11.67
WATER REFUNDS	1,114.93
WI RURAL WATER ASSOCIATION	1,250.00
	65,572.63

GEN ADMIN - WATER

FLOWPOINT ENVIRONMENTAL SYSTEM	26,154.25
I&S GROUP INC	1,098.75
PUBLIC SERVICE COMMISSION OF W	2,523.72
	29,776.72

GEN ADMIN TID#18

BOARDMAN & CLARK LLP	259.00
GARY THURK	67.50
PARAGON ASSOCIATES INC	6,765.00
REDEVELOPMENT AUTHORITY OF	1,150,000.00
	1,157,091.50

WARRANT PUBLICATION LIST

WARRANT RANGE: SP020126 TO SP022826 DATES: 12/01/25 TO 03/31/26

ORG / VENDOR NAME	AMOUNT
GENERAL FUND	
AERCOR INC	1,663.11
EBSCO INDUSTRIES INC	368.95
KNOWBE4 INC	1,165.36
LA CROSSE MAIL & PRINT SOLUTIO	505.46
REC REFUNDS	128.00
SCHOOL DISTRICT OF LA CROSSE	4,245.44
TREASURER REFUNDS	3.76
TYCO TECHNOLOGY GMBH	1,116.67
US BANK NATL ASSOC	740,969.25
WI DEPT OF REVENUE	30,940.51
WISCONSIN LIBRARY SERVICES INC	124.95
	781,231.46
HIGHWAY - GEN ADMIN	
MINNESOTA LIFE INSURANCE COMPA	195.07
	195.07
HIGHWAY - REFUSE & RECYCLING	
DUBCO INC	1,368.00
HARTER'S QUICK CLEAN UP SERVIC	169,551.68
HENRICKSEN & COMPANY INC	471.20
HILLTOPPER REFUSE & RECYCLING	3,707.73
LA CROSSE MAIL & PRINT SOLUTIO	.13
	175,098.74
HIGHWAY - SERVICE CHRGES/PARTS	
L F GEORGE INC	200.59
PISCHKE MOTORS OF LA CROSSE IN	186.75
UNIVERSAL TRUCK EQUIPMENT INC	129.80
	517.14
HIGHWAY - STREET MAINTENANCE	
3M COMPANY	4,088.25
ADI HOLDING COMPANY LLC	238.69
BAYCOM INC	40,147.46
BRIGHTSPEED HOLDING LLC	19.55
COUNTY OF CRAWFORD	269.78
COUNTY OF LA CROSSE WISCONSIN	9.00
FASTENAL COMPANY	59.46
KORTERRA INC	2,304.05
LOFFLER COMPANIES INC	130.50
MICHAEL'S TRUCK EQUIPMENT INC	520.00
MORTON SALT INC	97,330.36
MOSAIC VENTURES I LLC	2,000.00
NORTHERN STATES POWER CO WI	19,023.45
SAFE-FAST INC	201.88
STATE OF WISCONSIN	655.00

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WARRANT RANGE: SP020126 TO SP022826 DATES: 12/01/25 TO 03/31/26

ORG / VENDOR NAME	AMOUNT
UNIVERSAL TRUCK EQUIPMENT INC	8,805.00
VERNON ELECTRIC COOPERATIVE IN	30.35
WESTERN TECHNICAL COLLEGE	1,190.00
WI DEPT OF TRANSPORTATION	4.00
	177,026.78
HUD GRANTS - ADMIN	
FAMILY & CHILDREN'S CENTER INC	11,120.60
KEVIN CONROY	252.50
LA CROSSE COUNTY	3,500.00
NEW HORIZONS SHELTER & OUTREAC	6,472.00
	21,345.10
HUD GRANTS - CDBG	
CIA SIAB INC	4,931.31
	4,931.31
HUD GRANTS - HOME	
DONALD W ELLIS	180.00
EARLEY DRYWALL & CONSTRUCTION,	3,920.40
JOSEPH JOHN FREDRICKSON	3,000.00
KEVIN CONROY	742.50
KRATT LUMBER COMPANY, INC	39,168.04
MARTY WALLESER	780.00
NORTHERN STATES POWER CO WI	526.26
	48,317.20
HUD GRANTS - HSING REHAB	
BEST CUSTOM HOMES, INC	26,771.00
	26,771.00
HUD GRANTS - RPLC HSING	
ABATEMENT SOLUTIONS INC	7,647.98
DONALD W ELLIS	540.00
	8,187.98
HUMAN RESOURCES - GEN ADMIN	
DENISE ROLBIECKI	10.00
LA CROSSE MAIL & PRINT SOLUTIO	.07
LOFFLER COMPANIES INC	69.73
MINNESOTA LIFE INSURANCE COMPA	15.97
REBECCA FRANZEN	237.80
	333.57
IT - 2024 NOTE FUNDS	

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WARRANT RANGE: SP020126 TO SP022826 DATES: 12/01/25 TO 03/31/26

ORG / VENDOR NAME	AMOUNT
SUMMIT 360 INC	14,869.29
	14,869.29
IT - 2025 NOTE FUNDS	
EDWARD F HAMMELL	22.00
	22.00
IT - 2026 NOTE FUNDS	
MOTOROLA SOLUTIONS INC	369,111.00
	369,111.00
IT - GEN ADMIN	
DURAND ALLEN MATHE	112.50
ENTERPRISE FM TRUST	.07
GRANICUS LLC	25,418.91
KISH & SONS ELECTRIC INC	15,920.00
KNOWBE4 INC	12,819.02
LOFFLER COMPANIES INC	520.35
MINNESOTA LIFE INSURANCE COMPA	24.44
WIN LLC	3,299.48
	58,114.77
LA CROSSE CENTER - ADMIN	
BRIGHTSPEED HOLDING LLC	451.00
COMMERCIAL AV SYSTEMS LLC	18,547.25
HARTER'S QUICK CLEAN UP SERVIC	2,522.00
JSJD MEDIA LLC	2,000.00
KWIK TRIP INC	21.78
LA CROSSE COUNTY CONV & VISITO	77,627.68
LA CROSSE MAIL & PRINT SOLUTIO	.74
LOFFLER COMPANIES INC	63.48
MARION BYERSON	7,045.00
NEI-TURNER MEDIA GROUP INC	700.00
NORTHERN STATES POWER CO WI	44,050.66
PIONEER PUBLISHING	2,200.00
SESAC RIGHTS MANAGEMENT INC	1,040.50
	156,270.09
LA CROSSE CENTER - FOOD & BEV	
HOLIDAY WHOLESALE INC	10,217.28
KENRICH FOODS CORPORATION	997.00
MARC ANDERSON	2,083.30
MATTHEW CULLMANN	750.00
MISSISSIPPI WELDERS SUPPLY CO	89.58
PEPSI-COLA BOTTLING CO OF LA C	3,981.30
PERFORMANCE FOOD GROUP INC	18,131.80
RON HAMMES REFRIGERATION CO IN	1,916.17

WARRANT PUBLICATION LIST

WARRANT RANGE: SP020126 TO SP022826 DATES: 12/01/25 TO 03/31/26

ORG / VENDOR NAME	AMOUNT
SUMMIT FIRE PROTECTION CO	1,755.00
	39,921.43
LA CROSSE CENTER - PRODUCTION	
ARTIST REPRESENTATION & MGMT I	36,250.00
BAUER ENTERTAINMENT MARKETING	11,640.00
BRYCE THOMASCHEFSKY	800.00
COMMERCIAL AV SYSTEMS LLC	34,379.00
DANIEL F LEWIS	70.00
DANIEL JERABEK	3,000.00
DANIEL SEBRANEK	750.00
DEGY BOOKING INTERNATIONAL INC	13,850.00
ENDEAVOR PARENT LLC	32,500.00
FAMILY RADIO INC	9,132.00
GARY W BRUEGGEN	800.00
GREGORY HALL	2,000.00
HORSESHOES & HAND GRENADES LLC	9,000.00
JSJD MEDIA LLC	1,000.00
MARION BYERSON	17,701.75
ON SITE BACKLINE INC	4,000.00
REED GRIMM	1,500.00
RYAN D HANIFL	1,000.00
SABIR SHAPIRO LLC	5,000.00
SPARTA-TOMAH BROADCASTING CO I	234.80
TERRY SEBRANEK	600.00
	185,207.55
LA CROSSE CENTER FACILITY OPS.	
BAN-KOE SYSTEMS INC	551.83
BUREAU VERITAS NTNL ELEVATOR I	1,100.00
DEBOER PEST CONTROL LLC	851.64
J F AHERN COMPANY	689.00
KONE INC	640.06
MARION BYERSON	1,767.50
NORTHERN STATES POWER CO WI	24.98
ROLLINS INC	142.75
TRANE US INC	28,418.00
TRI-STATE SOUND & LIGHT LLC	4,760.00
UNIVERSITY OF WISCONSIN	714.00
VESTIS GROUP INC	6,874.12
WESTERN TECHNICAL COLLEGE	682.50
	47,216.38
LABORATORY	
CT LABORATORIES LLC	205.00
DAVY ENGINEERING CO INC	2,474.75
PACE ANALYTICAL SERVICES LLC	326.00
UNISON SOLUTIONS INC	4,450.00

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ORG / VENDOR NAME	AMOUNT
	7,455.75
LACROSSE CENTER	
BAN-KOE SYSTEMS INC	50.17
LA CROSSE CENTER	10,000.00
	10,050.17
LAX CENTER - 2026 NOTE FUNDS	
COULEE REGION ENVIRONMENTAL LL	939.35
I&S GROUP INC	2,125.00
	3,064.35
LEGAL - GEN ADMIN	
BOARDMAN & CLARK LLP	6,289.51
LA CROSSE MAIL & PRINT SOLUTIO	.74
LOFFLER COMPANIES INC	9.34
MINNESOTA LIFE INSURANCE COMPA	42.48
	6,342.07
LIBRARY - CIRCULATION	
CENGAGE LEARNING INC	237.22
CITY OF WAUKESHA	25.19
EBSCO INDUSTRIES INC	4,047.55
MIDWEST TAPE LLC	127.20
PLAYAWAY PRODUCTS LLC	2,046.07
WISCONSIN LIBRARY SERVICES INC	1,374.45
	7,857.68
LIBRARY - GEN ADMIN	
AERCOR INC	4,038.99
CENTURYLINK COMMUNICATIONS LLC	5.55
ENGBERG ANDERSON INC	306.60
GUNDERSEN LUTHERAN MEDICAL CEN	360.00
KISH & SONS ELECTRIC INC	981.54
KWIK TRIP INC	69.00
MARCO TECHNOLOGIES LLC	1,830.96
MINNESOTA LIFE INSURANCE COMPA	93.06
NORTHERN STATES POWER CO WI	10,264.65
PAPER ROLL PRODUCTS INC	772.00
TRANE US INC	275.52
TYCO TECHNOLOGY GMBH	5,583.33
	24,581.20
LIFT STATIONS	
JOHNSON TRACTOR INC	242.55
	242.55

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WARRANT RANGE: SP020126 TO SP022826 DATES: 12/01/25 TO 03/31/26

ORG / VENDOR NAME	AMOUNT
LIFT STATIONS	
NORTHERN STATES POWER CO WI	3,040.46
	3,040.46
MAYOR - GEN ADMIN	
AFRICAN AMERICAN MAYORS ASSOC	1,100.00
LA CROSSE AREA DEVELOPMENT COR	60.00
LOFFLER COMPANIES INC	17.42
	1,177.42
MCPL COURT TRUST	
LA CROSSE COUNTY TREASURER	4,374.51
MUNICIPAL COURT REFUND VENDOR	860.00
STATE OF WISCONSIN	13,264.44
	18,498.95
MISCELLANEOUS AGENCY	
ADI HOLDING COMPANY LLC	65.58
BAYCOM INC	11,029.52
LA CROSSE COUNTY TREASURER	13.16
SCHOOL DISTRICT OF LA CROSSE	44.61
TREASURER REFUNDS	5,010.29
WESTERN TECHNICAL COLLEGE	5.24
	16,168.40
MTU - 2023 NOTE FUNDS	
GILLIG LLC	263,469.39
	263,469.39
MUNI COURT - GEN ADMIN	
LA CROSSE MAIL & PRINT SOLUTIO	12.60
LOFFLER COMPANIES INC	19.07
MINNESOTA LIFE INSURANCE COMPA	5.47
PREMIUM WATERS INC	26.90
STATE OF WISCONSIN	1,500.00
WI MUNICIPAL JUDGES ASSOCIATIO	150.00
	1,714.04
NON-DEPT - GEN ADMIN	
BOARDMAN & CLARK LLP	33,271.48
CENTRAL INSURANCE CO	3,943.92
CLEANWATER CORP OF AMERICA	1,666.20
GUNDERSEN LUTHERAN MEDICAL CEN	8,550.00
MEGAN IHRKE	44.82
NORTHERN STATES POWER CO WI	99,387.04

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WARRANT RANGE: SP020126 TO SP022826 DATES: 12/01/25 TO 03/31/26

ORG / VENDOR NAME	AMOUNT
ROGAHN JONES LLC IOLTA TRUST A	321,928.11
STANARD & ASSOCIATES INC	1,245.00
STATE OF COLORADO	3.00
STATE OF MINNESOTA	9.00
STATE OF WISCONSIN	19,007.18
T E BRENNAN CO	14,072.20
TOWN OF CAMPBELL	2,033.25
TOWN OF MEDARY	221.07
TOWN OF SHELBY	516.89
VERNON ELECTRIC COOPERATIVE IN	890.33
WISCONSIN MUNICIPAL MUTUAL	3,000.00
	509,789.49
NON-DEPT GRANTS	
ABATEMENT SOLUTIONS INC	1,381.49
BAKER TILLY ADVISORY GROUP PAR	165.00
COULEECAP INC	28,344.50
MARTY WALLESER	2,340.00
MSA PROFESSIONAL SERVICES INC	3,475.50
NEW CASTLE TITLE OF LA CROSSE	25,000.00
	60,706.49
PARKING OPERATIONS	
DESIGNA ACCESS CORPORATION	310.00
METROPOLIS CAPITAL HOLDINGS LL	3,697.29
NORTHERN STATES POWER CO WI	520.43
	4,527.72
PARKING UTILITY	
ENTERPRISE FM TRUST	9,356.06
	9,356.06
PARKS - 2023 BOND FUNDS	
ALL AMERICAN LUMBER INC	2,262.00
FIRST SUPPLY LLC #3010	1,812.85
MAKEPEACE ENGINEERING LLC	1,232.50
	5,307.35
PARKS - 2024 NOTE FUNDS	
BRAUN INTERTEC CORP	5,637.50
SMITHGROUP INC	35,420.00
	41,057.50
PARKS - 2026 NOTE FUNDS	
RIVER ARCHITECTS INC	13,455.00

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WARRANT RANGE: SP020126 TO SP022826 DATES: 12/01/25 TO 03/31/26

ORG / VENDOR NAME	AMOUNT
	13,455.00
PARKS/REC - AQUATICS	
NORTHERN STATES POWER CO WI	1,216.13
	1,216.13
PARKS/REC - FACILITIES	
BERNIE J BUCHNER INC	101.25
KWIK TRIP INC	51.03
LES MANSKE & SONS EXCAVATING &	3,185.00
MAXWELL-WHITE PLUMBING INC	928.00
NORTHERN STATES POWER CO WI	43,928.76
SAFE-FAST INC	262.50
UNIFIRST CORPORATION	132.60
	48,589.14
PARKS/REC - GEN ADMIN	
LA CROSSE MAIL & PRINT SOLUTIO	1.14
LOFFLER COMPANIES INC	82.27
MINNESOTA LIFE INSURANCE COMPA	65.37
SESAC RIGHTS MANAGEMENT INC	1,040.50
UNIFIRST CORPORATION	44.20
	1,233.48
PARKS/REC - PARKS	
BEST KEPT PORTABLES LLC	1,065.00
COUNTY OF LA CROSSE WISCONSIN	243.10
JFTCO INC	3.48
NORTHERN STATES POWER CO WI	8,198.16
PREMIUM WATERS INC	61.93
VERNON ELECTRIC COOPERATIVE IN	318.27
	9,889.94
PARKS/REC - RECREATION	
JOSEPH E CODY	100.00
LA CROSSE COMMUNITY THEATRE	435.00
READY BUS COMPANY INC	2,516.76
	3,051.76
PARKS/REC BOAT HOUSE	
GARY THURK	4,072.50
	4,072.50
PARKS/REC BOAT LANDING IMPRV	
GARY THURK	810.00
NORTHERN STATES POWER CO WI	411.47

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ORG / VENDOR NAME	AMOUNT
T2 SYSTEMS CANADA INC	450.00
	1,671.47
PARKS/REC COPELAND PARK IMPRV	
LAWN CARE SPECIALISTS INC	6,025.00
	6,025.00
PARKS/REC GREEN ISLAND IMPRVM	
RINK-TEC INTERNATIONAL INC	4,738.26
	4,738.26
PARKS/REC PETTIBONE PARK IMPRV	
ARNDT BUSWELL & THORN S C	889.50
HARTER'S QUICK CLEAN UP SERVIC	175.00
JONATHAN D POWELL	15,594.40
	16,658.90
PARKS/REC RIVERSIDE PARK IMPRV	
DEPARTMENT OF CORRECTIONS	70.62
	70.62
PARKS/REC SPECIAL OLYMPICS	
READY BUS COMPANY INC	2,469.62
WILDWOOD DESIGNS INC	337.36
	2,806.98
PARKS/REC YOUTH ENRCHMNT ASSOC	
GHELFI AWARDS	201.50
	201.50
PASSENGER FACILITY CHARGES - R	
WI DEPT OF TRANSPORTATION	3,172.50
	3,172.50
PAYROLL LIABILITIES	
AMALGAMATED TRANSIT UNION 519	2,481.68
CREATIVE FINANCE INC	233.56
FIRE FIGHTERS ASSOCIATION OF L	2,625.00
FIREFIGHTERS CREDIT UNION	9,484.30
GREAT RIVERS UNITED WAY INC	178.00
LA CROSSE PROFESSIONAL POLICE	4,756.50
MARK HARRING	419.92
MINNESOTA LIFE INSURANCE COMPA	19,280.71
MISSIONSQUARE RETIREMENT	123,578.69

WARRANT PUBLICATION LIST

WARRANT RANGE: SP020126 TO SP022826 DATES: 12/01/25 TO 03/31/26

ORG / VENDOR NAME	AMOUNT
STARMOUNT LIFE INSURANCE COMPA	3,243.76
STATE OF COLORADO	646.14
STATE OF MINNESOTA	1,416.58
STATE OF WI DEPT OF CHILDREN A	5,160.02
STATE OF WI DEPT OF EMPLOYEE T	628,939.89
STATE OF WISCONSIN	145,040.05
UNITED STATES TREASURY	743,375.09
	1,690,859.89
PLANNING - 2024 NOTE FUNDS	
LA CROSSE SIGN CO INC	29,265.00
PAUL NICHOLAS	1,012.00
	30,277.00
PLANNING - 2025 NOTE FUNDS	
R A SMITH INC	2,459.64
	2,459.64
PLANNING TID APPLICATION FEES	
EHLERS & ASSOCIATES	533.75
	533.75
PLANNING/BUILDING & INSPECTION	
LA CROSSE MAIL & PRINT SOLUTIO	16.68
LOFFLER COMPANIES INC	18.90
MINNESOTA LIFE INSURANCE COMPA	38.43
	74.01
PLANNING/DEVELOPMENT-ASSESSMEN	
COSTAR REALTY INFORMATION INC	451.07
DAMMON KROLL	95.38
JOSH BENRUD	28.00
LA CROSSE MAIL & PRINT SOLUTIO	28.81
MINNESOTA LIFE INSURANCE COMPA	24.26
	627.52
PLANNING/DEVELOPMENT-GEN ADMIN	
DONALD J LECHELER	380.00
GALBRAITH CARNAHAN ARCHITECTS	4,895.00
LOFFLER COMPANIES INC	19.06
MINNESOTA LIFE INSURANCE COMPA	23.79
NORTHERN STATES POWER CO WI	1,225.21
RIVER VALLEY PROPERTY MNGMNT O	2,362.00
	8,905.06

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WARRANT RANGE: SP020126 TO SP022826 DATES: 12/01/25 TO 03/31/26

ORG / VENDOR NAME	AMOUNT
POLICE - 2026 NOTE FUNDS	
MOTOROLA SOLUTIONS INC	314,460.00
	314,460.00
POLICE - GEN ADMIN	
ADI HOLDING COMPANY LLC	453.79
AXON ENTERPRISE INC	3,806.79
BAYCOM INC	77,692.30
BOB'S LOCK & SAFE INC	10.00
BROOKE PATASKA	10.00
CHARTER COMMUNICATIONS HOLDING	100.00
COLIN SCHUSTER	327.50
COLTON WHARTON	127.50
DYNAMIC LIFECYCLE INNOVATIONS	74.00
JAMES MANCUSO	20.00
JONI MARIE KREPLINE	6,686.90
LA CROSSE COUNTY SHERIFFS OFFI	4,815.00
LA CROSSE GLASS COMPANY INC	260.60
LA CROSSE MAIL & PRINT SOLUTIO	7.57
LOFFLER COMPANIES INC	120.52
MAYO CLINIC HEALTH SYSTEM	1,834.00
MINNESOTA LIFE INSURANCE COMPA	277.91
MISSIONSQUARE RETIREMENT	15,398.83
NATHAN SELCK	307.50
NORTHERN STATES POWER CO WI	621.12
PISCHKE MOTORS OF LA CROSSE IN	3,521.40
ROLLINS INC	97.40
ROSE CITY LABEL COMPANY	482.00
SAFE-FAST INC	184.00
TAD D MEDDAUGH	101.00
TIFFANY DELAP	872.00
TRENTON BOWE	158.00
TY PATTERSON	307.50
UNIVERSITY OF WISCONSIN SYSTEM	50.00
VERNON ELECTRIC COOPERATIVE IN	57.70
VICTORIA JACKSON	127.50
WI DEPT OF FINANCIAL INSTITUTI	20.00
	118,930.33
POLICE GRANT	
COUNTY OF LA CROSSE WISCONSIN	7,366.21
	7,366.21
POLICE RESERVE PROGRAM	
STREICHER'S INC	70.00
	70.00
POLICE REVOLVING RESTITUTION	

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ORG / VENDOR NAME	AMOUNT
MAYO CLINIC HEALTH SYSTEM	600.00
	600.00
POLICE TRAINING	
WESTERN TECHNICAL COLLEGE	1,600.00
	1,600.00
PUMPING	
BRIGHTSPEED HOLDING LLC	30.66
FIRST SUPPLY LLC #3010	48.86
NORTHERN STATES POWER CO WI	22,671.15
UNITED STATES CELLULAR CORPORA	248.86
VERNON ELECTRIC COOPERATIVE IN	533.61
	23,533.14
QUALITY MANAGEMENT	
COUNTY OF LA CROSSE WISCONSIN	15,372.00
	15,372.00
REAL ESTATE & PERSONAL PROP TX	
LA CROSSE COUNTY TREASURER	2,289,546.88
SCHOOL DISTRICT OF LA CROSSE	7,668,966.88
SCHOOL DISTRICT OF ONALASKA	94,169.24
TREASURER REFUNDS	17,651.70
WESTERN TECHNICAL COLLEGE	911,918.42
	10,982,253.12
SELF-INSURED HEALTH	
TREASURER REFUNDS	571.22
	571.22
SEWER COLLECTION	
TODAY'S TREE SERVICE INC	4,166.67
	4,166.67
SOLIDS DISPOSAL	
LA CROSSE COUNTY SOLID WASTE D	137.50
	137.50
SOURCE OF SUPPLY	
MIDWEST WELL SERVICES INC	34,265.70
	34,265.70

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WARRANT RANGE: SP020126 TO SP022826 DATES: 12/01/25 TO 03/31/26

ORG / VENDOR NAME	AMOUNT
SP ASSIGNED BUDGET CARRYOVER	
BOARDMAN & CLARK LLP	39,936.51
COUNTY OF TREMPEALEAU	65.00
ENTERPRISE FM TRUST	3.45
TYLER TECHNOLOGIES INC	800.00
	40,804.96
SPECIAL ASSESSMENTS - ADMIN	
VIP OUTDOOR SERVICES LLC	16,601.13
	16,601.13
SPECIAL ASSIGNED	
POLICE REFUND NUMBER	5,596.56
ZOLL MEDICAL CORP	1,245.83
	6,842.39
STOCK ROOM	
DANIEL C MILLER	1,788.50
MICHAEL'S TRUCK EQUIPMENT INC	1,558.62
SAFE-FAST INC	12,320.68
WESTERN STATES ENVELOPE COMPAN	1,540.60
	17,208.40
STORM COLLECTION	
TODAY'S TREE SERVICE INC	4,166.66
	4,166.66
STREETS - 2024 NOTE FUNDS	
A-1 EXCAVATING LLC	20,020.45
FOWLER & HAMMER INC	10,239.91
STEPP MANUFACTURING CO INC	75,218.00
WSP USA INC	2,184.24
	107,662.60
STREETS - 2025 NOTE FUNDS	
JEWELL ASSOCIATES ENGINEERS IN	18,768.10
STEPP MANUFACTURING CO INC	96,782.00
	115,550.10
TERMINAL OPERATIONS	
1ST BUSINESS SOLUTIONS INC	3,319.54
NORTHERN STATES POWER CO WI	11,635.29
	14,954.83

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WARRANT RANGE: SP020126 TO SP022826 DATES: 12/01/25 TO 03/31/26

ORG / VENDOR NAME	AMOUNT
TRANSFERS	
NORTHERN STATES POWER CO WI	94.28
VERNON ELECTRIC COOPERATIVE IN	8.34
	102.62
TRANSIT FUND	
RON TURLEY ASSOCIATES LLC	1,723.43
	1,723.43
TRANSMISSION & DISTRIBUTION	
HYDROCORPS LLC	10,690.00
KORTERRA INC	2,304.05
NORTHERN STATES POWER CO WI	178.49
TODAY'S TREE SERVICE INC	4,166.67
	17,339.21
WASTE WATER UTILITY	
ENTERPRISE FM TRUST	905.23
	905.23
WATER TREATMENT	
DAVY ENGINEERING CO INC	1,740.00
HAWKINS INC	7,366.28
STATE OF WISCONSIN	2,750.00
UNIVERSITY OF WISCONSIN SYSTEM	31.00
	11,887.28
WATER UTILITY	
FERGUSON US HOLDINGS INC	6,496.20
	6,496.20
WHOLESALE SERVICES	
CITY OF ONALASKA	63,222.42
TOWN OF CAMPBELL	143,685.00
	206,907.42
TOTAL	36,927,124.28

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

ORG	VENDOR #	VENDOR NAME	AMOUNT
100	20,768	ACI*BRIGHTSPEED	377.15
100	20,768	ACI*BRIGHTSPEED	286.28
100	20,768	ACI*BRIGHTSPEED	77.82
100	20,768	ASFPM	180.00
100	20,768	BREYERS SALES / SERV	490.66
100	20,768	CENTRAL INSURANCE	6,457.00
100	20,768	CENTURYLINK LUMEN	138.32
100	20,768	ENVISION WARE	304.50
100	20,768	GARETHSTEVE	46.63
100	20,768	GOLDBECK TOWING SERV	266.50
100	20,768	IN *TRANSPARENT LANG	157.50
100	20,768	KIMBALL MIDWEST PAYE	764.92
100	20,768	LACKORE ELECTRIC	126.40
100	20,768	OVERHEAD DOOR COMPAN	1,038.91
100	20,768	P T WELDING AND DRIV	575.00
100	20,768	PAGEFREEZER.COM	444.09
100	20,768	PAULS HEATING AND AI	100.00
100	20,768	PREMIUM WATERS, INC.	32.50
100	20,768	ROSENPUBLIS	96.09
100	20,768	SLIDEROOM	80.00
100	20,768	STREICHER'S MO	-3.30
100	20,768	UNIFIRST CORPORATION	22.54
100	20,768	UNIFIRST CORPORATION	26.60
100	20,768	VERIZONWRLSS*RTCCR V	443.84
100	20,768	VERIZONWRLSS*RTCCR V	88.31
100	20,768	VERIZONWRLSS*RTCCR V	1,818.12
100	20,768	VERIZONWRLSS*RTCCR V	4,054.35
100	20,768	WSLS	110.00
230	20,768	CENTURYLINK LUMEN	3.38
230	20,768	VERIZONWRLSS*RTCCR V	20.02
260	20,768	CENTURYLINK LUMEN	8.94
260	20,768	VERIZONWRLSS*RTCCR V	150.76
270	20,768	CENTURYLINK LUMEN	2.95
270	20,768	PREMIUM WATERS, INC.	32.50
270	20,768	SQ *KEN'S SERVICE CE	225.00
270	20,768	VERIZONWRLSS*RTCCR V	187.95
290	20,768	CENTURYLINK LUMEN	2.12
290	20,768	DOGGIE BUSINESS	-4.40
290	20,768	FVTC FINANCIAL SERVI	325.00
290	20,768	GUNDERSEN LTH ADM SV	574.93
290	20,768	KNOX COMPANY	324.50
290	20,768	SQ *NWTC CORPORATE T	-4,800.00
290	20,768	SQ *STUDIO MOTIF LLC	-10.01
290	20,768	VERIZONWRLSS*RTCCR V	27.40
290	20,768	VERIZONWRLSS*RTCCR V	329.12
600	20,768	CENTURYLINK LUMEN	13.69
600	20,768	VERIZONWRLSS*RTCCR V	37.90

ORG	VENDOR #	VENDOR NAME	AMOUNT
600	20,768	VERIZONWRLSS*RTCCR V	36.01
600	20,768	VERIZONWRLSS*RTCCR V	283.96
600	20,768	WINDCAVE INC	145.29
610	20,768	ACI*BRIGHTSPEED	69.01
610	20,768	VERIZONWRLSS*RTCCR V	195.07
610	20,768	VERIZONWRLSS*RTCCR V	144.04
610	20,768	VERIZONWRLSS*RTCCR V	225.12
630	20,768	CENTURYLINK LUMEN	4.55
630	20,768	VERIZONWRLSS*RTCCR V	201.96
630	20,768	VERIZONWRLSS*RTCCR V	72.02
630	20,768	VERIZONWRLSS*RTCCR V	1,379.96
630	20,768	VERNON ELECTRIC COOP	50.11
640	20,768	CDW GOVT #WATER REMO	417.54
640	20,768	CDW GOVT #WATER REMO	2,576.18
640	20,768	CDW GOVT #WATER REMO	1,788.00
640	20,768	CENTURYLINK LUMEN	9.43
640	20,768	KIMBALL MIDWEST PAYE	375.72
640	20,768	USABLUEBOOK	1,787.13
640	20,768	USABLUEBOOK	36.10
640	20,768	VERIZONWRLSS*RTCCR V	20.02
640	20,768	VERIZONWRLSS*RTCCR V	40.04
640	20,768	VERIZONWRLSS*RTCCR V	1,055.88
800	20,768	516 AUTO VALUE - LA	14.98
800	20,768	516 AUTO VALUE - LA	7.99
800	20,768	516 AUTO VALUE - LA	34.99
800	20,768	516 AUTO VALUE - LA	83.20
800	20,768	516 AUTO VALUE - LA	214.99
800	20,768	516 AUTO VALUE - LA	70.85
800	20,768	516 AUTO VALUE - LA	35.40
800	20,768	516 AUTO VALUE - LA	98.64
800	20,768	516 AUTO VALUE - LA	62.34
800	20,768	516 AUTO VALUE - LA	464.14
800	20,768	516 AUTO VALUE - LA	7.20
800	20,768	516 AUTO VALUE - LA	50.24
800	20,768	516 AUTO VALUE - LA	32.84
800	20,768	516 AUTO VALUE - LA	34.96
800	20,768	ACE OF LA CROSSE	120.73
800	20,768	AMAZON MKTPL*S989X75	63.93
800	20,768	AMAZON.COM*H616258D3	19.98
800	20,768	CORO MEDICAL	412.80
800	20,768	CSE*CONS ENERGY	38.65
800	20,768	CSE*CONS ENERGY	260.15
800	20,768	ETRAILER CORPORATION	39.98
800	20,768	FACTORY MOTOR PARTS	243.87
800	20,768	FACTORY MOTOR PARTS	109.12
800	20,768	FACTORY MOTOR PARTS	60.95
800	20,768	GEXPRO 7535	145.52

ORG	VENDOR #	VENDOR NAME	AMOUNT
800	20,768	GEXPRO 7535	52.68
800	20,768	GOODYEAR AUTO SRV CT	521.68
800	20,768	IMPERIAL SUPPLIES	100.19
800	20,768	IMPERIAL SUPPLIES	26.83
800	20,768	IMPERIAL SUPPLIES	148.07
800	20,768	IMPERIAL SUPPLIES	218.96
800	20,768	IMPERIAL SUPPLIES	242.87
800	20,768	IN *FREMONT INDUSTRI	1,130.00
800	20,768	KIMBALL MIDWEST PAYE	917.31
800	20,768	KRONER'S HARDWARE	48.00
800	20,768	KRONER'S HARDWARE	54.00
800	20,768	MACQUEEN EMERG/EQUIP	1,553.21
800	20,768	MACQUEEN EMERG/EQUIP	5,182.00
800	20,768	MACQUEEN EMERG/EQUIP	175.33
800	20,768	MENARDS LA CROSSE WI	17.25
800	20,768	MOUSER ELECTRONICS I	97.70
800	20,768	PARTS EXPRESS	32.66
800	20,768	PETERBILT OF LACROSS	55.20
800	20,768	PETERBILT OF LACROSS	117.04
800	20,768	PETERBILT OF LACROSS	6.46
800	20,768	PETERBILT OF LACROSS	141.80
800	20,768	PETERBILT OF LACROSS	30.60
800	20,768	PETERBILT OF LACROSS	55.72
800	20,768	PETERBILT OF LACROSS	82.34
800	20,768	PETERBILT OF LACROSS	158.76
800	20,768	PETERBILT OF LACROSS	78.67
800	20,768	PETERBILT OF LACROSS	387.20
800	20,768	PETERBILT OF LACROSS	89.88
800	20,768	PETERBILT OF LACROSS	122.54
800	20,768	PETERBILT OF LACROSS	643.72
800	20,768	PETERBILT OF LACROSS	79.86
800	20,768	PETERBILT OF LACROSS	21.13
800	20,768	PETERBILT OF LACROSS	59.48
800	20,768	PETERBILT OF LACROSS	178.36
800	20,768	PETERBILT OF LACROSS	55.20
800	20,768	PETERBILT OF LACROSS	1,196.00
800	20,768	POMPS TIRE 018	3,233.72
800	20,768	SCHILLING SUPPLY COM	6,438.02
800	20,768	SCHILLING SUPPLY COM	-19.12
800	20,768	SCHILLING SUPPLY COM	698.04
800	20,768	STAPLES INC VT	609.80
800	20,768	UNIVERSAL TRUCK EQUI	96.12
800	20,768	WISCONSIN KENWORTH -	17.37
800	20,768	WISCONSIN KENWORTH -	6.36
800	20,768	WISCONSIN KENWORTH -	54.76
800	20,768	ZEP PRODUCTS	211.29
800	20,768	ZORO TOOLS INC	210.84

ORG	VENDOR #	VENDOR NAME	AMOUNT
840	20,768	HALRON LUBRICANTS IN	1,950.56
840	20,768	HALRON LUBRICANTS IN	-20.00
1000210	20,768	AMAZON MKTPL*IP92L1V	6.99
1000210	20,768	AMAZON MKTPL*SZ3UI4S	88.73
1000210	20,768	GOVERNMENT FINANCE O	105.00
1000210	20,768	LA CROSSE MAIL & PRI	28.72
1000210	20,768	LOCAL GOVERNMENT EDU	25.00
1000225	20,768	AMAZON MKTPL*3N3859X	39.07
1000225	20,768	LA CROSSE MAIL & PRI	1.88
1000310	20,768	AMAZON MKTPL*SR3429X	92.38
1000310	20,768	LA CROSSE MAIL & PRI	0.54
1000310	20,768	LEXISNEXIS RISK SOL	150.00
1000310	20,768	PREMIUM WATERS, INC.	44.00
1000310	20,768	THOMSON WEST*TCD	886.57
1000410	20,768	COLUMN PUBLIC NOTICE	55.79
1000410	20,768	COLUMN PUBLIC NOTICE	451.14
1000410	20,768	COLUMN PUBLIC NOTICE	51.74
1000410	20,768	COLUMN PUBLIC NOTICE	89.51
1000410	20,768	COLUMN PUBLIC NOTICE	64.72
1000410	20,768	COLUMN PUBLIC NOTICE	370.37
1000410	20,768	COLUMN PUBLIC NOTICE	108.38
1000410	20,768	COLUMN PUBLIC NOTICE	109.57
1000410	20,768	COLUMN PUBLIC NOTICE	58.83
1000410	20,768	COLUMN PUBLIC NOTICE	279.82
1000410	20,768	COLUMN PUBLIC NOTICE	317.83
1000410	20,768	COLUMN PUBLIC NOTICE	315.72
1000410	20,768	COLUMN PUBLIC NOTICE	262.92
1000410	20,768	COLUMN PUBLIC NOTICE	194.33
1000410	20,768	COLUMN PUBLIC NOTICE	54.79
1000410	20,768	COLUMN PUBLIC NOTICE	76.70
1000410	20,768	COLUMN PUBLIC NOTICE	76.70
1000410	20,768	EMPIRE SCREEN PRINTI	536.00
1000410	20,768	LA CROSSE MAIL & PRI	12.06
1000410	20,768	SKILLPATH	149.00
1000410	20,768	WMCA	65.00
1000410	20,768	WMCA	65.00
1000415	20,768	LA CROSSE MAIL & PRI	4.09
1000610	20,768	AMAZON MARK* R10KZ60	28.92
1000610	20,768	FESTIVAL FOODS	18.67
1000610	20,768	HILTON HOTELS	-6.84
1000610	20,768	LA CROSSE* WI	25.00
1000610	20,768	LACROSSE TRIBUNE CIR	24.99
1000610	20,768	LACROSSE TRIBUNE CIR	24.99
1000610	20,768	THE CHARMANT HOTEL R	88.91
1000710	20,768	AMAZON RETA* KB4137I	38.18
1000710	20,768	DOJ EPAY RECORDS CHE	7.00
1000710	20,768	LA CROSSE MAIL & PRI	19.56

ORG	VENDOR #	VENDOR NAME	AMOUNT
1000810	20,768	ACI*BRIGHTSPEED	1,168.59
1000810	20,768	ACI*BRIGHTSPEED	8.95
1000810	20,768	ACI*BRIGHTSPEED	1,167.67
1000810	20,768	ACI*BRIGHTSPEED	8.95
1000810	20,768	CARLSON SOFTWARE INC	1,496.00
1000810	20,768	CDW GOVT #IT - ALBER	181.99
1000810	20,768	FRESHWORKS INC	14,448.00
1000810	20,768	FRESHWORKS INC	1,320.00
1000810	20,768	FS COM INC	1,551.08
1000810	20,768	JETBRAINS AMERICAS I	1,174.00
1000810	20,768	PAGEFREEZER.COM	4,884.95
1000810	20,768	PAYPAL *J GREEN	47.00
1000810	20,768	SANS INSTITUTE	12,675.00
1000810	20,768	SRFAX 866-554-0263	60.60
1000810	20,768	ZOOM.COM 888-799-966	26.53
1000910	20,768	AMAZON RETA* E55QA65	7.49
1000910	20,768	AMAZON RETA* LL91F9X	17.30
1000910	20,768	DELTA AIR 00623954	384.99
1000910	20,768	FSP*MADISON CONCOURS	236.00
1000910	22,435	IDENTISYS INC	1,016.80
1000910	20,768	LA CROSSE MAIL & PRI	0.07
1000910	20,768	LA CROSSE* INV-63295	25.00
1000910	20,768	PELRA* INV-20718	210.00
1000910	20,768	UPS*BILLING CENTER	12.82
1002010	20,768	ADVERTISING CONCEPTS	210.00
1002010	20,768	AMAZON MKTPL*2M5GB6O	167.84
1002010	20,768	AMAZON MKTPL*7D74S92	179.96
1002010	20,768	AMAZON MKTPL*919E21T	201.00
1002010	20,768	AMAZON MKTPL*B12HR3I	24.56
1002010	20,768	AMAZON MKTPL*H26E14A	24.99
1002010	20,768	AMAZON MKTPL*L47BX7I	16.29
1002010	20,768	AMAZON MKTPL*MJ6QU0X	40.50
1002010	20,768	AMAZON MKTPL*Q699W3P	78.05
1002010	20,768	AMAZON MKTPL*QO7I51O	15.27
1002010	20,768	AMAZON MKTPL*RU6EE48	179.96
1002010	20,768	AMAZON MKTPL*Z34H244	269.94
1002010	20,768	AMAZON MKTPLACE PMTS	-24.99
1002010	20,768	AMAZON MKTPLACE PMTS	-24.26
1002010	20,768	AMAZON MKTPLACE PMTS	-34.00
1002010	20,768	AMAZON RETA* BQ8WC14	1,084.44
1002010	20,768	AMAZON RETA* D120913	40.99
1002010	20,768	AMAZON RETA* HK86M5H	160.00
1002010	20,768	AMAZON RETA* K938X1S	89.88
1002010	20,768	AMAZON.COM*0A90I8TP3	170.99
1002010	20,768	AMAZON.COM*0N9G72SQ3	17.99
1002010	20,768	AMAZON.COM*638XZ4NL3	87.15
1002010	20,768	AMAZON.COM*CP3F57VD3	9.34

ORG	VENDOR #	VENDOR NAME	AMOUNT
1002010	20,768	AMAZON.COM*I014H7VC3	80.00
1002010	20,768	AMAZON.COM*TQ8KP1ZC3	25.98
1002010	20,768	AMAZON.COM*WT7SL06P3	14.99
1002010	20,768	ATT* BILL PAYMENT	446.43
1002010	20,768	ATT* BILL PAYMENT	446.47
1002010	20,768	AXON	408.00
1002010	20,768	BROWNELLS INC	89.62
1002010	20,768	BSN SPORTS LLC	282.57
1002010	20,768	CDW GOVT #PD - AVRIE	104.23
1002010	20,768	CDW GOVT #POLICE - R	133.45
1002010	20,768	CDW GOVT #POLICE - S	693.70
1002010	20,768	DAHL AUTOMOTIVE	161.95
1002010	20,768	DAHL AUTOMOTIVE	161.95
1002010	20,768	DAHL AUTOMOTIVE	3.24
1002010	20,768	DAHL AUTOMOTIVE	3.24
1002010	20,768	DOJ EPAY RECORDS CHE	497.00
1002010	20,768	GRAINGER	25.33
1002010	20,768	GRAINGER	13.27
1002010	20,768	IN *SIGN PRO OF LA C	120.00
1002010	20,768	IN *SIGN PRO OF LA C	1,152.00
1002010	20,768	KWIK TRIP #390	30.41
1002010	20,768	KWIK TRIP #390	38.23
1002010	20,768	KWIK TRIP #390	42.87
1002010	20,768	KWIK TRIP #413	16.39
1002010	20,768	LA CROSSE MAIL & PRI	18.49
1002010	20,768	LEAPERS INC	111.24
1002010	20,768	MENARDS LA CROSSE WI	35.99
1002010	20,768	MENARDS LA CROSSE WI	19.54
1002010	20,768	MOCIC	250.00
1002010	20,768	NNA SERVICES LLC	20.00
1002010	20,768	PAYPAL *WIPEG	110.00
1002010	20,768	PISCHKE MOTORS LA CR	102.49
1002010	20,768	PISCHKE MOTORS LA CR	99.99
1002010	20,768	PISCHKE MOTORS LA CR	2.50
1002010	20,768	SMARSH, INC.	4,418.31
1002010	20,768	SQ *DON'S TOWING AND	100.00
1002010	20,768	STAPLES	35.99
1002010	20,768	TFS*THERMOSCI PORTAB	176.00
1002010	20,768	THEIACP	220.00
1002010	20,768	TRANE SUPPLY-116412	34.80
1002010	20,768	UPS*BILLING CENTER	13.16
1002010	20,768	UPS*BILLING CENTER	34.81
1002010	20,768	UPS*BILLING CENTER	14.17
1002010	20,768	UPS*BILLING CENTER	13.16
1002010	20,768	UPS*BILLING CENTER	18.32
1002010	20,768	WIEBKE FUR CO	26.00
1002010	20,768	WP*WORDPRESS 8JLML1N	118.00

ORG	VENDOR #	VENDOR NAME	AMOUNT
1002110	20,768	4IMPRINT, INC	514.45
1002110	20,768	ACI*BRIGHTSPEED	171.31
1002110	20,768	ACI*BRIGHTSPEED	81.58
1002110	20,768	AMAZON MKTPL*JB0W900	51.99
1002110	20,768	AMAZON MKTPL*K90RO70	33.66
1002110	20,768	AMAZON MKTPL*S21OM3K	28.12
1002110	20,768	AMAZON MKTPL*WS5XX9T	46.99
1002110	20,768	AMAZON RETA* A13A82M	42.35
1002110	20,768	ATT* BILL PAYMENT	62.79
1002110	20,768	ATT* BILL PAYMENT	25.68
1002110	20,768	GRAINGER	25.03
1002110	20,768	GRAINGER	13.12
1002110	20,768	LITTLE CAESARS 3814-	33.30
1002110	20,768	MENARDS LA CROSSE WI	22.46
1002110	20,768	RIVER ROAD QUILT SHO	61.00
1002120	20,768	AMAZON MKTPL*UK65X9R	54.57
1002120	20,768	BEST KEPT PORTABLES	96.00
1002120	20,768	CDW GOVT #FIRE - CAP	890.62
1002120	20,768	CDW GOVT #FIRE - CAP	3,250.83
1002120	20,768	MENARDS LA CROSSE WI	8.49
1002120	20,768	THE HOME DEPOT #4905	51.92
1002125	20,768	ACE OF LA CROSSE	619.98
1002125	20,768	AMERICAN HEART SHOPC	365.03
1002125	20,768	AMERICAN HEART SHOPC	365.03
1002125	20,768	CDW GOVT #FIRE - BEE	133.45
1002125	20,768	PROPPER INTERNATIONA	283.86
1002125	20,768	SAMS CLUB.COM	441.72
1002125	20,768	SCHILLING SUPPLY COM	157.65
1002125	20,768	SQ *FIFTH AVENUE AWA	46.00
1002125	20,768	THE HOME DEPOT #4905	199.00
1002125	20,768	THE HOME DEPOT 4905	447.00
1002125	20,768	TWILIO INC	90.05
1002130	20,768	516 AUTO VALUE - LA	159.00
1002130	20,768	516 AUTO VALUE - LA	87.08
1002130	20,768	516 AUTO VALUE - LA	87.09
1002130	20,768	516 AUTO VALUE - LA	87.08
1002130	20,768	AMAZON MKTPL*C218K0Z	8.99
1002130	20,768	AMAZON MKTPL*EM6BC2J	262.70
1002130	20,768	AMAZON MKTPL*WE8SG8W	37.92
1002130	20,768	AUTOZONE #1988	4.94
1002130	20,768	DEBAUCHE TRUCK & DIE	726.87
1002130	20,768	GRAINGER	415.68
1002130	20,768	MENARDS LA CROSSE WI	19.48
1002130	20,768	MENARDS LA CROSSE WI	14.54
1002130	20,768	MENARDS LA CROSSE WI	59.00
1002130	20,768	MENARDS LA CROSSE WI	-59.00
1002130	20,768	MENARDS LA CROSSE WI	8.49

ORG	VENDOR #	VENDOR NAME	AMOUNT
1002130	20,768	MENARDS LA CROSSE WI	30.83
1002130	20,768	MENARDS LA CROSSE WI	15.12
1002130	20,768	MENARDS LA CROSSE WI	3.99
1002130	20,768	MENARDS LA CROSSE WI	122.67
1002130	20,768	MENARDS LA CROSSE WI	22.98
1002130	20,768	O'REILLY 4764	211.12
1002130	20,768	PAULS HEATING AND AI	5.50
1002130	20,768	SUMMIT FIRE PROTECTI	350.00
1002130	20,768	THE HOME DEPOT #4905	1,152.91
1003010	20,768	AGA SERVICE COMPANY	16.00
1003010	20,768	AGA SERVICE COMPANY	9.00
1003010	20,768	AGA SERVICE COMPANY	-16.00
1003010	20,768	AGA SERVICE COMPANY	-9.00
1003010	20,768	AMERICAN PLANNING AS	511.00
1003010	20,768	AMERICAN PLANNING AS	835.00
1003010	20,768	AMERICAN PLANNING AS	990.00
1003010	20,768	AMTRAK MOBIL03006345	81.00
1003010	20,768	AMTRAK MOBIL03007335	111.00
1003010	20,768	COLUMN PUBLIC NOTICE	44.85
1003010	20,768	HOTEL INDIGO-DETROIT	204.97
1003010	20,768	URBAN LAND INSTITUTE	168.00
1003010	20,768	WWW.HOSTELWORLD.COM	18.00
1003015	20,768	AMAZON MKTPL*0G8R50K	7.99
1003015	20,768	AMAZON MKTPL*929LM4B	11.87
1003015	20,768	AMAZON MKTPL*I28211H	28.19
1003015	20,768	AMAZON RETA* 0G2Z52O	22.25
1003015	20,768	AMAZON RETA* 0O86K06	5.09
1003015	20,768	AMAZON RETA* U50ZR4Q	9.04
1003015	20,768	AMAZON RETA* VA0JR2E	12.04
1003015	20,768	AMAZON RETA* Y58OV9N	5.78
1003015	20,768	EB *SWWBIA MEMBERSHI	40.00
1003015	20,768	EB *SWWBIA MEMBERSHI	40.00
1003015	20,768	EB *SWWBIA MEMBERSHI	40.00
1003015	20,768	EB *SWWBIA MEMBERSHI	40.00
1003015	20,768	HOLIDAY INN EAU CLA	144.00
1003015	20,768	LA CROSSE MAIL & PRI	13.67
1003015	20,768	PELRA* IL	199.00
1003015	20,768	PHCC-WISCONSIN	89.00
1003015	20,768	USCELL RECURRING	39.57
1003015	20,768	WI CODE UPDATES	600.00
1003015	20,768	WI CODE UPDATES	150.00
1003015	20,768	WI CODE UPDATES	300.00
1003015	20,768	WI CODE UPDATES	300.00
1003015	20,768	WI CODE UPDATES	300.00
1003015	20,768	WI CODE UPDATES	300.00
1003015	20,768	WI CODE UPDATES	300.00
1003015	20,768	WL *VUE*TESTING EXAM	95.00

ORG	VENDOR #	VENDOR NAME	AMOUNT
1003045	20,768	CHULA VISTA RESORT	129.00
1003045	20,768	CHULA VISTA RESORT	129.00
1003045	20,768	CHULA VISTA RESORT	129.00
1003045	20,768	DOJ EPAY RECORDS CHE	7.00
1003045	20,768	LA CROSSE MAIL & PRI	12.53
1003045	20,768	PAYPAL *WAAO	225.00
1003045	20,768	PAYPAL *WAAO	5.63
1003045	20,768	PAYPAL *WAAO WAAO	225.00
1003045	20,768	PAYPAL *WAAO WAAO	5.63
1003310	20,768	AMAZON MKTPL*1Y1SH6S	89.99
1003310	20,768	AMAZON MKTPL*RE3LT0E	7.59
1003310	20,768	AMAZON MKTPL*SL5NI1N	207.69
1003310	20,768	AMAZON.COM*QU2517Y93	14.09
1003310	20,768	ASSOCIATIO* ITE CARE	520.00
1003310	20,768	CDW GOVT #ENG - MICH	32.78
1003310	20,768	LA CROSSE MAIL & PRI	21.37
1003310	20,768	TAPCO	101.12
1003310	20,768	TEXAS ROADHOUSE #227	54.69
1003310	20,768	UWSP CONTINUING ED O	375.00
1003415	20,768	516 AUTO VALUE - LA	127.98
1003415	20,768	516 AUTO VALUE - LA	46.20
1003415	20,768	516 AUTO VALUE - LA	22.99
1003415	20,768	516 AUTO VALUE - LA	18.00
1003415	20,768	516 AUTO VALUE - LA	535.98
1003415	20,768	516 AUTO VALUE - LA	17.69
1003415	20,768	516 AUTO VALUE - LA	-548.94
1003415	20,768	516 AUTO VALUE - LA	7.99
1003415	20,768	516 AUTO VALUE - LA	23.97
1003415	20,768	516 AUTO VALUE - LA	21.10
1003415	20,768	516 AUTO VALUE - LA	7.99
1003415	20,768	516 AUTO VALUE - LA	-645.08
1003415	20,768	ACE OF LA CROSSE	7.90
1003415	20,768	ACE OF LA CROSSE	46.10
1003415	20,768	AMAZON MKTPL*3O7GQ09	95.00
1003415	20,768	AMAZON MKTPL*9G2UV37	437.99
1003415	20,768	AMAZON MKTPL*BA8B51W	128.85
1003415	20,768	AMAZON MKTPL*BH1CC32	89.87
1003415	20,768	AMAZON MKTPL*IP0GF7N	26.66
1003415	20,768	AMAZON MKTPL*JE6I20A	11.47
1003415	20,768	AMAZON MKTPL*JE6I20A	12.99
1003415	20,768	AMAZON MKTPL*TY72N6O	3.21
1003415	20,768	AMAZON MKTPL*VF3XT6E	212.47
1003415	20,768	AMAZON MKTPL*ZL24603	26.35
1003415	20,768	AMAZON MKTPL*ZM8JM7P	90.79
1003415	20,768	AMAZON.COM	-19.98
1003415	20,768	AMAZON.COM*CQ5DV89K3	17.12
1003415	20,768	AMAZON.COM*XN3KQ9X13	119.98

ORG	VENDOR #	VENDOR NAME	AMOUNT
1003415	20,768	BERNIE BUCHNER PLUMB	1,147.50
1003415	20,768	BOB'S LOCK AND SAFE	57.00
1003415	20,768	CDW GOVT #STREETS -	231.05
1003415	20,768	CSE*CONS ENERGY	3,464.04
1003415	20,768	FACTORY MOTOR PARTS	16.00
1003415	20,768	FARM & FLEET OF LACR	39.99
1003415	20,768	FARRELL EQUIPMENT&SU	227.95
1003415	20,768	GEXPRO 7535	118.42
1003415	20,768	GEXPRO 7535	129.00
1003415	20,768	GEXPRO 7535	624.57
1003415	20,768	GRAINGER	13.32
1003415	20,768	GRAINGER	6.98
1003415	20,768	GRIMCO INC	1,164.82
1003415	20,768	GRIMCO INC	656.00
1003415	20,768	HALRON LUBRICANTS IN	255.00
1003415	20,768	HARBOR FREIGHT TOOLS	69.99
1003415	20,768	HARBOR FREIGHT TOOLS	192.91
1003415	20,768	HARBOR FREIGHT TOOLS	49.98
1003415	20,768	HARBOR FREIGHT TOOLS	36.91
1003415	20,768	HARBOR FREIGHT TOOLS	49.99
1003415	20,768	HARBOR FREIGHT TOOLS	42.13
1003415	20,768	IMPERIAL SUPPLIES	12.04
1003415	20,768	IMPERIAL SUPPLIES	103.08
1003415	20,768	IMPERIAL SUPPLIES	114.79
1003415	20,768	IMPERIAL SUPPLIES	247.48
1003415	20,768	IMPERIAL SUPPLIES	23.73
1003415	20,768	IMPERIAL SUPPLIES	145.07
1003415	20,768	IMPERIAL SUPPLIES	35.72
1003415	20,768	IMPERIAL SUPPLIES	135.48
1003415	20,768	IMPERIAL SUPPLIES	207.75
1003415	20,768	IN *CURTIS PRINTING	365.00
1003415	20,768	KIMBALL MIDWEST PAYE	1,279.04
1003415	20,768	LA CROSSE GLASS COMP	3,285.59
1003415	20,768	LA CROSSE MAIL & PRI	0.20
1003415	20,768	LF GEORGE - WAUKESHA	21.64
1003415	20,768	MACQUEEN EMERG/EQUIP	-3,771.00
1003415	20,768	MENARDS LA CROSSE WI	17.97
1003415	20,768	MENARDS LA CROSSE WI	27.98
1003415	20,768	MENARDS LA CROSSE WI	56.09
1003415	20,768	MENARDS LA CROSSE WI	1.18
1003415	20,768	MENARDS LA CROSSE WI	17.88
1003415	20,768	MENARDS LA CROSSE WI	17.88
1003415	20,768	MENARDS LA CROSSE WI	20.64
1003415	20,768	MENARDS LA CROSSE WI	260.23
1003415	20,768	MENARDS LA CROSSE WI	109.80
1003415	20,768	MENARDS LA CROSSE WI	197.63
1003415	20,768	MENARDS LA CROSSE WI	129.44

ORG	VENDOR #	VENDOR NAME	AMOUNT
1003415	20,768	MENARDS LA CROSSE WI	78.34
1003415	20,768	MENARDS LA CROSSE WI	224.54
1003415	20,768	MENARDS LA CROSSE WI	34.37
1003415	20,768	MENARDS LA CROSSE WI	16.87
1003415	20,768	MENARDS LA CROSSE WI	63.24
1003415	20,768	MENARDS LA CROSSE WI	568.38
1003415	20,768	MENARDS LA CROSSE WI	36.35
1003415	20,768	MENARDS LA CROSSE WI	81.96
1003415	20,768	MENARDS LA CROSSE WI	196.62
1003415	20,768	MENARDS LA CROSSE WI	172.08
1003415	20,768	MENARDS LA CROSSE WI	83.60
1003415	20,768	MENARDS LA CROSSE WI	0.44
1003415	20,768	MENARDS LA CROSSE WI	1.39
1003415	20,768	MENARDS ONALASKA WI	173.98
1003415	20,768	MENARDS ONALASKA WI	260.97
1003415	20,768	MENARDS ONALASKA WI	59.93
1003415	20,768	OVERHEAD DOOR COMPAN	1,434.88
1003415	20,768	PETERBILT OF LACROSS	135.00
1003415	20,768	PETERBILT OF LACROSS	10.98
1003415	20,768	POMPS TIRE 018	361.55
1003415	20,768	PRECISE MRM LLC	160.00
1003415	20,768	PREMIUM WATERS, INC.	12.45
1003415	20,768	PREMIUM WATERS, INC.	47.95
1003415	20,768	RIVER ROAD QUILT SHO	122.00
1003415	20,768	RONCO ENGR SALES-LA	8.90
1003415	20,768	RONCO ENGR SALES-LA	46.93
1003415	20,768	RONCO ENGR SALES-LA	36.40
1003415	20,768	SNAP-ON TOOLS CO 625	100.00
1003415	20,768	SOI*SNAP-ON INDUSTRI	161.40
1003415	20,768	SOI*SNAP-ON INDUSTRI	359.46
1003415	20,768	SOI*SNAP-ON INDUSTRI	196.47
1003415	20,768	SP MAXWAREHOUSE.COM	32.24
1003415	20,768	SP SIMPLY BREAKERS	56.96
1003415	20,768	TAPCO	213.63
1003415	20,768	TITAN MACHINERY LA C	2,142.00
1003415	20,768	TITAN MACHINERY LA C	235.40
1003415	20,768	TITAN MACHINERY LA C	61.85
1003415	20,768	TITAN MACHINERY LA C	-61.85
1003415	20,768	TITAN MACHINERY LA C	-235.40
1003415	20,768	UNIFIRST CORPORATION	1,749.11
1003415	20,768	UNIFIRST CORPORATION	516.05
1003415	20,768	UPS*BILLING CENTER	28.26
1003415	20,768	VOSS SIGNS	2,600.00
1003415	20,768	WAL-MART #5127	70.59
1003415	20,768	WISCONSIN KENWORTH -	-385.08
1003415	20,768	WISCONSIN KENWORTH -	-13,695.59
1003415	20,768	WISCONSIN KENWORTH -	-172.48

ORG	VENDOR #	VENDOR NAME	AMOUNT
1003415	20,768	YARDCRAFT PRODUCTS L	694.00
1003415	20,768	ZORO TOOLS INC	777.68
1003420	20,768	LA CROSSE MAIL & PRI	0.20
1003420	20,768	MENARDS LA CROSSE WI	1,353.73
1003420	20,768	MENARDS LA CROSSE WI	549.13
1003420	20,768	MENARDS LA CROSSE WI	70.50
1003420	20,768	MENARDS LA CROSSE WI	25.94
1003420	20,768	MENARDS ONALASKA WI	135.65
1003430	20,768	3121 KEYSTONE AUTOMO	650.00
1003430	20,768	516 AUTO VALUE - LA	74.68
1003430	20,768	516 AUTO VALUE - LA	126.76
1003430	20,768	516 AUTO VALUE - LA	11.99
1003430	20,768	516 AUTO VALUE - LA	9.99
1003430	20,768	516 AUTO VALUE - LA	12.81
1003430	20,768	516 AUTO VALUE - LA	15.37
1003430	20,768	516 AUTO VALUE - LA	16.47
1003430	20,768	516 AUTO VALUE - LA	7.93
1003430	20,768	516 AUTO VALUE - LA	5.96
1003430	20,768	516 AUTO VALUE - LA	44.34
1003430	20,768	516 AUTO VALUE - LA	12.40
1003430	20,768	516 AUTO VALUE - LA	27.75
1003430	20,768	516 AUTO VALUE - LA	230.98
1003430	20,768	516 AUTO VALUE - LA	24.99
1003430	20,768	516 AUTO VALUE - LA	21.30
1003430	20,768	516 AUTO VALUE - LA	67.19
1003430	20,768	516 AUTO VALUE - LA	101.29
1003430	20,768	516 AUTO VALUE - LA	12.99
1003430	20,768	516 AUTO VALUE - LA	16.90
1003430	20,768	516 AUTO VALUE - LA	9.26
1003430	20,768	516 AUTO VALUE - LA	2.18
1003430	20,768	516 AUTO VALUE - LA	15.37
1003430	20,768	518 AUTO VALUE - LA	14.36
1003430	20,768	AMAZON MKTPL*Y40IN9U	25.45
1003430	20,768	BROOKS TRACTOR WEST	60.32
1003430	20,768	C & C MACHINE INC	1,301.16
1003430	20,768	CERTIFIED POWER	3,755.50
1003430	20,768	DAVE SYVERSON FREIGH	117.32
1003430	20,768	DAVE SYVERSON FREIGH	274.14
1003430	20,768	DEBAUCHE TRUCK & DIE	421.88
1003430	20,768	DEBAUCHE TRUCK & DIE	21.30
1003430	20,768	DEBAUCHE TRUCK & DIE	304.07
1003430	20,768	ETRAILER CORPORATION	273.56
1003430	20,768	FACTORY MOTOR PARTS	212.67
1003430	20,768	FACTORY MOTOR PARTS	31.70
1003430	20,768	FACTORY MOTOR PARTS	35.80
1003430	20,768	GOODYEAR AUTO SRV CT	522.08
1003430	20,768	HALLMAN - ONALASKA	264.46

ORG	VENDOR #	VENDOR NAME	AMOUNT
1003430	20,768	IMPERIAL SUPPLIES	1,023.92
1003430	20,768	LF GEORGE - WAUKESHA	721.25
1003430	20,768	LINCOLN CONTRACTORS	49.42
1003430	20,768	LINCOLN CONTRACTORS	786.63
1003430	20,768	MACQUEEN EMERG/EQUIP	280.45
1003430	20,768	MACQUEEN EMERG/EQUIP	3,081.53
1003430	20,768	MACQUEEN EMERG/EQUIP	437.53
1003430	20,768	MICHAELS TRUCK EQUIP	59.00
1003430	20,768	MICHAELS TRUCK EQUIP	565.00
1003430	20,768	NAPA STORE 3388506	79.09
1003430	20,768	O'REILLY 2214	15.83
1003430	20,768	O'REILLY 2214	141.90
1003430	20,768	O'REILLY 2214	12.36
1003430	20,768	P T WELDING AND DRIV	225.00
1003430	20,768	P T WELDING AND DRIV	20.95
1003430	20,768	PETERBILT OF LACROSS	190.00
1003430	20,768	PETERBILT OF LACROSS	10.20
1003430	20,768	PETERBILT OF LACROSS	124.26
1003430	20,768	PETERBILT OF LACROSS	89.15
1003430	20,768	PETERBILT OF LACROSS	55.20
1003430	20,768	PY *SLEEPY HOLLOW FO	230.34
1003430	20,768	RONCO ENGR SALES-LA	1,692.37
1003430	20,768	RONCO ENGR SALES-LA	174.70
1003430	20,768	SAFELITE ONLINE PAYM	1,177.02
1003430	20,768	SLEEPY HOLLOW FORD	77.25
1003430	20,768	TITAN MACHINERY LA C	2,748.18
1003430	20,768	TITAN MACHINERY LA C	66.80
1003430	20,768	TITAN MACHINERY LA C	-102.10
1003430	20,768	TITAN MACHINERY LA C	1,181.95
1003430	20,768	TITAN MACHINERY LA C	126.70
1003430	20,768	TITAN MACHINERY LA C	952.85
1003430	20,768	TITAN MACHINERY LA C	64.07
1003430	20,768	TITAN MACHINERY LA C	651.50
1003430	20,768	WISCONSIN KENWORTH -	69.02
1003430	20,768	WISCONSIN KENWORTH -	11.82
1003430	20,768	WISCONSIN KENWORTH -	40.48
1004010	20,768	ACE OF LA CROSSE	90.95
1004010	20,768	ACI*BRIGHTSPEED	327.84
1004010	20,768	ACI*BRIGHTSPEED	88.12
1004010	20,768	ACI*BRIGHTSPEED	77.82
1004010	20,768	ACI*BRIGHTSPEED	8.95
1004010	20,768	ACI*BRIGHTSPEED	8.95
1004010	20,768	ACI*BRIGHTSPEED	8.95
1004010	20,768	ADOBE INC	244.93
1004010	20,768	AMAZON MKTPL*2S58H51	150.20
1004010	20,768	AMAZON MKTPL*9W3SD6Z	89.99
1004010	20,768	AMAZON MKTPL*D54OZ8C	21.99

ORG	VENDOR #	VENDOR NAME	AMOUNT
1004010	20,768	AMAZON MKTPL*NH2N77S	179.99
1004010	20,768	AMAZON MKTPL*Q995Q59	29.59
1004010	20,768	AMAZON MKTPL*QT13N4P	121.22
1004010	20,768	AMAZON MKTPL*SE0C80H	97.96
1004010	20,768	AMAZON MKTPL*W13D913	64.64
1004010	20,768	AMAZON MKTPL*XW4G015	12.71
1004010	20,768	AMAZON RETA* 9G3RZ9D	239.88
1004010	20,768	AMAZON RETA* ST9JA7N	7.22
1004010	20,768	AMERICAN LIBRARY ASS	114.00
1004010	20,768	BATTERIES PLUS 860	70.20
1004010	20,768	BRAINSTORM* BRAINSTO	420.00
1004010	20,768	CDW GOVT #AH5CK2E	10,856.63
1004010	20,768	CDW GOVT #AH5IW5N	2,235.19
1004010	20,768	CHECKS FLOORCRAFTERS	7,713.73
1004010	20,768	CHECKS FLOORCRAFTERS	231.41
1004010	20,768	ENVISION WARE	1,522.50
1004010	20,768	IN *SIGN PRO OF LA C	270.00
1004010	20,768	IN *TALON PROTECTION	7,917.50
1004010	20,768	KALAHARI RESORT - WI	108.00
1004010	20,768	KEEPERSECURITY.COM	1,425.00
1004010	20,768	MARITZ AT&L* ALA	673.00
1004010	20,768	MARITZ AT&L* ALA	673.00
1004010	20,768	MARITZ AT&L* ALA	364.00
1004010	20,768	MARITZ AT&L* ALA	280.00
1004010	20,768	MENARDS LA CROSSE WI	41.97
1004010	20,768	MENARDS LA CROSSE WI	23.29
1004010	20,768	MENARDS LA CROSSE WI	70.23
1004010	20,768	MENARDS LA CROSSE WI	138.56
1004010	20,768	MENARDS LA CROSSE WI	70.03
1004010	20,768	MENARDS LA CROSSE WI	981.79
1004010	20,768	MENARDS LA CROSSE WI	150.15
1004010	20,768	MSFT * E0100YF578	80.50
1004010	20,768	NEXTIVA SERVICE	724.27
1004010	20,768	NEXTIVA SERVICE	105.50
1004010	20,768	PDQ.COM	1,999.80
1004010	20,768	UNIFIRST CORPORATION	38.15
1004010	20,768	UNIFIRST CORPORATION	38.15
1004010	20,768	UNIFIRST CORPORATION	38.15
1004010	20,768	UNIFIRST CORPORATION	41.75
1004010	20,768	UNIFIRST CORPORATION	9.31
1004010	20,768	UNIFIRST CORPORATION	38.15
1004010	20,768	VERIZONWRLSS*RTCCR V	46.25
1004015	20,768	AMAZON MKTPL*0V7V31A	17.70
1004015	20,768	AMAZON MKTPL*533QS49	5.55
1004015	20,768	AMAZON MKTPL*EB5IP74	139.70
1004015	20,768	AMAZON MKTPL*LI5EC1M	16.36
1004015	20,768	AMAZON MKTPL*X73GU3S	19.79

ORG	VENDOR #	VENDOR NAME	AMOUNT
1004015	20,768	AMAZON MKTPL*ZC54236	38.14
1004015	20,768	AMAZON MKTPLACE PMTS	-36.67
1004015	20,768	AMAZON MKTPLACE PMTS	-99.98
1004015	20,768	AMAZON RETA* 8450Q1S	30.38
1004015	20,768	AMAZON RETA* 9U5TL15	217.74
1004015	20,768	AMAZON RETA* H83057F	34.17
1004015	20,768	AMAZON RETA* RB6I99O	-18.70
1004015	20,768	AMAZON RETA* XQ3JB9R	10.99
1004015	20,768	CHICAGO BOOKS & JOUR	74.24
1004015	20,768	DEMCO INC	134.65
1004015	20,768	IN *TRANSPARENT LANG	1,732.50
1004015	17,796	INGRAM LIBRARY SERVI	70.20
1004015	17,796	INGRAM LIBRARY SERVI	1,023.59
1004015	17,796	INGRAM LIBRARY SERVI	380.48
1004015	17,796	INGRAM LIBRARY SERVI	17.27
1004015	17,796	INGRAM LIBRARY SERVI	38.84
1004015	17,796	INGRAM LIBRARY SERVI	20.96
1004015	17,796	INGRAM LIBRARY SERVI	117.16
1004015	17,796	INGRAM LIBRARY SERVI	41.40
1004015	17,796	INGRAM LIBRARY SERVI	360.68
1004015	17,796	INGRAM LIBRARY SERVI	386.16
1004015	17,796	INGRAM LIBRARY SERVI	29.38
1004015	17,796	INGRAM LIBRARY SERVI	56.76
1004015	17,796	INGRAM LIBRARY SERVI	272.26
1004015	17,796	INGRAM LIBRARY SERVI	7.49
1004015	17,796	INGRAM LIBRARY SERVI	22.68
1004210	20,768	AMAZON MARK* BI7GQ8K	-32.66
1004210	20,768	AMAZON MARK* V16GS91	8.98
1004210	20,768	AMAZON MKTPL*T463F0L	27.99
1004210	20,768	AMAZON MKTPLACE PMTS	-27.99
1004210	20,768	AMAZON RETA* 8G4W24H	49.96
1004210	20,768	AMAZON RETA* YL3CI2W	9.99
1004210	20,768	ASCAP LICENSE FEE	458.50
1004210	20,768	LA CROSSE MAIL & PRI	5.23
1004210	20,768	MAILCHIMP	234.60
1004210	20,768	STAPLES	124.50
1004210	20,768	TLF*SUNSHINE FLORAL	50.00
1004210	20,768	WISCONSIN PARK AND R	150.00
1004215	20,768	516 AUTO VALUE - LA	171.94
1004215	20,768	516 AUTO VALUE - LA	375.46
1004215	20,768	518 AUTO VALUE - LA	21.95
1004215	20,768	ACE OF LA CROSSE	23.66
1004215	20,768	ACE OF LA CROSSE	979.99
1004215	20,768	ACI*BRIGHTSPEED	300.71
1004215	20,768	GEXPRO 7535	2,000.00
1004215	20,768	KALAHARI RESORT - WI	125.00
1004215	20,768	KALAHARI RESORT - WI	375.00

ORG	VENDOR #	VENDOR NAME	AMOUNT
1004215	20,768	MENARDS LA CROSSE WI	163.83
1004215	20,768	MENARDS LA CROSSE WI	217.34
1004215	20,768	MENARDS LA CROSSE WI	51.41
1004215	20,768	MENARDS LA CROSSE WI	56.22
1004215	20,768	MENARDS LA CROSSE WI	84.50
1004215	20,768	MENARDS LA CROSSE WI	118.14
1004215	20,768	MENARDS LA CROSSE WI	55.14
1004215	20,768	MENARDS LA CROSSE WI	92.39
1004215	20,768	MENARDS LA CROSSE WI	42.95
1004215	20,768	MENARDS LA CROSSE WI	349.98
1004215	20,768	NORTHERN BATTERY 108	356.32
1004215	20,768	POMPS TIRE 018	39.21
1004215	20,768	POMPS TIRE 018	215.00
1004215	20,768	POMPS TIRE 018	281.52
1004215	20,768	SPECTRUM	160.00
1004220	20,768	AMAZON MKTPL*BK41J0P	287.64
1004220	20,768	AMAZON MKTPL*GZ5WW0N	81.44
1004220	20,768	CHANHASSENDT-BOXOFFI	410.00
1004220	20,768	FIRESIDE - BOX OFFIC	48.00
1004220	20,768	FIRESIDE - BOX OFFIC	82.50
1004220	20,768	FIRESIDE - BOX OFFIC	1,445.00
1004220	20,768	LEGACYDINNERTHEATER	1,292.00
1004220	20,768	OVERTURE CENTER	-21.10
1004220	20,768	QUILT SHOW-GARDEN EX	440.00
1004220	20,768	SAMS CLUB.COM	16.48
1004220	20,768	SAMSCLUB.COM	226.54
1004220	20,768	U OF M ARB RESERVATI	260.00
1004225	20,768	ACI*BRIGHTSPEED	400.22
1004225	20,768	AMAZON MKTPL*2D6T864	55.98
1004225	20,768	BATTERIES PLUS 860	11.50
1004225	20,768	DALCO ENTERPRISES	306.64
1004225	20,768	GRAINGER	642.00
1004225	20,768	GRAINGER	157.54
1004225	20,768	LACKORE ELECTRIC	469.44
1004225	20,768	MENARDS LA CROSSE WI	27.50
1004225	20,768	MENARDS LA CROSSE WI	8.76
1004225	20,768	MENARDS LA CROSSE WI	16.98
1004225	20,768	ORKIN LLC 002	76.50
1004225	20,768	ORKIN LLC 002	242.44
1004225	20,768	ORKIN LLC 002	54.26
1004225	20,768	ORKIN LLC 002	85.65
1004225	20,768	ORKIN LLC 002	85.65
1004225	20,768	ORKIN LLC 002	54.26
1004225	20,768	SHERWIN-WILLIAMS7038	134.85
1004225	20,768	SPECTRUM	160.00
1004225	20,768	TRANE SUPPLY-116412	448.54
1004225	20,768	UNIFIRST CORPORATION	22.54

ORG	VENDOR #	VENDOR NAME	AMOUNT
1004225	20,768	UNIFIRST CORPORATION	51.32
1004225	20,768	VIKING ELECTRIC-LACR	92.72
1004230	20,768	BREYERS SALES / SERV	1.99
1004230	20,768	BREYERS SALES / SERV	0.06
1004230	20,768	BREYERS SALES / SERV	14.72
1004230	20,768	EFFINGER EQUIPMENT S	1,000.00
1004230	20,768	EFFINGER EQUIPMENT S	765.96
1004230	20,768	EFFINGER EQUIPMENT S	1,000.00
1004230	20,768	HOTELCOM733517025336	390.39
1004230	20,768	ISA	185.00
1004230	20,768	ISA	185.00
1004230	20,768	ISA	49.90
1004230	20,768	VERMEER WISCONSIN, I	271.49
1004230	20,768	WISCONSIN ARBORISTS	270.00
1004230	20,768	WISCONSIN ARBORISTS	300.00
1004235	20,768	ACI*BRIGHTSPEED	53.37
1004235	20,768	GEXPRO 7535	241.20
1004235	20,768	GEXPRO 7535	121.05
1004235	20,768	MENARDS LA CROSSE WI	101.95
1004235	20,768	RECREATION SUPPLY CO	291.88
1004235	20,768	SPECTRUM	10.00
1004235	20,768	SPECTRUM	10.00
1004235	20,768	SPECTRUM	10.00
1009910	20,768	4IMPRINT, INC	777.68
1009910	20,768	AMAZON MKTPL*E58JH62	40.28
1009910	20,768	AMAZON MKTPL*K65QS6O	87.58
1009910	20,768	AMAZON MKTPL*M029F91	10.93
1009910	20,768	AMAZON MKTPL*M29LH8N	53.95
1009910	20,768	AMAZON MKTPL*PE4MI8C	37.49
1009910	20,768	AMAZON RETA* H41QV60	25.99
1009910	20,768	AMAZON RETA* IU5NA32	40.24
1009910	20,768	AMAZON RETA* IU5NA32	-40.24
1009910	20,768	CDW GOVT #ERGONOMICS	60.79
1009910	20,768	CENTRAL INSURANCE	3,995.92
1009910	20,768	CENTRAL INSURANCE	312.54
1009910	20,768	JIMMY JOHNS - 417	124.88
1009910	20,768	MENARDS LA CROSSE WI	27.96
1009910	20,768	MOTION CONNECTED	495.00
1009910	20,768	MOTION CONNECTED	495.00
1009910	20,768	SLIDEROOM	956.00
1009910	20,768	SQ *FIFTH AVENUE AWA	56.75
1009910	20,768	SQ *FIFTH AVENUE AWA	15.00
2002085	20,768	CDW GOVT #GRANT-GILL	1,737.52
2002085	20,768	CDW GOVT #GRANT-GILL	273.36
2002085	20,768	CHIPPEWA VALLEY LOCK	449.99
2002085	20,768	CITY OF MADISON	4.50
2002085	20,768	L-COM	333.98

ORG	VENDOR #	VENDOR NAME	AMOUNT
2002085	20,768	PARKING UTILITY SMAR	3.75
2002085	20,768	URBANLANDINTERESTS53	8.00
2303010	20,768	LA CROSSE MAIL & PRI	0.13
2303080	20,768	DSPS E SERVICE FEE R	1.24
2303080	20,768	LA CROSSE MAIL & PRI	1.47
2303080	20,768	WI CONTRAC* O #35895	104.45
2303080	20,768	WI DSPS LICENSURE	55.00
2303084	20,768	MENARDS LA CROSSE WI	22.39
2303084	20,768	MENARDS LA CROSSE WI	10.87
2303084	20,768	WI CONTRAC* O #35699	42.20
2604110	20,768	AMAZON MKTPL*4O8K64L	59.58
2604110	20,768	AMAZON MKTPL*8P8Y17I	11.98
2604110	20,768	AMAZON MKTPL*FE7244G	18.49
2604110	20,768	ASCAP LICENSE FEE	458.50
2604110	20,768	DOJ EPAY RECORDS CHE	7.00
2604110	20,768	DOJ EPAY RECORDS CHE	7.00
2604110	20,768	LA CROSSE MAIL & PRI	1.41
2604110	20,768	PST*TRIPLESEAT	80.00
2604115	20,768	AMAZON MKTPL*R04SH1K	307.93
2604115	20,768	FACEBK *54ADHCRWR2	329.00
2604115	20,768	FACEBK *AAUU3F5WR2	28.21
2604115	20,768	FACEBK *QGQCZC5XR2	329.00
2604115	20,768	FACEBK *VN4GWBRWR2	329.00
2604115	20,768	FACEBK *ZNT52DMWR2	329.00
2604115	20,768	HIVE CO	195.38
2604115	20,768	HOMES TO SUITES BY H	113.86
2604115	20,768	HOMES TO SUITES BY H	113.86
2604115	20,768	HOMES TO SUITES BY H	113.86
2604115	20,768	HOMES TO SUITES BY H	-14.86
2604115	20,768	HOMES TO SUITES BY H	-14.86
2604115	20,768	HOMES TO SUITES BY H	-14.86
2604115	20,768	PICKERMANS SOUP & SA	276.00
2604115	20,768	PICKERMANS SOUP & SA	276.00
2604115	20,768	PICKERMANS SOUP & SA	9.54
2604115	20,768	PICKERMANS SOUP & SA	9.54
2604115	20,768	POLLSTAR	19.50
2604120	20,768	FESTIVAL FOODS	8.88
2604120	20,768	FESTIVAL FOODS	12.96
2604120	20,768	FESTIVAL FOODS	121.83
2604120	20,768	FESTIVAL FOODS	39.88
2604120	20,768	FESTIVAL FOODS	7.98
2604120	20,768	FESTIVAL FOODS	455.09
2604120	20,768	FESTIVAL FOODS	14.00
2604120	20,768	FESTIVAL FOODS	6.57
2604120	20,768	FESTIVAL FOODS	38.94
2604120	20,768	FESTIVAL FOODS	32.90
2604120	20,768	FESTIVAL FOODS	70.03

ORG	VENDOR #	VENDOR NAME		AMOUNT
2604120	20,768	FESTIVAL FOODS		49.90
2604120	20,768	FESTIVAL FOODS		21.00
2604120	20,768	FESTIVAL FOODS		23.88
2604120	20,768	FESTIVAL FOODS		11.04
2604120	20,768	FESTIVAL FOODS		55.96
2604120	20,768	FESTIVAL FOODS		41.43
2604120	20,768	FESTIVAL FOODS	S	-399.00
2604120	20,768	FESTIVAL FOODS	S	-2.80
2604120	20,768	FILTERS FAST		384.75
2604120	20,768	FILTERS FAST		-359.80
2604120	20,768	HY-VEE AISLES ONLINE		942.55
2604120	20,768	HY-VEE AISLES ONLINE		385.44
2604120	20,768	HY-VEE AISLES ONLINE		187.91
2604120	20,768	HY-VEE AISLES ONLINE		-3.57
2604120	20,768	PEOPLE'S FOOD CO-OP		44.82
2604120	20,768	PEOPLE'S FOOD CO-OP		165.21
2604120	20,768	WAL-MART #5127		81.96
2604120	20,768	WAL-MART #5127		161.24
2604120	20,768	WM SUPERCENTER #5127		185.10
2604125	20,768	AMAZON MKTPL*8P8Y17I		29.27
2604125	20,768	AMAZON MKTPL*FE7244G		22.91
2604125	20,768	AMAZON MKTPL*OW92W4J		87.31
2604125	20,768	AMAZON MKTPL*TH31V6C		44.98
2604125	20,768	AMAZON MKTPL*WC6H97Z		457.42
2604125	20,768	DSPS E SERVICE FEE C		9.00
2604125	20,768	DSPS EPAY ISE		400.00
2604125	20,768	HOMEDEPOT.COM		316.21
2604125	20,768	KRONER'S HARDWARE		45.23
2604125	20,768	MENARDS LA CROSSE WI		139.71
2604125	20,768	MENARDS LA CROSSE WI		28.98
2604125	20,768	MENARDS LA CROSSE WI		33.66
2604125	20,768	MENARDS LA CROSSE WI		161.90
2604125	20,768	MENARDS LA CROSSE WI		187.62
2604125	20,768	MENARDS LA CROSSE WI		35.96
2604125	20,768	NORTHERN BATTERY 108		180.84
2604125	20,768	PRECISION SPORTS SE.		205.00
2604125	20,768	SCHILLING SUPPLY COM		69.65
2604125	20,768	SCHILLING SUPPLY COM		143.19
2604125	20,768	ZORO TOOLS INC		89.88
2703110	20,768	516 AUTO VALUE - LA		192.00
2703110	20,768	516 AUTO VALUE - LA		100.73
2703110	20,768	516 AUTO VALUE - LA		205.92
2703110	20,768	516 AUTO VALUE - LA		43.17
2703110	20,768	516 AUTO VALUE - LA		81.80
2703110	20,768	516 AUTO VALUE - LA		95.88
2703110	20,768	516 AUTO VALUE - LA		16.38
2703110	20,768	516 AUTO VALUE - LA		7.99

ORG	VENDOR #	VENDOR NAME	AMOUNT
2703110	20,768	516 AUTO VALUE - LA	-16.38
2703110	20,768	516 AUTO VALUE - LA	9.97
2703110	20,768	ABC FLORIDA PARTS CA	765.50
2703110	20,768	ABC FLORIDA PARTS CA	887.04
2703110	20,768	AMAZON MKTPL*278LU86	184.95
2703110	20,768	AMAZON MKTPL*5X9G26W	69.99
2703110	20,768	AMAZON MKTPL*FS9RO4Z	20.66
2703110	20,768	AMAZON MKTPL*IV5094X	521.96
2703110	20,768	AMAZON MKTPL*IW49L6V	84.83
2703110	20,768	AMAZON MKTPL*JZ5N48D	18.67
2703110	20,768	AMAZON MKTPL*UH8Z95H	174.88
2703110	20,768	AMAZON RETA* OO6RR19	24.99
2703110	20,768	AMAZON.COM*JW8EM6T63	151.15
2703110	20,768	AMAZON.COM*JY2OQ9W63	63.00
2703110	20,768	AMAZON.COM*KN43K8I83	18.39
2703110	20,768	AMAZON.COM*S16KQ48Q3	59.95
2703110	20,768	APPLIED MSS LLC 6511	428.93
2703110	20,768	BOBCAT OF THE COULEE	1,789.58
2703110	20,768	BTS*UNIFIRST CORPORA	14.90
2703110	20,768	BTS*UNIFIRST CORPORA	14.24
2703110	20,768	BTS*UNIFIRST CORPORA	14.24
2703110	20,768	BTS*UNIFIRST CORPORA	14.90
2703110	20,768	BTS*UNIFIRST CORPORA	101.51
2703110	20,768	BTS*UNIFIRST CORPORA	148.36
2703110	20,768	BTS*UNIFIRST CORPORA	14.24
2703110	20,768	BTS*UNIFIRST CORPORA	14.90
2703110	20,768	BTS*UNIFIRST CORPORA	169.45
2703110	20,768	BTS*UNIFIRST CORPORA	14.90
2703110	20,768	BTS*UNIFIRST CORPORA	14.24
2703110	20,768	BTS*UNIFIRST CORPORA	14.90
2703110	20,768	BTS*UNIFIRST CORPORA	14.24
2703110	20,768	BTS*UNIFIRST CORPORA	244.07
2703110	20,768	BTS*UNIFIRST CORPORA	114.62
2703110	20,768	BTS*UNIFIRST CORPORA	14.24
2703110	20,768	BTS*UNIFIRST CORPORA	14.90
2703110	20,768	BTS*UNIFIRST CORPORA	100.82
2703110	20,768	CDW GOVT #AH97J3A	90.99
2703110	20,768	CDW GOVT #MTU - TIM	86.86
2703110	20,768	CDW GOVT #MTU - TIM	62.62
2703110	20,768	DOJ EPAY RECORDS CHE	7.00
2703110	20,768	DOJ EPAY RECORDS CHE	7.00
2703110	20,768	FESTIVAL FOODS	27.65
2703110	20,682	GILLIG LLC	3,775.64
2703110	20,682	GILLIG LLC	1,887.82
2703110	20,682	GILLIG LLC	1,677.77
2703110	20,682	GILLIG LLC	736.44
2703110	20,682	GILLIG LLC	589.53

ORG	VENDOR #	VENDOR NAME	AMOUNT
2703110	20,682	GILLIG LLC	92.91
2703110	20,682	GILLIG LLC	1,570.98
2703110	20,682	GILLIG LLC	1,294.30
2703110	20,682	GILLIG LLC	3,719.28
2703110	20,682	GILLIG LLC	1,340.48
2703110	20,682	GILLIG LLC	78.00
2703110	20,768	GRAINGER	7.03
2703110	20,768	GRAINGER	3.68
2703110	20,768	HALRON LUBRICANTS IN	631.25
2703110	20,768	HALRON LUBRICANTS IN	350.00
2703110	20,768	HALRON LUBRICANTS IN	262.50
2703110	20,768	HALRON LUBRICANTS IN	407.75
2703110	20,768	HALRON LUBRICANTS IN	1,123.50
2703110	20,768	HALRON LUBRICANTS IN	490.00
2703110	20,768	HARBOR FREIGHT TOOLS	139.98
2703110	20,768	IN *CORPORATE EMBROI	3,881.13
2703110	20,768	KIRKS AUTOMOTIVE INC	490.00
2703110	20,768	LA CROSSE MAIL & PRI	3.75
2703110	20,768	MORRIES ONALASKA CHE	128.75
2703110	20,768	NORTHERN BATTERY 108	175.38
2703110	20,768	NORTHERN BATTERY 108	123.27
2703110	20,768	O'REILLY 2214	6.63
2703110	20,768	PETERBILT OF LACROSS	1,479.83
2703110	20,768	POMPS TIRE 018	172.50
2703110	20,768	PREMIUM WATERS, INC.	12.45
2703110	20,768	PREMIUM WATERS, INC.	47.95
2703110	20,768	PTG OF LA CROSSE	4,713.89
2703110	20,768	PTG OF LA CROSSE	-1,197.00
2703110	20,768	ROSS AND WHITE COMPA	246.86
2703110	20,768	SCHILLING SUPPLY COM	331.38
2703110	20,768	STAPLES	77.71
2703110	20,768	TOYOTA OF LA CROSSE	148.96
2703110	20,768	TOYOTA OF LA CROSSE	163.66
2703110	20,768	TOYOTA OF LA CROSSE	1,601.52
2703110	20,768	TXDPS CRIME RECS	3.32
2703110	20,768	UPS*BILLING CENTER	8.74
2703110	20,768	WISCONSIN KENWORTH -	1,418.62
2703110	20,768	WISCONSIN KENWORTH -	975.13
2703110	20,768	WISCONSIN KENWORTH -	69.02
2703110	20,768	WSP BACKGROUND CHECK	11.00
2902051	20,768	AMAZON PRIME*WJ8ZC3Y	139.67
2902051	20,768	BP#2176600WEBER'S EX	38.83
2902051	20,768	CHULA VISTA RESORT	101.00
2902051	20,768	DAVES HOT CHICKEN 11	15.59
2902051	20,768	GLOCK PROFESSIONAL I	300.00
2902051	20,768	GREENHOUSE RESTAURAN	19.41
2902051	20,768	GREENHOUSE RESTAURAN	37.62

ORG	VENDOR #	VENDOR NAME	AMOUNT
2902051	20,768	KALAHARI RESORT - WI	-24.00
2902051	20,768	KALAHARI RESORT - WI	220.00
2902051	20,768	KOHLER WI RESORT HOT	134.57
2902051	20,768	MCDONALD'S F2828	12.22
2902051	20,768	POTBELLY #444	12.32
2902051	20,768	SHEPHARDS BEACH RESO	19.12
2902051	20,768	SPO*BADFINSFOODBREW	23.87
2902051	20,768	SQ *NATIONAL TACTICA	35.00
2902051	20,768	SQ *NATIONAL TACTICA	724.00
2902051	20,768	SQ *NATIONAL TACTICA	35.00
2902051	20,768	SQ *NATIONAL TACTICA	724.00
2902051	20,768	STARBUCKS RES F2 TPA	12.72
2902051	20,768	STARBUCKS T3 CL ORD	16.31
2902051	20,768	SUBWAY 27826	35.82
2902051	20,768	TST*FRENCHYS SOUTH B	19.07
2902051	20,768	TST*HOLIDAYS PUB & G	54.49
2902051	20,768	TST*HOLIDAYS PUB & G	56.60
2902051	20,768	TST*HOLIDAYS PUB & G	1.35
2902051	20,768	TST*HOLIDAYS PUB & G	1.41
2902051	20,768	UBER *TRIP	6.00
2902051	20,768	UBER *TRIP	43.93
2902051	20,768	WI DOJ* ACTIVE THREA	200.00
2902051	20,768	WI DOJ* ACTIVE THREA	5.90
2902051	20,768	WP*THE WAI	175.00
2902051	20,768	WYNDHAM	1,013.61
2902051	20,768	WYNDHAM GRAND CLEARW	14.23
2902051	20,768	WYNDHAM GRAND CLEARW	15.66
2902058	20,768	ACE OF LA CROSSE	69.99
2902058	20,768	PACKTRACK	14.00
2902058	20,768	PETCO 0622	67.99
2902058	20,768	PETCO 0622	97.99
2902058	20,768	PETCO 0622	164.98
2902058	20,768	RUDY'S FEED 'N SEED	91.12
2902058	20,768	THEISENSHOMEFARMAUTO	55.99
2902058	20,768	WAGS AND WHISKERS	57.99
2902058	20,768	WAGS AND WHISKERS	37.99
2902060	20,768	AMAZON MARK* VW8TT3H	80.51
2902063	20,768	AMAZON MKTPL*0E0C82Z	77.60
2902063	20,768	TST*BIG ALS PIZZA	119.15
2902063	20,768	TST*BIG ALS PIZZA	3.39
2902151	20,768	CLAREY'S SAFETY EQUI	5,282.54
2902154	20,768	AMERICAN HEART SHOPC	280.00
2902154	20,768	AMERICAN HEART SHOPC	35.00
2902154	20,768	KNOX COMPANY	973.50
2902155	20,768	AMERICAN HEART SHOPC	28.00
2902155	20,768	AMERICAN HEART SHOPC	22.50
2902155	20,768	AMERICAN HEART SHOPC	243.75

ORG	VENDOR #	VENDOR NAME	AMOUNT
2904259	20,768	ORKIN LLC 002	242.44
2904268	20,768	1ST DEFENSE PEST	420.00
2904268	20,768	DNR WS2 WT3 EPAY SAL	353.00
2904268	20,768	DNR WS2 WT3 EPAY SAL	353.00
2904268	20,768	DNR WS2 WT3 EPAY SAL	353.00
2904268	20,768	DNR WS2 WT3 EPAY SAL	353.00
2904268	20,768	DNR WS2 WT3 EPAY SAL	353.00
2904268	20,768	DNR WS2 WT3 EPAY SER	8.83
2904268	20,768	DNR WS2 WT3 EPAY SER	8.83
2904268	20,768	DNR WS2 WT3 EPAY SER	8.83
2904268	20,768	DNR WS2 WT3 EPAY SER	8.83
2904268	20,768	DNR WS2 WT3 EPAY SER	8.83
2904268	20,768	GEXPRO 7535	2,000.00
2904269	20,768	SPECTRUM	109.99
2904270	20,768	AMAZON MKTPL*LC3NQ3I	119.98
2904274	20,768	AMAZON MKTPL*241CP9F	69.96
2904274	20,768	AMAZON MKTPL*5O52C2H	86.37
2904274	20,768	HASTY AWARDS	232.00
2904274	20,768	SAMSCLUB #6436	413.12
2904274	20,768	SPORTS GEAR SWAG	68.44
2904274	20,768	SPORTS GEAR SWAG	53.45
2904274	20,768	WEISSMAN'S THEATRICA	4,755.21
2904275	20,768	ALDI 72054	83.82
2904275	20,768	ALDI 72054	7.66
2904275	20,768	ALDI 72054	27.86
2904275	20,768	AMAZON MKTPL*F61QE23	35.62
2904275	20,768	AMAZON MKTPL*GN9SM53	158.61
2904275	20,768	AMAZON MKTPL*VL22L5Q	175.06
2904275	20,768	AMAZON MKTPL*XL6927V	36.78
2904275	20,768	DOLLAR TREE	24.00
2904275	20,768	DOLLAR TREE	12.25
2904275	20,768	DOLLAR TREE	24.00
2904275	20,768	HOMEGOODS #0265	94.85
2904275	20,768	MICHAELS STORES 5150	59.41
2904275	20,768	SAMS CLUB #6436	64.92
2904275	20,768	SAMSCLUB.COM	59.98
2904275	20,768	WAL-MART #1679	9.66
2904275	20,768	WAL-MART #5127	59.71
2904275	20,768	WALMART.COM	111.03
2904275	20,768	WM SUPERCENTER #1679	42.43
2904276	20,768	AMAZON MKTPL*BK41J0P	53.97
2904276	20,768	FESTIVAL FOODS	3.99
2904276	20,768	KWIK TRIP #391	54.82
2904276	20,768	SAMS CLUB.COM	16.48
2904276	20,768	WAL-MART #1679	24.85
2904276	20,768	WALMART.COM	43.12
2909999	20,768	COLUMN PUBLIC NOTICE	182.73

ORG	VENDOR #	VENDOR NAME	AMOUNT
4012123	20,768	AMAZON MKTPL*FU1NG5L	363.89
4020824	20,768	CDW GOVT #AH8DY8T	176,059.13
4020824	20,768	FS COM INC	547.82
4020825	20,768	CDW GOVT #AH8DY8T	21,225.46
4020825	20,768	CDW GOVT #COUNCIL CH	1,358.88
4020825	20,768	CDW GOVT #IT - SERVE	596.99
4020825	20,768	FS COM INC	834.96
4020825	20,768	VIDABOX LLC	156.54
4020825	20,768	VIDABOX LLC	156.39
4022125	20,768	BEST KEPT PORTABLES	448.00
4022125	20,768	BEST KEPT PORTABLES	448.00
4022125	20,768	MENARDS LA CROSSE WI	-9.48
4115110	20,768	ADOBE INC	253.07
4115110	20,768	CAFE ZUPAS -MIDDLETO	12.65
4115110	20,768	MARRIOTT MADISON WES	202.00
4115110	20,768	TST*AMA	0.54
4115110	20,768	TST*AMA	21.99
4115110	20,768	URBAN LAND INSTITUTE	168.00
4115110	20,768	WEDA	350.00
4115110	20,768	WEDA	454.00
4802195	20,768	FULL SOURCE, LLC	540.49
4802195	20,768	MENARDS LA CROSSE WI	96.58
4802195	20,768	MENARDS LA CROSSE WI	360.75
6006010	20,768	ADVANCE LOCAL MEDIA	3,550.00
6006010	20,768	ADVANCE LOCAL MEDIA	11,350.00
6006010	20,768	AMAZON MKTPL*CY38K07	12.90
6006010	20,768	AMERICAN ASSOCIATION	325.00
6006010	20,768	CDW GOVT #AH9GE3W	112,233.77
6006010	20,768	CITY OF MADISON	10.50
6006010	20,768	FEDEX34630230	24.55
6006010	20,768	FESTIVAL FOODS	45.98
6006010	20,768	GOOGLE *WORKSPACE_LS	8.40
6006010	20,768	IN *LA CROSSE COUNTY	250.00
6006010	20,768	INVOICENINJA	320.00
6006010	20,768	LA CROSSE MAIL & PRI	2.61
6006010	20,768	LA CROSSE* WI	100.00
6006010	20,768	MENARDS LA CROSSE WI	15.70
6006010	20,768	MERIDIAN CORPORATION	60.00
6006010	20,768	MERIDIAN CORPORATION	175.00
6006010	20,768	SENDINBLUE	39.00
6006010	20,768	SP INCREDIBLE COOKIE	596.51
6006010	20,768	SQ *LAXPRINT.COM	60.00
6006010	18,504	TELOS CORPORATION	122.25
6006010	20,768	UNIFIRST CORPORATION	150.60
6006010	20,768	UNIFIRST CORPORATION	153.52
6006010	20,768	WISCONSIN AIRPORT MA	1,000.00
6006015	20,768	517 AUTO VALUE - ONA	8.19

ORG	VENDOR #	VENDOR NAME	AMOUNT
6006015	20,768	517 AUTO VALUE - ONA	11.78
6006015	20,768	517 AUTO VALUE - ONA	21.99
6006015	20,768	A-1 VACUUM SERVICE A	69.98
6006015	20,768	AMAZON MKTPL*DR9WU0Q	314.11
6006015	20,768	AMAZON MKTPL*JJ3F81W	49.99
6006015	20,768	AMAZON MKTPLACE PMTS	-727.50
6006015	20,768	AMAZON RETA* 3T0OD57	184.99
6006015	20,768	CULLIGAN LA CROSSE 2	26.50
6006015	20,768	GRAINGER	46.92
6006015	20,768	GRAINGER	66.96
6006015	20,768	HARTER'S TRASH & REC	436.00
6006015	20,768	LA CROSSE GLASS COMP	22.00
6006015	20,768	LACKORE ELECTRIC	136.47
6006015	20,768	MENARDS LA CROSSE WI	101.94
6006015	20,768	MENARDS LA CROSSE WI	34.88
6006015	20,768	MENARDS LA CROSSE WI	56.97
6006015	20,768	MENARDS LA CROSSE WI	80.83
6006015	20,768	MENARDS LA CROSSE WI	207.66
6006015	20,768	MENARDS LA CROSSE WI	324.00
6006015	20,768	MENARDS LA CROSSE WI	0.23
6006015	20,768	MENARDS LA CROSSE WI	43.33
6006015	20,768	MENARDS LA CROSSE WI	144.98
6006015	20,768	MENARDS LA CROSSE WI	59.91
6006015	20,768	MENARDS LA CROSSE WI	-37.98
6006015	20,768	MENARDS LA CROSSE WI	58.97
6006015	20,768	PAVEMENT STENCIL, LL	116.11
6006015	20,768	SCHILLING SUPPLY COM	53.16
6006015	20,768	SCHILLING SUPPLY COM	706.72
6006015	20,768	SCHILLING SUPPLY COM	1,295.91
6006015	20,768	SCHILLING SUPPLY COM	53.16
6006015	20,768	SCHILLING SUPPLY COM	3,983.11
6006015	20,768	SHERWIN-WILLIAMS7038	180.21
6006015	20,768	STERLING WATER CULLI	209.90
6006015	20,768	THE HOME DEPOT #4905	35.94
6006015	20,768	THE HOME DEPOT #4905	57.05
6006015	20,768	UNIFIRST CORPORATION	206.63
6006015	20,768	VIKING ELECTRIC-LACR	54.08
6006015	20,768	VIKING ELECTRIC-LACR	22.06
6006015	20,768	VIKING ELECTRIC-LACR	2.25
6006015	20,768	VIKING ELECTRIC-LACR	68.66
6006015	20,768	VIKING ELECTRIC-LACR	52.44
6006020	20,768	516 AUTO VALUE - LA	68.35
6006020	20,768	517 AUTO VALUE - ONA	2.99
6006020	20,768	517 AUTO VALUE - ONA	12.99
6006020	20,768	517 AUTO VALUE - ONA	5.99
6006020	20,768	517 AUTO VALUE - ONA	39.07
6006020	20,768	517 AUTO VALUE - ONA	-39.07

ORG	VENDOR #	VENDOR NAME	AMOUNT
6006020	20,768	517 AUTO VALUE - ONA	49.98
6006020	20,768	517 AUTO VALUE - ONA	5.99
6006020	20,768	517 AUTO VALUE - ONA	8.49
6006020	20,768	517 AUTO VALUE - ONA	89.00
6006020	20,768	517 AUTO VALUE - ONA	39.07
6006020	20,768	517 AUTO VALUE - ONA	13.65
6006020	20,768	517 AUTO VALUE - ONA	13.98
6006020	20,768	517 AUTO VALUE - ONA	18.36
6006020	20,768	517 AUTO VALUE - ONA	46.37
6006020	20,768	517 AUTO VALUE - ONA	75.61
6006020	20,768	517 AUTO VALUE - ONA	9.98
6006020	20,768	517 AUTO VALUE - ONA	10.99
6006020	20,768	ADVANCED ELECTRIC EQ	399.29
6006020	20,768	AMAZON MKTPL*2L3CC9M	22.88
6006020	20,768	AMAZON MKTPL*KF6CU1F	179.80
6006020	20,768	AMERICAN LOCK & KEY	31.25
6006020	20,768	CULLIGAN LA CROSSE 2	25.45
6006020	20,768	DAHL FORD	208.80
6006020	20,768	FASTENAL COMPANY 01W	56.01
6006020	20,768	FASTENAL COMPANY 01W	32.18
6006020	20,768	GRAINGER	3.51
6006020	20,768	GRAINGER	1.84
6006020	20,768	GRAINGER	110.66
6006020	20,768	HARTER'S TRASH & REC	221.00
6006020	20,768	KIMBALL MIDWEST PAYE	106.04
6006020	20,768	KIMBALL MIDWEST PAYE	116.73
6006020	20,768	KIMBALL MIDWEST PAYE	99.96
6006020	20,768	LACKORE ELECTRIC	239.42
6006020	20,768	MB COMPANIES	109.82
6006020	20,768	MENARDS LA CROSSE WI	49.92
6006020	20,768	MENARDS LA CROSSE WI	136.74
6006020	20,768	MENARDS LA CROSSE WI	-1.50
6006020	20,768	MENARDS LA CROSSE WI	16.14
6006020	20,768	MENARDS LA CROSSE WI	26.84
6006020	20,768	MENARDS LA CROSSE WI	55.88
6006020	20,768	MENARDS LA CROSSE WI	19.98
6006020	20,768	MICHAELS TRUCK EQUIP	520.00
6006020	20,768	MICHAELS TRUCK EQUIP	295.00
6006020	20,768	MICHAELS TRUCK EQUIP	508.68
6006020	20,768	MISSISSIPPI WELDERS	69.57
6006020	20,768	MORRIES WEST SALEM C	27.65
6006020	20,768	MORRIES WEST SALEM C	322.27
6006020	20,768	MORRIES WEST SALEM C	813.13
6006020	20,768	NORTHERN BATTERY 108	159.09
6006020	20,768	O'REILLY 4764	97.99
6006020	20,768	ORKIN LLC 002	164.43
6006020	20,768	ORKIN LLC 002	142.00

ORG	VENDOR #	VENDOR NAME	AMOUNT
6006020	20,768	ORKIN LLC 002	94.87
6006020	20,768	P T WELDING AND DRIV	211.40
6006020	20,768	P T WELDING AND DRIV	66.80
6006020	20,768	P T WELDING AND DRIV	220.00
6006020	20,768	P T WELDING AND DRIV	160.00
6006020	20,768	POMPS TIRE 018	1,202.90
6006020	20,768	POMPS TIRE 018	340.00
6006020	20,768	POMPS TIRE 018	80.13
6006020	20,768	RONCO ENGR SALES-LA	94.05
6006020	20,768	RONCO ENGR SALES-LA	125.87
6006020	20,768	RONCO ENGR SALES-LA	4.67
6006020	20,768	THE HOME DEPOT #4905	103.24
6006020	20,768	UNIFIRST CORPORATION	220.44
6006020	20,768	UNIFIRST CORPORATION	164.92
6006020	20,768	WISCONSIN KENWORTH -	95.84
6006020	20,768	WISCONSIN KENWORTH -	9.50
6006020	20,768	WISCONSIN KENWORTH -	105.34
6006020	20,768	WISCONSIN KENWORTH -	-9.50
6006020	20,768	WISCONSIN KENWORTH -	-105.34
6006025	20,768	7 RIVERS SURPLUS COR	60.00
6006025	20,768	VIKING ELECTRIC-LACR	127.00
6006025	20,768	WINDCAVE INC	136.54
6006030	20,768	517 AUTO VALUE - ONA	33.98
6006030	20,768	LA CROSSE GLASS COMP	101.29
6006030	20,768	MENARDS LA CROSSE WI	79.92
6006030	20,768	VIKING ELECTRIC-LACR	107.49
6006030	20,768	VIKING ELECTRIC-LACR	90.41
6106110	20,768	ACE OF LA CROSSE	54.70
6106110	20,768	ACI*BRIGHTSPEED	138.03
6106110	20,768	ACI*BRIGHTSPEED	320.00
6106110	20,768	ACI*BRIGHTSPEED	8.95
6106110	20,768	ACI*BRIGHTSPEED	8.95
6106110	20,768	AGENT FEE 89009260	30.00
6106110	20,768	BOB'S LOCK AND SAFE	16.25
6106110	20,768	BOB'S LOCK AND SAFE	125.00
6106110	20,768	DELTA AIR 00673660	737.81
6106110	20,768	GRAINGER	2.05
6106110	20,768	GRAINGER	1.07
6106110	20,768	KWIK TRIP #390	26.40
6106110	20,768	LA CROSSE MAIL & PRI	71.96
6106110	20,768	MENARDS LA CROSSE WI	60.89
6106110	20,768	MENARDS LA CROSSE WI	25.94
6106110	20,768	MENARDS LA CROSSE WI	67.17
6106110	20,768	NIC*TRAFFICVIOLREGPR	1.02
6106110	20,768	NIC*TRAFFICVIOLREGPR	0.06
6106110	20,768	NIC*TRAFFICVIOLREGPR	0.06
6106110	20,768	NIC*TRAFFICVIOLREGPR	1.08

ORG	VENDOR #	VENDOR NAME	AMOUNT
6106110	20,768	NIC*TRAFFICVIOLREGPR	1.08
6106110	20,768	NIC*TRAFFICVIOLREGPR	1.02
6106110	20,768	NIC*TRAFFICVIOLREGPR	1.20
6106110	20,768	NIC*TRAFFICVIOLREGPR	2.04
6106110	20,768	NIC*TRAFFICVIOLREGPR	51.00
6106110	20,768	NIC*TRAFFICVIOLREGPR	3.00
6106110	20,768	NIC*TRAFFICVIOLREGPR	3.00
6106110	20,768	NIC*TRAFFICVIOLREGPR	54.00
6106110	20,768	NIC*TRAFFICVIOLREGPR	54.00
6106110	20,768	NIC*TRAFFICVIOLREGPR	51.00
6106110	20,768	NIC*TRAFFICVIOLREGPR	60.00
6106110	20,768	NIC*TRAFFICVIOLREGPR	102.00
6106110	20,768	NIC*TRAFFICVIOLREGPR	0.60
6106110	20,768	NIC*TRAFFICVIOLREGPR	0.36
6106110	20,768	NIC*TRAFFICVIOLREGPR	0.48
6106110	20,768	NIC*TRAFFICVIOLREGPR	0.12
6106110	20,768	NIC*TRAFFICVIOLREGPR	0.42
6106110	20,768	NIC*TRAFFICVIOLREGPR	0.36
6106110	20,768	NIC*TRAFFICVIOLREGPR	30.00
6106110	20,768	NIC*TRAFFICVIOLREGPR	18.00
6106110	20,768	NIC*TRAFFICVIOLREGPR	24.00
6106110	20,768	NIC*TRAFFICVIOLREGPR	6.00
6106110	20,768	NIC*TRAFFICVIOLREGPR	21.00
6106110	20,768	NIC*TRAFFICVIOLREGPR	18.00
6106110	20,768	SQ *DON'S TOWING AND	1,050.00
6106110	20,768	XCEL EZ-PAY FEE WEB	0.69
6106110	20,768	XCEL EZ-PAY WEB	31.18
6306310	20,768	A-1 VACUUM SERVICE A	104.96
6306310	20,768	ACE OF LA CROSSE	40.31
6306310	20,768	ACE OF LA CROSSE	56.23
6306310	20,768	ACE OF LA CROSSE	90.88
6306310	20,768	AMAZON MARK* S04927W	85.43
6306310	20,768	AMAZON MKTPL*0059001	75.99
6306310	20,768	AMAZON MKTPL*B04OB9V	15.50
6306310	20,768	AMAZON MKTPL*IF4816O	12.90
6306310	20,768	AMAZON MKTPL*T38QL57	77.98
6306310	20,768	AMAZON MKTPL*XS9ZZ38	88.58
6306310	20,768	AMAZON RETA* NP0VK5E	14.07
6306310	20,768	AMERICAN AIR00123080	705.03
6306310	20,768	APPLIED MSS LLC 6511	674.91
6306310	20,768	DOJ EPAY RECORDS CHE	7.00
6306310	20,768	FESTIVAL FOODS	28.74
6306310	20,768	FIRST SUPPLY LA CROS	518.58
6306310	20,768	FIRST SUPPLY LA CROS	45.77
6306310	20,768	GRAINGER	439.56
6306310	20,768	GRAINGER	173.00
6306310	20,768	GRAINGER	217.16

ORG	VENDOR #	VENDOR NAME	AMOUNT
6306310	20,768	GRAINGER	4.39
6306310	20,768	GRAINGER	2.30
6306310	20,768	LA CROSSE MAIL & PRI	0.87
6306310	20,768	MENARDS LA CROSSE WI	172.88
6306310	20,768	MENARDS LA CROSSE WI	45.94
6306310	20,768	MENARDS LA CROSSE WI	256.49
6306310	20,768	MENARDS LA CROSSE WI	127.00
6306310	20,768	MENARDS LA CROSSE WI	-647.37
6306310	20,768	MENARDS LA CROSSE WI	87.92
6306310	20,768	MENARDS LA CROSSE WI	269.91
6306310	20,768	MENARDS LA CROSSE WI	114.72
6306310	20,768	MENARDS LA CROSSE WI	113.83
6306310	20,768	MENARDS LA CROSSE WI	163.43
6306310	20,768	MENARDS LA CROSSE WI	605.25
6306310	20,768	MENARDS LA CROSSE WI	42.12
6306310	20,768	NORTHERN BATTERY 108	408.81
6306310	20,768	O'REILLY 4764	22.99
6306310	20,768	PAR*MOKA - WEST AVE	22.16
6306310	20,768	POMPS TIRE 018	3,415.64
6306310	20,768	PY *GAMES PEOPLE PLA	72.00
6306310	20,768	SAMSCLUB #6436	19.33
6306310	20,768	SP EPASALES	1,054.51
6306310	20,768	SP PRYOR TOOLS	2,080.00
6306310	20,768	SP USA CONTAINERS	4,270.00
6306310	20,768	SUMMIT FIRE PROTECTI	17.50
6306310	20,768	TORCOM/ANSWERING INN	139.72
6306310	20,768	UNIFIRST CORPORATION	56.09
6306310	20,768	UNIFIRST CORPORATION	56.09
6306310	20,768	UPS*BILLING CENTER	8.80
6306310	20,768	WINCAN LLC	2,800.00
6306310	20,768	WWOA	90.00
6306310	20,768	WWOA	3.15
6306310	20,768	ZORO TOOLS INC	1,308.18
6306330	20,768	HILLTOPPER REFUSE	381.00
6306330	20,768	HILLTOPPER REFUSE	163.79
6306332	2,542	NORTH CENTRAL LABS	3,276.25
6306332	20,768	UPS*1Z7U4D2T15000144	308.85
6306332	20,768	UPS*1Z7VJT3415016480	308.85
6306332	20,768	UPS*29JC2I96N79	14.75
6306332	20,768	UPS*29TC2IMNCCD	14.75
6306336	20,768	CSE*CONS ENERGY	98.77
6306336	20,768	VERNON ELECTRIC COOP	49.83
6306340	20,768	BOB'S LOCK AND SAFE	769.00
6306340	20,768	DAKOTA SUPPLY GROUP	159.92
6306340	20,768	FIRST SUPPLY LA CROS	1,073.80
6306340	20,768	FIRST SUPPLY LA CROS	161.84
6306340	20,768	FIRST SUPPLY LA CROS	172.07

ORG	VENDOR #	VENDOR NAME	AMOUNT
6306340	20,768	FIRST SUPPLY LA CROS	366.55
6306340	20,768	LACKORE ELECTRIC	552.32
6306340	20,768	LACKORE ELECTRIC	496.37
6306340	20,768	MENARDS LA CROSSE WI	171.83
6306340	20,768	MENARDS LA CROSSE WI	44.88
6306340	20,768	POST GUARD	1,141.82
6306340	20,768	SP PRYOR TOOLS	3,532.00
6306340	20,768	WWP*WIL-KIL PEST CON	93.45
6306340	20,768	WWP*WIL-KIL PEST CON	93.45
6356395	20,768	NIC*WI EMV PUBLIC	224.66
6356395	20,768	NIC*WI EMV PUBLIC	224.66
6406410	20,768	516 AUTO VALUE - LA	12.59
6406410	20,768	516 AUTO VALUE - LA	12.68
6406410	20,768	AIRGAS LLC - NORTH N	23.55
6406410	20,768	AMAZON MKTPL*2F8XQ7R	8.99
6406410	20,768	AMAZON MKTPL*864U26N	119.99
6406410	20,768	AMAZON MKTPL*9L7VL0D	26.60
6406410	20,768	AMAZON MKTPL*HH0RX38	9.99
6406410	20,768	AMAZON MKTPL*HV5WP68	7.65
6406410	20,768	AMAZON MKTPL*M68FC9G	155.20
6406410	20,768	AMAZON MKTPL*Z48KO2W	38.27
6406410	20,768	AMAZON MKTPLACE PMTS	-11.14
6406410	20,768	AMAZON MKTPLACE PMTS	-13.29
6406410	20,768	AMAZON MKTPLACE PMTS	-8.99
6406410	20,768	AMAZON.COM*6P9DE4NG3	12.81
6406410	20,768	AMAZON.COM*K52H597P3	40.66
6406410	20,768	AMAZON.COM*KB9IH2AI3	33.54
6406410	20,768	BOB'S LOCK AND SAFE	737.50
6406410	20,768	BOB'S LOCK AND SAFE	32.50
6406410	20,768	CDW GOVT #WATER - DE	33.38
6406410	20,768	FARM & FLEET OF LACR	117.97
6406410	20,768	FARM & FLEET OF LACR	119.98
6406410	20,768	FARM & FLEET OF LACR	106.94
6406410	20,768	FARM & FLEET OF LACR	125.00
6406410	20,768	GRAINGER	5.12
6406410	20,768	GRAINGER	2.69
6406410	20,768	MENARDS LA CROSSE WI	5.98
6406410	20,768	MENARDS LA CROSSE WI	53.33
6406410	20,768	MENARDS LA CROSSE WI	16.98
6406410	20,768	MENARDS LA CROSSE WI	24.99
6406410	20,768	MENARDS LA CROSSE WI	24.50
6406410	20,768	MENARDS LA CROSSE WI	10.48
6406410	20,768	MENARDS LA CROSSE WI	122.69
6406410	20,768	MENARDS LA CROSSE WI	35.59
6406410	20,768	MENARDS LA CROSSE WI	29.62
6406410	20,768	MENARDS LA CROSSE WI	46.84
6406410	20,768	MENARDS LA CROSSE WI	-10.53

ORG	VENDOR #	VENDOR NAME	AMOUNT
6406410	20,768	MENARDS LA CROSSE WI	14.99
6406410	20,768	MENARDS LA CROSSE WI	18.44
6406410	20,768	MENARDS LA CROSSE WI	43.17
6406410	20,768	MENARDS LA CROSSE WI	37.98
6406410	20,768	MENARDS LA CROSSE WI	85.51
6406410	20,768	MENARDS LA CROSSE WI	67.97
6406410	20,768	MENARDS LA CROSSE WI	74.99
6406410	20,768	MENARDS LA CROSSE WI	83.97
6406410	20,768	MENARDS LA CROSSE WI	538.02
6406410	20,768	MENARDS LA CROSSE WI	-29.99
6406410	20,768	MENARDS LA CROSSE WI	102.90
6406410	20,768	MO STATE HWY PATROL	15.55
6406410	20,768	PETERBILT OF LACROSS	1,196.00
6406410	20,768	PTG OF LA CROSSE	23.05
6406410	20,768	RONCO ENGR SALES-LA	374.16
6406410	20,768	THE HOME DEPOT #4905	143.47
6406410	20,768	WALMART.COM 80092562	113.81
6406410	20,768	WM SUPERCENTER #1679	95.92
6406432	20,768	516 AUTO VALUE - LA	27.84
6406432	20,768	516 AUTO VALUE - LA	158.42
6406432	20,768	ACE OF LA CROSSE	6.34
6406432	20,768	BNHGENERAT* #269974	709.62
6406432	20,768	MENARDS LA CROSSE WI	3.94
6406432	20,768	MENARDS LA CROSSE WI	11.98
6406432	20,768	MENARDS LA CROSSE WI	5.98
6406432	20,768	MENARDS LA CROSSE WI	15.34
6406432	20,768	MENARDS LA CROSSE WI	54.36
6406432	20,768	PETERBILT OF LACROSS	243.00
6406434	20,768	AMAZON MKTPL*UK3N567	15.46
6406434	20,768	HARBOR FREIGHT TOOLS	569.97
6406434	20,768	HARBOR FREIGHT TOOLS	209.98
6406434	20,768	MCMASTER-CARR	128.21
6406434	20,768	MENARDS LA CROSSE WI	1.15
6406434	20,768	MENARDS LA CROSSE WI	44.71
6406434	20,768	MENARDS LA CROSSE WI	18.10
6406434	20,768	MENARDS LA CROSSE WI	36.21
6406434	20,768	MENARDS LA CROSSE WI	37.04
6406434	20,768	WI STATE HYGIENE LAB	31.00
6406436	20,768	AMAZON MKTPL*9P9BN1L	32.97
6406436	20,768	AMAZON MKTPL*N34OQ2X	22.79
6406436	20,768	MENARDS LA CROSSE WI	304.94
6406436	20,768	MENARDS LA CROSSE WI	8.49
6406438	20,768	AMAZON MKTPL*0I2UW5K	19.99
6406438	20,768	AMAZON MKTPL*3P8GD3V	170.34
6406438	20,768	AMAZON MKTPL*A12GJ8M	36.97
6406438	20,768	AMAZON MKTPL*G50M65N	308.10
6406438	20,768	AMAZON MKTPL*M09CI5M	100.00

ORG	VENDOR #	VENDOR NAME	AMOUNT
6406438	20,768	AMAZON MKTPL*TN2258J	14.86
6406438	20,768	AMAZON MKTPLACE PMTS	-29.98
6406438	20,768	CDW GOVT #WATER - BR	78.94
6406438	20,768	LA CROSSE MAIL & PRI	22.85
6456495	20,768	NIC*WI EMV PUBLIC	224.66
6456495	20,768	NIC*WI EMV PUBLIC	224.66
6456495	20,768	NIC*WI EMV PUBLIC	224.66
6506510	20,768	516 AUTO VALUE - LA	26.37
6506510	20,768	GRAINGER	1.46
6506510	20,768	GRAINGER	0.77
6506510	20,768	NORTHERN BATTERY 108	175.21
6506510	20,768	ULINE *SHIP SUPPLIE	115.64
6556595	20,768	POMPS TIRE 018	5,308.46
7109905	20,768	GRAINGER	33.96
7109905	20,768	GRAINGER	17.80
8100210	20,768	LA CROSSE MAIL & PRI	4.22
		TOTAL	$740,969.25

Monthly Estimates for March 2026

	CONTRACTOR	CONTRACT NAME	JOB #	*February 2026* ESTIMATE AMOUNT	CONTRACT AMOUNT	CONTINGENCY AMT
1	La Crosse Sign Company Inc. (FINAL)	Route 1 Signs	MISC-25-23	29,265.00	29,265.00	-
2	Fowler & Hammer, Inc. (FINAL)	5th Floor Utility Dept Renovation	CTYH-25-49	48,061.93	292,000.00	43,800.00
3	Chippewa Concrete Services, Inc (FINAL)	Rose Street & St James Street Streetscape and Reconstruction	CURB-24-29	12,632.97	575,876.33	86,381.45
4	VIP Outdoor Services, LLC	2025-2026 Sidewalk Snow Removal Citywide	MISC-25-54	16,601.13	-	-
5	Donohue & Associates, Inc.	WWTP UV System Upgrade	AGRE-25-38	6,586.65	219,555.00	-
6	Mead & Hunt, Inc.	HWY 16 Reconstruct - WISDOT	AGRE-25-45	9,152.15	49,450.00	-
7	Market & Johnson, Inc.	La Crosse Public Library Interior Renovation	BLDG-25-19	254,051.57	1,693,500.00	254,025.00
8	Short Elliott Hendrickson, Inc.	Grandad Reservoir	AGRE-24-46	20,426.01	434,540.00	-
9	Mead & Hunt, Inc.	Losey Boulevard (HISP)	AGRE-24-30	5,157.07	369,997.99	-
10	Jewel Associates Engineers, Inc.	8th Street Storm Outfall Design	AGRE-26-06	4,950.00	75,000.00	-
11	Short Elliot Hendrickson, Inc.	Isle La Plume Siphon Facility Planning	AGRE-24-02	1,013.20	35,000.00	-
12	R.A. Smith, Inc.	Avon Street Greenway-TAP	AGRE-25-55	15,825.00	192,379.00	-
13	Jewel Associates Engineers, Inc.	2025 Bridge Rehabilitation Project	AGRE-25-34	17,915.00	109,000.00	-
14	Larson Construction Company, Inc.	Structure Rehabilitation Project STH 35	AGRE-25-51	60,994.54	69,961.00	-
15	WSP USA	Green Bay St - 9th Street to 14th Street (STP Urban)	AGRE-25-32	12,453.61	188,780.00	-
16	Donohue & Associates, Inc.	Hwy 16 Transmission Main Design-Amendment 2	AGRE-24-41	14,915.00	492,480.00	-
17	Hendricksen & Company Inc.	La Crosse Public Library Furniture - Contract 01 -General Furnishings	BLDG-25-41	115,314.46	157,761.97	7,238.03
18	Hendricksen & Company Inc.	La Crosse Public Library Furniture - Contract 03 - Systems Furnishings	BLDG-25-42	186,816.06	255,431.63	9,568.37
19	Hendricksen & Company Inc.	La Crosse Public Library Furniture - Contract 05 -Bookstacks	BLDG-25-43	60,523.13	93,845.71	6,154.29
20	VIP Outdoor Services, LLC	2025-2026 Sidewalk Snow Removal Citywide	MISC-25-54	12,733.81	-	-
				905,388.29	5,333,823.63	407,167.14

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0253

Agenda Date: 3/12/2026 **Version:** 1 **Status:** Agenda Ready

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

OFFICE OF THE MAYOR
LA CROSSE

March 12, 2026 FILE ID #26-0253

Dear Members of the Common Council:

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

Board of Zoning Appeals
Appoint Rachel MacFarland to replace Douglas Farmer, whose term expired December 31, 2025, for the residue of a three (3) year term ending December 31, 2028.

Economic and Community Development Committee
Reappoint Gina Miller for the residue of a two (2) year term ending February 8, 2028.

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

Sincerely,

Mayor Shaundel
SWS:as

CC: Sondra Craig, Deputy Clerk
Brenda Buddenhagen, Paralegal

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0158

Agenda Date: 3/12/2026 **Version:** 1 **Status:** Agenda Ready

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

City of La Crosse Engineering
400 La Crosse Street
La Crosse, WI 54601-3396
Phone (608) 789-7505
Fax (608) 789-8184

03/05/2026

PROJECT: 2026 Sewer Utility Sidewalk Replacement

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

Dear Mayor and Council Members:

The following bids were received for the project:

Fowler & Hammer, Inc. La Crosse, WI	$235,854.25
Caliber Companies LLC Cashton, WI	$248,665.00

The City Engineer recommends rejecting the bids for the **2026 Sewer Utility Sidewalk Replacement** project as being over budget.

Sincerely,

Matthew Gallager
Director of Engineering & Public Works

MG:mh

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0089

Agenda Date: 3/12/2026 **Version:** 1 **Status:** Agenda Ready

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

Report of Bids and Resolution awarding contract to Trane US, Inc in the amount of $87,125.00 for the La Crosse Center Chiller Replacement project.

RESOLUTION

BE IT RESOLVED BY THE Common Council of the City of La Crosse that the bid in the amount of $87,125.00 of Trane Us, Inc on the 5th day of March, 2026 for the performance of the following public work, to-wit:

La Crosse Center Chiller Replacement project

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

BE IT RESOLVED that a contract in the amount of $87,125.00, the cost thereof, is and the same is hereby appropriated and ordered paid out of the following:

CIP 1047	New Debt Issue	$87,125.00

BE IT FURTHER RESOLVED that the sum of $13,068.75, the cost thereof, is and the same is hereby appropriated and ordered paid out of the following:

CIP 1047	New Debt Issue	$13,068.75

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

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

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

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

03/05/2026

PROJECT: La Crosse Center Chiller Replacement

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

Dear Mayor and Council Members:

The following bids were received for the **La Crosse Center Chiller Replacement** project:

Trane US, Inc La Crosse, WI	$87,125.00
Johnson Controls – Appleton Branch Greenville, WI	$123,015.00
Burnn Boiler & Mechanical Lexington, MN	$190,000

The Director of Engineering & Public Works recommends awarding the bid for the **La Crosse Center Chiller Replacement** project to **Trane US, Inc** in the amount of **$87,125.00,**

Sincerely,

Matthew Gallager
Director of Engineering & Public Works

MG:mh

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0151

Agenda Date: 3/12/2026 **Version:** 1 **Status:** Agenda Ready

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

Report of Bids and Resolution awarding contract to Steiger Construction Inc. in the amount of $229,800.00 for the 2026 Citywide Traffic Signal Interconnect project.

RESOLUTION

BE IT RESOLVED BY THE Common Council of the City of La Crosse that the bid in the amount of $229,800.00 of Steiger Construction Inc. on the 5th day of March, 2026 for the performance of the following public work, to-wit:

2026 CITYWIDE TRAFFIC SIGNAL INTERCONNECT

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

BE IT RESOLVED that a contract in the amount of $229,800.00, the cost thereof, is and the same is hereby appropriated and ordered paid out of the following:

CIP 268	New Debt Issue	$229,800.00

BE IT FURTHER RESOLVED that the sum of $20,200.00, the cost thereof, is and the same is hereby appropriated and ordered paid out of the following:

CIP 268	New Debt Issue	$20,200.00

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

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

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

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

03/05/2026

PROJECT: 2026 CITYWIDE TRAFFIC SIGNAL INTERCONNECT

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

Dear Mayor and Council Members:

The following bids were received for the **2026 CITYWIDE TRAFFIC SIGNAL INTERCONNECT** project:

Steiger Construction Inc. La Crosse, WI	$229,800.00
Kramer Service Group Weyerhaeuser, WI	$286,787.00

The Director of Engineering & Public Works recommends awarding the bid for the **2026 CITYWIDE TRAFFIC SIGNAL INTERCONNECT** project to **Steiger Construction Inc.** in the amount of **229,800.00,**

Sincerely,

Matthew Gallager
Director of Engineering & Public Works

MG:mh

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0152

Agenda Date: 3/12/2026 **Version:** 1 **Status:** Agenda Ready

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

Report of Bids and Resolution awarding contract to Gerke Excavating Inc. in the amount of $110,814.80 for the St. Andrew Street - Copeland Ave to Rose Street project.

RESOLUTION

BE IT RESOLVED BY THE Common Council of the City of La Crosse that the bid in the amount of $110,814.80 of Gerke Excavating Inc. on the 5th day of March, 2026 for the performance of the following public work, to-wit:

St. Andrew Street - Copeland Ave to Rose Street project

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

BE IT RESOLVED that a contract in the amount of $110,814.80, the cost thereof, is and the same is hereby appropriated and ordered paid out of the following:

CIP 999	Sanitary Sewer Utility Funds	$53,635.80
CIP 999	Water Utility Funds	$57,179.00

BE IT FURTHER RESOLVED that the sum of $16,622.22, the cost thereof, is and the same is hereby appropriated and ordered paid out of the following:

CIP 999	Sanitary Sewer Utility Funds	$8,311.11
CIP 999	Water Utility Funds	$8,311.11

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

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

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

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0154

Agenda Date: 3/12/2026 **Version:** 1 **Status:** Agenda Ready

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

Report of Bids and Resolution awarding contract to Fowler & Hammer, Inc. in the amount of $102,549.50 for the 2026 Citywide Miscellaneous Curb Ramp & Sidewalk Replacement project.

RESOLUTION

BE IT RESOLVED BY THE Common Council of the City of La Crosse that the bid in the amount of $102,549.50 of Fowler & Hammer, Inc. on the 5th day of March, 2026 for the performance of the following public work, to-wit:

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

BE IT RESOLVED that a contract in the amount of $102,549.50, the cost thereof, is and the same is hereby appropriated and ordered paid out of the following:

CIP 648 New Debt Issue	$102,549.50

BE IT FURTHER RESOLVED that the sum of $15,382.42, the cost thereof, is and the same is hereby appropriated and ordered paid out of the following:

CIP 648 New Debt Issue	$15,382.42

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

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

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

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

03/05/2026

PROJECT: 2026 Citywide Miscellaneous Curb Ramp & Sidewalk Replacement

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

Dear Mayor and Council Members:

The following bids were received for the **2026 Citywide Miscellaneous Curb Ramp & Sidewalk Replacement** project:

Fowler & Hammer, Inc. La Crosse, WI	$102,549.50
Caliber Companies Cashton, WI	$107,030.00
T2 Contracting, LLC – Tomah Tomah, WI	$107,652.40
Pember Companies, Inc. Menomonie, WI	$142,332.00

The Director of Engineering & Public Works recommends awarding the bid for the **2026 Citywide Miscellaneous Curb Ramp & Sidewalk Replacement** project to **Fowler & Hammer, Inc.** in the amount of **102,549.50,**

Sincerely,

Matthew Gallager
Director of Engineering & Public Works

MG:mh

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0156

Agenda Date: 3/12/2026 **Version:** 1 **Status:** Agenda Ready

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

Report of Bids and Resolution awarding contract to Fowler & Hammer, Inc. in the amount of $119,007.80 for the 2026 Annual Miscellaneous Curb & Gutter and Pavement Replacement project.

RESOLUTION

BE IT RESOLVED BY THE Common Council of the City of La Crosse that the bid in the amount of $119,007.80 of Fowler & Hammer, Inc. on the 5th day of March, 2026 for the performance of the following public work, to-wit:

2026 Annual Miscellaneous Curb & Gutter and Pavement Replacement project

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

BE IT RESOLVED that a contract in the amount of $119,007.80, the cost thereof, is and the same is hereby appropriated and ordered paid out of the following:

CIP 913 New Debt Issue $119,007.80

BE IT FURTHER RESOLVED that the sum of $17,851.17, the cost thereof, is and the same is hereby appropriated and ordered paid out of the following:

CIP 913 New Debt Issue $17,851.17

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

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

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

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

03/05/2026

PROJECT: 2026 Annual Miscellaneous Curb & Gutter and Pavement Replacement

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

Dear Mayor and Council Members:

The following bids were received for the **2026 Annual Miscellaneous Curb & Gutter and Pavement Replacement** project:

Fowler & Hammer, Inc. La Crosse, WI	$119,007.80
Caliber Companies Cashton, WI	$130,737.75
Pember Companies, Inc. Menomonie, WI	$165,759.06

The Director of Engineering & Public Works recommends awarding the bid for the **2026 Annual Miscellaneous Curb & Gutter and Pavement Replacement** project to **Fowler & Hammer, Inc.** in the amount of **119,007.80,**

Sincerely,

Matthew Gallager
Director of Engineering & Public Works

MG:mh

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0157

Agenda Date: 3/12/2026 **Version:** 1 **Status:** Agenda Ready

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

Report of Bids and Resolution awarding contract to Fowler & Hammer, Inc. in the amount of $152,073.95 for the 2026 Water Utility Sidewalk Replacement project.

RESOLUTION

BE IT RESOLVED BY THE Common Council of the City of La Crosse that the bid in the amount of $152,073.95 of Fowler & Hammer, Inc. on the 5th day of March, 2026 for the performance of the following public work, to-wit:

2026 Water Utility Sidewalk Replacement project

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

BE IT RESOLVED that a contract in the amount of $152,073.95, the cost thereof, is and the same is hereby appropriated and ordered paid out of the following:

GL account 6406410 580204 P9600 $152,073.95

BE IT FURTHER RESOLVED that the sum of $22,811.09, the cost thereof, is and the same is hereby appropriated and ordered paid out of the following:

GL account 6406410 580204 P9600 $22,811.09

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

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

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

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

03/05/2026

PROJECT: **2026 WATER UTILITY SIDEWALK REPLACEMENT**

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

Dear Mayor and Council Members:

The following bids were received for the **2026 WATER UTILITY SIDEWALK REPLACEMENT** project:

Fowler & Hammer, Inc. La Crosse, WI	$152,073.95
Caliber Companies Cashton, WI	$162,817.75

The Director of Engineering & Public Works recommends awarding the bid for the **2026 WATER UTILITY SIDEWALK REPLACEMENT** project to Fowler & Hammer, Inc. in the amount of $152,073.95,

Sincerely,

Matthew Gallager
Director of Engineering & Public Works

MG:mh

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0159

Agenda Date: 3/12/2026 **Version:** 1 **Status:** Agenda Ready

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

Report of Bids and Resolution awarding contract to Gerke Excavating Inc. in the amount of $576,428.25 for the Liberty Street - Windsor Street to Clinton Street project.

RESOLUTION

BE IT RESOLVED BY THE Common Council of the City of La Crosse that the bid in the amount of $576,428.25 of Gerke Excavating Inc. on the 5th day of March, 2026 for the performance of the following public work, to-wit:

Liberty Street - Windsor Street to Clinton Street project

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

BE IT RESOLVED that a contract in the amount of $576,428.25, the cost thereof, is and the same is hereby appropriated and ordered paid out of the following:

CIP 997	Water Utility Funds	$260,038.15
CIP 997	Sanitary Sewer Utility Funds	$316,390.10

BE IT FURTHER RESOLVED that the sum of $86,014.23, the cost thereof, is and the same is hereby appropriated and ordered paid out of the following:

CIP 997	Water Utility Funds	$26,003.78
CIP 997	Sanitary Sewer Utility Funds	$60,010.45

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

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

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

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

03/05/2026

PROJECT: Liberty Street – Windsor Street to Clinton Street

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

Dear Mayor and Council Members:

The following bids were received for the **Liberty Street – Windsor Street to Clinton Street** project:

Gerke Excavating Inc. Tomah, WI	$576,428.25
Chippewa Concrete Services Chippewa Falls, WI	$581,232.08
BKC Construction LLC La Crosse, WI	$626,296.76
A-1 Excavating LLC Bloomer, WI	$648,093.00
McCabe Construction Eau Claire, WI	$707,707.00

The Director of Engineering & Public Works recommends awarding the bid for the **Liberty Street – Windsor Street to Clinton Street** project to **Gerke Excavating Inc.** in the amount of **576,428.25,**

Sincerely,

Matthew Gallager
Director of Engineering & Public Works

MG:mh

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0128

Agenda Date: 3/12/2026 **Version:** 1 **Status:** No Recommendation

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

Agenda Number:

Resolution authorizing compression pay for Battalion Chiefs, Assistant Fire Chief and Fire Chief.

RESOLUTION

WHEREAS, the Battalion Chief, Division Chief, Assistant Fire Chief and Fire Chief are non-represented, exempt management positions, subject to the Employee Handbook, and

WHEREAS, due to overtime and collective bargaining provisions, Fire employees covered under a collective bargaining agreement have the opportunity to exceed the annual wages of the Battalion Chiefs and Division Chiefs, and

WHEREAS, it has been demonstrated that significant pay compression exists between the Battalion Chief, Division Chief, Assistant Fire Chief and Fire Chief and

WHEREAS, the City recommends the recognizes that resolution 15-0390 *Resolution authorizing compression pay for Division Chief of Fire and Assistant Fire Chief* has been in place for ten years, and

WHEREAS, the City recommends continuing with the practice outline below and add the position of Fire Chief to compression pay plan, and

WHEREAS, the City recommends the compression be addressed to acknowledge our Fire management staff and maintain the ability to attract and hire top qualified staff for future Fire management positions, and

WHEREAS, the Director of Human Resources recommends a “management compression pay” be provided to the positions of Battalion Chief, Division Chief, Assistant Fire Chief and Fire Chief, and

WHEREAS, the “management compress pay” be a bi-weekly contribution made by the City to the employee’s deferred compensation account, in the amount of six percent (6%) of the employees bi-weekly earnings less uniform allowance, and

WHEREAS, the provider for the deferred compensation plan shall be the same provider as that of the City-wide plan, and as selected by the City.

NOW THEREFORE BE IT RESOLVED that the Common Council authorizes a management compression pay for six percent (6%) in the form of an employer contribution to the employee’s compensation plan effective March 13, 2026.

BE IT FURTHER RESOLVED that the Director of Human Resources and the Director of Finance are hereby authorized to take all necessary steps to implement the resolution. Funds are to come from the Fire Departments operating budget.

15-0390

Resolution authorizing compression pay for Division Chief of Fire and Assistant Fire Chief.

RESOLUTION

WHEREAS, the Division Chief of Fire, and Assistant Fire Chief are non-represented, exempt management positions, subject to the Employee Handbook, and

WHEREAS, due to overtime and collective bargaining provisions, Fire employees covered under a collective bargaining agreement have the opportunity to exceed the annual wages of the Division Chief of Fire, and

WHEREAS, it has been demonstrated that significant pay compression exists between the Division Chief of Fire, Assistant Fire Chief and Fire staff, and

WHEREAS, the City recommends the compression be addressed to acknowledge our Fire management staff and maintain the ability to attract and hire top qualified staff for future Fire management positions, and

WHEREAS, the Director of Human Resources recommends a "management compression pay" be provided to the positions of Division Chief of Suppression, Division Chief of Training, Division Chief of Inspection and Assistant Fire Chief, and

WHEREAS, the "management compression pay" be a bi-weekly contribution made by the City to the employee's deferred compensation account, in the amount of six percent (6%) of the employees bi-weekly earns less uniform allowance, and

WHEREAS, the provider for the deferred compensation plan shall be the same provider as that of the City wide plan, and as selected by the City.

NOW THEREFORE BE IT RESOLVED that the Common Council authorizes a management compression pay of six percent (6%) in the form of an employer contribution to the employee's deferred compensation account, as offered through the City's designated deferred compensation plan effective May 15, 2015.

BE IT FURTHER RESOLVED that the Director of Human Resources and the Director of Finance are hereby authorized to take all necessary steps to implement the resolution. Funds are to come from the Fire Department's 2015 operating budget.

I, Teri Lehrke, certify that this resolution was duly and officially adopted by the Common Council of the City of La Crosse on May 14, 2015.

Teri Lehrke

Teri Lehrke, City Clerk
City of La Crosse, Wisconsin

CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID 26-0128 Caption Resolution amending the compression pay for Battalion Chiefs, Assistant Fire Chief and Fire Chief.

Staff/Department Responsible for Legislation

Rebecca Franzen, Director of Human Resources

Requestor of Legislation

Rebecca Franzen, Director of Human Resources

Location, if applicable

Summary/Purpose

The purpose of this request is to add the position of Fire Chief as an eligible position for compression pay. All other provisions of the resolution remain the same.

Background

In 2015, resolution 15-0390 "Resolution authorizing compression pay for Division Chief of Fire and Assistant Fire Chief" was approved by the Common Council. This resolution approved a 6% contribution to the authorized employees deferred compensation account bi-weekly.

In 2025, an analysis was done by the Human Resources Director and found that the wages between the Assistant Fire Chief and Fire Chief were becoming compressed. This resolution would ensure there is at least a 6% difference in earnings between the Assistant Fire Chief and Fire Chief.

Fiscal Impact

The anticipated fiscal impact in 2026 is approximately $8,000. This funding will come from the Fire departments operating budget.

Staff Recommendation

Adopt

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0150

Agenda Date: 3/12/2026 **Version:** 1 **Status:** No Recommendation

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

Agenda Number:

Resolution amending compression pay for Police Captains, Assistant Chief of Police and Police Chief.

RESOLUTION

WHEREAS, in December 2016, resolution 16-1064 authorizing compression pay for Police Captains was adopted by Common Council, and

WHEREAS, the below resolution seeks to keep the Police Captain compression pay program in place with the modification of adding the positions of Assistant Police Chief and Police Chief as eligible positions, and

WHEREAS, the Police Captains, Assistant Police Chief and Police Chief are non-represented, exempt management positions, subject to the employee handbook, and

WHEREAS, due to overtime and collective bargaining provisions, Police Lieutenants covered under a collective bargaining agreement have the opportunity to exceed the annual wages of a Police Captain, and

WHEREAS, it has been demonstrated that pay compression exists between the Police Chief, Assistant Police Chief, Police Captains and the Police Lieutenants, and

WHEREAS, the Director of Human Resources recommends a “management compression pay” be provided to the positions of Police Chief, Assistant Chief of Police and Police Captains, and

WHEREAS, the “management compression pay” be a contribution made by the City to the employee’s deferred compensation account, and

WHEREAS, the “management compression pay” shall be the difference between seven percent (7%) above the annual earnings of the Police Lieutenant group for the previous calendar years annual earnings of the individual Police Captains, and

WHEREAS, the “management compression pay” shall be the difference between seven percent (7%) above the annual earnings of the Police Captains group for the previous calendar years annual earnings of the Assistant Police Chief, and

WHEREAS, the “management compression pay” shall be the difference between fourteen percent (14%) above the annual earnings of the Assistant Police Chief for the previous calendar year annual earnings of the Police Chief, and

WHEREAS, no “management compression pay” shall be due if the Police Captains annual earnings is greater than the average annual earnings of the Police Lieutenant group increased by seven percent (7%) for the previous management year, and

WHEREAS, no “management compression pay” shall be due if the Assistant Police Chief’s annual earnings is greater than the average annual earnings of the Police Captain increased by seven percent (7%) for the previous management year, and

WHEREAS, no “management compression pay” shall be due if the Police Chief’s annual earnings is greater than the average annual earnings of the Assistant Police Chief increased by fourteen percent (14%) for the previous management year.

NOW THEREFORE BE IT RESOLVED that the Common Council authorizes a “management compression pay” in the form of an employer contribution to the deferred compensation account of the authorized positions reflecting the difference as outlined above. Management compression pay shall be paid in one contribution effective in the first full pay period in February for eligible positions.

BE IT FURTHER RESOLVED that the compression pay shall be effective beginning in 2026, for the compression which occurred in the previous calendar year.

BE IT FURTHER RESOLVED that the provider for the deferred compensation plan shall be the same provider as that of the City wide plan, and as selected by the City.

BE IT FURTHER RESOLVED that the Director of Human Resources and Director of Finance are hereby authorized to take all necessary steps to implement the resolution. Funds for the compression pay are to come from the Police department’s annual operating budget.

Police for Police Management Compression Pay

1. Compression pay, if due, shall be the difference between the *average* annual gross earnings of the Lieutenant group in the previous measurement pay year increased by seven percent (7%), and the annual gross earnings of the Police Captains for the previous management pay year.

2. Compression pay, if due, shall be the difference between the *average* annual gross earnings (minus the previous years compression pay; if applicable) of the Police Captains group in the previous management pay year increased by seven percent (7%), and the annual earnings of the Assistant Police Chief for the previous management pay year.

3. Compression pay, if due, shall be the difference between the annual earnings (minus the previous year's compression pay; if applicable) of the Assistant Police Chief in the previous management pay year increased by seven percent (7%), and the annual earnings of the Police Chief for the previous management pay year.

4. The average annual earnings of the Lieutenant group shall only include Lieutenants who were in a budgeted Lieutenant position for the full pay year. Temporary assignments are not included.

5. The compression pay shall be paid in the first pay period in February for any previous year's compression. Captains, Assistant Police Chief and Police Chief who resign or are terminated from employment will not be eligible for compression pay.

6. Captains, Assistant Police Chief and Police Chief who retire prior to the first pay period in February shall receive compression pay in the form of a cash payment minus any applicable FICA/Medicare costs paid by the City on the cash payment. The cash payment shall be made in the first pay period in February for the previous year's compression.

7. Captains, Assistant Police Chief and Police Chief in the position for less than a full year, or who take leave without pay during the measurement pay year, shall have their compression pay pro-rated based on full months in the position and actually receiving pay from the City as a Captain, Assistant Police Chief or Police Chief.

8. WRS earnings are for the year in which the compression pay is paid.

9. Compression pay shall be a contribution by the City to the established 457 deferred compensation plan for the employee. The provider for the deferred compensation plan shall be the same provider as that of the City-wide plan, and as selected by the City.

10. The payment will be managed by the Director of Human Resources.

16-1064

Resolution authorizing compression pay for Police Captains.

RESOLUTION

WHEREAS, the Police Captains are non-represented, exempt management positions, subject to the Employee Handbook, and

WHEREAS, due to overtime and collective bargaining provisions, Police Lieutenants covered under a collective bargaining agreement have the opportunity to exceed the annual wages of a Police Captains, and

WHEREAS, it has been demonstrated that pay compression exists between the Police Captains and Police Lieutenants, and

WHEREAS, the City recommends the compression be addressed to acknowledge our Police Captains and maintain the ability to attract and hire top qualified staff for future Police management positions, and

WHEREAS, the Director of Human Resources recommends a “management compression pay” be provided to the positions of Police Captain, and

WHEREAS, the “management compression pay” be a contribution made by the City to the employee’s deferred compensation account, and

WHEREAS, the “management compression pay” shall be the difference between seven percent (7%) above the average annual earnings of the Police Lieutenant group for the previous year and the previous year’s annual earnings of the individual Police Captain, and

WHEREAS, no “management compression pay” shall be due if the Police Captains annual earnings is greater than the average annual earnings of the Police Lieutenant group increased by seven percent (7%) for the previous measurement year.

NOW THEREFORE BE IT RESOLVED that the Common Council authorizes a “management compression pay” in the form of an employer contribution to the Police Captains deferred compensation account reflecting the difference between the average annual earnings of the Police Lieutenant group for the previous year increased by seven percent (7%) and the previous year’s annual earnings of the Police Captain. Management compression pay shall be paid in one contribution effective in the first full payperiod of February for eligible Police Captains.

BE IT FURTHER RESOLVED that the compression pay shall be effective beginning in 2016, for compression which occurred in the previous year.

BE IT FURTHER RESOLVED that the determination of compression pay shall be administered under the attached policy.

BE IT FUTHER RESOLVED, that the provider for the deferred compensation plan shall be the same provider as that of the City wide plan, and as selected by the City.

BE IT FURTHER RESOLVED that the Director of Human Resources, Director of Finance and Police Chief are hereby authorized to take all necessary steps to implement the resolution. Funds for the compression pay are to come from the Police Department's annual operating budget.

Policy for Police Captain Compression Pay

1. Compression pay, if due, shall be the difference between the *average* annual earnings of Lieutenant group in the previous measurement pay year, increased by seven percent (7%), and the annual earnings of the Police Captain for the previous measurement pay year.
2. The *average* annual earnings of the Lieutenant group shall only include Lieutenants who were in a budgeted Lieutenant position for the full pay year. Temporary assignments are not included.
3. The compression pay shall be paid in the first payperiod of February for any previous year's compression. Captains who resign or are terminated from employment will *not* be eligible for compression pay.
4. Captains who *retire* prior to the first payperiod in February shall receive compression pay in the form of a cash payment minus any applicable FICA/Medicare costs paid by the City on the cash payment. The cash payment shall be made in the first payperiod in February for the previous years compression.
5. Captains in the position for less than a full year, or who take leave without pay during the measurement pay year, shall have their compression pay pro-rated based on full months in the position and actually receiving pay from the City as Captain.
6. WRS earnings are for the year in which the compression pay is paid.
7. Compression pay shall be a contribution by the City's into the established 457 deferred compensation plan for the employee. The provider for the deferred compensation plan shall be the same provider as that of the City wide plan, and as selected by the City.

I, Teri Lehrke, certify that this resolution was duly and officially adopted by the Common Council of the City of La Crosse on December 8, 2016.

Teri Lehrke
_____
Teri Lehrke, City Clerk
City of La Crosse, Wisconsin

CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID: 26-0150

Caption: Resolution amending the compression pay for Police Captains, Assistant Chief of Police and Chief of Police.

Staff/Department Responsible for Legislation

Rebecca Franzen, Director of Human Resources

Requestor of Legislation

Rebecca Franzen, Director of Human Resources

Location, if applicable

Summary/Purpose

The purpose of this request is to add the position of Assistant Police Chief and Police Chief as eligible positions for compression pay.

Background

In 2016, resolution 16-1064 "Resolution authorizing compression pay for Police Captains" was approved. This resolution authorized a 7% compression payment to the eligible employees deferred compensation account reflecting the difference between the average annual earnings of the police Lieutenant group for the previous year increased by seven percent (7%) and the previous year's annual earnings of the Police Captain. In 2025 an analysis was done by the HR Director on this compression pay and found that two issues existed: (1) the Fire management compression pay program included the Assistant Fire Chief, but the Police compression pay program did not include the Assistant Police Chief, (2) as staff are promoted and move positions, wages start to become compressed. This resolution will address both concerns by aligning our police and fire management to have similar compensation structures and it will help ensure that we are proactively addressing potential compression issues with wages rather than reactively addressing.

Fiscal Impact

There will be no fiscal impact in 2026.

Staff Recommendation

Adopt

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0209

Agenda Date: 3/12/2026 **Version:** 1 **Status:** No Recommendation

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

Agenda Number:

Resolution requesting TID 11 funds for Downtown Beautification Project.

RESOLUTION

WHEREAS, the City of La Crosse has established Tax Incremental District No. 11 (TID 11) for the purpose of redevelopment, strengthening property values, encouraging private investment, and enhancing economic vitality within the downtown district; and

WHEREAS, the Capital Improvement Budget for 2026-2030 approved equipment and project requests by various departments, as adopted by the Common Council as Resolution 25-0637 on August 14, 2025; and

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

WHEREAS, the downtown area serves as the civic, cultural, and economic heart of the community and plays a critical role in supporting local businesses, tourism, workforce attraction and overall quality of life; and

WHEREAS, strategic beautification efforts including the installation of new planters and high-quality trash receptacles contribute to a clean, welcoming and vibrant streetscape, improve pedestrian experience, promote walking ability and reinforce downtown as a destination for residents, visitors and investors, and

WHEREAS, enhanced streetscape amenities help create a clean, attractive and cohesive urban environment that supports business recruitment and retention, increases foot traffic, strengthens commercial activity, and contributes to long term property value growth within TID 11; and

WHEREAS, these improvements are consistent with and advance the objectives of TID 11 by fostering reinvestment, stimulating economic development, and enhancing the overall competitiveness of the downtown district, and

WHEREAS, the proposed Downtown Mainstreet Beautification Project aligns with the City's Comprehensive Plan and Imagine 2040 Downtown Master Plan by supporting placemaking strategies, enhancing public spaces, promoting sustainable and livable neighborhoods, encouraging economic resilience, and reinforcing downtown as a regional center of activity, and

WHEREAS, Downtown Mainstreet, Inc has demonstrated its commitment to downsize enhancement and is willing to partner with the City of La Crosse to implement and maintain these improvements, and

WHEREAS, Downtown Mainstreet Inc, and the City of La Crosse desire to enter into a Memorandum of Understanding (MOU) outlining responsibilities for the ongoing maintenance, watering, seasonal upkeep of the installed planters and relayed beautification elements to ensure their long-term sustainability and visual impact.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby approves the allocation of $120,000 from TID 11 for the purchase and installation of decorative planters and trash receptacles as part of the Downtown Beautification Project.

BE IT FURTHER RESOLVED that the project is hereby determined to be consistent with the economic development objectives of TID 11 and the adopted Imagine 2040 Plan.

BE IT FURTHER RESOLVED that City staff is hereby authorized to negotiate and execute a memorandum of understanding between DMI and the City of La Crosse specifying maintenance, operational responsibilities and any cost sharing arrangements for the planters and associated improvements.

BE IT FURTHER RESOLVED that project expenditures shall comply with all applicable TID 11 guidelines, Wisconsin statutes governing tax incremental financing, and city procurement requirements.

BE IT FURTHER RESOLVED that City staff is hereby directed to take all steps necessary to effectuate this resolution.

CITY OF LA CROSSE

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La Crosse, Wisconsin 54601
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LEGISLATION STAFF REPORT FOR COUNCIL

File ID: 26-0209

Caption: Resolution requesting TID 11 funds for Downtown Beautification Project.

Staff/Department Responsible for Legislation

Council - CM Kahlow

Requestor of Legislation

CM Kahlow

Location, if applicable

Downtown

Summary/Purpose

Request from DMI downtown mainstreet inc, to replace deteriorating and cracked planters within the downtown business district and add new trash receptacles where needed. Funding would come from TID 11. Conversations were had with engineering, planning, finance and parks..

Background

Planters within the downtown business district were purchased by the city of la crosse under then public works director Hexom many years ago. They were planted and maintained by DMI. These are all in city right of way and have become damaged and are in need of updating. Trash receptacles are also in need of replacement in some areas.

Fiscal Impact

This project is funded by TID 11 and there are no general obligation bonds being used for this with no impact to the ERIP.

Staff Recommendation

Approval

26-0209

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**
F&P, Thursday, March 5, 2026 at 6:00pm, City Hall

*** Agenda Item Number**
26-0209

*** Do you support or oppose the agenda item?**
Support

*** Do you want to speak?**
Yes, I want to speak.

*** Are you representing an organization or person other than yourself at this meeting?**
Yes

*** Full Name**
Chad Honeycutt

*** Email**
chad@lacrossedowntown.com

*** Municipality of Residence:**
City of La Crosse

*** How will you be attending the meeting?**
Attending In Person

*** Rules, Guidelines, and Decorum for Public Hearings**
I have read and reviewed the rules and guidelines above.

DOWNTOWN BEAUTIFICATION PROJECT

RESOLUTION 26-0209
Requesting TID 11 Funds for Downtown Beautification Project.

OVERVIEW
To make Downtown La Crosse a competitive landscape for both customers and business investment, it is important to provide a clean and attractive space for all users. Current planters are decaying and showing internal rebarb, large cracks, and missing portions.

DMI PLANTER PROGRAM
Dedicated volunteers install and clear **37 Downtown planters** multiple times throughout the year. DMI will be supplementing volunteer efforts with a paid watering crew during the summer.

CITY OF LACROSSE
Services the six (6) planters in front of the La Crosse Center. DMI has funded and planted for multiple years and would continue this behavior without the City's resources or help except access to the water filling station.

BUSINESS INTERFACE
Downtown businesses currently plant/water **57 planters** without assistance from DMI or the City.

94 TOTAL PLANTERS

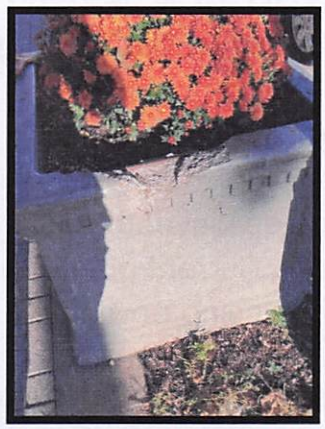
GOOD	24	Little to no damage/weathering
FAIR	30	Minor Cracks, Some Weathering
POOR	40	Exposed Rebarb, Disintegration

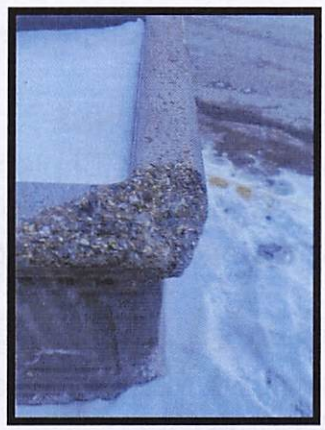
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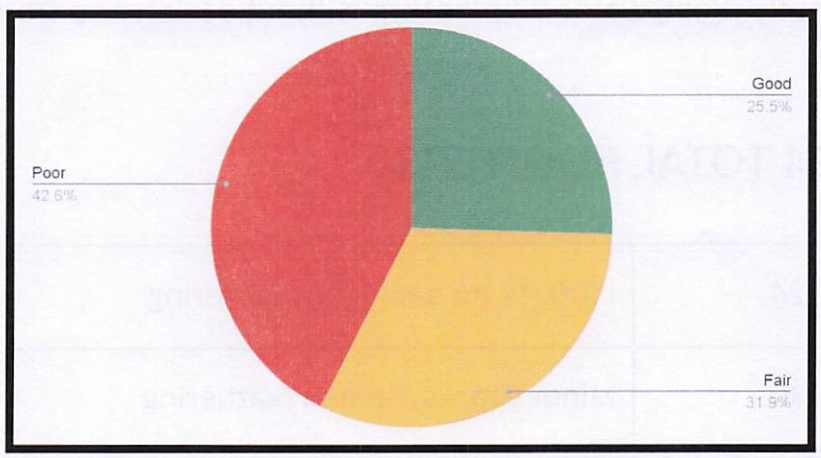
DOWNTOWN MAINSTREET, INC. (DMI) **lacrossedowntown.com**

DOWNTOWN BEAUTIFICATION PROJECT











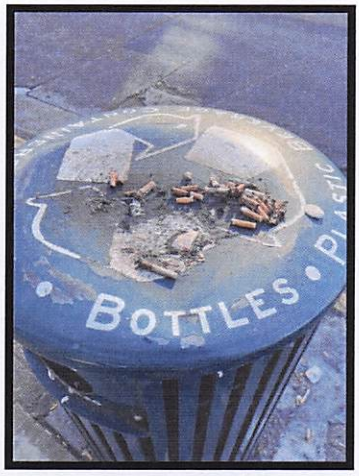
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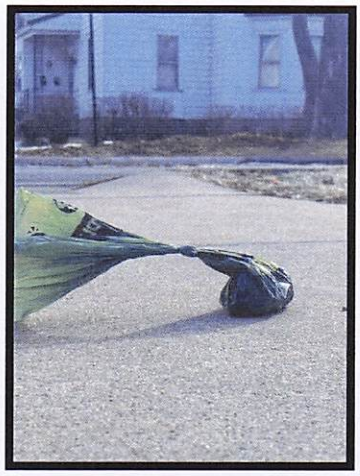
DOWNTOWN MAINSTREET, INC. (DMI) lacrossedowntown.com

DOWNTOWN BEAUTIFICATION PROJECT

TRASH CANS & ASH TRAYS

Trash cans are heavily used and need replacement in some areas while other locations are missing trash cans completely. Streets without trash cans have more litter on the sidewalk and in the planters.







36" Planters	$626.00 x 80	$50,080	Wausau Tile - TF4100
Soil		$1,000	
False Bottoms	$100 x 80	$8,000	
Trash Cans	$1,157 x 10	$11,570	The Park Catalog - 32G
Removal/Installation		$12,000	
Taxes & Fees		$10,000	
	Total	**$92,650**	

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DOWNTOWN MAINSTREET, INC. (DMI) **lacrossedowntown.com**

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0171

Agenda Date: 3/12/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Ordinance

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Sec. 30-3(e) of the Code of Ordinances of the City of La Crosse regarding nuisance abatement of drug and gang houses.

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

SECTION I: Section 30-3(e) is hereby amended to read as follows:

Sec. 30-3. Abatement of drug and gang houses.

(e) After notice, as provided herein, having been given, it shall be unlawful to continue, maintain or permit a nuisance as hereinbefore defined in this section. ~~No person shall be charged with the violation of this section if such person has instituted eviction proceedings against a tenant whose suspected criminal activities would otherwise give rise to potential liability under this chapter. The owner is required, however, to move forward expeditiously with any such eviction proceedings.~~

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

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

_____
Shaundel Washington-Spivey, Mayor

_____
Nikki M. Elsen, City Clerk

Passed: /2026
Approved: /2026
Published: /2026

CITY OF LA CROSSE

400 La Crosse Street
La Crosse, Wisconsin 54601
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LEGISLATION STAFF REPORT FOR COUNCIL

File ID: 26-0171

Caption: AN ORDINANCE to amend Sec. 30-3(e) of the Code of Ordinances of the City of La Crosse regarding nuisance abatement of drug and gang houses.

Staff/Department Responsible for Legislation

Police Department/Legal Department

Requestor of Legislation

Police Department/Legal Department

Location, if applicable

N/A

Summary/Purpose

Proposed legislation stems from Federal DOJ enforcement proceedings against municipalities with ordinances encouraging or requiring evictions in nuisance related circumstances. Subsequent Federal DOJ recommendation indicated that municipalities should remove certain ordinance provisions that may implicate the Fair Housing Act (FHA), Title VI of the Civil Rights Act, Americans with Disabilities Act (ADA), and the Violence Against Women Act (VAWA). The purpose of this legislation is to comply with the same. In addition, the proposed legislation eliminates language that can hinder progress in local abatement proceedings.

Background

See Summary/Purpose

Fiscal Impact

N/A

Staff Recommendation

Approve

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0213

Agenda Date: 3/12/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

Agenda Number:

Resolution to re-allocate unused funds from completed Capital purchases and/or projects to newly requested capital equipment purchases for the Water Utility.

RESOLUTION

WHEREAS, the La Crosse Water Utility has a budgeted capital equipment purchase in 2026, with unused funds due to reassessment of the current equipment, and said funds may be reduced and re-allocated toward other capital equipment needs; and

WHEREAS, the Common Council has previously approved the use of budgeted utility cash for use on capital equipment with reassessed needs, subject to Common Council approval.

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

WHEREAS, the following previously approved budgets have been purchased or cancelled and have utility funds available:

2026 #E296 – Miller Welder	$20,000.00
Total unused funds	$20,000.00

WHEREAS, due to ongoing assessment of equipment needs, the utility requests re-appropriating and reduce unused funds to the following new equipment requests:

2026 New #1 – Backhoe Compactor Attachment	$10,000.00
Total required funds for new immediate capital equipment needs	$10,000.00

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby approves the re-allocation and reduction of $20,000.00 in canceled funds from the above-mentioned capital equipment, to fund the reassessed equipment needs of $10,000.00.

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

CITY OF LA CROSSE

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LEGISLATION STAFF REPORT FOR COUNCIL

File ID 26-0213

Caption Resolution to re-allocate unused funds from completed Capital purchases and/or projects to newly requested capital equipment purchases for the Water Utility.

Staff/Department Responsible for Legislation

Water Department

Requestor of Legislation

Derek Greebon

Location, if applicable

Summary/Purpose

After reassessment of current equipment and curent needs, the Water Department will retain the Welder, reduce the requested amount by $10,000 and request a Backhoe Compactor Attachment.

Background

The Miller Welder was reassessed and determined to be in excellent condition, not needing to be replaced. However, the need for a heavier compactor is needed for ongoing repairs year round. The department would request to reduce the amount of #E296 ($20,000) to the amount of $10,000 to cover the expense of the backhoe attachment.

Fiscal Impact

A reduction of the Capital Equipment Cost in 2026 by $10,000 for the Water Department

Staff Recommendation

Staff Recommends the adoption of the reallocation

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0173

Agenda Date: 3/12/2026

Version: 1

Status: Recommended to be Not Adopted

In Control: Common Council

File Type: Resolution

Agenda Number:

Resolution creating and appropriating funds for Capital Improvement design for the La Crosse City Hall Sixth Floor Remodeling project.

RESOLUTION

WHEREAS, the Capital Improvement Budget for 2026-2030 approved equipment and project requests by various departments, as adopted by the Common Council as Resolution 25-0637 on August 14, 2025; and

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

WHEREAS, the four (4) departments currently on the sixth (6^{th}) floor recently met to discuss the possibility of a remodeling project to best utilize the space due to changing needs; and

WHEREAS, Building and Grounds staff have identified River Architects to conduct architectural and engineering services for the City Hall Sixth Floor Remodeling, with design in 2026 and construction in 2027 (New CIP #); and

WHEREAS, it is unknown at this time the construction costs needed for 2027 until design is completed; and

WHEREAS, creation of such projects requires funding, as approved by the Common Council, with unused funds from completed projects that were previously approved by past CIP Budgets; and

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of La Crosse that it hereby authorizes creation of the public improvement project as noted above.

BE IT FURTHER RESOLVED that said project is approved with funding source and amount as provided herein:

Unappropriated Note Funds (40202**-588000) or (4830210-) $32,200

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

BE IT FURTHER RESOLVED that the construction be referred to future Capital Improvement Program budgets for funding of construction.

CITY OF LA CROSSE

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LEGISLATION STAFF REPORT FOR COUNCIL

File ID 26-0173

Caption Resolution creating and appropriating funds for Capital Improvement design for the La Crosse City Hall Sixth Floor Remodeling project.

Staff/Department Responsible for Legislation

Mayors Office
Buildings & Grounds

Requestor of Legislation

Mayor Shaundel Washington-Spivey

Location, if applicable

City Hall, 6th Floor

Summary/Purpose

The purpose is to amend and add an additional Capital Improvement Project into the 2026-2030 Capital Improvement Budget. Architectural and engineering services would be completed in 2026 with construction to begin in 2027.

Background

City Hall has gone through a floor-by-floor remodel over the last 5 years. These renovations have maximized space and efficiency in a 50-year old building. The 6th floor, Human Resources and Mayors offices have not been renovated, and the floor lobby area is still intact. The only floors not renovated in City Hall are the 1st and 6th floor.

Fiscal Impact

$32,200 of unappropriated note funds to be spent on design in 2026
Yet to be determined from 2027-2031 CIP requested funds

Staff Recommendation

At some point this renovation will need to be completed. These renovations must be approved through the Capital Improvement process. Staff recommends approval if funding is available.

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0121

Agenda Date: 3/12/2026

Version: 2

Status: Recommended to be Adopted

In Control: Common Council

File Type: Ordinance

ORDINANCE NO.: _____

AN ORDINANCE to amend Secs. 103-34(h)(7), 103-138(e)(5), 103-169(d)(4), 103-229(e)(5), and 105-28(b) of the Code of Ordinances of the City of La Crosse regarding annual increase in fees for certain regarding fees for building, plumbing, electrical, HVAC and erosion control permits.

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

SECTION I: Section 103-34. (h) (7) is hereby amended to read as follows:

Sec. 103-34. (h) (7)

(7) Beginning January 1, 2010, and each January 1 thereafter, all fees under this subsection (h) shall automatically increase by the Consumer Price Index for All Urban Consumers (SPI-U) or as approved by the Common Council.

SECTION II: Section 103-138. (e) (5) is hereby amended to read as follows:

Sec. 103-138. (e) (5)

(5) Beginning January 1, 2010, and each January 1 thereafter, all fees under this subsection (e) shall automatically increase by the Consumer Price Index for All Urban Consumers (SPI-U) or as approved by the Common Council.

SECTION III: Section 103-169. (d) (4) is hereby amended to read as follows:

Sec. 103-169. (d) (4)

(4) Beginning January 1, 2010, and each January 1 thereafter, all fees under this subsection (h) shall automatically increase by the Consumer Price Index for All Urban Consumers (SPI-U) or as approved by the Common Council.

SECTION IV: Section 103-229. (e) (5) is hereby amended to read as follows:

Sec. 103-229. (e) (5)

(5) Beginning January 1, 2010, and each January 1 thereafter, all fees under this subsection (e) shall automatically increase by the Consumer Price Index for All Urban Consumers (SPI-U) or as approved by the Common Council.

SECTION V: Section 105-28. (b) is hereby amended to read as follows:

Sec. 105-28. (b)

(b) *Permit application and fees.* The responsible party that will undertake a land disturbing construction activity subject to this article shall submit an application for a permit and an erosion and sediment control plan that meets the requirements of section 105-29, and shall pay an application fee in the amount provided in a fee schedule ~~established by the Common Council, that may be from time to time modified by resolution~~. Beginning January 1, 2026, and each January 1 thereafter, the erosion control permit fees shall automatically increase by the Consumer Price Index for All Urban Consumers (CPI-U) or as approved by the Common Council. By submitting an application, the applicant is authorizing Community Risk Management to enter the site to obtain information required for the review of the erosion and sediment control plan.

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

_____
Shaundel Washington-Spivey, Mayor

_____
Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID 26-0121

Caption AN ORDINANCE to amend Sec. 103-34. (h) (7) , 103-138. (e) (5), 103-169. (d) (4), & 103-229. (e) (5), of the Code of Ordinances of the City of La Crosse regarding fee changes.

Staff/Department Responsible for Legislation

Planning and Development - Building & Inspections & Clerks

Requestor of Legislation

Planning and Development - Building & Inspections & Clerks

Location, if applicable

City-wide

Summary/Purpose

To amend language allowing the Common Council the flexibility to increase certain fees by an amount other than the annual CPI adjustment.

Background

The fee schedule was previously adopted by the Common Council reflecting fee increases other than the annual CPI adjustment. The code language needs to be amended to reflect those increases and provide the flexibility to increase the respective fees by an amount other than CPI, if justified.

Fiscal Impact

If not passed, the fees changes approved could be challenged.

Staff Recommendation

Recommend to adopt.

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0123

Agenda Date: 3/12/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Ordinance

ORDINANCE NO.: ____

AN ORDINANCE to amend Sec. 103-194 of the Code of Ordinances of the City of La Crosse to adopt the State of Wisconsin current version of the National Fuel Gas Code.

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

SECTION I: Section 103-194 is hereby amended to read as follows:

Sec. 103-194.

The provisions of the National Fuel Gas Code, ~~2009~~ 2021 Edition of ANSI Z223.1-NFPA 54, is hereby incorporated by reference and any amendments thereto. The installation of gas appliance burners, vents and piping not regulated by this division shall be made in conformance with such requirements and shall not be put into operation until the gas supplier has inspected such installation. All gas appliances other than heating system shall have a separately manually operated approved shut-off valve or cock installed in the gas piping system near the appliance to shut off the gas supply to the appliance for servicing.

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

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

_____
Shaundel Washington-Spivey, Mayor

_____
Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID: 26-0123

Caption: AN ORDINANCE to amend Sec. 103-194., of the Code of Ordinances of the City of La Crosse to adopt the State of Wisconsin current version of the National Fuel Gas Code.

Staff/Department Responsible for Legislation

Planning and Development - Building & Inspections

Requestor of Legislation

Planning and Development - Building & Inspections

Location, if applicable

City-wide

Summary/Purpose

To adopt the current version of the National Fuel Gas Code that the State of Wisconsin adopts

Background

The City is required to adopt the same codes as the State of Wisconsin.

Fiscal Impact

None.

Staff Recommendation

Recommend to adopt.

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0127

Agenda Date: 3/12/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Ordinance

ORDINANCE NO.: _____

AN ORDINANCE to create Chapter 46, Article II, Subsection 44 of the Code of Ordinances of the City of La Crosse regarding Fire Suppression System Coordination and Testing.

WHEREAS, the City of La Crosse has adopted the National Public Fire Protection (NFPA) Code. (Wis. Admin. SPS 314.001; La Crosse Ordinance Sec. 18-64), and

WHEREAS, NFPA Section 4.1.4 requires property owners or their designated representative to notify the authority having jurisdiction (The La Crosse Water Utility), and the fire department before testing or shutting down a system or its supply.

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

SECTION I: Chapter 46, Article II, Section 44 is hereby created to read as follows:

Sec. 46-44. Fire Suppression System Coordination and Testing.

(a) Purpose: The purpose of this Section is to ensure that adequate water supply and pressure are maintained for all customers, as well as to minimize service disruptions, particularly during high-volume fire suppression system testing or operation.

(b) Capacity Coordination Requirement: All customers operating or planning to install, a fire suppression system capable of drawing 1,500 gallons per minute (GPM) or more must perform a hydraulic analysis to ensure system capability with water services and provide the results to the Water Utility.

(c) Advance Notification of Testing and Timing of Testing

(1) Customers with fire suppression systems capable of 1,500 GPM or more shall provide advance notification prior to testing. Notification shall be with the Water Utility Superintendent or Assistant Superintendent and be at least 10 business days in advance of any scheduled testing. The Customer and the Water Utility shall agree on the time of day to conduct the testing.

(2) Fire suppression system testing for 1,500 GPM systems or more shall only be conducted within 60 days after the most recent Water Utility routine hydrant flushing in the area.

(3) The Utility will provide the customer with a hydrant flushing schedule upon request.

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 upon passage and publication.

_____
Shaundel Washington-Spivey, Mayor

_____
Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID: 26-0127

Caption: AN ORDINANCE to create Chapter 46, Article II, Subsection 44 of the Code of Ordinances of the City of La Crosse regarding Fire Suppression System Coordination and Testing.

Staff/Department Responsible for Legislation

Water Department

Requestor of Legislation

Derek Greebon

Location, if applicable

Summary/Purpose

The purpose of this Ordinance is to ensure that adequate water supply and pressure are maintained for all customers, as well as to minimize service disruptions, particularly during high-volume fire suppression system testing or operation.

Background

At fire system test that was conducted in 2025 riveresed the direction of water and pressures for a region in the distribution system. The reversal impacted other customers and water quailty in the region. To prevent the quailty, pressure and direction from being impacted in the future during scheduled tests, the Water Department restating the already recognized National Public Fire Protection (NFPA) Code 4.1.4 that is in the La Crosse Ordinance Sec. 18-64

Fiscal Impact

Staff Recommendation

Staff Recommends the adoption of the Ordinance

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0143

Agenda Date: 3/12/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Ordinance

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business District to the Planned Development District - General, allowing for the construction of a mixed-use development including residential and commercial uses at 2415 State 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 from the Local Business District to the Planned Development District - General on the Master Zoning Map, to-wit:

Tax Parcel 17-50298-32; 2415 State Road

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

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

_____
Shaundel Washington-Spivey, Mayor

_____
Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

26-0143

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):

MKB Copper Rocks, LLC c/o Kirk Stoa 3800 Emerald Drive E. Onalaska, WI 54650

Owner of site (name and address):

MKB Copper Rocks, LLC c/o Kirk Stoa 3800 Emerald Drive E. Onalaska, WI 54650

Address of subject premises:

2415 State Rd, La Crosse, WI 54601

Tax Parcel No.: 17-50298-32

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

See attached CSM

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

Zoning District Classification: C1 - Local Business

Proposed Zoning Classification: Planned Development District (PDD)

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 - Old retail building

Property is Proposed to be Used For:

Mixed-use residential and commerical development

Proposed Rezoning is Necessary Because (Detailed Answer):

Proposed use of residential and commercial does not fit in C1- Business Zoning

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

Proposed rezoning will remove a blighted site in the neighborhood and increase quality, affordable housing as well as some community and commercial space.

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

Proposed rezoning fulfills a recognized need of additional housing and will compliment the surrounding neighborhood. The proposed use also aligns with the city's recent comprehensive plan.

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 6 ***day of*** February, 2026.

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)

608-779-2702 (telephone)

February 6, 2026 (date)

kstoa@festfoods.com (email)

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

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

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

Signed: _____
Deputy Director of Planning & Development

AFFIDAVIT

STATE OF Wisconsin)
) ss
COUNTY OF La Crosse)

The undersigned, MKB Copper Rocks, LLC - Kirk Stoa, 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 2415 State Road, La Crosse.

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 6th day of Feb., 2026

Notary Public
My Commission expires 11/6/26.

TARA REITER-MAROLF NOTARY PUBLIC STATE OF WISCONSIN

FEBRUARY 6, 2026

Tim Acklin
Planning Administrator
City of La Crosse, WI
400 La Crosse St.
La Crosse, WI 54601
acklint@cityoflacrosse.org

RE: SPECIFIC DEVELOPMENT PLAN SUBMITTAL – PROJECT DESCRIPTION
COPPER ROCKS REDEVELOPMENT – 2415 STATE ROAD, LA CROSSE, WI 54601

Tim,

Thank you for reviewing the following project information for the Copper Rocks Redevelopment located at 2415 State Road in La Crosse. The following materials are being submitted in support of this initial project review:

- Sketch Plan
- Parking Summary
- Geotechnical Report
- Landscaping Plan
- 360 Sustainability Plan

PROJECT DESCRIPTION

The former Kmart site at 2415 State Road in La Crosse is proposed to be redeveloped as a vibrant, community focused mixed-use development named 'Copper Rocks'. The proposed project will consist of three townhome buildings and three mixed-use buildings, as well as parking and outdoor community gathering space to create a vibrant and useful revitalization of the site. The developer will be seeking a rezoning from the current classification to Planned Development District (PDD) zoning allowing for mixed-use. This proposed zoning aligns with the City of La Crosse Comprehensive Plan, as the development will be focused on residents and sustainability.

As a key component of the requested rezoning action, a Specific Development Plan and various support materials are being provided. Specific Development Plan criteria are also outlined below along with a description of how the proposed plan will meet these standards.

SPECIFIC DEVELOPMENT PLAN CRITERIA

Requirements:

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**

   The 6.3-acre subject property is currently comprised of a large parking lot and a vacant Kmart building. The property is zoned C-1 Local Business. The rezoning request to Planned Development District is being made to best match the nature of the redevelopment. PDD zoning will allow the site to

be redeveloped to meet fundamental components of the 2040 City of La Crosse Comprehensive Plan: Forward La Crosse, as well as the City Vision 2020 Master Plan. Both plans build upon key ideas such as the encouragement of mixed-use developments, increases in density, and redevelopment, all key parts of this project.

Five buildings are proposed to be constructed on the site, each containing residential units. The total number of residential dwelling units will be approximately two hundred and forty (240). As a key focus of the project is on current and future residents, the 240 residential units will be market-rate, workforce housing. This is defined as housing that is affordable for people who earn incomes from 70%-110% of the Area Median Income (AMI). In La Crosse County the AMI in 2022 was $72,019. For our analysis we used 30% of income allocated for housing. As a reference, Fannie Mae uses 45% debt-to-income ratio in their underwriting financing. This will allow for the development to house residents with a diversity of incomes and backgrounds and seeks to meet the goals of the 2040 City of La Crosse Comprehensive Plan: Forward La Crosse. Specifically, A Place to Call Home section and opportunities and strategies 1, 2 and 3. (Table 1)

Area	*AMI*	*100% AMI Housing*	*80% AMI Housing*	*60% AMI Housing*
State of Wisconsin	$82,560	$2,064	$ 1,651	$1,238
La Crosse County	$72,019	$1,800	$1,440	$1,080

Table 1

According to data gathered by the American Association of Retired People, 33% of all households are single people living alone. Additionally, couples without children account for another 25%. Copper Rocks will have a diverse unit mix of studio through three bedrooms to meet housing demands for a wide variety of incomes and demographics with a focus on workforce affordable housing.

Of the five new buildings, three will offer mixed-use opportunities. These four or five-story mixed-use buildings will be constructed and placed in the center and southwest corner of the site, tight to the traffic corridor of Losey Boulevard and State Road (State Highway 33). The buildings have been intentionally massed a considerable distance from the existing single-family residences to soften the transition between the neighbors.

Each of these three buildings will have underground or at-grade parking beneath the residential floors, and the first floor will also accommodate commercial space for lease and/or community space for use by the residents living in this development. The amount of commercial and community space to be included is estimated to be approximately 20,600 square feet.

Floors 2 - 5 of each mixed-use building will consist of residential apartments. The other two buildings on site will be strictly residential townhome buildings constructed along the northern end of the site along Farnam Street, orienting in an East-West fashion. These townhomes will be similar in design to the Canterbury townhomes at Campbell Road and Vine Street, developed by Three Sixty in 2017.

Existing municipal utilities currently serve the existing site and structure. It is anticipated that a new water, storm sewer, and sanitary service will be installed in Farnam Street to serve the development. New watermain, sanitary sewer, and storm sewer will be installed within the proposed project site as private infrastructure to serve the proposed buildings.

The project will incorporate a high degree of sustainable practices as guided by Three Sixty's commitment to sustainability, which is outlined in their attached Sustainability Plan.

2. **A general summary of the estimated value of structures and site improvement costs, including landscaping and special features.**

The overall project cost is currently estimated at approximately $63,000,000.

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.**

The subject property is currently owned by MKB Copper Rocks, LLC. Three Sixty Real Estate Solutions, LLC will be developing the site, and once completed, the development will be managed by Three Sixty Real Estate Solutions, LLC. Once completed, the development will be owned by four separate single purpose entities (SPE) by asset or parcels. The SPEs are as follows: Copper Rocks 1, LLC; Copper Rocks 2, LLC; Copper Rocks 3, LLC; Copper Rocks 4, LLC

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.**

Section 113-9

As part of the redevelopment, the existing site will be subdivided into four separate parcels. MKB Copper Rocks, LLC and Three Sixty are requesting that the requirement for a subdivision plat per section 113-9 of the City of La Crosse Municipal Code of Ordinances be waived allowing for the use of a Certified Survey Map (CSM) to divide the existing lot as part of the PDD process.

The State Statutes require that no more than four lots of less than 1.5 acres can be created by CSM within 5 years. In 2020 a CSM was recorded splitting the parent parcel of the Kmart site into three parcels, two of which were under 1.5 acres in size. In order to meet the limit in the State Statues, only 2 of the proposed parcels will be under 1.5 acres.

Section 115-512

(b) Angled parking on Farnam Street and along Losey Boulevard does not meet building setback

(d) less than 15' landscaped buffer provided

(o) No curb, parking blocks, or bollards between parking lot and sidewalks

Section 115-515

(a)(2) Under required shrub count for site regarding item F.3c “At least one tree and 10 shrubs per 600 sq. ft. of landscaped area”, the tree requirement has been exceeded, 129 in total. The shrub count is 714 due to impracticality of the placement of what would be 1,141 shrubs on the site based on the calculation from the total landscape area.

Section 115-517

Stormwater management requirements to follow Section 105-61

Section 115-521

(b) Front doors of buildings do not face public streets

Section 115-555

Stormwater management requirements to follow Section 105-61

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.**

The target date for demolition of the existing building and site is June 2026. It is anticipated that construction will occur in two or three phases with completion in the fall of 2028. Phase One will see the west mixed-use building constructed and Phase Two will see the townhomes and East mixed use building completed. Phase three will see the south building completed. The phasing could change depending on several factors such as lease absorption, commercial tenant interest, construction costs and financing.

6. **A sketch plan depicting the proposed lot layout, street configuration, utilities, and open space.**

Please see the attached sketch plan.

7. **A legal description of the boundaries of lands included in the proposed Planned Development District.**

Lot 1 of Certified Survey Map Number 67, Volume 19, Document Number 1761262 located in the Northwest Quarter of the Northeast Quarter of Section 9, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin.

8. **A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.**

The two townhome buildings constructed along the northern end of the parcel will have front doors and porches opening to Farnam Street. On the other side of the townhomes, roof-top patios will face the development with southern exposure. The townhomes are similar in use to the land across the

street to the north and west sides of the development, which is residential and zoned R1 - Single Family. These buildings will be architecturally attractive and will blend and scale into the single-family neighborhood to the north. On Farnam Street we are asking the city to consider traffic calming measures - such as pedestrian bump-outs and on-street, angled parking along the south side of the street - in an effort to keep the street safe and friendly to pedestrians and residential use.

The three mixed-use buildings located in the southwest and southern sections of the parcel will be community oriented. A combined total of 20,600 square feet of commercial and community space will be offered on the ground level, which can be utilized by residents living in the townhomes and floors 2-5 of the mixed-use buildings, as well as by other community members / business patrons. In addition to the building space, there will be outdoor spaces focused on community and recreational use, including areas for seating and dining, a play area, outdoor fire pits, benches, and seating for viewing small performances. These outdoor uses will be concentrated in the southwestern section of the parcel, in between the three mixed use buildings. These community features and facilities will offer the surrounding neighborhood with valuable amenities that they can enjoy. Our goal is to create a place that is so well loved that it takes care of itself.

To the south and west of the development, land is zoned C1 Local Business and C2 Commercial, with a variety of businesses such as the restaurants: Las Margaritas, Domino's Pizza, Subway, and JavaVino; as well as other services such as: Sports Clips, Allstate Insurance, and Festival Foods. These businesses will support the residents by providing a variety of goods and services all within walking distance from their homes. In turn, the development will bring in more consumers to support nearby businesses.

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.

As mentioned in the latter section, the development will provide valuable recreational and open common areas, dedicated for the use of residents and the public. These will be concentrated in the southwestern section of the parcel, in the center of the three mixed-use buildings.

In the very southwestern section of the land, there will be a grass covered gathering space, a small performing area, seats to view the performance, and outdoor patio seating for the brewery planned within the southernmost building. Between the southernmost building housing the brewery and the central building, there will be more patio space, outdoor fire pits, as well as a walking path and a variety of trees to green the area. To the north of the central building will be a small play area for children, space for resting (allowing for the placement of hammocks and benches), complemented by additional green space. Additionally, there are plans for a fenced dog "run" for residents with dogs to use, located along the eastern property line next to the dumpster carrel.

10. Characteristics of soils related to contemplated specific uses.

Please see the attached geotech report completed by Braun Intertec in April 2022.

11. Existing topography on site with contours at no greater than two-foot intervals City Datum where available.

Please see the attached sketch plan.

12. General landscaping treatment.

Please see the attached landscaping plan detailing the planting list. This is currently being updated to reflect the new site configuration, but the planting list will be the same.

Please contact me at 608.790.5589 or via email at jeremy@threesixty.bz with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

Jeremy Novak

SITE SUMMARY

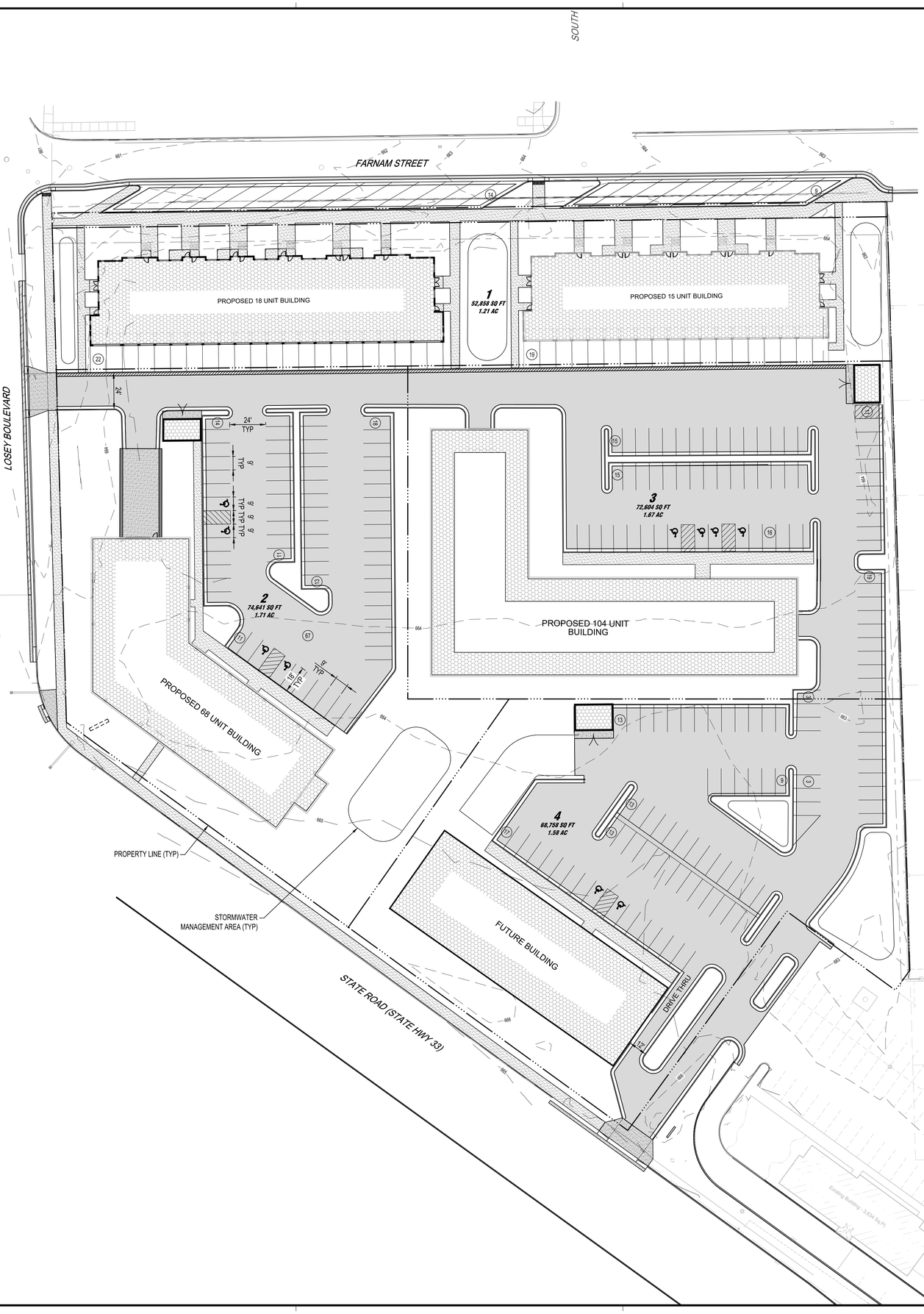
PROJECT ADDRESS/LOCATION:	2415 STATE ROAD LA CROSSE, WISCONSIN 54601	
ZONING:	PD - PLANNED DEVELOPMENT	
SITE/LOT AREA:	268,861 SF	(6.2 AC)
EXISTING IMPERVIOUS:	268,861 SF	(6.2 AC)
PROPOSED IMPERVIOUS:	182,855 SF	(4.2 AC)
DISTURBED AREA:	268,861 SF	(6.2 AC)

REQUIRED SETBACKS

	PARKING	BUILDING
FRONT YARD	5'	N/A
SIDE YARD	5'	N/A
REAR YARD	5'	N/A

DENSITY DATA

NUMBER OF UNITS	205
DENSITY (UNITS/AC)	45
LOT 4 DENSITY	TBD
EXTERIOR PARKING STALLS PROVIDED	
STANDARD	261
ACCESSIBLE	10
TOTAL	271



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	
FO	FIBER OPTIC	
WET	WETLAND	
W	WATER EDGE	
X	FENCE LINE	
	PROPERTY / LOT LINE	
	RIGHT OF WAY LINE	
	ACCESS CONTROL	
	EASEMENT LINE	
100	CONTOURS (MAJOR)	100
101	CONTOURS (MINOR)	101
+XXX.XX	SPOT ELEVATION	
	TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION	

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

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK
	REVERSE PITCH CURB AND GUTTER

ISG

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	31707
FILE NAME	31707 C3-SITE
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

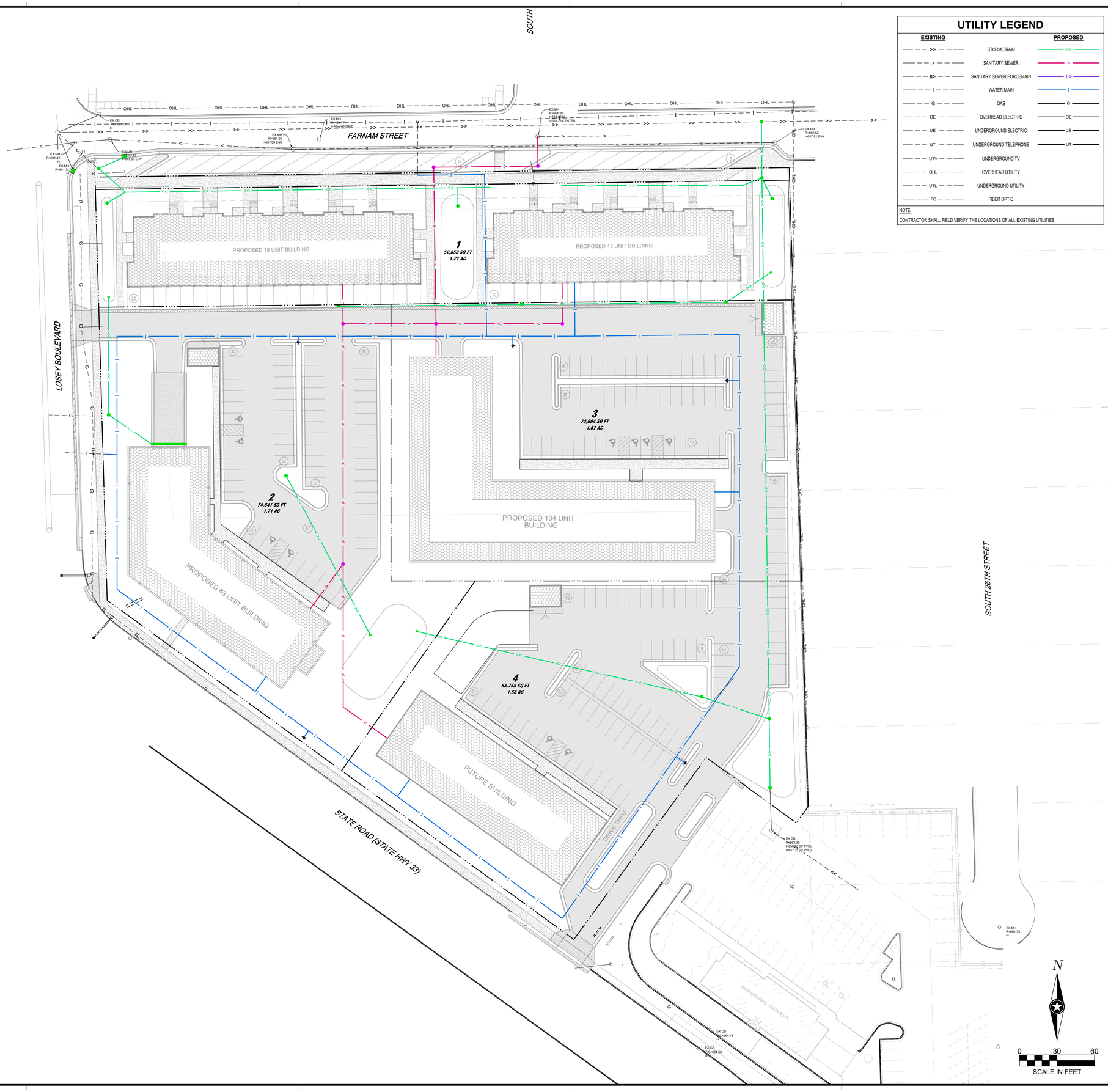
SHEET

C3-10

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 10/2/2025 3:05 PM

160



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	
FO	FIBER OPTIC	

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

ISG

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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PROJECT

COPPER ROCKS DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	31707
FILE NAME	31707 C3-UTILITY
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

UTILITY PLAN

SHEET

C3-20



Trees	Genus	Key	#	Count	Size
American Linden	Tilia americana	Tam		4	2" Cal.
American Musclewood	Carpinus caroliniana	Cca		5	#15 multistem
Armstrong Maple	Acer rubrum 'Armstrong'	Aru		3	1.5" cal
Bartlette Pear	Pyrus communis 'Bartlette'	Pco		2	#5 con
Bur Oak	Quercus macrocarpa	Qma		2	2" Cal.
Columnar Swedish Aspen	Populus tremula 'Erecta'	Ptr		7	#15 con tree
Contender Peach	Prunus persica 'Contender'	Ppe		1	5' Bare root
Cornelian Cherry Dogwood	Cornus mas	Cma		3	1.5" con
Eastern RedBud	Cercis canadensis	Cca		17	1.5" cal
Hawthorne Winter King	Crataegus viridis 'Winter King'	Cvi		3	1.5" cal
Hackberry	Celtis occidentalis	Coc		5	1.5" cal
Honey Locust	Gleditsia triacanthos	Gtr		4	1.5" cal
Ironwood	Ostrya virginiana	Ovi		7	1.5" cal
Kentucky Coffee Tree	Gymnocladus dioicus	Gdi		5	1.5" cal
Ohio Buckeye	Aesculus glabra	Agl		5	1.5" cal
Pagoda Dogwood	Cornus alternifolia	Cal		4	#15 multistem
Princeton Elm	Ulmus americana 'Princeton'	Uam		4	1.5" cal
Reliance Peach	Prunus persica 'Reliance'	Ppe		1	#5 con
River Birch	Betula Nigra	BNi		8	#15 multistem
Royal Raindrop Crabapple	Malus JFS-KWS'	MJf		9	1.5" cal
Red Jewel Crabapple	Malus 'Jewelcole'	MJe		5	1.5" cal
Serviceberry Tree	Amelanchier grandiflora 'Autumn Brilliance')	Agr		14	#15 singlestem
Showy Mountain Ash	Sorbus decora	Sde		6	2" Cal.
Superior Plum	Prunus 'Superior'	PSu		2	5' Bare root
Swamp White Oak	Quercus bicolor	Qbi		4	2" Cal.
Tart Northstar Cherry	Prunus cerasus 'North Star'	Pce		4	5' Bare root
Thornless Cockspur Hawthorne	Crataegus crus-galli	Ccr		7	1.5" cal
Toka Plum	Prunus 'Toka'	PTo		2	5' Bare root
Urban Pinnacle Oak	Quercus macrocarpa 'JFS-KWS'	Qma-JFS		4	1.5" cal
Weeping Willow (Niobe Willow)	Salix alba 'Tristis'	Sal		1	2" Cal
			148		TOTAL

Shrubs	Genus	Key	Count	Size
Arctic Fire Dogwood	Cornus stolonifera	Cst	52	#5 Cont.
Aronia Lowscape Mound	Aronia melanocarpa 'UCONNAM165' PPAF; CPBRAF	Arne-UCON	19	#5 Cont.
Black Currant	Ribes nigrum	Rni	16	#5 Cont.
Blizzard Mock Orange	Philadelphus coronarius	Pco	33	#5 Cont.
Bloomerang Lilac	Syringa 'Penda' BLOOMERANG	SPe	20	#5 Cont.
Blue Muffin' Viburnum	Viburnum dentatum 'Blue Muffin'	Vde	80	#5 Cont.
Bush Cinquifoil	Dasiphora fruticosa	Dfr	9	#5 Cont.
Chokeberry Aronia	Aronia Melanocarpa	AMe	65	#5 Cont.
Cranberry Cotoneaster	Cotoneaster apiculatus.	Cap	45	#5 Cont.
Dwarf Bush Honeysuckle	Diervilla lonicera	Dlo	117	#5 Cont.
Elderberry	Sambucus Canadensis	SCa	26	#5 Cont.
Fall-Bearing Raspberry	Rubus idaeus 'Heritage'	Rid	50	#1 Cont.
Fibre-optics Buttonbush	Cephalanthus occidentalis 'Balloptics'	Coc	36	#5 Cont.
Firedance Dogwood	Cornus sericea 'Balladeline'	Cse	12	#5 Cont.
Grey Dogwood	Cornus racemosa	Cra	8	#5 Cont.
Holmstrup Arborvitae	Thuja occidentalis 'Holmstrup'	Toc	11	5'
Jefferson Hazelnut	Corylus avellana	Cav	20	#5 Cont.
Prairie Ninebark	Physocarpus opulifolius	Pop	24	#5 Cont.
Red Currant	Ribes rubrum	Rru	10	#5 Cont.
Rugosa Rose	Rosa rugosa	Rru	102	#5 Cont.
Serviceberry	Amelanchier Alnifolia	AAl	65	#5 Cont.
Snowberry	Symphoricarpos albus	Sal	45	#5 Cont.
St. John's Wort	Hypericum Perforatum	HPe	47	#5 Cont.
Star Power Juniper	Juniperus scopulorum 'Skyrocket'	Jsc	30	5'
Steeplebush	Spiraea tomentosa	Sto	38	#5 Cont.
Sugar Shack Buttonbush	Cephalanthus occidentalis 'Sugar Shack'	Coc-SS	10	#5 Cont.
Summer Wine Ninebark	Physocarpus opulifolius 'Summer Wine'	Pop	4	#5 Cont.
Sweet Fern	Comptonia peregrina	Cpe	63	#5 Cont.
Trautman Juniper	Juniperus chinensis	Jch	24	5'
			1081	TOTAL

Forbs	Genus	Key	Quantity	Quantity
Anise Hyssop	Agastache foeniculum	Afo		4" con
Aromatic aster	Aster oblongifolius	Aob		4" con
Blue False Indigo	Baptisia australis	Bau		4" con
Blue Stemmed Goldenrod	Solidago Caesia	SCa		4" con
Bradbury's Monarda	Monarda Braburiana	MBr		4" con
Butterfly Milkweed	Asclepias Tuberosa	ATu		4" con
Cardinal Flower	Lobelia cardinalis	Lca		4" con
Downy Wood Mint	Blephilia ciliata	Bci		4" con
Golden Alexander	Zizia aurea	Zau		4" con
Hairy Beardtongue	Penstemon hirsutus	Phi		4" con
Ironweed	Vernonia baldwinii	Vba		4" con
Jacob's Ladder	Polemonium caeruleum	Pca		4" con
Joe Pyeweed	Eutrochium purpureum	Epu		4" con
Lanceleaf Coreopsis	Coreopsis lanceolata	Cla		4" con
Meadow Blazing Star	Liatris pycnostachya	Lpy		4" con
New England Aster	Symphyotrichum novae-angliae	Sno		4" con
Ohio Spiderwort	Tradescantia ohiensis	Toh		4" con
Orange Coneflower	Rudbeckia fulgida	Rfu		4" con
Prairie Sundrops	Oenothera pilosella	Opi		4" con
Purple Coneflower	Echinecea Purperea	EPu		4" con
Purple Giant Hyssop	Agastache scrophulariifolia	Asc		4" con
Purple Poppy Mallow	Callirhoe involucrata	CIn		4" con
Rattlesnake Master	Eryngium yuccifolium	Eyu		4" con
Rose Milkweed	Asclepias incarnata	Ain		4" con
Showy Goldenrod	Solidago speciosa	Ssp		4" con
Slender Mountain Mint	Pycnanthemum tenuifolium	Pte		4" con
Stiff Coreopsis	Coreopsis palmata	Cpa		4" con
Whorled Milkweed	Asclepias verticillata	Ave		4" con
Wild Columbine	Aquilegia canadensis	Aca		4" con
Wild Geranium	Geranium maculatum	Gma		#1 con
Wild Mint	Mentha arvensis	Mar		4" con
Wild Nodding Onion	Allium Cernuum	ACe		#1 con
Wild Quinine	Parthenium integrifolium	Pin		4" con
			0	

Grasses/Sedges/Ferns	Genus	Key	Quantity	Size
Brown Fox Sedge	Carex Vulpinoidea	CVu		4" con
Lady Fern	Athyrium filix-femina	Afi		4" con
Little Bluestem	Schizachyrium scoparium	Ssc		#1 con
Maidenhair Fern	Adiantum pedatum	Ape		4" con
Ostrich Fern	Matteuccia struthiopteris	Mst		4" con
Palm Sedge	Carex muskingumensis	Cmu		4" con
Pennsylvania Sedge	Carex pensylvanica	Cpe		#1 con
Plains Oval Sedge	Carex brevior	Cbr		4" con
Prairie Dropseed	Sporobolus heterolepis	She		#1 con
Side Oats Grama	Bouteloua curtipendula	Bou		4" con
Switchgrass	Panicum virgatum 'Shenandoah'	Pvi		#1 con
		TOTAL	0	

Site Notes

Total Landscape Area: 88,166 sq ft

147 trees required per landscape area sq ft requirement

148 trees provided

1,470 shrubs required per landscape area sq ft requirement

1,081 shrubs provided

816 linear ft of frontage

20 trees required
20 trees provided

Coulee Region Ecoscapes LLC

1522 Green Bay St.
La Crosse, WI 54601

(608) 799-2797

couleeregionecoscapes@gmail.com

Copper Rocks

Title:
Site Softscape Reference Plan

Project Location:
La Crosse, WI

Revision Date:
12/17/2024

Scale 1:30

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Sheet Number:
L0-01



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Bur Oak	Quercus macrocarpa	Qma		2	2" Cal.
Columnar Swedish Aspen	Populus tremula 'Erecta'	Ptr		7	#15 con tree
Contender Peach	Prunus persica 'Contender'	Ppe		1	5' Bare root
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Pagoda Dogwood	Cornus alternifolia	Cal		4	#15 multistem
Princeton Elm	Ulmus americana 'Princeton'	Uam		4	1.5" cal
Reliance Peach	Prunus persica 'Reliance'	Ppe		1	#5 con
River Birch	Betula Nigra	BNi		8	#15 multistem
Royal Raindrop Crabapple	Malus JFS-KW5'	MJf		9	1.5" cal
Red Jewel Crabapple	Malus 'Jewelcole'	MJe		5	1.5" cal
Serviceberry Tree	Amelanchier grandiflora 'Autumn Brilliance')	Agr		14	#15 singlestem
Showy Mountain Ash	Sorbus decora	Sde		6	2" Cal.
Superior Plum	Prunus 'Superior'	PSu		2	5' Bare root
Swamp White Oak	Quercus bicolor	Qbi		4	2" Cal.
Tart Northstar Cherry	Prunus cerasus 'North Star'	Pce		4	5' Bare root
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Toka Plum	Prunus 'Toka'	PTo		2	5' Bare root
Urban Pinnacle Oak	Quercus macrocarpa 'JFS-KW3'	Qma-JFS		4	1.5" cal
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Bloomerang Lilac	Syringa 'Penda' BLOOMERANG	SPe	20	#5 Cont.
Blue Muffin' Viburnum	Viburnum dentatum 'Blue Muffin'	Vde	80	#5 Cont.
Bush Cinquifoil	Dasiphora fruticosa	Dfr	9	#5 Cont.
Chokeberry Aronia	Aronia Melanocarpa	AMe	65	#5 Cont.
Cranberry Cotoneaster	Cotoneaster apiculatus.	Cap	45	#5 Cont.
Dwarf Bush Honeysuckle	Diervilla lonicera	Dlo	117	#5 Cont.
Elderberry	Sambucus Canadensis	SCa	26	#5 Cont.
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Grey Dogwood	Cornus racemosa	Cra	8	#5 Cont.
Holmstrup Arborvitae	Thuja occidentalis 'Holmstrup'	Toc	11	5'
Jefferson Hazelnut	Corylus avellana	Cav	20	#5 Cont.
Prairie Ninebark	Physocarpus opulifolius	Pop	24	#5 Cont.
Red Currant	Ribes rubrum	Rru	10	#5 Cont.
Rugosa Rose	Rosa rugosa	Rru	102	#5 Cont.
Serviceberry	Amelanchier Alnifolia	AAl	65	#5 Cont.
Snowberry	Symphoricarpos albus	Sal	45	#5 Cont.
St. John's Wort	Hypericum Perforatum	HPe	47	#5 Cont.
Star Power Juniper	Juniperus scopulorum 'Skyrocket'	Jsc	30	5'
Steeplebush	Spiraea tomentosa	Sto	38	#5 Cont.
Sugar Shack Buttonbush	Cephalanthus occidentalis 'Sugar Shack'	Coc-SS	10	#5 Cont.
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Cardinal Flower	Lobelia cardinalis	Lca		4" con
Downy Wood Mint	Blephilia ciliata	Bci		4" con
Golden Alexander	Zizia aurea	Zau		4" con
Hairy Beardtongue	Penstemon hirsutus	Phi		4" con
Ironweed	Vernonia baldwinii	Vba		4" con
Jacob's Ladder	Polemonium caeruleum	Pca		4" con
Joe Pyeweed	Eutrochium purpureum	Epu		4" con
Lanceleaf Coreopsis	Coreopsis lanceolata	Cla		4" con
Meadow Blazing Star	Liatris pycnostachya	Lpy		4" con
New England Aster	Symphyotrichum novae-angliae	Sno		4" con
Ohio Spiderwort	Tradescantia ohiensis	Toh		4" con
Orange Coneflower	Rudbeckia fulgida	Rfu		4" con
Prairie Sundrops	Oenothera pilosella	Opi		4" con
Purple Coneflower	Echinecea Purperea	EPu		4" con
Purple Giant Hyssop	Agastache scrophulariifolia	Asc		4" con
Purple Poppy Mallow	Callirhoe involucrata	Cin		4" con
Rattlesnake Master	Eryngium yuccifolium	Eyu		4" con
Rose Milkweed	Asclepias incarnata	Ain		4" con
Showy Goldenrod	Solidago speciosa	Ssp		4" con
Slender Mountain Mint	Pycnanthemum tenuifolium	Pte		4" con
Stiff Coreopsis	Coreopsis palmata	Cpa		4" con
Whorled Milkweed	Asclepias verticillata	Ave		4" con
Wild Columbine	Aquilegia canadensis	Aca		4" con
Wild Geranium	Geranium maculatum	Gma		#1 con
Wild Mint	Mentha arvensis	Mar		#1 con
Wild Nodding Onion	Allium Cernuum	ACe		#1 con
Wild Quinine	Parthenium integrifolium	Pin		4" con
			0	

Grasses/Sedges/Ferns	Genus	Key	Quantity	Size
Brown Fox Sedge	Carex Vulpinoidea	CVu		4" con
Lady Fern	Athyrium filix-femina	Afi		4" con
Little Bluestem	Schizachyrium scoparium	Ssc		#1 con
Maidenhair Fern	Adiantum pedatum	Ape		4" con
Ostrich Fern	Matteuccia struthiopteris	Mst		4" con
Palm Sedge	Carex muskingumensis	Cmu		4" con
Pennsylvania Sedge	Carex pensylvanica	Cpe		#1 con
Plains Oval Sedge	Carex brevior	Cbr		4" con
Prairie Dropseed	Sporobolus heterolepis	She		#1 con
Side Oats Grama	Bouteloua curtipendula	Bou		4" con
Switchgrass	Panicum virgatum 'Shenandoah'	Pvi		#1 con
		TOTAL	0	

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Scale 1:30

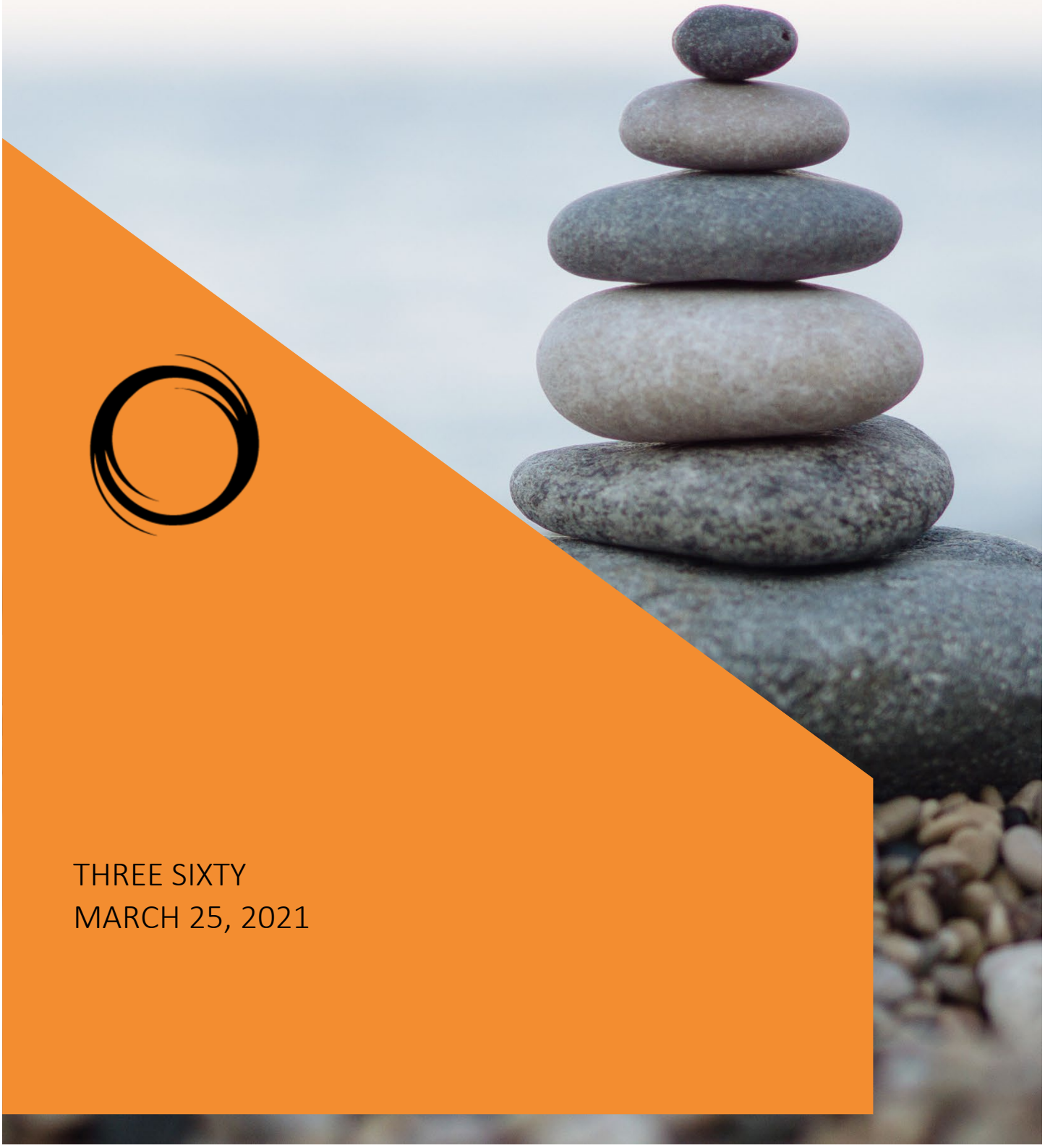
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Sheet Number:
LO-01

Trees	**Genus**	Count	Size
American Linden	Tilia americana	4	2" Cal.
American Musclewood	Carpinus caroliniana	15	#15 multistem
American Sycamore	Platanus occidentalis	3	2" Cal.
Bur Oak	Quercus macrocarpa	6	2" Cal.
Contender Peach	Prunus persica 'Contender'	1	5' Bare root
Eastern RedBud	Cercis canadensis	16	2" Cal.
Honey Locust	Gleditsia triacanthos	9	2" Cal.
Ironwood	Ostrya virginiana	6	2" Cal.
Kentucky Coffee Tree	Gymnocladus dioicus	4	2" Cal.
Pagoda Dogwood	Cornus alternifolia	4	#15 multistem
Reliance Peach	Prunus persica 'Reliance'	1	5' Bare root
River Birch	Batula Nigra	5	2" Caliper
Royal Raindrop Crabapple	Malus x 'JFS-KW5'	10	#15 Con
Serviceberry Tree	Amelanchier grandiflora 'Autumn Brilliance')	16	#15 singlestem
Seven Son Flower	Heptacodium miconioides	9	7' multistem
Showy Mountain Ash	Sorbus decora	5	2" Cal.
Superior Plum	Prunus 'Superior'	1	5' Bare root
Swamp/Bur Oak	Quercus × schuettei	3	2" Cal.
Tart Northstar Cherry	Prunus cerasus 'North Star'	2	5' Bare root
Toka Plum	Prunus 'Toka'	1	5' Bare root
Turkish Filbert	Corylus colurna	3	2" cal.
Urban Pinnacle Oak	Quercus macrocarpa 'JFS-KW3'	5	2" Cal.
	TOTAL	129	
Shrubs			
Arctic Fire Dogwood	Cornus stolonifera	38	#5 Cont.
Aronia Lowscape Mound	Aronia melanocarpa 'UCONNAM165' PPAF; CPBRAF	26	#5 Cont.
Blizzard Mock Orange	Philadelphus coronarius	34	#5 Cont.
Blue Muffin' Viburnum	Viburnum dentatum 'Blue Muffin'	69	#5 Cont.
Chokeberry Aronia	Aronia Melanocarpa	31	#5 Cont.
Cranberry Cotoneaster	Cotoneaster apiculatus.	68	#5 Cont.
Dwarf Bush Honeysuckle	Diervilla lonicera	67	#5 Cont.
Elderberry	Sambucus Canadensis	4	#5 Cont.
Fibre-optics Buttonbush	Cephalanthus occidentalis 'Fibre-optics'	35	#5 Cont.
Gro-Low Sumac	Rhus aromatica Gro-Low	19	#5 Cont.
Holmstrup Arborvitae	Thuja occidentalis 'Holmstrup'	21	#5 Cont.
Jefferson Hazelnut	Corylus avellana	2	#5 Cont.
Judd Viburnum	Viburnum x juddii.	12	#5 Cont.
New Jersey Tea	Ceanothus americanus	15	#5 Cont.
Ninebark 'Little Devil'	Physocarpus opulifolius 'Little Devil'	20	#5 Cont.
Red Currant	Ribes rubrum	4	#5 Cont.
Rugosa Rose	Rosa rugosa	48	#5 Cont.
Serviceberry	Amelanchier Alnifolia	40	#5 Cont.
Skyrocket Juniper	Juniperus scopulorum 'Skyrocket'	9	#5 Cont.
Snowberry	Symphoricarpos albus	33	#5 Cont.
St. John's Wort	Hypericum Perforatum	54	#5 Cont.
Steeplebush	Spirea Tomentosa	6	#5 Cont.
Sugar Shack Buttonbush	Cephalanthus occidentalis 'Sugar Shack'	39	#5 Cont.
Summer Wine Ninebark	Physocarpus opulifolius 'Summer Wine'	5	#5 Cont.
Trautman Juniper	Juniperus chinensis	9	#5 Cont.
White Meadowsweet	Spirea Alba	6	#5 Cont.
	TOTAL	714	
Forbs			
Blazing Star	Liatris spicata	5	#1 Cont.
Blue False Indigo	Baptisia australis	6	#1 Cont.
Blue Stemmed Goldenrod	Solidago Caesia	8	#1 Cont.
Butterfly Milkweed	Asclepias Tuberosa	10	#1 Cont.
Fall-Bearing Raspberry	-	21	#1 Cont.
Great Blue Lobelia	Lobelia siphilitica	5	#1 Cont.
Jacob's Ladder	Polemonium caeruleum	40	#1 Cont.
Joe Pyeweed	Eutrochium purpureum	5	#1 Cont.
New England Aster	Symphyotrichum novae-angliae	5	#1 Cont.
Purple Coneflower	Echinecea Purperea	9	#1 Cont.
Rose Milkweed	Asclepias incarnata	10	#1 Cont.
Showy Goldenrod	Solidago speciosa	5	#1 Cont.
Sneezeweed	Helenium autumnale	5	#1 Cont.
Wild Geranium	Geranium maculatum	34	#1 Cont.
Wild Nodding Onion	Allium Cernuum	25	#1 Cont.
Bradbury's Monarda	Monarda Braburiana	14	#1 Cont.
Lanceleaf Coreopsis	Coreopsis lanceolata	18	#1 Cont.
Ohio Spiderwort	Tradescantia ohiensis	5	#1 Cont.
Wild Quinine	Parthenium integrifolium	5	#1 Cont.
Hairy Beardtongue	Penstemon hirsutus	3	#1 Cont.
Aromatic aster	Aster oblongifolius	5	#1 Cont.
Yellow Wild Indigo	Baptisia tinctoria	3	#1 Cont.
Cream Wild Indigo	Baptisia bracteata	3	#1 Cont.
Anise Hyssop	Agastache foeniculum	5	#1 Cont.
Orange Coneflower	Rudbeckia fulgida	3	#1 Cont.
Downy Wood Mint	Blephilia ciliata	5	#1 Cont.
Ironweed	Vernonia baldwinii	5	#1 Cont.
Golden Alexander	Zizia aurea	17	#1 Cont.
(Wine Caps) Purple Poppy Mallow	Callirhoe involucrata	25	#1 Cont.
Wild Strawberry	Fragaria vesca	20	#1 Cont.
Wild Mint	Mentha arvensis	20	#1 Cont.
Royal Catchfly	Silene regia	5	#1 Cont.
Cardinal Flower	Lobelia cardinalis	5	#1 Cont.
	TOTAL	359	
Grasses/Sedges			
Brown Fox Sedge	Carex Vulpinoidea	167	#1 Cont.
Prairie Dropseed	Sporobolus heterolepis	108	#1 Cont.
Switchgrass	Panicum virgatum 'Shenandoah'	53	#1 Cont.
Porcupine Sedge	Carex hystericina	35	#1 Cont.
Pennsylvania Sedge	Carex pensylvanica	141	#1 Cont.
Side Oats Grama	Bouteloua curtipendula	44	#1 Cont.
Little Bluestem	Schizachyrium scoparium	35	#1 Cont.
	TOTAL	548	

Three Sixty Sustainability Plan



THREE SIXTY
MARCH 25, 2021

SUSTAINABILITY PLAN

SUSTAINABILITY FOCUSED

Three Sixty Real Estate Solutions, LLC develops real estate for the here and now but with a critical focus on how the project will positively impact the communities we serve for future generations to come.

When it comes to sustainability, it is one thing to say you believe in sustainability; however, it is more complex to incorporate proven practices into each project effectively. Our team at Three Sixty has a proven track record of sustainability. Building healthy communities is who we are and what we do, which cannot be separated from sustainability. We also realize these efforts are integral to the long-term value of our customers, communities, investors, and team members

Managing all our properties with this same practical approach is a priority. We focus on being good stewards of our environment and help connect our residents to nature and the outdoors by thoughtfully integrating spaces, promoting walkability, and creating connecting trails. We offer community gardens with compost bins replace the sod with prairie gardens, bio-filtration areas, and native species landscaping.



Neighborhood Garden Raised Beds at 1243 Badger Street, La Crosse, WI – Aguilera



360 Managed 40 Acre Pollinator Prairie, La Crescent MN



Bio Filtration Plantings with Native Pollinator Plants – 415 North 6th Street, La Crosse, WI 54601 – The Hub

We strive to reduce our carbon footprint by investing in new, energy-efficient technology and sustainability. We utilize environmentally responsible building materials and construction practices. To us, it is more than just having single-stream recycling bins, electric car-charging stations, LED lights, and energy-efficient appliances. We have those, and they are essential, but it is about reducing the carbon footprint throughout each step of every project. We believe there is an environmentally-helpful solution to every need. For example, we have incorporated photothermal and photovoltaic solar into projects to create sustainable energy sources. We implement stormwater management best practices with on-site (and, where necessary underground) stormwater retention, pervious pavement, and biofiltration gardens. We practice this because we believe our developments will impact communities for generations to come.

When it comes to sustainability, very few principles are more important than the impact of the local factor, be it locally sourced materials, locally produced products, local jobs, or supporting fiscally fair job growth! We are committed to using community-based and regional businesses in development. Our corporate vision of sustainability is highly compatible with the community's vision of sustainability.



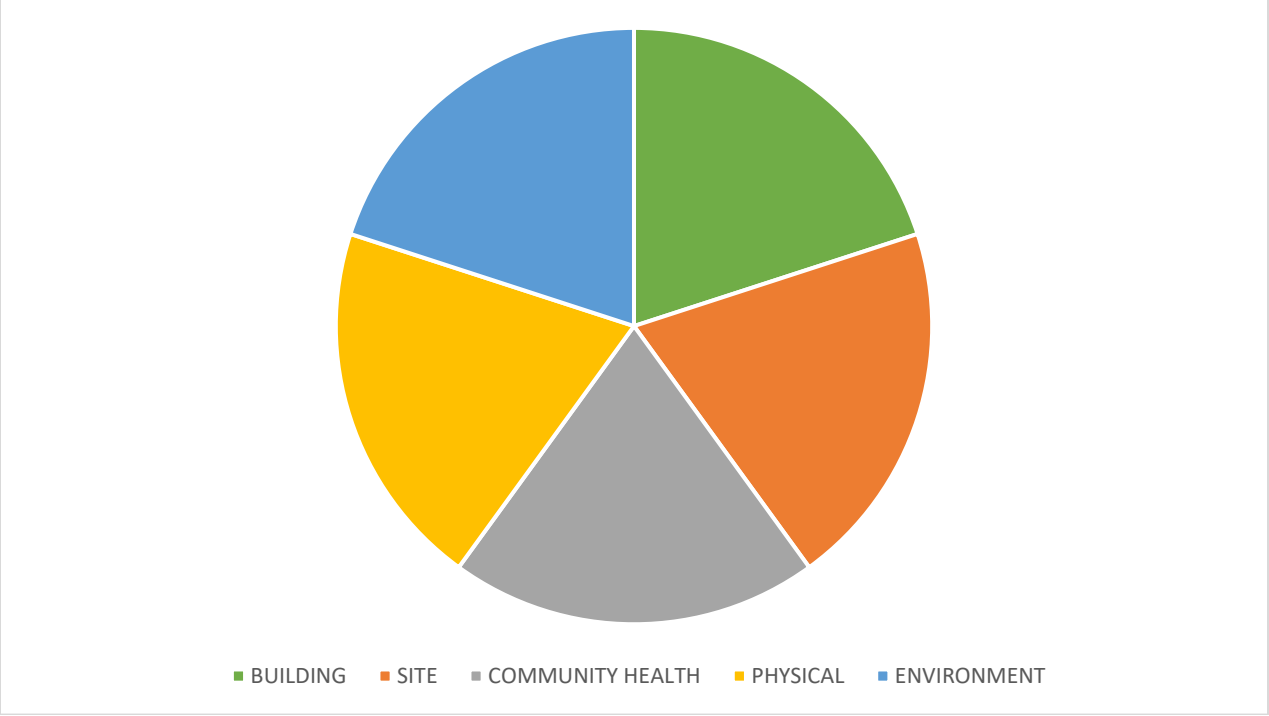
Community Garden – 415 6th St N – La Crosse, WI – The HUB

To effectively work to achieve our goal of maximizing sustainable building and development practices, Three Sixty and its development affiliates/partners will, whenever possible, work to mitigate the project carbon footprint. These practices will increase building efficiency, reduce waste and emissions, and be environmentally responsible. We have several established practices we will implement to varying degrees throughout the design and construction process to accomplish this effort.

THEMATIC APPROACH

We have developed a thematic approach when considering the many facets of sustainable real estate development by utilizing our years of practical experience in sustainable development practices. As a result, we can ensure that the various tasks specific to sustainable development are categorized into five major themes:

- Building (Design & Construction) & Indoor Environment
- Site (Design & Construction) & Outdoor Environment
- Community Health
- Physical
- Environment (At-Large)



Building (Design & Construction) & Indoor Environment (B)

- Install alternative energy features and practices when economically beneficial. (Site, Environment)
- Design and build tight building envelopes that use best practices for lower energy consumption and increase indoor air quality. (Physical, Environment)
- Utilize sustainable, high-quality materials and energy-efficient designs. (Site, Environment)
- Design buildings that utilize the maximum amount of natural light for creature comfort and reduction in energy needs. (Community Health, Physical, Environment)

Site (Design & Construction) & Outdoor Environment (S)

- Include previous pavement options in the parking lot/hard surfaces. (Environment)



Pervious Pavement – 507 N 13 St, La Crosse, WI - Aguilera

- Use In-Ground Storm Water Retention. (Environment)



Underground Stormwater Management System 507 N 13 St La Crosse, WI - AGUILERA

- Promote bicycle and pedestrian infrastructure to connect existing trails and paths. (Physical, Community Health, Environment)
- Develop and construct projects that promote and respect the natural habitat and connect people to nature. (Physical, Community Health, Environment)
- Use high-capacity bio-sequestration plantings and design methods to create stormwater retention and management. (Environment)

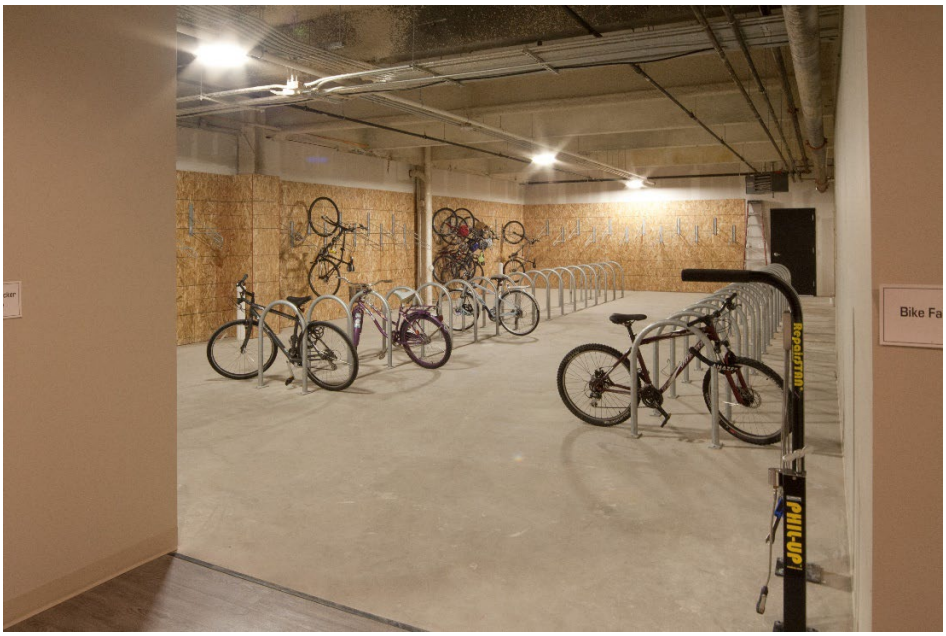
Community Health (CH)

- We are aware that the built environment dramatically affects the community and individual health. Therefore, our planning focuses on implementing approaches that improve our customers' physical, emotional, and spiritual health.
- Early in our company's history, long before it was popular, we converted all of our Multifamily properties "smoke-free" (Environment, Physical)
- Work to meet the hierarchy of present and future human needs reasonably and sufficiently. (Physical, Site)
- Create pedestrian-focused developments that reduce the reliance on automobiles and encourage health-promoting alternatives.

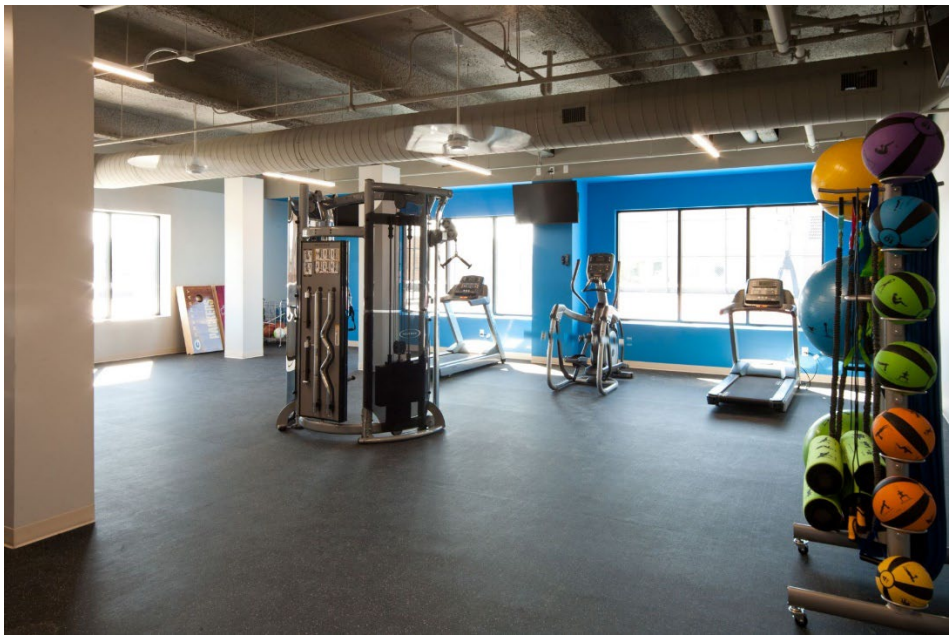
- Install sidewalk networks to and from the site to promote more pedestrian travel to and from the project, readily available to physically challenged and visually impaired, instead of taking a vehicle across town to other facilities. (Physical, Site, Building)
- Create green spaces that connect people to nature and enhance individual healthy lifestyles. (Site, Environmental, Physical, Building)

Physical (P)

- Minimize resilience upon car use and encourage pedestrian-focused and mass transit alternatives. (Environment, Site)
- Provide infrastructures such as installing bike racks, bike storage areas, and repair stations at specified areas adjacent to or inside each facility to promote bike use. (Physical, Building, Site)



Bike Storage, Wash Station & Repair Station – 415 N 6th St. La Crosse, WI The HUB



Fitness/Community Room – 415 N 6th St. La Crosse, WI - The HUB

Environment (At-Large) (E)

- Create environments that highlight and respect our natural resources and connect people to the natural resources. (Physical, Community Health, Site)
- Landscaping design and construction that uses native plants and edible gardens, providing food sources for people and wildlife. (Site, Community Health, Physical)
- Strive to develop brownfield, grayfield, and infill sites. (Community Health, Site, Building)
- Design, install and maintain raised garden boxes so residents (and neighbors!) can enjoy the benefits of fresh herbs, vegetables, and produce. In three past projects, we converted lawn/grass into community gardens, hired a gardener to maintain the garden, and partnered with the Salvation Army to provide fresh produce to community members. (Community Health, Physical, Site)
- Design and finish the landscape with native plant species that offer a food source for wildlife and people (planting Raspberry bushes instead of Dogwood). The finished landscaping consists of native shrubs, grasses, and trees throughout the project. (Community Health, Physical, Site)



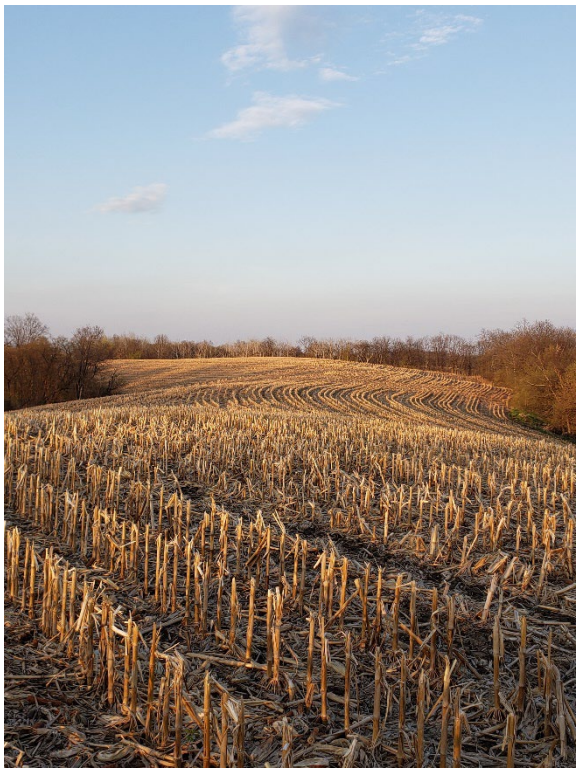
Fruit Trees, edible landscaping beds at 415 North 6th St, La Crosse, WI – THE HUB

- Locally source as many materials as possible, creating economic and environmental sustainability. (Site, Building)
- Replace high carbon products with low or sequestered carbon products. For example, where possible, we will replace steel and wood members. If possible, concrete decking may be replaced with wood decking. (Site, Building)
- Where possible, work to convert fossil fuel-based products to renewable products with less environmental impact. (Site, Building)
- Recycle products and materials by having cardboard and metal recycling dumpsters during the construction process. We will require all Subs to utilize the recycling protocols during the building process. (Site, Building)
- Utilize low-flow water products in the building design. (Site, Building)
- Where possible, use Energy Star Appliances. (Building)
- Do not use any tropical hardwoods in the project unless such products have been approved by the Forest Stewardship Council or verified as sustainability harvested. (Building)
- Use silt fence barriers (recycled if readily available), straw protections, and other mitigating resources from soil and stormwater management during construction. (Site, Building)
- Use deciduous trees throughout the project to help reduce the heat island effect. (Site, Building).

- Use high efficient commercial water heaters with circulating pumps versus a more traditional method of 1 electric water heater per unit. (Building)
- Install ceiling fans in all bedrooms. (Building).
- Ensure HVAC will be a highly efficient heat pump unit with multiple zoned heads and programable thermostats for increased control flexibility. (Buildings)
- We will use LED lighting, Energy Star advanced lighting package (APL), occupancy sensors in common areas, and light color toned interior walls. (Building)
- Concrete construction site forms will be reusable metal forms versus built-in-place wood forms. (Building, Site)
- Fixtures, equipment, site furnishings, and other outdoor structures will utilize low toxicity, sustainable and recycled materials where possible. (Building, Site)
- We will use panelized construction to eliminate waste, energy-efficient, and tightness of building structure. (Building)
- We will use value engineering to reduce product waste, increase energy efficiency, and increase building quality. (Building, Site)
- We will use fiber cement or wood composite siding and brick. (Building, Site).
- When available we will use locally sourced wood products. (Building, Site)
- We will provide composting on-site in the garden beds and eliminate garbage disposals. (Building, Site, Project).
- We will use low VOC adhesive throughout the project.(Building)
- We will continuously educate ourselves and explore opportunities to lessen and offset the carbon footprint of the development project.
- Seek out partners to leverage our collective abilities and expertise to have a greater overall synergistic impact on reducing impact to our environment and climate.
- Carbon sequestration is a process that pulls carbon from the atmosphere and, through natural processes, places it back into the soils. Consider that one acre of Prairie plantings can store one and a half to two tones of carbon on roots/soil per year, depending on the quality and age of the prairie. Which improves water quality, prevents erosion, restores native

species, and increases the biodiversity in the soil. We do our part to save the soil because healthy soil saves our planet. (Building, Site)

***Note: We recently restored (and managed) 48 acres of the previous tilled field into natural pollinator prairie in La Crescent, Minnesota, as a practical example of "walk the walk." This work was a collaborative partnership with USDA, pheasants forever, MN DNR, and local contractors. The site has now been used for educational purposes by governmental agencies. Resources and links available upon request.**



Former Corn Field – 2019



Native Pollinator Prairie - 2020



Rooftop Solar Panels – 415 N 6th St La Crosse, WI The HUB

- Comprehensive development and management sustainable practices and programs will be considered and efficiently incorporated. One specific goal of this plan is to mitigate climate change and adapt to our changing environment by meeting the Natural Steps for system conditions:
    - Reduce dependence upon fossil fuels extract underground metals and minerals. (Building, Site)
    - Reduce dependence on chemicals and other manufactured substances that can accumulate in nature. (Building, Site)
    - Reduce dependence on activities that harm life-sustaining ecosystems. (Building, Site)

Geotechnical Evaluation Report

Proposed Copper Rocks Development
2415 State Road
La Crosse, Wisconsin

Prepared for

Mettera, LLC

Brandon K. Wright, PE
Senior Engineer
License Number: 40141
May 6, 2022



BRAUN INTERTEC
The Science You Build On.

Project B2202146

Braun Intertec Corporation

BRAUN INTERTEC
The Science You Build On.

Braun Intertec Corporation
2309 Palace Street
La Crosse, WI 54603

Phone: 608.781.7277
Fax: 608.781.7279
Web: braunintertec.com

May 6, 2022 Project B2202146

Mr. Roger Lundsten
Mettera, LLC
1243 Badger Street
La Crosse, WI 54601

Re: Geotechnical Evaluation
Proposed Copper Rocks Development
2415 State Road
La Crosse, Wisconsin

Dear Mr. Lundsten:

We are pleased to present this Geotechnical Evaluation Report for the proposed Copper Rock Development project.

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

Sincerely,

BRAUN INTERTEC CORPORATION

Brandon K. Wright, PE
Senior Engineer

Ray A. Huber
Vice President

AA/EOE

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Appendix

Soil Boring Location Sketch
Log of Standard Penetration Test Boring Sheets
Log of Cone Penetration Test Sounding
Descriptive Terminology of Soil
Descriptive Terminology Cone Penetration Test
Wisconsin DSPS Soil and Site Evaluation Storm Form

A. Introduction

A.1. Project Description

This Geotechnical Evaluation Report addresses the proposed design and construction of the proposed Copper Rocks Development project located at 2415 State Road in La Crosse, Wisconsin. The project will include the construction of up to six structures with mixed residential and commercial use. Figure 1 shows an illustration of the proposed site layout.

Figure 1. Proposed Site Layout

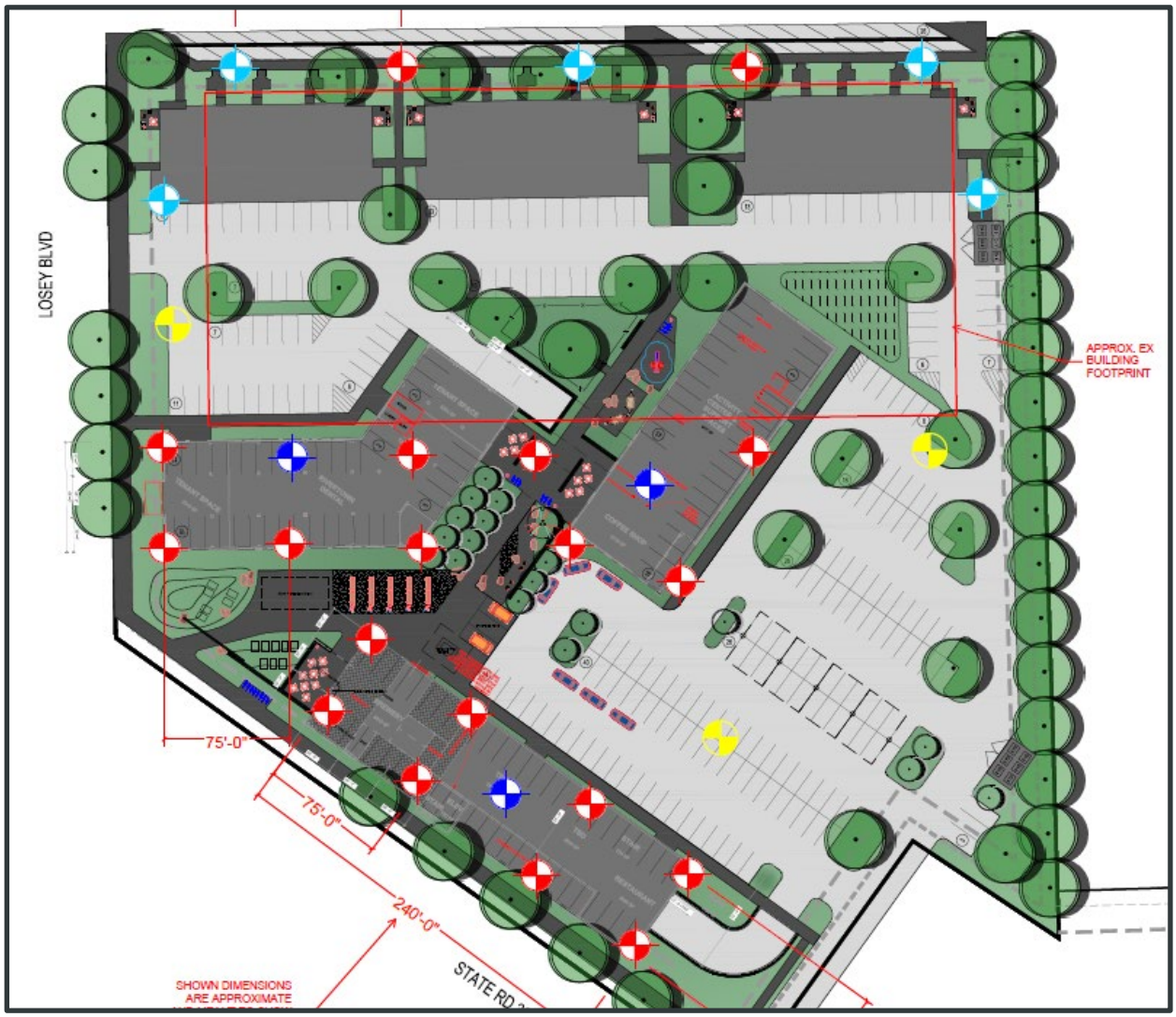


Figure provided by I&S Group, dated February 1, 2022.

Three of the structures will have below-grade parking and three of the structures will be slab-on-grade. The largest building is expected to be composed of one- to two-levels of pre-cast concrete framing with up to 4 levels of wood framing above. Buildings with below-grade parking will have a connecting below-grade tunnel providing access to each of the buildings. Associated parking, pavements, underground utilities, and landscaping are also planned for the project. Tables 1 and 2 provide project details.

Table 1. Building Description

Aspect	Description	
	Single-Story Commercial	Multi-Story Mixed Use
Below grade levels	None	1
Above grade levels	1	4 to 6
Provided Lowest level floor elevation (ft)	664.6 to 665.1	655.3
Assumed Column loads (kips)	100	550
Assumed Wall loads (kips/ft)	5	10

Table 2. Site Aspects and Grading Description

Aspect	Description
Pavement type(s)	Bituminous or Concrete
Provided/Assumed pavement loads	Light-duty: 50,000 ESALs*
	Heavy-duty: 150,000 ESALs*
Grade changes	Within 1 to 2 feet of existing site grades

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

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

A.2. Site Conditions and History

Currently, the site exists as a developed, but vacant, commercial property. The site is 6-acres and contains an approximate 90,000-square-foot, single story, former Kmart retail store. The site also contains an existing parking lot and underground utilities.

A.3. Purpose

The purpose of our geotechnical evaluation will be to characterize subsurface geologic conditions at selected exploration locations, evaluate their impact on the project, and provide geotechnical recommendations for the design and construction of footings, ground supported slabs, lateral earth pressures, pavement thickness designs, and storm water infiltration discussion.

A.4. Scope of Services

We performed our scope of services for the project in accordance with our Proposal QTB153342, dated March 14, 2022. The following list describes the geotechnical tasks completed in accordance with our authorized scope of services.

- Staking and clearing the exploration location of underground utilities. I & S Group selected, and we staked the exploration locations. We acquired the surface elevations and locations with GPS technology. The Soil Boring Location Sketch included in the Appendix shows the approximate locations of the borings.
- Performing standard penetration test (SPT) borings, cone penetration test (CPT) soundings, and test pits (TP). In total, we drilled 8 SPT borings, 19 CPT soundings, and logged 3 test pits.
- Performing laboratory testing on select samples to aid in soil classification and engineering analysis.
- Preparing this report containing a boring location sketch, logs of soil borings, a summary of the soils encountered, results of laboratory tests, and recommendations for structure and pavement subgrade preparation and the design of foundations, floor slabs, exterior slabs, utilities, stormwater improvements and pavements.

Our scope of services did not include environmental services or testing and our geotechnical personnel performing this evaluation are not trained to provide environmental services or testing. We can provide environmental services or testing at your request.

B. Results

B.1. Geologic Overview

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

B.2. Boring Results

B.2.a. Standard Penetration Test Borings

Table 3 provides a summary of the soil boring results; in the general order we encountered the strata. Please refer to the Log of Boring sheets in the Appendix for additional details. The Descriptive Terminology sheets in the Appendix include definitions of abbreviations used in Table 3.

Table 3. Subsurface Profile Summary*

Strata	Soil Type - ASTM Classification	Range of Penetration Resistances	Commentary and Details
Pavement materials	NA	NA	▪ Bituminous thickness 2 to 5 inches. ▪ Apparent aggregate** base is 6 to 9 inches.
Fill***	SP, SP-SM, SM	8 to 22 BPF	▪ Below the pavement materials, Borings ST-01, ST-02, ST-03, and ST-05 encountered fill. ▪ Fill was composed of sandy soils that extended to depths of 3 to 6 ½ feet. ▪ Based on penetration resistance testing, the fill appears to have received variable compaction effort.
Alluvial	SP, SP-SM	6 to 13 BPF	▪ Below the pavement and fill, the borings encountered alluvial soils. ▪ Alluvial soils were composed of poorly graded sand (SP) and poorly graded sand with silt (SP-SM). ▪ Penetration resistance indicates the alluvial sands are loose to medium dense in relative density. ▪ Moisture condition was moist.

*Abbreviations defined in the attached Descriptive Terminology sheets.

**We did not perform gradation analysis on the apparent aggregate base material encountered as part of the pavement section, in accordance with our scope of work. Therefore, we cannot conclusively determine if the encountered material satisfies a particular specification.

***For simplicity in this report, we define existing fill to mean existing, uncontrolled, or undocumented fill.

B.2.b. Cone Penetration Test Sounding

We performed CPT soundings in addition to our SPT soil borings. The Appendix includes CPT Sounding Logs that present the tip resistance, sleeve resistance, pore pressure and correlations based on the data that indicates a soil boring penetration resistance (N_{60}) and soil behavior type (SBT). The SBT does not correlate to soil classification based on grain size distribution or plasticity, and the SBT is not a reliable indicator of existing fill material gradation or extents.

We performed CPT soundings to provide a continuous profile of in-situ conditions that we use to estimate soil behavior properties for our engineering analyses. Refer to the attached Descriptive Terminology Cone Penetration Test in the Appendix for more information.

The results of the soundings indicate a soil profile consistent with findings in our SPT borings. Based on the SBT, the CPT soundings indicate the site is composed of sandy alluvial soils to the termination depth.

B.3. Groundwater

We did not observe groundwater while advancing our SPT borings. However, based on pore water pressure readings from our CPT soundings, we estimate groundwater to be at a depth of about 33 to 34 feet, corresponding to elevations 631 to 631 ½ feet. Project planning should anticipate seasonal and annual fluctuations of groundwater.

B.4. Laboratory Test Results

Table 4 presents the results of our laboratory tests.

Table 4. Laboratory Classification Test Results

Location	Sample Depth (ft)	Classification	Moisture Content (w, %)	Percent Passing a #200 Sieve
ST-01	10	Poorly Graded Sand (SP)	5	2
ST-02	5	FILL: Poorly Graded Sand with Silt (SP-SM)	6	6
ST-03	5	Poorly Graded Sand with Silt (SP-SM)	6	6
ST-04	7 ½	Poorly Graded Sand (SP)	7	3
ST-05	5	Poorly Graded Sand with Silt (SP-SM)	8	8
ST-09	15	Poorly Graded Sand (SP)	5	2
ST-16	15	Poorly Graded Sand (SP)	5	2
ST-24	15	Poorly Graded Sand with Silt (SP-SM)	6	7

C. Recommendations

C.1. Design and Construction Discussion

C.1.a. Introduction

Based on our subsurface exploration, the site is composed of existing pavement materials, existing fill, and alluvial soils. The existing pavement materials were found to be about 1 foot in thickness. Below the pavement materials, a portion of the borings encountered fill that extended to depths of up to 6 ½ feet. Below these materials, the borings encountered alluvial sand soils. Based on strength testing, the soils present at the site are loose to medium dense in relative density.

C.1.b. Building Subgrade Preparation

Site preparation work should include demolition of the existing commercial building. This should include removal of the structure, including footings, slabs, and underground utilities. In addition, the existing pavement should also be removed. Following removal of these materials, and prior to placement of structural fill or footings, the subgrades should be thoroughly surface compacted with a self-propelled vibratory steel-drum compactor.

Following these site preparations, the single-story commercial buildings can be designed for a net allowable bearing pressure of 4,000 pounds per square foot. The multi-story buildings, however, having below grade levels, and having 12 to 15 feet of overburden soil removed will aid in a higher bearing pressure. Furthermore, based on our CPT data, the multi-story buildings with below-grade levels can be designed for a net allowable bearing pressure of up to 7,000 pounds per square foot.

C.1.c. Pavement

Areas that will be receiving new pavement should be prepared by first removing existing pavement material and enough existing fill to allow for placement of new pavement materials. Additionally, if any debris is present in the existing fill, we recommend removing it within 2 feet of the proposed subgrade elevation. Prior to placing aggregate base material, we recommend surface compacting the pavement subgrade to enhance uniformity.

C.2. Site Grading and Subgrade Preparation

C.2.a. Building Demolition

We recommend demolition of the existing commercial building include removal of footings, slabs, foundation walls and underground utilities. These materials will need to be completely removed and the excavation backfilled with compacted soil.

C.2.b. Building Subgrade Excavations

Following building demolition, we also recommend removing existing pavement materials and existing fill below the proposed structures and their oversize areas. Table 5 shows the anticipated excavation depths and bottom elevations for each of the SPT borings.

Table 5. Building Excavation Depths

SPT Boring	Approximate Surface Elevation (ft)	Anticipated Excavation Depth (ft)	Anticipated Bottom Elevation (ft)
ST-01	661.5	4	657 ½
ST-02	663.4	6 ½	657
ST-03	663.1	3	660
ST-04	664.1	1	663
ST-05	663.1	4	659
ST-09	664.2	1	663
ST-16	664.5	1	663 ½
ST-24	665.9	1	665

Excavation depths will vary between the borings. Portions of the excavations may also extend deeper than indicated by the borings. A geotechnical representative should observe the excavations to make the necessary field judgments regarding the suitability of the exposed soils.

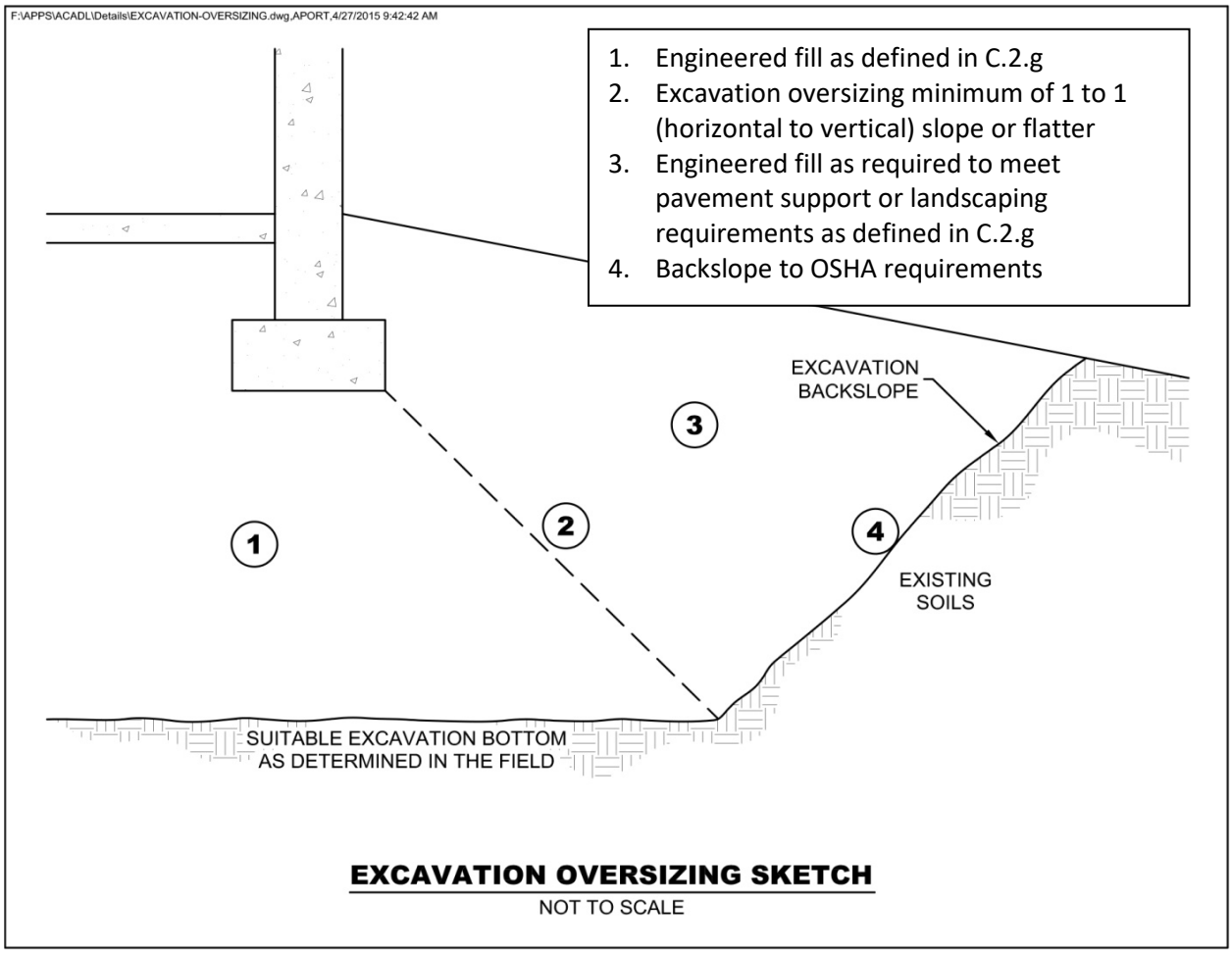
C.2.c. Surface Compaction

Prior to the placement of engineered fill or footings, we recommend surface compacting the exposed soils in the bottoms of the excavations with a minimum of five passes by a large (minimum diameter of 3 1/2 feet), smooth-drum compactor and be compacted to a minimum of 98 percent of the standard Proctor (ASTM D698) optimum density.

C.2.d. Excavation Oversizing

When removing unsuitable materials below structures or pavements, we recommend the excavation extend outward and downward at a slope of 1H:1V (horizontal: vertical) or flatter. See Figure 2 for an illustration of excavation oversizing.

Figure 2. Generalized Illustration of Oversizing



C.2.e. Excavated Slopes

Based on the borings, we anticipate on-site soils in excavations will consist of fill and alluvial sand soils. These soils are typically considered Type C Soil under OSHA (Occupational Safety and Health Administration) guidelines. OSHA guidelines indicate unsupported excavations in Type C soils should have a gradient no steeper than 1.5H:1V. Slopes constructed in this manner may still exhibit surface sloughing. OSHA requires an engineer to evaluate slopes or excavations over 20 feet in depth.

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

C.2.f. Pavement and Exterior Slab Subgrade Preparation

Areas that will be receiving new pavement should be prepared by first removing existing pavement material and enough existing fill to allow for placement of new pavement materials. Additionally, if any debris is present in the existing fill, we recommend removing it within 2 feet of the proposed subgrade elevation. Prior to placing aggregate base material, we recommend surface compacting the pavement subgrade to enhance uniformity. We recommend performing a proofroll after the aggregate base material is in place, and prior to placing bituminous or concrete pavement. We also recommend having a geotechnical representative observe the proofroll. Areas that fail the proofroll indicate soft or weak areas that will require additional soil correction work to support pavements.

C.2.g. Engineered Fill Materials and Compaction

Table 6 below contains our recommendations for engineered fill materials.

Table 6. Engineered Fill Materials*

Fill Classification	Locations To Be Used	Fill Source and Soil Descriptions	Gradation	Relative Compaction, percent (ASTM D698 – Standard Proctor)
Structural fill	▪ Soil correction backfill ▪ Below foundations ▪ Interior & exterior foundation wall backfill ▪ Below interior & exterior slabs	On-site alluvial sand soils or Imported sand and gravel consisting of GP, GW, SP, SW, SP-SM	100% passing 2-inch sieve <12% passing #200 sieve <2% Organic Content (OC)	98
Pavement Materials	Dense graded base	Imported aggregate	WisDOT Standard Spec 305 Dense Graded Base	98
	Pavement subgrades	On-site alluvial sand soils or Imported sand and gravel consisting of GP, GW, SP, SW, SP-SM, SM	100% passing 2-inch sieve <25% passing #200 sieve <3% OC	95
Non-structural fill	Below landscaped surfaces, where subsidence is not a concern	On-site soils and imported soils	100% passing 6-inch sieve < 10% OC	90

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

We recommend spreading engineered fill in loose lifts of approximately 12 inches thick. The project documents should specify relative compaction of engineered fill, based on the structure located above the engineered fill, and vertical proximity to that structure.

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

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

C.3. Spread Footings

Table 7 below contains our recommended parameters for foundation design.

Table 7. Recommended Spread Footing Design Parameters

Item	Description	
	Single-Story Commercial	Multi-Story Mixed Use
Maximum net allowable bearing pressure (psf)	4,000	7,000
Minimum factor of safety for bearing capacity failure	3.0	3.0
Minimum width (inches)	18 for wall 36 for column	24 for wall 48 for column
Minimum embedment below final exterior grade for heated structures (inches)	48	48
Minimum embedment below final exterior grade for unheated structures or for footings not protected from freezing temperatures during construction (inches)	60	60
Total estimated settlement (inches)	Less than 1	1
Differential settlement (inch)	Less than 1/2	1/2

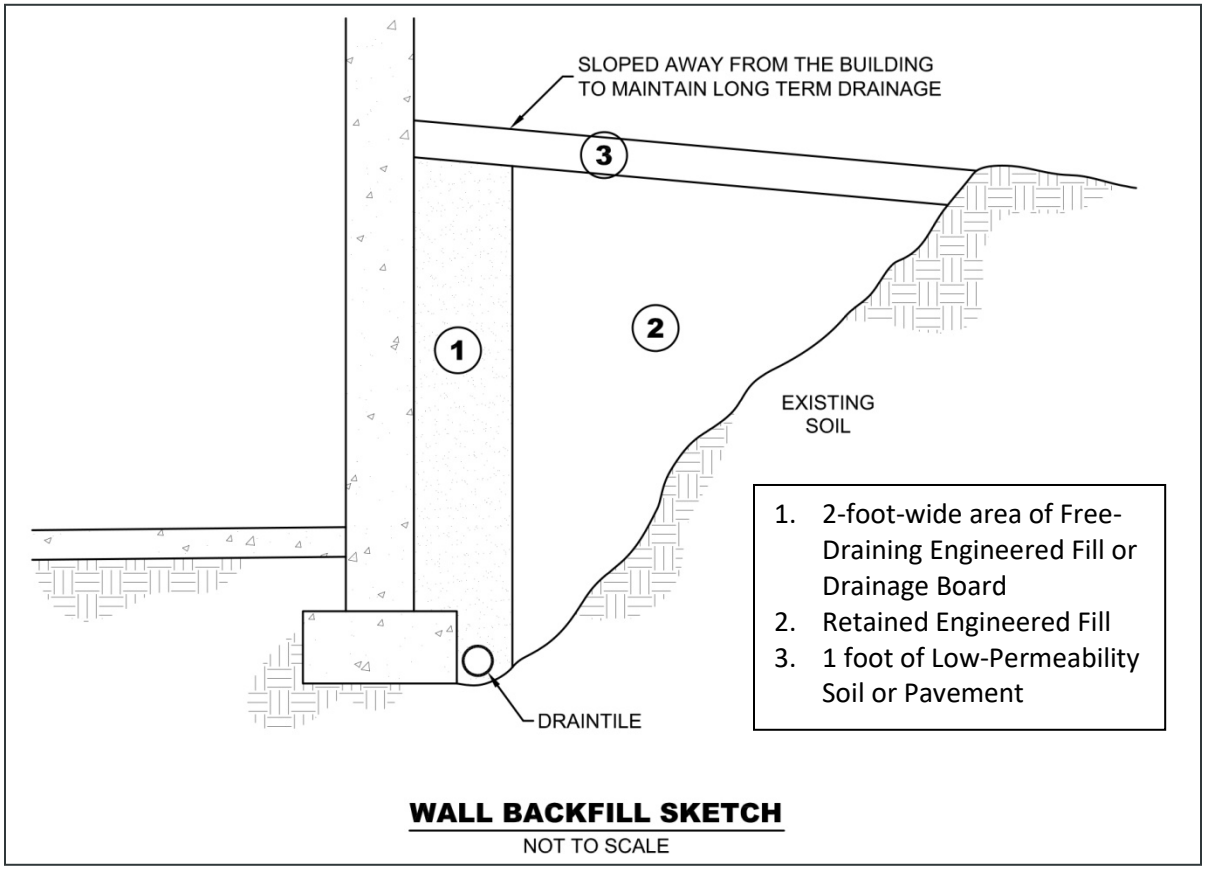
C.4. Below-Grade Walls

C.4.a. Drainage Control

We recommend installing drain tile to remove water behind the below-grade walls, at the location shown in Figure 3. The below-grade wall drainage system should also incorporate free-draining, engineered fill or a drainage board placed against the wall and connected to the drain tile.

Even with the use of free-draining, engineered fill, we recommend general waterproofing of below-grade walls that surround occupied or potentially occupied areas because of the potential cost impacts related to seepage after construction is complete.

Figure 3. Generalized Illustration of Wall Engineered Fill



The materials listed in the sketch should meet the definitions in Section C.2. Low-permeability material can direct water away from the wall, like clay, topsoil, or pavement. The project documents should indicate if the contractor should brace the walls prior to filling and allowable unbalanced fill heights.

As shown in Figure 3, we recommend Zone 2 consist of retained, engineered fill, and this material will control lateral pressures on the wall. However, we are also providing design parameters for using other engineered fill material. If final design uses non-sand material for engineered fill, project planning should account for the following items:

- Other fill material may result in higher lateral pressure on the wall.
- Other fill materials composed of silty or clayey soils may be more difficult to compact.
- Post-construction consolidation of other engineered fill material may result in settlement-related damage to the structures or slabs supported on the engineered fill. Post-construction settlement of other engineered fill material may also cause drainage towards the structure. The magnitude of consolidation could be up to about 3 percent of the wall fill thickness.

C.4.b. Configuring and Resisting Lateral Loads

Table 8 presents our recommended lateral equivalent fluid pressures for wall design of active, at-rest and passive earth pressure conditions. The table also provides recommended wet unit weights and internal friction angles. Designs should also consider the slope of any engineered fill and dead or live loads placed behind the walls within a horizontal distance that is equal to the height of the walls. Our recommended values assume the wall design provides drainage so water cannot accumulate behind the walls. The construction documents should clearly identify what soils the contractor should use for engineered fill of walls.

Table 8. Recommended Below-Grade Wall Design Parameters – Drained Conditions

Retained Soil	Wet Unit Weight (pcf)	Friction Angle (degrees)	Active Lateral Equivalent Fluid Pressure (pcf)	At-Rest Lateral Equivalent Fluid Pressure (pcf)	Passive Lateral Equivalent Fluid Pressure* (pcf)
On-site Sand	120	30	40	60	360

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

Sliding resistance between the bottom of the footing and the soil can also resist lateral pressures. We recommend assuming a sliding coefficient equal to 0.36 between the concrete and soil.

The values presented in this section are un-factored.

C.5. Interior Slabs

C.5.a. Subgrade Modulus

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

C.5.b. Moisture Vapor Protection

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

C.6. Pavements and Exterior Slabs

C.6.a. Design Sections

Our scope of services for this project did not include laboratory tests on subgrade soils to determine a California Bearing Ratio (CBR) value for pavement design. Based on our experience with similar sandy soils anticipated at the pavement subgrade elevation, we recommend pavement design assume a CBR-value of 10. Similarly, we based the concrete pavement designs on an assumed modulus of subgrade reaction (k) of 200 pci. Table 9 provides recommended pavement sections, based on the soils support and traffic loads.

Table 9. Recommended Bituminous Pavement Sections

Use	Asphalt Pavement		Concrete Pavement	
	Light Duty	Heavy Duty	Light Duty	Heavy Duty
Minimum asphalt thickness (inches)	4	5	---	---
Minimum concrete thickness (inches)	---	---	5	6
Minimum aggregate base thickness (inches)	8	10	6	6

C.6.b. Concrete Pavements

We recommend specifying concrete for pavements that has a minimum 28-day compressive strength of 4,500 psi, and a modulus of rupture (M_r) of at least 650 psi. We also recommend Type I cement meeting the requirements of ASTM International C 150. We recommend specifying 4.5 to 7.5 percent entrained air for exposed concrete to provide resistance to freeze-thaw deterioration. We also recommend using a water/cement ratio of 0.45 or less for concrete exposed to deicers.

C.6.c. Bituminous Pavement Materials

Appropriate mix designs are critical to the performance of flexible pavements. We recommend utilizing hot mix asphalt meeting the specifications of Wisconsin Department of Transportation (WisDOT) Section 460. We recommend utilizing a nominal 12.5 mm gradation for the base course and a nominal 9.5 mm gradation for the surface course as defined in Table 460-1 in Section 460.2.2.3. We recommend the Performance Graded Asphalt cement be a PG 58-28 in the lower and upper layer.

C.6.d. Performance and Maintenance

We based the above pavement designs on a 20-year performance life for bituminous and a 35-year life for concrete. This is the amount of time before we anticipate the pavement will require reconstruction. This performance life assumes routine maintenance, such as seal coating and crack sealing. The actual pavement life will vary depending on variations in weather, traffic conditions and maintenance.

It is common to place the non-wear course of bituminous and then delay placement of wear course. For this situation, we recommend evaluating if the reduced pavement section will have sufficient structure to support construction traffic.

Many conditions affect the overall performance of the exterior slabs and pavements. Some of these conditions include the environment, loading conditions and the level of ongoing maintenance. Regarding bituminous pavements, it is common to have thermal cracking develop within the first few years of placement and continue throughout the life of the pavement. We recommend developing a regular maintenance plan for filling cracks in exterior slabs and pavements to lessen the potential impacts for cold weather distress due to frost heave or warm weather distress due to wetting and softening of the subgrade.

C.7. Utilities

C.7.a. Subgrade Stabilization

Earthwork activities associated with utility installations located inside the building area should adhere to the recommendations in Section C.2.

For exterior utilities, we anticipate the soils at typical invert elevations will be suitable for utility support. However, if construction encounters unfavorable conditions such as soft clay, organic soils or perched water at invert grades, the unsuitable soils may require some additional subcutting and replacement with sand or crushed rock to prepare a proper subgrade for pipe support. Project design and construction should not place utilities within the 1H:1V oversizing of foundations.

C.7.b. Corrosion Potential

Many of the soil borings indicated the site consists of sandy soils. We consider these soils non- to slightly corrosive to metallic conduits. If utilities extend through clay soils, we recommend bedding the utilities in sandy soil free of any clay lumps or constructing the utilities with non-corrosive materials.

C.8. Storm Water

C.8.a. Test Pits

We observed the excavation of three test pits that were extended to depths of approximately 10 feet each below existing grades. We labeled our exploration locations Test Pits, TP-28, TP-29, and TP-30. We visually examined the sidewalls of the test pit and classified the materials brought to the surface by the excavator bucket. We measured strata boundary depths with a tape measure to the nearest inch.

C.8.b. Storm Water Soil Profile Summary

Based on the test pit excavations, the storm water locations are composed of existing pavement materials over alluvial soils. Beneath the pavement, the alluvial soils were initially composed of sandy clay loam (USCS Soil Classification Sandy Lean Clay "CL") and fine-grained loamy sand (USCS Soil Classification Poorly Graded Sand with Silt "SP-SM"). At depth, the test pits encountered alluvial soils composed of fine-grained sand (USCS Soil Classification Poorly Graded Sand "SP").

Groundwater was not observed within the test pit excavations. Seasonal and annual fluctuations of groundwater should be anticipated.

C.8.c. Infiltration Discussion

In general, the alluvial sand soils present at the site are well suited for infiltration of storm water. However, lower infiltration rates should be anticipated in the sandy clay loam near Test Pit TP-28. Infiltration rates for the site are included on the Soil and Site Evaluation – Storm form attached in the Appendix.

Infiltration rates in natural soils are variable based on soil type, moisture content, void space between soil particles, and discontinuities in the soil structure. Discontinuities are not present in disturbed or compacted soils, such as existing fills, because void space between soil particles may have been reduced form compaction efforts, if applicable.

This geotechnical evaluation does not constitute a review of site suitability for storm water infiltration or evaluate the potential impacts, if any, from infiltration of large amounts of storm water.

C.9. Equipment Support

The recommendations included in the report may not be applicable to equipment used for the construction and maintenance of this project. We recommend evaluating subgrade conditions in areas of shoring, scaffolding, cranes, pumps, lifts, and other construction equipment prior to mobilization to determine if the exposed materials are suitable for equipment support or require some form of subgrade improvement. We also recommend project planning consider the effect that loads applied by such equipment may have on structures they bear on or surcharge – including pavements, buried utilities, and below-grade walls. We can assist you in this evaluation.

D. Procedures

D.1. Penetration Test Borings

We drilled the penetration test borings with a track-mounted core and auger drill equipped with hollow-stem auger. We performed the borings in general accordance with ASTM D6151 taking penetration test samples at 2 1/2- or 5-foot intervals in general accordance with ASTM D1586. The boring logs show the actual sample intervals and corresponding depths.

D.2. Cone Penetration Test Soundings

We performed CPT soundings by advancing a 1.75-inch diameter Vertek seismic piezocone with an unequal end area ratio of 0.8. We used a 15-ton track mounted rig to advance the cone into the ground. We performed the soundings in general accordance with ASTM D5778. While advancing the cone, we digitally recorded tip resistance (Q_t), sleeve friction (F_S) and pore pressure (U_2).

D.3. Exploratory Test Pits

Hess Excavation excavated the test pits with a track-mounted excavator, under the direction and observation of our staff. We prepared Test Pit Logs in accordance with the Wisconsin DSPS Technical Standard 1002. Soils excavated in the test pits were logged by visually examining the sidewalls of the test pits and classifying the materials brought to the surface by the bucket. We measured strata boundary depths with a tape measure.

D.4. Exploration Logs

D.4.a. Log of Boring Sheets

The Appendix includes Log of Boring sheets for our penetration test borings. The logs identify and describe the penetrated geologic materials and present the results of penetration resistance and other in-situ tests performed. The logs also present the results of laboratory tests performed on penetration test samples, and groundwater measurements. The Appendix also includes a Fence Diagram intended to provide a summarized cross-sectional view of the soil profile across the site.

We inferred strata boundaries from changes in the penetration test samples and the auger cuttings. Because we did not perform continuous sampling, the strata boundary depths are only approximate.

The boundary depths vary away from the boring locations, and the boundaries themselves may occur as gradual rather than abrupt transitions.

D.4.b. Cone Penetration Test Sounding Logs

The Appendix also includes CPT Sounding Logs. The CPT sounding logs report the tip resistance (Q_t), sleeve friction (F_s) and pore pressure (U_2) measured by the cone during advancement, as well as the soil behavior type (SBT) inferred from established relationships between tip resistance, sleeve friction and pore pressure. The SBT does not indicate a soil classification based on grain size distribution. Refer to the attached Descriptive Terminology Cone Penetration Test in the Appendix for more information. The CPT logs also report the friction ratio, which calculated by dividing the sleeve friction by the tip resistance.

We inferred strata boundaries, like SBT, from changes in tip resistance, sleeve friction and pore pressure. While cone measurements are continuous with depth, the boundaries are still only approximate, vary away from the sounding locations and may also occur as gradual rather than abrupt transitions.

D.4.c. Log of Test Pit Sheets

The Appendix also includes Log of Test Pit sheets. The logs classify and describe the geologic materials exposed in the sidewalls and bottoms of the pits, present the results of laboratory tests performed on bulk samples obtained from them, and depict groundwater measurements.

D.4.d. Geologic Origins

We assigned geologic origins to the materials shown on the logs and referenced within this report, based on: (1) a review of the background information and reference documents cited above, (2) visual classification of the various geologic material samples retrieved during the course of our subsurface exploration, (3) penetration resistance and other in-situ testing performed for the project, (4) laboratory test results, and (5) available common knowledge of the geologic processes and environments that have impacted the site and surrounding area in the past.

D.5. Material Classification and Testing

D.5.a. Visual and Manual Classification

We visually and manually classified the geologic materials encountered based on ASTM D2488. When we performed laboratory classification tests, we used the results to classify the geologic materials in accordance with ASTM D2487. The Appendix includes a chart explaining the classification system we used.

D.5.b. Laboratory Testing

The exploration logs in the Appendix note most of the results of the laboratory tests performed on geologic material samples. The remaining laboratory test results follow the exploration logs. We performed the tests in general accordance with ASTM procedures.

D.6. Groundwater Measurements

The drillers checked for groundwater while advancing the penetration test borings, and again after auger withdrawal. We then filled the boreholes or allowed them to remain open for an extended period of observation, as noted on the boring logs.

We inferred groundwater levels from pore pressure measurements made during advancement of the piezocone.

E. Qualifications

E.1. Variations in Subsurface Conditions

E.1.a. Material Strata

We developed our evaluation, analyses, and recommendations from a limited amount of site and subsurface information. It is not standard engineering practice to retrieve material samples from exploration locations continuously with depth. Therefore, we must infer strata boundaries and thicknesses. Strata boundaries may also be gradual transitions, and project planning should expect the strata to vary in depth, elevation, and thickness, away from the exploration locations.

Variations in subsurface conditions present between exploration locations may not be revealed until performing additional exploration work or starting construction. If future activity for this project reveals any such variations, you should notify us so that we may reevaluate our recommendations. Such variations could increase construction costs, and we recommend including a contingency to accommodate them.

E.1.b. Groundwater Levels

We made groundwater measurements under the conditions reported herein and shown on the exploration logs and interpreted in the text of this report.

Note that the observation periods were short, and project planning can expect groundwater levels to fluctuate in response to rainfall, flooding, irrigation, seasonal freezing and thawing, surface drainage modifications and other seasonal and annual factors.

E.2. Continuity of Professional Responsibility

E.2.a. Plan Review

We based this report on a limited amount of information, and we made several assumptions to help us develop our recommendations. We should be retained to review the geotechnical aspects of the designs and specifications. This review will allow us to evaluate whether we anticipated the design correctly, if any design changes affect the validity of our recommendations, and if the design and specifications correctly interpret and implement our recommendations.

E.2.b. Construction Observations and Testing

We recommend retaining us to perform the required observations and testing during construction as part of the ongoing geotechnical evaluation. This will allow us to correlate the subsurface conditions exposed during construction with those encountered by the borings and provide professional continuity from the design phase to the construction phase. If we do not perform observations and testing during construction, it becomes the responsibility of others to validate the assumption made during the preparation of this report and to accept the construction-related geotechnical engineer-of-record responsibilities.

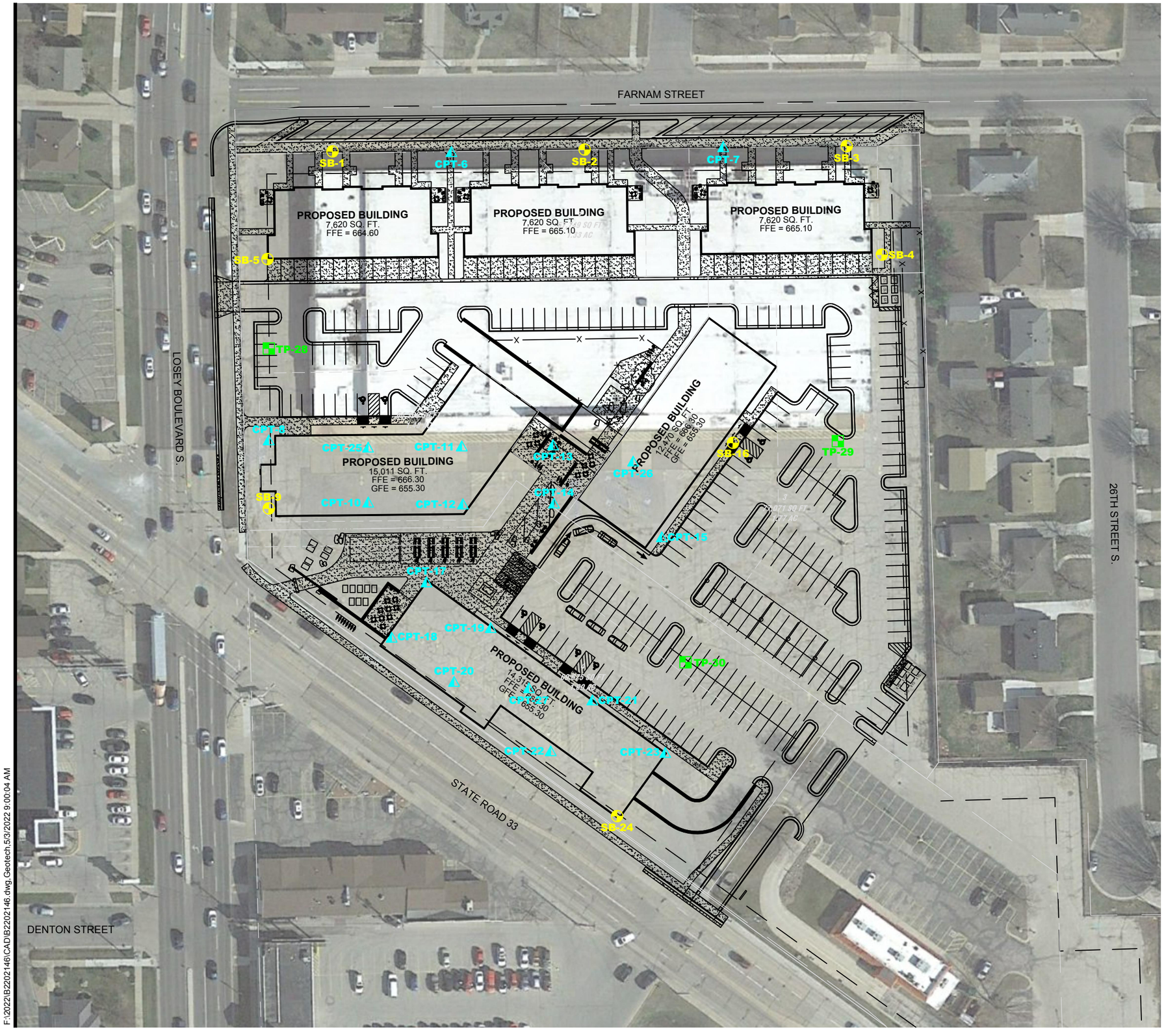
E.3. Use of Report

This report is for the exclusive use of the addressed parties. Without written approval, we assume no responsibility to other parties regarding this report. Our evaluation, analyses and recommendations may not be appropriate for other parties or projects.

E.4. Standard of Care

In performing its services, Braun Intertec used that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession currently practicing in the same locality. No warranty, express or implied, is made.

Appendix



DENOTES APPROXIMATE LOCATION OF STANDARD PENETRATION TEST BORING

DENOTES APPROXIMATE LOCATION OF CPT SOUNDING

DENOTES APPROXIMATE LOCATION OF TEST PIT

40' 0 80'

SCALE: 1"= 80'

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BRAUN INTERTEC
The Science You Build On.
11001 Hampshire Avenue S
Minneapolis, MN 55438
952.995.2000
braunintertec.com

Drawing Information

Project No:	B2202146
Drawing No:	B2202146
Drawn By:	JAG
Date Drawn:	3/15/22
Checked By:	BW
Last Modified:	5/3/22

Project Information

Kmart Redevelopment Project

2415 State Road

La Crosse, Wisconsin

Soil Boring Location Sketch

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2202146
Geotechnical Evaluation
Copper Rocks Development
2415 State Road
La Crosse, Wisconsin

BORING: **ST-01**
LOCATION: See attached sketch
NORTHING: EASTING:
DRILLER: Subcontractor | LOGGED BY: B. Wright | START DATE: 03/31/22 | END DATE: 03/31/22
SURFACE ELEVATION: 661.5 ft | RIG: Subcontractor | METHOD: 3 1/4" HSA | SURFACING: Pavement | WEATHER: Overcast

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
660.6		PAVEMENT, 2 inches of bituminous over 9 inches of apparent aggregate base					
0.9		FILL: POORLY GRADED SAND with SILT (SP-SM), fine-grained, brown, moist		5-4-4 (8)			
657.5							
4.0		POORLY GRADED SAND (SP), fine-grained, brown to light brown, moist, loose to medium dense (ALLUVIUM)	5	4-5-6 (11)			
				4-4-4 (8)			
			10	4-3-5 (8)		5	P200=2%
				3-3-5 (8)			
			15	3-4-6 (10)			
			20	3-4-6 (10)			
640.5							
21.0		END OF BORING Boring then grouted					Water not observed while drilling.
			25				
			30				
			35				

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2202146
Geotechnical Evaluation
Copper Rocks Development
2415 State Road
La Crosse, Wisconsin

BORING: **ST-02**
LOCATION: See attached sketch
NORTHING: EASTING:

DRILLER:	Subcontractor	LOGGED BY:	B. Wright	START DATE:	03/31/22	END DATE:	03/31/22
SURFACE ELEVATION:	663.4 ft	RIG:	Subcontractor	METHOD:	3 1/4" HSA	SURFACING:	Pavement	WEATHER:	Overcast

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
662.5		PAVEMENT, 2 inches of bituminous over 9 inches of apparent aggregate base					
0.9		FILL: SILTY SAND (SM), fine-grained, trace bituminous debris, dark brown to brown, moist		15-10-12 (22)			
			5	5-7-9 (16)		6	P200=6%
656.9							
6.5		POORLY GRADED SAND (SP), fine-grained, brown to light brown, moist, loose (ALLUVIUM)		2-3-4 (7)			
			10	3-4-4 (8)			
				4-4-4 (8)			
			15	4-4-4 (8)			
			20	3-4-6 (10)			
642.4							
21.0		END OF BORING Boring then grouted					Water not observed while drilling.
			25				
			30				
			35				

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2202146
Geotechnical Evaluation
Copper Rocks Development
2415 State Road
La Crosse, Wisconsin

BORING: **ST-03**
LOCATION: See attached sketch
NORTHING: EASTING:
DRILLER: Subcontractor | LOGGED BY: B. Wright | START DATE: 03/31/22 | END DATE: 03/31/22
SURFACE ELEVATION: 663.1 ft | RIG: Subcontractor | METHOD: 3 1/4" HSA | SURFACING: Pavement | WEATHER: Overcast

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
662.2		PAVEMENT, 2 inches of bituminous over 9 inches of apparent aggregate base					
0.9		FILL: POORLY GRADED SAND (SP), fine-grained, trace Gravel, light brown, moist		7-7-7 (14)			
660.1		POORLY GRADED SAND with SILT (SP-SM), fine-grained, brown to light brown, moist, loose (ALLUVIUM)		5-6-3 (9)		6	P200=6%
3.0			5				
656.6		POORLY GRADED SAND (SP), fine-grained, light brown, moist, loose (ALLUVIUM)		3-3-3 (6)			
6.5				3-4-3 (7)			
			10	3-3-5 (8)			
				2-3-4 (7)			
			15				
				4-4-5 (9)			
642.1			20				
21.0		END OF BORING Boring then grouted					Water not observed while drilling.
			25				
			30				
			35				

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2202146
Geotechnical Evaluation
Copper Rocks Development
2415 State Road
La Crosse, Wisconsin

BORING: **ST-04**

LOCATION: See attached sketch

NORTHING: | EASTING:

DRILLER:	Subcontractor	LOGGED BY:	B. Wright	START DATE:	03/31/22	END DATE:	03/31/22
SURFACE ELEVATION:	664.1 ft	RIG:	Subcontractor	METHOD:	3 1/4" HSA	SURFACING:	Pavement	WEATHER:	Overcast

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
663.2		PAVEMENT, 2 inches of bituminous over 9 inches of apparent aggregate base					
0.9		POORLY GRADED SAND (SP), fine-grained, brown to light brown, moist, loose to medium dense (ALLUVIUM)		4-4-4 (8)			
				3-3-4 (7)			
				4-4-4 (8)		7	P200=3%
				4-4-4 (8)			
				4-4-5 (9)			
				4-5-7 (12)			
				3-4-6 (10)			
643.1							
21.0		END OF BORING Boring then grouted					Water not observed while drilling.

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2202146
Geotechnical Evaluation
Copper Rocks Development
2415 State Road
La Crosse, Wisconsin

BORING: **ST-05**
LOCATION: See attached sketch
NORTHING: EASTING:

DRILLER:	Subcontractor	LOGGED BY:	B. Wright	START DATE:	03/31/22	END DATE:	03/31/22
SURFACE ELEVATION:	663.1 ft	RIG:	Subcontractor	METHOD:	3 1/4" HSA	SURFACING:	Pavement	WEATHER:	Overcast

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
662.4		PAVEMENT, 2 inches over 7 inches of apparent aggregate base					
0.8		FILL: SILTY SAND (SM), fine-grained, dark brown, moist		4-4-4 (8)			
659.1							
4.0		POORLY GRADED SAND with SILT (SP-SM), fine-grained, brown, moist, medium dense (ALLUVIUM)	5	4-5-6 (11)		8	P200=8%
656.6							
6.5		POORLY GRADED SAND (SP), fine-grained, brown to light brown, moist, loose (ALLUVIUM)		4-3-4 (7)			
			10	3-3-4 (7)			
				3-4-5 (9)			
			15	3-4-5 (9)			
			20	4-5-5 (10)			
642.1							
21.0		END OF BORING Boring then grouted					Water not observed while drilling.
			25				
			30				
			35				

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2202146
Geotechnical Evaluation
Copper Rocks Development
2415 State Road
La Crosse, Wisconsin

BORING: **ST-09**

LOCATION: See attached sketch

NORTHING: | EASTING:

DRILLER:	Subcontractor	LOGGED BY:	B. Wright	START DATE:	03/31/22	END DATE:	03/31/22
SURFACE ELEVATION:	664.2 ft	RIG:	Subcontractor	METHOD:	3 1/4" HSA	SURFACING:	Pavement	WEATHER:	Overcast

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
663.3		PAVEMENT, 2 inches of bituminous over 9 inches of apparent aggregate base					
0.9		POORLY GRADED SAND (SP), fine-grained, brown to light brown, moist, loose to medium dense (ALLUVIUM)		5-4-3 (7)			
			5	4-4-5 (9)			
				3-3-3 (6)			
			10	4-4-4 (8)			
				4-4-4 (8)			
			15	3-4-5 (9)		5	P200=2%
			20	3-3-3 (6)			
			25	3-4-6 (10)			
			30	5-5-6 (11)			
633.2							
31.0		END OF BORING Boring then grouted	35				Water not observed while drilling.

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2202146
Geotechnical Evaluation
Copper Rocks Development
2415 State Road
La Crosse, Wisconsin

BORING: **ST-16**

LOCATION: See attached sketch

NORTHING: | EASTING:

DRILLER:	Subcontractor	LOGGED BY:	B. Wright	START DATE:	03/31/22	END DATE:	03/31/22
SURFACE ELEVATION:	664.5 ft	RIG:	Subcontractor	METHOD:	3 1/4" HSA	SURFACING:	Pavement	WEATHER:	Overcast

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
663.6		PAVEMENT, 5 inches of concrete over 6 inches of apparent aggregate base					
0.9		POORLY GRADED SAND (SP), fine-grained, brown to light brown, moist, loose to medium dense (ALLUVIUM)		4-5-5 (10)			
				5-4-5 (9)			
5				4-4-5 (9)			
				3-4-3 (7)			
10				5-6-6 (12)			
				4-4-4 (8)		5	P200=2%
15							
				4-5-6 (11)			
20							
				3-4-4 (8)			
25							
				6-6-7 (13)			
30							
633.5							
31.0		END OF BORING Boring then grouted					Water not observed while drilling.
35							

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2202146
Geotechnical Evaluation
Copper Rocks Development
2415 State Road
La Crosse, Wisconsin

BORING: **ST-24**
LOCATION: See attached sketch
NORTHING: EASTING:

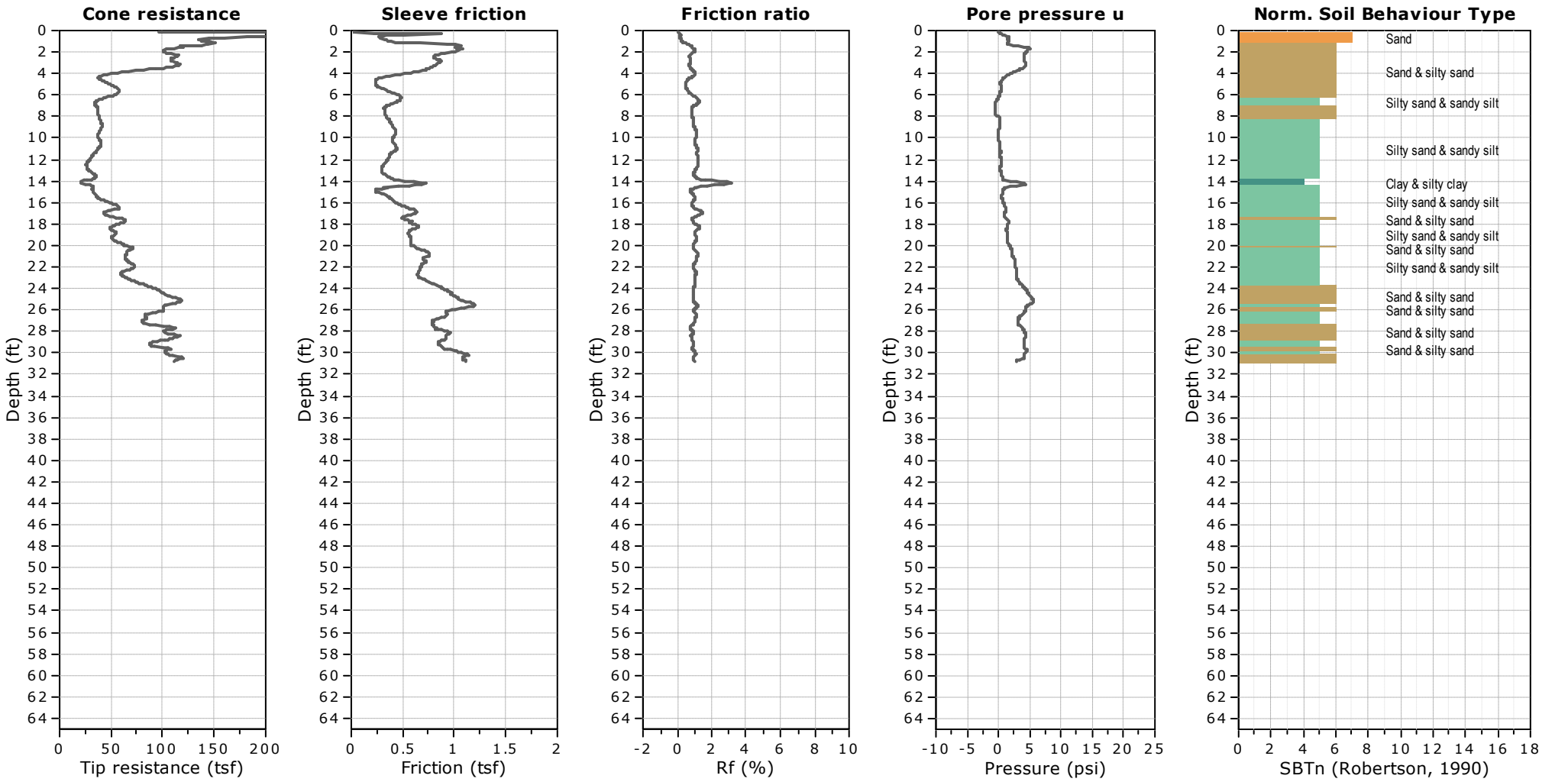
DRILLER:	Subcontractor	LOGGED BY:	B. Wright	START DATE:	03/31/22	END DATE:	03/31/22
SURFACE ELEVATION:	665.9 ft	RIG:	Subcontractor	METHOD:	3 1/4" HSA	SURFACING:	Pavement	WEATHER:	Overcast

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
665.0		PAVEMENT, 2 inches of bituminous over 9 inches of apparent aggregate base					
0.9		POORLY GRADED SAND with SILT (SP-SM), fine-grained, brown, moist, medium dense (ALLUVIUM)		6-5-7 (12)			
662.9		POORLY GRADED SAND (SP), fine-grained, brown to light brown, moist, loose to medium dense (ALLUVIUM)		4-4-4 (8)			
3.0			5	3-3-4 (7)			
				3-4-5 (9)			
			10	3-4-3 (7)			
651.9							
14.0		POORLY GRADED SAND with SILT (SP-SM), fine-grained, light brown, moist, loose (ALLUVIUM)	15	3-4-5 (9)		6	P200=7%
647.9							
18.0		POORLY GRADED SAND (SP), fine-grained, light brown, moist, loose to medium dense (ALLUVIUM)	20	5-5-5 (10)			
			25	5-5-6 (11)			
			30	6-4-5 (9)			
634.9							
31.0		END OF BORING Boring then grouted	35				Water not observed while drilling.

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CPT: CPT-06
Total depth: 30.77 ft, Date: 4/8/2022
Surface Elevation: 662.30 ft
Coords: N 126408.696, E 453756.315
Cone Type: 200727
Cone Operator: Belch

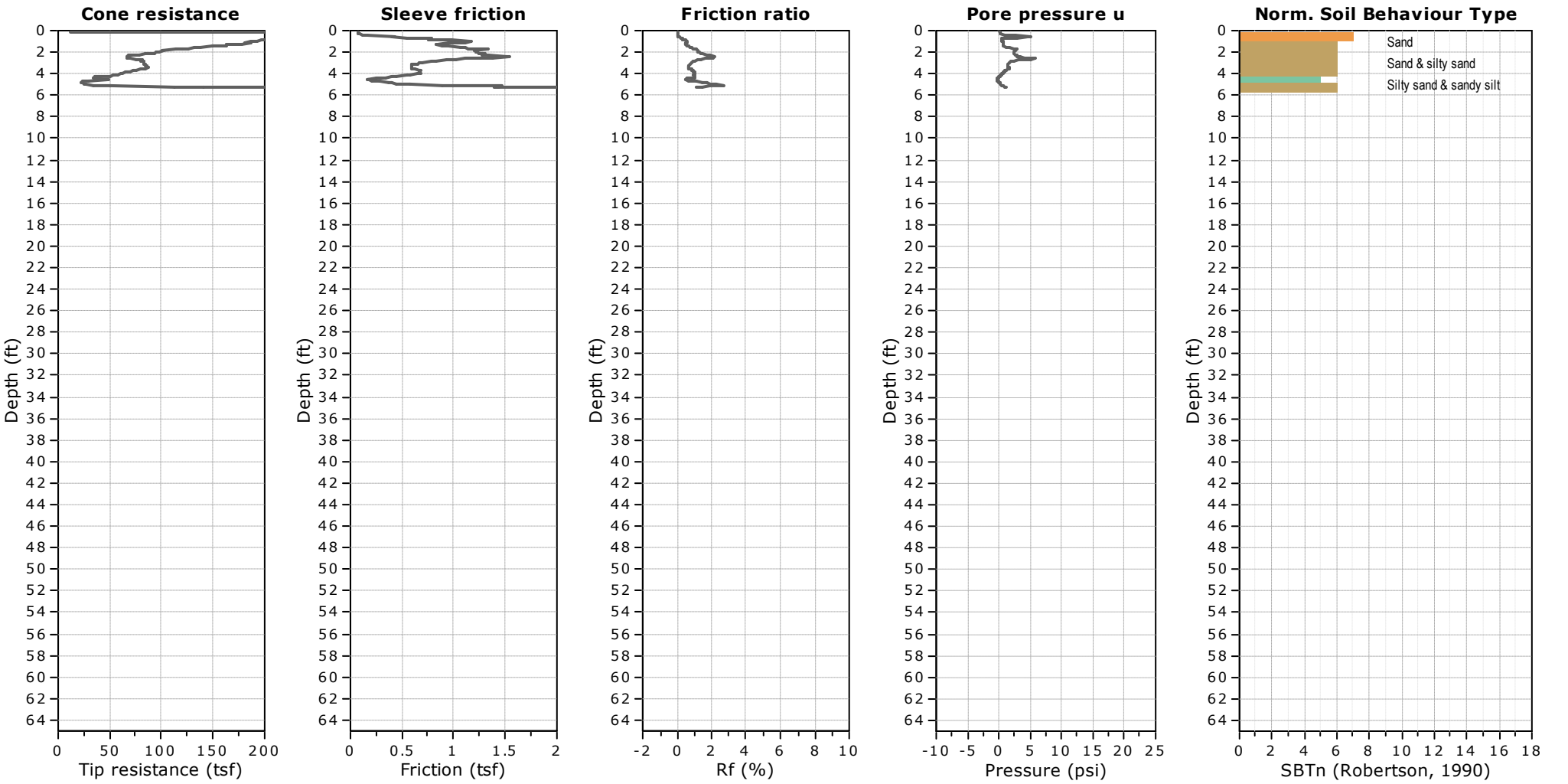
Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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CPT: CPT-07
Total depth: 5.31 ft, Date: 4/8/2022
Surface Elevation: 664.30 ft
Coords: N 126412.690, E 453977.161
Cone Type: 200727
Cone Operator: Belch

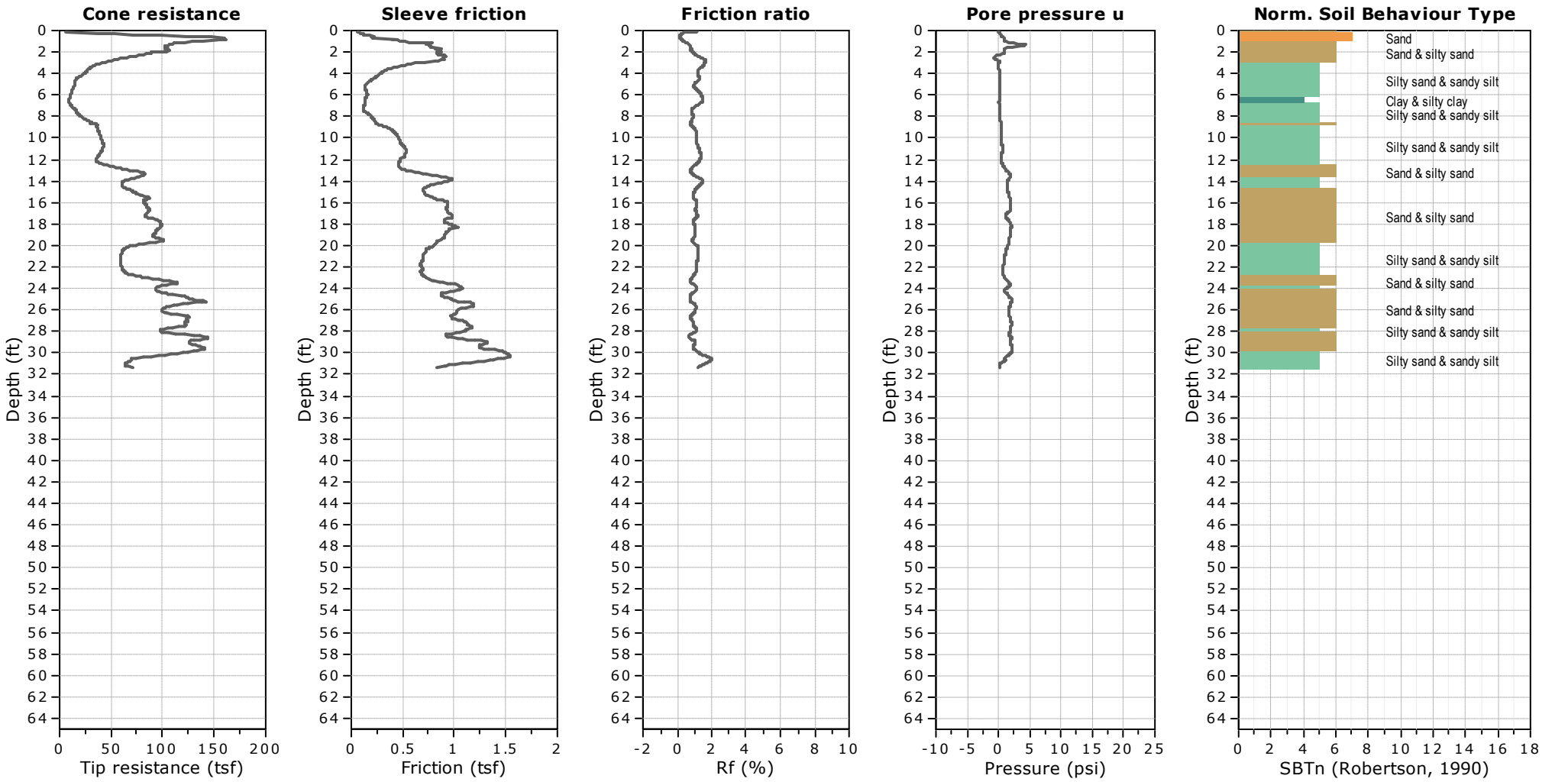
Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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CPT: CPT-08
Total depth: 31.30 ft, Date: 4/8/2022
Surface Elevation: 663.90 ft
Coords: N 126174.571, E 453607.932
Cone Type: 200726
Cone Operator: Belch

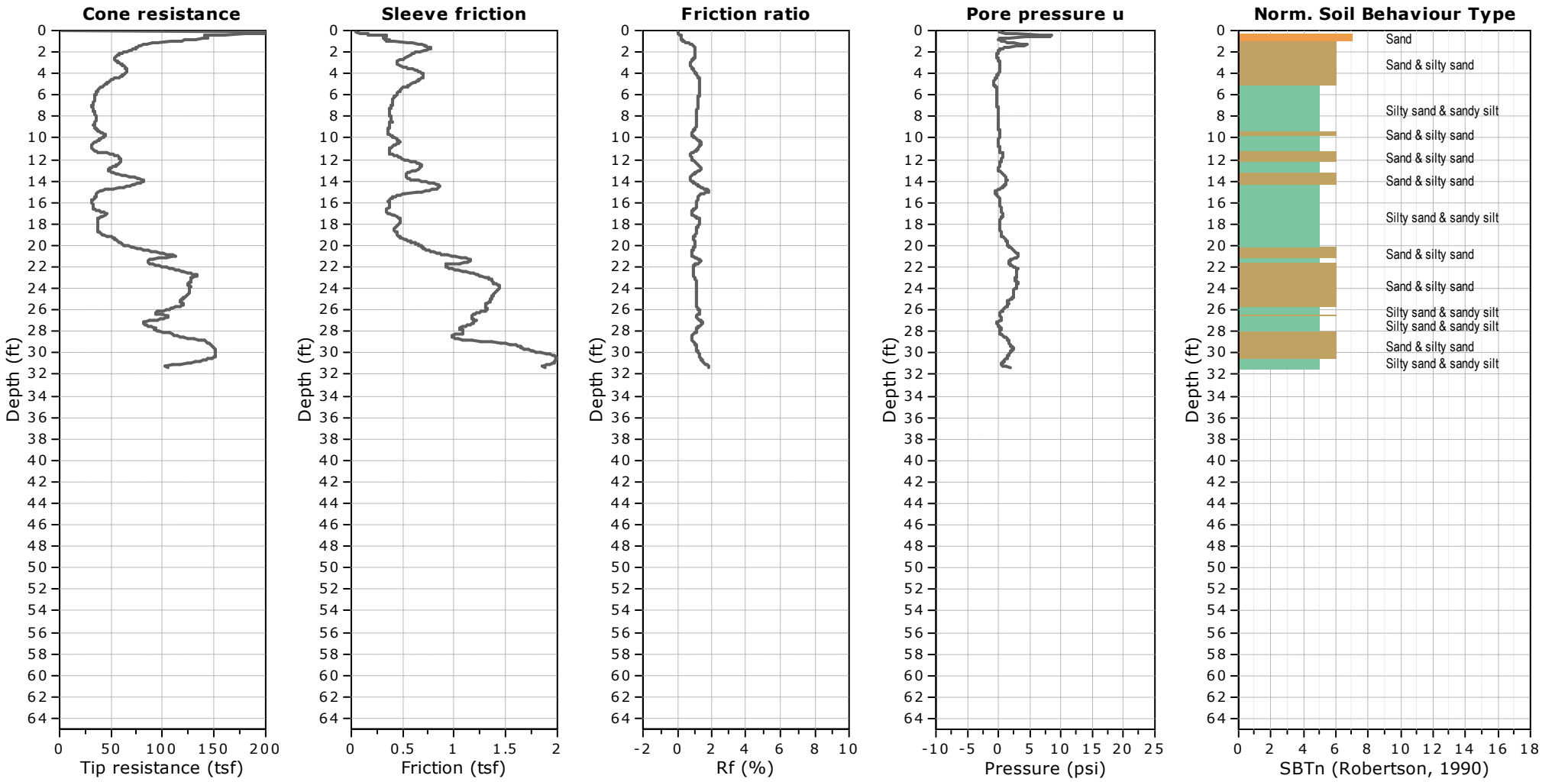
Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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CPT: CPT-10
Total depth: 31.30 ft, Date: 4/8/2022
Surface Elevation: 663.73 ft
Coords: N 126124.095, E 453688.823
Cone Type: 200727
Cone Operator: Belch

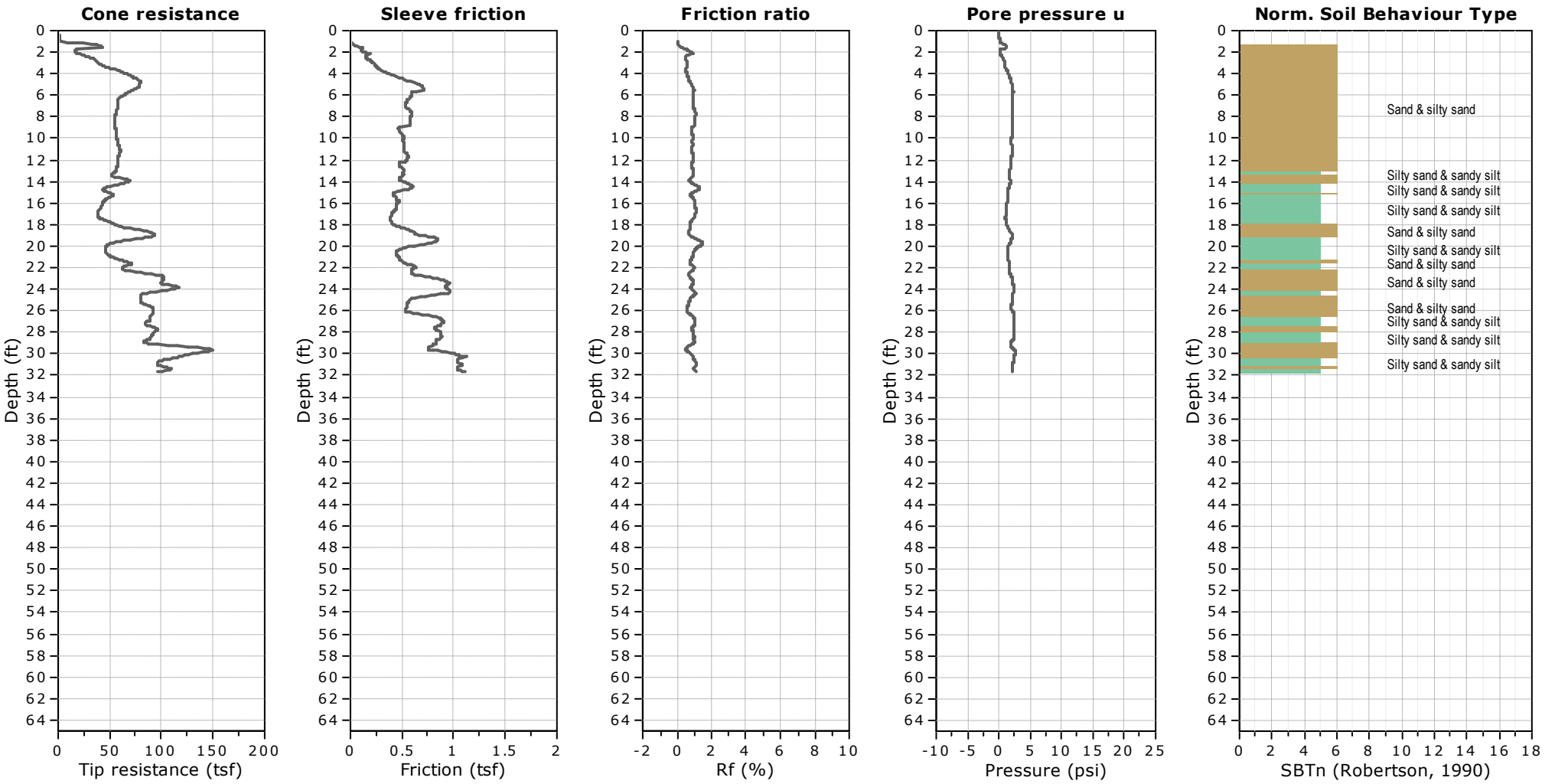
Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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CPT: CPT-11
Total depth: 31.69 ft, Date: 4/9/2022
Surface Elevation: 664.48 ft
Coords: N 126169.688, E 453764.767
Cone Type: 200724
Cone Operator: Belch

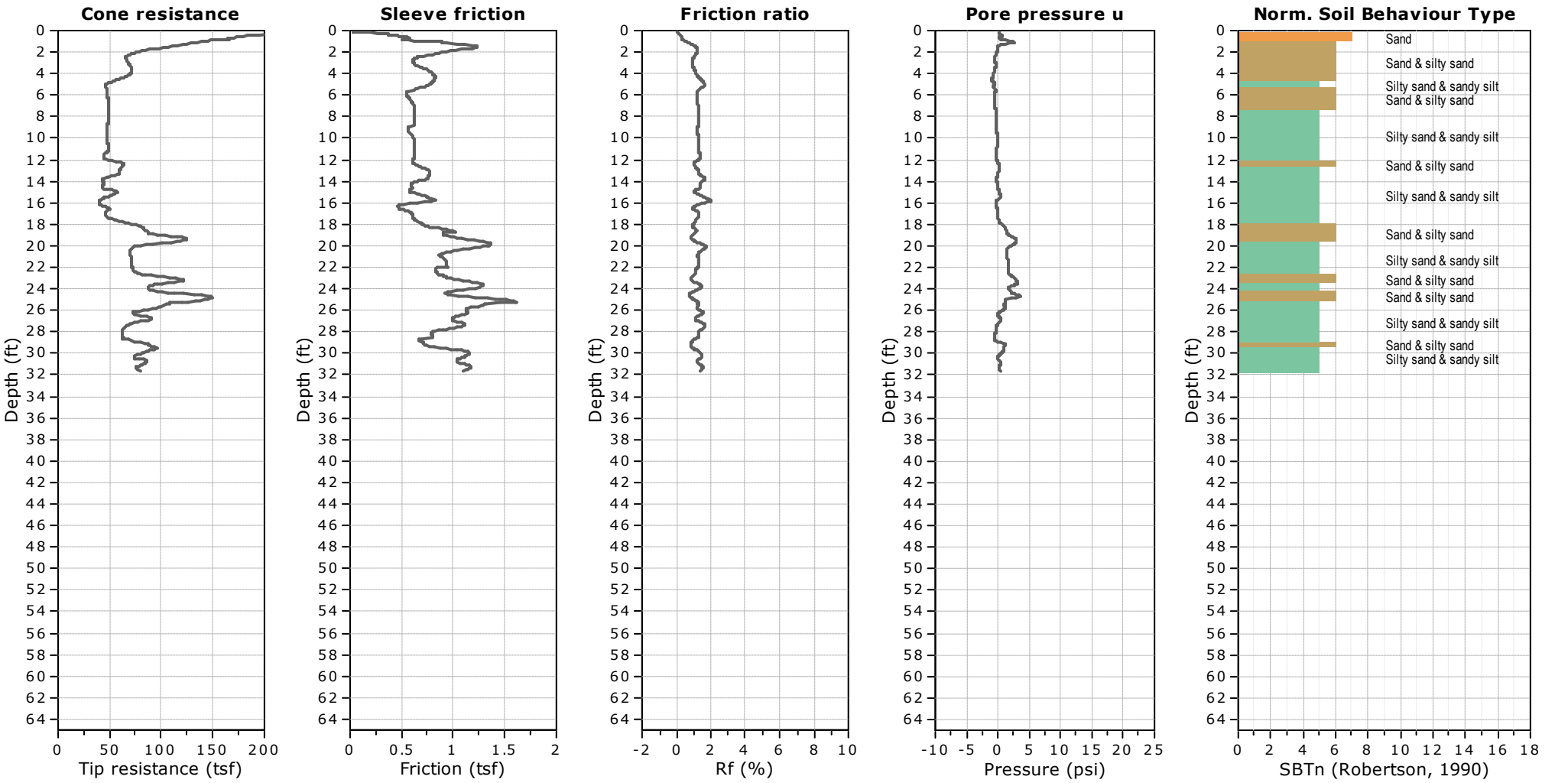
Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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CPT: CPT-12
Total depth: 31.63 ft, Date: 4/8/2022
Surface Elevation: 663.81 ft
Coords: N 126122.632, E 453765.658
Cone Type: 200724
Cone Operator: Belch

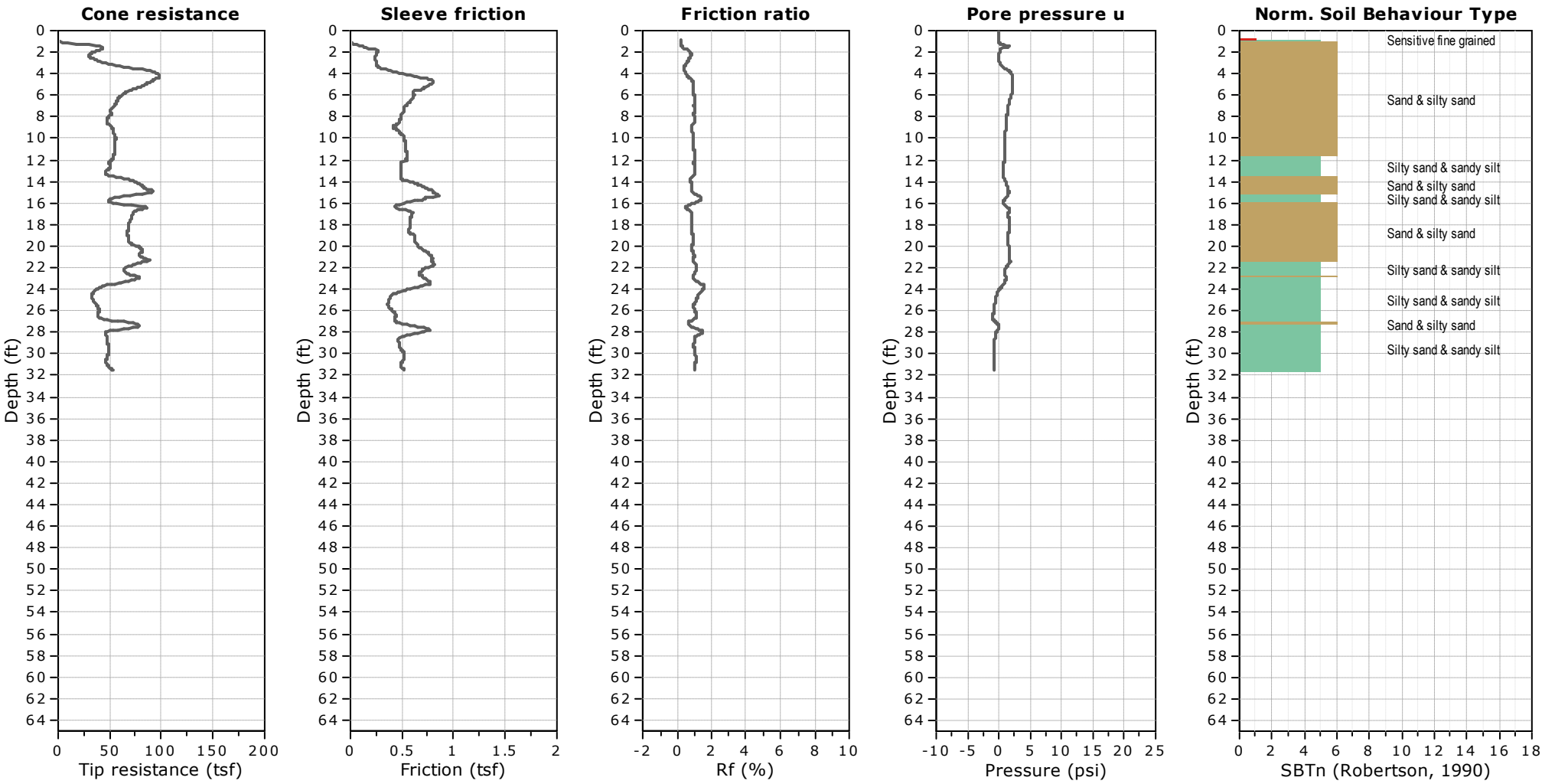
Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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CPT: CPT-13
Total depth: 31.56 ft, Date: 4/9/2022
Surface Elevation: 664.50 ft
Coords: N 126170.618, E 453838.885
Cone Type: 200724
Cone Operator: Belch

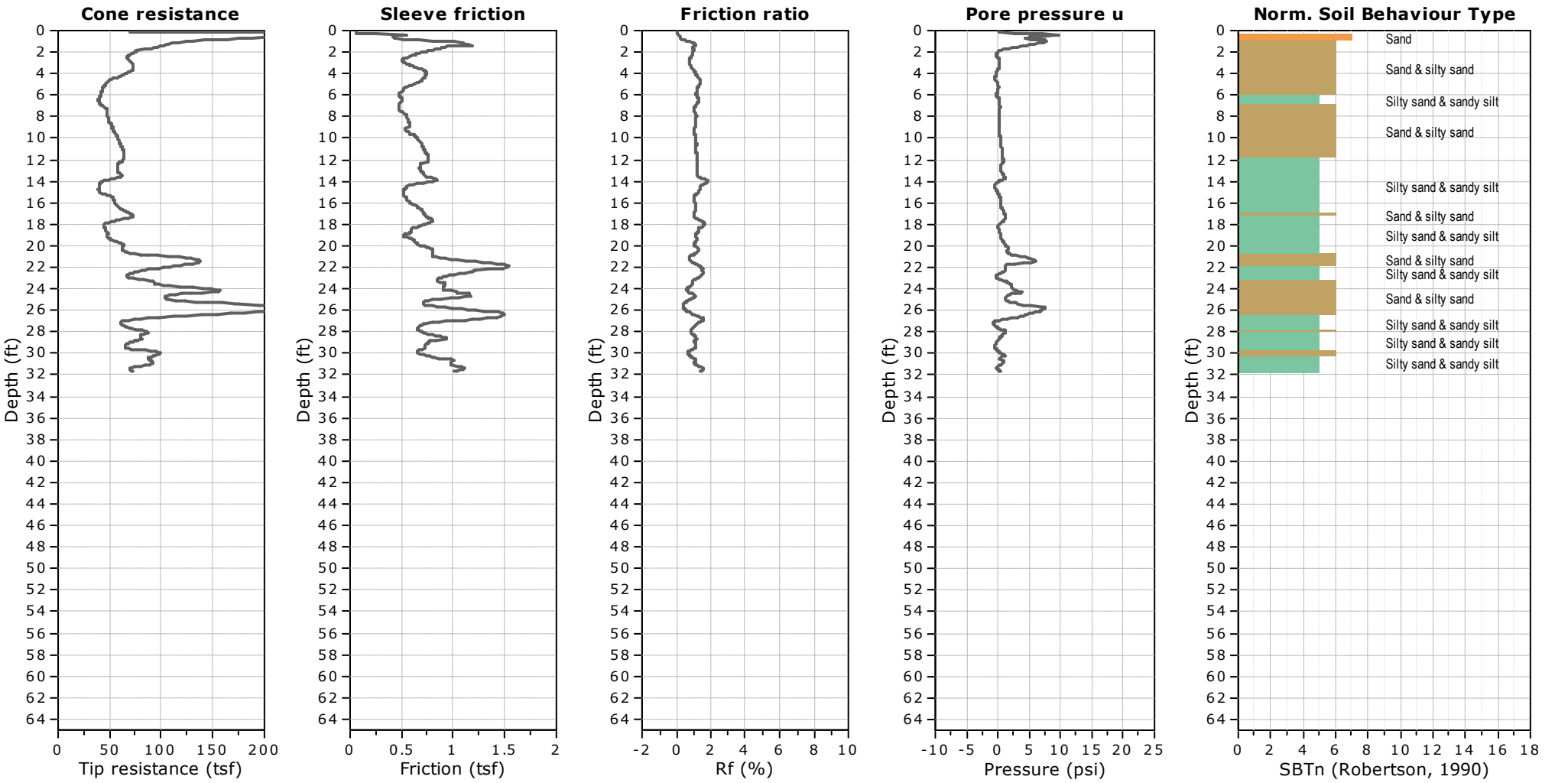
Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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CPT: CPT-14
Total depth: 31.69 ft, Date: 4/8/2022
Surface Elevation: 663.72 ft
Coords: N 126123.229, E 453839.647
Cone Type: 200726
Cone Operator: Belch

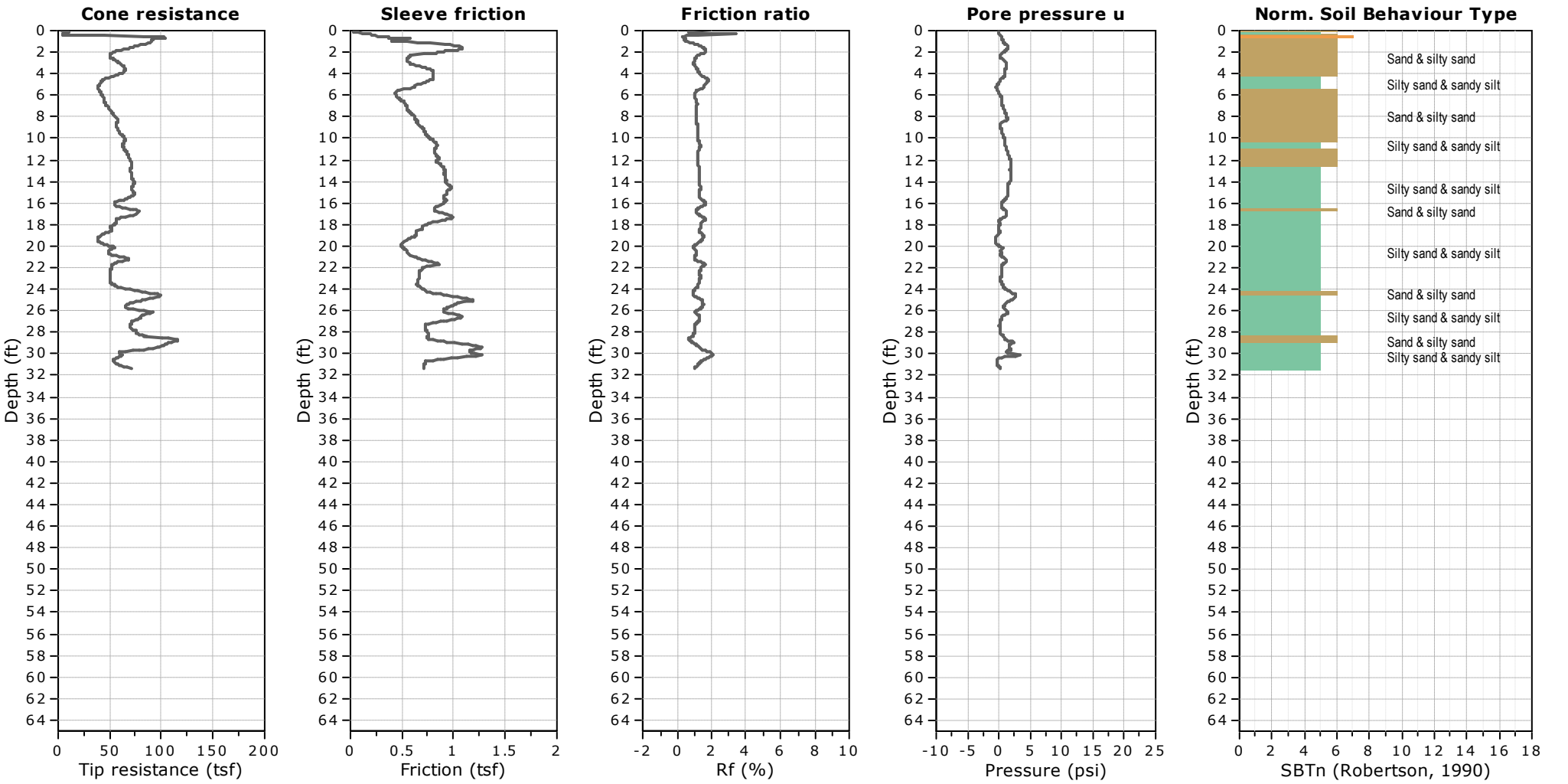
Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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CPT: CPT-15
Total depth: 31.30 ft, Date: 4/8/2022
Surface Elevation: 663.42 ft
Coords: N 126095.902, E 453927.326
Cone Type: 200727
Cone Operator: Belch

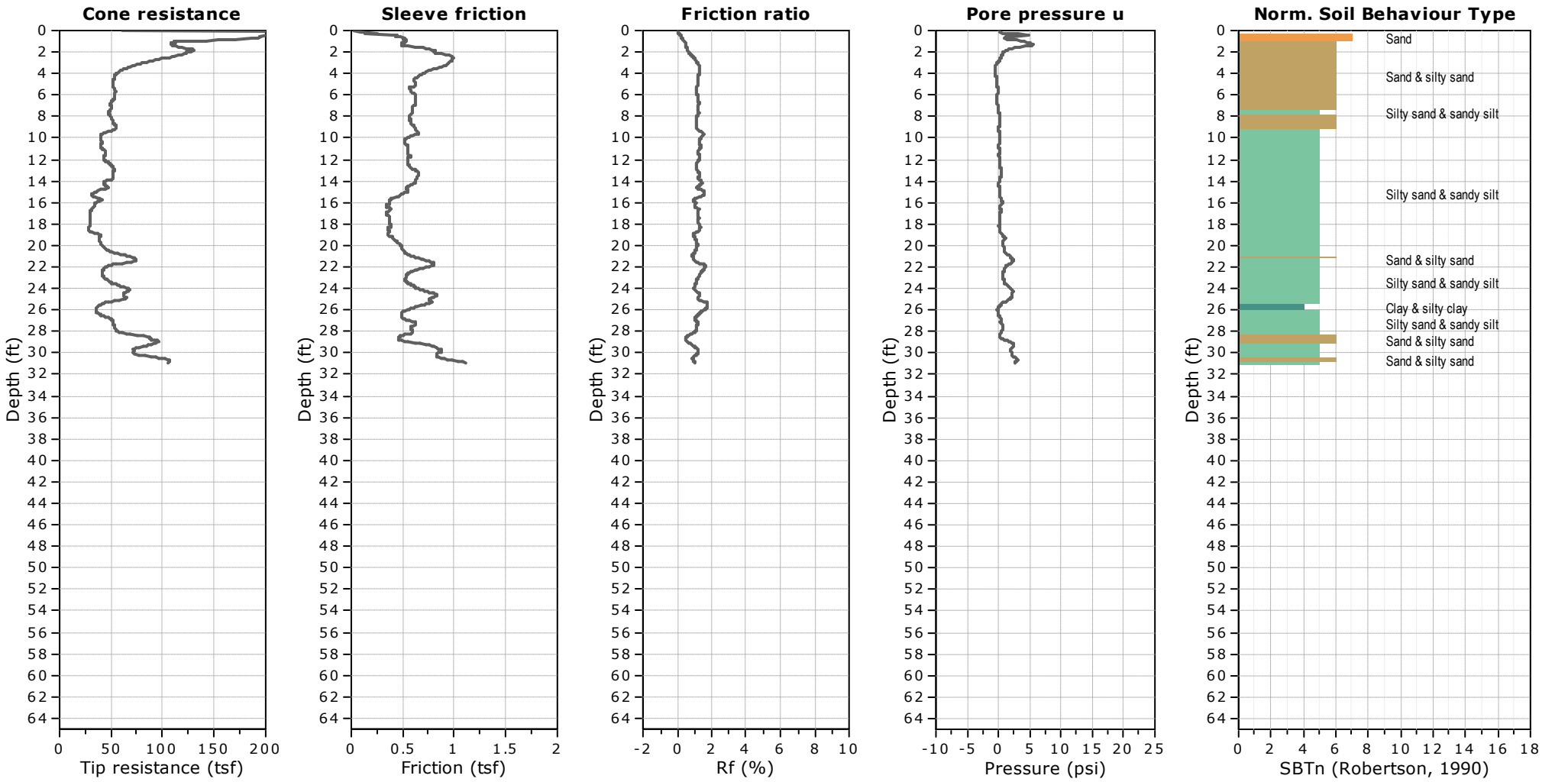
Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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CPT: CPT-17
Total depth: 30.91 ft, Date: 4/8/2022
Surface Elevation: 663.85 ft
Coords: N 126059.291, E 453736.160
Cone Type: 200724
Cone Operator: Belch

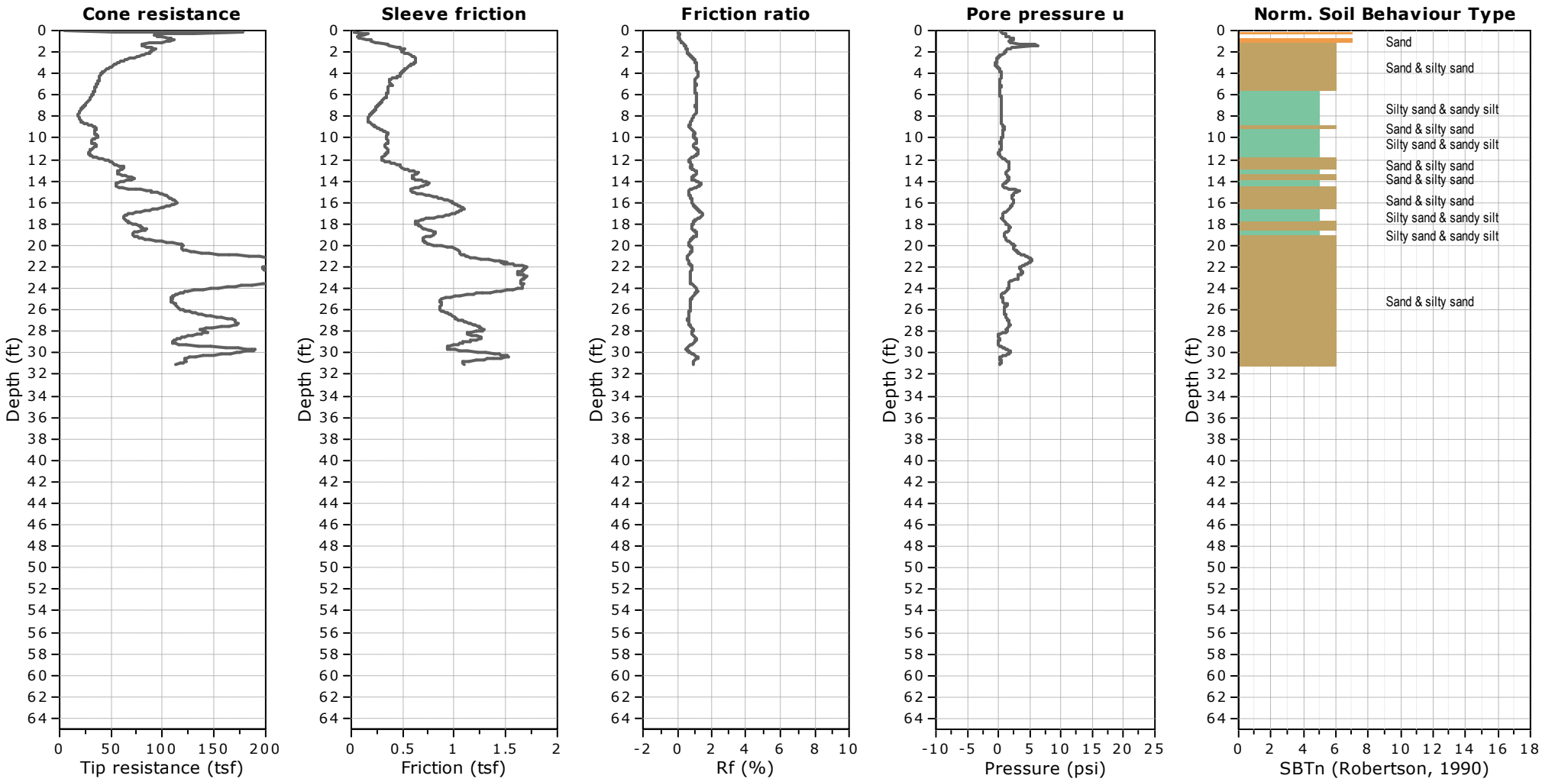
Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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CPT: CPT-18
Total depth: 31.04 ft, Date: 4/8/2022
Surface Elevation: 664.98 ft
Coords: N 126014.262, E 453707.785
Cone Type: 200727
Cone Operator: Belch

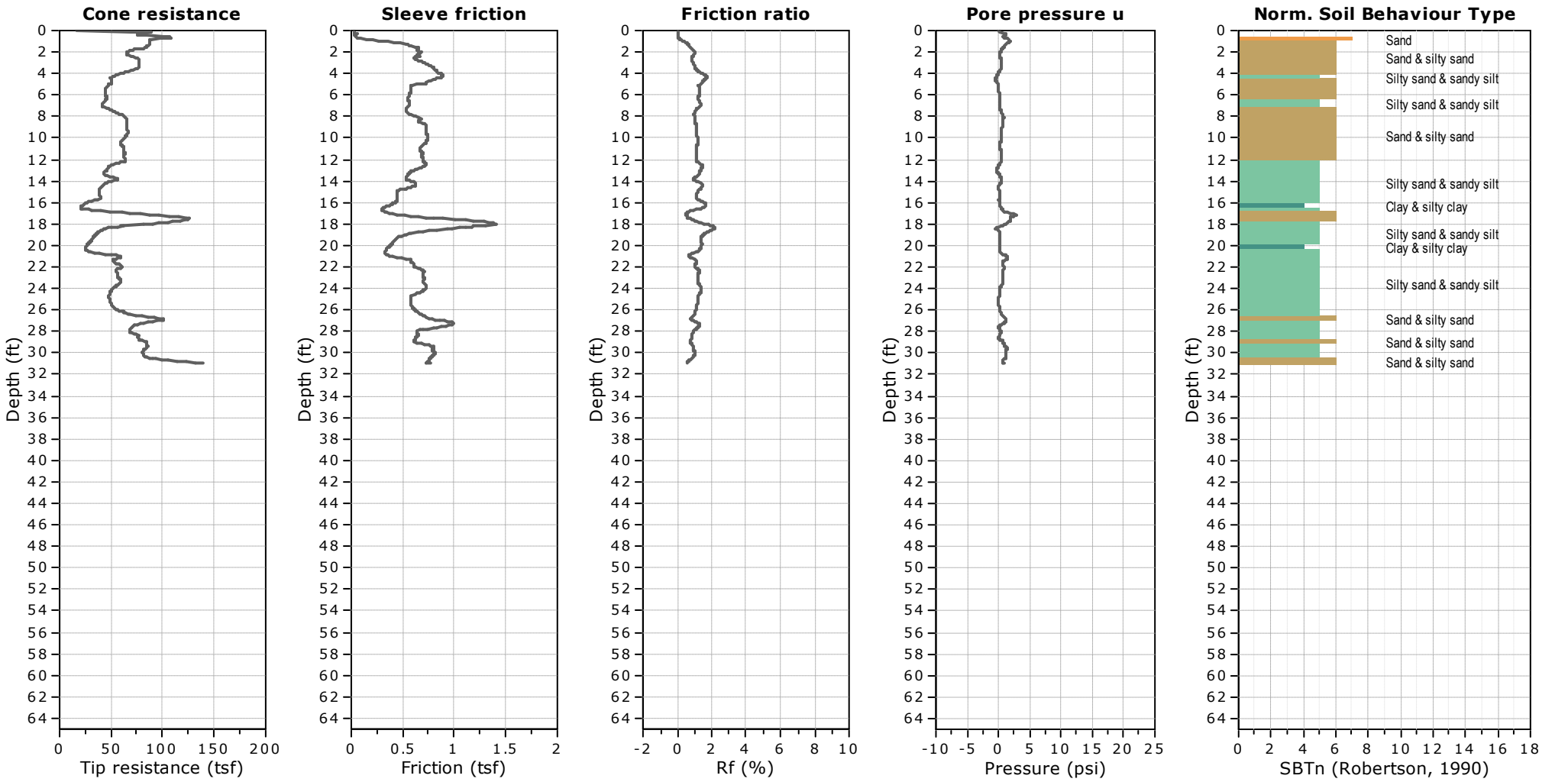
Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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CPT: CPT-19
Total depth: 30.97 ft, Date: 4/8/2022
Surface Elevation: 664.86 ft
Coords: N 126022.157, E 453788.298
Cone Type: 200726
Cone Operator: Belch

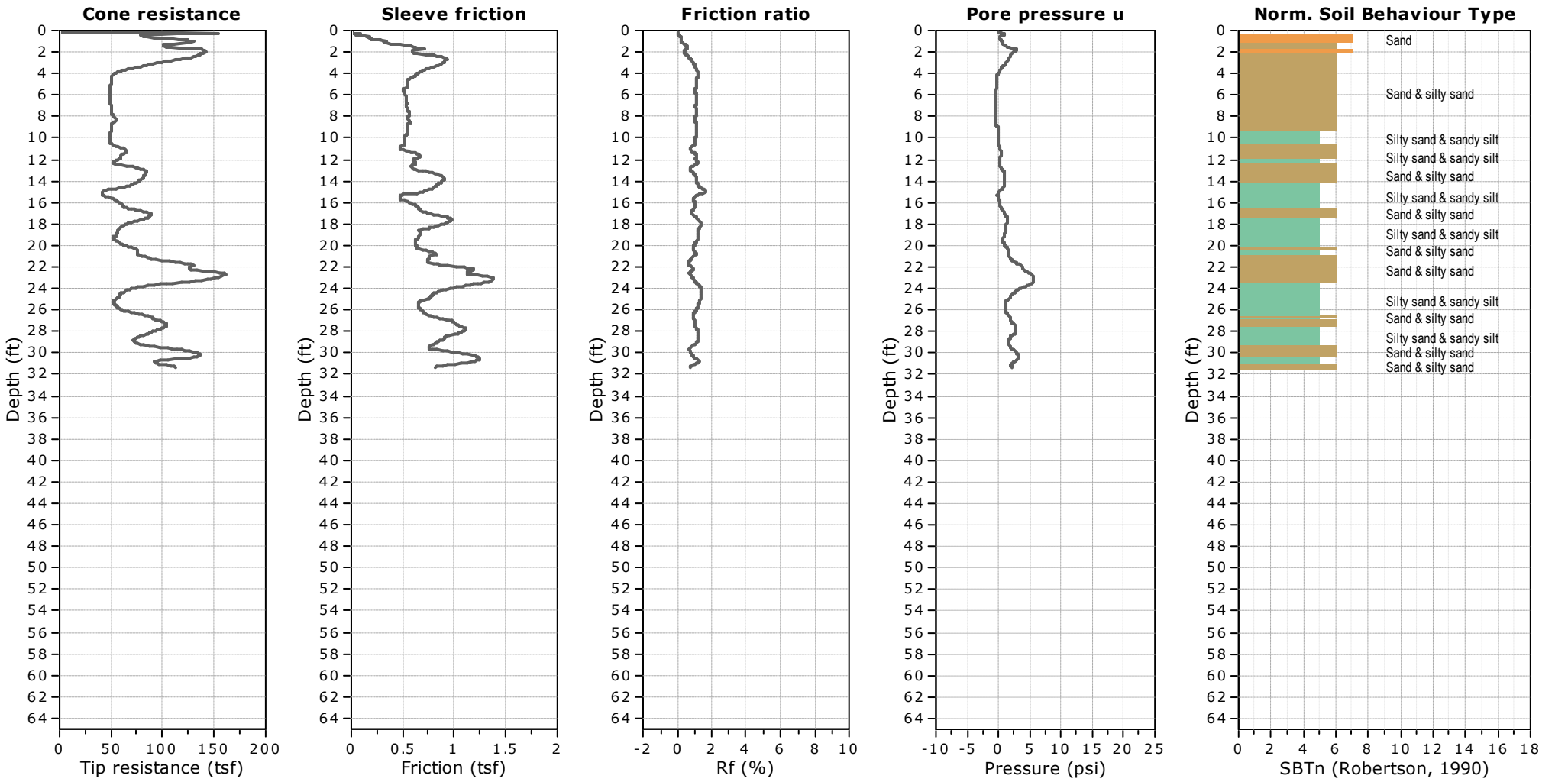
Project: Copper Rocks Developent
Location: La Crosse, WI **Project Number:** B2202146



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952.995.2000

CPT: CPT-20
Total depth: 31.30 ft, Date: 4/8/2022
Surface Elevation: 665.65 ft
Coords: N 125978.434, E 453758.528
Cone Type: 200726
Cone Operator: Belch

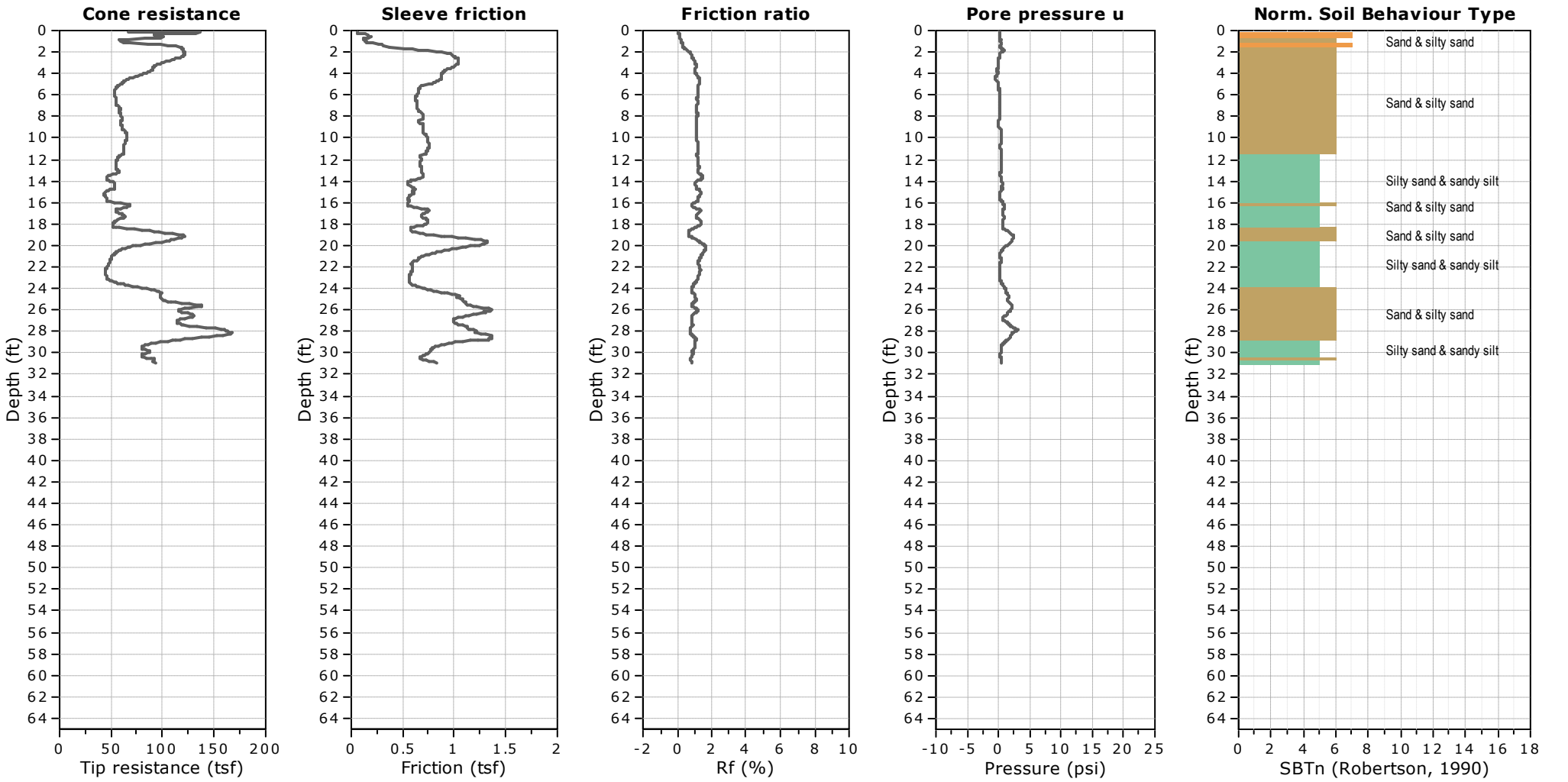
Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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952.995.2000

CPT: CPT-21
Total depth: 30.91 ft, Date: 4/8/2022
Surface Elevation: 665.22 ft
Coords: N 125963.332, E 453870.848
Cone Type: 200724
Cone Operator: Belch

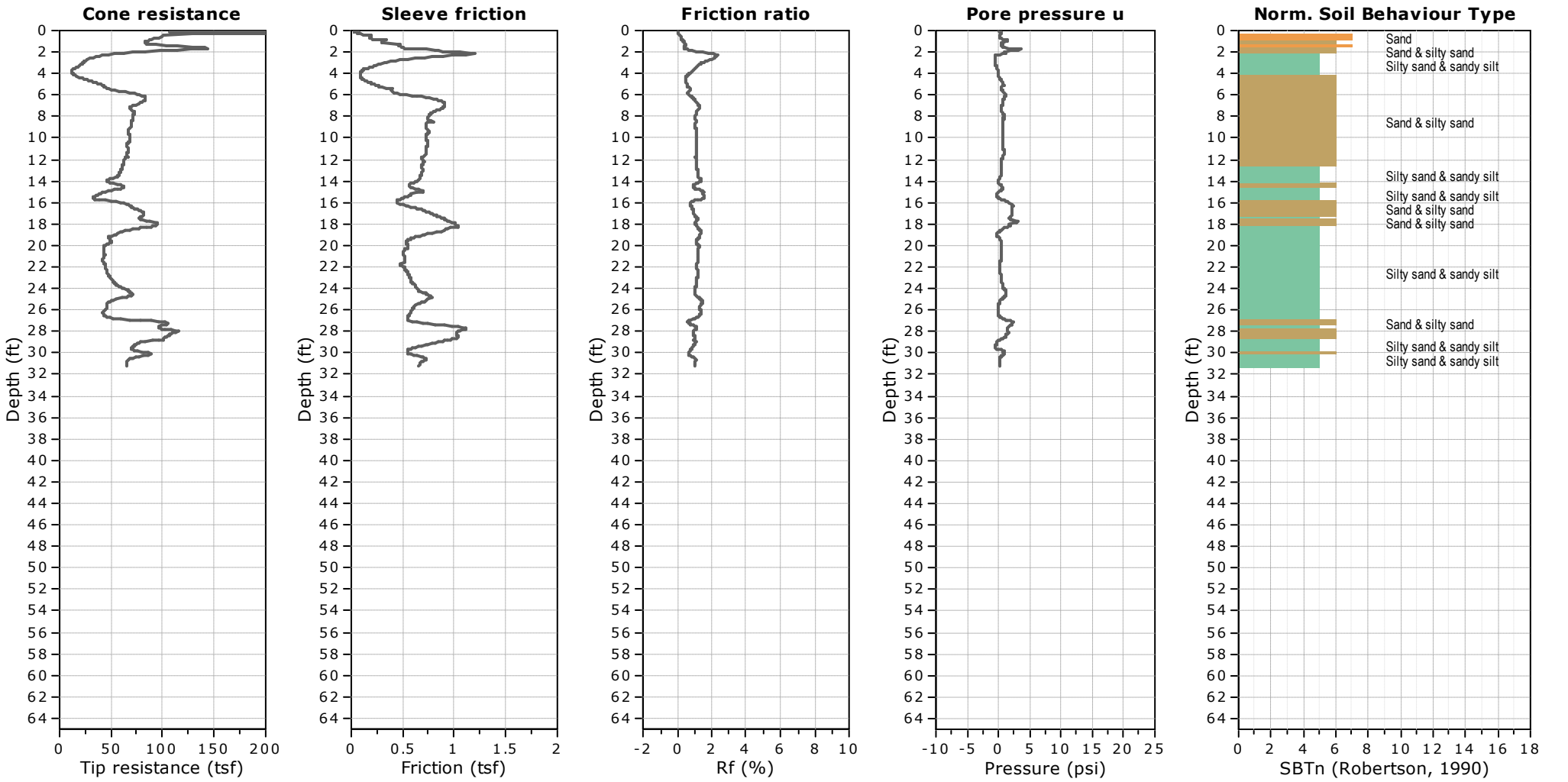
Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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952.995.2000

CPT: CPT-22
Total depth: 31.17 ft, Date: 4/8/2022
Surface Elevation: 665.99 ft
Coords: N 125922.067, E 453837.047
Cone Type: 200726
Cone Operator: Belch

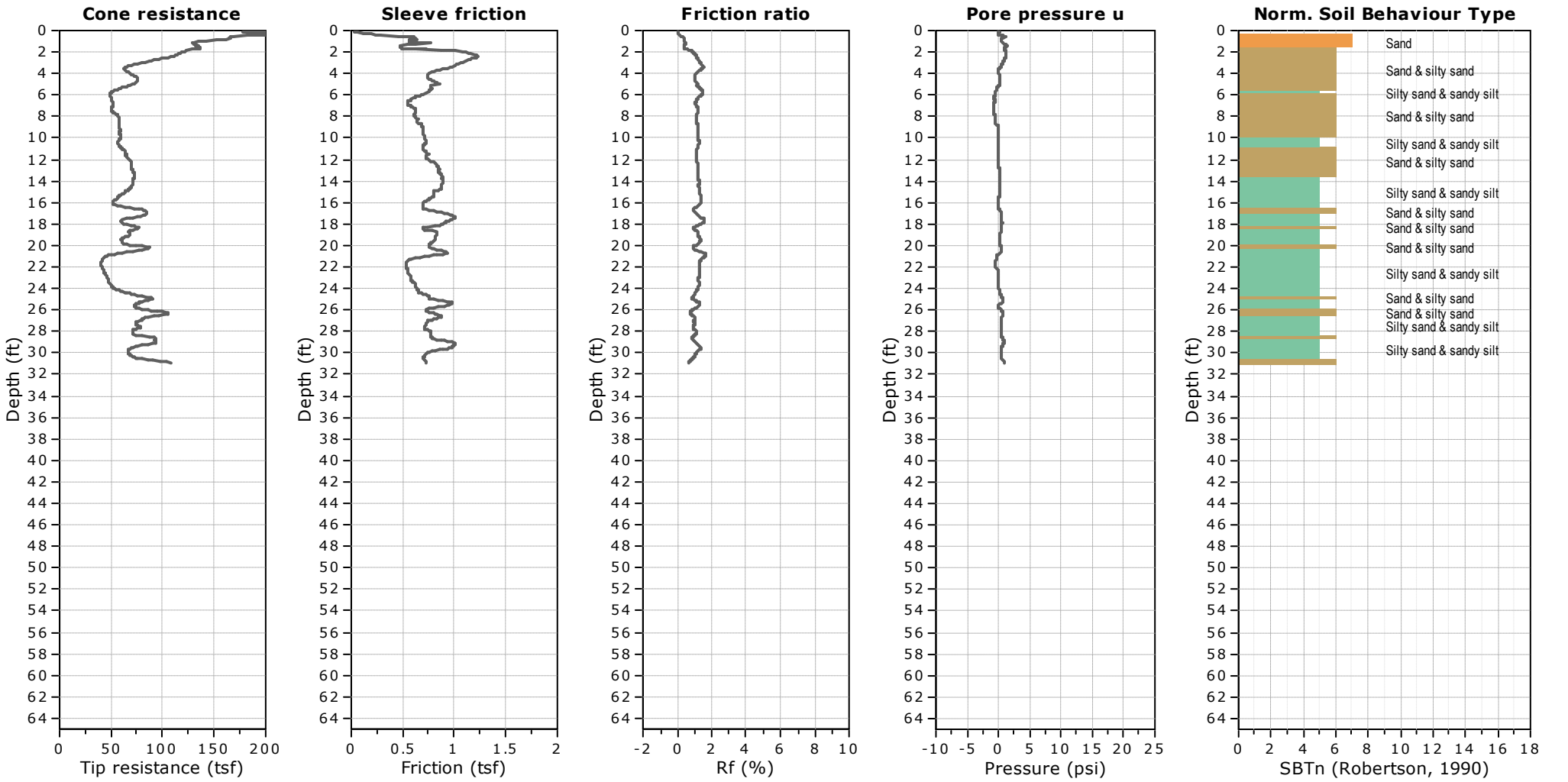
Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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952.995.2000

CPT: CPT-23
Total depth: 30.91 ft, Date: 4/8/2022
Surface Elevation: 665.50 ft
Coords: N 125920.674, E 453930.153
Cone Type: 200724
Cone Operator: Belch

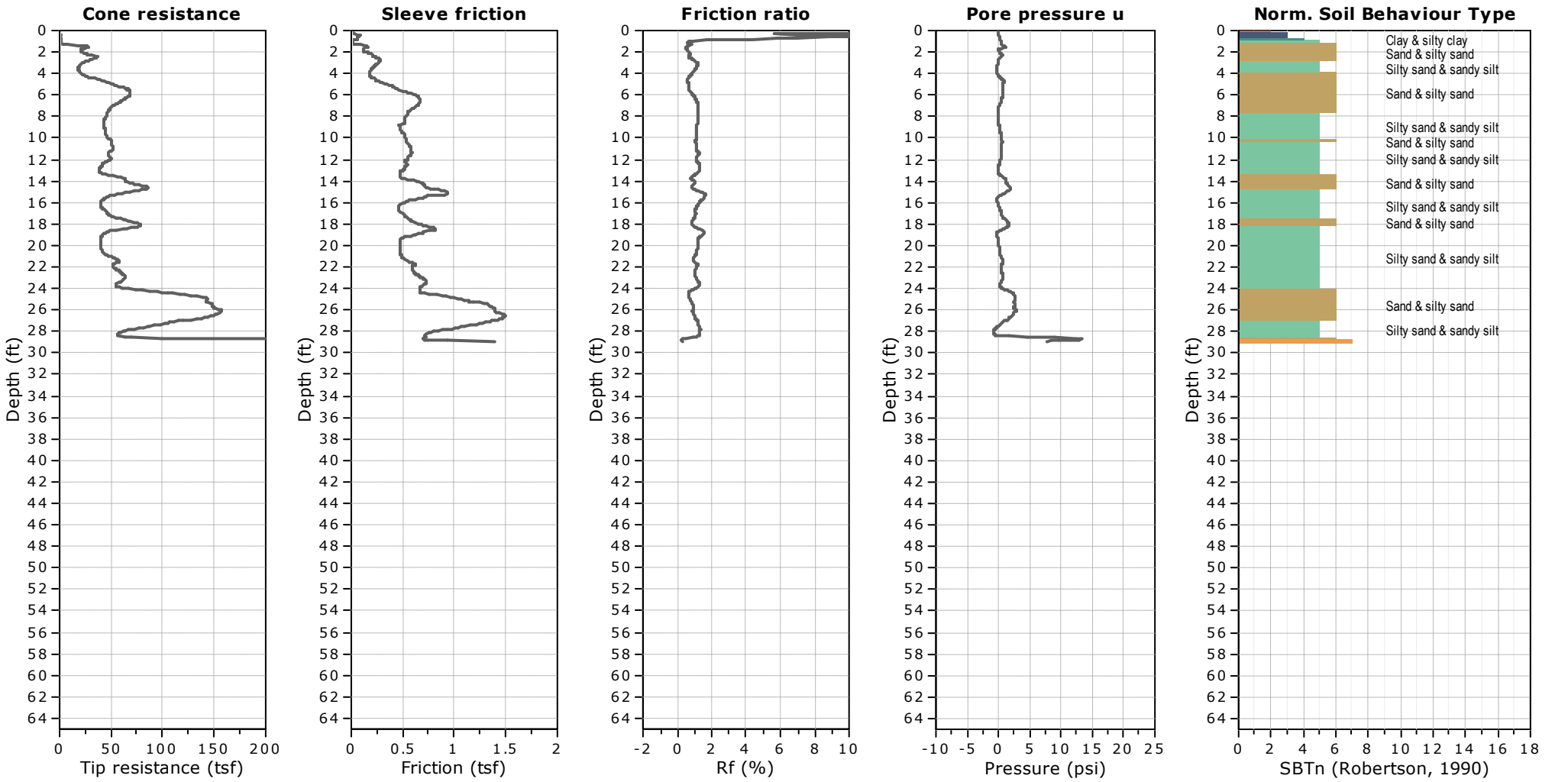
Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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CPT: CPT-25
Total depth: 28.94 ft, Date: 4/9/2022
Surface Elevation: 664.45 ft
Coords: N 126168.685, E 453688.706
Cone Type: 200726
Cone Operator: Belch

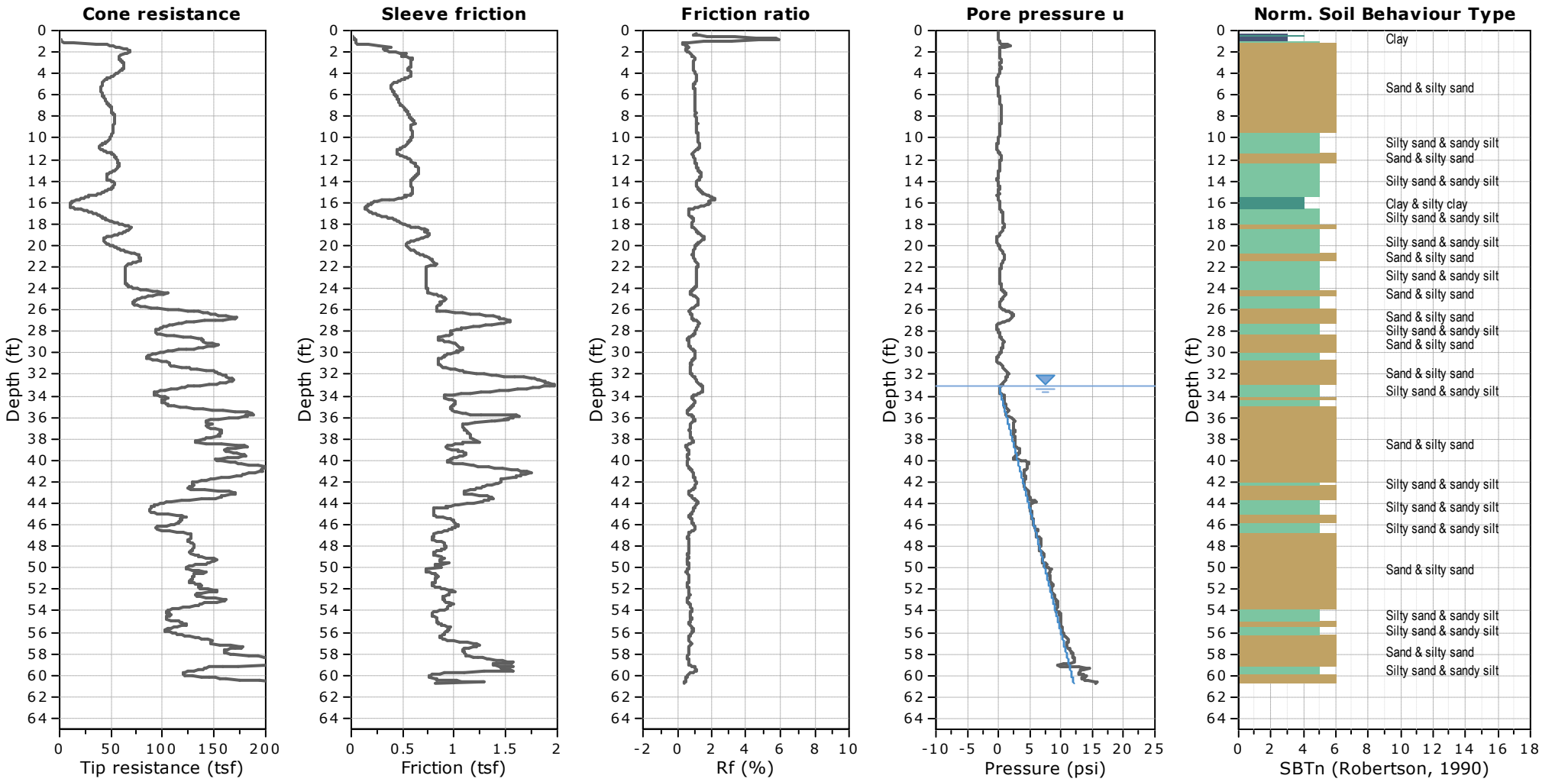
Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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Minneapolis, MN 55438
952.995.2000

CPT: CPT-26
Total depth: 60.70 ft, Date: 4/9/2022
Surface Elevation: 664.16 ft
Coords: N 126157.368, E 453903.911
Cone Type: 200724
Cone Operator: Belch

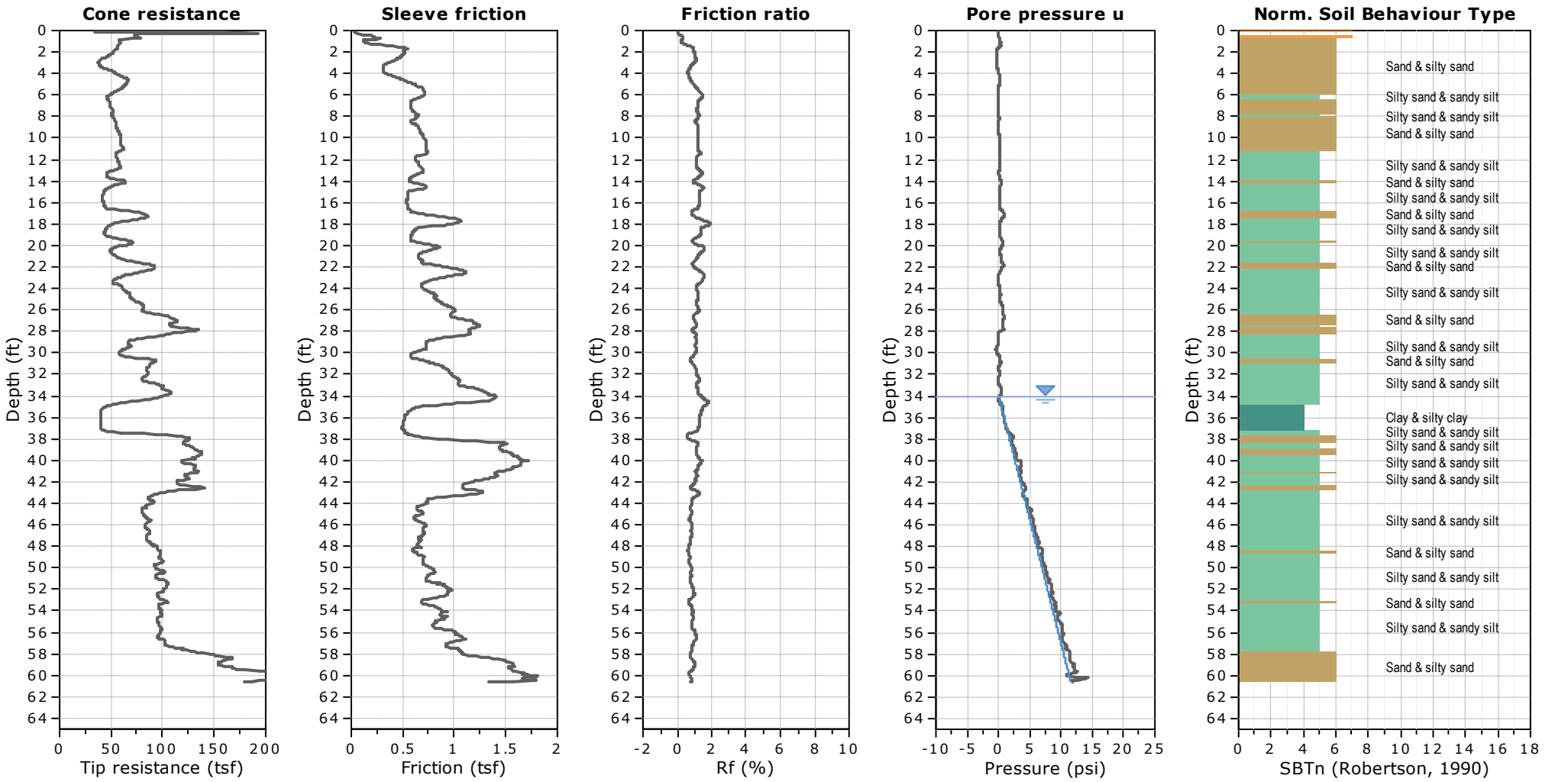
Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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952.995.2000

CPT: CPT-27
Total depth: 60.63 ft, Date: 4/8/2022
Surface Elevation: 665.44 ft
Coords: N 125973.239, E 453819.268
Cone Type: 200726
Cone Operator: Belch

Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



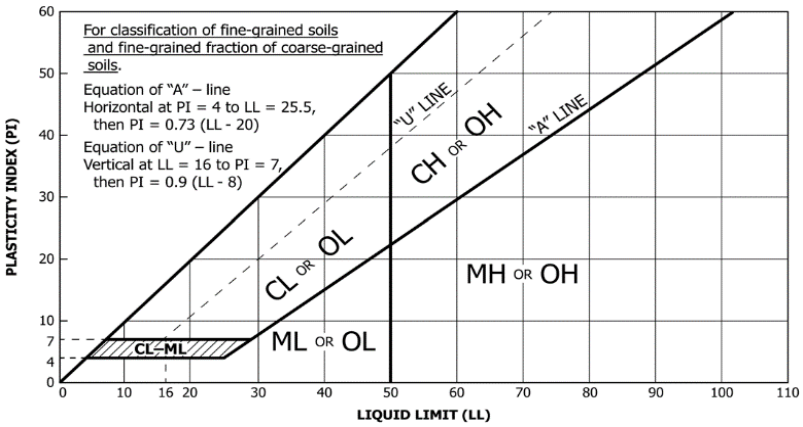
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Descriptive Terminology of Soil

Based on Standards ASTM D2487/2488
(Unified Soil Classification System)

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests[A]				Soil Classification	
				Group Symbol	Group Name[B]
Coarse-grained Soils (more than 50% retained on No. 200 sieve)	Gravels (More than 50% of coarse fraction retained on No. 4 sieve)	Clean Gravels (Less than 5% fines[C])	$C_u \geq 4$ and $1 \leq C_c \leq 3$[D]	GW	Well-graded gravel[E]
			$C_u < 4$ and/or ($C_c < 1$ or $C_c > 3$)[D]	GP	Poorly graded gravel[E]
		Gravels with Fines (More than 12% fines[C])	Fines classify as ML or MH	GM	Silty gravel[E F G]
			Fines Classify as CL or CH	GC	Clayey gravel[E F G]
	Sands (50% or more coarse fraction passes No. 4 sieve)	Clean Sands (Less than 5% fines[H])	$C_u \geq 6$ and $1 \leq C_c \leq 3$[D]	SW	Well-graded sand[I]
			$C_u < 6$ and/or ($C_c < 1$ or $C_c > 3$)[D]	SP	Poorly graded sand[I]
		Sands with Fines (More than 12% fines[H])	Fines classify as ML or MH	SM	Silty sand[F G I]
			Fines classify as CL or CH	SC	Clayey sand[F G I]
Fine-grained Soils (50% or more passes the No. 200 sieve)	Silts and Clays (Liquid limit less than 50)	Inorganic	PI > 7 and plots on or above "A" line[J]	CL	Lean clay[K L M]
			PI < 4 or plots below "A" line[J]	ML	Silt[K L M]
		Organic	Liquid Limit – oven dried / Liquid Limit – not dried <0.75	OL	Organic clay[K L M N] / Organic silt[K L M O]
	Silts and Clays (Liquid limit 50 or more)	Inorganic	PI plots on or above "A" line	CH	Fat clay[K L M]
			PI plots below "A" line	MH	Elastic silt[K L M]
		Organic	Liquid Limit – oven dried / Liquid Limit – not dried <0.75	OH	Organic clay[K L M P] / Organic silt[K L M Q]
Highly Organic Soils		Primarily organic matter, dark in color, and organic odor		PT	Peat

A. Based on the material passing the 3-inch (75-mm) sieve.
B. If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.
C. Gravels with 5 to 12% fines require dual symbols:
   GW-GM well-graded gravel with silt
   GW-GC well-graded gravel with clay
   GP-GM poorly graded gravel with silt
   GP-GC poorly graded gravel with clay
D. $C_u = D_{60} / D_{10}$ $C_c = (D_{30})^2 / (D_{10} \times D_{60})$
E. If soil contains ≥ 15% sand, add "with sand" to group name.
F. If fines classify as CL-ML, use dual symbol GC-GM or SC-SM.
G. If fines are organic, add "with organic fines" to group name.
H. Sands with 5 to 12% fines require dual symbols:
   SW-SM well-graded sand with silt
   SW-SC well-graded sand with clay
   SP-SM poorly graded sand with silt
   SP-SC poorly graded sand with clay
I. If soil contains ≥ 15% gravel, add "with gravel" to group name.
J. If Atterberg limits plot in hatched area, soil is CL-ML, silty clay.
K. If soil contains 15 to < 30% plus No. 200, add "with sand" or "with gravel", whichever is predominant.
L. If soil contains ≥ 30% plus No. 200, predominantly sand, add "sandy" to group name.
M. If soil contains ≥ 30% plus No. 200 predominantly gravel, add "gravelly" to group name.
N. PI ≥ 4 and plots on or above "A" line.
O. PI < 4 or plots below "A" line.
P. PI plots on or above "A" line.
Q. PI plots below "A" line.



Particle Size Identification

Boulders..... over 12"
Cobbles..... 3" to 12"
Gravel
  Coarse..... 3/4" to 3" (19.00 mm to 75.00 mm)
  Fine..... No. 4 to 3/4" (4.75 mm to 19.00 mm)
Sand
  Coarse..... No. 10 to No. 4 (2.00 mm to 4.75 mm)
  Medium..... No. 40 to No. 10 (0.425 mm to 2.00 mm)
  Fine..... No. 200 to No. 40 (0.075 mm to 0.425 mm)
Silt..... No. 200 (0.075 mm) to .005 mm
Clay..... < .005 mm

Relative Proportions[L, M]

trace..... 0 to 5%
little..... 6 to 14%
with..... ≥ 15%

Inclusion Thicknesses

lens..... 0 to 1/8"
seam..... 1/8" to 1"
layer..... over 1"

Apparent Relative Density of Cohesionless Soils

Very loose ..... 0 to 4 BPF
Loose ..... 5 to 10 BPF
Medium dense..... 11 to 30 BPF
Dense..... 31 to 50 BPF
Very dense..... over 50 BPF

Consistency of Cohesive Soils	Blows Per Foot	Approximate Unconfined Compressive Strength
Very soft	0 to 1 BPF	< 0.25 tsf
Soft	2 to 4 BPF	0.25 to 0.5 tsf
Medium	5 to 8 BPF	0.5 to 1 tsf
Stiff	9 to 15 BPF	1 to 2 tsf
Very Stiff	16 to 30 BPF	2 to 4 tsf
Hard	over 30 BPF	> 4 tsf

Moisture Content:

Dry: Absence of moisture, dusty, dry to the touch.
Moist: Damp but no visible water.
Wet: Visible free water, usually soil is below water table.

Drilling Notes:

Blows/N-value: Blows indicate the driving resistance recorded for each 6-inch interval. The reported N-value is the blows per foot recorded by summing the second and third interval in accordance with the Standard Penetration Test, ASTM D1586.

Partial Penetration: If the sampler could not be driven through a full 6-inch interval, the number of blows for that partial penetration is shown as #/x" (i.e. 50/2"). The N-value is reported as "REF" indicating refusal.

Recovery: Indicates the inches of sample recovered from the sampled interval. For a standard penetration test, full recovery is 18", and is 24" for a thinwall/shelby tube sample.

WOH: Indicates the sampler penetrated soil under weight of hammer and rods alone; driving not required.

WOR: Indicates the sampler penetrated soil under weight of rods alone; hammer weight and driving not required.

Water Level: Indicates the water level measured by the drillers either while drilling (▽), at the end of drilling (▼), or at some time after drilling (▼).

Laboratory Tests

DD	Dry density, pcf	**OC**	Organic content, %	**LL**	Liquid limit
WD	Wet density, pcf	**q_p**	Pocket penetrometer strength, tsf	**PL**	Plastic limit
P200	% Passing #200 sieve	**MC**	Moisture content, %	**PI**	Plasticity index
		q_U	Unconfined compression test, tsf		

BRAUN INTERTEC

Descriptive Terminology
Cone Penetration Test

This document accompanies Cone Penetration Test Data. Please refer to the Boring Log Descriptive Terminology Sheet for information relevant to conventional v. Cone Penetration Test (CPT) boring logs.

Cone Penetration Test (CPT) sounding was performed in general accordance with ASTM D 5778 and consistent with the ordinary degree of care and skill used by reputable practitioners of the same discipline currently practicing under similar circumstances and in the same locality. No warranty, express or implied, is made.

Since subsurface conditions outside each CPT sounding are unknown, and soil, rock and pore water conditions cannot be relied upon to be consistent or uniform, no warranty is made that conditions adjacent to each sounding will necessarily be the same as or similar to those shown on this log. Braun Intertec is not responsible for any interpretations, assumptions, projections or interpolations of the data made by others.

Pore water pressure measurements and subsequently interpreted water levels shown on CPT logs should be used with discretion as they represent dynamic conditions. Dynamic pore water pressure measurements may deviate substantially from hydrostatic conditions, especially in cohesive soils. In cohesive soils, pore water pressures often take an extended time to reach equilibrium and thus reflect their true field level. Groundwater levels can be expected to vary both seasonally and yearly. The absence of notations on this log regarding water does not necessarily mean that groundwater is not present to the depth explored, or that a contractor will not encounter groundwater during excavation or construction.

CPT Terminology

CPT..... Cone Penetration Test
CPTU ..... Cone Penetration Test with Pore Pressure measurements
SCPTU..... Cone Penetration Test with Pore Pressure and Seismic measurements
Piezocone...Common name for CPTU test
Q_T ..... normalized cone resistance
B_q..... pore pressure ratio
F_r..... normalized friction ratio
σ_{vo}..... overburden pressure
σ'_{vo} ..... effective overburden pressure

q_T TIP RESISTANCE

The resistance at the cone corrected for water pressure. Data is from cone with a 60 degree apex angle and a 15 cm^2 end area.

f_s SLEEVE FRICTION RESISTANCE

The resistance along the sleeve of the penetrometer.

F_r Friction Ratio

Ratio of sleeve friction over corrected tip resistance. $F_r = f_s/q_t$

V_s Shear Wave Velocity

A measure of the speed at which a seismic wave travels through soil/rock.

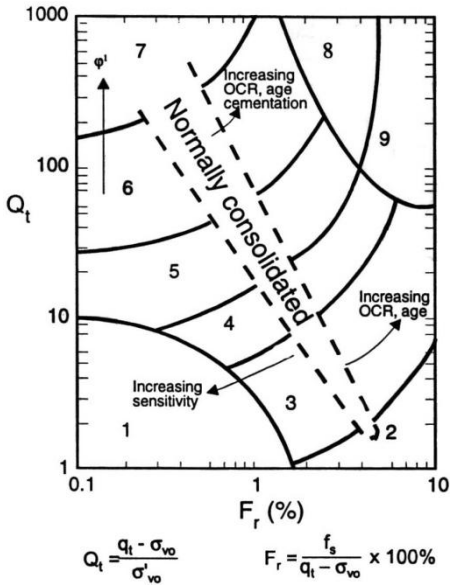
SBT SOIL BEHAVIOR TYPE

Soil Identification methods for the Cone Penetration Test are based on correlation charts developed from observations of CPT data and conventional borings. Please note that these identification charts are provided as a guide to Soil Behavior Type and should not be used to infer a soil classification based on grain size distribution.

Engineering judgment and comparison with augered borings is especially important in the proper interpretation of CPT data in certain geo-materials.

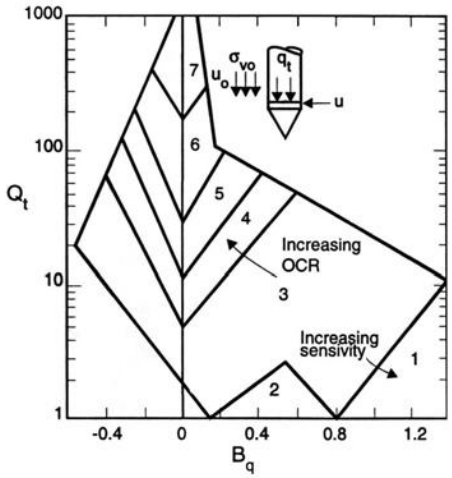
The following charts provide a Soil Behavior Type for the CPT Data. The numbers corresponding to different regions on the charts represent the following soil behavior types:

Soil Behavior Type based on friction ratio



Robertson CPT 1990

Soil Behavior Type based on pore pressure

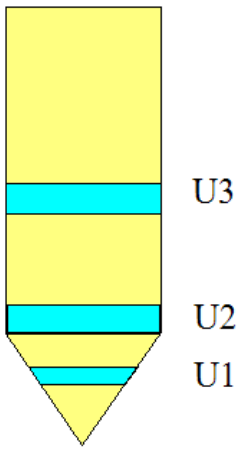


Robertson CPT 1990

1 Sensitive, Fine Grained
2 Organic Soils - Peat
3 Clays - Clay to Silty Clay
4 Silt Mixtures - Clayey Silt to Silty Clay
5 Sand Mixtures - Silty Sand to Sandy Silt
6 Sands - Clean Sand to Silty Sand
7 Gravelly Sand to Sand
8 Very Stiff Sand to Clayey Sand
9 Very Stiff, Fine Grained

U2 PORE WATER MEASUREMENTS

Pore water measurements reported on CPT logs are representative of pore water pressures measured at the U2 location, just behind the cone tip, prior to the sleeve, as shown in the figure below. These measurements are considered to represent dynamic pore water pressures due to the local disturbance caused by the cone tip. Dynamic pore water pressure decay and static pore water pressure measurements are reported on a Pore Water Pressure Dissipation Graph.



1002-CPS-23
Division of Industry Services
PO Box 2658
Madison, Wisconsin

Attachment 2:

SOIL AND SITE EVALUATION - STORM

In accordance with SPS 382.365, 385, Wis. Adm. Code, and WDNR Standard 1002

Attach a complete site plan on paper not less than 8 ½ x 11 inches in size. Plan must include, but not limited to vertical and horizontal reference point (BM), direction and percent of slope, scale or dimensions, north arrow, and BM reference to nearest road. ***Please print all information*** Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)]	County Parcel I.D. Reviewed by: Date:

Property Owner: MKB COPPER ROCKS, LLC	Property Location Govt. Lot ¼ ¼ S T N R E (or) W		
Property Owner's Mailing Address: 3800 EMERALD DRIVE EAST	Lot	Block #	Subd. Name or CSM #/Address
City, State Zip Phone Number LA CROSSE, WI 54601	☒ City ☐ Village ☐ Town 2415 STATE ROAD, LA CROSSE, WI		Nearest Road LOSEY BLVD

Drainage Area _____ ☐ sq. ft. ☐ acres Test site suitable for (check all that apply): ☐ Bio-retention; ☐ Subsurface Dispersal System; ☐ Reuse; ☐ Irrigation ☐ Other	Hydraulic Application Test Method ☒ Morphological Evaluation ☐ Double Ring Infiltrometer Other: (specify)	Soil Moisture Date of soil Borings: APR. 4, 2022 USDA-NRCS WETS Value: ☐ Dry = 1; ☒ Normal = 2; ☐ Wet = 3.

TP-28 #OBS ☒ Pit ☐ Boring Ground surface Elevation 663.2 ft. Elevation of limiting factor NA ft.

Horizon	Depth In.	Dominate Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr.
PVMT	0 – 10	---	---	---	---	---	---	---	---	---
B	10 – 32	10YR 3/2	NONE	SCL	1.GR.F	ML	A.S	0	<30	0.07
C	32 – 55	10YR 4/2	NONE	F.LS	0.SG.F	ML	A.S	0	<15	0.50
C	55 – 120	10YR 4/4	NONE	F.S	0.SG.F	ML	A.S	0	<5	0.50

Comments:

TP-29 #OBS ☒ Pit ☐ Boring Ground surface Elevation 664.4 ft. Elevation of limiting factor NA ft.

Horizon	Depth In.	Dominate Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr.
PVMT	0 – 9	---	---	---	---	---	---	---	---	---
C	9 – 120	10YR 5/4	NONE	F.S	0.SG.F	ML	A.S	0	<5	0.50

Comments:

Name: BRANDON WRIGHT	Signature:	Credential Number: SP-041100003
Address: 2309 Palace Street, La Crosse, WI	Date of Evaluation: APRIL 4, 2022	Phone Number: 608.781.7277

TP-30 #OBS ☐ Pit ☒ Boring Ground surface Elevation 664.6 ft. Elevation of limiting factor NA ft.

Horizon	Depth In.	Dominate Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr.
PVMT	0 – 9	---	---	---	---	---	---	---	---	---
B	9 – 32	10YR 3/2	NONE	F.LS	0.SG.F	ML	A.S	0	<15	0.50
C	32 – 120	10YR 4/4	NONE	F.S	0.SG.F	ML	A.S	0	<5	0.50
Comments:										

Overall Site Comments:

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 Planned Development District - General, allowing for the construction of a mixed-use development including residential and commercial uses at 2415 State Road.

Property is presently: vacant retail building

Property is proposed to be: mixed-use residential and commercial development

Rezoning is necessary: to allow for the mix of residential and commercial uses

Tax Parcel 17-50298-32; 2415 State Road

The City Plan Commission will meet to consider such application on **Monday, March 2, 2026, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, March 3, 2026, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, March 12, 2026, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may appear at public hearings either in person, by agent, or by attorney, and may express their approval or objection, or file a letter in the office of the City Clerk.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 26-0143).

Dated this 12th day of February, 2026.

Nikki M. Elsen, City Clerk
City of La Crosse

- -

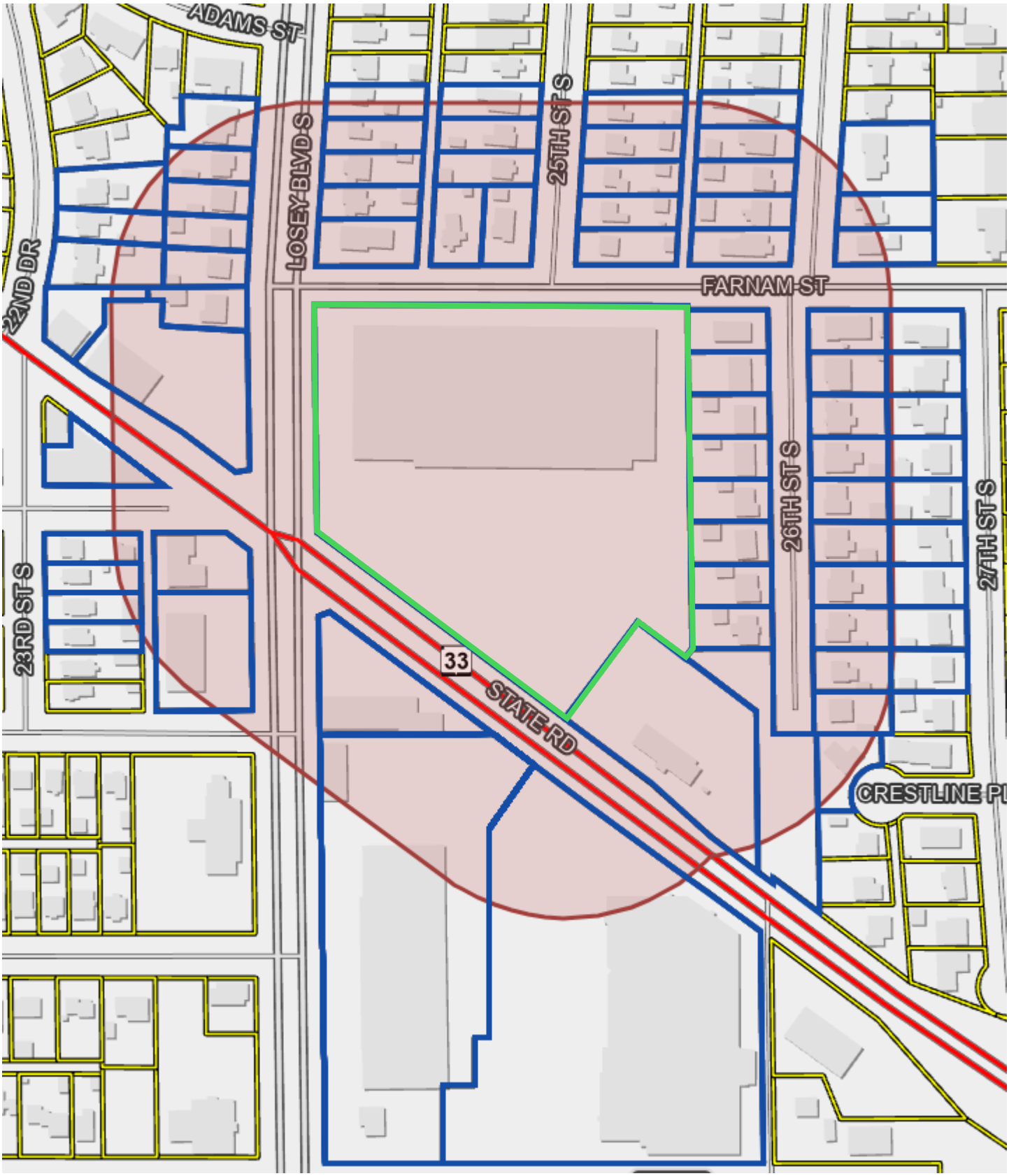
Published: February 17 & 24, 2026
One (1) Affidavit

Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-40087-60	3RD & MAIN LLC	1416, 1418, 1420, 1422 LOSEY BLVD S	PO BOX 609	LA CROSSE WI 54602-0609
17-40107-40	ALYSSA YEITER	1322 26TH ST S	1322 26TH ST S	LA CROSSE WI 54601-6122
17-40086-130	AMY E PERRIN, PETER G KNAPIK	2300 PARK AVE	2300 PARK AVE	LA CROSSE WI 54601
17-40070-90	ANA L PENGRA, THOMAS P PENGRA	1219 25TH ST S	13 VICTORIA WAY	MACKINAW IL 61755
17-40069-110	ANDREW SMITH	1209 LOSEY BLVD S	1209 LOSEY BLVD S	LA CROSSE WI 54601
17-40069-50	ANDY WILDT, JOHNNYRAY WILDT	2419 FARNAM ST	2419 FARNAM ST	LA CROSSE WI 54601-6136
17-40069-20	ANGELA N MCDONALD	1208 25TH ST S	1208 25TH ST S	LA CROSSE WI 54601-6092
17-40124-40	BRETT BAYLOR STRAND	1218 LOSEY BLVD S	1218 LOSEY BLVD S	LA CROSSE WI 54601-6004
17-40108-50	BRIAN T WITTENBERG	1355 26TH ST S	1355 26TH ST S	LA CROSSE WI 54601
17-40108-60	CARL W HAPPEL, HEATHER A HAPPEL	1361 26TH ST S	1361 26TH ST S	LA CROSSE WI 54601-6131
17-40109-90	CHARLES A DUTCHIN, SHAWN R DUTCHIN	1354 27TH ST S	1354 27TH ST S	LA CROSSE WI 54601
17-40069-80	CHRISTOPHER J CLARK, BARBARA CLARK	1223 LOSEY BLVD S	1223 LOSEY BLVD S	LA CROSSE WI 54601-6054
17-40070-60	CHUE S MOUA, KA THAO	1208 26TH ST S	1208 26TH ST S	LA CROSSE WI 54601-6026
17-40069-30	CLIFFORD HEIJ (LE), ILENE HEIJ (LE), SUE MILISCH	1212 25TH ST S	1212 25TH ST S	LA CROSSE WI 54601-6092
17-40069-40	D&D EARLEY LLC	1214 & 1216 25TH ST S	W3209 COUNTY ROAD N	COON VALLEY WI 54623
17-40107-130	DANIEL J ZANTER, LINDA L ZANTER	1317 26TH ST S	1317 26TH ST S	LA CROSSE WI 54601
17-40087-20	DANIELLE A FERAN	1415 23RD ST S	1415 23RD ST S	LA CROSSE WI 54601
17-40133-20	DEANNA M HART	2607 CRESTLINE PL	2607 CRESTLINE PL	LA CROSSE WI 54601
17-40108-10	DEBRA K RUBASCH	1329 26TH ST S	1329 26TH ST S	LA CROSSE WI 54601-6131
17-40109-70	DONALD N OLSON (LE), RUTH J OLSON (LE), SUSAN R KELM, MICHAELLE D LAMPING	1340 27TH ST S	1340 27TH ST S	LA CROSSE WI 54601-6124
17-40124-130	DONNA M VIGNESS, DANIEL J KAMINSKI	1239 22ND DR S	1239 22ND DR S	LA CROSSE WI 54601
17-40069-70	DOUGLAS DWYER, JENNIFER L DWYER	2405 FARNAM ST	2405 FARNAM ST	LA CROSSE WI 54601
17-40087-10	GARY D ARNESON	1411 23RD ST S	1411 23RD ST S	LA CROSSE WI 54601
17-40107-120	GREGORY J PIELHOP	1311 26TH ST S	1311 26TH ST S	LA CROSSE WI 54601-6131
17-40109-40	GRETCHEN L VOGTHENCHEN	1322 27TH ST S	1322 27TH ST S	LA CROSSE WI 54601-6124
17-40069-100	IGNACIO MORALES MORALES, MARGARITA CASTRO CUEVAS, EFRAIN MORALES CASTRO	1213 LOSEY BLVD S	4502 MARKLE RD	LA CROSSE WI 54601
17-40109-10	IVENS INVESTMENTS LLC	2610 FARNAM ST	120 MAPLE CT	MT HOREB WI 53572
17-50289-30	J5 PROPERTIES LLC	1302 LOSEY BLVD S	N2271 WILLOW WAY W	LA CROSSE WI 54601
17-40107-30	JACOB P WOODS	1316 26TH ST S	1316 26TH ST S	LA CROSSE WI 54601-6122
17-40108-40	JACOB T HELGERSON	1347 26TH ST S	1347 26TH ST S	LA CROSSE WI 54601-6131
17-40086-140	JEFFREY G KOSTUCH	1407 23RD ST S	1407 23RD ST S	LA CROSSE WI 54601-5921
17-40070-110	JESS B HOLLENBACK	1224 26TH ST S	1224 26TH ST S	LA CROSSE WI 54601
17-40125-30	JK DAHL REAL ESTATE LLC	1251 22ND DR S	208 17TH PL S	LA CROSSE WI 54601
17-40109-60	JOSHUA T LUETHE, LAURA B LUETHE	1334 27TH ST S	1334 27TH ST S	LA CROSSE WI 54601-6124
17-40109-80	JR PLUS PROPERTIES LLC	1348 27TH ST S	297 SOUTH MARINA DR	BROWNSVILLE MN 55919
17-40108-30	KAREN E SEGLER	1341 26TH ST S	1341 26TH ST S	LA CROSSE WI 54601-6131
17-40087-50	KEVIN BA HOANG NGUYEN	1402 LOSEY BLVD S	1402 LOSEY BLVD S	LA CROSSE WI 54601
17-40124-20	KEVIN E GRAAP	1226 LOSEY BLVD S	1226 LOSEY BLVD S	LA CROSSE WI 54601
17-40070-80	KIMBERLY J RADLOFF TEKIPPE	1215 25TH ST S	1215 25TH ST S	LA CROSSE WI 54601-6049
17-40107-50	KYLE J TERHARK, NATALIE B TERHARK	1328 26TH ST S	1328 26TH ST S	LA CROSSE WI 54601
17-40124-10	L M PROPERTIES LLC	1230 LOSEY BLVD S	333 PARK PLAZA DR	LA CROSSE WI 54601
17-40070-70	LAURA D SANBORN, JOHN A SANBORN, DAVID SANBORN	1214 26TH ST S	1214 26TH ST S	LA CROSSE WI 54601-6026
17-50289-10	LOSEY & STATE PROPERTIES LLC	2309 STATE RD	N2271 WILLOW WAY W	LA CROSSE WI 54601
17-50289-20	LOSEY & STATE PROPERTIES LLC	2311 STATE RD	N2271 WILLOW WAY W	LA CROSSE WI 54601
17-40109-30	LUKE BUSSIERE, EMILY BUSSIERE	1316 27TH ST S	1316 27TH ST S	LA CROSSE WI 54601-6124
17-40069-90	LUKE A OLSEN, JENNIFER M OLSEN	1219 LOSEY BLVD S	1219 LOSEY BLVD S	LA CROSSE WI 54601-6054
17-40070-100	MARILYNE SAND	1218 26TH ST S	1218 26TH ST S	LA CROSSE WI 54601
17-50249-10	MAUREEN HOWELL	2601 FARNAM ST	2601 FARNAM ST	LA CROSSE WI 54601-6138
17-40109-20	MCKAYLEE FERGUSON, NICOLAS COLLAR	1308 27TH ST S	1308 27TH ST S	LA CROSSE WI 54601-6124
17-40109-50	MICHELLE R KERN	1328 27TH ST S	1328 27TH ST S	LA CROSSE WI 54601-6124
17-40107-10	RAYMOND L SPIES, DELORES M SPIES	2544 FARNAM ST	2011 LIBERTY ST	LA CROSSE WI 54603-2084
17-40125-20	RICHARD A SENN, ANITA L HANSON	1245 22ND DR S	1245 22ND DR S	LA CROSSE WI 54601-5943
17-50249-20	ROBERT FUNK	1225 26TH ST S	1225 26TH ST S	LA CROSSE WI 54601
17-40108-20	ROBERT J HANCOCK, JULIE A HANCOCK	1335 26TH ST S	1335 26TH ST S	LA CROSSE WI 54601-6131
17-40070-130	ROSE MARIE CLEMENTS	1231 25TH ST S	1231 25TH ST S	LA CROSSE WI 54601-6049
17-40070-50	RUTH ANN KURINSKY	1211 25TH ST S	1211 25TH ST S	LA CROSSE WI 54601-6049
17-50249-30	RYAN D POLLESCH	1219 26TH ST S	1219 26TH ST S	LA CROSSE WI 54601
17-40124-50	SAM CHEN	1208 LOSEY BLVD S	2014 VIKING AVE	HOLMEN WI 54636
17-40124-30	SARAH R HINZE-PATASKA	1222 LOSEY BLVD S	1222 LOSEY BLVD S	LA CROSSE WI 54601-6004
17-40070-120	SETH MARTIN	1225 25TH ST S	1225 25TH ST S	LA CROSSE WI 54601-6049
17-40107-140	SHARON A HONECK	1323 26TH ST S	1323 26TH ST S	LA CROSSE WI 54601
17-50298-40	STATE ROAD LOSEY LLC	2400, 2402, 2404 STATE RD	2418 STATE RD	LA CROSSE WI 54601
17-40107-60	STEVEN P GEIER, LISA J GEIER	1334 26TH ST S 1303 26TH ST S	1334 26TH ST S	LA CROSSE WI 54601-6122
17-40107-110	T & J FARNAM ST LLC	2608 FARNAM ST	4008 BEVERLY DR	ONALASKA WI 54650
17-40107-80	TERRY L LUBBEN, DAWN E LUBBEN	1346 26TH ST S	1346 26TH ST S	LA CROSSE WI 54601-6122
17-40107-70	TIMOTHY L KOTERWSKI	1340 26TH ST S	1340 26TH ST S	LA CROSSE WI 54601
17-40069-60	TORYN PATROS	1226 25TH ST S	1226 25TH ST S	LA CROSSE WI 54601-6092
17-40107-20	TSS RENTALS LLC	1306 26TH ST S	1300 21ST ST S	LA CROSSE WI 54601
17-40086-120	VAARAAHI LLC	1319 & 1321 23RD ST S 2316, 2318, 2320, 2322 STATE RD	4486 EL CAMINO REAL DR	LA CROSSE WI 54601
17-50298-33	VSC CORPORATION	2505 STATE RD	2418 STATE RD	LA CROSSE WI 54601-6151
17-50298-34	VSC CORPORATION	1352 26TH ST S	2418 STATE RD	LA CROSSE WI 54601-6151
17-50298-85	VSC CORPORATION	1421, 1502 - 1535, 1601 - 1631 LOSEY BLVD S 2406 - 2432 STATE RD	2418 STATE RD	LA CROSSE WI 54601-6151
17-50298-65	VSC CORPORATION C/O WI FOODLINER	2500 STATE RD 2511 GREEN BAY ST	3800 EMERALD DR E	ONALASKA WI 54650
17-40070-140	WILLIAM G WARREN, ELIZABETH M WARREN	2527 FARNAM ST	2527 FARNAM ST	LA CROSSE WI 54601-6169

Properties above are within 300 feet of 2415 State Road

Applicant/Owner	MKB COPPER ROCKS LLC C/O KIRK STOA	2415 STATE RD	3800 EMERALD DR E	ONALASKA WI 54650

Properties within 300 feet of 2415 State Road.



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$ 000.67²
0001399329 FEB 13 2026

RECEIVED
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City
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Office

IGNACIO MORALES MORALES, MARGARITA CASTRO CUEVAS,
EFRAIN MORALES CASTRO
4502 MARKLE RD
LA CROSSE WI 54601

RETURN TO SENDER
MORALES
2595 STATE RD
LA CROSSE WI 54601-6134

RETURN TO SENDER

9466927287864841 0 INT
74 BRCIN

238

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GARY D ARNESON
1411 23RD ST S
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RETURN TO SENDER
ARNESON
W4760 US HIGHWAY 14 E1
LA CROSSE WI 54601-2123

RETURN TO SENDER

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74

239

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DEANNA M HART
2607 CRESTLINE PL
LA CROSSE WI 5460

RETURN TO SENDER
HART DEANNA M
2643 N HOLGUIN WAY
BRAWLEY AZ 92227-2085

RETURN TO SENDER

INT

240

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LA CROSSE WI 54601-3396

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First Class Mail
ComBasPrice

US POSTAGE PITNEY BOWES
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02 1W
0001399329 FEB 13 2026

RECEIVED
FEB 20 2026
City
Clerk's
Office

BRETT BAYLOR STRAND
1218 LOSEY BLVD S
LA CROSSE WI 54601

RETURN TO SENDER
STRAND BRETT BAYLOR
TEMPORARILY AWAY

RETURN TO SENDER
BC: 54601339699 *2878-65553-18-12

..933318578246039 INT
74 BRCIN4B0E54960

241

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400 LA CROSSE ST
LA CROSSE WI 54601-3396

RETURN SERVICE REQUESTED

Presort
First Class Mail
ComBasPrice

US POSTAGE PITNEY BOWES
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$ 000.67²
0001399329 FEB 13 2026

RECEIVED
FEB 20 2026
City
Clerk's
Office

D&D EARLEY LLC
W3209 COUNTY ROAD N
COON VALLEY WI 54

EARLEY
RETURN TO SENDER
TEMPORARILY AWAY
RETURN TO SENDER
BC: 54601339699 *2878-05712-17-43

..9333189782460391 INT
72 BRCIN

LA CROSSE Tribune

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(866) 735-5631

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State of Florida, County of Orange, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC and duly authorized agent of Lee Enterprises, publishers of 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. 17 2026, February. 24 2026

NOTICE ID: vuw1yelviA62DiUDebpx
PUBLISHER ID: COL-WI-102035
NOTICE NAME: Rezoning - 2415 State Road
Publication Fee: $171.09

Section: Legals
Category: 0001 Wisconsin Legals

Anjana Bhadoriya

(Signed)_____

VERIFICATION

State of Florida
County of Orange

JESSICA GORDON-THOMPSON
Notary Public - State of Florida
Commission # HH301656
Expires on August 17, 2026

Subscribed in my presence and sworn to before me on this: 02/24/2026

_____
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 Local Business District to the Planned Development District - General, allowing for the construction of a mixed-use development including residential and commercial uses at 2415 State Road.

Property is presently: vacant retail building

Property is proposed to be: mixed-use residential and commercial development

Rezoning is necessary : to allow for the mix of residential and commercial uses

Tax Parcel 17-50298-32; 2415 State Road

The City Plan Commission will meet to consider such application on Monday, March 2, 2026, at 4:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on Tuesday, March 3, 2026, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

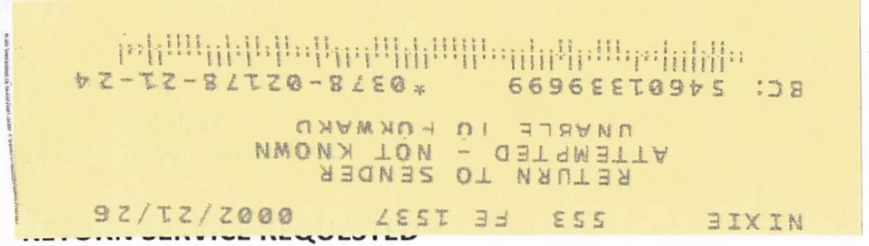
Final action will be determined by the Common Council on Thursday, March 12, 2026, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may appear at public hearings either in person, by agent, or by attorney, and may express their approval or objection, or file a letter in the office of the City Clerk.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 26-0143).

Dated this 12th day of February, 2026.

Nikki M. Elsen, City Clerk
City of La Crosse
2/17, 2/24 LAC
COL-WI-102035 WNAXLP



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26-0143

JR PLUS PROPERTIES LLC
297 SOUTH MARINA DR
BROWNSVILLE MN 55919

RECEIVED
FEB 24 2026
City
Clerk's
Office

SB BRCINMB 55919

244

Agenda Item 26-0143 (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 Planned Development District - General, allowing for the construction of a mixed-use development including residential and commercial uses at 2415 State Road.

General Location

Council District 17 in the Bluffside Neighborhood Association. Located at the NE corner of the intersection of State Rd and Losey Blvd as depicted on attached Map PC26-0143. The property was the former K-Mart site. The property is surrounded by residential to the north and east, and commercial uses to the west and south.

Background Information

This item is also related to agenda item #26-0144.

The subject parcel (6.3 acres) was previously rezoned to the Planned Development District (PDD) in order to be redeveloped into mixed-use development consisting of 216 market-rate residential dwelling units and commercial spaces in six buildings (three townhomes and three mixed-use) with an outdoor community space. The previous PDD-Specific zoning was approved by the Common Council in July 2022. Municipal Code requires that a building permit must be pulled within 12 months or the property reverts back to the original zoning, in this case C1-Local Business. The applicant requested an extension of 18 months from the Common Council which was approved in October of 2023. No permits were applied for within the 18 months, so the property reverted back to C1-Local Business.

The applicant is requesting to be rezoned back to PPD-General with some revisions to the previous plan. They are proposing to develop five buildings with a total number of residential dwelling units to be approximately two hundred and forty (240). Their key focus is market-rate, workforce housing.

Of the five buildings, three will be mixed-use. These four-to five-story mixed-use buildings will be constructed and placed closer to the intersection to offer retail and commercial opportunities. The applicant stated that the buildings have been designed and located on the site to soften the transition to the townhomes. The three mixed-use buildings will also have underground or at-grade parking. The amount of non-residential space is estimated to be approximately 20,600 square feet.

See attached plans for more information.

Recommendation of Other Boards and Commissions

The previous Planned Development District – General zoning was approved by the Common Council at their April 14, 2022, meeting. Planned Development District-Specific zoning was approved by the Common Council at their July 14, 2022, meeting.

Consistency with Adopted Comprehensive Plan

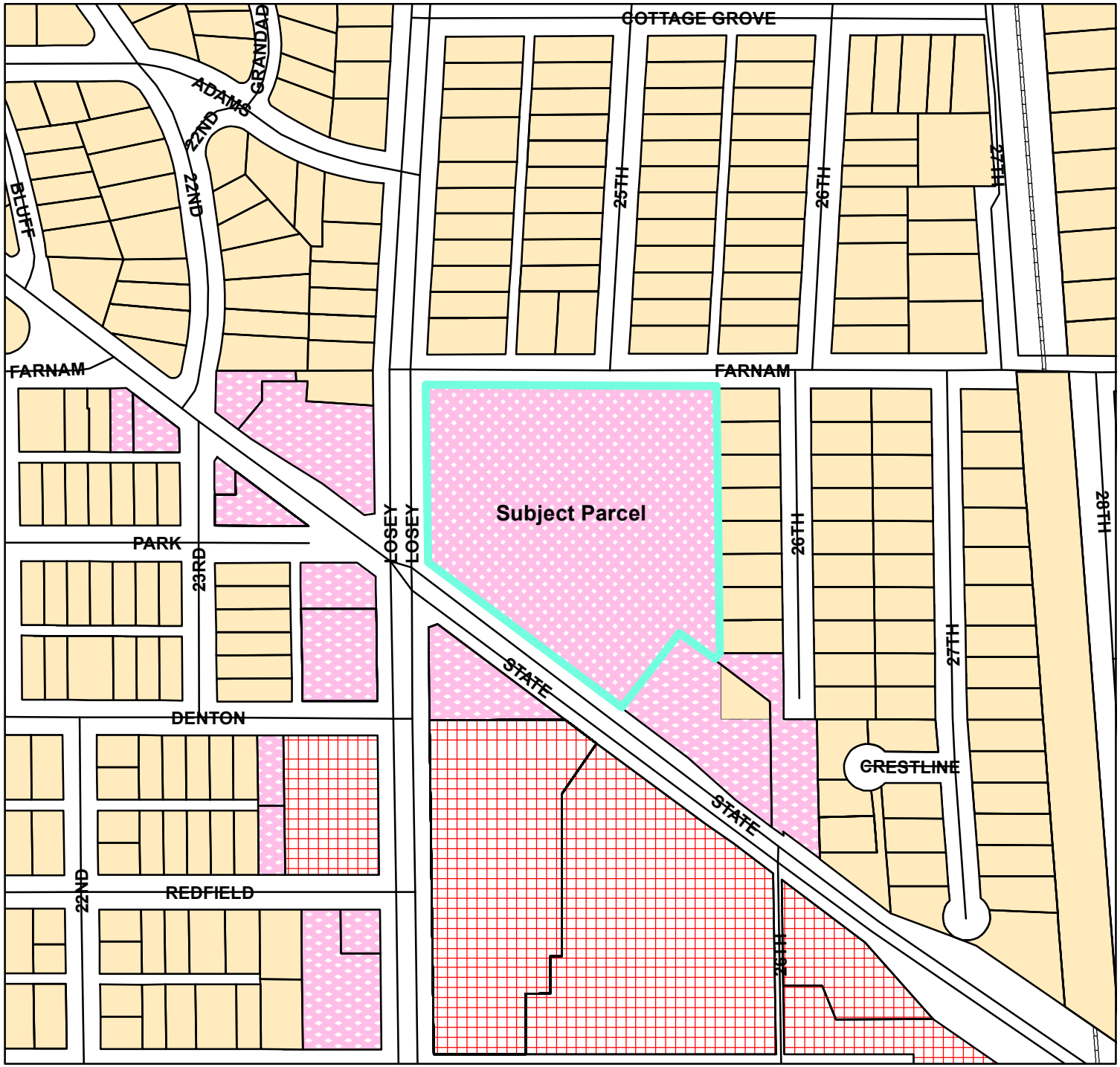
The subject property is located within the State Road Corridor (C-5) in the Land Use component of the Comprehensive Plan. The plan states that future land uses within the State Road corridor should focus on developing a mix of medium-high density residential and commercial uses that are accessible via multiple modes of transportation. The proposed development could be considered both High Density Residential and Low-Intensity Mixed-Use which are both "Desirable" land uses in this corridor making it consistent with the Comprehensive Plan.

Staff Recommendation

Staff is in receipt of the developer's TIF Application and a Developer's Agreement is currently being drafted. It is anticipated that both the development agreement and the PDD-Specific zoning application will be submitted before the Common Council within the next couple of months.

This item is recommended for approval.

Routing J&A 3.03.26



BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC & SEMI-PUBLIC
- PL - PARKING LOT
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY

0 130 260 520 Feet

City of La Crosse Planning Department - 2026

PC 26-0143
PC 26-0144



BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
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- SUBJECT PROPERTY

0 130 260 520 Feet

City of La Crosse Planning Department - 2026

PC 26-0143
PC 26-0144

Craig, Sondra

From: City of La Crosse Notices - No Reply
Sent: Friday, February 27, 2026 1:00 PM
To: Craig, Sondra; Elsen, Nikki; Janssen, Barb; Kahlow, Chris; Sleznikow, Larry; Trost, Jennifer; Mindel, Mackenzie; Dickinson, Tamra; Goggin, Erin; Steele, Annette; Washington-Spivey, Shaundel; Weston, Lisa; Newberry, Aron; Bedford, Crystal; Padesky, Gary; Stine, Olivia; Northwood, Rosanne
Subject: City Council Contact Form: Rezoning - 2415 State Road (Copper Rocks)

Submitted on: 2/27/2026
Name: Barb Clark
Email Address: clarkbarb93@gmail.com
Is this related to a legislative agenda item: Yes
Agenda item number: Rezoning - 2415 State Road (Copper Rocks) (March 3, 2026 agenda)

Subject: Rezoning - 2415 State Road (Copper Rocks)

The constituents (including myself) living near the empty Kmart building learned that 2415 State Road (Copper Rocks) is up for rezoning on the March 3. As constituents, we are concerned this is not the first-time developers for Copper Rocks have failed to meet the timeframe for demo and building. Thus, leaving Kmart to remain as a dumping ground, a magnet for graffiti and vandalism, and an eyesore for the community.

At a Bluffside Neighborhood meeting back in July 2025, many constituents expressed the following concerns to the developer Three-Sixty Realty with little explanation other than the price of lumber and interest rates are high:
*Traffic flow is a huge concern, but we were told that it is less traffic now than when Kmart was in operation. Jeremy also stated the traffic would only be busy when people are heading to work. A comment was made that it is very difficult to make a left-hand turn from Farnam to Losey now and that it would be more concerning when the project is complete.
*Many were concerned for the need for housing in the La Crosse area and suggested going back to the drawing board and building homes like the single-family homes built on Green Bay Street.
*Jeremy had noted that the cost to rent a studio at Copper Rocks would be $1,400 a month. This statement drew considerable concerns for the need for affordable housing in La Crosse.
*Underground parking was also discussed and one of the constituents asked if the developer/investors were aware of the underground springs in the area and if they addressed this in the plans.
*The lumber and interest rates will probably never go down but yet the developer continues to complete other housing projects in the area, i.e., River Point, etc.
*Many homes in the area, including mine, have recently seen an increase in their valuation leading to potentially higher property taxes (I pay almost $5,000 in yearly real estate taxes) and I don't believe I or others should pay higher property taxes when we live next to abandoned property that attracts unwanted visitors and continues to decay.

Now to add to the above list is the constant delay of the project because the developers for Copper Rocks never proceed forward to demo and build once the rezoning application has been approved. They continually sit on the project, do nothing, the timeframe on the rezoning permit lapse and they have to resubmit their rezoning permit.

The constituents are tired of the project being delayed; continued vandalism and intruders daily; and the property used as a dumping ground for large items and trash. It should also be noted that Three-sixty Realty fails to maintain the property and their answer to intrudes is to just install plywood over the broken windows.

Craig, Sondra

From: City of La Crosse Notices - No Reply
Sent: Saturday, February 28, 2026 12:53 PM
To: Craig, Sondra; Elsen, Nikki; Janssen, Barb; Kahlow, Chris; Sleznikow, Larry; Trost, Jennifer; Mindel, Mackenzie; Dickinson, Tamra; Goggin, Erin; Steele, Annette; Washington-Spivey, Shaundel; Weston, Lisa; Newberry, Aron; Bedford, Crystal; Padesky, Gary; Stine, Olivia; Northwood, Rosanne
Subject: City Council Contact Form: Amendment to Zoning Restriction KMart lot/Copper Rocks

Submitted on: 2/28/2026
Name: Steven and Lisa Geier
Email Address: s_geier@msn.com
Is this related to a legislative agenda item: Yes
Agenda item number: File 26-0143

Subject: Amendment to Zoning Restriction KMart lot/Copper Rocks

We have lived at this address almost 40 years. We are contacting you with our concerns regarding the vacant retail building on State Road and the possibility of mixed residential and commercial uses. We have great concern with the location near our property lines and the fact this will be five story buildings. Gardening has been in my blood as a young child. I have had vegetable and flower gardens every summer my whole life. With a building this tall, we will not have much sun in our yard for my produce and lawn. We feel with these tall buildings, we won't have privacy in our own backyard and can't even have our windows open without people looking down into our home. This must be very concerning for families with young children. There isn't another five story building within miles, this complex is out of place. A complex of 3 story buildings would be a better blend with the surrounding area. We also have concerns about traffic. This intersection is very busy now without the added vehicles. We can sit for five minutes or more at times to get off Farnam St onto Losey Boulevard either direction. With more traffic, the risk of more accidents will occur. Has there been a study done on traffic flow? Then, there is the parking. If there aren't enough parking spaces for the residents, where will they be parking? On the side streets? In front of our homes after walking through our yards to get to their apartments? Also, concerned about how this monstrosity will affect the resale value of our home. We agree something needs to be developed here, but we don't think this is the right thing to do. There needs to be a timeline for something to be done. This has gone on far too long. Thank you. Steven and Lisa Geier 1334 26th St. South

Constituents want to see the building demolished, and building begin on Copper Rocks. However, it sits while other projects are popping up everywhere, even with the higher price of lumber and interest rates.

If the city does approve this rezoning application on March 3, we the constituents would like to see additional specifications be added to this approval. Such as a date for demo to be completed and a date for the beginning construction of the new building and most importantly, if these specifications are not met by a certain date (prior to the permit expiring) that the developers must abandon plans for Copper Rocks and either sell the building to another developer that will begin a project in a timely manner or at least demo the property so it does not remain as an eyesore.

If possible, the constituents would like very much to meet with the investors and the city to discuss accelerating the plans for something new to the property. We are beginning to believe Copper Rocks was just a dream and that dream has faded away. We all don't want this building to continue to sit empty for another 8 years and beyond.

Thank you.
Barb Clark
1223 Losey Blvd. South
La Crosse, WI 54601

Craig, Sondra

From: City of La Crosse Notices - No Reply
Sent: Sunday, March 1, 2026 8:08 PM
To: Craig, Sondra; Elsen, Nikki; Janssen, Barb; Kahlow, Chris; Sleznikow, Larry; Trost, Jennifer; Mindel, Mackenzie; Dickinson, Tamra; Goggin, Erin; Steele, Annette; Washington-Spivey, Shaundel; Weston, Lisa; Newberry, Aron; Bedford, Crystal; Padesky, Gary; Stine, Olivia; Northwood, Rosanne
Subject: City Council Contact Form: Copper Rocks Proposal

Submitted on: 3/1/2026
Name: Natalie Terhark
Email Address: nblaira@gmail.com
Is this related to a legislative agenda item: Yes
Agenda item number:

Subject: Copper Rocks Proposal

We are writing to express our concerns regarding the plans for the vacant retail building on State road (Copper Rocks proposal). Being that our property is directly adjacent to this property, we hope our concerns will be listened to and addressed. We know this property needs to be developed; however, we disagree with the plans to build such a large residential dwelling. With the development of a 5-story building abutting our backyard, we have extreme concerns about our privacy and safety for our children. We have a toddler and a baby due in June. People will be able to see into our backyard (and possibly our house) whenever they want. That's a problem, especially considering we have little children. Not to mention the noise and safety concerns that an influx of so many people will bring. Our other major concern we have is the traffic. The traffic on Losey is already a problem, especially when trying to turn left off of Farnam onto Losey. It is already dangerous most times throughout the day and we can't imagine how difficult and unsafe it will become when 240 residents move into the proposed development. We love where we live and we love being able to raise our family here. As proposed, the Copper Rocks project will significantly reduce the value from the home and neighborhood we've grown to love. This development, as proposed, will likely force us to move from this neighborhood and I believe many others in our neighborhood would do the same.

Craig, Sondra

From: City of La Crosse Notices - No Reply
Sent: Monday, March 2, 2026 1:56 PM
To: Craig, Sondra; Elsen, Nikki; Janssen, Barb; Kahlow, Chris; Sleznikow, Larry; Trost, Jennifer; Mindel, Mackenzie; Dickinson, Tamra; Goggin, Erin; Steele, Annette; Washington-Spivey, Shaundel; Weston, Lisa; Newberry, Aron; Bedford, Crystal; Padesky, Gary; Stine, Olivia; Northwood, Rosanne
Subject: City Council Contact Form: Kmart construction

Submitted on: 3/2/2026
Name: Alyssa Gilbertson
Email Address: owenandalyssag@gmail.com
Is this related to a legislative agenda item: No
Agenda item number:

Subject: Kmart construction

Hello,

My husband and I live at 1322 26th St S in La Crosse. We would like to bring up some questions/concerns related to the proposed construction of the KMart building and lot. One concern we have is the loss of privacy with the tall buildings looking down on our back yards and into our home. Reading about the plans, my first thought was that I am going to have to save money and plant many trees to protect our home and our dog from the constant noise and business of the construction and complex. Even then, with the buildings being 5 stories high, we will still have people able to look down into our property and home. The other concerns we have include the amount of traffic it is going to add to an already busy area. Getting onto Losey from Farnam is already difficult to do with how busy the intersection is of State Rd and Losey. Adding 240 units worth of people onto that corner is going to significantly worsen this issue. Is there any idea of what can be done to improve this? For two years, our neighborhood will be dealing with the noise, dust, and disruption of the construction. I ask that you take that into consideration and assist our neighborhood with some of these issues that will persist after the construction is completed.

Shopping List

- [ ] (3/2/2026)
- [ ] 26-0143
- [ ] Regarding K Mart:
- [ ] Ideas from southside
- [ ] residents:
- [ ] Trader Joes
- [ ] Costco
- [ ] Popular department store.
- [ ] Entertainment,
- [ ] shopping, & night
- [ ] life to make up for
- [ ] what has disappeared
- [ ] from the Southside;
- [ ] for example: Big Lots,
- [ ] Boyer Furniture, Hardees,
- [ ] K Mart, Pizza Doctors,
- [ ] Radio Shack, Shopko, &
- [ ] Southlanes Bowling.
- [ ] A Science Museum like
- [ ] large cities have would be awesome.

(over)

for the K Mart area, & attract tourists who would probably also shop at the surrounding businesses.

We need more businesses on the Southside, so people find what they need in their area. Highway 16 is very congested, & downtown shopping & parking aren't sufficient. Buses don't run on weekends, & quit early on week nights. Not everyone drives.

The Planned Development District will cost much more than the city can afford at this time.

Sandy

(608) 519-5394

26-0143
CERTIFIED COPY OF RESOLUTION ADOPTED AT A REGULAR MEETING OF THE *CITY PLAN COMMISSION* OF THE CITY OF LA CROSSE, WISCONSIN

STATE OF WISCONSIN)
) ss.
County of La Crosse, City of La Crosse)

I HEREBY CERTIFY that I am the duly appointed, qualified secretary of the City Plan Commission of the City of La Crosse and State of Wisconsin; that the following is a true and correct copy of a Resolution adopted at the regular meeting of the City Plan Commission of the City of La Crosse, State of Wisconsin, held on the second day of March 2026 at four o'clock, p.m., in the Council Chambers at La Crosse City Hall, 400 La Crosse Street, in said City; and that the same has been duly recorded in the minutes of said Commission and has never been rescinded or revoked.

BE IT RESOLVED: AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business District to the Planned Development District - General, allowing for the construction of a mixed-use development including residential and commercial uses at 2415 State Road be approved.

IN WITNESS WHEREOF, I have hereunto signed my name at La Crosse, Wisconsin, the second day of March 2026.



Carly Kessler, Planning & Development Administrative Specialist
Recording Secretary, City Plan Commission
City of La Crosse, Wisconsin

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 after the meeting begins but will be made part of the record.

Agenda File #

J&A 26-0143

F&P _____

MEETING REGISTRATION

Name: Timothy L Koterwski **Date:** 3/3/26

PLEASE PRINT

Municipality of Residence: La Crosse

Representation: _____

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

Agenda Item #: 26-0143

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.

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Agenda File #

J&A 26-0143

F&P _____

MEETING REGISTRATION

Name: Steven Geier **Date:** 3-3-26

PLEASE PRINT

Municipality of Residence: La Crosse WI

Representation: _____

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

Agenda Item #: 26-0143

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

Do you support or oppose the agenda item?

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- ☒ Oppose
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Do you want to speak?

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Agenda File #

J&A 26-0143

F&P _____

MEETING REGISTRATION

Name: Barb Clark **Date:** 3/3/26

PLEASE PRINT

Municipality of Residence: 1223 Losey Blvd S

Representation: Myself

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

Agenda Item #: 26-0143

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
- [x] Neither support nor oppose

Do you want to speak?

- [x] Yes, I want to speak.
- [ ] No, I do not want to speak.
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If you want to speak on an agenda item, please sign up at least 10 minutes before the start of the meeting.

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Agenda File #

J&A 26-0143

F&P _____

MEETING REGISTRATION

Name: Ellie McLoone **Date:** 3-3-26

PLEASE PRINT

Municipality of Residence: Lax

Representation: myself ~~Bluffside~~ Bluffside neighborhood co-pres assoc

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

Agenda Item #: 26-0143

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
- [X] 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 after the meeting begins but will be made part of the record.

Agenda File #

J&A 24-0143

F&P _____

MEETING REGISTRATION

Name: Kevin Reap **Date:** 3/3/26

PLEASE PRINT

Municipality of Residence: McCarty

Representation: 360 RES, LLC

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

Agenda Item #: 26-0143

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?

- [ ] Yes, I want to speak.
- [x] No, I do not want to speak.
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Agenda File #

J&A 26-0143

F&P _____

MEETING REGISTRATION

Name: Alyssa Lee **Date:** 3/3/2026

PLEASE PRINT

Municipality of Residence: Onalaska

Representation: Three Sixty Real Estate Solutions, LLC

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

Agenda Item #: 26-0143

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?

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

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0186

Agenda Date: 3/12/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Ordinance

26-0186

ORDINANCE NO.: _____

AN ORDINANCE amending and creating various sections of Article V, Chapter 10 of the Code of Ordinances of the City of La Crosse relating to retail cigarette, tobacco products, and electronic vaping devices licensing; and to repeal and recreate Section 32-187 regarding the minimum age to purchase or possess cigarettes or tobacco products.

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

SECTION I: Section 10-171 is hereby amended to read as follows:

(a) *Required*. Pursuant to the Wis. Stat. § 134.65, no persons shall in any manner, or upon any pretense or by any device, directly or indirectly sell, expose for sale, possess with intent to sell, exchange, barter, dispose of or give away any cigarettes, tobacco products, and electronic vaping devices to any person without first obtaining a retail license from the City Clerk, as hereinafter provided.

(b) *State law adopted*. Wis. Stat. §134.65 is hereby adopted and incorporated by reference. All applicants and licensees shall comply with the requirements of Wis. Stat. § 134.65, as well as all other applicable federal, state, or local regulations.

(c) *License eligibility generally*. In addition to the requirements imposed by the provisions of Wis. Stat. § 134.65(1m), the following restrictions shall apply to the issuance of licenses pursuant to this section:

(1) No license shall be issued for any premises which do not conform to applicable federal and state sanitary, safety and health requirements including all ordinances and regulations adopted by the City or County of La Crosse which pertain to sanitation, safety and health requirements.

(2) Delinquent taxes, assessments, etc.

a. *Premises*. No initial or renewal license shall be granted for any premises for which taxes, assessments, forfeitures or other fees of the City are delinquent and unpaid.

b. *Persons, partnerships and corporations*. No initial or renewal license shall be granted to any person, partnership or corporation:

1. Delinquent in payment of any taxes, assessments or other fees owed to the City.

2. Delinquent in payment of a forfeiture resulting from a violation of any ordinance of the City.

(d) *License year*. The license year shall be from July 1 to the following June 30.

(~~d~~e) Applications. ~~A written application shall be~~ Applications, on a form pursuant to Wis. Stat. § 134.65, and available from the City Clerk, shall be made in writing and filed with the City Clerk ~~on forms as required by the Department of Revenue~~. Each application shall include the name of the proposed licensee, a specific description of the premises where such business is to be conducted, and whether the licensee will sell the cigarette, tobacco products, or electronic vaping devices over the counter or from a vending machine.

(f) *Renewal applications*. All applications for renewal of licenses are subject to the qualifications, eligibility, inspection and granting provided in this chapter and the Wisconsin Statutes.

(1) Renewal application deadline. Renewal applications will be sent to all licensed entities on or before March 15 and are due to the City Clerk's Office on or before April 15 of each year. If April 15 falls on a non-business day, the deadline will be extended to the next business day. The Common Council shall grant or deny each timely-filed

application no later than June 15 for the ensuing license year. If a renewal application is received after April 15, notice of Council's intent to grant or deny the renewal application, as well as notice of any accompanying hearing, may not be available before the license expires on June 30.

(2) Late application fee. Renewal applications received after the April 15 deadline shall be subject to a late filing fee in the amount established by resolution. Said late fee is imposed to recover the cost of processing the late application. Applications filed after May 15 will not be granted until after July 1.

(~~c~~g) ~~*Year and f*~~*Fee*. ~~Each license shall be for the period of July 1 of each year or when applied for and continue in force until the following June 30 unless sooner revoked. The~~ fee for the license shall be in the amount established by resolution, which shall be paid to the Director of Finance/Treasurer before the license is issued. Twenty-five dollars of said fee shall be provided to the County of La Crosse Health Department for education and other health needs relating to tobacco products.

(~~d~~h) *Issuance of license*. The City Clerk may issue the license or exercise discretion to not issue the license in accordance with Wis. Stat. § 134.65. Pursuant to Wis. Stat. § 134.65(3), each such license shall name the licensee and specifically describe the premises where such business is to be conducted. Such licenses shall not be transferable from one person to another nor from one premises to another.

(i) *Posting of license.* Pursuant to Wis. Stat. § 134.65, Licenses or permits issued under this article shall enclose the license in a frame that has a transparent front that allows the license to be read clearly. The licensee shall conspicuously display the license for public inspection at all times in the room or place where the activity subject to licensure is carried out. Any licensee who shall fail to post such license as herein required shall be presumed to be operating without a license.

(~~e~~j) *Change in circumstances*. Within thirty (30) days of any change in any fact set forth in an application for a license under Sec. 10-171(a), the applicant or licensee shall file a written description of the change with the City Clerk.

(k) *Violations by agent or employee of licensee.* A violation of this article by a duly authorized agent or employee of the licensee shall constitute a violation of the licensee. Violations of the provisions of this article or the provisions of Wis. Stat. § 134.65 may be grounds for immediate revocation by the Common Council.

(~~h~~l) *Nonrenewal, Suspension, Revocation*. Except as hereinafter provided, by the authority granted in Wis. Stat. § 134.65(8), the provisions of Wis. Stat. § 134.65(7) shall be applicable to proceedings for the revocation or suspension of all licenses granted under this section.

(1) License suspension or revocation hearings shall be before the Judiciary and Administration Committee of the Council.

(2) Whenever any license under this section shall be revoked or suspended by the Council or action of any court, it shall be the duty of the Clerk to notify the licensee of such suspension or revocation and to notify the Chief of Police, who shall take physical possession of the license wherever it may be found and file it in the Clerk's office.

(3) If any license granted under this section is seized by any local, State or Federal agency pursuant to applicable statutes providing for the seizure of personal property, such seizure will act as an automatic revocation of that license upon notification to the City Clerk by the seizing agency that a seizure has been effected.

SECTION II: Section 10-173 is hereby created to read as follows:

Sec. 10-173. Restrictions.

(a) No retailer, direct marketer, manufacturer, distributor, jobber or subjobber, no agent, employee or independent contractor of a retailer, direct marketer, manufacturer, distributor, jobber or subjobber and no agent or employee of an independent contractor may sell or provide for nominal or no consideration cigarettes, nicotine products, or tobacco products to any person under the age of 21, except as otherwise allowed by Wis. Stat. § 254.92(2)(a). A vending machine operator is not liable under this paragraph for the purchase of cigarettes, nicotine products, or tobacco products from his or her vending machine by a person under the age of 21 if the vending machine operator was unaware of the purchase.

(b) No retailer, direct marketer, manufacturer, distributor, jobber or subjobber, no agent, employee or independent contractor of a retailer, direct marketer, manufacturer, distributor, jobber or subjobber and no agent or employee of an independent contractor may provide for nominal or no consideration cigarettes, nicotine products, or tobacco products to any person except in a place where no person younger than 21 years of age is present or permitted to enter unless the person who is younger than 21 years of age is accompanied by his or her parent or guardian or by his or her spouse who has attained the age of 21 years.

(c) A retailer shall post a sign in areas within his or her premises where cigarettes or tobacco products are sold to consumers stating that the sale of any cigarette or tobacco product to a person under the age of 21 is unlawful under this article and 21 CFR Part 1140.

(d) A vending machine operator shall attach a notice in a conspicuous place on the front of his or her vending machines stating that the purchase of any cigarette or tobacco product by a person under the age of 21 is unlawful under this article and 21 CFR Part 1140 and that the purchaser is subject to a forfeiture as outlined in Sec. 10-170 of this article.

(e) A retailer or vending machine operator may not sell cigarettes or tobacco products from a vending machine unless the vending machine is located in a place where the retailer or vending machine operator ensures that no person younger than 21 years of age is present or permitted to enter unless he or she is accompanied by his or her parent or guardian or by his or her spouse who has attained the age of 21 years.

(f) A retailer or vending machine operator may not sell cigarettes, nicotine products, or tobacco products without verifying that the purchaser has attained 21 years of age by a valid photo identification.

(g) Not withstanding subdivision (e), no retailer may place a vending machine within 500 feet of a school.

(h) No retailer or direct marketer may sell cigarettes in a form other than as a package or container on which a stamp is affixed under Wis. Stat. § 139.32(1).

(i) No adult may knowingly permit or fail to take action to prevent the illegal consumption of cigarettes, nicotine products, or tobacco products by a person younger than 21 years of age on property, including any premises, owned and occupied by the adult or occupied by the adult and under the adult's control. This subdivision does not apply to cigarettes, nicotine products, or tobacco products used exclusively as part of a religious service.

SECTION III: Section 10-174 is hereby created to read as follows:

Sec. 10-174. Training required.

The provisions of Wis. Stat. § 134.66(2m) are adopted by reference. This section is subject to any exemptions or exclusions from such statute provided in Wis. Stat. § 134.66(2m).

SECTION IV: Section 10-175 is hereby created to read as follows:

Sec. 10-175. Electronic vaping device directory.

The provisions of Wis. Stats. §§ 995.15(1), (2), (3), (4), (5), (6), (7), and (8) are adopted by reference. This section is subject to any exemptions or exclusions from such statute provided in Wis. Stat. § 995.15.

SECTION V: Sections 32-186 and 32-187 are hereby repealed, and Section 32-186 is hereby repealed and recreated as follows:

Sec. 32-186. Purchase or possession of cigarettes or tobacco products by person under 21 prohibited.

(a) No person under 21 years of age may falsely represent his or her age for the purpose of receiving any cigarette, nicotine product, or tobacco product.
(b) No person under 21 years of age may purchase, attempt to purchase, or possess any cigarette, nicotine product, or tobacco product except as follows:
    (1) A person under 21 years of age may purchase or possess cigarettes, nicotine products, or tobacco products for the sole purpose of resale in the course of employment during his or her working hours if employed by a retailer.
    (2) A person under 21 years of age may purchase, attempt to purchase or possess cigarettes, nicotine products, or tobacco products in the course of his or her participation in a law enforcement investigation.
(c) No person may purchase cigarettes, tobacco products, or nicotine products on behalf of, or to provide to, any person who is under 21 years of age.

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

_____
Shaundel Washington-Spivey, Mayor

_____
Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID 26-0186

Caption AN ORDINANCE amending and creating various sections of Art V, Ch 10 relating to retail cigarette, tobacco products, and electronic vaping devices licensing ; and to repeal and recreate Section 32-187 regarding the minimum age to purchase or possess cigarettes or tobacco products.

Staff/Department Responsible for Legislation

Ellen Atterbury, Assistant City Attorney, and Nikki Elsen, City Clerk

Requestor of Legislation

Ellen Atterbury, Assistant City Attorney, and Nikki Elsen, City Clerk

Location, if applicable

Summary/Purpose

To bring local ordinance in compliance with Wis. Stat. §134.65 relating to regulations for cigarette, tobacco and electronic vaping devices, to codify a process for renewal applications and to establish a late fee for applications that miss the deadline, and to repeal and recreate Section 32-187 regarding the minimum age to purchase or possess cigarettes or tobacco products.

Background

This ordinance is codifying language consistent with Wisconsin Statutes and changes resulting from WI Act 73 adopted by the State in 2023.
Wis. Stat. § 134.65 - uniform licensing of cigarette, tobacco and electronic vaping devices.
Wis. Stat. §§ 134.65 (7) and (8) - ability to pursue non-renewal, revocation or suspension for frequent offenders.
Wis. Stat. § 134.66(2m) – training requirement.
Wis. Stats. §§ 995.15(1), (2), (3), (4), (5), (6), (7), and (8) – DOR maintained e-vape device registry and prohibiting the sale of e-vapes that are not included on the registry.
Federal minimum age of sale for tobacco products – implement age restriction consistent with federal law to persons to 21 years of age or older.

Fiscal Impact

No fiscal impact resulting in an expense.

Staff Recommendation

The Legal Department, City Clerk and Police Department recommend this ordinance be adopted.

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0196

Agenda Date: 3/12/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Ordinance

ORDINANCE NO.: _____

AN ORDINANCE to amend Sections 4-72(a) and 4-142(a) and create Sections 4-72(c), 4-142(c), 4-21 and 4-146 of the Code of Ordinances of the City of La Crosse regarding alcohol regulations, licensing requirements and municipal sales in City parks.

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

SECTION I: Section 4-72(a) is hereby amended and Section 4-72(c) is hereby created to read as follows

Sec. 4-72. – License Requirements.

(a) *License required.* No person shall vend, sell, deal or traffic in or, for the purpose of evading any law or ordinance, give away any intoxicating liquor in any quantity whatsoever, or cause the same to be done, without having procured a license therefor, nor without complying with all the provisions of this Code, and all statutes, ordinances and regulations applicable thereto. ~~Such license shall be posted in a conspicuous place in the room or place where the licensed beverages are drawn or removed for sale or service~~. ~~A separate license shall be required for each stand, place, room or enclosure where intoxicating liquor is kept, sold or offered for sale; except that only one license shall be required when a suite of rooms or enclosures are in direct connection and contiguous to each other,~~ Only one license shall be required for a premise; all areas to be licensed ~~of which~~ must be in the same building on one land parcel~~,~~ and operated by the licensee as one premises. All areas where intoxicating liquors are sold, served, consumed or stored must be described on the license.

(c) Renewal applications. All applications for renewal of licenses are subject to the qualifications, eligibility, inspection and granting provided in this chapter and the Wisconsin Statutes.
   (1) Renewal application deadline. Renewal applications will be sent to all licensed entities on or before March 15 and are due to the City Clerk's Office on or before April 15 of each year. If April 15 falls on a non-business day, the deadline will be extended to the next business day. The Common Council shall grant or deny each timely-filed application no later than June 15 for the ensuing license year. If a renewal application is received after April 15, notice of Council's intent to grant or deny the renewal application, as well as notice of any accompanying hearing, may not be available before the license expires on June 30.
   (2) Late application fee. Renewal applications received after the April 15 deadline shall be subject to a late filing fee in the amount established by resolution. Said late fee is imposed to recover the cost of processing the late application. Applications filed after May 15 will not be granted until after July 1.

SECTION II: Section 4-142(a) is hereby amended and Section 4-142(c) is hereby created to read as follows:

Sec. 4-142. – License Requirements.

(a) *License required.* No person shall vend, sell, deal or traffic in or, for the purpose of evading any law or ordinance, give away any fermented malt beverage in any quantity whatsoever, or cause the same to be done, without having procured a license therefor, nor without complying with all the provisions of this Code, and all statutes, ordinances and regulations applicable thereto. ~~Such license shall be posted in a conspicuous place in the room or place where the licensed beverages are drawn or removed for sale or service~~. ~~A separate license shall be required for each stand, place, room or enclosure where intoxicating liquor is kept, sold or offered for sale; except that only one license shall be required when a suite of rooms or enclosures are in direct connection and contiguous to each other,~~ Only one license shall be required for a premise; all areas to be licensed ~~of which~~ must be in the same building on one land parcel, and operated by the licensee as one premises. All areas where fermented malt beverages are sold, served, consumed or stored must be described on the license.

(c) Renewal applications. All applications for renewal of licenses are subject to the qualifications, eligibility, inspection and granting provided in this chapter and the Wisconsin Statutes.
   (1) Renewal application deadline. Renewal applications will be sent to all licensed entities on or before March 15 and are due to the City Clerk's Office on or before April 15 of each year. If April 15 falls on a non-business day, the deadline will be extended to the next business day. The Common Council shall grant or deny each timely-filed application no later than June 15 for the ensuing license year. If a renewal application is received after April 15, notice of Council's intent to grant or deny the renewal application, as well as notice of any accompanying hearing, may not be available before the license expires on June 30.
   (2) Late application fee. Renewal applications received after the April 15 deadline shall be subject to a late filing fee in the amount established by resolution. Said late fee is imposed to recover the cost of processing the late application. Applications filed after May 15 will not be granted until after July 1.

SECTION III: Section 4-21 is hereby created to read as follows:

Sec. 4-21. – Violation by agent or employee

A violation of this article by a duly authorized agent or employee of the licensee shall constitute a violation of the licensee. Violations of the provisions of this article or the provisions of Wis. Stat. ch. 125 may be grounds for immediate revocation by the Common Council.

SECTION IV: Section 4-146 is hereby created to read as follows:

Sec. 4-146. – Municipal sales in parks; license not required.

Pursuant to Wis. Stats. 125.06(6), officers and employees of the City are authorized to sell fermented malt beverages in any public park operated by the City without the necessity of obtaining a license therefore. Requirements pertaining to licenses imposed by this chapter shall not apply to such sales, but these sales must comply with all other general regulations of Wis. Stat. ch. 125.

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

_____
Shaundel Washington-Spivey, Mayor

_____
Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID: 26-0196

Caption: AN ORDINANCE to amend Sections 4-72(a) and 4-142(a) and create Sections 4-72(c), 4-142(c), 4-21 and 4-146 of the Code of Ordinances of the City of La Crosse regarding alcohol regulations, licensing requirements and municipal sales in City parks.

Staff/Department Responsible for Legislation

Nikki Elsen, City Clerk

Requestor of Legislation

Nikki Elsen, City Clerk

Location, if applicable

Summary/Purpose

To eliminate the necessity that licensed areas be contiguous and in direct connect to operate under one license, to eliminate duplication regarding posting of license, to codify a process for renewal applications and to establish a late fee for applications that miss the deadline, to codify language clarifying a violation of an agent or employee of the licensee constitutes a violation of the licensee and to authorize a process in which the municipality may sell fermented malt beverages in City parks pursuant to Wis. Stats. 125.06(6).
Reduces volume of last-minute exception requests

Background

Eliminating the contiguous and direct connect language in Sec. 4-72 (intoxicating liquors) and 4-142 (fermented malt beverage) will allow one license to cover different areas within a building, including those with separate public entrances, so long as it is operated by the same entity; this will eliminate the need for having two licenses at one address/one entity. In some situations, one license should be sufficient.
Posting of license is covered in Municipal Code sec. 4-4 and is duplicate language in 4-72 and 4-142.
A renewal process with established deadlines will reduce the volume of last-minute applications and implementing a fee for applications that miss the deadline will cover the staff time required to expedite processing. A financial consequence is motivation to submit timely.
Codifying language that violations of a licensee's agent or employee constitutes a violation against the licensee and hold them accountable.
The City parks department is interested in selling fermented malt beverage (beer) at city parks as a means to generate revenue. These sales are authorized by state law when sold by municipal officers or employees, but the governing body must grant authority.

Fiscal Impact

No fiscal impact resulting in an expense.

Staff Recommendation

The City Clerk's office recommends adoption of the ordinance. The City Clerk has consulted with the Legal Department, Police Department and Building & Inspections Department to confirm there is no conflict with the proposed ordinance.

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0054

Agenda Date: 3/12/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

Resolution approving Investment Services Agreements for the period of April 1, 2026 through March 31, 2027.

RESOLUTION

WHEREAS, on February 14th, 2019, the Common Council of the City of La Crosse, Wisconsin approved the specifications to provide certain investment services for the City of La Crosse per Resolution #19-0100, and

WHEREAS proposals for investment services for the period of April 1, 2026 through March 31, 2027 were received by February 2nd, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby approves the following bids for said investment services:

1.) River Bank for the $6,000,000 level of investment at the rate of 0.0006 per month in excess of the monthly rate established by the State of Wisconsin Local Government Investment Pool (LGIP) including collateralization, and

2.) State Bank Financial for the $6,000,000 level of investment at the rate of 0.0006 per month in excess of the monthly rate established by the State of Wisconsin Local Government Investment Pool (LGIP) including collateralization, and

3.) Citizens State Bank for the $6,000,000 level of investment at the rate of 0.0006 per month in excess of the monthly rate established by the State of Wisconsin Local Government Investment Pool (LGIP) including collateralization,

all in accordance with the report of bids and recommendations of the Director of Finance/Treasurer, and

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to sign said Investment Services agreements on behalf of the City.

BE IT FURTHER RESOLVED that the Director of Finance is hereby authorized to take any and all steps necessary to effectuate this resolution.

CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID: 26-0054

Caption: Resolution approving Investment Service Agreements for the period of April 1, 2026 through March 31, 2027.

Staff/Department Responsible for Legislation

Chadwick Hawkins/Finance Department

Requestor of Legislation

Chadwick Hawkins

Location, if applicable

Summary/Purpose

Approval of agreements with local financial institutions to invest the City's excess investment funds for the period of April 1, 2026 - March 31, 2027 to maximize interest potential through competitive bidding.

Background

The City determines on an annual basis excess investment funds (up to 25%) that can be invested with local financial institutions. This is limited to a maximum of $10,000,000 per financial institution and in no less than $1,000,000 increments. The interest rate proposed must exceed the monthly Local Government Investment Pool's (LGIP) rate.

Fiscal Impact

Maximize local investment revenue

Staff Recommendation

Approve the listed bids for said investment services

City of La Crosse
Analysis of Local Investment Services Bids
for the Period 4/1/2026 thru 3/31/2027

Evaluation Criteria: Determine Funds Available (Approximately $18,000,000.00)
Use Highest Bidder First Down to the Lowest Bidder
No More Than $10,000,000 to Any One Bidder

	Rate over	Levels									
Bidder	**LGIP**	1,000,000.00	2,000,000.00	3,000,000.00	4,000,000.00	5,000,000.00	6,000,000.00	7,000,000.00	8,000,000.00	9,000,000.00	10,000,000.00
2026 Results:											
Associated Bank	no bid										
BMO Harris	no bid										
Bremer Bank	no bid										
Citizens	0.0006	600.00	1,200.00	1,800.00	2,400.00	3,000.00	3,600.00	4,200.00	4,800.00	5,400.00	6,000.00
Coulee Bank	no bid										
Home Federal	no bid										
Park Bank	no bid										
River Bank	0.0006	600.00	1,200.00	1,800.00	2,400.00	3,000.00	3,600.00	4,200.00	4,800.00	5,400.00	6,000.00
State Bank Financial	0.0006	600.00	1,200.00	1,800.00	2,400.00	3,000.00	3,600.00	4,200.00	4,800.00	5,400.00	6,000.00
US Bank	no bid										
Wells Fargo	no bid										

INVESTMENT SERVICES SPECIFICATIONS

1. INTRODUCTION

The City of La Crosse, Wisconsin is seeking sealed bid proposals for investing services of certain available funds as more particularly described in section 5. Sealed proposals for investment services will be received by the City Clerk, City of La Crosse, 400 La Crosse Street, La Crosse, WI 54601 until 11:00 a.m. Monday, February 2nd, 2026. The institution(s) selected will receive an annual contract. The contract will begin on April 1, 2026 and expire on March 31, 2027. The selected institution(s) will work closely with the Finance Department.

2. PROPOSAL DUE DATE

Proposals must be delivered in a sealed envelope to:

City Clerk
2nd Floor City Hall
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

Proposals must be received no later than 11:00 a.m. on February 2nd, 2026 at the office of the City Clerk, 2nd Floor, City Hall.

The proposal should also be clearly marked **"Proposal for Investment Services"** in the lower left-hand corner on the front of the sealed envelope.

All proposals will be opened in the City Clerk's Office at City Hall. Any proposal received after the due date and time will remain unopened.

3. ACCEPTANCE/REJECTION

The City of La Crosse reserves the right to accept any or all proposals in part or in total, as deemed to be in the best interest of the City of La Crosse, and to waive all minor irregularities in the proposal process.

4. **QUESTIONS CONCERNING THIS REQUEST FOR PROPOSAL**

Any questions concerning this RFP or its specifications should be directed to:

Daniel DeGier, Deputy Director of Finance
degierd@cityoflacrosse.org
(608)789-8682

5. **GENERAL CONDITIONS**

The City of La Crosse will invest certain "excess" funds (not to exceed approximately 25% of its total funds available for investment) per the following general conditions:

* The attached bid form (Appendix I) must be used.

* Financial institutions intending to conduct investment transactions with the City must be approved by Common Council resolution.

* The Investment agreement will be for the period of one (1) year beginning April 1, 2026 and expiring March 31, 2027.

* All bidders must have an office/branch located within the limits of La Crosse County.

* Funds must be invested subject to restrictions as may be imposed by law (Section 66.0603 of the Wisconsin State Statutes).

* Collateralization of funds in excess of $1,250,000 at any one financial institution is required. Funds must be collateralized by U.S. Treasury Obligations and/or Government Agency Securities and held in the name of the City of La Crosse. Proof of such collateralization must be on hand within the current business day.

* Funds may be invested up to a maximum of $10,000,000 in no less than $1,000,000 increments.

* The interest rate quoted for the one-year contract for the various levels must be tied to the rate for the month quoted and paid by the State of Wisconsin Local Government Investment Pool (LGIP). The quote must state at what percent **above** the State Investment Pool rate will be earned each month (i.e. our rate on investment will be 1/2 % higher than the State Investment Pool rate each month.

* If minimum or maximum amounts are needed in order to participate, those

qualifications must be stated on the bid sheet (Appendix I).

* Interest is to be credited to the account as of the close of business on the last day of each month. The interest calculation method used will be based on the actual number of days in the year (365/366).

* No bids will be considered offering rates less than, potentially less than, or equal to those paid by the State of Wisconsin Local Government Investment Pool.

6. RATES OF CURRENT INVESTMENT

The following is a list of monthly annualized interest rates paid by the State of Wisconsin Local Government Investment Pool for the periods of January 2025-December 2025:

December 2025	3.82%
November 2025	4.02%
October 2025	4.22%
September 2025	4.35%
August 2025	4.36%
July 2025	4.36%
June 2025	4.36%
May 2025	4.36%
April 2025	4.39%
March 2025	4.39%
February 2025	4.40%
January 2025	4.39%

CITY OF LA CROSSE, WISCONSIN
INVESTMENT SERVICES BID SPECIFICATIONS
APPENDIX I

BID % (where 1% = .01) IN EXCESS OF MONTHLY RATE PAID BY THE STATE OF WISCONSIN LOCAL GOVERNMENT

INVESTMENT INCREMENT AMOUNT	**INVESTMENT POOL**
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Name of Financial Institution: _____

Name of person responsible for bid: _____
(Please Print Name & Title)

Signature of person responsible for bid: _____

Date: _____

March 12, 2026

AGREEMENT FOR CITY OF LA CROSSE, WISCONSIN INVESTMENT SERVICES

This Investment Agreement is entered into this 1st day of April 2026, by and between the City of La Crosse, Wisconsin, a Municipal Corporation (the City), and Citizens State Bank (the financial institution), a financial institution licensed to conduct business in the State of Wisconsin and having an office located within the City of La Crosse's city limits.

RECITALS

WHEREAS, on February 14th, 2019 the City of La Crosse, Wisconsin Common Council approved the specifications to provide certain investment services for the City of La Crosse, and

WHEREAS, on March 12th, 2026 the City of La Crosse, Wisconsin Common Council approved the report of bids to implement a new one-year agreement for such investment services,

NOW, THEREFORE IN CONSIDERATION of the mutual promises and undertakings herein contained, the parties agree hereto as:

1. The City of La Crosse will invest up to an amount not to exceed $10,000,000.00 with the financial institution.

2. This investment agreement will be for a period of up to 12 months from April 1, 2026 and ending on or before March 31, 2027.

3. All funds must be invested subject to restrictions as may be imposed by the law, Section 66.04(2) of the Wisconsin State Statutes.

4. Collateralization of funds over $1,250,000.00 at any one financial institution is required. Funds must be collateralized by U.S. Treasury Obligations and/or Government Agency Securities and held in the name of the City of La Crosse. Proof of such collateralization must be provided to the City and be on hand within the current business day.

5. Per the quote received, the interest rate of .0006 over the monthly Local Government Investment Pool interest rate for $6,000,000.00 above the rate paid monthly by the State of Wisconsin Local Government Investment Pool will be used to determine the investment interest amount to be credited to the City's account each month.

6. The interest rate will be determined and the institution will be notified each month immediately upon release of the interest rate paid by the State of Wisconsin Local Government Investment Pool.

7. The interest on investment will be calculated using a 365-day year (366 days for leap year), as soon as the interest rate can be determined, and placed in the principal fund account until the end of the agreement on March 31, 2027.

8. The principal balance of invested funds, or any portion thereof, must be made available to the City in a 24-hour turn-around period with 12:00 noon the "cut-off" time each day for notification of withdrawal.

SUCCESSORS AND ASSIGNS

The parties hereto further agree that this agreement and the conditions contained herein shall be binding upon the parties and that this agreement shall be enforceable by specific performance as well as other remedies provided by law.

THE CITY OF LA CROSSE, WISCONSIN

By_____
Shaundel Washington-Spivey Mayor

By_____
Nikki Elsen, City Clerk

CITIZENS STATE BANK LA CROSSE, WI

By_____
Brian Cossette, CFO

March 12, 2026

AGREEMENT FOR CITY OF LA CROSSE, WISCONSIN INVESTMENT SERVICES

This Investment Agreement is entered into this 1st day of April 2026, by and between the City of La Crosse, Wisconsin, a Municipal Corporation (the City), and River Bank (the financial institution), a financial institution licensed to conduct business in the State of Wisconsin and having an office located within the City of La Crosse's city limits.

RECITALS

WHEREAS, on February 14th, 2019 the City of La Crosse, Wisconsin Common Council approved the specifications to provide certain investment services for the City of La Crosse, and

WHEREAS, on March 12th, 2026 the City of La Crosse, Wisconsin Common Council approved the report of bids to implement a new one-year agreement for such investment services,

NOW, THEREFORE IN CONSIDERATION of the mutual promises and undertakings herein contained, the parties agree hereto as:

1. The City of La Crosse will invest up to an amount not to exceed $10,000,000.00 with the financial institution.

2. This investment agreement will be for a period of up to 12 months from April 1, 2026 and ending on or before March 31, 2027.

3. All funds must be invested subject to restrictions as may be imposed by the law, Section 66.04(2) of the Wisconsin State Statutes.

4. Collateralization of funds over $1,250,000.00 at any one financial institution is required. Funds must be collateralized by U.S. Treasury Obligations and/or Government Agency Securities and held in the name of the City of La Crosse. Proof of such collateralization must be provided to the City and be on hand within the current business day.

5. Per the quote received, the interest rate of .0006 over the monthly Local Government Investment Pool interest rate for $6,000,000.00 above the rate paid monthly by the State of Wisconsin Local Government Investment Pool will be used to determine the investment interest amount to be credited to the City's account each month.

6. The interest rate will be determined and the institution will be notified each month immediately upon release of the interest rate paid by the State of Wisconsin Local Government Investment Pool.

7. The interest on investment will be calculated using a 365-day year (366 days for leap year), as soon as the interest rate can be determined, and placed in the principal fund account until the end of the agreement on March 31, 2027.

8. The principal balance of invested funds, or any portion thereof, must be made available to the City in a 24-hour turn-around period with 12:00 noon the "cut-off" time each day for notification of withdrawal.

SUCCESSORS AND ASSIGNS

The parties hereto further agree that this agreement and the conditions contained herein shall be binding upon the parties and that this agreement shall be enforceable by specific performance as well as other remedies provided by law.

THE CITY OF LA CROSSE, WISCONSIN

By_____
Shaundel Washington-Spivey Mayor

By_____
Nikki Elsen, City Clerk

RIVER BANK OF LA CROSSE, WISCONSIN

By_____
Brooke Greeno, CFO

March 12, 2026

AGREEMENT FOR CITY OF LA CROSSE, WISCONSIN INVESTMENT SERVICES

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THE CITY OF LA CROSSE, WISCONSIN

By_____
Shaundel Washington-Spivey Mayor

By_____
Nikki Elsen, City Clerk

STATE BANK OF LA CROSSE, WISCONSIN

By_____
Chris Weeks, CFO

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0094

Agenda Date: 3/12/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

Resolution granting various license applications pursuant to Chapters 4, 6, and/or 10 of the La Crosse Municipal Code for the license period 2025-2026 (March).

RESOLUTION

BE IT RESOLVED by the Common Council of the City of La Crosse that the following classes of licenses be and the same are hereby granted to each of the following named for the remainder of the 2025-2026 license period (or as otherwise stated), and that the beer and/or liquor license for previous licensee for said premise be hereby cancelled (unless otherwise noted below).

BE IT FURTHER RESOLVED that the City Clerk be directed to issue such license only after reports of full compliance have been received from the Police, Health, Fire, and Building & Inspections Departments with respect to the Municipal Code.

BE IT FURTHER RESOLVED that all Class "B" Beer, Class "A" Beer, "Class A" Liquor, "Class C" Wine, Combination "Class B" Beer and Liquor Licenses be placed in use within ninety (90) days of the granting thereof, unless and until the applicant advises the Common Council in writing within such ninety (90) day period that s/he is unable to complete the Code compliance requirements established by the various departments which are deemed necessary to bring the premises into compliance.

BE IT FURTHER RESOLVED that the City Clerk is authorized to issue the following license only after payment of all fees, taxes and charges of the City of La Crosse against the licensee and licensed premises, if any, and upon compliance with beer and liquor credit laws.

Alcohol
March 13, 2026 through June 30, 2026

Combination "Class B" Beer & Liquor
The Rustic 3 LLC dba The Rustic
103 3rd St N
Agent: Tim Larsen – 2622 Highland St, La Crosse
(New Applicant)

Class "B" Beer & "Class C" Liquor (Wine Only)
JMH Foods LLC dba New Taste of India
1812 Jackson St
Agent: Juan Mejia Hernandez – 2603 Weston St, La Crosse
(Surrender from Bharti LLC)

Class "B" Beer & "Class C" Liquor (Wine Only)
M.E.P. Hospitality LLC dba Flatiron Cafe
321 State St
Agent: Matt Dooley – 3122 25th St S
(New Applicant)

Change of Agent
Kwik Trip Inc dba Kwik Trip #829
507 Lang Dr
New Agent: Brock Thomas – 716 Kent St, Sparta

Beer Garden
March 13, 2026 through June 30, 2026

Class A Beer Garden (Tavern)
The Rustic 3 LLC dba The Rustic
103 3rd St N

Class B Beer Garden (Restaurant)
M.E.P. Hospitality LLC dba Flatiron Cafe
321 State St

TO THE JUDICIARY AND ADMINISTRATION COMMITTEE:

Following is a list of various licenses for the 2025-2026 license period to be considered by your committee on March 3, 2026.

Alcohol
March 13, 2026 through June 30, 2026

Combination "Class B" Beer & Liquor
The Rustic 3 LLC dba The Rustic
103 3rd St N
Agent: Tim Larsen – 2622 Highland St, La Crosse
(New Applicant)

Class "B" Beer & "Class C" Liquor (Wine Only)
JMH Foods LLC dba New Taste of India
1812 Jackson St
Agent: Juan Mejia Hernandez – 2603 Weston St, La Crosse
(Surrender from Bharti LLC)

Class "B" Beer & "Class C" Liquor (Wine Only)
M.E.P. Hospitality LLC dba Flatiron Cafe
321 State St
Agent: Matt Dooley – 3122 25th St S
(New Applicant)

Change of Agent
Kwik Trip Inc dba Kwik Trip #829
507 Lang Dr
New Agent: Brock Thomas – 716 Kent St, Sparta

Beer Garden
March 13, 2026 through June 30, 2026

Class A Beer Garden (Tavern)
The Rustic 3 LLC dba The Rustic
103 3rd St N

Class B Beer Garden (Restaurant)
M.E.P. Hospitality LLC dba Flatiron Cafe
321 State St

City of La Crosse, Wisconsin

ORIGINAL ALCOHOL LICENSE APPLICATION INFORMATION SUBMITTAL

Rev. 10/2025

(Ch. 4, secs. 4-72 & 4-142)

All new applicants for an alcohol license pursuant to Chapter 4 of the La Crosse Municipal Code shall submit the following information with the original alcohol applications. Any false statement contained in such application shall automatically nullify any license issued pursuant thereto.

Applications will not be accepted until all of the information is complete and necessary documents provided.

TYPE OF LICENSE(S) REQUESTED

Class A: ☐ Beer, ☐ Liquor
Class B: ☒ Beer, ☒ Liquor
Class C: ☐ Wine

APPLICANT

Legal Business Name *(Corporation, LLC, Sole Proprietor, Partnership)*:	**Trade Name:**
The Rustic 3 LLC	The Rustic

Address: Street	City	State	Zip Code
103 W. 3rd Street	LaCrosse	WI	54601

Telephone Number:	**Email:**	**Website:**
[redacted]	[redacted]	TBD

ACTIVE USE OF LICENSE

☐ *I understand that if a license is granted, said license* ***must be activated within 90 days of being granted*** *pursuant to Municipal Code secs. 4-43 and 4-108. This means open for business with stock and equipment.*

Anticipated Date of Opening: ~~03-01-26~~ 03-13-26

☒ *I understand that if a license is granted, said license shall be actively utilized pursuant to Municipal Code sec. 4-12. Actively utilized shall mean open for business with regular and consistent operating hours. If a license is not actively used throughout any 90-day period, the license shall be subject to revocation or suspension pursuant to sec. 4-82.*

☒ *I understand that* ***if there is any change to the license or licensee information****, including but not limited to change in officers/members/directors or agent or their address/phone number, change in hours of operation, etc.,* ***the City Clerk will be notified within 30 days*** *pursuant to Wis. Stat. sec. 125.04(3)(h).*

CORPORATIONS/LLCs – AGENT QUALIFICATIONS & RESPONSIBILITIES
(N/A for Sole Proprietors and Partnerships)

☒ *I understand that as an officer of the applicant corporation or member of the applicant limited liability company, the appointed alcohol license agent shall meet the requirements of Wis. Stat. Ch. 125 and, in addition, shall have resided within the State of Wisconsin continuously for 90 days prior to the date of application and shall reside within a 25-mile radius of the City limits at the time of application and at all times such individual shall be the appointed agent. Further, the appointed agent is an individual who is regularly involved in the actual conduct of the business and has full authority and control of the premises described and of the conduct of all business on the premises relative to alcohol beverages.*

BUSINESS PLAN

Type of Establishment:

☒ Tavern ☐ Nightclub ☐ Restaurant ☐ Liquor Store ☐ Grocery Store
☐ Convenience Store with gas pumps ☐ Convenience Store without gas pumps
☐ Other _____

Hours of Operation:
M: 4-CL T: 4-CL W: 4-CL Th: 4-CL Fri: 10-CL Sat: 10-CL Sun: 10-CL

Anticipated Number of Employees: 15-20 ppl

Method for training employees in alcohol beverage laws and requirements for employees to hold a beverage operator license: Employee Manual, online courses Bartending Course

Other Business to Be Conducted on Premise: N/A

Estimated gross receipts for food and alcohol beverage sales by percentage.
(Note: Non-alcoholic drinks are classified as "Food.")

90 % Alcohol 10 % Food _____ % Other

If applicable, describe "Other": _____

Estimated capacity (Class B and Class C licenses only):

Indoor 81 Outdoor, if applicable 72

Will there be any outdoor sales/service or consumption of alcohol? If yes, explain.
If yes, a beer garden license or outdoor dining permit is required.

Yes. 4 Season Patio

Will there be live entertainment (music or dancing) on premise? If yes, explain.
If yes, a cabaret license is required.

NO

Do you have off-street parking? ☒ Yes ☐ No

If yes, how many parking spaces? Parking Ramp

If no, how will parking be accommodated.

Provide a sketch of the floor plan showing overall dimensions, the areas of sales, consumption and storage, seating arrangements, location of coolers, and location where records are kept (invoices for purchase of alcohol). See Floor Plan

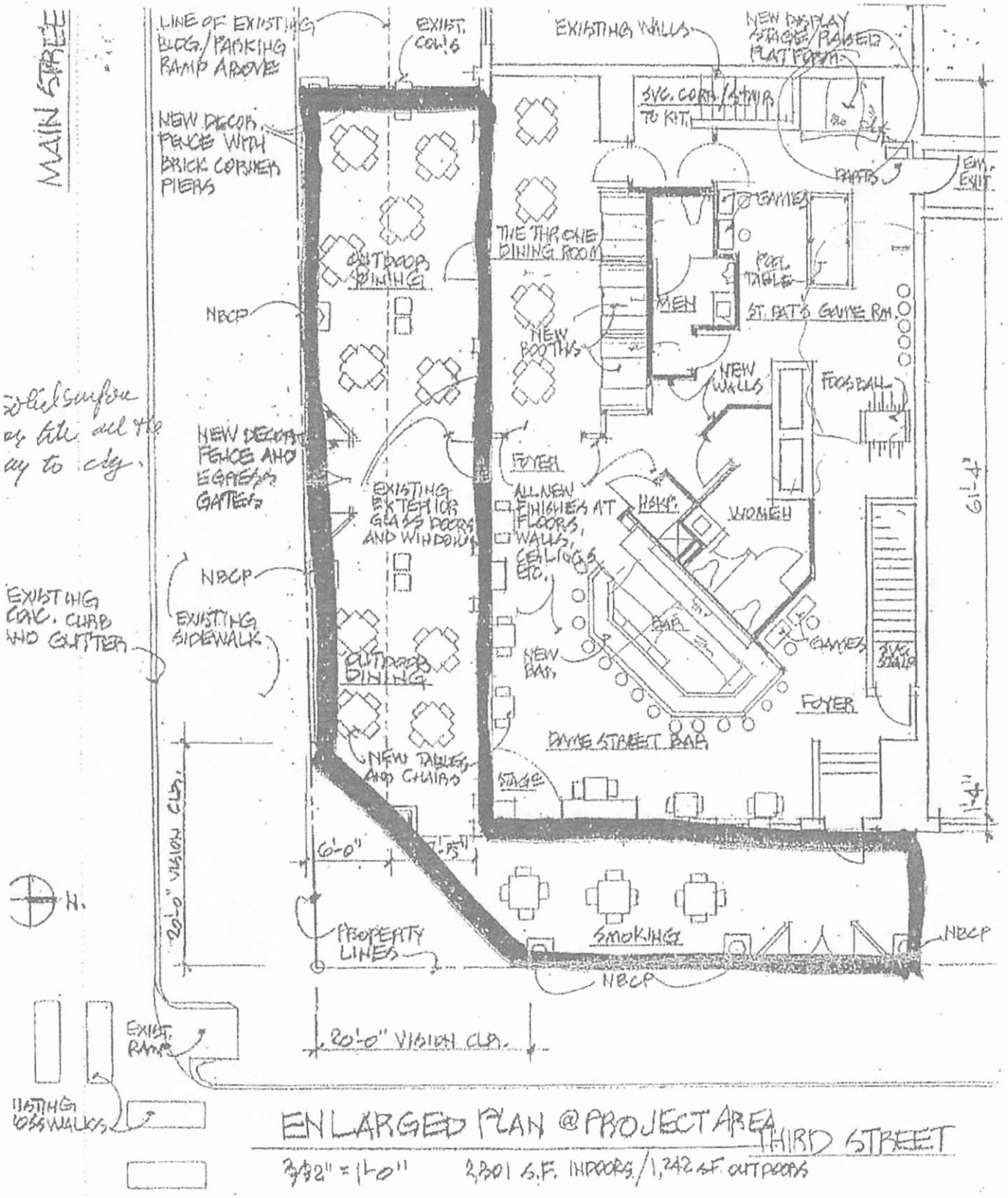
Provide a site plan showing building location, any outside areas where alcohol beverages may be sold or consumed, off-street parking, ingress and egress, and existing or proposed screening.

The information provided is true and correct to the best of my knowledge, I have reviewed the Alcohol Beverage Submittal Requirements and Information page and will comply with necessary requirements.

Signature: [signature] Date: 1-23-24

FOR OFFICE USE – City Clerk's Office checklist for complete applications

- ☐ Completed applications and fee
- ☐ Surrender of previous license, if applicable
- ☐ Lease, purchase agreement, or other proof of control of premise
- ☐ Contact Information Sheet
- ☐ Articles of Incorporation
- ☐ WI Seller's Permit Certificate (copy)
- ☐ FEIN (copy)
- ☐ Floor Plan
- ☐ Site Plan
- ☐ Proof of course completion or valid operator license or on other license within last two years.
- ☐ Confirm proximity to school, church or hospital
- ☐ Confirm proximity to land zoned residential or multiple dwelling



ENLARGED PLAN @ PROJECT AREA THIRD STREET

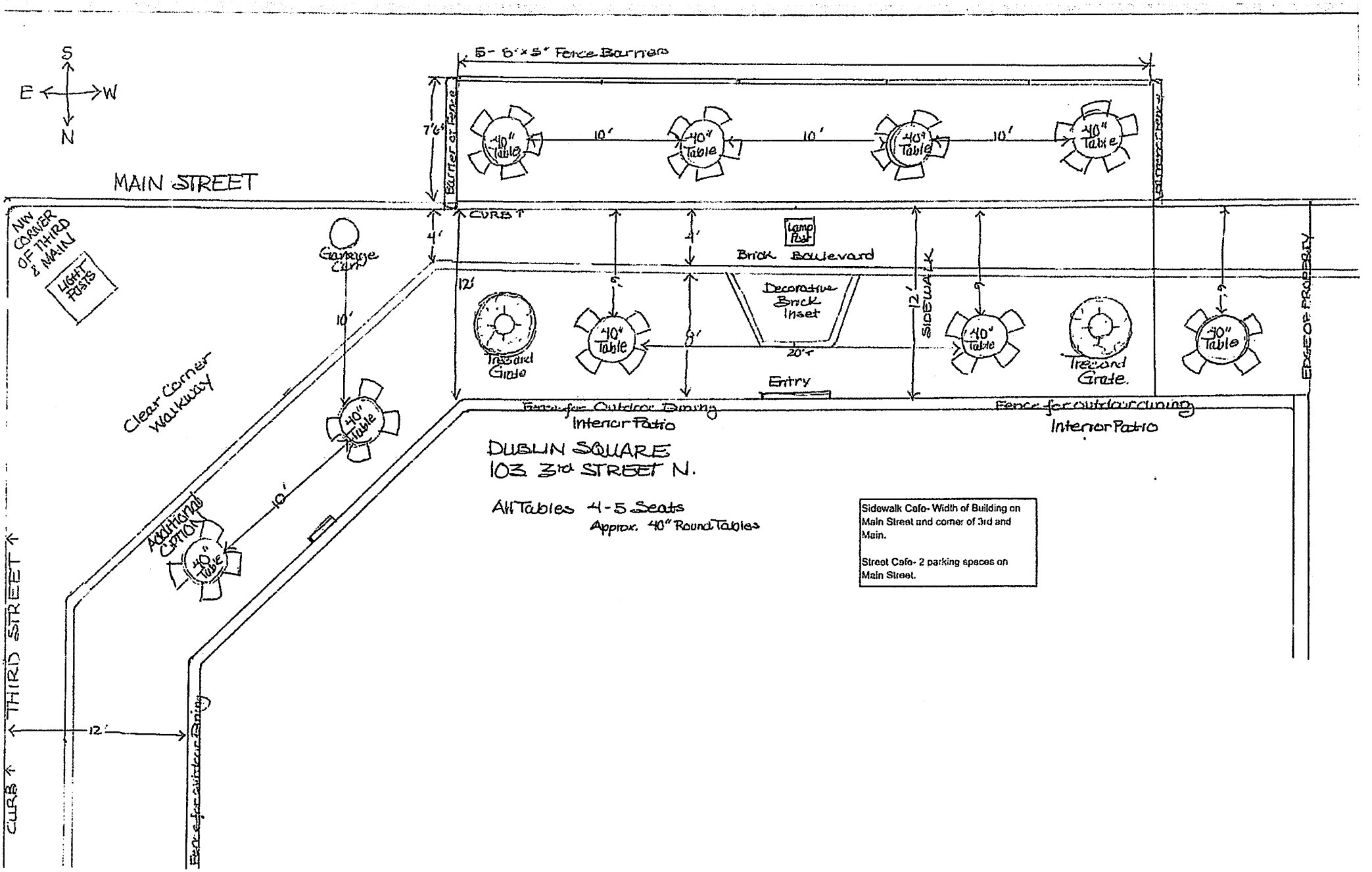
3/32" = 1'-0" 2,301 S.F. INDOORS / 1,242 S.F. OUTDOORS

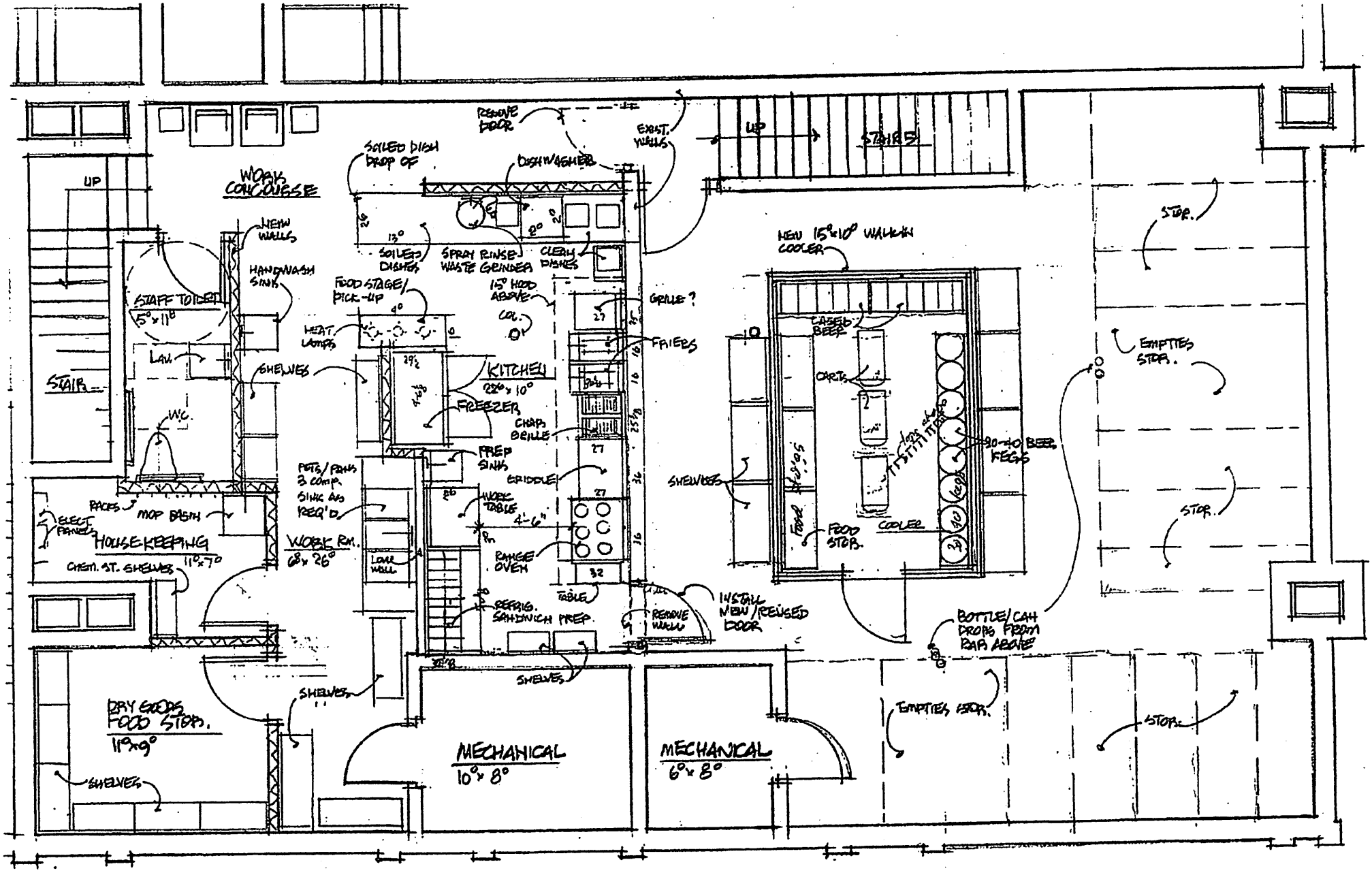
SHEET NUMBER 3

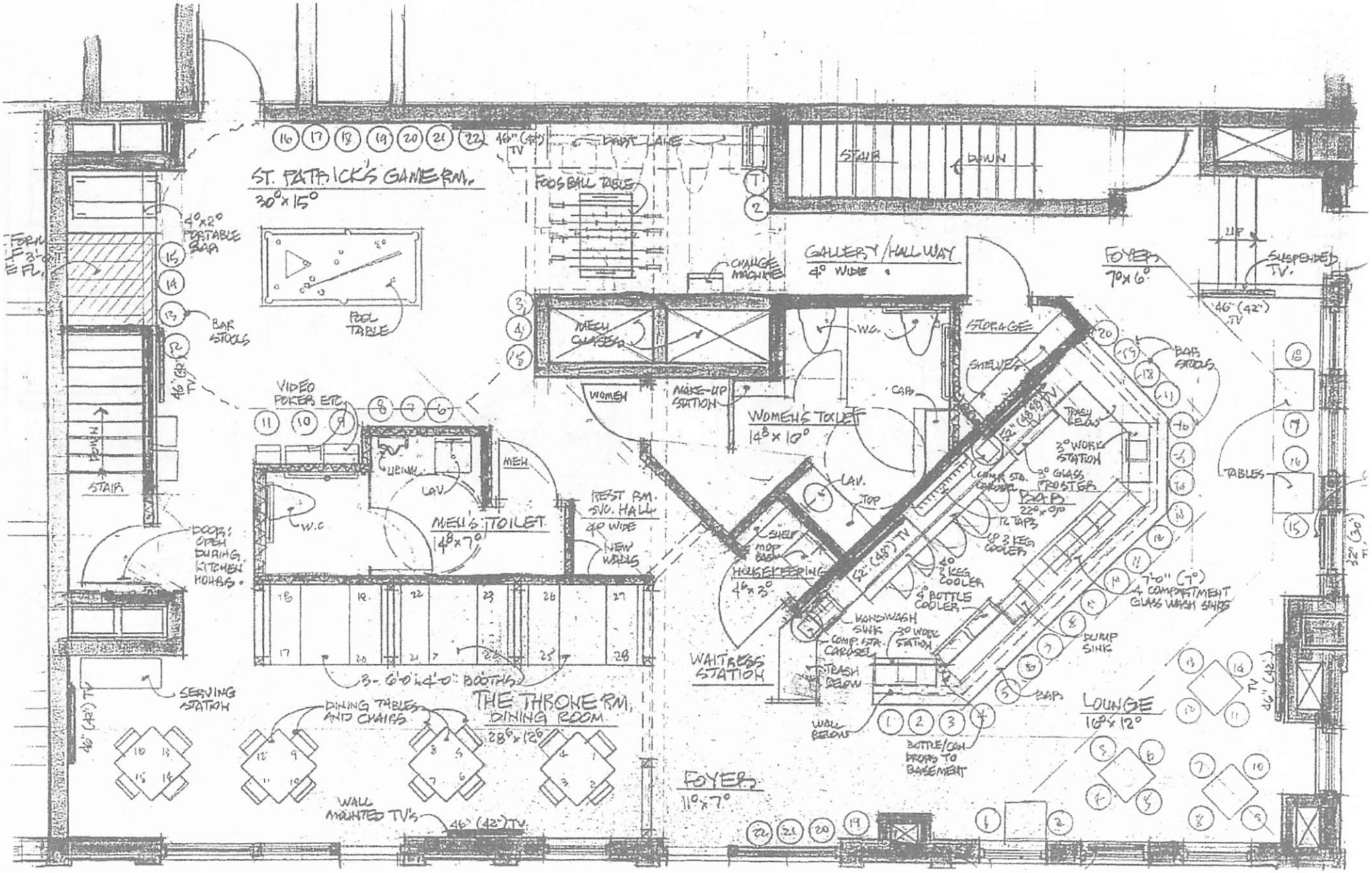
PROJECT
DUBLIN SQUARE IRISH PUB & EATERY
CORNER OF MAIN AND THIRD STREETS
LA CROSSE, WISCONSIN
PROJECT NO. 3380

SHEET TITLE ENLARGED PLAN AT PROJECT AREA
DRAWN BY DAVID L. YELLICK
CHECKED BY
DATE 8-23-10
REVISIONS

KRATT ASSOCIATES, INC.
ARCHITECTS
712 MOORE STREET
LACROSSE, WI. 54603
608-785-1320 FAX NO. 608-785-1328


S
E
W
N
5- 6'x5" Fence Barrier
7'6"
Barrier or Fence
MAIN STREET
40" Table
10'
NW CORNER OF THIRD & MAIN
LIGHT POSTS
CURB
4'
Carriage Curb
Lamp Post
Brick Boulevard
12'
6'
9'
Decorative Brick Inset
20'
SIDEWALK
Tree and Grate
EDGE OF PROPERTY
Clear Corner Walkway
Entry
Fence for Outdoor Dining
Interior Patio
Fence for outdoor dining
Interior Patio
DUBLIN SQUARE
103 3rd STREET N.
All Tables 4-5 Seats
Approx. 40" Round Tables
Additional Option
THIRD STREET
CURB
12'
Fence for outdoor Dining
Sidewalk Cafe- Width of Building on Main Street and corner of 3rd and Main.
Street Cafe- 2 parking spaces on Main Street.


WORK CONCOURSE
UP
NEW WALLS
HAND WASH SINK
STAFF TOILET 5'x11'
LAV.
STAIR
W.C.
SHELVES
PACES
MOP BASIN
ELECT. PANELS
HOUSE-KEEPING 11'x7'
CHEM. ST. SHELVES
DRY GOODS FOOD STOR. 11'x9'
SHELVES
WORK RM. 8'x26'
LOW WALL
SHELVES
REMOVE DOOR
SOILED DISH DROP OF
DISHWASHER
EXIST. WELLS
SOILED DISHES
SPRAY RINSE WASTE GRINDER
CLEAN DISHES
FOOD STAGE/ PICK-UP
15" HOOD ABOVE
COL.
HEAT LAMPS
KITCHEN 22'6"x10'
FREEZER
GRILLE?
FRYERS
CHAR BROILER
PREP SINK
GRIDDLE
POTS/PANS 3 COMP. SINK AS REQ'D.
WORK TABLE 4'-6"
RANGE OVEN
TABLE
REFRIG. SANDWICH PREP
REMOVE WALL
INSTALL NEW/REUSED DOOR
SHELVES
MECHANICAL 10'x8'
MECHANICAL 6'x8'
NEW 15'x10' WALK-IN COOLER
CASED BEER
CARTS
SHELVES
FOOD
COOLER
FOOD STOR.
30-40 BEER KEGS
BOTTLE/CAN DROPS FROM BAR ABOVE
EMPTIES STOR.
STOR.
EMPTIES STOR.
STOR.
STOR.
STAIR


ST. PATRICK'S GAME RM.
30° x 15°
46" (42") TV
DART LANE
FOOSBALL TABLE
STAIR
DOWN
4°x2° PORTABLE BAR
POOL TABLE
BAR STOOLS
46" (42") TV
CHANGE MACHINE
GALLERY / HALL WAY
4° WIDE
MEN CLOSETS
W.C.
STORAGE
SHELVES
FOYER
70° x 6°
SUSPENDED T.V.
46" (42") TV
VIDEO POKERS ETC.
WOMEN
MAKE-UP STATION
WOMEN'S TOILET
14° x 10°
CAB.
BAR STOOLS
TRAY SLIDE
3° WORK STATION
3° GLASS FROSTER
BAR
22° x 9°
12 TAPS
8 3 KEG COOLERS
4° KEG COOLER
4° BOTTLE COOLER
HANDWASH SINK
COMP. SINK CAROUSEL
3° WORK STATION
TRASH BELOW
DUMP SINK
7'-0" (7°) 4 COMPARTMENT GLASS WASH SINKS
BAR
WALL BELOW
BOTTLE/CAN DROPS TO BASEMENT
LOUNGE
16° x 12°
TABLES
46" (42") TV
32" (30") TV
MEN
LAV.
W.C.
MEN'S TOILET
14° x 7°
REST RM. SVC. HALL
4° WIDE
NEW WALLS
SHELF
MOP SINK
HOUSEKEEPING
4° x 3°
DOORS OPEN DURING KITCHEN HOURS
STAIR
DOWN
46" (42") TV
SERVING STATION
3 - 6'-0" x 4'-0" BOOTHS
THE THRONE RM. DINING ROOM
28° x 12°
DINING TABLES AND CHAIRS
WAITRESS STATION
FOYER
11° x 7°
WALL MOUNTED TV'S
46" (42") TV

Form **AB-200**

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	
License Period	

License(s) Requested: (up to two boxes may be checked)

- ☐ Class "A" Beer ..... $ _____
- ☒ Class "B" Beer ..... $ _____
- ☐ "Class A" Liquor ..... $ _____
- ☒ "Class B" Liquor ..... $ _____
- ☐ "Class A" Liquor (cider only) $ _____
- ☐ Reserve "Class B" Liquor $ _____
- ☐ "Class C" Liquor (wine only) $ _____

Fees	
License Fees	$
Background Check Fee	$
Publication Fee	$
Total Fees	$

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship): The Rustic 3 LLC
2. Business Trade Name or DBA: The Rustic
3. FEIN: 41-3341431
4. Wisconsin Seller's Permit Number: 456-1032744960-02
5. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization
6. State of Organization: Wisconsin
7. Date of Organization: 12/31/2025
8. Wisconsin DFI Registration Number: T11899
9. Premises Address: 103 N 3rd Street
10. City: LaCrosse
11. State: WI
12. Zip Code: 54601
13. County: LaCrosse
14. Governing Municipality: ☒ City ☐ Town ☐ Village of: LaCrosse
15. Aldermanic District:
16. Premises Phone: N/A
17. Premises Email:
18. Website: N/A
19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.
SEE FLOOR PLAN. Alcohol served in restaurant, bar, and beer garden areas.
Alcohol stored behind bar and locked basement storage area.
Records stored in downstairs office.
20. Mailing Address (if different from premises address): N/A
21. City: N/A
22. State: N/A
23. Zip Code: N/A

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No

If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated	Location	Trial Date

Penalty Imposed	Was sentence completed? ..... ☐ Yes ☐ No

Law/Ordinance Violated	Location	Trial Date

Penalty Imposed	Was sentence completed? ..... ☐ Yes ☐ No

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? ☐ Yes ☒ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? ☐ Yes ☒ No
If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity	4b. Business Entity FEIN

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ☒ Yes ☐ No

6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☒ No

7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☒ No

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
LARSEN	TIMOTHY	MANAGING MEMBER Agent	[redacted]
BOSZECKA	MATTHEW	MEMBER	[redacted]
WALLENDORF	BRIAN	MEMBER	[redacted]

Part D: Attestation

One of the following must sign and attest to this application:

• sole proprietor • one general partner of a partnership • one corporate officer • one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Larsen	Timothy	J

Title	Email	Phone
Owner / Agent	[redacted]	

Signature: [signature] Date: 1-23-26

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued

Signature of Clerk/Deputy Clerk	Date Provisional License Issued (if applicable)

Form
AB-101

Alcohol Beverage Appointment of Agent

Date

Agent Type *(check one)*

☒ Original (no fee) ☐ Successor ($10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
The Rustic 3 LLC

2. Business Trade Name or DBA
The Rustic

3. Entity Type *(check one)*
☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)*
☒ Municipal Retail License ☐ State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

6. Describe the reason for appointing a successor agent, if successor is checked above.
N/A

Part B: Agent Information

1. Last Name	2. First Name	3. M.I.
Larsen	Timothy	J

4. Email [redacted] 5. Phone [redacted]

6. Home Address
2622 Highland Street

7. City	8. State	9. Zip Code	10. Date of Birth
La Crosse	WI	54601	[redacted]

11. Drivers License/State ID Number [redacted]

12. Drivers License/State ID State of Issuance
Wisconsin

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion. ☒ Yes ☐ No

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☒ Yes ☐ No

3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions. ☒ Yes ☐ No

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Larsen	Timothy	J

Title	Email	Phone
Owner / Agent	[redacted]	

Signature	Date
Timothy J Larsen	1-23-26

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Larsen	Timothy	J

Signature	Date
Timothy J Larsen	1-23-26

Form **AB-100**

Alcohol Beverage Individual Questionnaire

Date

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor): The Rustic 3 LLC
2. Business Trade Name or DBA: The Rustic
3. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
Boshcka	Matthew	A

4. Relationship to Business (Title)	5. Email	6. Phone
Member	[redacted]	

7. Home Address: 934 Charles Ct.

8. City	9. State	10. Zip Code	11. Date of Birth
Onalaska	WI	54650	[redacted]

12. Drivers License/State ID Number	13. Drivers License/State ID State of Issuance
[redacted]	Wisconsin

Part C: Address History

1. Do you currently live in Wisconsin? ☑ Yes ☐ No

   If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY): 06/1981

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

	City	State	Zip Code
Previous Address 1: SAME AS ABOVE			
Previous Address 2			
Previous Address 3			
Previous Address 4			
Previous Address 5			

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
WI	La Crosse	MN	Hennepin				
MN	Dakota	WI	Outagamie				

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances?..... ☒ Yes ☐ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
DUI	La Crescent, MN	08/2021
Penalty Imposed	Was sentence completed?..... ☑ Yes ☐ No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No	

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances?..... ☐ Yes ☑ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Signature	Date
[signature]	1-23-26

Form **AB-100**

Alcohol Beverage Individual Questionnaire

Date

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor): The Rustic 3 LLC
2. Business Trade Name or DBA: The Rustic
3. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
Larsen	Timothy	J

4. Relationship to Business (Title)	5. Email	6. Phone
Member	[redacted]	

7. Home Address: 2622 Highland Street

8. City	9. State	10. Zip Code	11. Date of Birth
LaCrosse	WI	54601	

12. Drivers License/State ID Number	13. Drivers License/State ID State of Issuance
[redacted]	Wisconsin

Part C: Address History

1. Do you currently live in Wisconsin? ☒ Yes ☐ No

   If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY): 02/1978

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

	City	State	Zip Code
Previous Address 1: Same As Above			
Previous Address 2			
Previous Address 3			
Previous Address 4			
Previous Address 5			

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
WI	LaCrosse	WI	Dunn				
WI	Dane						

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances?. . . . . ☐ Yes ☒ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed?. . . . . ☐ Yes ☐ No

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed?. . . . . ☐ Yes ☐ No

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed?. . . . . ☐ Yes ☐ No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances?. . . . . ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Signature	Date
Emily J Dawson	1-23-26

Form
AB-100

Alcohol Beverage Individual Questionnaire

Date

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
The Rustic 3 LLC

2. Business Trade Name or DBA
The Rustic

3. Entity Type *(check one)*
☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
Wellendorf	Brian	J

4. Relationship to Business (Title)	5. Email	6. Phone
member	[redacted]	[redacted]

7. Home Address
30975 old Hickory RD

8. City	9. State	10. Zip Code	11. Date of Birth
La Crescent	MN	55947	[redacted]

12. Drivers License/State ID Number	13. Drivers License/State ID State of Issuance
[redacted]	Minnesota

Part C: Address History

1. Do you currently live in Wisconsin? ☐ Yes ☒ No

If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY)

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

	City	State	Zip Code
Previous Address 1: 1335 market street	La Crosse	WI	54601
Previous Address 2: 30975 old Hickory RD	La Crescent	MN	55947
Previous Address 3			
Previous Address 4			
Previous Address 5			

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
IL	Macon	WI	La Crosse	MN	Houston		
WI	Portage	MN	Winona	CO	Boulder		

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances?..... ☐ Yes ☒ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	**Was sentence completed?** ☐ Yes ☐ No	
Law/Ordinance Violated	**Location**	**Conviction Date**
Penalty Imposed	**Was sentence completed?** ☐ Yes ☐ No	
Law/Ordinance Violated	**Location**	**Conviction Date**
Penalty Imposed	**Was sentence completed?** ☐ Yes ☐ No	

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances?..... ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Signature	Date
	1-23-26

Office of City Clerk

February 20, 2026

ATTN: TIM LARSEN, AGENT
THE RUSTIC 3 LLC DBA THE RUSTIC
103 3RD ST N
LA CROSSE WI 54601

Dear Tim,

Our office is in receipt of the application for the Original Combination "Class B" Beer & Liquor, and Beer Garden Licenses for The Rustic 3 LLC dba The Rustic.

The application will be considered at the following meetings:

Judiciary & Administration Committee	**Tuesday, March 3, 2026, 6:00 p.m.** **Council Chambers, City Hall – 400 La Crosse St.**
Common Council	**Thursday, March 12, 2026, 6:00 p.m.** **Council Chambers, City Hall – 400 La Crosse St.**

It is recommended that someone attend the J&A meetings where public hearing is allowed; there may be questions or comments from a committee or council member or another citizen. Public hearing is generally not allowed at the Council meeting although there may be questions of Council Members. The applications will appear as part of the Various Licenses agenda item, which is a grouping of all of the licenses submitted for approval for March (File # 26-0094).

Attendance is allowed either in person or virtually. I will also be sending you an email with the dates listed above and the Zoom link for the J&A meeting. If you have any questions, comments, or concerns; do not hesitate to contact me.

Sincerely,

Sondra Craig

Sondra Craig, Deputy Clerk
craigs@cityoflacrosse.org
608-789-7549

cc: Tim Larsen – tjlars111@yahoo.com

City of La Crosse, Wisconsin

ORIGINAL ALCOHOL LICENSE APPLICATION INFORMATION SUBMITTAL

Rev. 10/2025

(Ch. 4, secs. 4-72 & 4-142)

All new applicants for an alcohol license pursuant to Chapter 4 of the La Crosse Municipal Code shall submit the following information with the original alcohol applications. Any false statement contained in such application shall automatically nullify any license issued pursuant thereto.

Applications will not be accepted until all of the information is complete and necessary documents provided.

TYPE OF LICENSE(S) REQUESTED

Class A: ☐ Beer, ☐ Liquor
Class B: ☑ Beer, ☑ Liquor
Class C: ☐ Wine

APPLICANT

Legal Business Name *(Corporation, LLC, Sole Proprietor, Partnership)*: JMH Foods LLC

Trade Name: New Taste of India

Address: Street: 1812 Jackson Street | City: La Crosse | State: WI | Zip Code: 54601

Telephone Number: [redacted]

Email:

Website: newtasteofindiawi.com

ACTIVE USE OF LICENSE

☐ *I understand that if a license is granted, said license* ***must be activated within 90 days of being granted*** *pursuant to Municipal Code secs. 4-43 and 4-108. This means open for business with stock and equipment.*

Anticipated Date of Opening: 2-16-26 or 3/13/26

☑ *I understand that if a license is granted, said license shall be actively utilized pursuant to Municipal Code sec. 4-12. Actively utilized shall mean open for business with regular and consistent operating hours. If a license is not actively used throughout any 90-day period, the license shall be subject to revocation or suspension pursuant to sec. 4-82.*

☑ *I understand that* ***if there is any change to the license or licensee information****, including but not limited to change in officers/members/directors or agent or their address/phone number, change in hours of operation, etc.,* ***the City Clerk will be notified within 30 days*** *pursuant to Wis. Stat. sec. 125.04(3)(h).*

CORPORATIONS/LLCs – AGENT QUALIFICATIONS & RESPONSIBILITIES
(N/A for Sole Proprietors and Partnerships)

☑ *I understand that as an officer of the applicant corporation or member of the applicant limited liability company, the appointed alcohol license agent shall meet the requirements of Wis. Stat. Ch. 125 and, in addition, shall have resided within the State of Wisconsin continuously for 90 days prior to the date of application and shall reside within a 25-mile radius of the City limits at the time of application and at all times such individual shall be the appointed agent. Further, the appointed agent is an individual who is regularly involved in the actual conduct of the business and has full authority and control of the premises described and of the conduct of all business on the premises relative to alcohol beverages.*

BUSINESS PLAN

Type of Establishment:

☐ Tavern ☐ Nightclub ☑ Restaurant ☐ Liquor Store ☐ Grocery Store
☐ Convenience Store with gas pumps ☐ Convenience Store without gas pumps
☐ Other _____

Hours of Operation:
Monday - Sunday 11-9pm

Anticipated Number of Employees:

4

Method for training employees in alcohol beverage laws and requirements for employees to hold a beverage operator license:

Responsible Beverage Server Class

Other Business to Be Conducted on Premise:

full service menu for carryout

Estimated gross receipts for food and alcohol beverage sales by percentage.
(Note: Non-alcoholic drinks are classified as "Food.")

3 % Alcohol 97 % Food _____ % Other

If applicable, describe "Other": _____

Estimated capacity (Class B and Class C licenses only):

Indoor 100 Outdoor, if applicable Ø

Will there be any outdoor sales/service or consumption of alcohol? If yes, explain.
If yes, a beer garden license or outdoor dining permit is required.

no

Will there be live entertainment (music or dancing) on premise? If yes, explain.
If yes, a cabaret license is required.

no

Do you have off-street parking? ☑ Yes ☐ No

If yes, how many parking spaces? 75

If no, how will parking be accommodated.

Provide a sketch of the floor plan showing overall dimensions, the areas of sales, consumption and storage, seating arrangements, location of coolers, and location where records are kept (invoices for purchase of alcohol).

Provide a site plan showing building location, any outside areas where alcohol beverages may be sold or consumed, off-street parking, ingress and egress, and existing or proposed screening.

The information provided is true and correct to the best of my knowledge, I have reviewed the Alcohol Beverage Submittal Requirements and Information page and will comply with necessary requirements.

J M H
Signature

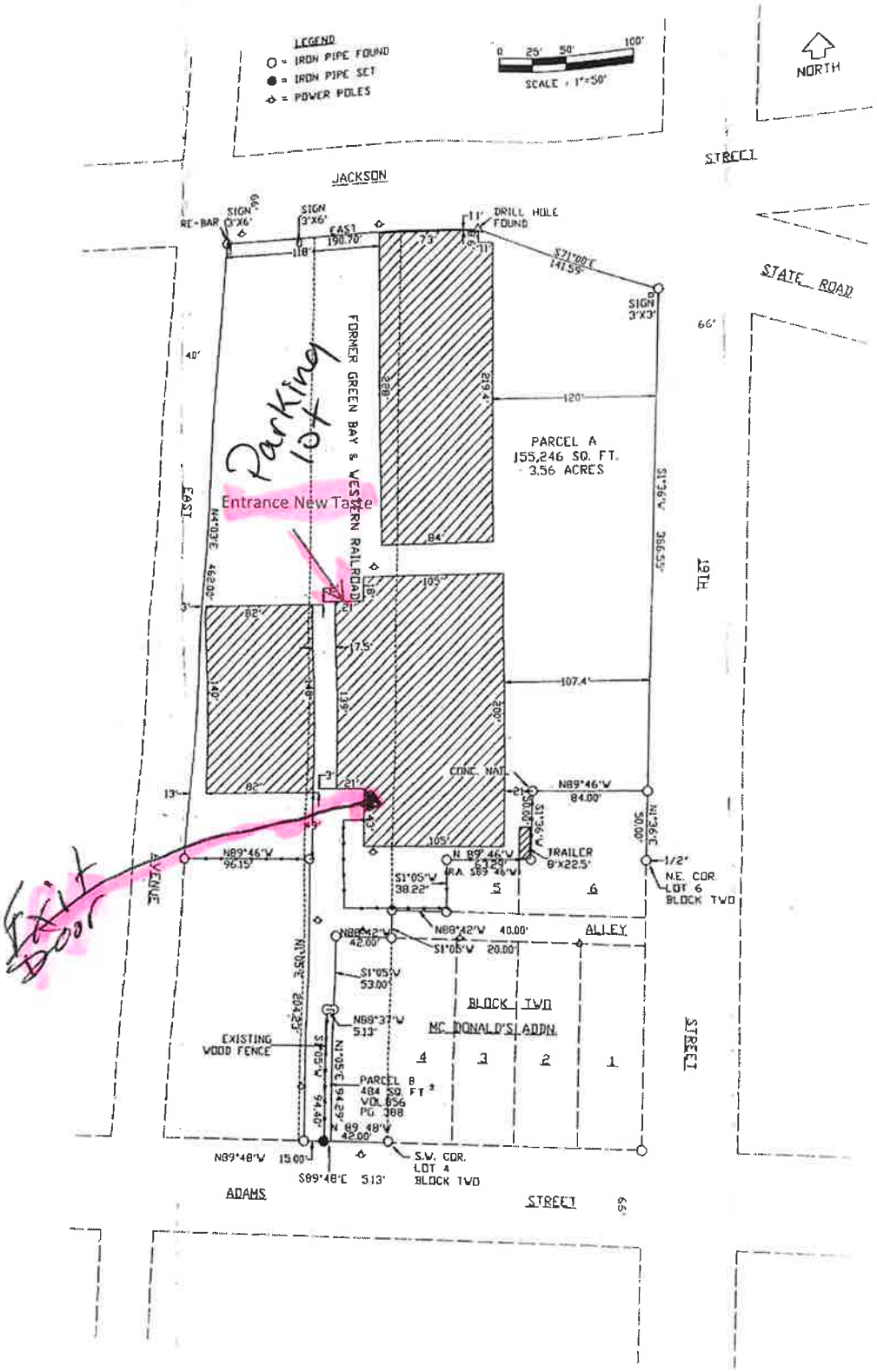
2-16-26
Date

FOR OFFICE USE – City Clerk's Office checklist for complete applications

- ☐ Completed applications and fee
- ☐ Surrender of previous license, if applicable
- ☐ Lease, purchase agreement, or other proof of control of premise
- ☐ Contact Information Sheet
- ☑ Articles of Incorporation
- ☑ WI Seller's Permit Certificate (copy)
- ☑ FEIN (copy)
- ☐ Floor Plan
- ☐ Site Plan
- ☐ Proof of course completion or valid operator license or on other license within last two years.
- ☐ Confirm proximity to school, church or hospital
- ☐ Confirm proximity to land zoned residential or multiple dwelling

CENTER Q

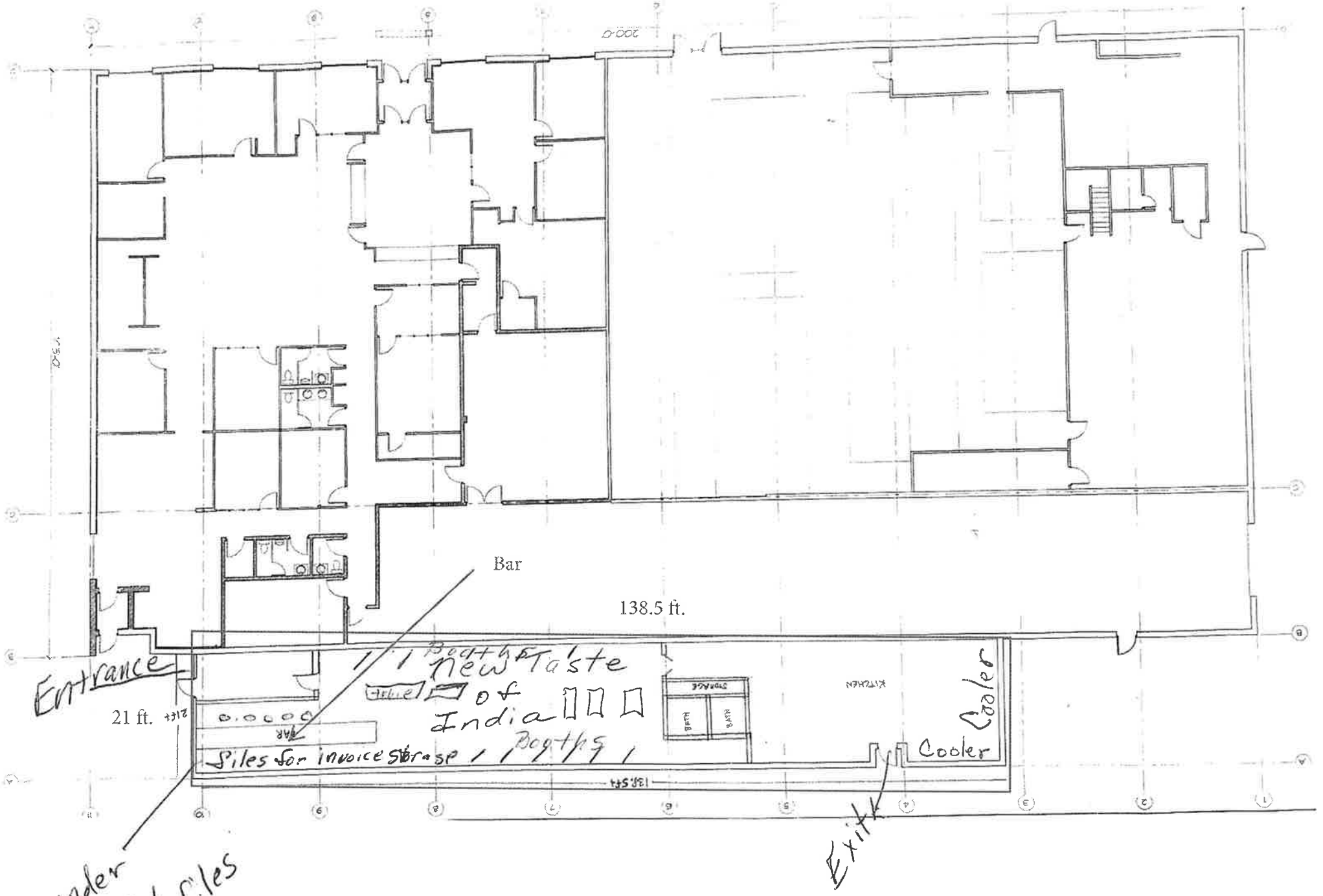
PART OF THE SW1/4-SW1/4 OF SECTION 4, T. 15 N., R. 7 W.
CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.



I have surveyed the above-described property and the map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof, and as to them I warrant the accuracy of said survey and map.

Dated at LA CROSSE, WI, this 27th day of SEPTEMBER


Bar
138.5 ft.
Entrance
21 ft.
New Taste of India
Cooler
Exit
under bar in steel locked files

SURRENDER OF LICENSE
Part I

Legal/Real Name of Current Licensee: Samarth Patel
Premises Address: 1812 Jackson Street
Trade Name: New taste of India

This is to advise that the undersigned is surrendering the following license(s)

Combination "Class B" Beer & Liquor
Class "B" Beer
Class "A" Beer and/or "Class A" Liquor (circle which apply)
Wholesale Beer
"Class C" Wine

to: JMH Foods LLC Juan Mejia Hernandez
(Insert Legal/Real Name of Proposed Licensee and Trade Name)

and understand that said license(s) will be cancelled upon the Common Council's granting of a license to the applicant named herein.

New Applicant

JMH
President, Member, Partner, Individual
Juan Mejia Hernandez

Owner/operator
Secretary, Member, Partner

Current Licensee

Patel
President, Member, Partner, Individual
Samarth Patel

Bharti LLC
Secretary, Member, Partner

State of Wisconsin)
) ss.
County of La Crosse)

On the 16th day of February, 2026, personally came before me Juan Mejia Hernandez, known to me to be the person(s) who executed the foregoing Surrender of License, and known to me to be the **Current Licensee** and acknowledged that s/he executed the foregoing document.

Caro Burdemonte
Notary Public
Dane County, Wisconsin
My Commission expires: 2-21-28

State of Wisconsin)
) ss.
County of La Crosse)

On the 16th day of February, 2026 personally came before me Samarth Patel, known to me to be the person(s) who executed the foregoing Surrender of License, and known to me to be the **Proposed New Applicant** and acknowledged that s/he executed the foregoing document.

Caro Burdemonte
Notary Public
Dane County, Wisconsin
My Commission expires: 2-21-28

SURRENDER OF LICENSE
Part II

2-16-2026
Date

City Clerk
400 La Crosse St.
La Crosse, WI 54601

This is to notify you that I am the owner of the building located at 1812 Jackson Street, La Crosse, Wisconsin.

I have entered into a lease for the above property effective 2/1/2026 with JMH Foods LLC. *(Strike sentence if not applicable.)*

Further, this letter is to document that said owner or tenant has control of the premises, and may apply for the necessary beer and/or liquor licenses for said location.

Sincerely,

Signature of owner of building

Printed name of owner: Luke Soper

Home address of owner: N2028 Wedgewood Drive E
LaCrosse, WI 54601

Daytime phone number of owner: 608-769-5172

Form **AB-200**

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	
License Period	

License(s) Requested: (up to two boxes may be checked)

- ☐ Class "A" Beer . . . . . $ _____
- ☑ Class "B" Beer . . . . . $ _____
- ☐ "Class A" Liquor . . . . . $ _____
- ☑ "Class B" Liquor . . . . . $ _____
- ☐ "Class A" Liquor (cider only) $ _____
- ☐ Reserve "Class B" Liquor $ _____
- ☐ "Class C" Liquor (wine only) $ _____

Fees	
License Fees	$
Background Check Fee	$
Publication Fee	$
Total Fees	$

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship): JM H Foods LLC
2. Business Trade Name or DBA: New Taste of India
3. FEIN: 41-3531933
4. Wisconsin Seller's Permit Number: 456-1032231249-02
5. Entity Type *(check one)*: ☑ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization
6. State of Organization: Wisconsin
7. Date of Organization: 8/7/2025
8. Wisconsin DFI Registration Number: I066167
9. Premises Address: 1812 Jackson Street
10. City: La Crosse
11. State: WI
12. Zip Code: 54601
13. County: La Crosse
14. Governing Municipality: ☑ City ☐ Town ☐ Village of: La Crosse
15. Aldermanic District:
16. Premises Phone: [redacted]
17. Premises Email: [redacted]
18. Website: newtasteofindiawi.com
19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.
Restaurant, max cap 100, bathrooms, kitchen, storage coolers/freezer, bar with stools, booths and bars for patrons, storage for beverages including alcohol locked room closest to entrance. records in locked safe/file under bar.
20. Mailing Address (if different from premises address):
21. City:
22. State:
23. Zip Code:

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☑ No

If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? . . . . . ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? . . . . . ☐ Yes ☐ No	

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☑ No

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? ☐ Yes ☑ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? ☐ Yes ☑ No
If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity	4b. Business Entity FEIN

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ☑ Yes ☐ No

6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☑ No

7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☑ No

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
Mejia Hernandez	Juan	Sole proprietor	[redacted]

Part D: Attestation

One of the following must sign and attest to this application:

• sole proprietor • one general partner of a partnership • one corporate officer • one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Mejia Hernandez	Juan	

Title	Email	Phone
Sole Proprietor	[redacted]	[redacted]

Signature	Date
J M H	2-16-2026

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued

Signature of Clerk/Deputy Clerk	Date Provisional License Issued (if applicable)

Form
AB-100

Alcohol Beverage Individual Questionnaire

Date 2-16-26

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor): JMH Foods LLC
2. Business Trade Name or DBA: New Taste of India
3. Entity Type *(check one)*: ☑ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
Mejia Hernandez	Juan	

4. Relationship to Business (Title)	5. Email	6. Phone
Sole Proprietor	[redacted]	

7. Home Address: 2603 Weston Street

8. City	9. State	10. Zip Code	11. Date of Birth
LaCrosse	WI	54601	[redacted]

12. Drivers License/State ID Number: [redacted]
13. Drivers License/State ID State of Issuance

Part C: Address History

1. Do you currently live in Wisconsin? ☑ Yes ☐ No

   If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY): 04/2013

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

	City	State	Zip Code
Previous Address 1: 2603 Weston Street	LaCrosse	WI	54601
Previous Address 2: 803 Johnson Street	LaCrosse	WI	54601
Previous Address 3			
Previous Address 4			
Previous Address 5			

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
KY	Jefferson						

Continued --->

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances?..... ☐ Yes ☑ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances?..... ☐ Yes ☑ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Signature	Date
J M H	2-16-26

Form
AB-101

Alcohol Beverage Appointment of Agent

Date 2-16-26

Agent Type *(check one)*

☑ Original (no fee) ☐ Successor ($10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
JMH Foods LLC

2. Business Trade Name or DBA
New Taste of India

3. Entity Type *(check one)*
☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)*
☐ Municipal Retail License ☐ State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

6. Describe the reason for appointing a successor agent, if successor is checked above.

Part B: Agent Information

1. Last Name	2. First Name	3. M.I.
Mejia Hernandez	Juan	

4. Email [redacted] 5. Phone [redacted]

6. Home Address
2603 Weston Street

7. City	8. State	9. Zip Code	10. Date of Birth
LaCrosse	WI	54601	[redacted]

11. Drivers License/State ID Number	12. Drivers License/State ID State of Issuance
[redacted]	

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion. ☑ Yes ☐ No

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☑ Yes ☐ No

3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions. ☑ Yes ☐ No

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Mejia Hernandez	Juan	

Title	Email	Phone
Sole Proprietor	[redacted]	

Signature	Date
J M H	2-16-2026

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Mejia Hernandez	Juan	

Signature	Date
J M H	2-16-2026

SERVERlicense.com

Wisconsin Responsible Beverage Seller/Server Training

JUAN MEJIA HERNANDEZ

has met all training requirements and successfully completed the above course and/or exam.

Certification Number: SL200241

Date of Completion: 01/14/2026

Kelly Bailey

Authorized Signature

This certificate represents the successful completion of an approved Wisconsin Department of Revenue Responsible Beverage Server Course in compliance with secs. 125.04(5)(a)5., 125.17(6), and 134.66(2m), Wis. Stats. Present this certificate to your local municipal clerk's office to receive your Operator's or Retail license.

Diversys Learning, Inc.
1101 Arrow Point Drive, Suite 302
Cedar Park, TX 78613

Office of City Clerk

February 20, 2026

ATTN: JUAN MEJIA HERNANDEZ, AGENT
JMH FOODS DBA NEW TASTE OF INDIA
1812 JACKSON ST
LA CROSSE WI 54601

Dear Juan,

Our office is in receipt of the application for the Original Class "B" Beer and "Class C" Wine licenses for The JMH Foods dba New Taste of India at 1812 Jackson Street.

The application will be considered at the following meetings:

Judiciary & Administration Committee	**Tuesday, March 3, 2026, 6:00 p.m.** **Council Chambers, City Hall – 400 La Crosse St.**
Common Council	**Thursday, March 12, 2026, 6:00 p.m.** **Council Chambers, City Hall – 400 La Crosse St.**

It is recommended that someone attend the J&A meetings where public hearing is allowed; there may be questions or comments from a committee or council member or another citizen. Public hearing is generally not allowed at the Council meeting although there may be questions of Council Members. The applications will appear as part of the Various Licenses agenda item, which is a grouping of all of the licenses submitted for approval for March (File # 26-0094).

Attendance is allowed either in person or virtually. I will also be sending you an email with the dates listed above and the Zoom link for the J&A meeting. If you have any questions, comments, or concerns; do not hesitate to contact me.

Sincerely,

Sondra Craig

Sondra Craig, Deputy Clerk
craigs@cityoflacrosse.org
608-789-7549

cc: Juan Mejia Hernandez – PABLO19861986@YAHOO.COM

Office of City Clerk

NOTICE OF APPLICATION FOR CLASS "B" BEER LICENSE IN THE CITY OF LA CROSSE

This is to notify you that the following business has applied for a **Class "B" Beer** license. Pursuant to sec. 4-145 of the Municipal Code, no Class "B" license shall be granted for premises located within 100 feet of lands zoned residential or multiple dwelling without property owners receiving notification.

JMH Foods LLC dba New Taste of India
at 1812 Jackson St, La Crosse, WI 54601

This application will be considered at the following meetings which are held in the Council Chambers of La Crosse City Hall, 400 La Crosse Street:

Judiciary and Administration Committee – Tuesday, March 4, 2026 at 6:00 p.m.
Common Council – Thursday, March 13, 2026 at 6:00 p.m.

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.

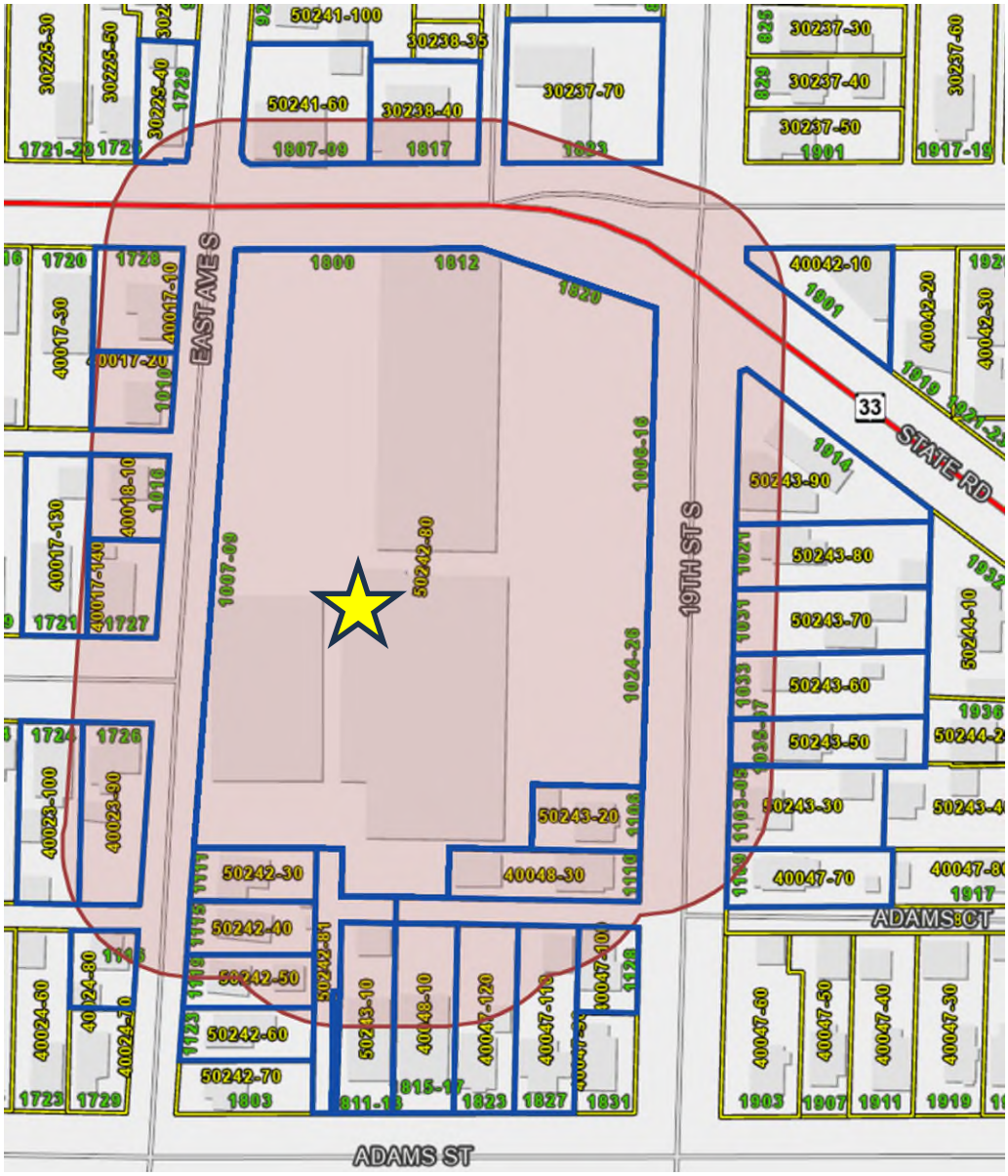
Written comments may be submitted to the City Clerk's Office by emailing cityclerk@cityoflacrosse.org, by delivery or mail to City Clerk, 400 La Crosse Street, La Crosse WI 54601 or by deposit in the green drop box on the north side of City Hall.

This notice is given pursuant to the order of the Common Council of the City of La Crosse.

Dated this 19th day of February 2026.

Alicia Smithburg
Assistant Clerk

JMH FOODS LLC
1812 JACKSON ST
LA CROSSE WI 54601



Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-30225-40	NRE PROPERTIES LLC	1729 JACKSON ST	1400 PINE ST	LA CROSSE, WI 54601
17-30237-70	BECKY B BION, RANDOLPH D BION	1823 JACKSON ST, 826 19TH ST S	4035 ELM DR	LA CROSSE, WI 54601
17-30238-40	ROXSCO LLC	1817 JACKSON ST	530 SHORE ACRES RD	LA CRESCENT, MN 55947
17-40017-10	MARK A TAYLOR	1728 JACKSON ST	1728 JACKSON ST	LA CROSSE, WI 54601-5706
17-40017-130	CONNER J CLEMENTS, NEELIE L DAVIS	1721 JOHNSON ST	1721 JOHNSON ST	LA CROSSE, WI 54601
17-40017-140	ANTHONY C NEHRING, MICHELLE N NEHRING	1727 JOHNSON ST	2012 ADAMS ST	LA CROSSE, WI 54601
17-40017-20	LIM-GUMLEY UNION TRUST	1010 EAST AVE S	1230 CELEBRATION BLVD	SUN PRAIRIE, WI 53590
17-40018-10	ALEXIS HOUSTON	1016 EAST AVE S	1016 EAST AVE S	LA CROSSE, WI 54601
17-40023-100	THOMAS D WATSON, ROBIN A WATSON	1724 JOHNSON ST	1724 JOHNSON ST	LA CROSSE, WI 54601-5711
17-40023-90	HOFFER LLC	1726 JOHNSON ST	1510 MADISON ST	LA CROSSE, WI 54601
17-40042-10	RYAN RICHARD LLC	1901 STATE RD	N1526 HAGEN RD	LA CROSSE, WI 54601
17-50241-60	JACKSON1807 LLC	1807-1809 JACKSON ST	1717 CAMERON AVE	LA CROSSE, WI 54601
17-50242-80	JP NEIGHBORHOOD SHOPS LLC	1800 JACKSON ST STE 101-106, 1812-1820 JACKSON ST, 1007-1011 EAST AVE S, 1006-1037 19TH ST S	N2028 WEDGEWOOD DR E	LA CROSSE, WI 54601
17-50243-50	ADAM M WEISSENBERGER, TORI A WEISSENBERGER	1035-1037 19TH ST S	N2216 CLEMENTS RD	LA CROSSE, WI 54601
17-50243-60	AARON I CORBISIER, KEVIN A WELLS	1033 19TH ST S	1033 19TH ST S	LA CROSSE, WI 54601
17-50243-70	DIANNA J RASPILLER	1031 19TH ST S	1031 19TH ST S	LA CROSSE, WI 54601
17-50243-80	JULIE A GREENO	1021 19TH ST S	1021 19TH ST S	LA CROSSE, WI 54601-5861
17-50243-90	SKD PETROLEUM LLC	1914 STATE RD	9653 GRANVILLE RD N	MEQUON, WI 53097
(CITY)	CITY OF LA CROSSE	400 LA CROSSE ST	400 LA CROSSE ST	LA CROSSE WI 54601
Applicant	JMH FOODS LLC	1812 JACKSON ST	1812 JACKSON ST	LA CROSSE WI 54601

PAID

PAID

City of La Crosse, Wisconsin

ORIGINAL ALCOHOL LICENSE APPLICATION INFORMATION SUBMITTAL

Rev. 10/2025

(Ch. 4, secs. 4-72 & 4-142)

RECEIVED FEB 13 2026 City Clerk's Office

All new applicants for an alcohol license pursuant to Chapter 4 of the La Crosse Municipal Code shall submit the following information with the original alcohol applications. Any false statement contained in such application shall automatically nullify any license issued pursuant thereto.

Applications will not be accepted until all of the information is complete and necessary documents provided.

TYPE OF LICENSE(S) REQUESTED

Class A: ☐ Beer, ☐ Liquor
Class B: ☑ Beer, ☐ Liquor
Class C: ☒ Wine

APPLICANT

Legal Business Name *(Corporation, LLC, Sole Proprietor, Partnership)*:	**Trade Name:**
M.E.P. Hospitality LLC	Flatiron Cafe

Address: Street	City	State	Zip Code
321 State Street	La Crosse	WI	54601

Telephone Number:	**Email:**	**Website:**
[redacted]		

ACTIVE USE OF LICENSE

☑ *I understand that if a license is granted, said license* ***must be activated within 90 days of being granted*** *pursuant to Municipal Code secs. 4-43 and 4-108. This means open for business with stock and equipment.*

Anticipated Date of Opening: April 15th 2026

☑ *I understand that if a license is granted, said license shall be actively utilized pursuant to Municipal Code sec. 4-12. Actively utilized shall mean open for business with regular and consistent operating hours. If a license is not actively used throughout any 90-day period, the license shall be subject to revocation or suspension pursuant to sec. 4-82.*

☑ *I understand that* ***if there is any change to the license or licensee information****, including but not limited to change in officers/members/directors or agent or their address/phone number, change in hours of operation, etc.,* ***the City Clerk will be notified within 30 days*** *pursuant to Wis. Stat. sec. 125.04(3)(h).*

CORPORATIONS/LLCs – AGENT QUALIFICATIONS & RESPONSIBILITIES
(N/A for Sole Proprietors and Partnerships)

☑ *I understand that as an officer of the applicant corporation or member of the applicant limited liability company, the appointed alcohol license agent shall meet the requirements of Wis. Stat. Ch. 125 and, in addition, shall have resided within the State of Wisconsin continuously for 90 days prior to the date of application and shall reside within a 25-mile radius of the City limits at the time of application and at all times such individual shall be the appointed agent. Further, the appointed agent is an individual who is regularly involved in the actual conduct of the business and has full authority and control of the premises described and of the conduct of all business on the premises relative to alcohol beverages.*

BUSINESS PLAN

Type of Establishment:

☐ Tavern ☐ Nightclub ☒ Restaurant ☐ Liquor Store ☐ Grocery Store
☐ Convenience Store with gas pumps ☐ Convenience Store without gas pumps
☐ Other _____

Hours of Operation:

Tuesday - Thursday 11-8pm Friday & Saturday 11-9pm

Anticipated Number of Employees: 6-8

Method for training employees in alcohol beverage laws and requirements for employees to hold a beverage operator license: TIPS

Other Business to Be Conducted on Premise:

Estimated gross receipts for food and alcohol beverage sales by percentage.
(Note: Non-alcoholic drinks are classified as "Food.")

25 % Alcohol 75 % Food _____ % Other

If applicable, describe "Other": _____

Estimated capacity (Class B and Class C licenses only):

Indoor 40 Outdoor, if applicable _____

Will there be any outdoor sales/service or consumption of alcohol? If yes, explain.
If yes, a beer garden license or outdoor dining permit is required.

Yes

Will there be live entertainment (music or dancing) on premise? If yes, explain.
If yes, a cabaret license is required.

No

Do you have off-street parking? X Yes ☐ No

If yes, how many parking spaces? 2 during 8-4pm 50+ after 5pm (Belle Square parking lot)

If no, how will parking be accommodated.

Provide a sketch of the floor plan showing overall dimensions, the areas of sales, consumption and storage, seating arrangements, location of coolers, and location where records are kept (invoices for purchase of alcohol).

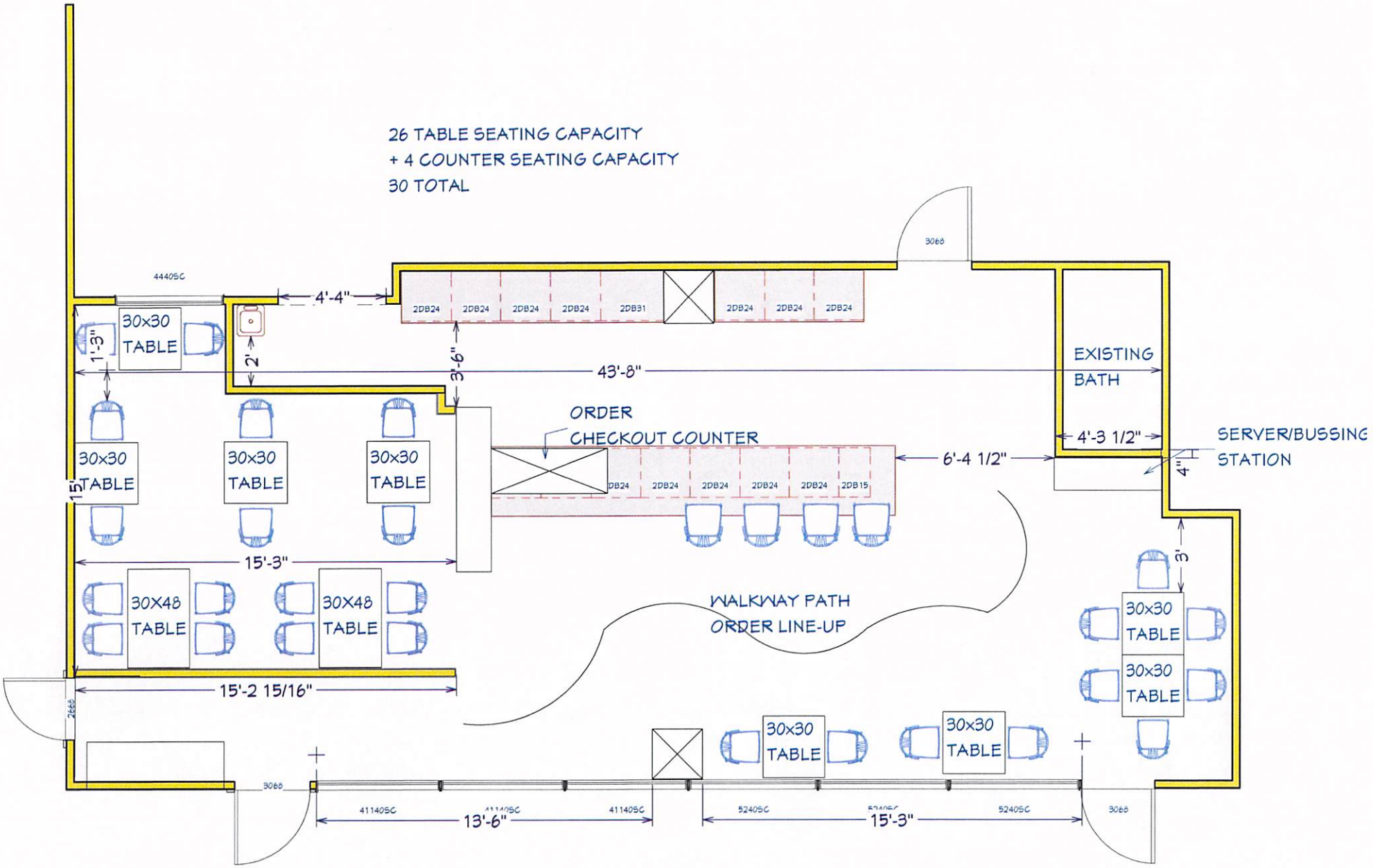
Provide a site plan showing building location, any outside areas where alcohol beverages may be sold or consumed, off-street parking, ingress and egress, and existing or proposed screening.

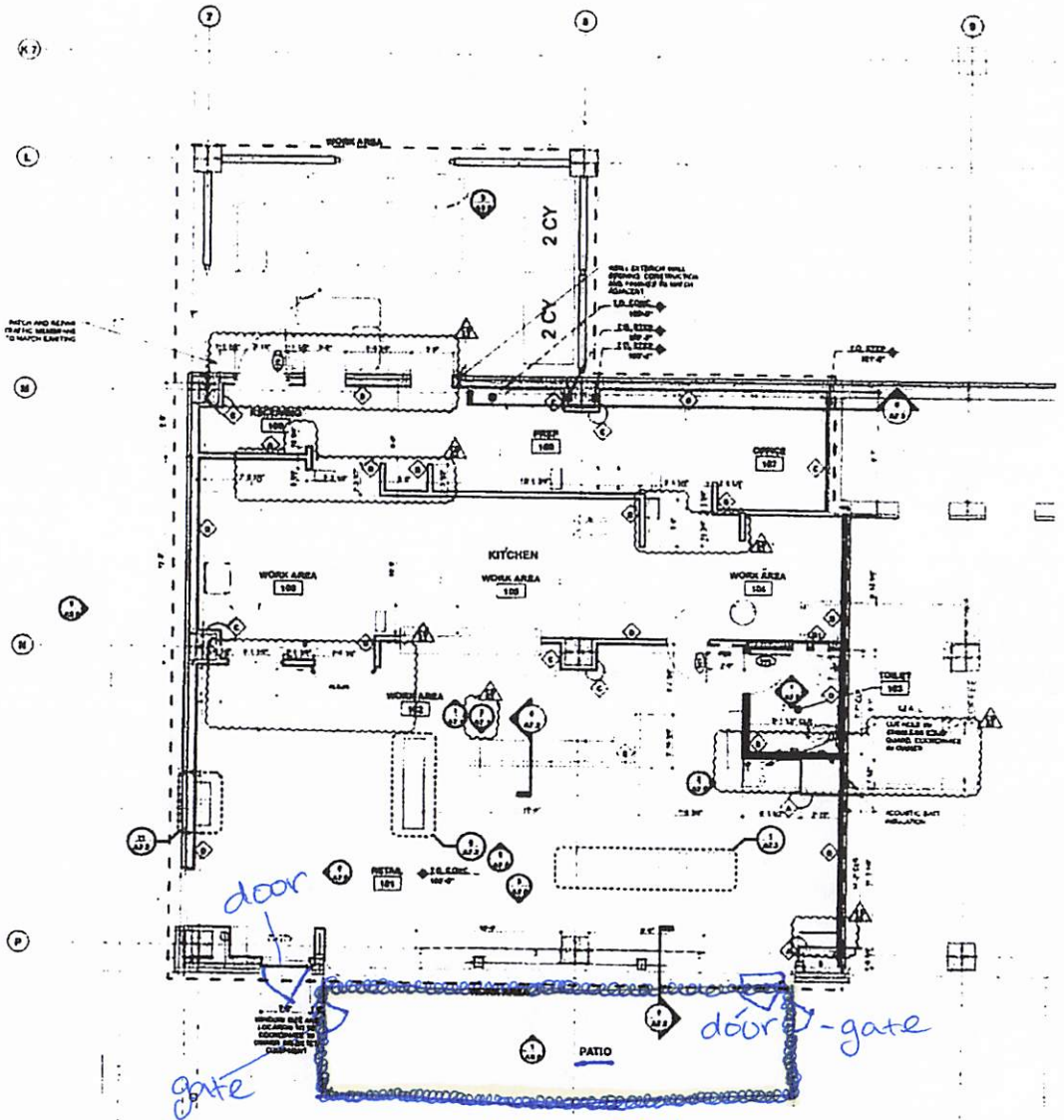
The information provided is true and correct to the best of my knowledge, I have reviewed the Alcohol Beverage Submittal Requirements and Information page and will comply with necessary requirements.

Signature _____ **Date** 2/16/26

FOR OFFICE USE – City Clerk's Office checklist for complete applications

- ☐ Completed applications and fee
- ☐ Surrender of previous license, if applicable
- ☐ Lease, purchase agreement, or other proof of control of premise
- ☐ Contact Information Sheet
- ☐ Articles of Incorporation
- ☐ WI Seller's Permit Certificate (copy)
- ☐ FEIN (copy)
- ☐ Floor Plan
- ☐ Site Plan
- ☐ Proof of course completion or valid operator license or on other license within last two years.
- ☐ Confirm proximity to school, church or hospital
- ☐ Confirm proximity to land zoned residential or multiple dwelling


26 TABLE SEATING CAPACITY
+ 4 COUNTER SEATING CAPACITY
30 TOTAL
3068
4440SC
4'-4"
2DB24
2DB24
2DB24
2DB24
2DB31
2DB24
2DB24
2DB24
30x30 TABLE
1'-3"
2'
3'-6"
43'-8"
EXISTING BATH
4'-3 1/2"
SERVER/BUSSING STATION
4"
ORDER CHECKOUT COUNTER
6'-4 1/2"
2DB24
2DB24
2DB24
2DB24
2DB24
2DB15
30x30 TABLE
30x30 TABLE
30x30 TABLE
15'
15'-3"
30X48 TABLE
30X48 TABLE
WALKWAY PATH
ORDER LINE-UP
3'
30x30 TABLE
30x30 TABLE
15'-2 15/16"
2668
30x30 TABLE
30x30 TABLE
3068
411405C
411405C
411405C
13'-6"
524050
524050
524050
15'-3"
3068



1 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

321 State Street
La Crosse Wi. 54601

TRUE NORTH PLAN

GENERAL NOTES

1. ALL INFORMATION CONCERNING EXISTING CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION OR MATERIAL FABRICATION. NOTIFY ARCHITECT AND OWNER FOR POSSIBLE REMEDIAL ACTION IF ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN HERE.
2. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
3. SEE INDIVIDUAL WALL TYPES (A6.0) FOR DIMENSIONS AND CONSTRUCTION.
4. VERIFY RECESSED EQUIPMENT WITH OWNER AND EQUIPMENT SUPPLIER PRIOR TO FRAMING WALLS.
5. INTERIOR METAL DOOR FRAMES TO BE LOCATED 2" AWAY FROM ADJACENT WALLS UNLESS NOTED OTHERWISE.
6. DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE.
7. KITCHEN EQUIPMENT BY OTHERS SHOWN IN PLAN FOR DESIGN INTENT ONLY.
8. FLOOR DRAIN QUANTITY AND LOCATIONS BY DESIGN/BUILD PLUMBER. COORDINATE CONCRETE REMOVAL AT DRAINS W/ STRUCTURAL FOR POSITIVE SLOPE TO DRAINS.

SYMBOL KEY

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- WINDOW TAG
- DOOR TAG
- EXISTING DOOR TO REMAIN
- NEW DOOR
- ROOM NAME & NUMBER
- STRUCTURAL GRID LINE
- WALL OR BUILDING SECTION (REF DESIGNATED SHEET)
- WALL TYPE
- INTERIOR ELEVATION TAG

TkWA

Belle Square
Butcher & Deli

WEBER HOLDINGS

CD SMITH CONSTRUCTION, INC

PIERCE ENGINEERS, INC

January 31, 2019

205614.10

Floor Plan

A1.1

Form **AB-200**

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	
License Period	

License(s) Requested: (up to two boxes may be checked)

- ☐ Class "A" Beer . . . . . $ _____
- ☒ Class "B" Beer . . . . . $ _____
- ☐ "Class A" Liquor . . . . . $ _____
- ☐ "Class B" Liquor . . . . . $ _____
- ☐ "Class A" Liquor (cider only) $ _____
- ☐ Reserve "Class B" Liquor $ _____
- ☒ "Class C" Liquor (wine only) $ _____

Fees	
License Fees	$
Background Check Fee	$
Publication Fee	$
Total Fees	$

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship): M.E.P. Hospitality LLC
2. Business Trade Name or DBA: Elation Cafe
3. FEIN: 39-4694522
4. Wisconsin Seller's Permit Number: 456-1032282059-02
5. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization
6. State of Organization: WI
7. Date of Organization: 10/1/25
8. Wisconsin DFI Registration Number: M139374
9. Premises Address: 321 State
10. City: LaCrosse
11. State: WI
12. Zip Code: 54601
13. County: LaCrosse
14. Governing Municipality: ☑ City ☐ Town ☐ Village of: La Crosse
15. Aldermanic District:
16. Premises Phone:
17. Premises Email:
18. Website:
19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. Ground floor restaurant, with a dining room, seperated kitchen and patio. All records to be stored in office in kitchen area.
20. Mailing Address (if different from premises address): Alcohol to be served in bar/restaurant space
21. City: Alcohol to be Stored in bar, below counter and in
22. State:
23. Zip Code: locked storage cabinet in back office in kitchen.

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☑ No

If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated	Location	Trial Date
Also possibly stored in	wine cabinet in Main space	

Penalty Imposed: _____ Was sentence completed? . . . . . ☐ Yes ☐ No

Law/Ordinance Violated	Location	Trial Date

Penalty Imposed: _____ Was sentence completed? . . . . . ☐ Yes ☐ No

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☑ No

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? ☐ Yes ☑ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? ☐ Yes ☑ No
If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity	4b. Business Entity FEIN

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ☑ Yes ☐ No

6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☑ No

7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☑ No

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
Dooley	Matthew	Owner	[redacted]
Michaels	Patrick	Owner	

Part D: Attestation

One of the following must sign and attest to this application:

• sole proprietor • one general partner of a partnership • one corporate officer • one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Dooley	Matthew	Z

Title	Email	Phone
Owner	[redacted]	

Signature	Date
[signature]	2/13/26

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued

Signature of Clerk/Deputy Clerk	Date Provisional License Issued (if applicable)

Form **AB-100**

Alcohol Beverage Individual Questionnaire

Date 2/9/26

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor): M.E.P. Hospitality LLC
2. Business Trade Name or DBA: Flatiron Cafe
3. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
Micheels	Patrick	D.

4. Relationship to Business (Title)	5. Email	6. Phone
Owner	[redacted]	

7. Home Address: 2922 26th Street S.

8. City	9. State	10. Zip Code	11. Date of Birth
La Crosse	WI	54601	[redacted]

12. Drivers License/State ID Number	13. Drivers License/State ID State of Issuance
[redacted]	1/22/2021

Part C: Address History

1. Do you currently live in Wisconsin? ☒ Yes ☐ No

If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY): 05/2019

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

	City	State	Zip Code
Previous Address 1			
Previous Address 2			
Previous Address 3			
Previous Address 4			
Previous Address 5			

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
NE	Douglas						

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances?..... ☒ Yes ☐ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
DUI	Scottsbluff, NE	May 2004
Penalty Imposed	**Was sentence completed?**	
Probation / Work Release	☒ Yes ☐ No	
Law/Ordinance Violated	**Location**	**Conviction Date**
Hindering Arrest / False Information	Scottsbluff, NE	August 2004
Penalty Imposed	**Was sentence completed?**	
Probation	☒ Yes ☐ No	
Law/Ordinance Violated	**Location**	**Conviction Date**
DUI	Lincoln, NE	May 2007
Penalty Imposed	**Was sentence completed?**	
40 Days Work Release	☒ Yes ☐ No	

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances?..... ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Signature	Date
[signature]	2/9/26

Form **AB-100**

Alcohol Beverage Individual Questionnaire

Date 2/9/2026

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor): M.E.P. Hospitality LLC
2. Business Trade Name or DBA: Flatiron Cafe
3. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
Dooley	Matthew	Z

4. Relationship to Business (Title)	5. Email	6. Phone
Co-owner	[redacted]	[redacted]

7. Home Address: 3122 25th St S

8. City	9. State	10. Zip Code	11. Date of Birth
La Crosse	WI	54601	[redacted]

12. Drivers License/State ID Number	13. Drivers License/State ID State of Issuance
[redacted]	Wisconsin

Part C: Address History

1. Do you currently live in Wisconsin? ☑ Yes ☐ No

If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY): 08/2020

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

Previous Address 1	City	State	Zip Code
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
GA	Dekalb	GA	Fulton	GA	Forsyth		
State	County	State	County	State	County	State	County

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? . . . . . ☐ Yes ☑ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed? . . . . . ☐ Yes ☐ No

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed? . . . . . ☐ Yes ☐ No

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed? . . . . . ☐ Yes ☐ No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? . . . . . ☐ Yes ☑ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Signature	Date
[signature]	2/9/2026

Form **AB-101**

Alcohol Beverage Appointment of Agent

Date 2/13/26

Agent Type *(check one)*

☑ Original (no fee) ☐ Successor ($10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
M.E.P. Hospitality LLC

2. Business Trade Name or DBA
Flatiron Cafe

3. Entity Type *(check one)*
☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)*
☐ Municipal Retail License ☐ State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

6. Describe the reason for appointing a successor agent, if successor is checked above.

Part B: Agent Information

1. Last Name	2. First Name	3. M.I.
Dooley	Matthew	Z

4. Email	5. Phone
[redacted]	[redacted]

6. Home Address
3122 25th St S

7. City	8. State	9. Zip Code	10. Date of Birth
La Crosse	WI	54601	[redacted]

11. Drivers License/State ID Number	12. Drivers License/State ID State of Issuance
[redacted]	Wisconsin

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion. ☑ Yes ☐ No

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☑ Yes ☐ No

3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions. ☑ Yes ☐ No

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Dooley	Matthew	Z

Title	Email	Phone
Co-owner	mzdooley@gmail.com	678 592-1329

Signature	Date
	2/13/26

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Dooley	Matthew	Z

Signature	Date
	2/13/26

Office of City Clerk

February 20, 2026

ATTN: MATT DOOLEY, AGENT
MEP HOSPITALITY LLC DBA FLATIRON CAFE
3122 25TH ST S
LA CROSSE WI 54601

Dear Matt,

Our office is in receipt of the application for the Original Class "B" Beer and "Class C" Wine licenses and Beer Garden License for MEP Hospitality LLC dba Flatiron Café at 321 State Street.

The applications will be considered at the following meetings:

Judiciary & Administration Committee	**Tuesday, March 3, 2026, 6:00 p.m.** **Council Chambers, City Hall – 400 La Crosse St.**
Common Council	**Thursday, March 12, 2026, 6:00 p.m.** **Council Chambers, City Hall – 400 La Crosse St.**

It is recommended that someone attend the J&A meetings where public hearing is allowed; there may be questions or comments from a committee or council member or another citizen. Public hearing is generally not allowed at the Council meeting although there may be questions of Council Members. The applications will appear as part of the Various Licenses agenda item, which is a grouping of all of the licenses submitted for approval for March (File # 26-0094).

Attendance is allowed either in person or virtually. I will also be sending you an email with the dates listed above and the Zoom link for the J&A meeting. If you have any questions, comments, or concerns; do not hesitate to contact me.

Sincerely,

Sondra Craig

Sondra Craig, Deputy Clerk
craigs@cityoflacrosse.org
608-789-7549

cc: Matt Dooley – MZDOOLEY@GMAIL.COM

Form **AB-101**

Alcohol Beverage Appointment of Agent

Date:

Agent Type *(check one)*

Original (no fee) ☐ Successor ($10 fee for municipal licensees only) X

Part A: Business Information

1. Legal Business Name (Individual name if sole proprietor)
Kwik Trip, Inc.

2. Business Trade Name or DBA
Kwik Trip 829

3. Entity Type *(check one)*: ☐ Limited Liability Company ■ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)*: ■ Municipal Retail License ☐ State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

6. Describe the reason for appointing a successor agent, if successor is checked above:
Interim agent appointment until new manager assigned to the store.

Part B: Agent Information

1. Last Name: Thomas
2. First Name: Brock
3. M.I.: J.
4. Email: [redacted]
5. Phone: [redacted]
6. Home Address: 716 Kent St.
7. City: Sparta
8. State: WI
9. Zip Code: 54656
10. Date of Birth: [redacted]
11. Drivers License/State ID Number: [redacted]
12. Drivers License/State ID State of Issuance: WI

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion. ■ Yes ☐ No

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ■ Yes ☐ No

3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions. ■ Yes ☐ No

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Zietlow	Scott	P.

Title	Email	Phone
CEO/President	[redacted]	[redacted]

Signature	Date
Scott P. Zietlow	2/11/26

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Thomas	Brock	J.

Signature	Date
Brock Thomas	2/11/26

Form
AB-100

Alcohol Beverage Individual Questionnaire

Date:

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
Kwik Trip, Inc.

2. Business Trade Name or DBA
Kwik Trip 829

3. Entity Type *(check one)*
☐ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ■ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
Thomas	Brock	J.

4. Relationship to Business (Title)	5. Email	6. Phone
Agent	[redacted]	[redacted]

7. Home Address
716 Kent St.

8. City	9. State	10. Zip Code	11. Date of Birth
Sparta	WI	54656	[redacted]

12. Drivers License/State ID Number	13. Drivers License/State ID State of Issuance
[redacted]	WI

Part C: Address History

1. Do you currently live in Wisconsin? ■ Yes ☐ No

If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY): 04/1991

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

	City	State	Zip Code
Previous Address 1: 716 Kent St	Sparta	WI	54656
Previous Address 2			
Previous Address 3			
Previous Address 4			
Previous Address 5			

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
WI	Monroe	WI	La Crosse				

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed? ☐ Yes ☐ No

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed? ☐ Yes ☐ No

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed? ☐ Yes ☐ No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Signature [signature] Date 2/11/26

Revision 3/2/2020

City of La Crosse, Wisconsin

APPLICATION FOR *BEER GARDEN* LICENSE

Check One: ☐ New ☐ Renewal For the license period _____ to _____ Fee: $ 200

License Class: (Check One) ☒ Class "A" ☐ Class "B" ☐ Class "C" ☐ Class "D" *(ZONING RESTRICTION)*

BUSINESS INFORMATION

Legal/Real Name:
The Rustic 3 LLC

Address of Above: Street: 103 N 3rd Street | City: LaCrosse | State: WI | Zip Code: 54601

PREMISES INFORMATION

Trade Name of Business:
The Rustic

Address of premises to be Licensed:
103 N 3rd Street LaCrosse WI 54601

BEER GARDEN INFORMATION

Description of proposed beer garden: (MUST BE SPECIFIC: square feet, physical location, material made out of, etc.)
SEE MAP

AGENT INFORMATION

Agent Name: First: Timothy | Middle: J | Last: Larsen

Agent Home Address: Street: 2622 Highland Street | City: LaCrosse | State: WI | Zip Code: 54601

Home Phone Number: [redacted]

Daytime Phone Number:

Was the above person listed as agent on last year's application?
☐ Yes ☒ No

The above hereby makes application for a license to operate a Beer Garden at the above address within the City of La Crosse pursuant to provisions of Sec. 10-47 of the Code of Ordinances for the City of La Crosse.

Signature of Applicant _____ Date 2/4/26

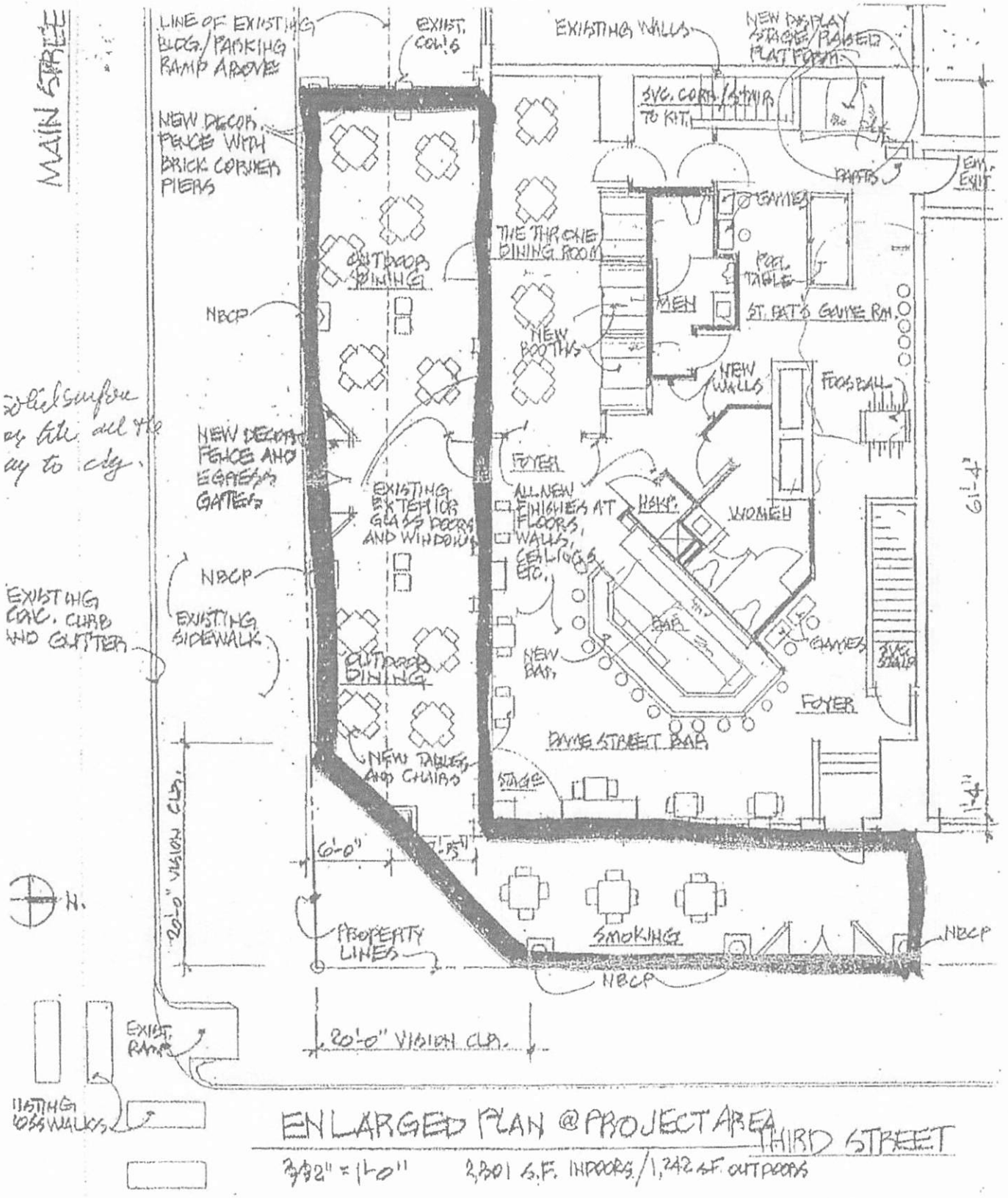
RECEIVED
FEB 16 2026
City Clerk's Office

A PLAN MUST ACCOMPANY THIS APPLICATION

OFFICE USE ONLY

For original application:
Attach a list of all property owners within 200 feet of the proposed licensed premises.

Signature:	Date:	Granted:	License #:



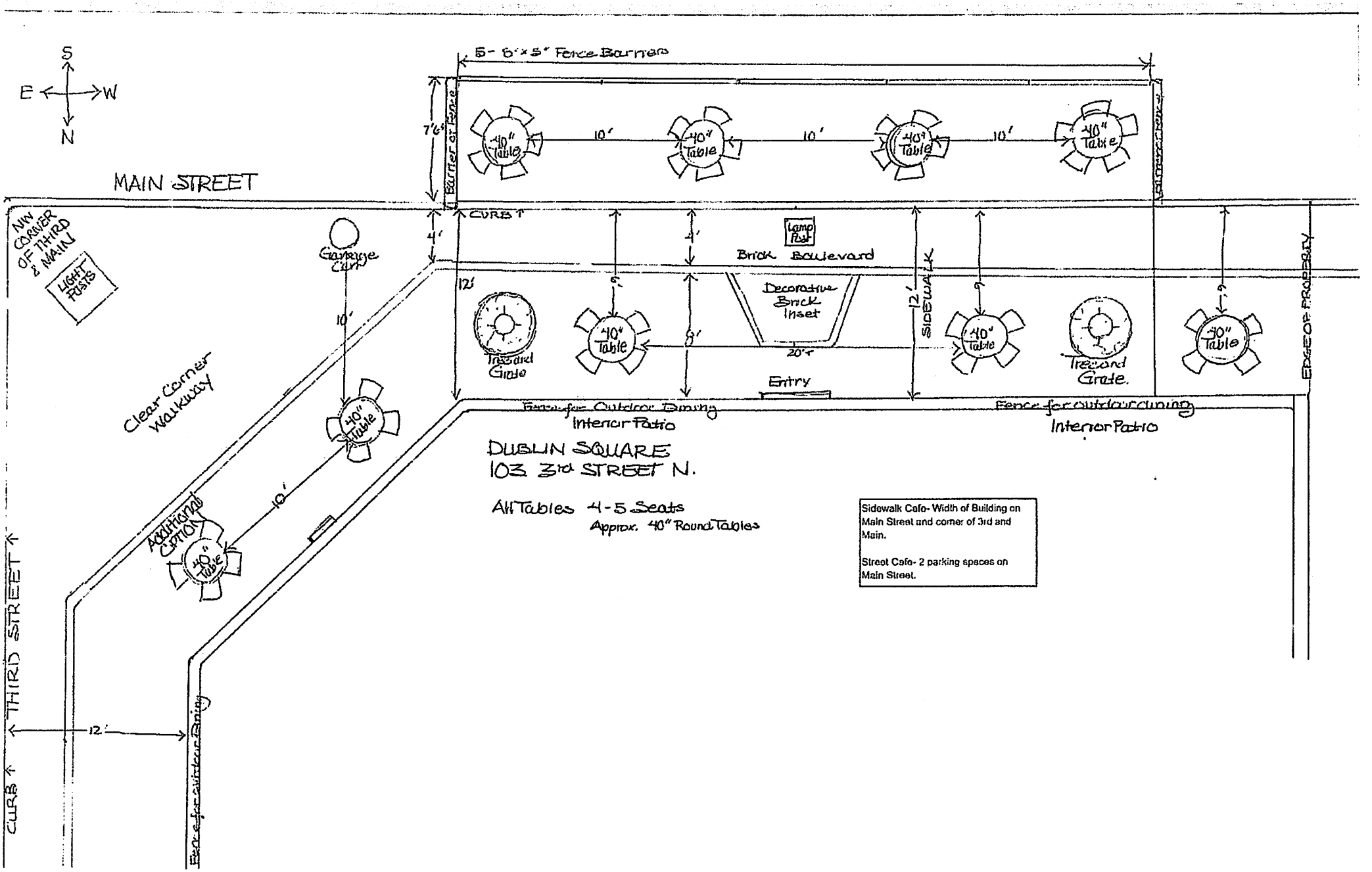
Solid surface at the rail the way to edge.

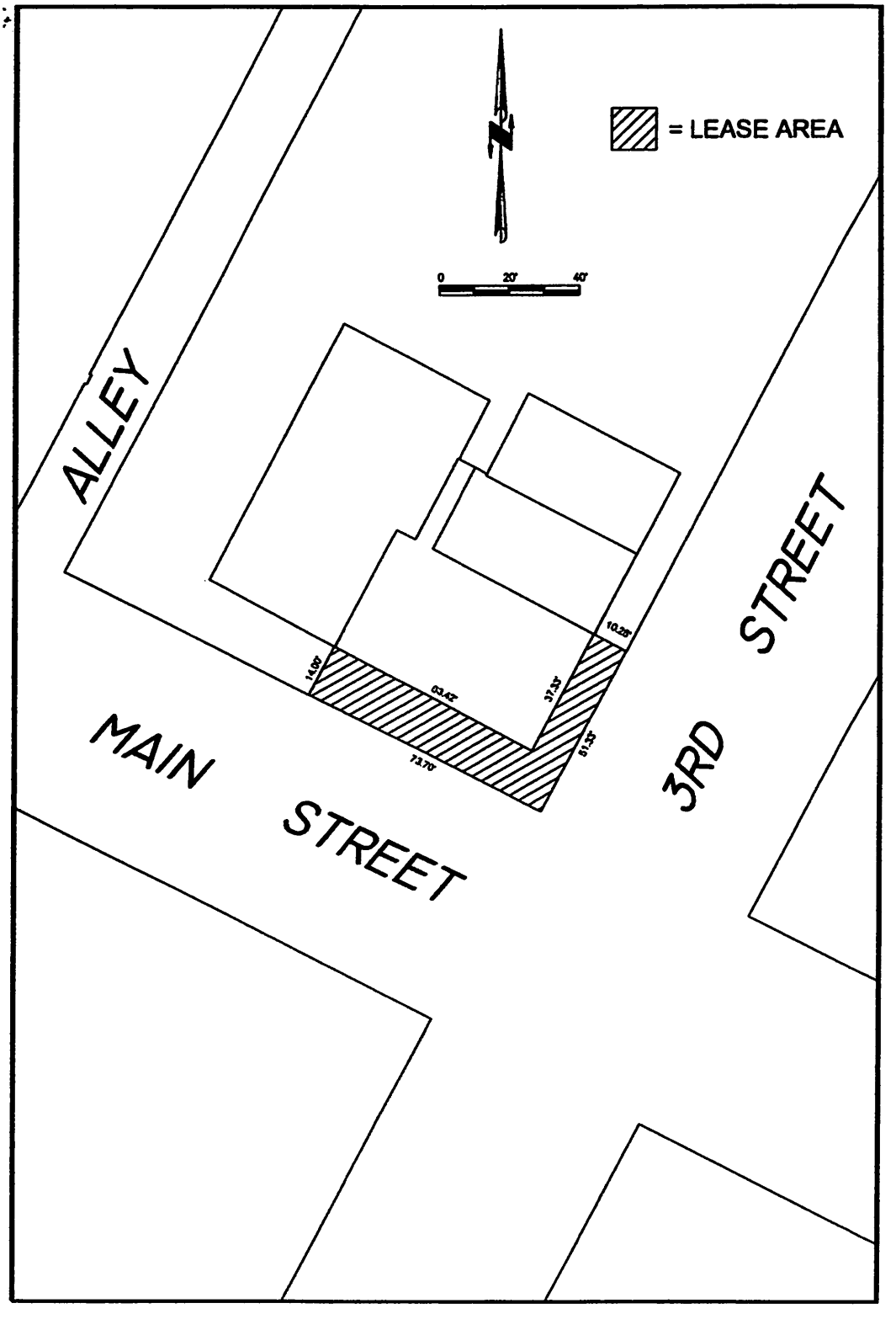
SHEET NUMBER 3

PROJECT
DUBLIN SQUARE IRISH PUB & EATERY
CORNER OF MAIN AND THIRD STREETS
LA CROSSE, WISCONSIN
PROJECT NO. 3380

SHEET TITLE ENLARGED PLAN AT PROJECT AREA
DRAWN BY DAVID L. YELLICK
CHECKED BY
DATE 8-23-10
REVISIONS

KRATT ASSOCIATES, INC.
ARCHITECTS
712 MOORE STREET
LACROSSE, WI. 54603
608-785-1320 FAX NO. 608-785-1328


S
E
W
N
5- 6'x5" Fence Barrier
7'6"
Barrier or Fence
MAIN STREET
40" Table
10'
NW CORNER OF THIRD & MAIN
LIGHT POSTS
CURB
4'
Carriage Curb
Lamp Post
Brick Boulevard
12'
6'
9'
Decorative Brick Inset
20'
SIDEWALK
Tree and Grate
Entry
EDGE OF PROPERTY
Clear Corner Walkway
Fence for Outdoor Dining
Interior Patio
Fence for outdoor dining
Interior Patio
DUBLIN SQUARE
103 3rd STREET N.
All Tables 4-5 Seats
Approx. 40" Round Tables
Additional Option
THIRD STREET
CURB
12'
Fence for outdoor Dining
Sidewalk Cafe- Width of Building on Main Street and corner of 3rd and Main.
Street Cafe- 2 parking spaces on Main Street.


= LEASE AREA
0
20'
40'
ALLEY
3RD STREET
MAIN STREET
14.00'
63.42'
37.33'
10.25'
73.70'
51.35'

Office of City Clerk

THE RUSTIC 3 LLC
103 3RD ST N
LA CROSSE WI 54601

NOTICE OF APPLICATION FOR BEER GARDEN LICENSE IN THE CITY OF LA CROSSE

This is to notify you that the following business has applied for a **Class "B" Beer Garden** license under Chapter 10, Article III of the Code of Ordinances of the City of La Crosse to allow consumption of alcoholic beverages in a designated outdoor area, as described below and on the attached drawing.

Pursuant to sec. 10-77, property owners within 200 feet of the proposed premises for a Beer Garden License shall receive notice of an original application.

The Rustic 3 LLC dba The Rustic
at 103 3rd St N, La Crosse WI 54601

Beer Garden description: 13.5 feet deep (approx. 1,200sq ft) leased-in area adjacent to building on Main & 3rd Streets.

This application will be considered at the following meetings which are held in the Council Chambers of La Crosse City Hall, 400 La Crosse Street:

- **Judiciary and Administration Committee – Tuesday, March 3, 2026 at 6:00 p.m.**
- **Common Council – Thursday, March 12, 2026 at 6:00 p.m.**

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.

Written comments may be submitted to the City Clerk's Office by emailing cityclerk@cityoflacrosse.org, by delivery or mail to City Clerk, 400 La Crosse Street, La Crosse WI 54601 or by deposit in the green drop box on the north side of City Hall.

This notice is given pursuant to the order of the Common Council of the City of La Crosse.

Dated this 19th day of February 2026.

Nikki M. Elsen, WCMC
City Clerk

Please note:
Beer Garden area shown in orange.
Properties within 200 feet of the beer garden are shown outlined in blue.



Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-20013-10	FIRST BANK LACROSSE BUILDING CORP	201 MAIN ST STE 100-1010	501 8TH ST S	MINNEAPOLIS, MN 55404
17-20013-40(CITY)	CITY OF LACROSSE	115 3RD ST N	400 LA CROSSE ST	LA CROSSE, WI 54601
17-20013-50	WOLF RENTALS LLC	221 MAIN ST	115 11TH ST N	LA CROSSE, WI 54601
17-20013-60	BBL REAL ESTATE HOLDINGS LLC	227-231 MAIN ST, 103 3RD ST N	103 3RD ST N	LA CROSSE, WI 54601
17-20013-70	RALPHS LLC	109 3RD ST N	PO BOX 32	LA CROSSE, WI 54602-0032
17-20013-80	RALPHS LLC	111 3RD ST N	PO BOX 32	LA CROSSE, WI 54602-0032
17-20014-70	DOCS HIDEOUT LLC	200 MAIN ST STE 001-300	901 STATE ST	LA CROSSE, WI 54601
17-20014-80	XIAOXU WU, YINGMIN LIN	212 MAIN ST	W6808 HILLTOP DR	ONALASKA, WI 54650
17-20015-110	CARL SCHNEIDER TRUST, NARCELLE SCHNEIDER TRUST	100-114 3RD ST S	110 3RD ST S	LA CROSSE, WI 54601
17-20015-120	CROW PROPERTIES LLC THE	100-106 3RD ST S, 222-236 MAIN ST, 228 MAIN ST APT 201-303	307 MAIN ST	LA CROSSE, WI 54601
17-20015-140	MAIN STREET RENAISSANCE INC	214-220 MAIN ST	504 MAIN ST	LA CROSSE, WI 54601
17-20016-110	DAVID H PRETASKY REVOCABLE TRUST	310 MAIN ST	220 17TH ST S	LA CROSSE, WI 54601
17-20016-120	AIRAM GROUP LLC	308 MAIN ST	2102 31ST ST S	LA CROSSE, WI 54601
17-20016-140	BRONCOS OF LACROSSE LLC	300-302 MAIN ST	2124 MADISON ST	LA CROSSE, WI 54601
17-20017-10	BRONCOS OF LACROSSE LLC	105 3RD ST S	105 3RD ST S	LA CROSSE, WI 54601
17-20017-20	RRJ HOLDINGS LLC	107 3RD ST S APT 201-202	307 MAIN ST	LA CROSSE, WI 54601
17-20017-40	BIG ALS PROPERTIES LLC	111 3RD ST S APT 201-202, 115 3RD ST S	307 MAIN ST	LA CROSSE, WI 54601
17-20018-130	608 PROPERTIES LLC	118 3RD ST N	307 MAIN ST	LA CROSSE, WI 54601
17-20018-140	LAYNE LLC	110 3RD ST N	108 3RD ST N	LA CROSSE, WI 54601
17-20018-70	ALYSHAS APARTMENTS LLC	122 3RD ST N, 126 3RD ST N APT 1-19	N2740 GERBERS RD	LA CROSSE, WI 54601
17-20019-10	LAYNE LLC	110 3RD ST N	108 3RD ST N	LA CROSSE, WI 54601
17-20019-100	608 PROPERTIES LLC	3RD ST N	307 MAIN ST	LA CROSSE, WI 54601
17-20019-30	K & N PRENTICE LLP	108 3RD ST N	108 3RD ST N	LA CROSSE, WI 54601-3207
17-20019-40	608 PROPERTIES LLC	311 MAIN ST	307 MAIN ST	LA CROSSE, WI 54601
17-20019-60	608 PROPERTIES LLC	307 MAIN ST STE 101-301	307 MAIN ST	LA CROSSE, WI 54601
17-20019-70	608 PROPERTIES LLC	301 MAIN ST	307 MAIN ST	LA CROSSE, WI 54601
Applicant	THE RUSTIC 3 LLC	103 3RD ST N	103 3RD ST N	LA CROSSE WI 54601

Revision 3/2/2020

City of La Crosse, Wisconsin

APPLICATION FOR *BEER GARDEN* LICENSE

Check One: ☑ New ☐ Renewal For the license period _____ to _____ Fee: $ _____

License Class: (Check One) ☐ Class "A" ☑ Class "B" ☐ Class "C" ☐ Class "D" *(ZONING RESTRICTION)*

BUSINESS INFORMATION

Legal/Real Name: M.E.P. Hospitality

Address of Above: Street	City	State	Zip Code
321 State St	LaCrosse	Wi	54601

PREMISES INFORMATION

Trade Name of Business: Flatiron Cafe

Address of premises to be Licensed: 321 State St LaCrosse Wi 54601

BEER GARDEN INFORMATION

Description of proposed beer garden: (MUST BE SPECIFIC: square feet, physical location, material made out of, etc.)

Wood and steel patio located out front of main premises. Aprox. 40'x 30'

AGENT INFORMATION

Agent Name: First	Middle	Last
Matthew	Z	Dooley

Agent Home Address: Street	City	State	Zip Code
3122 25th St S	LaCrosse	WI	54601

Home Phone Number:	**Daytime Phone Number:**
678 592-1329	

Was the above person listed as agent on last year's application?
☑ Yes ☐ No

The above hereby makes application for a license to operate a Beer Garden at the above address within the City of La Crosse pursuant to provisions of Sec. 10-47 of the Code of Ordinances for the City of La Crosse.

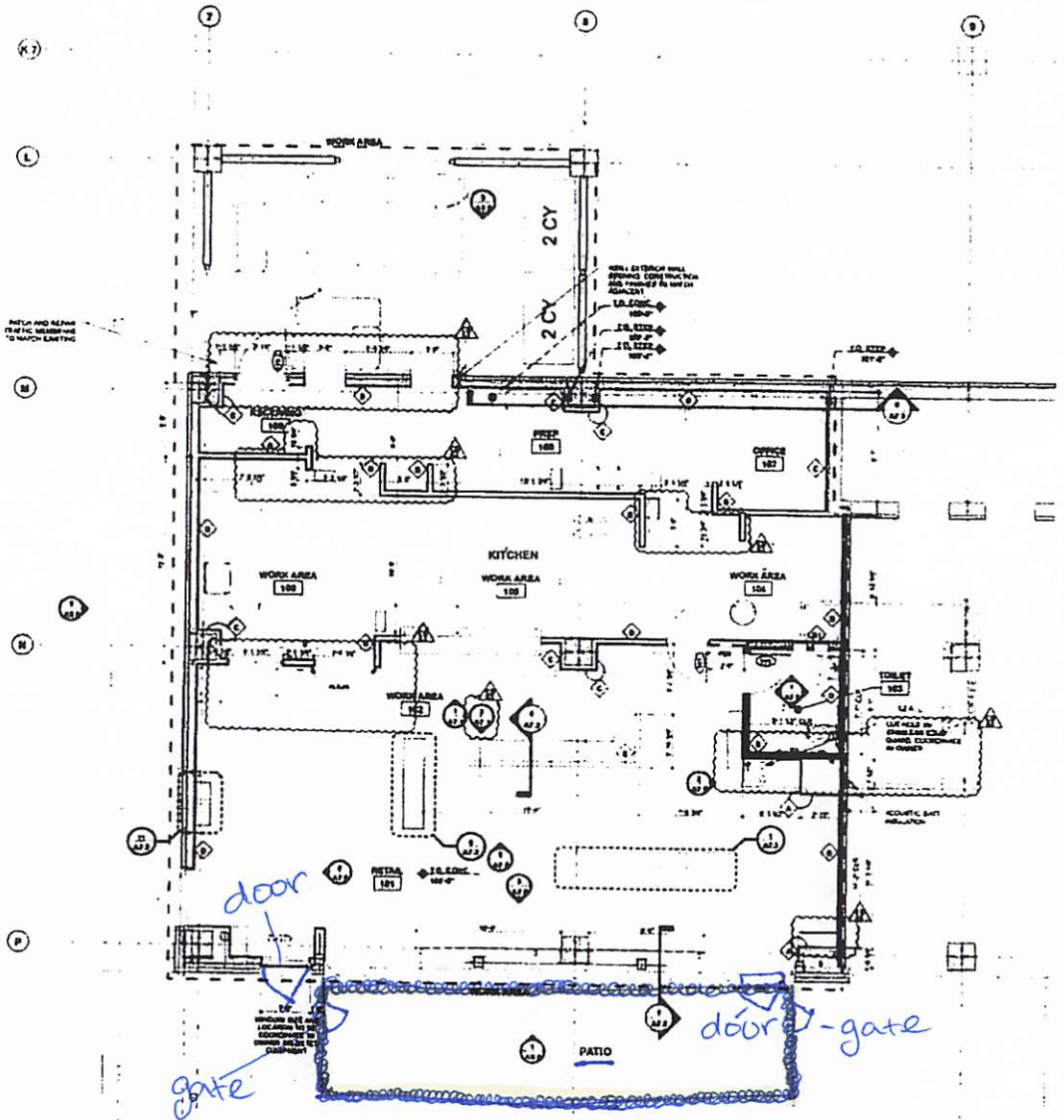
_____ 2/16/26
Signature of Applicant Date

A PLAN MUST ACCOMPANY THIS APPLICATION

OFFICE USE ONLY

For original application:
Attach a list of all property owners within 200 feet of the proposed licensed premises.

Signature:	**Date:**	**Granted:**	**License #:**



1 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

321 State Street
La Crosse Wi. 54601

TRUE NORTH PLAN

GENERAL NOTES

1. ALL INFORMATION CONCERNING EXISTING CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION OR MATERIAL FABRICATION. NOTIFY ARCHITECT AND OWNER FOR POSSIBLE REMEDIAL ACTION IF ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN HERE.
2. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
3. SEE INDIVIDUAL WALL TYPES (A6.0) FOR DIMENSIONS AND CONSTRUCTION.
4. VERIFY RECESSED EQUIPMENT WITH OWNER AND EQUIPMENT SUPPLIER PRIOR TO FRAMING WALLS.
5. INTERIOR METAL DOOR FRAMES TO BE LOCATED 2" AWAY FROM ADJACENT WALLS UNLESS NOTED OTHERWISE.
6. DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE.
7. KITCHEN/BAR EQUIPMENT BY OTHERS SHOWN IN PLAN FOR DESIGN INTENT ONLY.
8. FLOOR DRAIN QUANTITY AND LOCATIONS BY DESIGN/BUILD PLUMBER. COORDINATE CONCRETE REMOVAL AT DRAINS W/ STRUCTURAL FOR POSITIVE SLOPE TO DRAINS.

SYMBOL KEY

EXISTING CONSTRUCTION TO REMAIN
NEW CONSTRUCTION
WINDOW TAG
DOOR TAG
EXISTING DOOR TO REMAIN
NEW DOOR
ROOM NAME & NUMBER
STRUCTURAL GRID LINE
WALL OR BUILDING SECTION (REF. DESIGNATED SHEET)
WALL TYPE
INTERIOR ELEVATION TAG

TkWA

Belle Square
Butcher & Deli

WEBER HOLDINGS

CD SMITH CONSTRUCTION, INC

PIERCE ENGINEERS, INC

January 31, 2019

205614.10

Floor Plan

A1.1

Tax Parcel	OwnerName	PROPERTY ADDRESS	MAILING ADDRESS	MailCityStateZip
17-20020-60	PROJECT LEO LLC	125 4TH ST N	125 4TH ST N	LA CROSSE, WI 54601
17-20020-70	232 3RD ST N LLC	232 3RD ST N STE 100-600	1475 POWELL ST	EMERYVILLE, CA 94608
17-40381-140	232 3RD ST N LLC	319-321 STATE ST	1475 POWELL ST	EMERYVILLE, CA 94608
17-40381-160	232 3RD ST N LLC	303 STATE ST	1475 POWELL ST	EMERYVILLE, CA 94608
17-40381-180	232 3RD ST N LLC	318 VINE ST	1475 POWELL ST	EMERYVILLE, CA 94608
17-20010-120	GUNDERSEN LUTHERAN ADMINISTRATIVE SERVICES INC	201-219 3RD ST N, 225 STATE ST APT 15-434, 211 3RD ST N APT 1-5, 222 VINE ST	1900 SOUTH AVE	LA CROSSE, WI 54601
17-20020-80	LACROSSE COUNTY	300 3RD ST N, 351 4TH ST N, 410 3RD ST N, 333 VINE ST	212 6TH ST N	LA CROSSE, WI 54601
17-20320-10	LACROSSE COUNTY	300 4TH ST N	212 6TH ST N	LA CROSSE, WI 54601
17-40381-230	LACROSSE COUNTY	322 VINE ST	212 6TH ST N	LA CROSSE, WI 54601
17-20011-10	CHRISTENE M BREININGER	229 3RD ST N	23255 HILLCREST LN	RICHLAND CENTER, WI 53581
17-20018-130	608 PROPERTIES LLC	118 3RD ST N	307 MAIN ST	LA CROSSE, WI 54601
17-20018-60	STATE ROOM PROPERTIES LLC	128 3RD ST N, 306 STATE ST	307 MAIN ST	LA CROSSE, WI 54601
17-20013-40(CITY)	CITY OF LACROSSE	115 3RD ST N	400 LA CROSSE ST	LA CROSSE, WI 54601
17-20021-110	NEW STATE BANK OF LA CROSSE	120 & 128 4TH ST N	401 MAIN ST	LA CROSSE, WI 54601
17-20021-120	NEW STATE BANK OF LA CROSSE	401-413 MAIN ST	401 MAIN ST	LA CROSSE, WI 54601
17-40381-130	ASSOCIATED BANK NATIONAL ASSOCIATION	205 4TH ST N	433 MAIN ST	GREEN BAY, WI 54301
17-20020-50	117 NORTH 4TH ST LLC	115 4TH ST N, 117 4TH ST N STE 101-103, 121-123 4TH ST N	450 LOSEY COURT LN	LA CROSSE, WI 54601
17-40381-150	COWGILL PROPERTIES LLC	307 STATE ST	503 COUNTRY CLUB LN	ONALASKA, WI 54650
17-20021-90	USA	425 STATE ST	FORT SNELLING	ST PAUL, MN 55111-4000
17-20018-70	ALYSHAS APARTMENTS LLC	122 3RD ST N, 126 3RD ST N APT 1-19	N2740 GERBERS RD	LA CROSSE, WI 54601
17-20018-90	ALYSHAS APARTMENTS LLC	310-312 STATE ST	N2740 GERBERS RD	LA CROSSE, WI 54601
17-40381-170	BELLE SQUARE PROPCO LLC, BELL SQUARE DB LLC	323 STATE ST APT 201-620	N30W28701 LAKESIDE DR W	PEWAUKEE, WI 53072
17-40381-220	BELLE SQUARE PROPCO LLC, BELL SQUARE DB LLC	320 VINE ST	N30W28701 LAKESIDE DR W	PEWAUKEE, WI 53072
17-20011-20	SCIART HOLDINGS LLC	225-227 3RD ST N	N5935 PARK DR	ONALASKA, WI 54650
17-20018-150	312 STATE LLC	310-312 STATE ST	PO BOX 936	LA CROSSE, WI 54602-0936
17-20018-80	312 STATE LLC	310-312 STATE ST	PO BOX 936	LA CROSSE, WI 54602-0936
APPLICANT	M.E.P. HOSPITALITY LLC	321 STATE ST	321 STATE ST	LA CROSSE WI 54601

Office of City Clerk

M.E.P. HOSPITALITY LLC
321 STATE ST
LA CROSSE WI 54601

NOTICE OF APPLICATION FOR CLASS "B" BEER AND BEER GARDEN LICENSE IN THE CITY OF LA CROSSE

This is to notify you that the following business has applied for a **Class "B" Beer** and **Class B Beer Garden** license under Chapter 10, Article III of the Code of Ordinances of the City of La Crosse to allow consumption of alcoholic beverages in a designated outdoor area, as described below and on the attached drawing.

Pursuant to sec. 4-145 of the Municipal Code, no Class "B" license shall be granted for premises located within 100 feet of lands zoned residential or multiple dwelling without property owners receiving notification.

Pursuant to sec. 10-77, property owners within 200 feet of the proposed premises for a Beer Garden License shall receive notice of an original application.

M.E.P. Hospitality LLC dba Flatiron
at 321 State St, La Crosse WI 54601

Beer Garden description: Wood and steel patio located out front of main premises. Approx. 40'x30'.

This application will be considered at the following meetings which are held in the Council Chambers of La Crosse City Hall, 400 La Crosse Street:

- **Judiciary and Administration Committee – Tuesday, March 3, 2026 at 6:00 p.m.**
- **Common Council – Thursday, March 12, 2026 at 6:00 p.m.**

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.

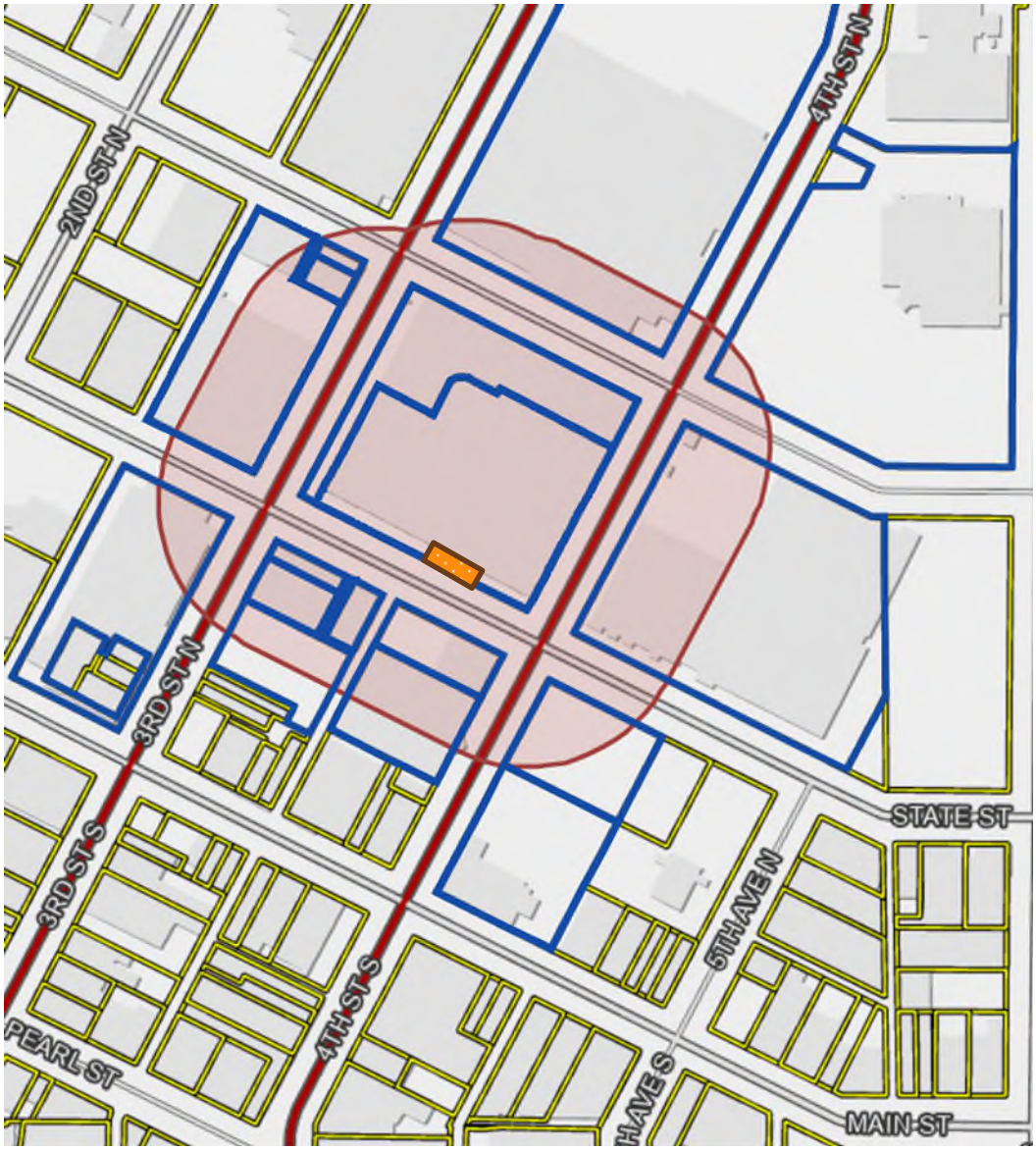
Written comments may be submitted to the City Clerk's Office by emailing cityclerk@cityoflacrosse.org, by delivery or mail to City Clerk, 400 La Crosse Street, La Crosse WI 54601 or by deposit in the green drop box on the north side of City Hall.

This notice is given pursuant to the order of the Common Council of the City of La Crosse.

Dated this 19th day of February 2026.

Alicia Smithburg
Assistant Clerk

Please note:
Beer Garden area shown in orange.
Properties within 200 feet of the beer garden are shown outlined in blue.



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 after the meeting begins but will be made part of the record.

Agenda File #
J&A 26-0094
F&P _____

MEETING REGISTRATION

Name: Timothy Larsen **Date:** 3-3-26
PLEASE PRINT

Municipality of Residence: Lacrosse

Representation: The Rustic liquor License Applicant
If you are representing an organization or person other than yourself at this meeting.

Agenda Item #: 26-0094
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.

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0095

Agenda Date: 3/12/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

Resolution approving application of Twilight Medical Transport LLC dba T.M.T. Medical Transportation & Taxi Service for 2026 Public Vehicle for Hire License.

RESOLUTION

BE IT RESOLVED by the Common Council of the City of La Crosse that the following classes of licenses be and the same are hereby granted to Twilight Medical Transport LLC dba T.M.T. Medical Transportation & Taxi Service for the 2026 license period for the vehicles and rates shown.

BE IT FURTHER RESOLVED that the City Clerk is authorized to issue the following licenses only after payment of all fees, taxes and charges of the City of La Crosse against the licensee.

BE IT FURTHER RESOLVED that the above licenses are granted, and the City Clerk is authorized to issue the same pursuant to Section 10-625, 10-685, 10-908 of the Code of Ordinances of the City of La Crosse and upon compliance with all conditions contained within Chapter 10, Articles XIII, XIV, and XVIII.

Twilight Medical Transport LLC - Vehicle Listing 2026			
Year, Make, Model	**VIN**	**License Plate**	**Capacity**
2014 Toyota Sienna	5TDKK3DC2ES476117	AYV7808	6
2014 Toyota Sienna	5TDZK3DC5ES480662	AZL9053	6
2015 Toyota Venza	4T3BKBB9FU115476	AMS8764	5
2026 Metered Rates:			
Pick Up: $2.00	**Mileage:** $2.50/mile	**Wait Time:** $40.00/hour	
Wheelchairs: $25.00	**Wheelchair Returns:** $1.00/mile (Local) $1.00/mile (out of area)		

License Number _____ License Fee: $_____

License Issued _____ Invoice #: _____

CITY OF LA CROSSE
APPLICATION FOR PUBLIC VEHICLE FOR HIRE

License Period: January 1st, 2026 to December 31st, 2026



BUSINESS INFORMATION

Business Name *(Real/Legal)*	TMT Medical Transport LLC
Trade Name *(DBA)*	Twilight Medical Transport
Address	1100 Kane St La Crosse WI 54601
Zoning District *New addresses must be verified compliant by a building inspector.*	
Telephone	608-881-9222
Wisconsin Seller Permit No. *Required if vehicles are leased to drivers.*	

OWNER INFORMATION

Owner(s) Name *(First, Full Middle, Last)*	Ronald Chatel
Owner(s) Date of Birth	
Home Address	1441 George St La Crosse WI 54603
Telephone	*Home* *Cell* [redacted]

- HAVE YOU EVER BEEN CONVICTED OF A FELONY OR MISDEMEANOR? [ ] YES [X] NO
- HAVE YOU BEEN CONVICTED OF AN ORDINANCE VIOLATION IN THE LAST FIVE (5) YEARS? [ ] YES [X] NO
- IF EITHER ANSWER IS YES, INCLUDE NATURE OF THE OFFENSE AND PLACE OF CONVICTION (use reverse side, if necessary).

_____ _____

_____ _____

INSURANCE INFORMATION

Insurance Carrier/Agent	SC NATIONAL SPECIALTY / DEBRUYNE INS AGENCY
Address	1375 FUR DR, WISCONSIN DELLS, WI 53965
Telephone/Email DEBINS.COM	*Telephone* 608-432-6049

ATTACH A **CERTIFICATE OF INSURANCE** INDICATING THE INSURANCE CARRIER, INSURED, POLICY NUMBER, POLICY LIMITS AND DURATION OF THE POLICY. ALL INSURED VEHICLES SHALL BE IDENTIFIED ON THE CERTIFICATE OF INSURANCE.
The policy must be endorsed naming the City of La Crosse as Additional Insured and said endorsement page must accompany the certificate.

RATE INFORMATION

Method of Charging	Metered Rates __x__ Zone Rates ___ Vehicle Rental Rate ___
Schedule of Rates *(or attach Schedule to be posted the vehicles)*	START/PICK-UP: $2.00, MILEAGE: $2.50/MILE, WHEELCHAIRS $25.00, WHEELCHAIR RETURNS(LOCAL) $1.00/MILE, WHEELCHAIR RETURNS(OUT OF ARE/ 1.00/MILE WAITING TIME: $40.00/HOUR.

VEHICLE INFORMATION

Number of Vehicles to be Licensed	3

VEHICLE ID NUMBER	YEAR, MAKE & MODEL *(Model Year Cannot Exceed 10 Years of Age - Renewals are Exempt)*	CAPACITY *(incl. driver)*	STATE & LICENSE NO
~~5TDX23DC4HS771998~~	~~2017 TOYOTA SIENNA~~	~~3~~	~~WI AZH 8830~~
4T3BK3BB9FU115476	2015 TOYOTA VENZA	5	WI AMS 8764
5TDKK3DC2ES476117	2014 TOYOTA SIENNA	6	WI AYV 7808
~~WDZPE7CDXGP241413~~	~~2016 MERCEDES BENZ SPRINTER~~	~~7~~	~~WI AZL 9215~~
~~5TDZZ3DC8HS899749~~	~~2017 TOYOTA SIENNA~~	~~5~~	~~WI AYV 7807~~

*vehicles with capacities of 16 or greater that have both a valid USDOT and MC number are exempt.

5TDZK3DC5ES480662 | 2014 Toyota Sienna | 5 | 1

_____ ATTACH ORIGINAL **CERTIFICATE OF INSPECTION** FOR EACH VEHICLE certifying that the vehicle to be used for hire is in good mechanical condition. The inspection and certificate must be completed by an A.S.E. Certified Technician.

_____ ATTACH A **CERTIFICATE OF INSURANCE.** All insured vehicles shall be identified on the certificate by Make, Model and VIN. Said policy must be endorsed naming the City of La Crosse as additional insured. Said endorsement MUST accompany the Certificate of Insurance at the time of filing. *Note: A statement of additional insured on the certificate is not acceptable; we must receive the endorsement page.*

_____ ATTACH A PHOTOCOPY OF THE **TITLE/CONFIRMATION OF OWNERSHIP & REGISTRATION** FOR EACH VEHICLE (the title/confirmation must be in the name of business or owner); required for original vehicle application only. *Note: A salvage title may not be used as a public vehicle until the vehicle has been repaired and inspected by an authorized salvage vehicle inspector and rebranded for road use (a copy of the inspection must be provided).*

_____ ATTACH PHOTOCOPY OF **LEASE OR RENTAL AGREEMENT**, if applicable. This is required of new applicants or when there is a change in business address only.

The above hereby makes application for a Public Vehicle For Hire License within the City of La Crosse pursuant to Chapter 10, Article XIII of the Code of Ordinances of the City of La Crosse.

I hereby attest that the information contained in this application is true and correct. I am aware that withholding information or making false statements on this application will be basis for denial/revocation of license. I further certify that the above automobile(s) was inspected by an A.S.E. certified technician and will be kept in good mechanical condition at all times and will comply with the provisions of law pertaining to public vehicles for hire (Ch. 10, Article XIII of the La Crosse Municipal Code).

SIGNATURE OF APPLICANT Ronald Chatel DATE 1-19-26

LICENSE [ ] APPROVED [ ] DENIED

SIGNATURE OF POLICE REPRESENTATIVE _____ **DATE** _____

#13

CERTIFICATE OF INSPECTION

NAME OF BUSINESS Twilight Medical Transport LLC

VEHICLE MAKE Toyota MODEL Sienna YEAR 2014

VIN 5TDZK3DC5ES480662

	NEEDS REPAIR	DATE OF REPAIR	NO REPAIR NECESSARY
Headlamps *(incl. cover and aim)*	OK		
Parking Lamps	RR Tailgate Out		
Directional Lamps	OK		
Flashing Warning Lamps	OK		
Side Marker Lamps/Reflectors	OK		
Tail Lamps *(incl. cover)*	OK		
Back Up Lamps	OK		
Brake Lamps	OK		
Steering System	Left Tie Rod play		
Hood & Trunk Latches	OK		
Emission/Exhaust System	OK		
Tires *(incl. spare & jack)* *(Note: tire-tread depth shall not be less than 2/32 of an inch)*	OK		
Windshield *(incl. wipers & washers)*	OK		
Windows *(side, rear)*	OK		
Windshield Defroster	OK		
Horn	NO		
Mirrors	OK		
Speed Indicator	OK		
Restraining Devices & Seats	OK		
Brakes *(incl. parking brake)*	Fronts Due		
Heater	OK		
Air Conditioning	OK		
Door Handles *(interior & exterior)*	OK		

DISCLOSURE STATEMENT: I am an A.S.E. Certified Technician with an unexpired certificate and have exercised reasonable diligence in inspecting this vehicle. On the basis of such inspection, I declare the apparent existing condition to be as indicated above.

A.S.E. Certified Technician: Signature: Andrew Begeman Printed Name: ANDREW BEGEMAN

Business: ANDYS AUTO SERVICE Address: 641 So 2nd ave Oconto WI Date: 12-28-25

Per Sec. 10-589, each public passenger vehicle shall be kept and maintained in a safe and reliable condition. To insure the safe condition of all motor vehicles, applicant must present to the City Clerk an original certificate of inspection as to the mechanical condition of the automobile from an A.S.E. certified technician (other than vehicle owner/employee).

Rev. 11/2017

#3

CERTIFICATE OF INSPECTION

NAME OF BUSINESS TWILIGHT MEDICAL TRANSPORT LLC

VEHICLE MAKE TOYOTA MODEL VENZA YEAR 2015

VIN 4T3BK3BB9FU115476

	NEEDS REPAIR	DATE OF REPAIR	NO REPAIR NECESSARY
Headlamps *(incl. cover and aim)*	OK		
Parking Lamps	OK		
Directional Lamps	OK.		
Flashing Warning Lamps	OK.		
Side Marker Lamps/Reflectors	OK.		
Tail Lamps *(incl. cover)*	OK		
Back Up Lamps	OK		
Brake Lamps	OK		
Steering System	OK.		
Hood & Trunk Latches	OK		
Emission/Exhaust System	OK.		
Tires *(incl. spare & jack)* *(Note: tire-tread depth shall not be less than 2/32 of an inch)*	OK		
Windshield *(incl. wipers & washers)*	OK		
Windows *(side, rear)*	OK (left Rear Door work)		
Windshield Defroster	OK		
Horn	OK.		
Mirrors	OK.		
Speed Indicator	OK.		
Restraining Devices & Seats	OK.		
Brakes *(incl. parking brake)*	OK.		
Heater	OK.		
Air Conditioning	OK.		
Door Handles *(interior & exterior)*	OK.		

DISCLOSURE STATEMENT: I am an A.S.E. Certified Technician with an unexpired certificate and have exercised reasonable diligence in inspecting this vehicle. On the basis of such inspection, I declare the apparent existing condition to be as indicated above.

A.S.E. Certified Technician: Signature: [signature] Printed Name: ANDREW BEGEMAN

Business: ANDYS AUTO SERVICE Address: 641 So 2nd ave ANCHORAGE AK Date: 12-2225

Per Sec. 10-589, each public passenger vehicle shall be kept and maintained in a safe and reliable condition. To insure the safe condition of all motor vehicles, applicant must present to the City Clerk an original certificate of inspection as to the mechanical condition of the automobile from an A.S.E. certified technician (other than vehicle owner/employee).

Rev. 11/2017

CERTIFICATE OF INSPECTION #4

NAME OF BUSINESS TWILIGHT MEDICAL TRANSPORT LLC

VEHICLE MAKE TOYATA MODEL SIENNA YEAR 2014

VIN 5TDKK3DC2ES476117

	NEEDS REPAIR	DATE OF REPAIR	NO REPAIR NECESSARY
Headlamps *(incl. cover and aim)*	OK		
Parking Lamps	OK		
Directional Lamps	OK		
Flashing Warning Lamps	OK		
Side Marker Lamps/Reflectors	OK		
Tail Lamps *(incl. cover)*	OK		
Back Up Lamps	OK		
Brake Lamps	OK		
Steering System	OK		
Hood & Trunk Latches	OK		
Emission/Exhaust System	OK		
Tires *(incl. spare & jack)* *(Note: tire-tread depth shall not be less than 2/32 of an inch)*	no spare		
Windshield *(incl. wipers & washers)*	OK		
Windows *(side, rear)*	OK		
Windshield Defroster	OK		
Horn	NO		
Mirrors	OK		
Speed Indicator	OK		
Restraining Devices & Seats	OK		
Brakes *(incl. parking brake)*	Rear Due		
Heater	OK		
Air Conditioning	OK		
Door Handles *(interior & exterior)*	Left Rear Dont work		

DISCLOSURE STATEMENT: I am an A.S.E. Certified Technician with an unexpired certificate and have exercised reasonable diligence in inspecting this vehicle. On the basis of such inspection, I declare the apparent existing condition to be as indicated above.

A.S.E. Certified Technician: Signature: Andrew Begeyn ~~Printed~~ Name: ANDREW BEGEYN

Business: Ardys Auto Service Address: 641 So 2nd ave Onalaska Date: 12-13-22

Per Sec. 10-589, each public passenger vehicle shall be kept and maintained in a safe and reliable condition. To insure the safe condition of all motor vehicles, applicant must present to the City Clerk an original certificate of inspection as to the mechanical condition of the automobile from an A.S.E. certified technician (other than vehicle owner/employee).

Rev. 11/2017

Vehicle List and Schedule of Rates

Twilight Medical Transport LLC - Vehicle Listing 2026			
Year, Make, Model	**VIN**	**License Plate**	**Capacity**
2014 Toyota Sienna	5TDKK3DC2ES476117	AYV7808	6
2014 Toyota Sienna	5TDZK3DC5ES480662	AZL9053	6
2015 Toyota Venza	4T3BKBB9FU115476	AMS8764	5
2026 Metered Rates:			
Pick Up: $2.00	**Mileage:** $2.50/mile	**Wait Time:** $40.00/hour	
Wheelchairs: $25.00	**Wheelchair Returns:** $1.00/mile (Local) $1.00/mile (out of area)		

Office of City Clerk

February 20, 2026

ATTN: RONALD CHATEL
TWILIGHT MEDICAL TRANSPORT LLC
1100 KANE ST
LA CROSSE WI 54601

Dear Ronald,

Our office is in receipt of the application for the Public Vehicle for Hire License for Twilight Medical Transport LLC dba T.M.T. Medical Transportation & Taxi Service

The application will be considered at the following meetings:

Judiciary & Administration Committee	**Tuesday, March 3, 2026, 6:00 p.m.** **Council Chambers, City Hall – 400 La Crosse St.**
Common Council	**Thursday, March 12, 2026, 6:00 p.m.** **Council Chambers, City Hall – 400 La Crosse St.**

It is recommended that someone attend the J&A meetings where public hearing is allowed; there may be questions or comments from a committee or council member or another citizen. Public hearing is generally not allowed at the Council meeting although there may be questions of Council Members. The application will appear on the agendas as File # 26-0095.

Attendance is allowed either in person or virtually. I will also be sending you an email with the dates listed above and the Zoom link for the J&A meeting. If you have any questions, comments, or concerns; do not hesitate to contact me.

Sincerely,

Sondra Craig

Sondra Craig, Deputy Clerk
craigs@cityoflacrosse.org
608-789-7549

cc: Ronald Chatel – DRIVERCHATEL@HOTMAIL.COM

Office of City Clerk

February 18, 2026

Ed Debruyne
Debruyne Insurance
Via email Ed@debins.com

Ronald A Chatel
Twilight Medical Transport LLC
Via email tmtllclacrosse@gmail.com

Re: 2026 Public Passenger Vehicle for Hire License – Insurance Requirements

Ed Debruyne and Ron Chatel.

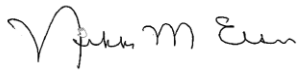
Following additional review and consultation, it has been determined that National Specialty Insurance Company is licensed by the Wisconsin Office of Commissioner of Insurance and the automobile policy is sufficient.

There are a few issues that need to be corrected on the Certificate of Insurance:

- The NAIC#s need to be provided for both Insurer A and Insurer B.
- If National Specialty Insurance Company is Insurer B, please update the name. Perhaps SC National Specialty is the alias, but that name was not found to be licensed in Wisconsin.
- The City requires to be named additional insured under both the commercial general liability and the automobile policy. The intent of Sec. 2-2(19) is that the City obtain coverage for both bodily injury and property damage caused by either a vehicle incident (auto) or business operations unrelated to a vehicle incident (general). The language is vague as to admitted carrier for the general liability, so at this time, that requirement is only of the auto insurer.
- In the ADDL INSD column, there should be indication that the policy is endorsed or in the description you can leave the language, but you need to identify the policy numbers i.e., Certificate Holder is an additional insured to policy GUAH000932-00 and 202600600663.

Thank you for your prompt attention to this matter.

Regards,



Nikki M. Elsen, WCMC
City Clerk

Cc: City of La Crosse Legal Department

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 after the meeting begins but will be made part of the record.

Agenda File #
J&A 26-0095
F&P _____

MEETING REGISTRATION

Name: Glenn w. Garbers **Date:** 3-3-26
PLEASE PRINT

Municipality of Residence: 1100 Kane St LaCrosse

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

Agenda Item #: ~~26-0094~~ 26-0095
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.
- [x] I do not want to speak, but I am available to answer questions.

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0122

Agenda Date: 3/12/2026

Version: 2

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

Agenda Number:

Resolution amending Appendix C of the Municipal Code for the City of La Crosse entitled "Fee Schedule" regarding fees for building, plumbing, electrical, HVAC and erosion control permits.

RESOLUTION

WHEREAS, the City of La Crosse Common Council has previously adopted a fee schedule by resolution; and

WHEREAS, certain building, plumbing, electrical, HVAC and erosion control permit fees are automatically increased by the Consumer Price Index for All Urban Consumers (CPI-U); and

WHEREAS, it has been determined that in certain instances fees need to be changed by an amount other than the Consumer Price Index for All Urban Consumers (CPI-U). This change allows flexibility to change these fees as approved by Council, and not just by the annual CPI; and

WHEREAS, for consistency, the authority to increase fees in sec. 105-28 by Consumer Price Index be removed from the fee schedule and instead be placed in the municipal code.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby approves the following change to Appendix C.

~~105-28~~	~~Beginning January 1, 2010, and each January 1 thereafter, the above erosion control permit fees shall automatically increase by the Consumer Price Index for All Urban Consumers (CPI-U).~~

BE IT FURTHER RESOLVED that the reference to CPI be removed from Appendix C for fees authorized in Secs. 103-34(h)(7), Sec. 103-138(e)(5) , Sec. 103-169(d)(4), Sec. 103-229(e)(5) and Sec. 105-28(b).

BE IT FURTHER RESOLVED that all other fees included within Appendix C remain unchanged.

BE IT FURTHER RESOLVED that City staff is authorized to take any and all steps necessary to effectuate this resolution.

CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID 26-0122

Caption AN ORDINANCE to amend Sec. 103-34. (h) (7) , 103-138. (e) (5), 103-169. (d) (4), & 103-229. (e) (5), of the Code of Ordinances of the City of La Crosse regarding fee changes.

Staff/Department Responsible for Legislation

Planning and Development - Building & Inspections & Clerks

Requestor of Legislation

Planning and Development - Building & Inspections & Clerks

Location, if applicable

City-wide

Summary/Purpose

To amend language allowing the Common Council the flexibility to increase certain fees by an amount other than the annual CPI adjustment.

Background

The fee schedule was previously adopted by the Common Council reflecting fee increases other than the annual CPI adjustment. The code language needs to be amended to reflect those increases and provide the flexibility to increase the respective fees by an amount other than CPI, if justified.

Fiscal Impact

If not passed, the fees changes approved could be challenged.

Staff Recommendation

Recommend to adopt.

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0126

Agenda Date: 3/12/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

Resolution approving 2026 Joint Powers Agreement - County 9-1-1 Emergency System between the City and County of La Crosse.

RESOLUTION

BE IT RESOLVED by the Common Council of the City of La Crosse that the 2026 Joint Powers Agreement - County 9-1-1 Emergency System is hereby approved.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute the same.

LA CROSSE COUNTY
Exceptional services. Extraordinary place.

La Crosse County Emergency Servcies 911
Courthouse and Law Enforcement Center
333 Vine Street Room 900
La Crosse, WI 54601-3200

January 14, 2026

Mayor Shaundel Washington-Spivey
Attn: Nikki Elsen
City of La Crosse
400 La Crosse St.
La Crosse, WI 54601

Dear Mayor Washington-Spivey

Enclosed please find two copies of the Joint Powers Agreement for 2026.

As you know, Wis. Stats. 256.35 (9) requires a new agreement be signed each year. Therefore, the enclosed agreement will be in effect for 2026. No changes have been made to the existing agreement.

Kindly sign and return one copy to Emergency Services at your earliest convenience

One copy is for your records.

Thank you.

La Crosse County Emergency Services

Patti Jakowski

Enclosures

JOINT POWERS AGREEMENT
COUNTY 9-1-1 EMERGENCY SYSTEM

WHEREAS, La Crosse County and the municipalities located within the boundaries of La Crosse County have implemented an Emergency 9-1-1 System for the purposes of providing emergency services to residents and visitors of these municipalities, including fire fighting, law enforcement, ambulance, medical and other emergency services; and

WHEREAS, Sec. 256.35 (9), Wis. Stats., "Joint Powers Agreement," requires that in implementing a 9-1-1 system as has been done in La Crosse County, municipalities shall annually enter into a Joint Powers Agreement, which Agreement shall be applicable on a daily basis and which shall provide that if an emergency services vehicle is dispatched in response to a request through the La Crosse County 9-1-1 System, such vehicle shall render its services to the persons needing the services, regardless of whether the vehicle is operating outside the vehicle's normal jurisdictional boundaries.

THEREFORE, in consideration of the mutual promises, agreements, and conditions contained herein, it is hereby jointly agreed between La Crosse County and the Town/City/Village of CITY OF LA CROSSE follows:

1. That effective January 1, 2026, this Agreement shall, thereafter, be applicable on a daily basis from said date through December 31, 2026

2. That if an emergency services vehicle operated by the municipality, or operated by an agency with which the municipality contracts for that particular emergency service, is dispatched in response to a request through the La Crosse County Emergency 9-1-1 System, such vehicle (whether owned and operated by the municipality or by the agency) shall render its services to the persons needing the services, regardless of whether the vehicle is operating outside the vehicle's normal jurisdictional (or as defined by contract) boundaries.

3. That a copy of this Agreement shall be filed with the State Department of Justice, as required by sec 256.35 (9), Wis. Stats.

LA CROSSE COUNTY (Dispatching agency)

By: _____
(County Board Chairperson)

City of La Crosse (Participating agency)
(Town/City/Village)

By: _____
(Chairperson/Mayor/President)

CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID: 26-0126

Caption: Resolution approving 2026 Joint Powers Agreement - County 9-1-1 Emergency System between the City

Staff/Department Responsible for Legislation

Requestor of Legislation: County of La Crosse

Location, if applicable

Summary/Purpose

Approving annual 9-1-1- Emergency Services Agreement with La Crosse County for the purpose of providing emergency services to residents and visitors including fire fighting, law enforcement, ambulance, medical and other emergency services.

Background

Pursuant to Wis. Stats. 256.35(9), public agencies with different territorial boundaries may combine to establish a basic or sophisticated system. When doing so, they must enter into an annual agreement. Failure to do may cause judicial proceedings by the Department of Justice to enforce compliance.

Fiscal Impact

None.

Staff Recommendation

Recommended to adopt.

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0146

Agenda Date: 3/12/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

Agenda Number:

Resolution approving First Amendment to development agreements with The Chalmers, LLC, a multi-family housing development located at 215 Pine Street and 401 3rd Street North.

RESOLUTION

WHEREAS, Developer and City entered into three (3) separate development agreements effective August 11, 2025, known as the Chalmers Phase 1 Development Agreement, the Chalmers Phase 2 Development Agreement, and the Chalmers Phase 3 Development Agreement; and

WHEREAS, the Developer desires to combine the Agreements into one (1) single agreement under the Phase 1 Agreement due to building code changes.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby approves the attached First Amendment to Development Agreement: The Chalmers.

BE IT FURTHER RESOLVED by the Common Council of the City of La Crosse that it hereby authorizes the City Attorney, Director of Finance, Director of Planning and Development, Mayor and City Clerk to execute said agreement.

BE IT FURTHER RESOLVED that City staff is hereby authorized to take any and all steps necessary to effectuate this resolution.

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT
-THE CHALMERS-

This "**First Amendment**" is made and entered into by and between **The Chalmers Residences, LLC** ("**Developer**") and **the City of La Crosse, Wisconsin** ("**City**") with respect to the certain real property located in La Crosse, Wisconsin as of the date this First Amendment has been signed by both Developer and City. Developer and City individually are each sometimes referred to as a "**Party**" and together are referred to as the "**Parties.**"

RECITALS

WHEREAS, Developer and City entered into three (3) separate development agreements effective August 11, 2025, known as the Chalmers Phase 1 Development Agreement ("**Phase 1 Agreement**"), the Chalmers Phase 2 Development Agreement ("**Phase 2 Agreement**"), and the Chalmers Phase 3 Development Agreement ("**Phase 3 Agreement**") (collectively the "**Agreement**s");

WHEREAS, the parties desire to combine the Agreements into one (1) single agreement under the Phase 1 Agreement due to building code changes;

WHEREAS, the parties desire to amend the Agreements accordingly on the terms herein.

AGREEMENT

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned parties agree hereto as follow:

I. **Phase 2 and Phase 3 Agreements**. The Parties hereby release and terminate the Phase 2 Agreement and Phase 3 Agreement in their entirety.

II. **Phase 1 Agreement**. The Phase 1 Agreement shall be amended as follows:

A. **Recitals.** The first recital is hereby amended whereby the reference to "82 general occupancy rental units" is replaced with "260 general occupancy rental units and 4,403 sq. ft. of commercial space".

B. **Definitions.** The following definitions under Section 1.3 of the Phase 1 Agreement shall be amended and restated as follows:

1. Monetary Obligation. Sections 1.3(g) and 1.3(g)(1) are hereby amended whereby the references to "one million five hundred thirty-five thousand dollars ($1,535,000)" are replaced with "five million seven hundred ninety-five thousand two hundred thirty-six dollars ($5,795,236)".

2. Project. Section 1.3(i) is hereby amended whereby the reference to "82 general occupancy rental units" is replaced with "260 general occupancy rental units and 4,403 sq. ft. of commercial space".

C. **Exhibits.** The following exhibits of the Phase 1 Agreement shall be replaced with the exhibits attached to this First Amendment:

- Exhibit B – Description of Project
- Exhibit E – Project Cost Breakdown
- Exhibit F – Construction Schedule
- Exhibit G – Monetary Obligation Example
- Exhibit H – Pro Forma Financial Statement
- Exhibit I – Sample Look Back Calculation

D. Developer Obligations.

1. Construction Schedule. Section 2.2(b) is hereby amended whereby the references to "October 1, 2025" and "March 31, 2027" are replaced with "December 31, 2026" and "November 30, 2028" respectively.

2. Guaranty of Minimum Construction Costs. Section 2.2(c) is hereby amended whereby the reference to "seventeen million two hundred twenty thousand dollars ($17,220,000.00)" is replaced with "fifty-two million dollars ($52,000,000)".

3. Taxes.

   i. Minimum Assessment. Section 2.6(b) is hereby amended whereby the reference to "twelve million six hundred twenty-two thousand dollars ($12,622,000.00)" is replaced with "forty-one million six hundred fifty-nine thousand six hundred dollars ($41,659,600)" and the reference to "tax year 2028" is replaced with "tax year 2029".

   ii. Deficiency PILOT. Section 2.6(c) is hereby amended whereby the reference to "January 1, 2028" is replaced with "January 1, 2029". In addition, a sentence is added to the end of Section 2.6(c), stating, "The Developer's default of the Minimum Assessment for a particular tax year is deemed cured upon Developer's timely payment of the Deficiency PILOT for the same tax year."

E. City Obligations.

1. Project Assistance and Pay-As-You-Go Payment Schedule. Section 3.1 and 3.1(a) are hereby amended whereby the reference to "one million five hundred thirty-five thousand dollars ($1,535,000.00)" is replaced with "five million seven hundred ninety-five thousand two hundred thirty-six dollars ($5,795,236)".

F. Conditions Precedent to City Obligations.

1. Article IV is hereby amended whereby the reference "December 31, 2026" is replaced with "December 31, 2027".

2. Financing Commitment. Section 4.4 is hereby amended whereby the reference to "seventeen million two hundred twenty thousand dollars ($17,220,000.00)" is replaced with "fifty-two million dollars ($52,000,000)".

G. **Developer's Default – Remedies.** Section 7.1(a) is hereby amended to add the following underlined language to the second sentence therein: "In addition, and without limitation, except as specifically provided otherwise herein, the City shall have the following specific rights and remedies:"

III. **Effect of Extensions.** Developer and City each acknowledge that the extensions under this First Amendment preclude any claim of breach under the original terms of the any of the Agreements prior to this First Amendment amending and restating such terms as identified above.

IV. **Counterparts.** This First Amendment may be executed in one or more counterparts, and the several counterparts together shall constitute a single instrument. An electronically transmitted signature by facsimile or pdf software shall have the same full force and effect as an original signature.

V. **Interpretation.** All capitalized terms in this First Amendment that are not defined in this First Amendment shall have the same meanings affixed in the Agreements. All other terms and provisions of the Agreements not specifically amended herein shall remain in full force and effect.

VI. **Effect of Amendment**. In case of discrepancy between the terms of this First Amendment and the Agreements, the terms of this First Amendment shall govern.

[Signature page follows]

IN WITNESS WHEREOF, this First Amendment is executed as of the date it is signed by both Developer and City.

DEVELOPER: **THE CHALMERS RESIDENCES, LLC**

By: _____
Terrence R. Wall, President of
T. Wall Enterprises Manager, LLC, its Manager

Dated: _____

CITY: **CITY OF LA CROSSE**

By: _____

Name: _____

Title: _____

Dated: _____

EXHIBIT B

Description of Project

The Chalmers Residences is proposing a 4-story multifamily development that will take advantage of the vacant lot on 215 Pine Street and the former and now blighted La Crosse Tribune building. The proposal includes 1 level of underground parking, approximately 260 apartment units, and +/-4,403 sq ft of commercial space. The Chalmers intends to revitalize the site by demolishing the underutilized/blighted Tribune building to make way for The Chalmers redevelopment.

The Chalmers will serve as a hub for the community, providing gathering and retail spaces. In alignment with the City's Comprehensive Plan, the goal is to create a compact and well-designed mixed-use center that encompasses shopping, employment, housing, recreation, and community gathering opportunities.

The intent is for this development to allow residents access to amenities, resources, and community spaces that cater to all different age groups. The project aims to stimulate revitalization, promote efficient land use, support the employment base, upgrade neighborhoods, increase property value and tax base, attract businesses, and create a vibrant mixed-use community.

The Chalmers is planning one story of underground-parking accommodating approximately 153 stalls. Additionally, the developer intends to construct a skywalk over Pine Street that would connect The Chalmers to the Pine Street Parking Ramp, where The Chalmers plans to lease approximately 120-160 stalls from the City.

In addition to the sky walk, The Chalmers will include bike storage lockers and bike parking stalls for residents in addition to a bike work/repair station for pumping tires, fixing/oiling chains, etc. As noted below, the developer also plans to include bike charging stations for residents who own electric bikes.

Green/Sustainable Building Features:

- Electric vehicle charging stations
  - 10% of parking stalls will have electric vehicle charging stations while 100% of covered parking stalls will be wired to accommodate electric vehicle charging stations in the future
- Recycling and Reuse plan for demolition of existing Tribune building
- Regionally sourced materials where possible
- Bike and scooter charging stations
- Energy efficient appliances
- High efficiency glass
- LED lighting

Exhibit E

The Chalmers
City of La Crosse
Sources and Uses
260 Apartments and 4,403 s.f . Retail

SOURCES				
Debt		**Amount**	**Percent**	**Per Unit**
Debt A:	First Mortgage	49,616,479	66.9%	190,833
Debt B:	TIF Mortgage	3,441,118	4.6%	13,235
		53,057,597	**71.6%**	204,068
Other Sources		**Amount**	**Percent**	**Per Unit**
Category	***Sources***			
Equity	Developer Cash	21,060,728	28.4%	81,003
		21,060,728	**28.4%**	81,003
	TOTAL SOURCES	**74,118,325**	**100.0%**	**285,070**

USES				
		Amount	**% of Cost**	**Per Unit**
ACQUISITION COSTS		**2,800,000**	**3.8%**	**10,769**
Land Cost		2,800,000	3.8%	10,769
CONSTRUCTION COSTS		**58,027,521**	**78.3%**	**223,183**
Residential Building		53,300,000	71.9%	205,000
Tenant Improvements: 1. Comm Space	$100.00	440,300	0.6%	1,693
Landscaping		75,000	0.1%	288
Construction Contingency		3,812,221	*7.1%*	14,662
Skywalk to Parking Garage		400,000	0.5%	1,538
PERMITS/FEES		**551,018**	**0.7%**	**2,119**
City Fees - Total		551,018	0.7%	2,119
PROFESSIONAL SERVICES		**2,551,075**	**3.4%**	**9,812**
Appraisals		7,000	0.0%	27
Architectural & Engineering Fees		1,052,750	1.4%	4,049
Consultants		87,500	0.1%	337
FF&E		160,000	0.2%	615
Marketing/Leasing		95,000	0.1%	365
Soft Cost Contingency		753,571	1.0%	2,898
Signage		85,000	0.1%	327
Miscellaneous		310,254	0.4%	1,193
FINANCING COSTS		**6,410,920**	**8.6%**	**24,657**
Construction Period Interest		3,473,154	4.7%	13,358
Inspections - Lenders		6,000	0.0%	23
Lender Legal		15,000	0.0%	58
Loan Origination Fees		265,288	0.4%	1,020
Due Diligence		49,950	0.1%	192
Real Estate Taxes During Construction		87,666	0.1%	337
Equity Raising		2,077,772	2.8%	7,991
TIF Interest		428,090	0.6%	1,647
Draw Fees		8,000	0.0%	31
DEVELOPER FEE		**2,955,757**	**4.0%**	**11,368**
Developer Fee		2,955,757	4.0%	11,368
CASH ACCOUNTS/ESCROWS/RESERVES		**822,034**	**1.1%**	**3,162**
Operating Reserves		822,034	1.1%	3,162
	TOTAL USES	**74,118,325**	**100%**	**285,070**

EXHIBIT F

Construction Schedule

July 1, 2025: Target Date to Acquire Property

Aug 15, 2025: Target Date for Architectural and Design Approvals Completed

December 31, 2026: Target Date to Construction

By November 30, 2028: Substantial Construction Completion

By February 28, 2030: Fully Stabilized

The Chalmers
City of La Crosse
260 Market Rate Apartments; 4,403 (sf) Commercial Space
Multi-Year Operating Proforma

				Stabilized								
			2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Income			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Rental Income		*Inflator*										
Gross Potential Rent		2.0%	5,944,295	6,063,181	6,184,444	6,308,133	6,434,296	6,562,982	6,694,241	6,828,126	6,964,689	7,103,983
Less: 5.0% Stabilized Vacancy			(297,215)	(303,159)	(309,222)	(315,407)	(321,715)	(328,149)	(334,712)	(341,406)	(348,234)	(355,199)
Less: Additional Pre-stabilization Vacancy												
Total Rental Income			**5,647,080**	**5,760,022**	**5,875,222**	**5,992,727**	**6,112,581**	**6,234,833**	**6,359,529**	**6,486,720**	**6,616,454**	**6,748,783**
Other Residential Income	Vacancy Rate	*Inflator*										
Parking	*5.0%*	2.0%	187,272	191,017	194,838	198,735	202,709	206,763	210,899	215,117	219,419	223,807
Pine Street Garage	*5.0%*	2.0%	169,830	173,227	176,691	180,225	183,829	187,506	191,256	195,081	198,983	202,963
Pet Rent	*5.0%*	2.0%	14,994	15,294	15,600	15,912	16,230	16,555	16,886	17,223	17,568	17,919
Storage	*5.0%*	2.0%	14,688	14,982	15,281	15,587	15,899	16,217	16,541	16,872	17,209	17,554
Utility Chargeback	*5.0%*	2.0%	107,152	109,295	111,481	113,711	115,985	118,304	120,671	123,084	125,546	128,057
Less: Vacancy			(24,697)	(25,191)	(25,695)	(26,208)	(26,733)	(27,267)	(27,813)	(28,369)	(28,936)	(29,515)
Less: Additional Pre-stabilization Vacancy												
Total Other Residential Income			**469,239**	**478,624**	**488,196**	**497,960**	**507,920**	**518,078**	**528,440**	**539,008**	**549,789**	**560,784**
Net Residential Income (NRI)			**6,116,319**	**6,238,646**	**6,363,419**	**6,490,687**	**6,620,501**	**6,752,911**	**6,887,969**	**7,025,728**	**7,166,243**	**7,309,568**
		Inflator										
Commercial Income	Every Year @	2.0%	130,241	132,846	135,502	138,213	140,977	143,796	146,672	149,606	152,598	155,650
Less: Commercial Vacancy - 8.0%			(10,419)	(10,628)	(10,840)	(11,057)	(11,278)	(11,504)	(11,734)	(11,968)	(12,208)	(12,452)
Less: Expense on Commercial Vacancy	Every Year @	0.0%	0	0	0	0	0	0	0	0	0	0
Less: Additional Pre-stabilization Loss												
Net Commercial Income			**119,821**	**122,218**	**124,662**	**127,156**	**129,699**	**132,293**	**134,938**	**137,637**	**140,390**	**143,198**
Effective Gross Income (EGI)			**6,236,141**	**6,360,864**	**6,488,081**	**6,617,842**	**6,750,199**	**6,885,203**	**7,022,907**	**7,163,366**	**7,306,633**	**7,452,765**

			2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Expenses			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Rental Unit Expenses		*Inflator*										
Operating Expenses		2.00%	785,435	801,143	817,166	833,510	850,180	867,183	884,527	902,218	920,262	938,667
Management Fee: 4.0% of EGI	Fixed to EGI		244,555	254,435	259,524	264,714	270,008	275,409	280,917	286,535	292,266	298,111
Property Taxes		2.00%	895,734	913,648	931,921	950,560	969,571	988,962	1,008,742	1,028,916	1,049,495	1,070,485
Reserves: $200 PUPY	Every Year @	2.00%	52,000	53,040	54,101	55,183	56,286	57,412	58,560	59,732	60,926	62,145
Modified Rental Expense During Stabilization												
Total Rental Unit Expenses			**1,977,723**	**2,022,267**	**2,062,712**	**2,103,966**	**2,146,046**	**2,188,967**	**2,232,746**	**2,277,401**	**2,322,949**	**2,369,408**
Total Expenses			**1,977,723**	**2,022,267**	**2,062,712**	**2,103,966**	**2,146,046**	**2,188,967**	**2,232,746**	**2,277,401**	**2,322,949**	**2,369,408**
NET OPERATING INCOME			**4,258,417**	**4,338,597**	**4,425,369**	**4,513,876**	**4,604,154**	**4,696,237**	**4,790,161**	**4,885,965**	**4,983,684**	**5,083,358**
Tax Increment Financing Revenue	*Inflator:*	0%	**0**	**330,225**	**721,831**	**740,667**	**759,966**	**779,741**	**800,004**	**820,765**	**842,037**	**0**
ADJUSTED NET OPERATING INCOME			**4,258,417**	**4,668,822**	**5,147,200**	**5,254,543**	**5,364,120**	**5,475,978**	**5,590,165**	**5,706,729**	**5,825,721**	**5,083,358**

		2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Debt Service	Debt Terms	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Debt A: First Mortgage	30 yr amortization @ 6.00%	3,569,710	3,569,710	3,569,710	3,569,710	3,569,710	3,569,710	3,569,710	3,569,710	3,569,710	3,569,710
Debt B: TIF Mortgage	30 yr amortization @ 6.00%	247,575	247,575	247,575	247,575	247,575	247,575	247,575	247,575	247,575	247,575
Debt C: Other Loan		0	0	0	0	0	0	0	0	0	0
Total Debt Service		**3,817,285**	**3,817,285**	**3,817,285**	**3,817,285**	**3,817,285**	**3,817,285**	**3,817,285**	**3,817,285**	**3,817,285**	**3,817,285**
	Calc Method										
Debt Coverage	Debt A	119%	131%	144%	147%	150%	153%	157%	160%	163%	142%
Debt Coverage w/o Tax Increment Financing	Debt A	119%	122%	124%	126%	129%	132%	134%	137%	140%	142%
NET CASH FLOW		**441,132**	**851,537**	**1,329,914**	**1,437,258**	**1,546,835**	**1,658,693**	**1,772,880**	**1,889,444**	**2,008,436**	**1,266,072**

Returns Analysis											
Net Cash to Developer	441,132	851,537	1,329,914	1,437,258	1,546,835	1,658,693	1,772,880	1,889,444	2,008,436	1,266,072
Net Cash to Developer (w/o assistance)	441,132	521,312	608,084	696,591	786,868	878,952	972,876	1,068,679	1,166,399	1,266,072
Yield on Cost Annual Return	5.7%	6.3%	6.9%	7.1%	7.2%	7.4%	7.5%	7.7%	7.9%	6.9%
Yield on Cost Average Annual Return	5.7%	6.0%	6.3%	6.5%	6.7%	6.8%	6.9%	7.0%	7.1%	7.1%
Yield on Cost Annual Return (w/o TIF assistance)	5.7%	5.9%	6.0%	6.1%	6.2%	6.3%	6.5%	6.6%	6.7%	6.9%
Yield on Cost Average Annual Return (w/o TIF assistance)	5.7%	5.8%	5.9%	5.9%	6.0%	6.0%	6.1%	6.2%	6.2%	6.3%

Cumulative *Goal 8.00%*
Start From: *Year 1*

City of La Crosse, Wisconsin

The Chalmers (TID #17)

Exhibit G - Monetary Obligation Example

Monetary Obligation Details	
Maximum Monetary Obligation Amount	5,795,236
First Payment Date	9/1/2029
Final Payment Date	9/1/2036
Developer Pay-As-You-Go (PAYGO) Payment Percentage	85.0%

Variables	
Projected Annual Change in Assessed Value	2.46%
Projected Annual Change in Tax Rate	0.00%
Construction Year (Base Year)	2026
Year 1 Completion Percentage	50%
Year 2 Completion Percentage	100%
Base Year Value	2,399,700.00
Initial Change to Tax Rates (Assessed and Equalized)	100.0%

Estimated Fair Market Value (Equalized Value)	
Assessed Value per Assessor	41,659,600
Units	260
Value per Unit	192,508

Property Tax Estimate	
Estimated Fair Market Value (Equalized Value)	50,052,082
Aggregate Ratio (WI DOR, aka Assess. Ratio)	0.83232502
Assessed Value (Equalized Value x Agg Ratio)	41,659,600
Assessed Tax Rate (Net Mill Rate)	0.021079662
Property Taxes (Assessed Value x Net Mill Rate)	878,170

PID or PIDs and Street Address
PID: 17-20009-110

No.	Construction Year	Valuation Year	Revenue Year	Base Value	Assessed Value	Value Increment	Assessed Tax Rate	Gross TIF	City Share: 15% Annual TIF	Developer PAYGO Share: 85% Annual TIF	Developer PAYGO Share: 85% Cumm. TIF
0	2025	2026	2027					-	-	-	
1	2026	2027	2028	2,399,700	20,829,800	18,430,100	21.08	388,500	58,275	330,225	330,225
2	2027	2028	2029	2,399,700	42,685,576	40,285,876	21.08	849,213	127,382	721,831	1,052,056
3	2028	2029	2030	2,399,700	43,736,819	41,337,119	21.08	871,373	130,706	740,667	1,792,723
4	2029	2030	2031	2,399,700	44,813,952	42,414,252	21.08	894,078	134,112	759,966	2,552,689
5	2030	2031	2032	2,399,700	45,917,612	43,517,912	21.08	917,343	137,601	779,741	3,332,430
6	2031	2032	2033	2,399,700	47,048,453	44,648,753	21.08	941,181	141,177	800,004	4,132,434
7	2032	2033	2034	2,399,700	48,207,143	45,807,443	21.08	965,605	144,841	820,765	4,953,199
8	2033	2034	2035	2,399,700	49,394,370	46,994,670	21.08	990,632	148,595	842,037	5,795,236

Exhibit I

Sample Lookback Calculation - The Chalmers

1. Pro Forma Financial Statement - Return Analysis			2028 Year 1	2029 Year 2	2030 Year 3	2031 Year 4	2032 Year 5	2033 Year 6	2034 Year 7
NET OPERATING INCOME			4,258,417	4,338,597	4,425,369	4,513,876	4,604,154	4,696,237	4,790,161
Tax Increment Financing Revenue	*Inflator:*	0%	0	330,225	721,831	740,667	759,966	779,741	800,004
ADJUSTED NET OPERATING INCOME			4,258,417	4,668,822	5,147,200	5,254,543	5,364,120	5,475,978	5,590,165
Yield on Cost Annual Return	***Average Annual***	***Goal 8.00%***	5.75%	6.30%	6.94%	7.09%	7.24%	7.39%	7.54%
Yield on Cost Average Annual Return	Start From:	*Year 1*	5.75%	6.02%	6.33%	6.52%	6.66%	6.78%	6.89%

Total Estimated Project Cost (Used for Initial Yield on Cost)	**74,118,325**
Actual Total Project Cost (Used for Lookback Yield on Cost)	**72,000,000**

2. Lookback Adjustment Example			2028 Year 1	2029 Year 2	2030 Year 3	2031 Year 4	2032 Year 5	2033 Year 6	2034 Year 7
NET OPERATING INCOME			4,258,417	4,471,338	4,694,905	4,929,650	5,176,133	5,434,940	5,706,687
Tax Increment Financing Revenue	*Inflator:*	2.46%	0	330,225	721,831	740,667	759,966	779,741	800,004
ADJUSTED NET OPERATING INCOME			4,258,417	4,801,563	5,416,736	5,670,317	5,936,099	6,214,681	6,506,690
Yield on Cost Annual Return			5.91%	6.67%	7.52%	7.88%	8.24%	8.63%	9.04%
Yield on Cost Average Annual Return	Start From:	*Year 1*	5.91%	6.29%	6.70%	7.00%	7.25%	7.48%	7.70%

3. TIF Note (Present Value) Calculation	Payment Date	2028 Year 1	2029 Year 2	2030 Year 3	2031 Year 4	2032 Year 5	2033 Year 6	2034 Year 7
Tax Increment Financing Revenue		0	330,225	721,831	740,667	759,966	779,741	800,004
Annual Present Value (Semi-Annual)	0.00% Interest Rate	0	330,225	1,052,056	1,792,723	2,552,689	3,332,430	4,132,434

TIF Note (Present Value) Difference		
Original TIF Term		8
Current TIF Term to reach average 8.00% YoC		7
Principal Amt. of Original TIF Note	$	5,795,236
Principal Amt. (Present Value) of TIF in Year 7	$	4,953,199
Difference	**$**	**842,037**
50% Difference	**$**	**421,019**
PV of TIF in Year 7	$	4,953,199
Plus 50% Difference	$	421,019
New Principal Amount of TIF Note (PV)	**$**	**5,374,217**
Estimated Revised TIF Note Term by Year		**7**

Original PAYGO	
Total PAYGO Collections	5,795,236
NPV	5,795,236
Rate for NPV	0.00%

Exhibit I

Sample Lookback Calculation - The Chalmers

1. Pro Forma Financial Statement - Return Analysis			2035 Year 8	2036 Year 9	2037 Year 10	2038 Year 11	2039 Year 12
NET OPERATING INCOME			4,885,965	4,983,684	5,083,358	0	0
Tax Increment Financing Revenue	*Inflator:*	0%	820,765	842,037	0	0	0
ADJUSTED NET OPERATING INCOME			5,706,729	5,825,721	5,083,358	0	0
Yield on Cost Annual Return	***Average Annual***	***Goal 8.00%***	7.70%	7.86%	6.86%	0.00%	0.00%
Yield on Cost Average Annual Return	Start From:	*Year 1*	6.99%	7.09%	7.07%	6.42%	5.89%

Total Estimated Project Cost (Used for Initial Yield on Cost)	**74,118,325**
Actual Total Project Cost (Used for Lookback Yield on Cost)	**72,000,000**

2. Lookback Adjustment Example			2035 Year 8	2036 Year 9	2037 Year 10	2038 Year 11	2039 Year 12
NET OPERATING INCOME			5,992,021	6,291,622	6,606,203	6,936,513	7,283,339
Tax Increment Financing Revenue	*Inflator:*	2.46%	820,765	0	0	0	0
ADJUSTED NET OPERATING INCOME			6,812,786	6,291,622	6,606,203	6,936,513	7,283,339
Yield on Cost Annual Return			9.46%	8.74%	9.18%	9.63%	10.12%
Yield on Cost Average Annual Return	Start From:	*Year 1*	7.92%	8.01%	8.13%	8.26%	8.42%

3. TIF Note (Present Value) Calculation	Payment Date	2035 Year 8	2036 Year 9	2037 Year 10	2038 Year 11	2039 Year 12
Tax Increment Financing Revenue		820,765	0	0	0	0
Annual Present Value (Semi-Annual)	0.00% Interest Rate	4,953,199	4,953,199	4,953,199	4,953,199	4,953,199

TIF Note (Present Value) Difference		
Original TIF Term		8
Current TIF Term to reach average 8.00% YoC		7
Principal Amt. of Original TIF Note	$	5,795,236
Principal Amt. (Present Value) of TIF in Year 7	$	4,953,199
Difference	**$**	**842,037**
50% Difference	**$**	**421,019**
PV of TIF in Year 7	$	4,953,199
Plus 50% Difference	$	421,019
New Principal Amount of TIF Note (PV)	**$**	**5,374,217**
Estimated Revised TIF Note Term by Year		**7**

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: 24-0146

Caption: Resolution approving First Amendment to development agreements with The Chalmers, LLC, a multi-family housing development located at 215 Pine Street and 401 3rd Street North.

Staff/Department Responsible for Legislation

Julie Emslie, Planning & Development

Requestor of Legislation

T Wall Enterprises, developer for The Chalmers, LLC

Location, if applicable

215 Pine Street and 401 3rd Street North

Summary/Purpose

The Chalmers LLC is requesting an amendment to the 3 separate development agreements adopted by Council in July 2025. This amendment seeks to combine the 3 development agreements into one and adjusts the overall timeline for the project. The existing development agreements include a Oct 1, 2025 construction start date and overall substantial completion date of March 31, 2031. This amendment would compress the timeline, by amending the construction start deadline to December 31, 2026 and substantial completion to November 30, 2028.

Background

The developer is requesting this amendment as a result of recent building code changes adopted by the State of Wisconsin. Further details are outlined in the "Cover Letter to Council" attached with this item.

Fiscal Impact

No fiscal change from the previously adopted development agreements: The project is estimated to have an assessed valued of $41.7million upon completion, with $39.2million as new taxable increment. The TIF assistance totals approximately $5.8million.

Staff Recommendation

Approval

T. Wall Enterprises
Mgt LLC

March 12, 2026

City of La Crosse Common Council
400 La Crosse St.
La Crosse, WI 54601

RE: The Chalmers Residences Development Agreement Extension Request

Dear Council Members:

REQUEST: The Chalmers Residences, LLC is seeking approval to consolidate the development into a single phase rather than 3 separate phases.

WHY: Due to building code changes in the State of Wisconsin, it would add a tremendous expense if the development were constructed in 3 phases rather than a single phase.

BACKGROUND: The Chalmers Residences was going to be developed in three phases to avoid flooding the La Crosse market with too many apartments at once. Phasing a project allows for better absorption and faster lease-up of that phase while reducing carrying costs.

Chalmers received approval for all 3 phases of the development under the 2015 International Building Code (IBC) standards. However, the State of Wisconsin Department of Safety and Professional Services adopted the 2021 International Building Code (IBC), replacing the 2015 IBC under which The Chalmers Residences was originally approved.

The current approval under the 2015 IBC expires if construction has not started by April 2027. If the development were phased then that would mean the first phase would be under the 2015 code and phases 2 and 3 would be under the 2021 code.

If Phase I were constructed under the 2015 IBC and the subsequent phases required to comply with the 2021 IBC, the project would incur significant redesign costs and introduce additional complexity with different portions of the same building under different building codes.

For these reasons, completely out of the Developer's control, additional time is needed to prepare the development for commencement, but the good news is that the development would be completed sooner.

P.O. Box 620037 Middleton, WI 53562 608-345-0701 terrence@twallenterprises.com

T. Wall Enterprises
Mgt LLC

Target Date to Commence Construction	December 31, 2026
Substantial Construction Completion	November 30, 2028
Fully Stabilized	February 28, 2030

We greatly appreciate your time and consideration with this request.

Thank you for your consideration,

The Chalmers Residences, LLC

By: _____
Terrence R. Wall, President of
T. Wall Enterprises Manager, LLC, Its Manager

P.O. Box 620037 Middleton, WI 53562 608-345-0701 terrence@twallenterprises.com

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0149

Agenda Date: 3/12/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

Resolution approving a reorganization to the table of positions and classifications for the Parks and Recreation department.

RESOLUTION

WHEREAS, City Department Heads may request reorganization of their departmental staffing and position reclassifications for their personnel; and

WHEREAS, the Director of Parks and Recreation has determined a need to add and remove positions within the department to continue to meet the needs of City operations.

NOW, THEREFORE BE IT RESOLVED that the changes in position classification, job title and compensation listed below is hereby approved as follows:

- REMOVE the position of Outdoor Recreation Coordinator, non-exempt, Grade 8, Step 4 $32.00/hr. and move the employee from the removed position to the vacant position of Parks, Forestry and Natural Resources Manager, exempt, Grade 13, Step 1, $83,616.00 annually effective March 13, 2026.

- RECLASSIFY the position of Crew Leader – Parks, non-exempt, Grade 8, Step 4 $32.00/hr. to the new position of Parks Forestry Supervisor, non-exempt, Grade 11, Step 1, $35.11/hr. effective March 13, 2026.

BE IT FURTHER RESOLVED that the savings of the reclassification of positions be reallocated to the Limited Term Employee (“LTE”) salary budget for the Parks and Recreation department for fiscal year 2026.

BE IT FURTHER RESOLVED that the position title and classification identified herein are hereby approved effective the dates listed above, and the Director of Human Resources and the Director of Parks and Recreation are hereby authorized and directed to take all necessary steps to implement this resolution.

LA CROSSE
WISCONSIN

Name			
Position Title	Parks Forestry Supervisor	**Department**	Parks and Recreation
FLSA	Non-Exempt	**Reports To**	Deputy Director – Parks, Forestry and Facilities
Pay Grade	11	**Unit**	Non-represented

Purpose of Position

The purpose of Parks and Forestry Supervisor position is to plan, manage, supervise, direct, and evaluate the City's Parks and Forestry system operations, budgets, and personnel. This position serves as a strategic division manager with hands-on operational oversight. The Parks and Forestry Supervisor implements long and short-range planning objectives, organizes daily operations, dispatches staff for after-hours and emergency work, and monitors the Parks and Forestry budget.

This position requires a high degree of professional expertise, initiative, independent judgement, and decision-making to ensure high-quality service delivery and community satisfaction.

Essential Duties & Responsibilities

The following duties are normal for this position. The duties and responsibilities are not to be construed as exclusive or all-inclusive. Other duties may be required and/or assigned.

- Manages and monitors a variety of operations to ensure the successful implementation of City and departmental objectives.
- Directs personnel and activities of one or more divisions related to Parks and Forestry.
- Administers and manages service contracts and related documents pertinent to municipal parks and forestry operations.
- Establishes and maintains effective working relationships with staff, volunteers, City Council, Commissions and Committees, community organizations, individual citizens, contractors, and vendors.
- Responsible for the training, supervision, and evaluation of full-time staff within the Parks and Forestry divisions.
- Supervises the operations and maintenance of parks and forestry assets.
- Supervises program and facility staff, including scheduling, training, evaluations, and hiring.
- Prepares and monitors compliance with division budgets.
- Maintains construction and safety standards.
- Inspects and monitors all major programs, services, staff, and facilities regularly to evaluate quality, efficiency, and compliance with operational standards.
- Administers operational budgets and forecasts departmental revenues and expenditures.
- Assists in identifying and accessing resources to improve overall service delivery effectiveness.
- Develops and oversees the implementation of long-range goals and strategies addressing the need for parks and recreational facilities, including planning for facility establishment and maintenance.
- Implements and updates the Comprehensive Urban Forest Management Plan.
- Prepares crews and equipment and directs response and mitigation efforts for severe storm events.
- Directs snow removal and ice control operations.
- Receives Parks and Forestry–related after-hours calls and supervises staff responding to emergencies.
- Coordinates internal resources and third-party vendors to ensure projects are completed on time, within scope, and within budget.
- Assists in scheduling projects, prepares work orders, allocates personnel and equipment, monitors work in progress, and inspects completed projects.
- Operates, maintains, and directs all work associated with swimming pools and splash pads.

- Negotiates and monitors third-party vendor and concession contracts and operations.
- Maintains regular and predictable on-site attendance.
- Maintains confidentiality of all proprietary department information, participant personal data, and personnel matters, including medical information.
- Performs other duties as assigned or required.

Additional Duties & Responsibilities

While the following tasks are necessary for the work of the department, they are not an essential part of the purpose of this position and may also be performed by other department staff.

- Interpreting and applying City policies and procedures
- Promoting and enforcing safe work practices
- Speaking to large groups of the public regarding Parks and Forestry matters
- Attending training as assigned
- Preparing reports and spreadsheets
- Attending meetings as required
- Maintaining required certifications

Minimum Training & Experience Requirements

- Bachelor's degree in Parks and Recreation Management or a related field from an accredited college
- Three (3) years of related supervisory experience, or an equivalent combination of education and experience
- Minimum of three (3) years of professional urban forestry supervisory experience
- Valid Commercial Driver's License (CDL) Class A
- Valid motor vehicle operator's license
- Ability to obtain Aquatic Facility Operator (AFO) certification within six (6) months of hire
- Ability to obtain Certified Playground Safety Inspector certification within six (6) months of hire
- First Aid, CPR, and confined space entry certifications required
- Proficiency in computer applications and software

Physical & Mental Requirements

Language Ability and Interpersonal Communication

- Ability to analyze, categorize, classify, compute, and tabulate data and information.
- Ability to utilize a wide variety of descriptive and technical data, including blueprints, equipment manuals, MSDS information, safety manuals, maintenance records, and public health regulations.
- Ability to counsel, mediate, supervise, train, persuade, and advise others.
- Ability to interpret and apply policies, procedures, and standards to specific situations.
- Ability to utilize advisory information such as budgets, payroll records, safety policies, personnel records, financial reports, grant applications, maps, environmental regulations, facility use requests, and technical manuals.

Mathematical Ability

- Ability to add, subtract, multiply, divide, and calculate percentages, fractions, and decimals.
- Ability to interpret basic statistical reports and apply principles of algebra, geometry, and accounting.

Judgement and Situational Reasoning Ability

- Ability to exercise sound judgment, decisiveness, creativity, and leadership in supervisory and management functions.
- Ability to maintain professionalism, integrity, and credibility in confrontational or high-pressure situations.

Physical Ability

- Ability to operate vehicles, machinery, tools, computer terminals, and office equipment requiring continuous but routine adjustments.
- Ability to coordinate eyes, hands, feet, and limbs in movements requiring moderate skill.
- Ability to exert occasional moderate physical effort, including climbing, balancing, stooping, kneeling, crouching, crawling, lifting, carrying, pushing, and pulling.
- Ability to recognize and distinguish colors, shapes, sounds, odors, and textures related to job tasks.

Environmental Adaptability

- Ability to work under generally safe conditions with occasional exposure to environmental factors such as inclement weather, machinery, disease, irate individuals, or intimidation, which may cause discomfort or limited risk of injury.

The City of La Crosse is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the City will provide reasonable accommodations to qualified individuals with disabilities and encourages both prospective and current employees to discuss potential accommodations with the employer.

CITY OF LA CROSSE

400 La Crosse Street
La Crosse, Wisconsin 54601
(608) 789-CITY
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LEGISLATION STAFF REPORT FOR COUNCIL

File ID 26-0149

Caption Resolution approving a reorganization to the table of positions and classifications for department of the Parks and Recreation.

Staff/Department Responsible for Legislation

Jay Odegaard - Parks and Recreation
Dan Trussoni - Parks and Recreation

Requestor of Legislation

Rebecca Franzen - Director of Human Resources

Location, if applicable

Summary/Purpose

Reclassify the Outdoor Recreation Coordinator, Grade 8, Step 4 non-exempt $32.00/hr. position to the vacant position of Parks, Forestry and Natural Resources Manager, Grade 13, Step 1 exempt $83,616.00 annually.

Reclassify the Crew Leader - Parks, Grade 8, Step 4 non-exempt $32.00/hr. position to the newly created position of Parks Forestry Supervisor, non-exempt Grade 11, Step 1 $35.11/hr.

Background

With a recent staff member resignation, we took the opportunity to assess staff structure with special consideration to budget volatility. This reclassification would be a realignment of departmental responsibilities and include the elimination of one FTE position. The FTE position reduction results in a savings of $61,000 but the transfer of these funds to the LTE salary line within the operational budget eases the work flow pressures while also providing the department flexibility into the 2027 budgeting process.

Fiscal Impact

The reclassification results in an approximate savings of $61,000. To continue to properly serve the community and parks needs, this resolution is requesting that the savings in wages be moved to account 1004215-510005 to be used for LTE wages in 2026.

Staff Recommendation

Adopt

26-0146

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**
F&P, Thursday, February 5, 2026 at 6:00pm, City Hall

*** Agenda Item Number**
26-0146

*** Do you support or oppose the agenda item?**
Support

*** 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**
Matt Ballweg

*** Email**
matt@twallenterprises.com

+ twall enterprises

*** Municipality of Residence:**
Other: Middleton

*** 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.

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0197

Agenda Date: 3/12/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

Resolution amending Appendix C Fee Schedule of the La Crosse Municipal Code to include a fee for late renewal of alcohol beverage and cigarette, tobacco and vaping device applications.

RESOLUTION

WHEREAS, on November 15, 2011, the Common Council of the City of La Crosse adopted Ordinance 4640 creating a fee schedule; and

WHEREAS, the fee schedule is amended from time to time to incorporate fees authorized by ordinance.

WHEREAS, it is necessary to create a late filing fee for renewal applications submitted after the filing deadline to cover the costs for the expedited processing of late applications.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby approves the following change to Appendix C.

4-72(c)	Late Fee, renewal application for intoxicating liquor	2026	$50.00
4-142(c)	Late Fee, renewal application for fermented malt beverage	2026	$50.00
10-171(f)(2)	Late Fee, renewal application for cigarette, tobacco and vaping device	2026	$50.00

BE IT FURTHER RESOLVED that all other fees included within Appendix C remain unchanged.

BE IT FURTHER RESOLVED that City staff is authorized to take any and all steps necessary to effectuate this resolution.

CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID 26-0197

Caption Resolution amending Appendix C Fee Schedule of the La Crosse Municipal Code to include a fee for late renewal of alcohol beverage and cigarette, tobacco and vaping device applications.

Staff/Department Responsible for Legislation

Nikki Elsen, City Clerk

Requestor of Legislation

Nikki Elsen, City Clerk

Location, if applicable

Summary/Purpose

To implement a late fee when renewal applications for alcohol beverage and cigarette, tobacco and vaping devices are filed after the established deadline.

Background

The City Clerk desires to have a renewal process codified with established deadlines and to implement a late fee for applications that miss the deadline to cover the staff time required to expedite processing. A financial consequence is motivation to submit timely rather than treating deadlines as flexible. Deadlines work best when tied to a measurable cost.

Fiscal Impact

No fiscal impact resulting in an expense. The fee will create revenue to cover staff costs for special handling and adjusted processing schedules.

Staff Recommendation

The City Clerk's office recommends adoption of the resolution which is associated with ordinances (File 26-0186 and 26-0196) codifying a renewal process and established deadlines.

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0214

Agenda Date: 3/12/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

Agenda Number:

Resolution approving Amendment No. 1 to the City of La Crosse Refuse and Recycling Services for City Buildings and Facilities 2022-2026 Contract by and between Hilltopper Refuse & Recycling Services and the City of La Crosse.

RESOLUTION

BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby approves the attached Amendment No. 1 to the City of La Crosse Refuse and Recycling Services for City Buildings and Facilities 2022-2026 Contract by and between Hilltopper Refuse & Recycling Services and the City of La Crosse.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute the same.

BE IT FURTHER RESOLVED that City staff is hereby authorized to take any and all steps necessary to effectuate this resolution.

AMENDMENT NO. 1
TO THE CITY OF LA CROSSE REFUSE AND RECYCLING SERVICES
FOR CITY BUILDINGS AND FACILITIES 202-2026 CONTRACT
BY AND BETWEEN
HILLTOPPER REFUSE & RECYCLING SERVICES
AND
CITY OF LA CROSSE

This Amendment ("Amendment") is effective March 12, 2026 between Hilltopper Refuse & Recycling Services ("Contractor") and the City of La Crosse, Wisconsin ("City"). Contractor and City are parties to an Agreement entitled City of La Crosse Refuse and Recycling Services for City Buildings and Facilities 2022-2026 effective 2022. The Contractor and the City now agree to amend the Agreement as follows:

1. The term of contract located in Section C, Paragraph 2 of the Agreement shall be amended to: "The term of this contract shall be for six years beginning January 1, 2022 and ending December 31, 2027. City may renew this Agreement for up to two (2) additional one-year terms. City must invoke the renewal term by delivering written notice to the Contractor no later than three (3) months prior to expiring agreement term."

2. This Amendment supersedes any contrary or inconsistent provisions of the Agreement. All terms and conditions of the Agreement continue in full force and effect unless expressly modified herein.

IN WITNESS WHEREOF, intending to be legally bound hereby, Contractor and City have executed this Amendment as of the date and year first above mentioned.

WITNESS: HILLTOPPER REFUSE & RECYCLING SERVICES

_____ By:
_____

_____ By:
_____

CITY OF LA CROSSE

_____ By:
_____
Shaundel Washington-Spivey, Mayor

_____ By:
_____

Nikki Elsen, City Clerk

CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID: 26-0214

Caption: Resolution approving Amendment No. 1 to the City of La Crosse Refuse and Recycling Services for City Buildings and Facilities 2022-2026 Contract by and between Hilltopper Refuse & Recycling Services and the City of La Crosse.

Staff/Department Responsible for Legislation

Street - Refuse & Recycling

Requestor of Legislation

Mayor

Location, if applicable

N/A

Summary/Purpose

To adopt Amendment No. 1 to the agreement for services for City of La Crosse Buildings Refuse & Recycling collection with Hilltopper

Background

The original agreement for City Building Refuse & Recycling collection was approved for a five year duration, from 2022 - 2026. In collaboration with the Legal Department and Hilltopper, this amendment was drafted to change the end date to 2027, adding a one-year extension. The terms are favorable for the City and allow continued operation at the previously negotiated rates.

Fiscal Impact

Previously negotiated annual increase, based upon CPI.

Staff Recommendation

Approve

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0220

Agenda Date: 3/12/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

Agenda Number:

Resolution amending a Vacation Conversion Memorandum of Understanding (MOU) between the City of La Crosse and the International Association of Firefighters, Local #127.

RESOLUTION

WHEREAS the City of La Crosse ("City") and the International Association of Firefighters ("IAFF"), Local #127 negotiated a collective bargaining agreement ("CBA") that is effective January 1, 2025 – December 31, 2027

WHEREAS in late 2025, the IAFF notified the Fire Chief of a potential issue with how vacation was converted when employees transfer from day shift and platoon shift, and from platoon shift to day shift.

WHEREAS, the City and the IAFF met and agreed that there was an error occurring when transferring employees between schedules.

WHEREAS, the vacation schedule for day shift employees will be changed from listing vacation accrual in weeks to hours.

WHEREAS, the City and the IAFF have reached a mutually agreeable conversion factor for how vacation will be converted when employees transfer from day shift to platoon shift or from platoon shift to day shift.

WHEREAS, on December 12, 2025 the Common Council approved a memorandum of understanding approving a practice for converting vacation time.

WHEREAS, it was discovered that the memorandum of understanding failed to include a vacation schedule for calendar year 2023.

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of La Crosse that effective March 12, 2026, it hereby approves the amended memorandum of understanding for the conversion rate and the lookback period for payroll corrections as outlined in the attached Memorandum of Understanding.

BE IT FURTHER RESOLVED that funding shall come from the operating budget of the Fire department.

BE IT FURTHER RESOLVED that the Director of Human Resources, and Fire Chief are hereby authorized to implement this resolution.

CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID 26-0220 Caption Resolution amending a vacation conversion memorandum of understanding ("MOU") between the City of La Crosse and the International Association of Firefighters, Local #127

Staff/Department Responsible for Legislation

Rebecca Franzen, Director of Human Resources

Requestor of Legislation

Rebecca Franzen, Director of Human Resources

Location, if applicable

Summary/Purpose

Three separate MOUs were drafted to address vacation inequalities between platoon and day employees, conversion factor application to account for transfers from shift to days, and application of the conversion factor to vacation, sick leave hours, and personal business.

Background

It was discovered in 2025 that the current CBA agreement with La Crosse Firefighters IAFF Local 127 contained inequalities between platoon and day shift employees with regard to the schedule that assigns vacation time alloted for years of service. It was also noted when CBA employees would transfer from platoon to days or days to platoon, the converted vacation, sick leave, and personal business time off was at times inaccurately calculated. Human resources, Fire Administration, and Local 127 Executive Committee members conferred and mutually agreed to a single conversion factor, and a two year look back to remedy past inconsistencies. The single conversion factor simplifies the process for all payroll applications and paid time off balances should an employee transfer. The MOU for vacation schedule changes allows for an equal ratio of time off to hours worked regardless of assignment to platoon or days. This is an amendment to the MOU that was brought forward in late 2025 after we discovered the vacation schedule for 2023-2024 was unintentionally excluded.

Fiscal Impact

Estimated $5000-$10,000 for employees identified as being impacted by the changes.

Staff Recommendation

Adopt.

Memorandum of Understanding #6
Vacation Conversion
Day to Shift & Shift to Day

Between the City of La Crosse ("City") and the International Association of Firefighters ("IAFF")

RE: Vacation Conversation Upon Transfer from Day to Shift OR Shift to Day

The City and the IAFF have discovered a discrepancy in the way accrued vacation time is converted when an employee transfers from day shift to platoon shift and from platoon shift to day shift.

The City and IAFF agree to use the conversation factor of 1.4 when employees are transferred from day shift to platoon shift (i.e. multiply) and platoon shift to day shift (i.e. divide) effective December 12, 2025.

Additionally, to ease in the conversion of vacation time when an employee transfers from day to shift or shift to days, the vacation schedule in the CBA will be changed from weeks to hours.

2025 – 2027 CBA Vacation Schedule for day employees:

Two (2) weeks after one (1) year of continuous service.
Three (3) weeks after three (3) years of continuous service.
Four (4) weeks after seven (7) years of continuous service.
Five (5) weeks after fourteen (14) years of continuous service.
Six (6) weeks after twenty (20) years of continuous service.
Seven (7) weeks after twenty-six (26) years of continuous service.

Amended 2025-2027 CBA Vacation Schedule for day employees:

One hundred three (103) hours after one (1) year of continuous service.
One hundred thirty-seven (137) hours after (3) years of continuous service.
Two hundred six (206) hours after seven (7) years of continuous service.
Two hundred forty (240) hours after fourteen (14) years of continuous service.
Two hundred seventy-four (274) hours after sixteen (16) years of continuous service
Three hundred nine (309) hours after twenty (20) years of continuous service.
Three hundred forty-three (343) hours after twenty-six (26) years of continuous service.

The City and the IAFF agree to a non-precedent setting lookback from January 1, 2023 – January 1, 2025 for corrections.

The conversion rate and vacation schedule identified above will automatically be added into the successor agreement in Article 15 at the next contract opener.

Rebecca A. Franzen, SHRM-CP
Director of Human Resources
Angela R. Leisso
Employee Benefits Specialist
Gwendolyn A. Benish
Human Resources Generalist
Megan Ihrke
Human Resources Generalist
Sheila K. Becker
Employee Safety & Risk Specialist
Heidi L. Stein
Wellness Coordinator
Angela M. Berget
Human Resources Assistant

Due to the timing of this MOU, the Fire Chief and Director of Human Resources agree to allow employees affected by this MOU to carry over up to two weeks (80 hours) of vacation into calendar year 2026, by prior council resolution, those hours must be used by March 31st, 2026.

_____	_____
Rebecca Franzen, SHRM-CP, CLRP	Brandon Gritt
Director of Human Resources	President, IAFF, Local #127

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

Memorandum of Understanding
Vacation Conversion
Day to Shift & Shift to Day

Between the City of La Crosse ("City") and the International Association of Firefighters ("IAFF")

RE: Vacation Conversation Upon Transfer from Day to Shift OR Shift to Day

The City and the IAFF have discovered a discrepancy in the way accrued vacation time is converted when an employee transfers from day shift to platoon shift and from platoon shift to day shift.

The City and IAFF agree to use the conversation factor of 1.4 when employees are transferred from day shift to platoon shift (i.e. multiply) and platoon shift to day shift (i.e. divide) effective December 12, 2025. Additionally, to ease in the conversion of vacation time when an employee transfers from day to shift or shift to days, the vacation schedule in the CBA will be changed from weeks to hours.

2025 – 2027 CBA Vacation Schedule for day employees:

Two (2) weeks after one (1) year of continuous service.
Three (3) weeks after three (3) years of continuous service.
Four (4) weeks after seven (7) years of continuous service.
Five (5) weeks after fourteen (14) years of continuous service.
Six (6) weeks after twenty (20) years of continuous service.
Seven (7) weeks after twenty-six (26) years of continuous service.

Amended 2025-2027 CBA Vacation Schedule for day employees:

One hundred three (103) hours after one (1) year of continuous service.
One hundred thirty-seven (137) hours after (3) years of continuous service.
Two hundred six (206) hours after seven (7) years of continuous service.
Two hundred forty (240) hours after fourteen (14) years of continuous service.
Two hundred seventy-four (274) hours after sixteen (16) years of continuous service
Three hundred nine (309) hours after twenty (20) years of continuous service.
Three hundred forty-three (343) hours after twenty-six (26) years of continuous service.

Amended 2023-2024 CBA Vacation Schedule for day employees

Fifty-One (51) hours after one (1) year of continuous service.
One hundred, three (103) hours after (3) years of continuous service.
One hundred fifty-five (154) hours after (7) years of continuous service.
Two hundred six (206) hours after (14) years of continuous service.
Two hundred fifty-seven (257) hours after (20) years of continuous service.
Two hundred seventy-four (274) hours after (26) years of continuous service.
Two hundred ninety-one (291) hours after (28) years of continuous service.
Three hundred and nine (309) hours after (30) years of continuous service.

Rebecca A. Franzen, SHRM-CP Director of Human Resources
Angela R. Leisso Employee Benefits Specialist
Gwendolyn A. Benish Human Resources Generalist
Megan Ihrke Human Resources Generalist
Sheila K. Becker Employee Safety & Risk Specialist
Heidi L. Stein Wellness Coordinator
Angela M. Berget Human Resources Assistant

The City and the IAFF agree to a non-precedent setting lookback from January 1, 2023 – January 1, 2025, for corrections. Corrections will be in the form of direct compensation to current and past employees that fall within the time frame of the look back and under the wage structure at the time of correction.

The conversion rate and vacation schedule identified above will automatically be added into the successor agreement in Article 15 at the next contract opener.

Due to the timing of this MOU, the Fire Chief and Director of Human Resources agree to allow employees affected by this MOU to carry over up to two weeks (80 hours) of vacation into calendar year 2026, by prior council resolution, those hours must be used by March 31st, 2026.

_____	_____
Rebecca Franzen, SHRM-CP, CLRP	Brandon Gritt
Director of Human Resources	President, IAFF, Local #127

OFFICE OF THE MAYOR
LA CROSSE

26-0220

March 2, 2026

I hereby approve the submitting of the attached Resolution amending a vacation conversion memorandum of understanding ("MOU") between the City of La Crosse and the International Association of Firefighters, Local #127. to be considered at the Finance & Personnel Committee meeting. This approval is given due to the time element necessitating consideration of the attached Resolution at the earliest possible date.

Mayor Shaundel

400 La Crosse Street * La Crosse, WI 54601 * Phone (608) 789-7500 * washingtonspiveys@cityoflacrosse.org * www.cityoflacrosse.org

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0221

Agenda Date: 3/12/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

Agenda Number:

Resolution approving a Memorandum of Understanding (MOU) for Tri-State Ambulance Employee Leased Agreement Operational and Compensation Changes between the City of La Crosse and the International Association of Firefighters, Local #127.

RESOLUTION

WHEREAS, the City and the Union agree that a recent amendment to the current Leased Employee Agreement(s) with Tri-State Ambulance will create a change in working conditions.

WHEREAS, IAFF bargaining unit members assigned to practice as a paramedic by the Chief, approved by the Medical Director, and work under the provisions of the leased employee agreement will receive additional compensation.

WHEREAS, IAFF bargaining unit members assigned to practice as an EMT by the Chief, approved by the Medical Director, and work under the provisions of the leased employee agreement will receive additional compensation.

WHEREAS, this proposal is supported by the International Association of Firefighters, Local #127, Director of Human Resources, and the Fire Chief.

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of La Crosse that effective March 13, 2026, it hereby approves the addition of the language in the Memorandum of Understanding: Tri-State Ambulance Employee Leased Agreement Operational ad Compensation Changes.

BE IT FURTHER RESOLVED that the Director of Human Resources, and Fire Chief are hereby authorized to implement this resolution.

CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID: 26-0221

Caption: Resolution approving a Memorandum of Understanding (MOU) for Tri-State Ambulance Employee Leased Agreement Operational and Compensation Changes between the City of La Crosse and the International Association of Firefighters, Local #127.

Staff/Department Responsible for Legislation

Fire Department

Requestor of Legislation

Jeff Schott

Location, if applicable

Summary/Purpose

The MOU contained in this resolution contains provisions for compensation adjustments to recently passed amended leased employee agreement with Tri-State Ambulance. The amendment allows fire department paramedics and EMTs to staff a Tri-State Ambulance in a 24/7/365 capacity. The amendment also stipulates compensation and operational guidelines for uniforms, fire response, and staffing requirements. The MOU with Local 127 reflects the change in working conditions and negotiated compensation for those changes.

Background

The Fire Department and Tri-State Ambulance have engaged in a collaborative relationship governed under a leased employee agreement since 2021. Fire Department paramedics have been able to serve the community in EMS Transport via the leased employee contract and while serving on duty as firefighter/EMT's on LCFD apparatus. This resolution will allow LCFD employees to better serve the community with a proven partner in a full-time effort to respond to an ever-increasing EMS 911 call volume.

Fiscal Impact

Potential for $760,000.00 in annual revenue.
Increased overtime cost's to backfill and staff the ambulance. (offset by annual revenue)

Staff Recommendation

Adopt.

Memorandum of Understanding #8
Tri-State Ambulance Employee Leased Agreement Operational and Compensation Changes

Between the City of La Crosse ("City") and the International Association of Firefighters ("IAFF")

RE: Structural compensation of amended leased employee agreement with Tri-state Ambulance (TSA)

The City and IAFF have agreed that a recent amendment to the current Leased Employee Agreement(s) with TSA will create a change in working conditions that require structured compensation language. Duty day language is also necessary due to anticipated increased call and workload volume associated with a 24/7 transport operation.

2025 – 2027 CBA:
Article 14 Wages and Salary Schedule for Transport Ambulance

Bargaining unit members assigned to practice as a paramedic by the Chief, approved by the Medical Director, and work under the provisions of the Tri State Ambulance leased employee agreement, shall receive an additional (6) % of the base wage rate. Bargaining unit members assigned will be required to work a minimum of 48 hours per month if assigned to platoon shift, and 24 hours per month on average if assigned to day shift.

Bargaining unit members assigned to practice as an EMT by the Chief, approved by Medical Director, and work under the provisions of the leased employee agreement, shall receive an additional (1) % of the base wage rate. Bargaining unit members assigned will be required to work a minimum of 48 hours per month if assigned to platoon shift, and 24 hours per month on average if assigned to day shift.

Bargaining unit members assigned as EMT's and Paramedics that reach 10 years cumulative service meeting the minimum hours per month, will have a reduced minimum of 24 hours per month average but will retain respective % of base wage.

Bargaining unit members assigned as EMT's and Paramedics that reach 15 years of cumulative service meeting the minimum hours per month, will have no minimum service requirement and will continue to retain respective % of base wage.

Bargaining unit members that have been active in the Leased Employee Program established on April 20th, 2021, will have individual years of service in the program credited to cumulative years of service in this agreement.

Bargaining unit members active in the program will not be subject to the adopted duty day language while working on the ambulance, unless mandatory training is required for medical licensure and/or mandated by the Medical Director.

A ride stipend for EMT will be established at $60.00 per 24-hour shift. $30.00 for 12-hour shift.
A ride stipend for Paramedic will be established at $80 per 24-hour shift. $40.00 for 12-hour shift.

Bargaining unit members must work at least 4 hours to receive any stipend amount and only one stipend paid per day, for each of the respective 12- or 24-hour shifts should they be split.

A short notice order in activation for ordered or directed service on the ambulance for both EMT's and medics will be established at an additional $60.00 per shift. This situation applies when bargaining unit members are given less than 24 hours' notice to work on the ambulance. This instance could potentially occur for both on duty and off duty personnel.

All Bargaining Unit members hired after January 1st, 2027, may be required as a condition of employment to work as a paramedic or EMT on an EMS transport unit.

_____	_____
Rebecca Franzen, SHRM-CP, CLRP	Brandon Gritt
Director of Human Resources	President, IAFF, Local #127

OFFICE OF THE MAYOR

LA CROSSE

26-0221

March 2, 2026

I hereby approve the submitting of the attached Resolution approving a Memorandum of Understanding (MOU) for Tri-State Ambulance Employee Leased Agreement Operational and Compensation Changes between the City of La Crosse and the International Association of Firefighters, Local #127 to be considered at the Finance & Personnel Committee meeting. This approval is given due to the time element necessitating consideration of the attached Resolution at the earliest possible date.

Mayor Shaundel

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0133

Agenda Date: 3/12/2026

Version: 1

Status: Recommended to be Re-referred

In Control: Common Council

File Type: Ordinance

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Special Residence District, allowing for three rental units (one duplex and a single-family unit) at 1402 & 1410 Gillette Street and 1552 Loomis Street.

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

SECTION I: Subsection 115-110 of the Code of Ordinances of the City of La Crosse is hereby amended by transferring certain property from the Single Family Residence District to the Special Residence District on the Master Zoning Map, to-wit:

Tax Parcel 17-10150-50; 1402 & 1410 Gillette St. and 1552 Loomis St.

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

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

_____
Shaundel Washington-Spivey, Mayor

_____
Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Nicholas Webb S1350 Garlick Rd. Westby, WI 54667

Owner of site (name and address):

BLUU Enterprises LLC
1410 Gillette St LaCrosse

Address of subject premises:

1410 Gillette St LaCrosse (1402 Gillette & 1552 Loomis)

Tax Parcel No.: 17-10150-050

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

First Addition to Spier & Canterburys Addition Lot 1
Block 12 Lot Sz: 45 X 140

Zoning District Classification: R1 - Single Family

Proposed Zoning Classification: R3 - & Special 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:

Rentals

Property is Proposed to be Used For:

Rentals

Proposed Rezoning is Necessary Because (Detailed Answer):

The buildings are zoned R1 and needs to be rezoned R3 because it is 3 Rental units

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

unit is already been in use for the past 5-6 years

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

No it will not The building has already been a Rental Unit.

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

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.

Nick Webb

(signature)

608-632-5148 (telephone)

1-27-26 (date)

Nkowebb@yahoo.com

(email)

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

Review was made on the 9th day of February, 2026

Signed: _____

Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, _____, being duly sworn states:

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

2. That the undersigned is (one of the) legal owner(s) of the property located at 1400 Gillette St.

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

Nick Webb
Property Owner

Subscribed and sworn to before me this 27th day of Jan, 2026.

Kristie J Haller
Notary Public
My Commission expires 9/13/27

KRISTIE J HALLER
NOTARY PUBLIC
STATE OF WISCONSIN

1552 Lewis, 140242140 Cable

Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-10144-40	JOHN A WEBER	1550 WOOD ST	1550 WOOD ST	LA CROSSE WI 54603-2214
17-10144-50	TARA S MEZERA, PETER L MEZERA	1546 WOOD ST	1546 WOOD ST	LA CROSSE WI 54603
17-10144-60	LINDA L CAPONIGRO, THOMAS CAPONIGRO	1542 WOOD ST	1542 WOOD ST	LA CROSSE WI 54603-2214
17-10144-70	TRACEY L HORSTMAN, SHAWN R HORSTMAN	1536 WOOD ST	1536 WOOD ST	LA CROSSE WI 54603-2214
17-10144-80	JOHN P KOVARI	1532 WOOD ST	1532 WOOD ST	LA CROSSE WI 54603-2214
17-10145-100	CAROLE R STRITTMATER REVOCABLE TRUST	1604 & 1606 WOOD ST	1606 WOOD ST	LA CROSSE WI 54603
17-10145-110	WILLIAM G TILSON	1600 WOOD ST	1600 WOOD ST	LA CROSSE WI 54603-2216
17-10145-90	HEIDI N GRAHAM TRUST	1610 WOOD ST	1610 WOOD ST	LA CROSSE WI 54603-2216
17-10147-100	AUSTIN S RAMSEY	1531 LOOMIS ST	1531 LOOMIS ST	LA CROSSE WI 54603-2254
17-10147-110	MICHAEL N DEVINE, SANDRA J DEVINE	1539 LOOMIS ST	1539 LOOMIS ST	LA CROSSE WI 54603-2254
17-10147-120	NEIGHBORHOOD RENTALS LLC	1543 & 1545 LOOMIS ST	440 BARRANCA AVE N #8508	COVINA CA 91723
17-10147-130	COLLINS RENTALS OF LACROSSE LLC	1549 & 1551 LOOMIS ST	3815 MORMON COULEE RD #100	LA CROSSE WI 54601
17-10147-140	CAROL A SIMS	1324 GILLETTE ST	13876 SWISS LN	TRUCKEE CA 96161
17-10147-80	ARLENE S SARVIDA	1523 LOOMIS ST	1523 LOOMIS ST	LA CROSSE WI 54603-2254
17-10147-90	J & J PROPERTIES I LLC	1525 & 1527 LOOMIS ST	N8359 MCWAIN DR	HOLMEN WI 54636
17-10148-10	LITTLE WHITE CHURCH HOUSE LLC	1323, 1325, 1327, 1329, 1333 GILLETTE ST	S1341 HARRIS RD	HILLSBORO WI 54634
17-10148-20	BULLSEYE PROPERTY INVESTMENTS LLC	1605, 1607, 1609 LOOMIS ST	N4517 MEADOW WOOD RD	ONALASKA WI 54650
17-10148-30	DOUGLAS M PATROS, COLLEEN E PATROS	1611 LOOMIS ST	1611 LOOMIS ST	LA CROSSE WI 54603-2253
17-10148-40	SCOTT T WENZLAFF	1617 LOOMIS ST	1617 LOOMIS ST	LA CROSSE WI 54603
17-10148-50	JOSHUA J HEIN, STEPHANIE R HEIN	1625 LOOMIS ST	1625 LOOMIS ST	LA CROSSE WI 54603-2253
17-10149-100	ERIN M COZY	1603 PROSPECT ST	1603 PROSPECT ST	LA CROSSE WI 54603-2249
17-10149-110	ROGER M PAFFORD	1609 PROSPECT ST	1609 PROSPECT ST	LA CROSSE WI 54603-2249
17-10149-120	JACK B HAHM	1611 PROSPECT ST	1611 PROSPECT ST	LA CROSSE WI 54603
17-10149-130	WALTER M ROLES, ELLEN ROLES	1617 & 1619 PROSPECT ST	777 LOSEY BLVD N	LA CROSSE WI 54601
17-10149-140	WESLEY QUINTANA, MADDISON QUINTANA	1623 PROSPECT ST	1623 PROSPECT ST	LA CROSSE WI 54603-2249
17-10149-30	CHARLES T BAKER	1620 LOOMIS ST	1620 LOOMIS ST	LA CROSSE WI 54603-2266
17-10149-40	SHELTON LEWIS TOMLINSON, MICHAELA LINETTE TOMLINSON	1616 LOOMIS ST	1616 LOOMIS ST	LA CROSSE WI 54603-2266
17-10149-50	ANN L FRY	1610 LOOMIS ST	1610 LOOMIS ST	LA CROSSE WI 54603
17-10149-60	NRE INVESTMENTS LLC	1606 & 1608 LOOMIS ST	1400 PINE ST	LA CROSSE WI 54601
17-10149-70	MARK A MCBAIN	1602 LOOMIS ST	1602 LOOMIS ST	LA CROSSE WI 54603-2266
17-10149-80	MEGHANN E MADIGAN	1411 GILLETTE ST	1411 GILLETTE ST	LA CROSSE WI 54603-2281
17-10149-90	SHARON K THOFTNE, KERMIT J THOFTNE	1415 GILLETTE ST	1415 GILLETTE ST	LA CROSSE WI 54603-2281
17-10150-100	ERIC J KORISH, KARLA A KORISH	1526 LOOMIS ST	1526 LOOMIS ST	LA CROSSE WI 54603-2265
17-10150-110	DELORES M JOHNSON REVOCABLE TRUST	1522 LOOMIS ST	1522 LOOMIS ST	LA CROSSE WI 54603
17-10150-60	SAMPSON SCHUR	1546 LOOMIS ST	1546 LOOMIS ST	LA CROSSE WI 54603-2265
17-10150-70	KRISTI M CEASON	1542 LOOMIS ST	1542 LOOMIS ST	LA CROSSE WI 54603-2265
17-10150-80	JASON E HALL	1536 & 1538 LOOMIS ST	1536 LOOMIS ST	LA CROSSE WI 54603-2265
17-10150-90	JUDITH E MYER	1532 LOOMIS ST	1532 LOOMIS ST	LA CROSSE WI 54603-2265
17-10151-100	JEREMY M TANGEN	1545 PROSPECT ST	1545 PROSPECT ST	LA CROSSE WI 54603-2250
17-10151-110	RAYMOND BAILEY	1428 GILLETTE ST	1428 GILLETTE ST	LA CROSSE WI 54603-2262
17-10151-120	JACOB DORNBUSCH	1420 & 1422 GILLETTE ST	1420 GILLETTE ST	LA CROSSE WI 54603
17-10151-130	SPARKS HOLDINGS LLC	1416 1418 GILLETTE ST	N11830 WHISPERING PINES LN	TREMPEALEAU WI 54661
17-10151-60	CHARLES K SNIDER, CYNTHIA L SNIDER	1523 PROSPECT ST	1523 PROSPECT ST	LA CROSSE WI 54603-2250
17-10151-70	LAURA M BEIRNE	1527 PROSPECT ST	1527 PROSPECT ST	LA CROSSE WI 54603-2250
17-10151-80	JESSE J STEINHOFF, KATIE HANSEN	1531 PROSPECT ST	1531 PROSPECT ST	LA CROSSE WI 54603-2250
17-10151-90	FREDERICK E TYDRICH	1539 PROSPECT ST	1539 PROSPECT ST	LA CROSSE WI 54603-2250
17-10152-100	SHEA EALEY RENTALS LLC	1548 PROSPECT ST	W8052 AUGUST AVE	HOLMEN WI 54636
17-10152-110	ANDREW J BECKER	1540 & 1542 PROSPECT ST	1540 PROSPECT ST	LA CROSSE WI 54603
17-10152-120	KAYLYNN A MCDOWELL	1536 PROSPECT ST	1536 PROSPECT ST	LA CROSSE WI 54603-2203
17-10152-90	STEVEN G BECKER, LORI A BECKER	1552 PROSPECT ST	1552 PROSPECT ST	LA CROSSE WI 54603-2203
17-10153-10	VUE LEE, SONG V LEE	1530 PROSPECT ST	1513 WOOD ST	LA CROSSE WI 54603-2241
17-10153-130	DANG XIONG, YANG THAO L XIONG	1612 PROSPECT ST	1612 PROSPECT ST	LA CROSSE WI 54603-2268
17-10153-140	KIMBERLY M NISSALKE	1608 PROSPECT ST	1608 PROSPECT ST	LA CROSSE WI 54603
17-10154-10	TED A DUNCAN, MARY ANN DUNCAN	1602 & 1604 PROSPECT ST	1064 TERRACE DR	ONALASKA WI 54650-2130

Properties within 300 feet of 1402 & 1410 Gillette St & 1552 Loomis St.

Owner	BNW ENTERPRISES LLC	1402 GILLETTE ST & 1552 LOOMIS ST	S1350 GARLICK RD	WESTBY WI 54667
Applicant	NICHOLAS WEBB		S1350 GARLICK RD	WESTBY WI 54667

Properties within 300 feet of 1402 Gillette St & 1552 Loomis 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 Single Family Residence District to the Special Residence District, allowing for three rental units (one duplex and a single-family unit) at 1402 & 1410 Gillette Street and 1552 Loomis Street.

Property is presently: three rental units, one single family & one duplex

Property is proposed to be: three rental units, one single family & one duplex

Rezoning is necessary: to allow for the continued use of the property as three rental units

Tax Parcel 17-10150-50; 1402 & 1410 Gillette St. and 1552 Loomis St.

The City Plan Commission will meet to consider such application on **Monday, March 2, 2026, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, March 3, 2026, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, March 12, 2026, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may appear at public hearings either in person, by agent, or by attorney, and may express their approval or objection, or file a letter in the office of the City Clerk.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 26-0133).

Dated this 10th day of February, 2026.

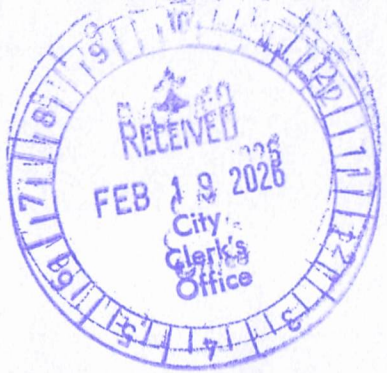
Nikki M. Elsen, City Clerk
City of La Crosse

- -

Published: February 17 & 24, 2026
One (1) Affidavit

CITY CLERK
400 LA CROSSE ST
LA CROSSE WI 54601

RETURN SERVICE REQUESTED



Presort
First Class Mail
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US POSTAGE PITNEY BOWES
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02 1W
0001399329 FEB 12 2026

HEIDI N GRAHAM TRUST
1610 WOOD ST
LA CROSSE WI 54603

TEMPORARILY AWAY

RETURN TO SENDER

INT

BC: 54601337400 *2878-04234-16-1

429

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 Orange, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC and duly authorized agent of Lee Enterprises, publishers of 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. 17 2026, February. 24 2026

NOTICE ID: qlg2XtNbdlM4cfc5zvuB
PUBLISHER ID: COL-WI-102030
NOTICE NAME: Rezoning - Gillette & Loomis
Publication Fee: $175.31

Section: Legals
Category: 0001 Wisconsin Legals

Anjana Bhadoriya

(Signed)_____

VERIFICATION

State of Florida
County of Orange

JESSICA GORDON-THOMPSON
Notary Public - State of Florida
Commission # HH301656
Expires on August 17, 2026

Subscribed in my presence and sworn to before me on this: 02/24/2026

_____
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 Single Family Residence District to the Special Residence District, allowing for three rental units (one duplex and a single-family unit) at 1402 & 1410 Gillette Street and 1552 Loomis Street.

Property is presently: three rental units, one single family & one duplex

Property is proposed to be: three rental units, one single family & one duplex

Rezoning is necessary : to allow for the continued use of the property as three rental units

Tax Parcel 17-10150-50; 1402 & 1410 Gillette St. and 1552 Loomis St.

The City Plan Commission will meet to consider such application on Monday, March 2, 2026, at 4:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on Tuesday, March 3, 2026, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the Common Council on Thursday, March 12, 2026, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may appear at public hearings either in person, by agent, or by attorney, and may express their approval or objection, or file a letter in the office of the City Clerk.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 26-0133).

Dated this 11th day of February, 2026.

Nikki M. Elsen, City Clerk
City of La Crosse
2/17, 2/24 LAC
COL-WI-102030 WNAXLP

Agenda Item 26-0133 (Jenna Dinkel)

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 Special Residence District, allowing for three rental units (one duplex and a single-family unit) at 1402 & 1410 Gillette Street and 1552 Loomis Street.

General Location

Council District 3, Logan Northside Neighborhood Association. Located on the corner of Gillette and Loomis Street as depicted on attached Map PC26-0133. The property is surrounded by R-1 Single Family and some R2-Residence.

Background Information.

The applicant is requesting a rezoning from R-1 Single Family to R-3 Special Residence District. There is currently a duplex and an accessory structure with a dwelling unit and attached garage on the property. The dwelling unit on the accessory structure was added around 2018. No permits were obtained to add the dwelling to the accessory structure. The property has since been sold to a new property owner.

Prior to the dwelling unit in the accessory structure the property was legal non-conforming. The property is now non-conforming. The Building and Inspections Department conducted an inspection of the property. The inspection verified the violation of code with two principal structures on one lot.

The rezoning to R-3 Special Residence District is one of the steps needed to bring this property into compliance. The property owner will also need to submit plans to connect the two structures to Building & Inspections and receive a setback variance from the Board of Zoning Appeals.

Recommendation of Other Boards and Commissions

N/A

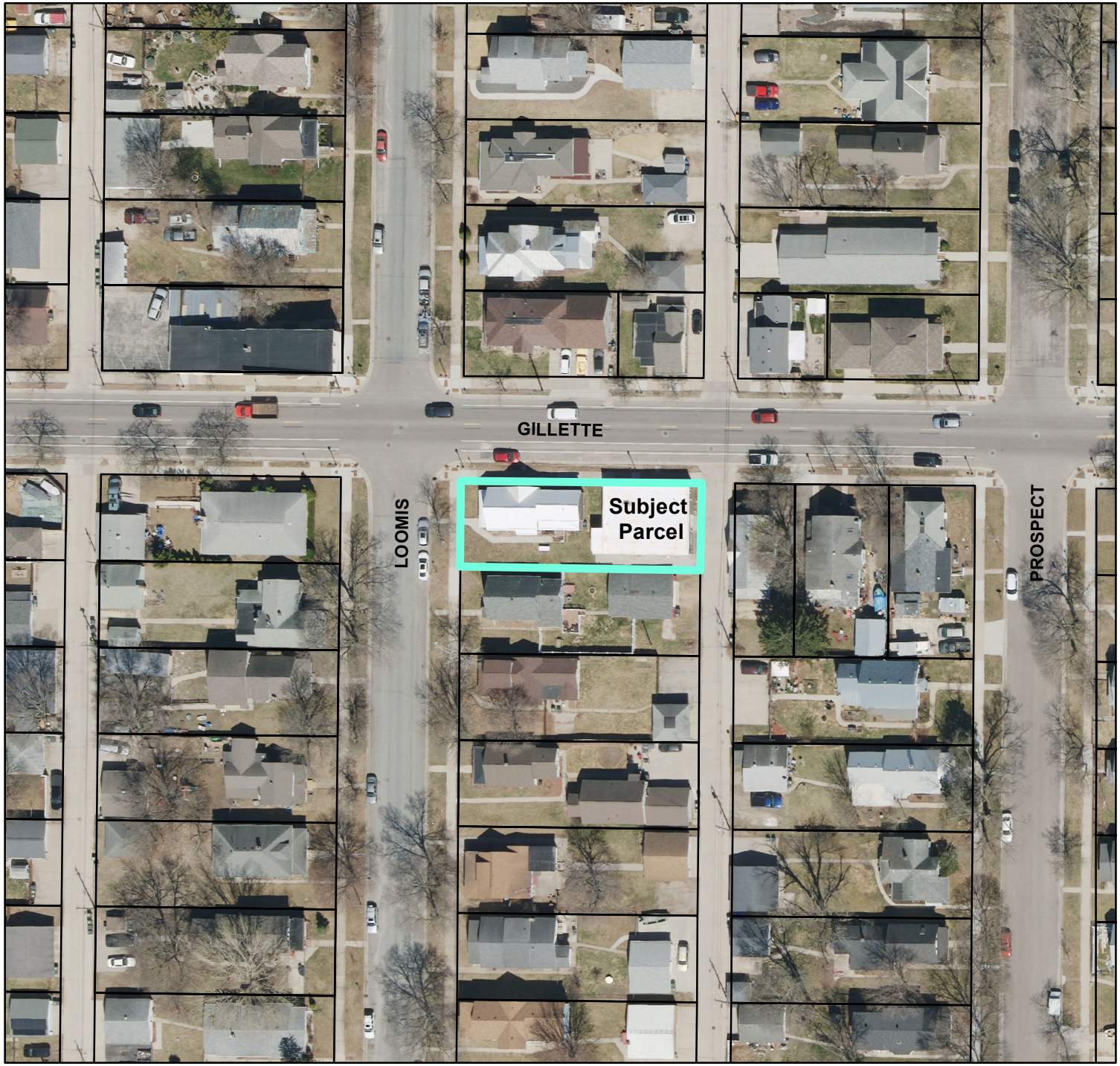
Consistency with Adopted Comprehensive Plan

This property is located in the Logan Northside Neighborhood. In the Logan Northside Neighborhood, low-density residential is a desirable use. The use of a three-unit is a desirable use in the Comprehensive Plan.

Staff Recommendation

Referral – Staff recommends a 60-day referral so the applicant can submit a variance request to the Board of Zoning Appeals.

Routing J&A 3.03.26



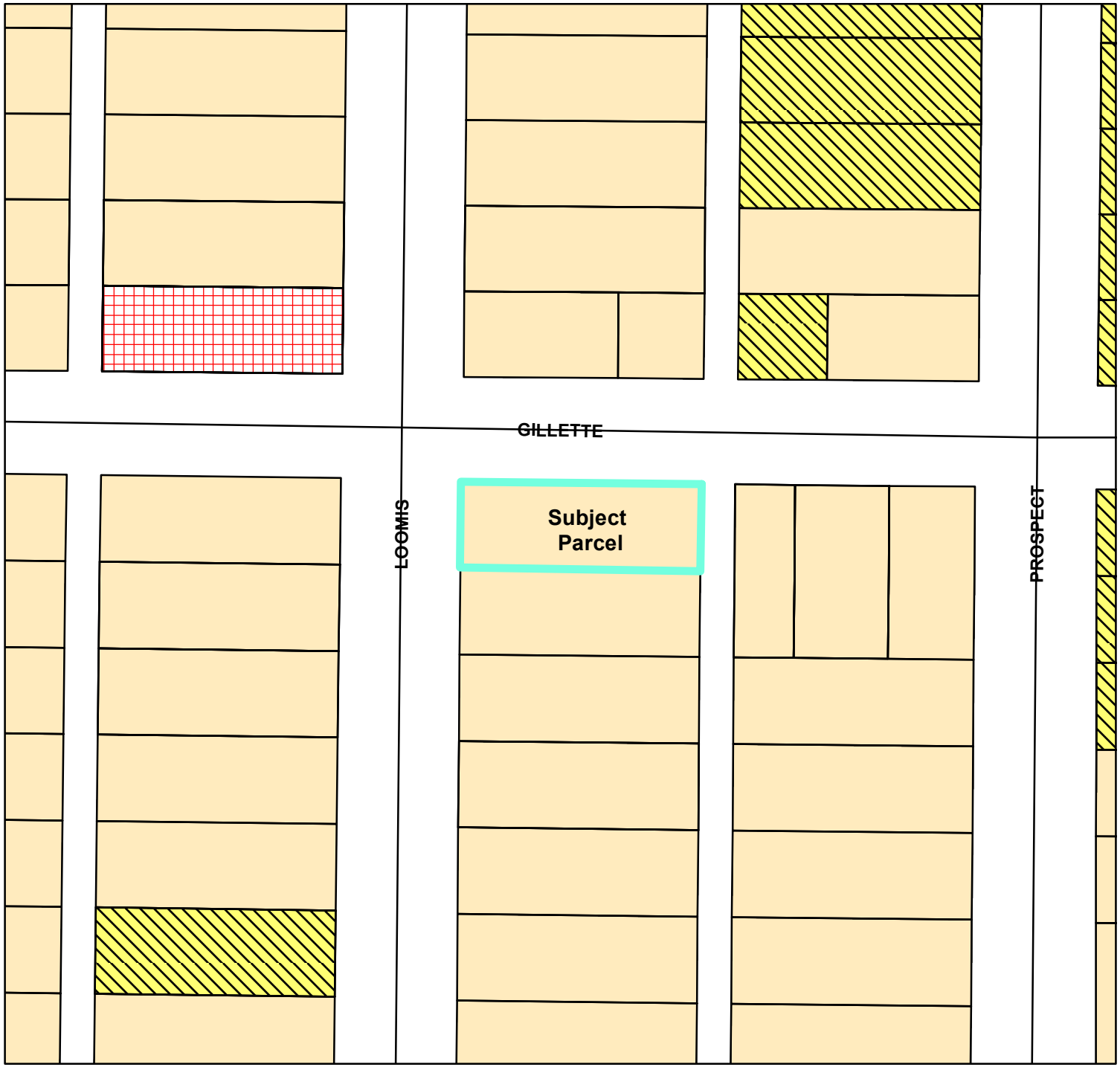
BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC & SEMI-PUBLIC
- PL - PARKING LOT
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY

0 37.5 75 150 Feet

City of La Crosse Planning Department - 2026

PC 26-0133 432



BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
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N W E S

0 37.5 75 150 Feet

City of La Crosse Planning Department - 2026

PC 26-0133 433

Alley

Gillette St.

Sidewalk

Driveway

1402 Gillette

Driveway

27ft

14ft

Roof is 12Pr6 steel

4 foot by 13 feet Roof sloped 4x12 pitch

Attached to 2014 Building

13ft

24ft

6ft

6ft

1552 Loomis St

Deck

Roof will be held up by 3 microlamb beams 16 inches on center also a treated top plate on 1402 building for beams to sit on with steel Fascia + trim which is exposed

Property line

TJES

Porch

Sidewalk

26-0133
CERTIFIED COPY OF RESOLUTION ADOPTED AT A REGULAR MEETING OF THE *CITY PLAN COMMISSION* OF THE CITY OF LA CROSSE, WISCONSIN

STATE OF WISCONSIN)
) ss.
County of La Crosse, City of La Crosse)

I HEREBY CERTIFY that I am the duly appointed, qualified secretary of the City Plan Commission of the City of La Crosse and State of Wisconsin; that the following is a true and correct copy of a Resolution adopted at the regular meeting of the City Plan Commission of the City of La Crosse, State of Wisconsin, held on the second day of March 2026 at four o'clock, p.m., in the Council Chambers at La Crosse City Hall, 400 La Crosse Street, in said City; and that the same has been duly recorded in the minutes of said Commission and has never been rescinded or revoked.

BE IT RESOLVED: AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Special Residence District, allowing for three rental units (one duplex and a single-family unit) at 1402 & 1410 Gillette Street and 1552 Loomis Street be referred for 60 days.

IN WITNESS WHEREOF, I have hereunto signed my name at La Crosse, Wisconsin, the second day of March 2026.



Carly Kessler, Planning & Development Administrative Specialist
Recording Secretary, City Plan Commission
City of La Crosse, Wisconsin

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0144

Agenda Date: 3/12/2026

Version: 1

Status: Recommended to be Re-referred

In Control: Common Council

File Type: Plat/Certified Survey Map

Agenda Number:

CITY OF LA CROSSE, WISCONSIN
CERTIFIED SURVEY MAP SUBMITTAL & REVIEW CHECK LIST

Rev. 1/2021

X CSM located in Extra-Territorial Jurisdiction (Council Approval Required) with request for Right-of-Way designation + Waiver of Plat. Requirements

_____ CSM located in the City (Department Review Only)

Extra-Territorial Review: BEFORE FILING WITH THE CITY, you must have both Town and County approvals. The Plan Commission may not consider any land division which did not have prior approval by the approving authorities for both the Town(s) and La Crosse County.

Town Board Approved: _____ (date) La Crosse County Approved: _____ (date)

To be completed by property owner/surveyor with submittal (*incomplete checklist may cause a delay in the review):

Current Tax Parcel Number(s): 17-50298-32

Map ID / Location: 2415 State Road

Surveyor: ISG Phone No. 608-789-2034

Property Owner: MKB Copper Rocks, LLC Phone No. 608-782-7368

***circle who should be called when CSM is ready for pick up.*

I am the property owner of record, and I approve of this CSM: _____
(property owner signature)

**In lieu of owner's signature on this submittal checklist, you may provide written communication from property owner.*

Purpose of CSM and intended outcome (or attach a letter explaining): _____

As part of the redevelopment, the existing site will be subdivided into four separate parcels. MKB Copper Rocks, LLC and Three Sixty are requesting that the requirement for a subdivision plat per ~~section 113-9 of the City of La Crosse Municipal Code of Ordinances be waived allowing for the use~~ of a Certified Survey Map (CSM) to divide the existing lot as part of the PDD process.

Have you worked with any other Department/staff person with regard to this CSM? If so, who?

~~Previously worked with planning staff on the site rezoning and CSM.~~

Have you received any other decision with regard to this CSM from any City board, commission or committee?

If so, which one and when? _____

It was approved 4 years ago by Plan Commission, J & A and city council when the property was rezoned for PDD in 2022.

To be completed by City Clerk at time of filing:

2/9/2026 Original Document for Signature. *(Clerk will make a photocopy which is distributed for review.)*

2/16/2026 Review Fee *(cash, check payable to City Treasurer or credit card with convenience fee)*

$300 ~~$200.00~~ – First Application

$150 ~~$100.00~~ – Reapplication of the same CSM

_____ Internal Review Routing & Email to County Surveyor. *(Initiated by Clerk with complete filing.)*

_____ Original CSM Issued. *(Upon approval, the original will be signed and available for pick up.)*

To be completed by each Reviewing Department before the City Clerk will sign.

BUILDING AND INSPECTIONS APPROVAL

This Certified Survey Map is hereby approved by the Chief Inspector.

Dated this _____ day of _____, 20___.

_____ Chief Inspector

Comments: _____

CITY UTILITIES (WATER – STORM – SEWER) APPROVAL

This Certified Survey Map is hereby approved by the City Utilities Office.

Dated this _____ day of _____, 20___.

Water ☐ Storm ☐ Sewer ☐

_____ Utilities Office

Comments: _____

ASSESSOR APPROVAL

This Certified Survey Map is hereby approved by the Assessor.

Dated this _____ day of _____, 20___.

_____ Assessor

Comments: _____

ENGINEERING DEPARTMENT APPROVAL

This Certified Survey Map is hereby approved by the City Surveyor.

Dated this _____ day of _____, 20__.

_____ Engineering/Surveyor

Comments: _____

PLANNING DEPARTMENT APPROVAL

This Certified Survey Map is hereby approved by the Planning Department.

Dated this _____ day of _____, 20__.

_____ Planner

Comments: _____

COMMON COUNCIL APPROVAL, if required

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

Dated this _____ day of _____, 20__.

_____

Mayor *(required only if signing off prior to expiration of veto period)*

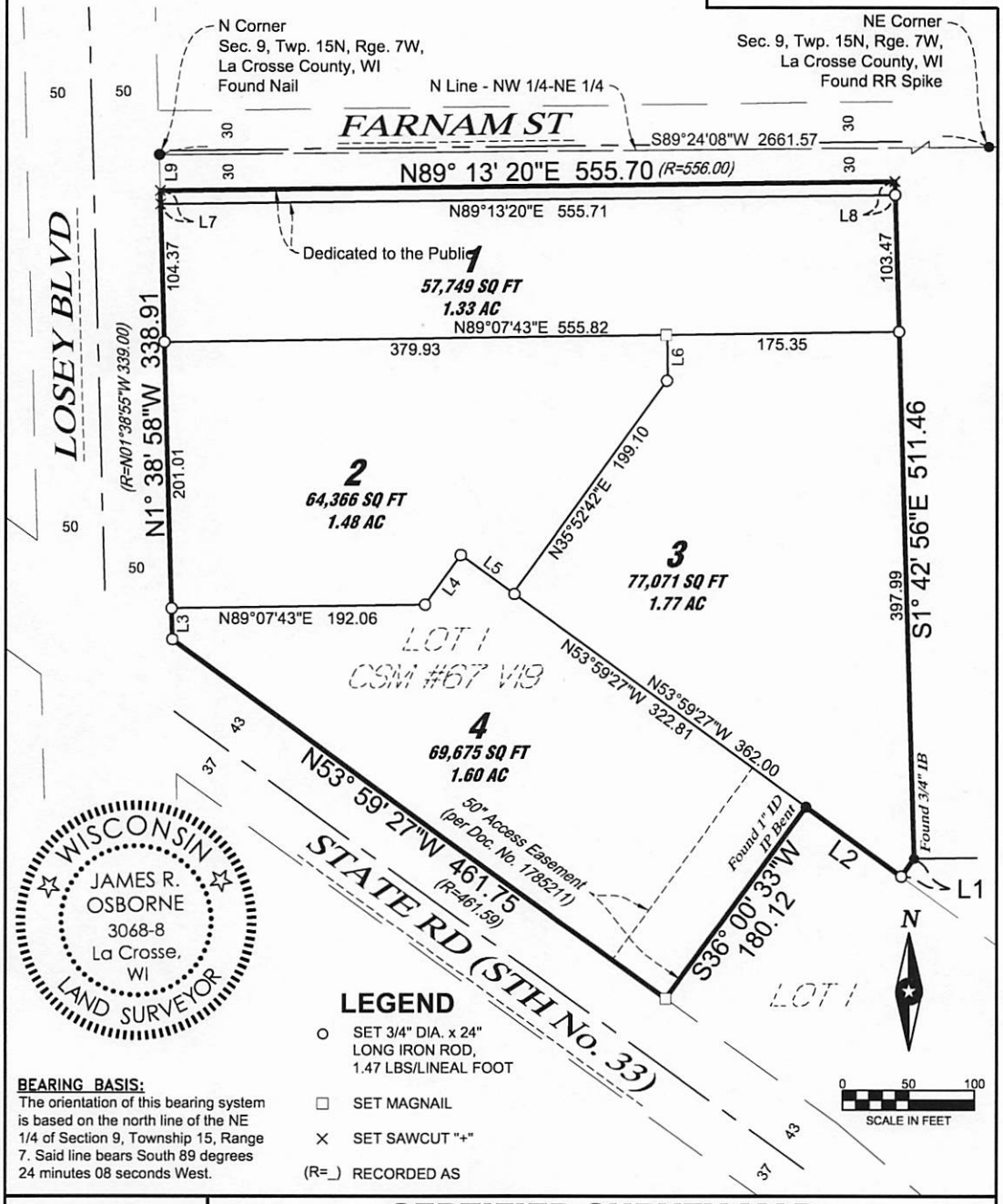
I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of La Crosse.

Dated this _____ day of _____, 20__.

_____ City Clerk

CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NUMBER 67, VOLUME 19, DOCUMENT NUMBER 1761262, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 15 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.



WISCONSIN
JAMES R. OSBORNE
3068-8
La Crosse, WI
LAND SURVEYOR

LEGEND

- ○ SET 3/4" DIA. x 24" LONG IRON ROD, 1.47 LBS/LINEAL FOOT
- □ SET MAGNAIL
- × SET SAWCUT "+"
- (R=_) RECORDED AS

BEARING BASIS:
The orientation of this bearing system is based on the north line of the NE 1/4 of Section 9, Township 15, Range 7. Said line bears South 89 degrees 24 minutes 08 seconds West.

ISG

THIS DOCUMENT IS THE PROPERTY OF I+S GROUP, INC. THEY MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT

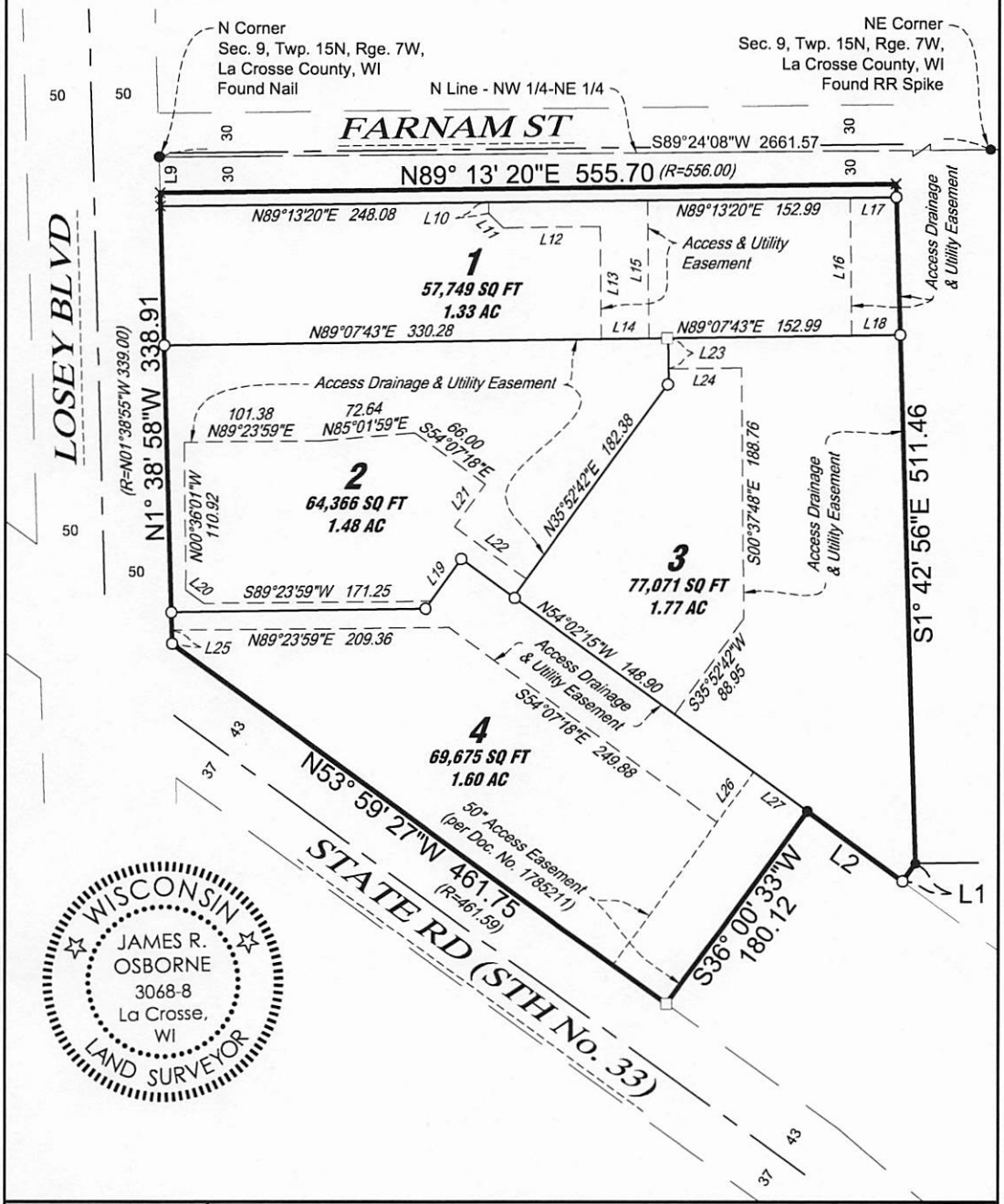
CERTIFIED SURVEY MAP

PROJECT NO.:	21-25290
FILE NAME:	25290 CSM
DRAWN BY:	JRO
REVISED:	

SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NUMBER 67, VOLUME 19, DOCUMENT NUMBER 1761262, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9 , TOWNSHIP 15 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.



WISCONSIN
JAMES R. OSBORNE
3068-8
La Crosse, WI
LAND SURVEYOR

ISG

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CERTIFIED SURVEY MAP

PROJECT NO.:	21-25290
FILE NAME:	25290 CSM
DRAWN BY:	JRO
REVISED:	

SHEET 2 OF 3 SHEETS

CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NUMBER 67, VOLUME 19, DOCUMENT NUMBER 1761262, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 15 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

LAND DESCRIPTION:

Lot 1 of Certified Survey Map Number 67, Volume 19, Document Number 1761262 located in the Northwest Quarter of the Northeast Quarter of Section 9, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin.

CERTIFICATION:

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

CITY OF LA CROSSE APPROVAL CERTIFICATE

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

Dated this_____day of _____, 20__.

_____
City Clerk

OWNERS CERTIFICATE

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

Dated this_____day of _____, 20__.

_____
Name Title

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

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

NOTE: Field work was completed on February 21, 2022.

WISCONSIN
JAMES R. OSBORNE
3068-8
La Crosse, WI
LAND SURVEYOR

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	16.41	S36°00'33"W
L2	89.18	N53°59'27"W
L3	23.52	N1°38'58"W
L4	46.23	N35°36'26"E
L5	48.83	S53°59'27"E
L6	33.59	N0°52'17"W
L7	10.00	N1°38'58"W
L8	10.00	S1°42'56"E
L9	26.95	S1°38'58"E
L10	8.26	S0°36'01"E
L11	15.36	S45°36'01"E
L12	73.25	N89°23'59"E
L13	84.45	S0°36'01"E
L14	35.75	N89°07'43"E
L15	103.76	N0°36'01"W
L16	103.51	N0°36'01"W
L17	34.77	N89°13'20"E
L18	36.79	N89°07'43"E
L19	39.17	S35°36'26"W
L20	17.18	N54°07'18"W
L21	39.36	S35°52'42"W
L22	67.01	S54°07'18"E
L23	22.80	S0°52'17"E
L24	55.00	N89°23'59"E
L25	10.13	N1°38'58"W
L26	46.68	N36°00'33"E
L27	50.00	S53°59'27"E

ISG

THIS DOCUMENT IS THE PROPERTY OF ISG GROUP, INC. THEY MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT

CERTIFIED SURVEY MAP

PROJECT NO.:	21-25290
FILE NAME:	25290 CSM
DRAWN BY:	JRO
REVISED:	

SHEET 3 OF 3 SHEETS

Memorandum

Copper Rocks Waiver Request

To:	City of La Crosse Common Council
Date:	February 6, 2026
Subject:	Copper Rocks Waiver Request

MKB Copper Rocks, LLC (MKB) and Three Sixty Real Estate Solutions, LLC (Three Sixty) are working on a joint venture agreement to develop the former “Kmart” Site located at 2415 State Road, La Crosse. The proposed “Copper Rocks” project will consist of two townhome buildings and three mixed-use buildings. As part of the project, the existing lot will be subdivided into 4 separate parcels and a rezoning request to Planned Development District (PDD) will be made. MKB and Three Sixty are requesting a waiver of the requirement of a subdivision plat per 113-09, Waiver of Requirements, and request to use a Certified Survey Map in its place.

Office of City Clerk

February 17, 2026

MKB COPPER ROCKS LLC
C/O KIRK STOA
3800 EMERALD DR E
ONALASKA WI 54650

JAMES OSBORNE, SURVEYOR
201 MAIN ST, STE 1020
LA CROSSE WI 54601

Re: Certified Survey Map

We are in receipt of the *Certified Survey Map - Lot 1, Certified Survey Map Number 67, Volume 19, Document Number 1761262, Located in the Northwest Quarter of the Northeast Quarter of Section 9, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin and request for dedication of right-of-way and waiver of platting requirements.*

The CSM will be considered at the following meetings:

City Plan Commission	**Monday, March 2, 2026 at 4:00 p.m.** **Council Chambers, City Hall – first floor**
Judiciary & Administration Committee	**Tuesday, March 3, 2026, at 6:00 p.m.** **Council Chambers, City Hall – first floor**
Common Council	**Thursday, March 12, 2026 at 6:00 p.m.** **Council Chambers, City Hall – first floor**

We recommend someone attend the CPC and J&A meetings where public hearing is allowed; there may be questions or comments from a committee or council member or another citizen. Public hearing is not allowed at the Council meeting, although you are welcome to attend. The CSM will appear on the agendas as file 26-0144 (the associated rezoning petition is file 26-0143 and is also scheduled for the meetings above).

Attendance at the meetings is allowed either in person or virtually. I will also be sending an email with the links to the agenda and Zoom meeting. If you have any questions, comments, or concerns; do not hesitate to contact me.

Sincerely,

Sondra Craig

Sondra Craig, Deputy City Clerk
(608) 789-7549
craigs@cityoflacrosse.org

Craig, Sondra

From: Reinhart, David
Sent: Tuesday, February 17, 2026 10:18 AM
To: Craig, Sondra
Subject: RE: For Review: CSM - 2415 State Road (Copper Rocks)

Sondra,

B&I cannot approve until the existing building is removed and the zoning approved.

Thanks,

David Reinhart
Chief Building Inspector
Building & Inspections
400 La Crosse St., La Crosse, WI 54601
Office: 608-789-7564

From: Craig, Sondra <craigs@cityoflacrosse.org>
Sent: Tuesday, February 17, 2026 9:35 AM
To: Hewitt, Dale <DHewitt@lacrossecounty.org>; Meyer, Bryan <bmeyer@lacrossecounty.org>; Acklin, Tim <Acklint@cityoflacrosse.org>; Asp, Brian <aspb@cityoflacrosse.org>; Coman, Kyle <comank@cityoflacrosse.org>; Crandall, Jay <CrandallJ@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>; Gallager, Matthew <gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Neumann, Shannon <Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>; Trane, Andrea <tranea@cityoflacrosse.org>
Subject: For Review: CSM - 2415 State Road (Copper Rocks)

Good morning,

Attached for your review is a CSM for 2415 State Road. They are requesting a waiver of City platting requirements and dedicating public right-of-way, so this will be routed through Council for approval as well as your review (March meetings). Waiver request is attached just for additional information, if needed for some of you.

Please let me know if you approve or have any comments that I can pass on to the owner/surveyor.

Thank you,

SONDRA CRAIG, WCMC (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://www.cityoflacrosse.org/your-government/departments/city-clerk

City Clerk's Office hours:
8:00 a.m. to 4:30 p.m., Monday through Thursday
8:00 a.m. to 2:00 p.m., Friday
Public Service (walk in) hours 8:00 a.m. to 4:00 p.m. Monday through Thursday & 8:00 a.m. to 12:00 p.m. on Friday in the City Hall Lobby

Agenda Item 26-0144 (Tim Acklin)

Certified Survey Map - Lot 1, Certified Survey Map Number 67, Volume 19, Document Number 1761262, Located in the Northwest Quarter of the Northeast Quarter of Section 9, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin and request for dedication of right-of-way and waiver of platting requirements.

General Location

Council District 17 in the Bluffside Neighborhood Association. Located at the NE corner of the intersection of State Rd and Losey Blvd as depicted on attached Map PC26-0144. The property was the former K-Mart site. The property is surrounded by residential to the north and east, and commercial uses to the west and south.

Background Information

This item is also related to agenda item #26-0143.

The subject CSM is part of the Copper Rocks Development. The applicant it requesting to subdivide the existing lot the former KMart building was located on into four separate parcels as part of the proposed, new development. The new development consists of five buildings that include three multi-story, mixed-use buildings and two townhome buildings. The townhome buildings are proposed to be located on one of the lots and each of the other three buildings will each be located on the other three.

Subdividing the parcel in this way will likely require drainage, utility and access agreements as part of the final approval of the CSM.

Recommendation of Other Boards and Commissions N/A

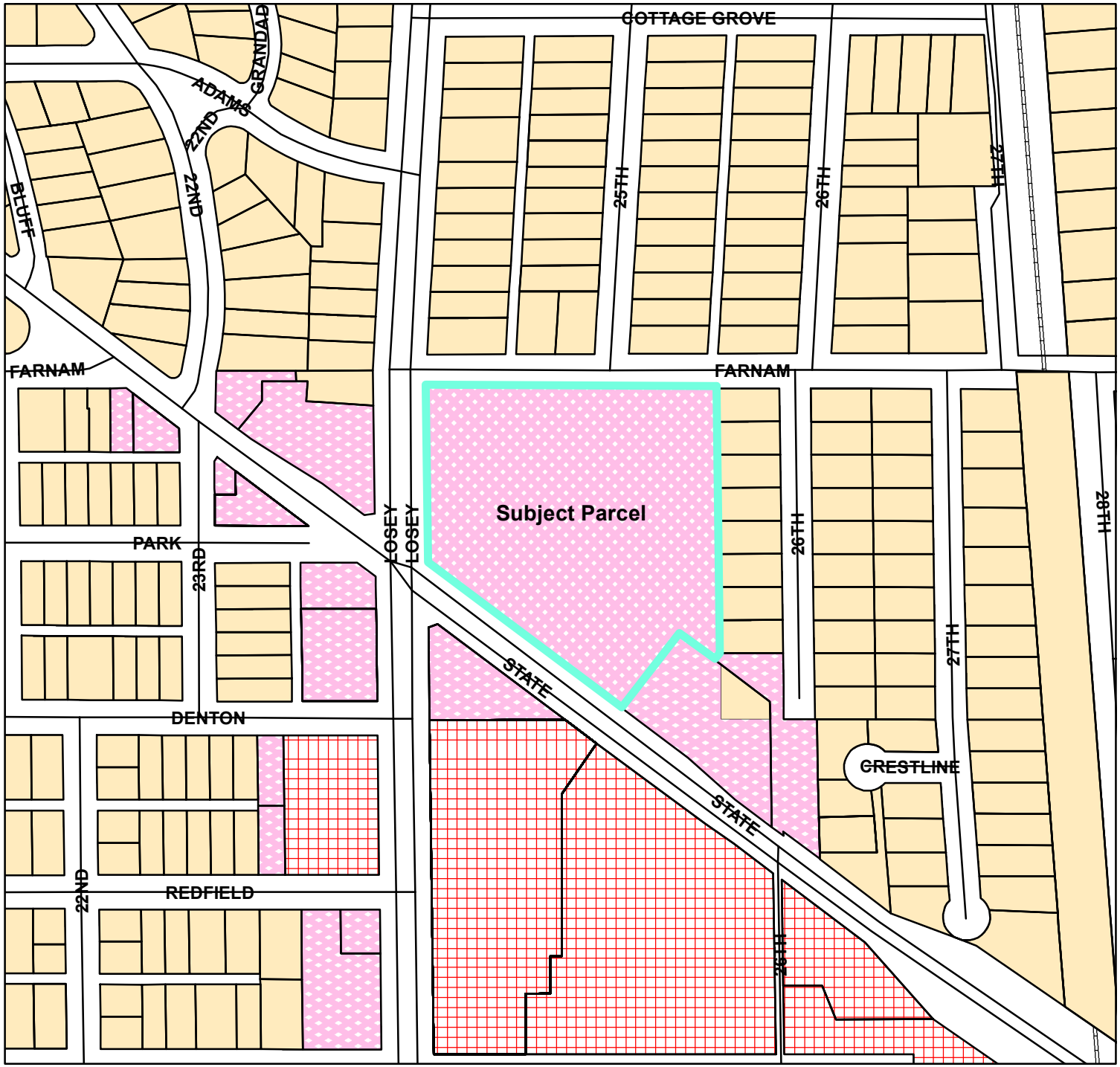
Consistency with Adopted Comprehensive Plan

This item is part of the Copper Rocks Development. The subject property is located within the State Road Corridor (C-5) in the Land Use component of the Comprehensive Plan. The plan states that future land uses within the State Road corridor should focus on developing a mix of medium-high density residential and commercial uses that are accessible via multiple modes of transportation. The proposed development could be considered both High Density Residential and Low-Intensity Mixed-Use which are both “Desirable” land uses in this corridor making it consistent with the Comprehensive Plan.

Staff Recommendation

Since submittal of this item staff have been made aware by the applicant’s design team that the submitted CSM was not the current version. As of February 25, 2026, an updated CSM had not been submitted to staff for review. **Until staff has the correct information to review this item is recommended for referral to the April cycle.**

Routing J&A 3.03.26



BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC & SEMI-PUBLIC
- PL - PARKING LOT
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY

0 130 260 520 Feet

City of La Crosse Planning Department - 2026

PC 26-0143
PC 26-0144



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City of La Crosse Planning Department - 2026

PC 26-0143
PC 26-0144

26-0144
CERTIFIED COPY OF RESOLUTION ADOPTED AT A REGULAR MEETING OF THE *CITY PLAN COMMISSION* OF THE CITY OF LA CROSSE, WISCONSIN

STATE OF WISCONSIN)
) ss.
County of La Crosse, City of La Crosse)

I HEREBY CERTIFY that I am the duly appointed, qualified secretary of the City Plan Commission of the City of La Crosse and State of Wisconsin; that the following is a true and correct copy of a Resolution adopted at the regular meeting of the City Plan Commission of the City of La Crosse, State of Wisconsin, held on the second day of March 2026 at four o'clock, p.m., in the Council Chambers at La Crosse City Hall, 400 La Crosse Street, in said City; and that the same has been duly recorded in the minutes of said Commission and has never been rescinded or revoked.

BE IT RESOLVED: Certified Survey Map - Lot 1, Certified Survey Map Number 67, Volume 19, Document Number 1761262, Located in the Northwest Quarter of the Northeast Quarter of Section 9, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin and request for dedication of right-of-way and waiver of platting requirements be referred for 30 days.

IN WITNESS WHEREOF, I have hereunto signed my name at La Crosse, Wisconsin, the second day of March 2026.



Carly Kessler, Planning & Development Administrative Specialist
Recording Secretary, City Plan Commission
City of La Crosse, Wisconsin