



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

Judiciary & Administration Committee

Tuesday, March 4, 2025

6:00 PM

Council Chambers
City Hall, First Floor

This meeting is open for in-person attendance and will also be available through video conferencing. The meeting can be viewed (no participation) by visiting the Legislative Information Center Meetings calendar (<https://cityoflacrosse.legistar.com/Calendar.aspx>) - find the scheduled meeting and click on the "In Progress" video link to the far right in the meeting list.

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

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

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

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

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

Call To Order

Roll Call

Agenda Items:

UNFINISHED BUSINESS

[25-0014](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business and Commercial Districts to the Residence District, allowing for six two-unit structures for condos at 1822 State Road 16 and adjacent parcels at State Road 16.

Referred from February 2025 meetings.

NEW BUSINESS

- [25-0151](#) Resolution designating Downtown Mainstreet, Inc. as the concessionaire for the La Crosse Center along with authorization for "Class B" Intoxicating Liquor Permit.
Sponsors: Janssen
- [25-0165](#) Application of K & M Chances R LLC dba Chances R for an Expansion of Alcohol Beverage License & Street Privilege Permit for a special event at 417 Jay Street on June 7, 2025.
- [25-0166](#) Application of A & S Foster LLC dba Bottoms Up for an Expansion of Alcohol Beverage License & Street Privilege Permit for a special event at 500 Copeland Ave on June 14, 2025.
- [25-0167](#) Various license applications pursuant to Chapters 4, 6, and/or 10 of the La Crosse Municipal Code for the license period 2024-2025 (March).
- [25-0177](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business District to the Traditional Neighborhood Development District - Specific allowing for the construction of a commercial and residential mixed-use building at 413, 417, 423, 425 and 431 West Ave. N. and 1204 Badger St.
Public hearing.
- [25-0233](#) Certified Survey Map - Located in the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4, Section 33, T16N, R7W, City of La Crosse, La Crosse County, WI and request for right-of-way dedication and waiver of platting requirements.
Sponsors: Janssen

Adjournment

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

NOTICE TO PERSONS WITH A DISABILITY

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

Judiciary & Administration Committee Members:

**Chris Kahlow, Tamra Dickinson, Mac Kiel, Mackenzie Mindel, Chris Woodard, Jennifer Trost,
(Vacancy - Dist. 5)**



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0014

Agenda Date: 3/4/2025

Version: 1

Status: Referred

In Control: Judiciary & Administration Committee

File Type: Ordinance

Agenda Number:

Craig, Sondra

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

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

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

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

> On Nov 4, 2024, at 10:38 AM, Craig, Sondra <craigs@cityoflacrosse.org> wrote:

>

> Dale,

>

> We received your email. I will attach it to the legislation. Below is

> the Judiciary & Administration Committee meeting agenda and the zoom

> link (if you plan on attending virtually instead of in person). It

> would be helpful to register in advance indicating you wish to

> speak/available to answer questions. This helps the chair identify who

> is online. Here is a link to register:

> <https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww>

> cityoflacrosse.org/city-services/meeting-registration&data=05%7C02

> [/craigs%40cityoflacrosse.org/7C8eb7d9c3fb374c06f6d208dd54fb15be%7Cb9](https://craigs%40cityoflacrosse.org/7C8eb7d9c3fb374c06f6d208dd54fb15be%7Cb9)

> [bc47de972a4482ad22b9c21b74e467%7C0%7C0%7C638760160013028347%7CUnknown%](https://bc47de972a4482ad22b9c21b74e467%7C0%7C0%7C638760160013028347%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiwTFpbCisldUljjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=uJ8OAa1ZU%2FcM)

> [7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4z](https://7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiwTFpbCisldUljjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=uJ8OAa1ZU%2FcM)

> MilsIkFOljoiwTFpbCisldUljjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=uJ8OAa1ZU%2FcM

> Swl%2Bd57JRmFSgEKJEPRxKu4gZh610MU%3D&reserved=0

>

> Judiciary & Administration Committee - Wednesday, November 6, 2024

> - Regular Meeting - 6:00 p.m. in the Council Chambers

> Agenda:

> <https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Flegi>

> star.granicus.com/cityoflacrosse/meetings/2024/2F11%2F6161_A_Jud

> iciary__Administration_Committee_24-11-06_Meeting_Agenda.pdf%3Fid%3Da

> adea04e-a533-4160-a92d-ff28f1050b45&data=05%7C02%7Craigs%40cityoflacr

> osse.org/7C8eb7d9c3fb374c06f6d208dd54fb15be%7Cb9bc47de972a4482ad22b9c2

> 1b74e467%7C0%7C0%7C638760160013046473%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0

> eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiwTFpbCisll

> dUljjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=KEJXp5QFumdWgmRJUCKrbB14fNi49DFZ3p7u

> dU8oXwE%3D&reserved=0

>

> J&A Participation Link:

> <https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fus06>

> web.zoom.us/j/2F83896973662%3Fpwd%3DNWpxOEFqeUNMZ0haTEdXK2JiU0M3QT09

> &data=05%7C02%7Craigs%40cityoflacrosse.org/7C8eb7d9c3fb374c06f6d208dd

> 54fb15be%7Cb9bc47de972a4482ad22b9c21b74e467%7C0%7C0%7C6387601600130588

> 40%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCI

> sIIAiOiJXaW4zMiIsIkFOIjoiTWFpbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=o
> vDW1YMUSyPQPav3HctMWzfH4CxoqxAE%2FXQWqhGYGO4%3D&reserved=0
> Meeting ID: 838 9697 3662
> Passcode: CC2024
> Call in (audio only): +1 312 626 6799
>
> SONDRA CRAIG (she/her)
> Deputy City Clerk
> City Clerk's Office
> City of La Crosse
> 400 La Crosse Street
> La Crosse WI 54601
>
> craigs@cityoflacrosse.org
> Direct: 608.789.7549 | Office: 608.789.7510 Visit the City Clerk
> webpage:
> <https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.cityoflacrosse.org%2Fyour-government%2Fdepartments%2Fcity-clerk&data=05%7C02%7C%7Ccraigs%40cityoflacrosse.org%7C8eb7d9c3fb374c06f6d208dd54fb15be%7Cb9bc47de972a4482ad22b9c21b74e467%7C0%7C0%7C638760160013070397%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMiIsIkFOIjoiTWFpbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=WqNijLd8IqjdQITk89HhGKABuvTn1ids28RYrMTWYFI%3D&reserved=0>
>
> City Clerk's Office hours: 8:00 a.m. to 4:30 p.m., Monday through
> Friday Public Service hours 8:00 a.m. to 4:00 p.m. Monday through
> Thursday in the City Hall Lobby
>
> Elected Officials and Members of Official Committees:
> In order to comply with open meeting requirements, please limit any reply to only the sender of this electronic communication.
>
> -----Original Message-----
> From: Dale Jacobson <dspacematters@gmail.com>
> Sent: Monday, November 4, 2024 10:30 AM
> To: Craig, Sondra <craigs@cityoflacrosse.org>
> Cc: Acklin, Tim <Acklint@cityoflacrosse.org>
> Subject: All Space Matters Inc Hwy 16 project
>
> *** CAUTION: This email originated from an external sender. DO NOT
> click links or open attachments unless you recognize the sender and
> know the content is safe. ***
>
>
> I am requesting a 6 month delay, Please. We are working our final details on project with engineer and Zoning.
>
> Please allow delay.
>
> Thanks,
> Dale Jacobson
> 414-897-3500

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business and Commercial Districts to the Residence District, allowing for six two-unit structures for condos at 1822 State Road 16 and adjacent parcels at State Road 16.

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

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

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

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

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

Mitch Reynolds, Mayor

Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES



Petitioner (name and address):

All Space Matters Inc W4917 Battlestone Station Rd, La crosse WI 54601
Rick Molzahn 259 Larkspur Lane Onalaska, WI 54650

Owner of site (name and address):

Rick Molzahn 259 Larkspur Lane Onalaska, WI 54650

Address of subject premises:

NE corner vacant of Hwy 16 1822 State St Hwy 16

Tax Parcel No.:

s 17-010460220, 17-10460-150, 17-10460-130, 17-10460-110

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

see attached

Zoning District Classification:

C1 - Local Business District + C2 - Commercial

Proposed Zoning Classification:

R2 - Residence District

Is the property located in a floodway/floodplain zoning district?

Yes No

Is the property/structure listed on the local register of historic places?

Yes No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan?

Yes No

Is the Rezoning consistent with the policies of the Comprehensive Plan?

Yes No

Property is Presently Used For:

Vacant with Billboards. Property North of Burn Boot camp

Property is Proposed to be Used For:

Residential - 6, two-unit, structures for condos
lots will be combined.

Proposed Rezoning is Necessary Because (Detailed Answer):

Elevation, restricted driveway access for lower density, the 2 billboards that have easements.

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


This R2 zoning is more consistent with the residential to the East.

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

This is a use that is consistent with much of the surrounding properties and takes into account the restrictions of the properties challenges.

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 3rd day of January, 2025.

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



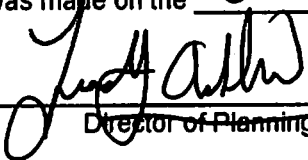
(signature)

414-897-3500 1-3-25
(telephone) (date)

DspaceMatters@gmail.com
(email)

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

Review was made on the 6th day of January, 2025

Signed:  Planning Manager
Director of Planning & Development

AFFIDAVIT

STATE OF WI)
COUNTY OF LaCrosse) ss

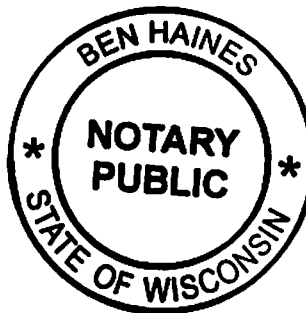
The undersigned, Richard Molzahn Trustee, being duly sworn states:

1. That the undersigned is an adult resident of the City of Onalaska, State of WI.
2. That the undersigned is (one of the) legal owner(s) of the property located at HWY 16 / ERUITA ROAD (See Parcel #s below)
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Richard Molzahn
Property Owner Trustee

Subscribed and sworn to before me this 03 day of January 2025

[Signature]
Notary Public
My Commission expires 9/10/2028



Parcel Number
17-10460-150
17-10460-220
17-10460-110
17-10460-130

Full legal combernead

Part of the SE ¼ of the NE ¼ of Section 21, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin, including parts of Lots 12 to 22, Block 2, part of Lot 20, Block 3, part of vacated alleys in said Block 2 and Block 3 and part of vacated Spring Street, all in Cold Springs Addition described as follows:

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

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

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

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

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

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

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

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

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

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

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

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

Subject to easements, covenants and restrictions of record.

Containing 1.61 acres.

EXHIBIT "B"
Legal Description of the Property

PARCEL A: PART OF LOTS 17, 18, 19, 20, 21, AND 22 IN BLOCK 2 OF PLAT OF COLD SPRINGS IN THE TOWN OF CAMPBELL, NOW IN THE CITY OF LA CROSSE AND PART OF GOVERNMENT LOT 7 OF SECTION 21, T16N, R7W, BEING PART OF THE VACATED WEST HALF OF THE ALLEY IN SAID BLOCK 2 OF PLAT OF COLD SPRINGS, LA CROSSE COUNTY, WI; DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 21; THENCE N41°01'18"W 756.65 FEET TO THE CENTERLINE OF THE VACATED ALLEY OF THE PLAT OF COLD SPRINGS; THENCE N13°59'28"E ALONG SAID CENTERLINE 42.43 FEET; THENCE CONTINUING ALONG SAID CENTERLINE N15°01'56"E 263.81 FEET TO THE POINT OF BEGINNING; THENCE N86°00'06"W ALONG THE SOUTH LINE OF SAID LOT 17 AND ITS EXTENSION 125.71 FEET TO THE EAST RIGHT OF WAY OF STATE ROAD 16; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N15°44'48"E 19.87 FEET AND N8°37'45"E 222.87 FEET TO THE NORTHWEST CORNER OF SAID LOT 22, BLOCK 2; THENCE S85°57'50"E ALONG THE NORTH LINE THEREOF 150.88 FEET TO THE CENTERLINE OF THE VACATED ALLEY OF SAID BLOCK 2; THENCE S15°05'12"W ALONG SAID CENTERLINE 122.51 FEET; THENCE CONTINUING ALONG SAID CENTERLINE S15°01'56"W 123.55 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS APPROXIMATELY 33,124 Sq. Ft.

PARCEL B: PART OF LOTS 14, 15, AND 16 IN BLOCK 2 OF PLAT OF COLD SPRINGS IN THE TOWN OF CAMPBELL, NOW IN THE CITY OF LA CROSSE AND PART OF GOVERNMENT LOT 7 OF SECTION 21, T16N, R7W, BEING PART OF THE VACATED WEST HALF OF THE ALLEY IN SAID BLOCK 2 OF PLAT OF COLD SPRINGS, LA CROSSE COUNTY, WI; DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 21; THENCE N41°01'18"W 756.65 FEET TO THE CENTERLINE OF THE VACATED ALLEY OF THE PLAT OF COLD SPRINGS; THENCE N13°59'28"E ALONG SAID CENTERLINE 42.43 FEET; THENCE CONTINUING ALONG SAID CENTERLINE N15°01'56"E 140.75 FEET TO THE POINT OF BEGINNING; THENCE N86°00'06"W ALONG THE SOUTH LINE OF SAID LOT 14 AND ITS EXTENSION 124.00 FEET TO THE EAST RIGHT OF WAY OF STATE ROAD 16; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N11°23'02"E 42.19 FEET AND N15°44'48"E 80.63 FEET TO THE NORTH LINE OF SAID LOT 16, BLOCK 2; THENCE S86°00'06"E ALONG THE NORTH LINE THEREOF 125.71 FEET TO THE CENTERLINE OF THE VACATED ALLEY OF SAID BLOCK 2; THENCE S15°01'56"W 123.06 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS APPROXIMATELY 15,209 Sq. Ft.

PARCEL C: PART OF LOTS 12 AND 13 IN BLOCK 2, AND PART OF LOT 20, BLOCK 3 OF PLAT OF COLD SPRINGS IN THE TOWN OF CAMPBELL, NOW IN THE CITY OF LA CROSSE AND PART OF GOVERNMENT LOT 7 OF SECTION 21, T16N, R7W, BEING PART OF THE VACATED PORTION OF SPRING STREET AND BEING PART OF THE VACATED WEST HALF OF THE ALLEY IN SAID BLOCK 2 AND 3 OF PLAT OF COLD SPRINGS, LA CROSSE COUNTY, WI; DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 21; THENCE N41°01'18"W 756.65 FEET TO THE CENTERLINE OF THE VACATED ALLEY OF THE PLAT OF COLD SPRINGS AND THE POINT OF BEGINNING; THENCE N85°44'34"W ALONG THE SOUTH LINE OF SAID LOT 20 AND ITS EXTENSION 120.19 FEET TO THE EAST RIGHT OF WAY OF STATE ROAD 16; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N9°02'06"E 38.79 FEET TO THE NORTH LINE OF SAID LOT 20; THENCE CONTINUING ALONG SAID RIGHT OF WAY N16°23'03"E 100.62 FEET AND N1°23'02"E 42.83 FEET TO THE NORTH LINE OF SAID LOT 13, BLOCK 2; THENCE S86°00'06"E ALONG THE NORTH LINE THEREOF 124.00 TO THE CENTERLINE OF THE VACATED ALLEY OF SAID BLOCK 2; THENCE S15°01'56"W 140.75 FEET; THENCE CONTINUING ALONG SAID CENTERLINE S13°59'28"W 42.43 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS APPROXIMATELY 21,986 Sq. Ft.

Legal Description of the Sign Location Easements

EXHIBIT "A"

Sign #1 - BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 22, THENCE S85°57'50"E ALONG THE NORTH LINE THEREOF 61.00 FEET; THENCE S4°02'10"W 25.00 FEET; THENCE N85°57'50"W 63.00 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD 16; THENCE N8°37'45"E 25.08 FEET TO THE POINT OF THE BEGINNING

Sign #2 - BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 13, THENCE S86°00'06"E ALONG THE NORTH LINE THEREOF 55.46 FEET; THENCE S11°23'02"W 29.62 FEET; THENCE N79°30'48"W 55.00 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD 16; THENCE N11°23'02"E 23.36 FEET TO THE POINT OF BEGINNING

THIS GRANT OF EASEMENTS is executed by the undersigned parties as of the dates set forth below but effective as of the date first set forth above.

WITNESSES:

Mark Sattler

Jeanne M. McIlwain

GRANTOR:

Richard A. Muzik

By: Trustee

Name:

Title:

ACKNOWLEDGMENT

State of WISCONSIN

County of LA CROSSE

That on this day came before me the undersigned, a Notary Public, duly commissioned, qualified and acting within and for the said County and State, appeared in person the within named Richard Muzik to me personally known, who stated that he is the Trustee of Richard F. Muzik Tr. Trust a Trust, and is duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of said entity, and further stated and acknowledged that he had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

In testimony whereof, I have hereunto set my hand and official seal this 9 day of JULY, 24.

Danielle P. Martin
Notary Public
Printed Name: Danielle P. Martin
Notary No/Bar Roll No.: _____
My commission is: 09-24-2020

This Instrument Prepared By:
James R. McIlwain
5551 Corporate Blvd
Baton Rouge, LA 70808
STATE OF WISCONSIN



GRANT OF EASEMENTS

*** UNITED STATES OF AMERICA**

**BY: RICHARD F. MOLZAHN
IRREVOCABLE TRUST**

*** STATE OF WISCONSIN**

TO: TLC PROPERTIES, LLC

*** COUNTY OF LA CROSSE**

This Grant of Easements (this "Agreement") is made this 1st day of July, 2024, by and between Richard F. Molzahn Irrevocable Trust, whose address is 259 East Larkspur Lane, Onalaska, WI 54650 ("Grantor"), and TLC PROPERTIES, LLC, whose address is 5321 Corporate Boulevard, Baton Rouge, LA 70808 (TIN: 72-0640751) ("Grantee").

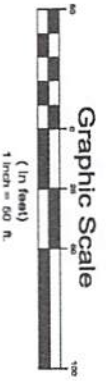
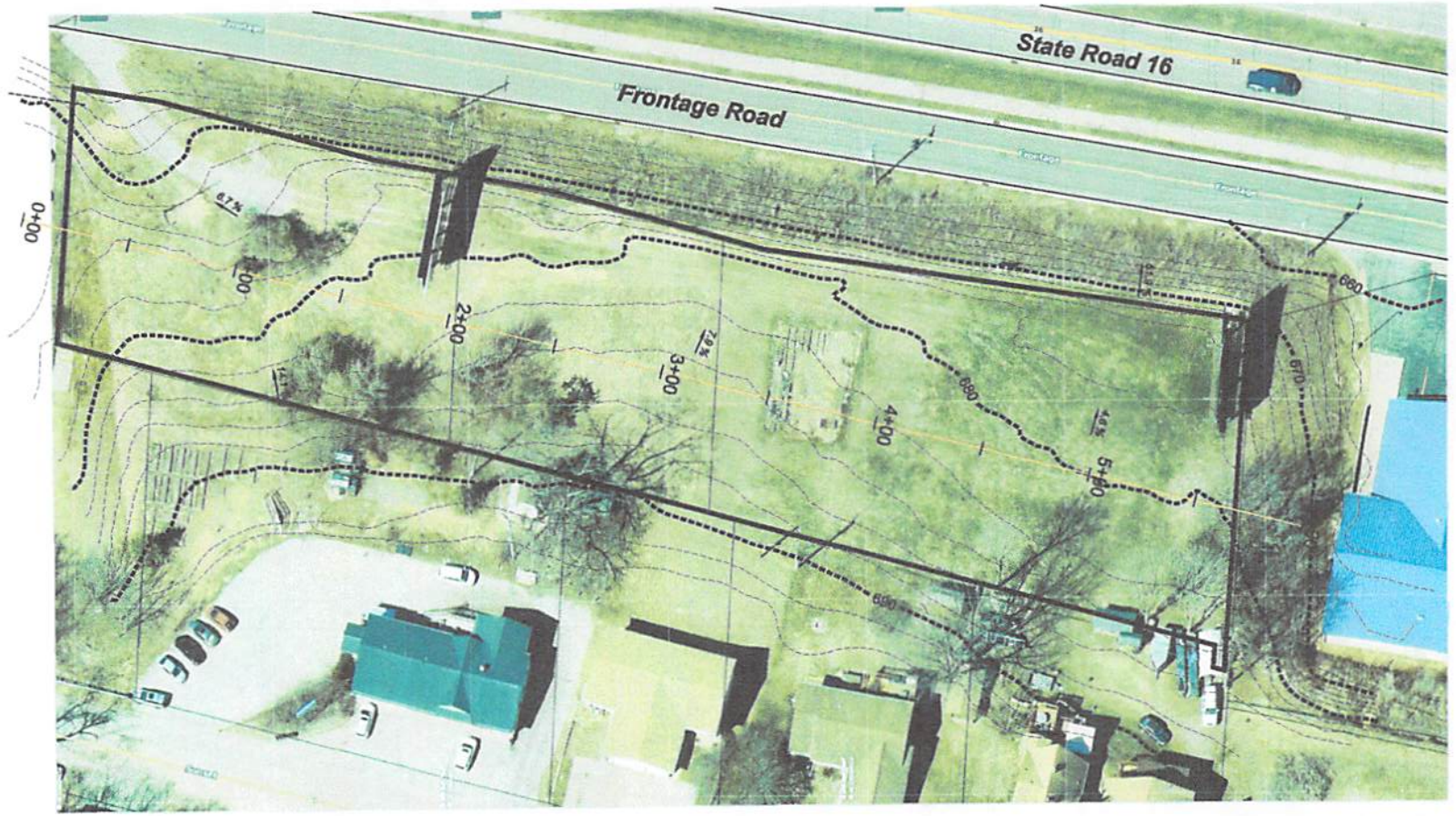
The Grantor, its successors and assigns, do hereby grant, sell and convey unto Grantee, its successors and assigns, two perpetual easements for outdoor advertising structures and all necessary or desirable appurtenances on, over and upon Grantor's real property described herein. The easements granted herein shall consist of (i) easements for the location, construction, maintenance and operation of two outdoor advertising structures, the bases of which shall be located within the area described in Exhibit "A" attached hereto and incorporated herein (the "Sign Location Easements") as well as (ii) easements for access, maintenance, visibility, utility services and overhang (the "Access, Maintenance, Visibility, Utility and Overhang Easement") on, over and upon Grantor's real property described in Exhibit "B" attached hereto and incorporated herein (the "Property"). Collectively, the Sign Location of both Easements and the Access, Maintenance, Visibility, Utility and Overhang Easement are herein referred to as the "Easements."

Grantor herein grants the perpetual Easements subject to the following terms and conditions:

The Easements shall consist of perpetual easements of use that run with the land and shall include the right to construct, repair, service, maintain, improve and modify the outdoor advertising structure to have as many advertising faces as are allowed by local and state law, including changeable copy faces and/or electronic faces and to replace or rebuild any outdoor advertising structure within the Sign Location Easements. The Easements shall include but not be limited to a right of ingress and egress, a right of overhang for the outdoor advertising structure, a right to install, repair, replace and maintain underground and/or above ground electrical service to the outdoor advertising structures, a right to maintain telecommunication devices as it relates to the outdoor advertising structures only and a right of view, prohibiting vegetation or improvements on the Property described herein that would obstruct the view of the outdoor advertising structure from the adjoining highway.



Bearing basis: Wisconsin Coordinate System South - NAD 1983 - (1991)
East line of NE ¼, Sec.21, T16N-R7W bears S 22° 22' 00" E
Section breakdown based, in part, on County Surveyor data.



Plan View

Cold Springs Condominium

Parts of Lots 12 - 22, part vacated alley, Block 2 and part of Lot 20, part of vacated alley, Block 3 and part of vacated Spring Street, all in Cold Springs Addition, located in the SE 1/4 of the NE 1/4, Section 21, T16N-R7W City of La Crosse, La Crosse County, Wisconsin



Example of Look

7:29



👍👎 27

2 shares 61.2K plays

👍 Like

💬 Comment

➦ Share

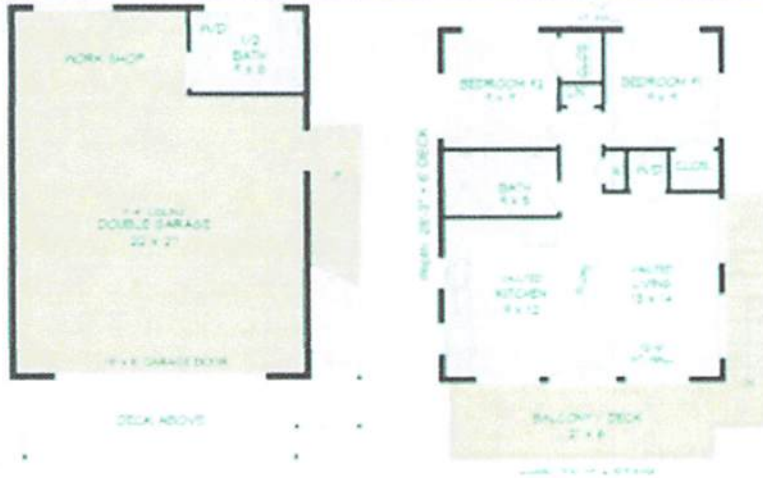


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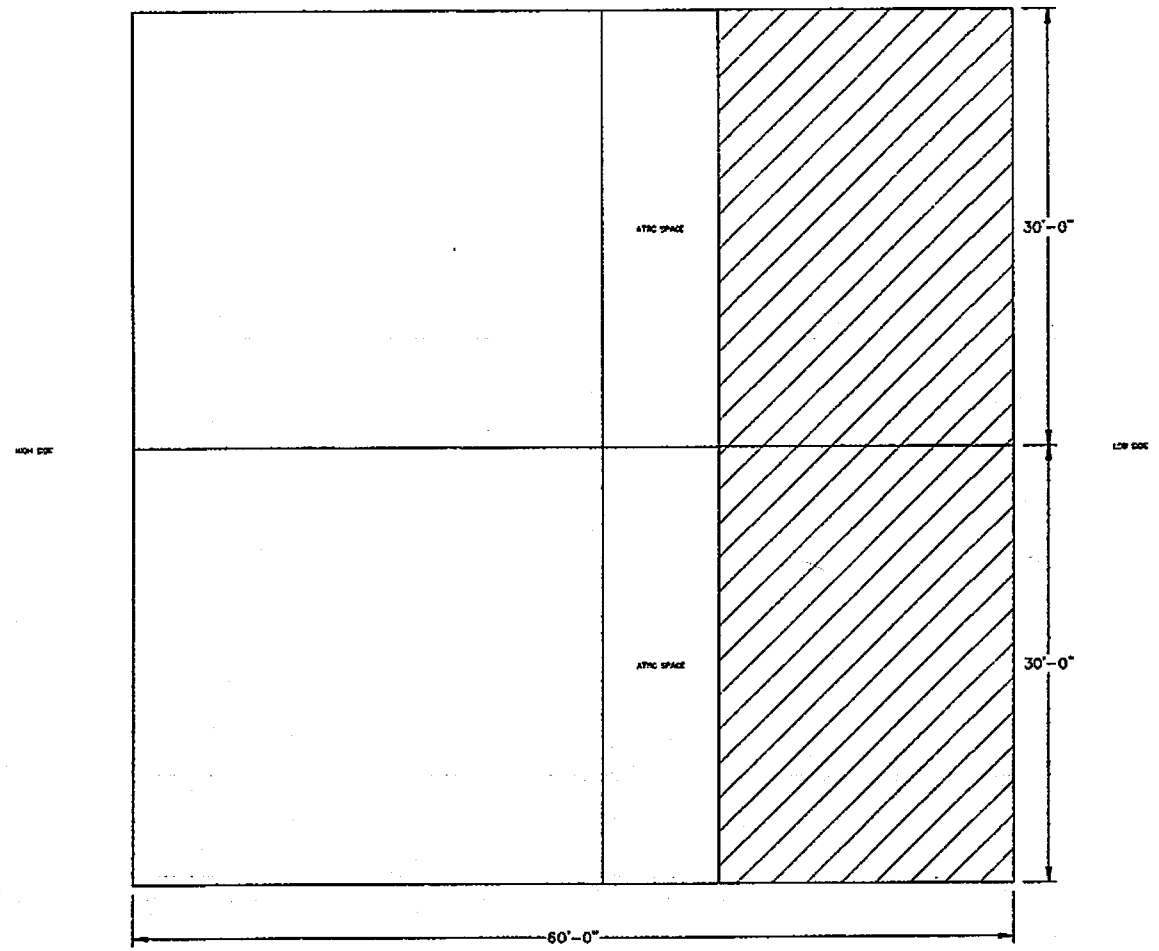
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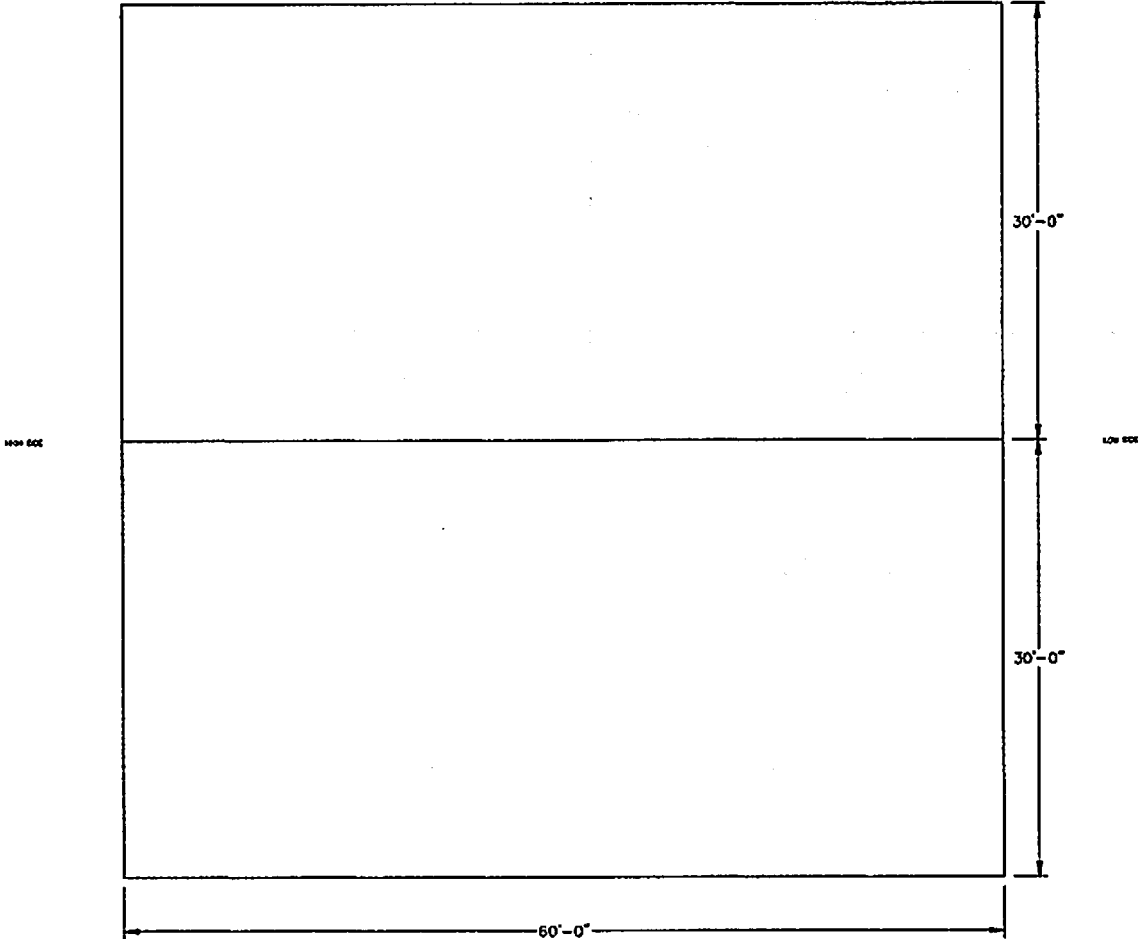
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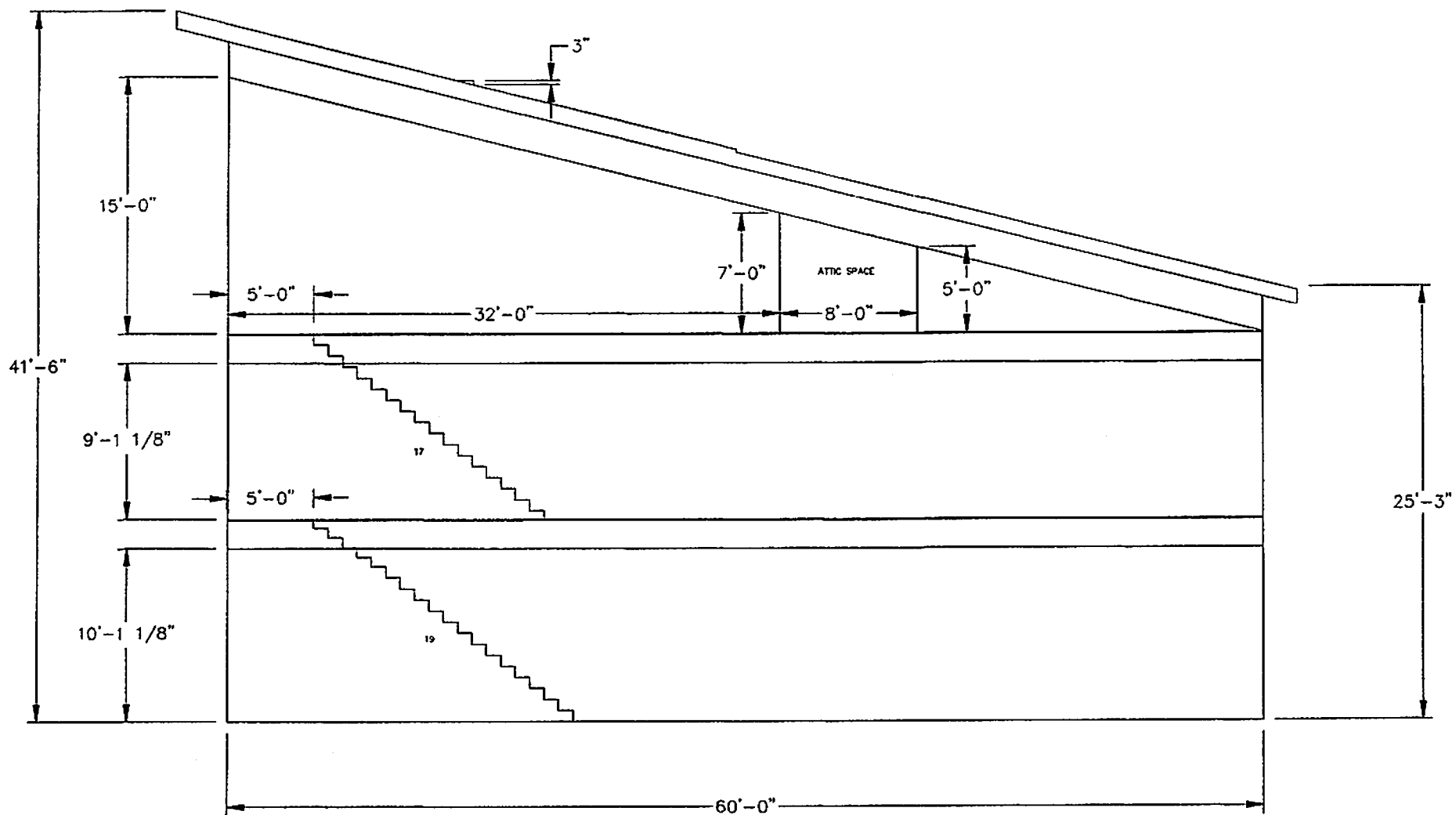
1 share

THIRD FLOOR - LOFT

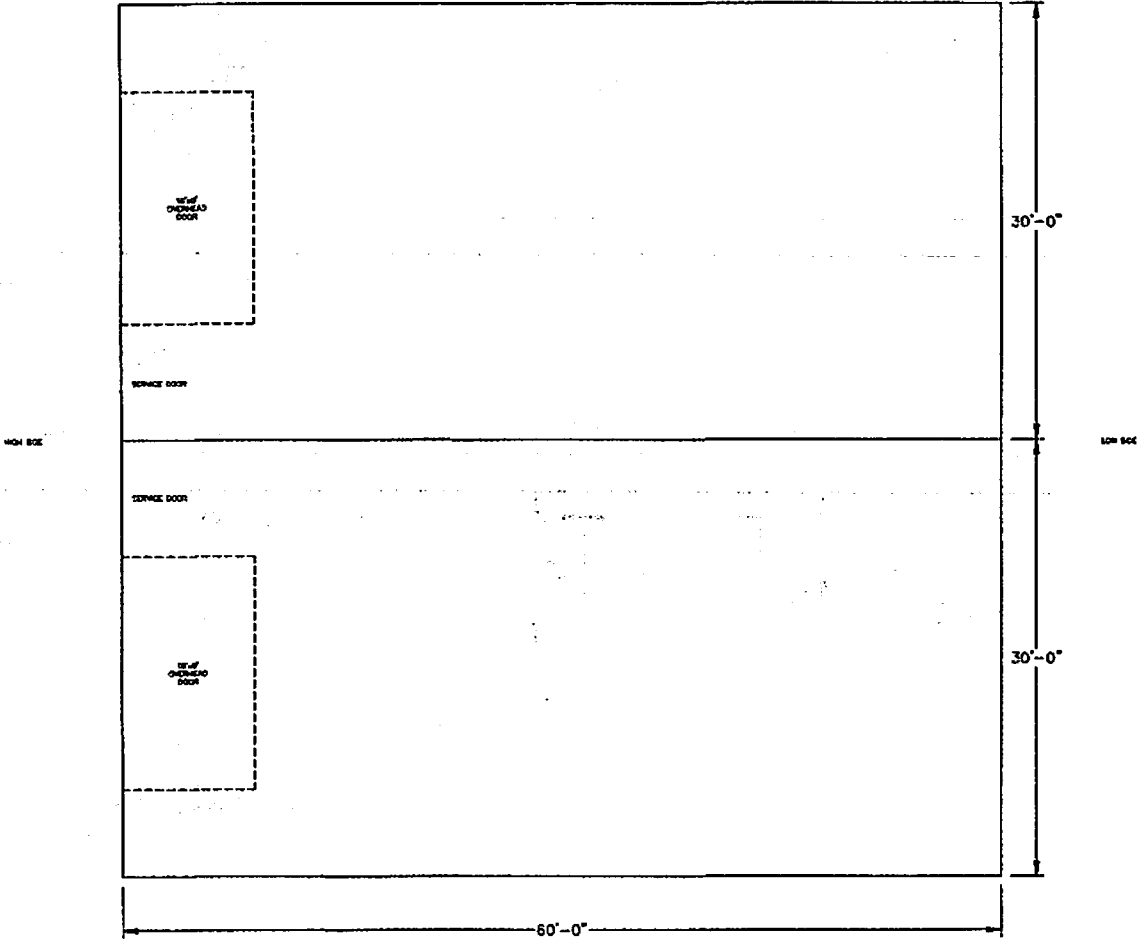


SECOND FLOOR – HOME

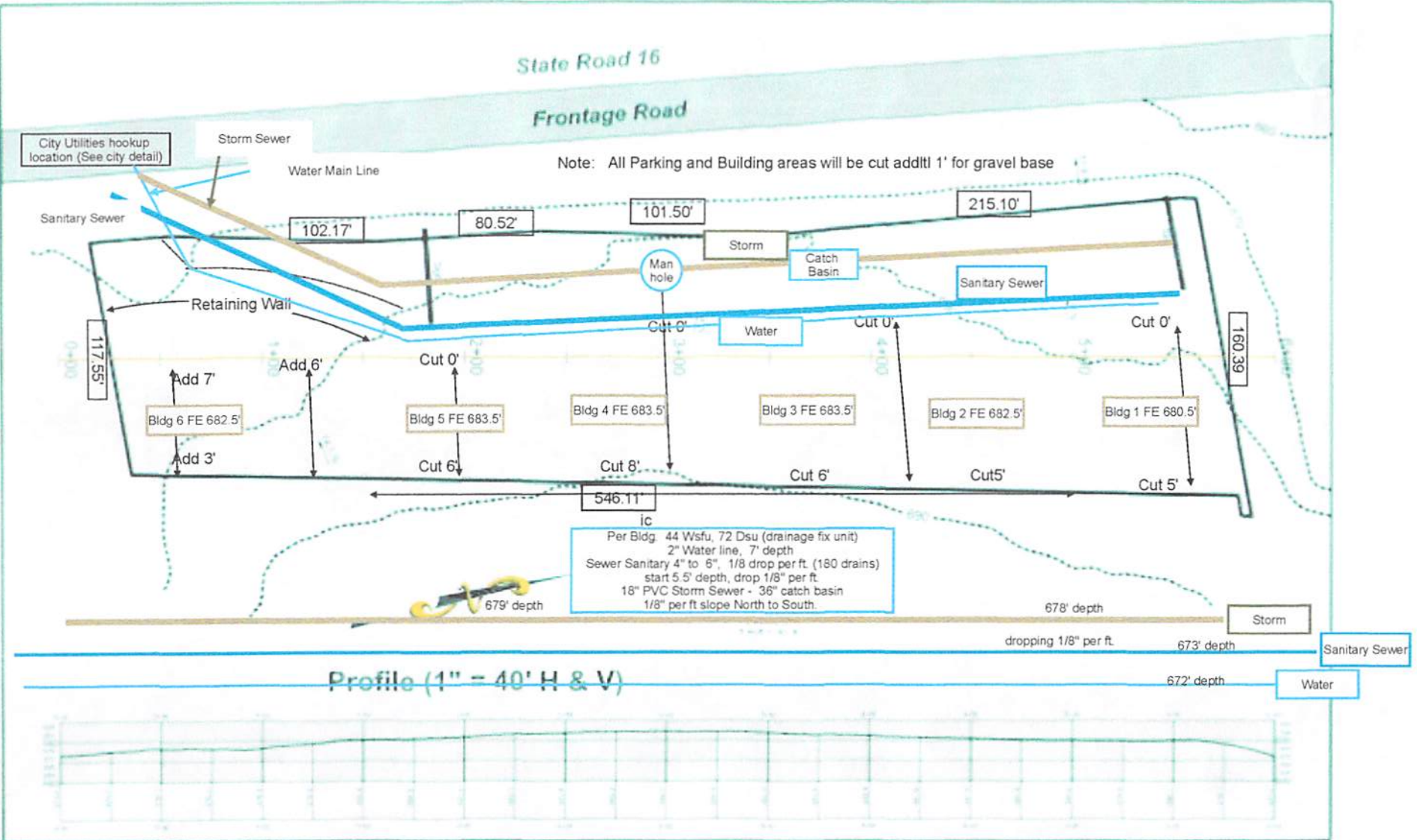




FIRST FLOOR - GARAGE



Utilities



**NOTICE OF HEARING ON
AMENDMENT TO ZONING RESTRICTION**

TO WHOM IT MAY CONCERN:

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

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business and Commercial Districts to the Residence District, allowing for six two-unit structures for condos at 1822 State Road 16 and adjacent parcels at State Road 16.

Property is presently: vacant land with billboards

Property is proposed to be: residential – parcels will be combined for six two-unit structures for condos

Rezoning is necessary because: of elevation, restricted driveway access for lower density, and the two billboards that have easements.

Tax Parcel 17-10460-110; 1822 State Road 16

Tax Parcel 17-10460-220; State Road 16

Tax Parcel 17-10460-150; State Road 16

Tax Parcel 17-10460-130; State Road 16

The City Plan Commission will meet to consider such application on **Monday, February 3, 2025, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, February 4, 2025, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, February 13, 2025, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may appear at public hearings either in person, by agent, or by attorney, and may express their approval or objection, or file a letter in the office of the City Clerk.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 25-0014).

Dated this 14th day of January, 2025.

Nikki M. Elsen, City Clerk
City of La Crosse

Published: January 21 & 28, 2025
One (1) Affidavit

Tax Parcel #	OwnerName	PROPERTY ADDRESS	Mailing Address	MailCityStateZip
17-10286-121	BENSON PARTNERS	2006 STATE ROAD 16	W7570 VAN AELSTYN CT	HOLMEN WI 54636
17-10286-122	BENSON PARTNERS	2000 STATE ROAD 16	W7570 VAN AELSTYN CT	HOLMEN WI 54636
17-10460-90	BIG FISH INVESTMENTS LLC	1835 & 1837 SUNSET LN	614 MAIN ST	LA CROSSE WI 54601
17-10286-150	CAITLYNN J GRILLEY, WESTON D WILLETTE	1824 SUNSET LN	1824 SUNSET LN	LA CROSSE WI 54601-3019
17-10460-10	CAITLYNN J GRILLEY, WESTON D WILLETTE	1824 SUNSET LN	1824 SUNSET LN	LA CROSSE WI 54601-3019
17-10286-140	CHRIS WEISS LLC	STATE ROAD 16	228 COUNTRY CLUB CT	LA CROSSE WI 54601
17-10286-130	CIA SIAB INC	1838 SUNSET LN	1838 SUNSET LN	LA CROSSE WI 54601
17-10460-100	CIA SIAB INC	1825 SUNSET LN	1825 SUNSET LN	LA CROSSE WI 54601
17-10460-30	DAVID J GANSCHOW, SUSAN J GANSCHOW	1911 SUNSET LN	1911 SUNSET LN	LA CROSSE WI 54601-3020
17-10286-160	EUGENE CARLISLE, PHYLLIS CARLISLE, JOHN OMALLEY, BARBARA OMALLEY, KELLY L MALSZYCKI, GREGGORY A SCHARF	SUNSET LN	3220 SUNNYSLOPE RD	LA CROSSE WI 54601-3028
17-10470-14	MAI XIONG, XONG XIONG	2007 & 2009 SUNSET LN	2009 SUNSET LN	LA CROSSE WI 54601
17-10460-60	MARK J ERICKSON, ANNORA L ERICKSON	1845 SUNSET LN	1845 SUNSET LN	LA CROSSE WI 54601-3020
17-10460-190	MMAP LAND LLC	1800, 1802, 1804, 1806, 1808 STATE ROAD 16	1718 STATE ROAD 16	LA CROSSE WI 54601
17-10470-25	NALCW001 LLC	2010 STATE ROAD 16	30 LASALLE ST N STE 4140	CHICAGO IL 60602
17-10460-210	NESNAH GROUP REAL ESTATE 1 LLC	1718 STATE ROAD 16	1718 STATE ROAD 16	LA CROSSE WI 54601
17-10286-110	RIVER VALLEY PARTNERS LLC	1910 & 1920 SUNSET LN	N5854 ABNET RD	ONALASKA WI 54650
17-10286-123	ROBERT EKKER	1939 SUNSET LN	203 EAGLES BLUFF RD	LA CRESCENT MN 55947
17-10286-111	SHAY FERGUSON, ELIJAH FERGUSON	1900 SUNSET LN	1900 SUNSET LN	LA CROSSE WI 54601-3021
17-10490-10	STATE OF WISCONSIN DOT	1700 STATE ROAD 16	3550 MORMON COULEE RD	LA CROSSE WI 54601
17-10490-100	STATE OF WISCONSIN DOT	STATE ROAD 16	3550 MORMON COULEE RD	LA CROSSE WI 54601

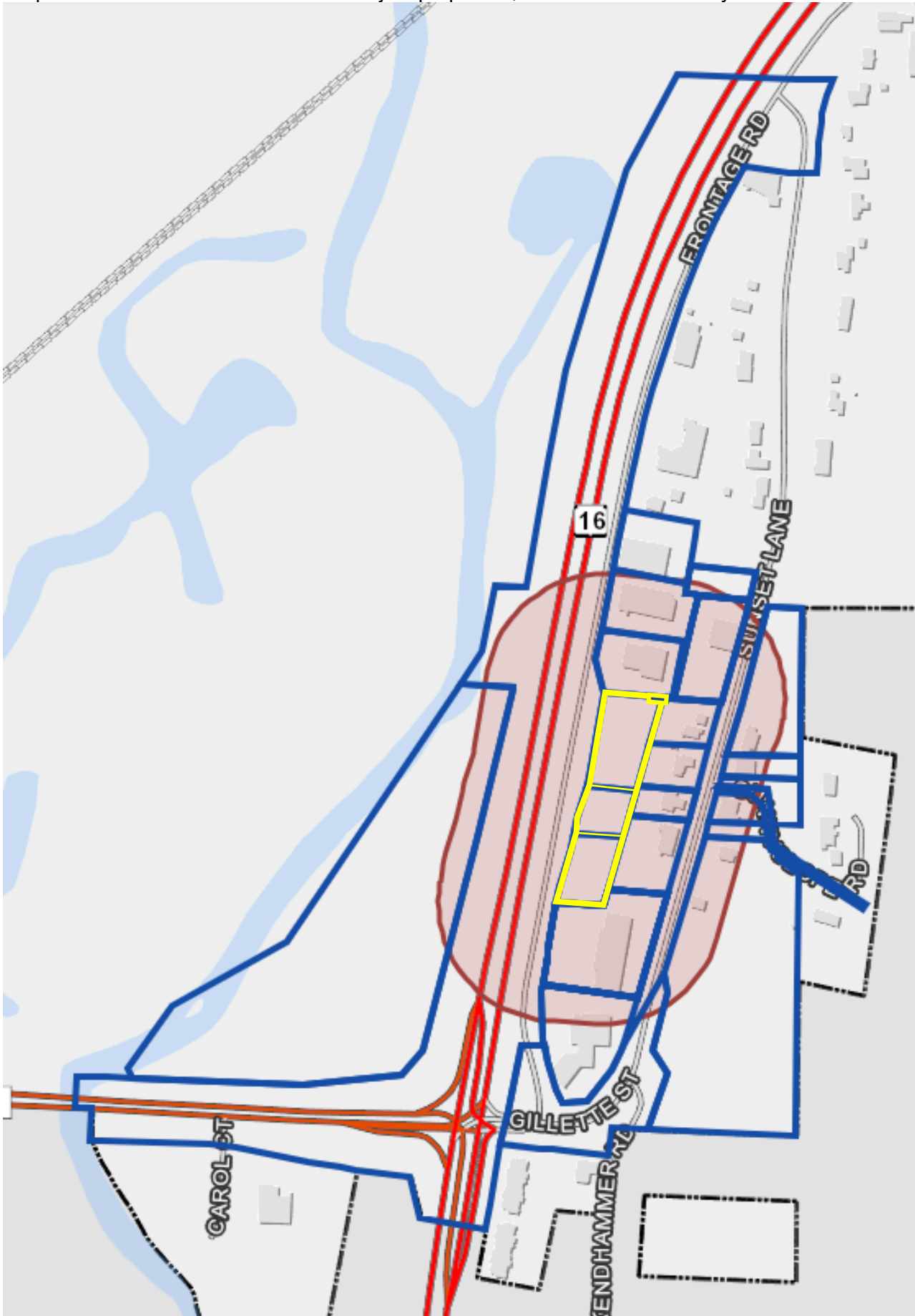
Properties above are within 300 feet of the four subject parcels listed below.

Applicant & Owner:

17-10460-150	RICHARD F MOLZAHN TRUST	STATE ROAD 16	259 LARKSPUR LN E	ONALASKA WI 54650
17-10460-220	RICHARD F MOLZAHN TRUST	STATE ROAD 16	259 LARKSPUR LN E	ONALASKA WI 54650
17-10460-110	RICHARD F MOLZAHN TRUST	1822 STATE ROAD 16	1329 INTERCHANGE PL	LA CROSSE WI 54603
17-10460-130	RICHARD F MOLZAHN TRUST	STATE ROAD 16	1329 INTERCHANGE PL	LA CROSSE WI 54603

Applicant	ALL SPACE MATTERS INC		W4917 BATTLESTONE STATION RD	LA CROSSE WI 54601
------------------	-----------------------	--	------------------------------	--------------------

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



CITY CLERK

400 LA CROSSE ST
LA CROSSE WI 54601

RETURN SERVICE REQUESTED

ROBERT EKKER

203 EAGLES BLUFF RD

LA CRESCENT MN 55



Presort
First Class Mail
ComBasPrice



US POSTAGE PARTNERSHIP

ZIP 54601 \$ **000.62**
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NIXIE 553 NFE 1537 2510001/17/25
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

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BC: 54601337400

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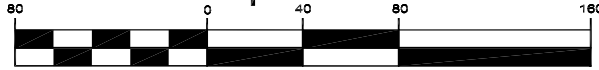
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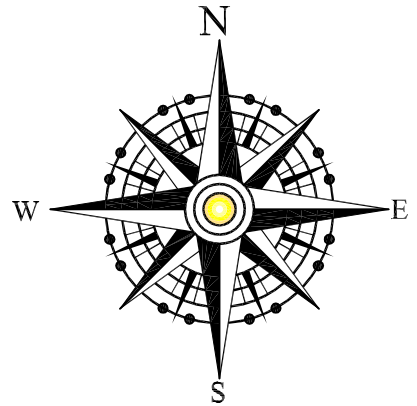
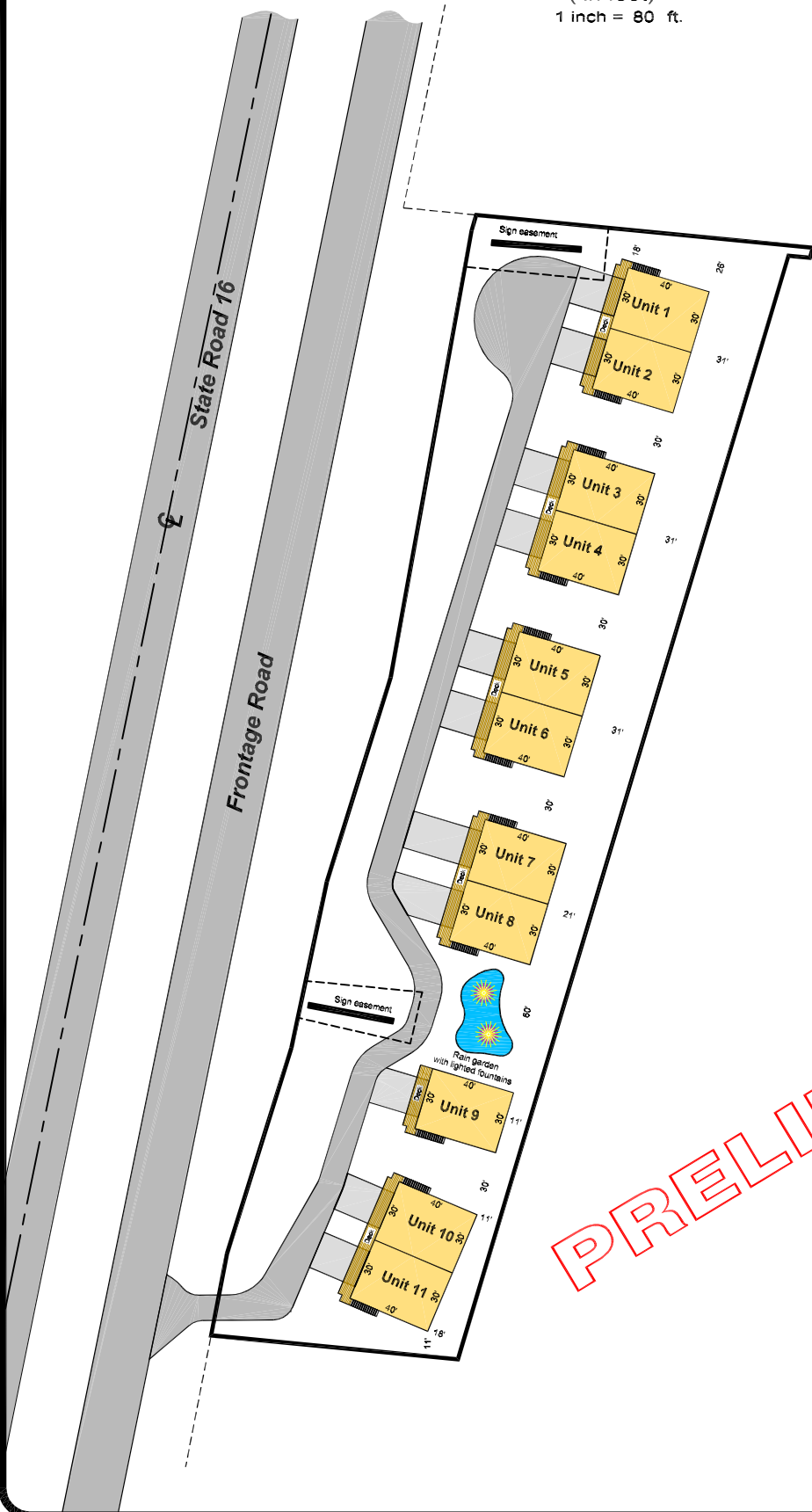
Cold Springs Condominium

Parts of Lots 12 - 22, part vacated alley, Block 2 and part of Lot 20, part of vacated alley, Block 3 and part of vacated Spring Street, all in Cold Springs Addition, located in the SE ¼ of the NE ¼, Section 21, T16N-R7W City of La Crosse, La Crosse County, Wisconsin

Graphic Scale



(in feet)
1 inch = 80 ft.



PRELIMINARY

AFFIDAVIT OF PUBLICATION

Lacrosse Tribune
1407 St. Andrew St., La Crosse, WI 54603
(866) 735-5631

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

State of Florida, County of Broward, ss:

Alison Farmwald, 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:

January. 21 2025, January. 28 2025

NOTICE ID: IQeFeLKQyvr2Gzsc89jf

PUBLISHER ID: COL-WI-100790

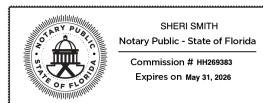
NOTICE NAME: Rezoning 1822 State HWY 16

Publication Fee: \$128.79

Section: Legals

Category: 0001 Wisconsin Legals

(Signed) Alison Farmwald



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 01/30/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF HEARING ON AMENDMENT TO ZONING RESTRICTION

TO WHOM IT MAY CONCERN:
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Dated this 14th day of January, 2025.

Nikki M. Elsen, City Clerk

City of La Crosse

1/21, 1/28 LAC

COL-WI-100790 WNAXLP

Agenda Item 25-0014 (Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business and Commercial Districts to the Residence District, allowing for six two-unit structures for condos at 1822 State Road 16 and adjacent parcels at State Road 16.

General Location

Aldermanic District 2, just north of the intersection of Gillette Street and State Hwy 16 as depicted on attached Map 25-0014. Parcels are not located within an established neighborhood association. Surrounding land uses are commercial/office to the north, marsh land to the west across State Hwy 16, commercial/office/apartment buildings to the south, and smaller scale residential to the east on Sunset Lane.

Background Information

The applicant is proposing to rezone the subject parcels to R2-Residence in order to develop them into five (5) twindominiums and a single dwelling unit. (11 total units) See attached updated site plan dated 1.24.2025)

The developer stated that the design of the dwelling units will be inspired by tiny home architecture. The development will have to go through the City's design review and condominium platting process.

R2-Residence zoning was requested as that is the only residential zoning districts that permits zero lot line twindominiums.

Recommendation of Other Boards and Commissions

The applicant had submitted a petition to rezone the properties to Traditional Neighborhood Development for a mixed-use development for the August 2024 Council cycle. It was referred for 90 days at the applicant's request. It was then referred by the Council at their November 2024 meeting for 6 months at the applicant's request.

Consistency with Adopted Comprehensive Plan

These parcels are within the Northwoods Neighborhood District in the comprehensive plan. Low-Density residential is a desired land use in this district.

Staff Recommendation

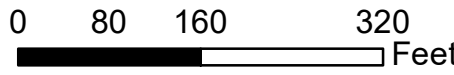
This development would still have to complete the design review process. While staff would be supportive of higher density on these parcels, the shape of the parcel, limited permitted access points, and the existing billboard does limit their ability to do so. This item is recommended for approval.

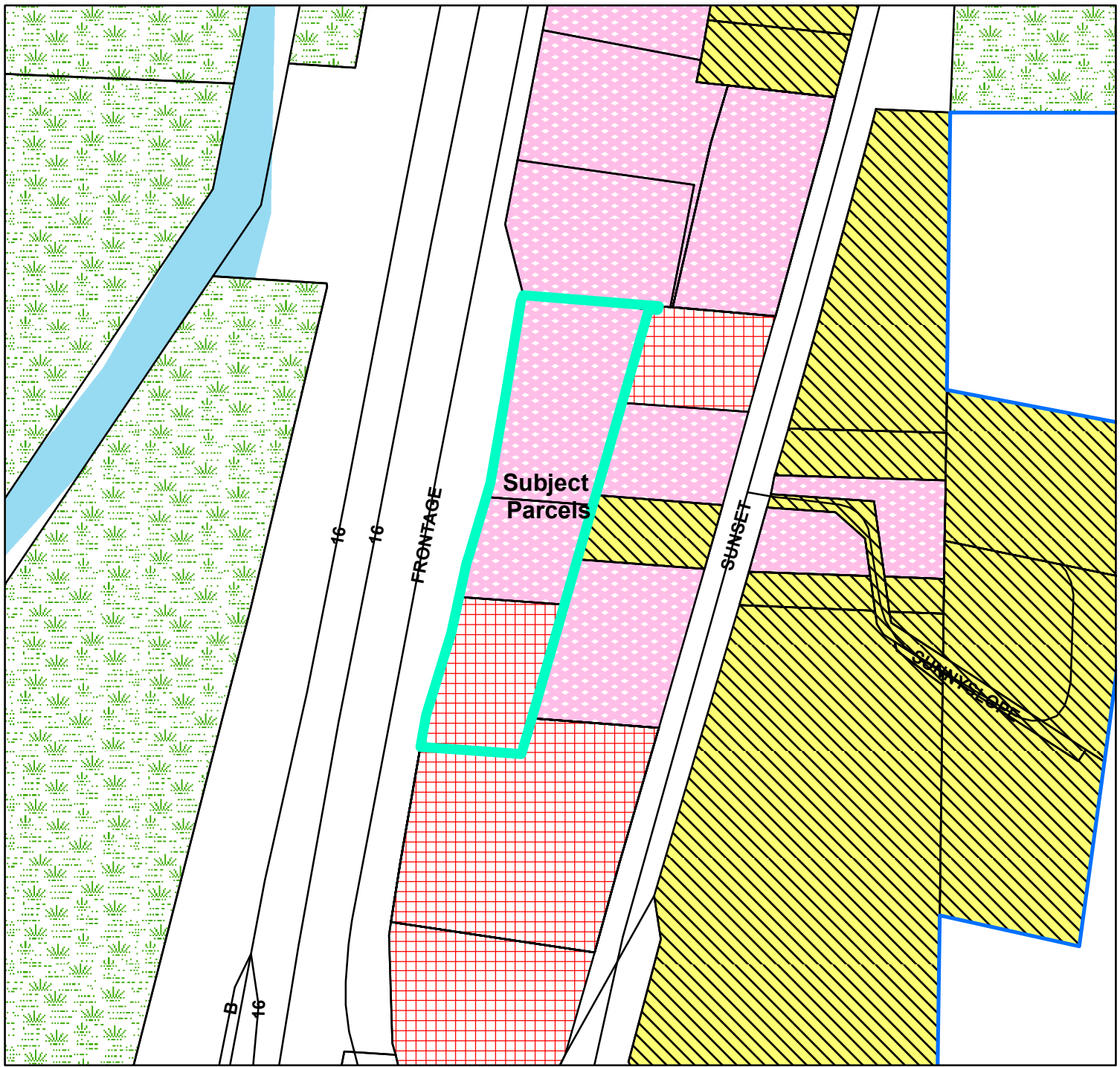
Routing J&A 2.4.2025



BASIC ZONING DISTRICTS

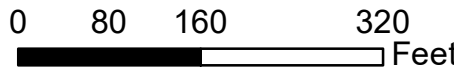
	R1 - SINGLE FAMILY
	R2 - RESIDENCE
	WR - WASHBURN RES
	R3 - SPECIAL RESIDENCE
	R4 - LOW DENSITY MULTI
	R5 - MULTIPLE DWELLING
	R6 - SPECIAL MULTIPLE
	PD- PLANNED DEVELOP
	TND - TRAD NEIGH DEV.
	C1 - LOCAL BUSINESS
	C2 - COMMERCIAL
	C3 - COMMUNITY BUSINESS
	M1 - LIGHT INDUSTRIAL
	M2 - HEAVY INDUSTRIAL
	PS - PUBLIC & SEMI-PUBLIC
	PL - PARKING LOT
	UT - PUBLIC UTILITY
	CON - CONSERVANCY
	FW - FLOODWAY
	A1 - AGRICULTURAL
	EA - EXCLUSIVE AG
	City Limits
	SUBJECT PROPERTY





BASIC ZONING DISTRICTS

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	WR - WASHBURN RES
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Agenda Item 25-0014 (Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business and Commercial Districts to the Residence District, allowing for six two-unit structures for condos at 1822 State Road 16 and adjacent parcels at State Road 16.

Original Date of Staff Report

February 3, 2025

Reason for Referral

The applicant requested a referral as they were contacted by a developer interested in the property for a different use and wanted time to meet with them. The request for a 30-day referral was adopted by the Common Council at their February 2025 meeting.

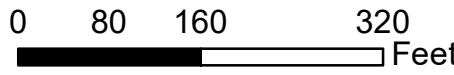
New Information

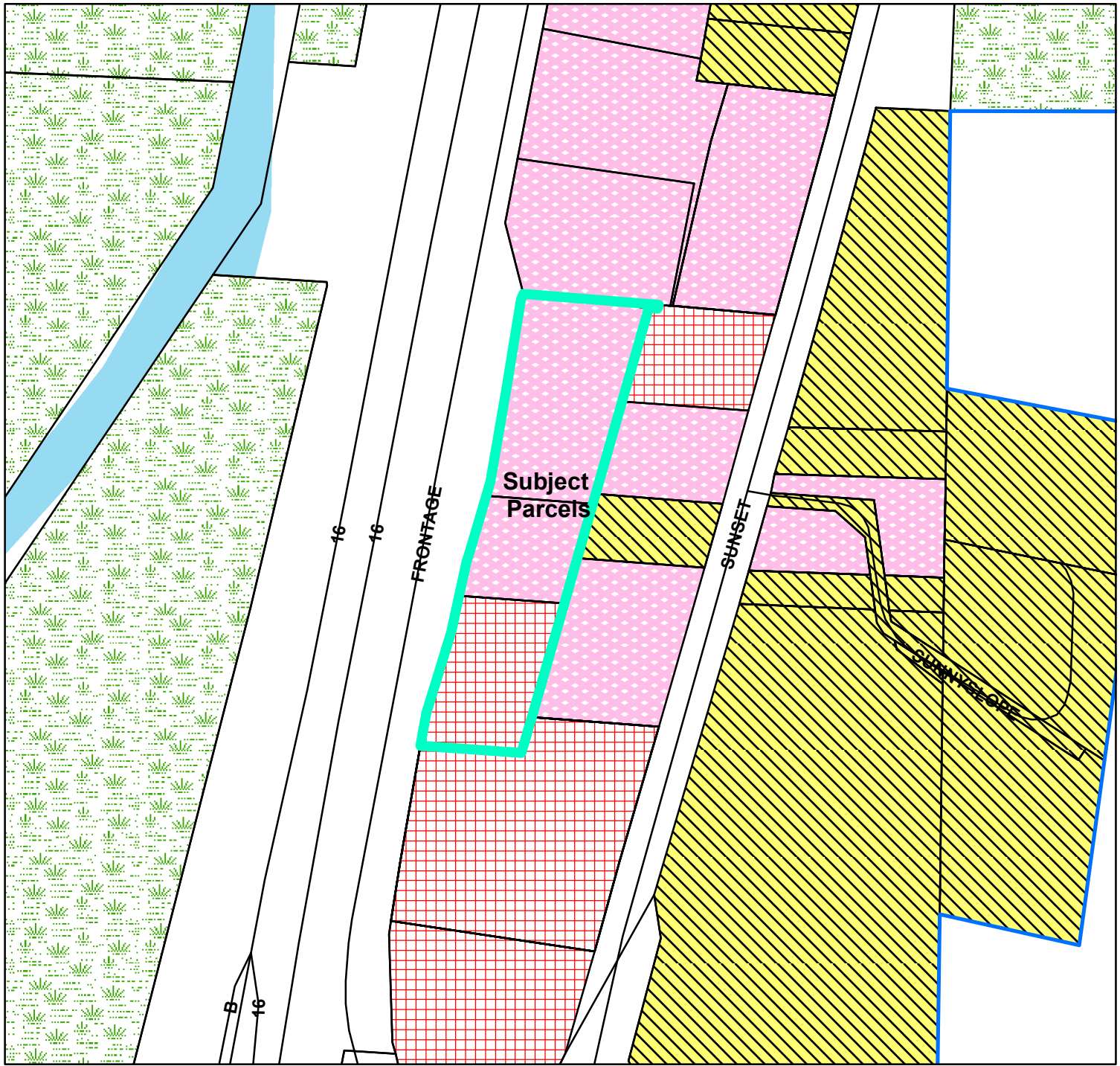
As of February 24, 2025, the applicant has submitted a request to the City Clerk's Department requesting that this item be withdrawn as they intend to move forward with a different development that is permitted under the existing zoning districts.

Staff Recommendation

Withdraw- – Per the applicant's request.

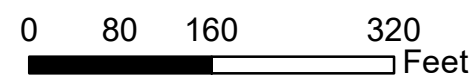
Routing J&A 3.4.2025





BASIC ZONING DISTRICTS

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City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0151

Agenda Date: 3/4/2025

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Resolution

Resolution designating Downtown Mainstreet, Inc. as the concessionaire for the La Crosse Center along with authorization for "Class B" Intoxicating Liquor Permit

RESOLUTION

WHEREAS, Downtown Mainstreet, Inc. is a non-profit Wisconsin organization founded to help restore the downtown district's role as the center for the Coulee Region; and

WHEREAS, the City of La Crosse, a municipal corporation, operates a convention and arena facility known as the La Crosse Center; and

WHEREAS, for approximately the past 35 years the City of La Crosse has entered into a Concession Agreement for the sale of intoxicating liquors and fermented malt beverages at the La Crosse Center; and

WHEREAS DMI wishes to enter into this Agreement for twenty-four (24) months from July 1, 2025, through June 30, 2027.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse hereby designates Downtown Mainstreet, Inc. as the concessionaire for the sale of intoxicating liquors and fermented malt beverages at the La Crosse Center for the time period July 1, 2025, through June 30, 2027.

BE IT FURTHER RESOLVED that DMI is hereby authorized to make application pursuant to the terms of the attached Concession Agreement.

BE IT FURTHER RESOLVED that The Mayor, City Clerk and Director of Parks and Recreation are hereby authorized to execute the attached Concession Agreement.

BE IT FURTHER RESOLVED that City Staff is hereby directed to take any steps necessary to effectuate the resolution.

CONCESSION AGREEMENT

THIS AGREEMENT made this _____ day of _____, 2025, by and between the Downtown Mainstreet, Inc., hereinafter referred to as “DMI” and the City of La Crosse, on behalf of the La Crosse Center, hereinafter referred to as “La Crosse Center.”

WITNESSETH:

WHEREAS, DMI is a non-profit Wisconsin organization founded by businesses and financial institutions to help restore the downtown district’s role as the center of the Coulee Region:

WHEREAS, the La Crosse Center operates a convention and arena facility for the City of La Crosse, Wisconsin, a municipal corporation;

WHEREAS, the La Crosse Center is desirous of granting to DMI a Concession Agreement for the sale of intoxicating liquors and fermented malt beverages for the term of this Agreement in order to jointly promote the interests of the La Crosse Center and DMI;

WHEREAS, DMI wishes to retain the food and beverage department of the La Crosse Center to perform day-to-day operations and the management services required under this Concession Agreement; and

WHEREAS, the parties are desirous of setting forth their mutual rights and responsibilities with respect to the Concession Agreement at the La Crosse Center facility located at 300 Harborview Plaza in the City and County of La Crosse, State of Wisconsin.

NOW, THEREFORE, in consideration of the mutual covenants herein contained,

IT IS AGREED AS FOLLOWS:

1. Under the terms of this Concession Agreement, DMI shall obtain the required “Class B” fermented malt beverage license and intoxicating liquor permit authorizing the sale of fermented malt beverages and intoxicating liquor at the La Crosse Center.

2. The La Crosse Center shall manage the beer and liquor concession for DMI and in so doing shall employ all personnel operating said beer and liquor concession, determine beer and liquor pricing, making brand selections, determine the size of portions, set the hours of operation, purchase supplies and equipment and make any other expenditures at its own discretion.

3. DMI shall have the following responsibilities:

a. DMI shall be responsible for obtaining and maintaining a retail “Class B”

fermented malt beverage license and intoxicating liquor permit authorizing the sale of fermented malt beverages and intoxicating liquor at the La Crosse Center facility.

b. DMI shall be responsible for the payment of the Class “B” fermented malt beverage license fee, the Class “B” permit for the sale of intoxicating liquor issued by the state, the federal tax stamp, Wisconsin seller’s permit, bartenders’ license fee required of any agent or officer of DMI, along with the cost of any requisite bartenders’ school, cost of any additional audit of the books of DMI caused by the obtaining and maintaining of a retail “Class B” fermented malt beverage license and intoxicating liquor permit, and the sales and income tax incurred by DMI by virtue of unrelated business income, due to the payment provided for by this Concession Agreement.

c. DMI shall receive the first sum of -\$10,000- per license year from the gross revenues generated from the sale of beer and liquor.

d. This payment shall be made on or before November 1, 2025 for the licensing year July 1, 2025 through June 30, 2026 and on or before May 1, 2026 for the licensing year July 1, 2026 through June 30, 2027.

4. The La Crosse Center shall have the following responsibilities:

a. The collection of all monies from the sale of intoxicating liquors and malt beverages.

b. The payment of all costs of goods sold and other taxes, except for the expenses provided in Paragraph 3 above, directly related to the sale of alcohol beverages. The expenses shall be paid from an account entitled “Downtown Mainstreet Liquor & Concession Account.” in a manner prescribed by law and by mutual consent of both parties.

c. The payment of all Personnel expenses incurred in performing all services required under this Concession Agreement, plus any and all other incidental expenses relating to said beer and liquor incurred by the La Crosse Center relating to said beer and liquor concessions shall be paid by the La Crosse Center.

d. All expenses to be paid from Downtown Mainstreet Beer and Liquor Concession Account shall be approved by the La Crosse Center Board.

e. The personnel, members and directors of DMI shall not be granted free admission to any events held at the La Crosse Center, or any other special status or treatment, by virtue of this Concession Agreement.

g. The La Crosse Center shall provide DMI with monthly reports covering the revenue expenses of the beer and liquor sales at the La Crosse Center, including Wisconsin sales tax returns for signature by DMI or authorize electronic filing of the same. DMI agrees to review, approve and sign or authorize electronic filing of all forms submitted in sufficient time to allow proper filings with any taxing authorities, before the same are due. The La Crosse Center shall submit a report of the Downtown Mainstreet Beer and Liquor Concession Account and a copy of the same shall be provided to DMI.

5. Both parties agree to uphold applicable local, state and federal laws, regulations and ordinances relating to the sale of intoxicating liquors and fermented malt beverages (beer).

6. That the parties hereto shall be listed as named insureds on a policy or policies of liquor liability insurance for protection of all officers, directors, and agents of DMI and City of La Crosse, its officers, agents and employees covering the operating of the beer and liquor concessions at the La Crosse Center in an amount not less than \$1,000,000.00. Said policy or policies shall be purchased by the La Crosse Center.

7. DMI agrees that it will not be permitted to transfer said license from the La Crosse Center facility.

8. DMI agrees to appoint an agent who shall cooperate with all parties in the performance of said license and permits and shall complete any and all forms required to insure completion of all duties under this Concession Agreement.

9. The La Crosse Center agrees to defend, indemnify and hold DMI harmless from any and all claims including reasonable attorney's fees, arising out of the supervision and operation of the beer and liquor concession at the facility. This indemnification provision shall not apply to the forfeitures or fines resulting from violations of local ordinances, state or federal laws, except for acts or omissions of La Crosse Center personnel. This indemnification shall not be construed to circumvent or waive any immunity or liability limitations of the City of La Crosse or the La Crosse Center.

10. This Concession Agreement shall remain in effect for the period July 1, 2025, through June 30, 2027. It may be terminated earlier by mutual written consent of both parties.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

WITNESS

DOWNTOWN MAIN ST, LA CROSSE

By: _____

By: _____
Andrew Steeger, President

By: _____

By: _____

WITNESS

CITY OF LA CROSSE

By: _____

By: _____
Mayor Mitch Reynolds

By: _____

By: _____
Nikki Elsen, City Clerk

By: _____

By: _____
Jay Odegaard, Center Manager



CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0165

Agenda Date: 3/4/2025

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Application



City of La Crosse, Wisconsin

APPLICATION FOR EXPANSION OF ALCOHOL BEVERAGE LICENSE AND STREET PRIVILEGE PERMIT

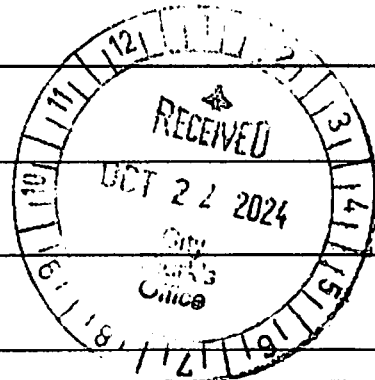
*Must be filed in conjunction with a Special Event Application.

Fee: \$ _____

The undersigned licensee requests permission to expand the following license(s) onto public property for the purpose set forth below. Check all license that apply.

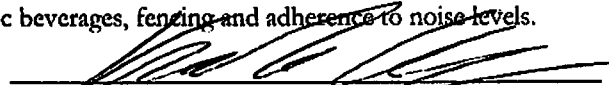
- Combination "Class B" Beer & Liquor
- Class "B" Beer
- "Class C" Wine

BUSINESS INFORMATION	
Legal/Real Name: K+M Chances R LLC	Trade Name: Chances R
Address: 417 Jay Street	
Phone Number: 612-695-3306	Name of Agent (If Corporation/LLC): Karla Snyder
EXPANSION INFORMATION	
Date of Expansion - must be between Memorial Day and Labor Day: June 7 2025	
Time of Expansion - when alcohol will be sold, possessed or consumed in the public way: Start 11:00 am End 11:00 p.m.	
Describe Area of Expansion - Where Alcohol Will be Present:	
Reason for Expansion:	
PERSON IN CHARGE	
Name: First Hartney Middle Angel Last Grukeff	
Address: Street 2220 15th Place S City LaCrosse State WI Zip Code 54601	
Phone Number: 612-655-5441	



I have obtained written consent of at least two-thirds (2/3rds) of the abutting and adjacent property owners in support of this request for expansion and those signatures are attached hereto.

The above hereby makes application to expand its alcohol beverage license into a public way as described. I further state that I have received a copy of the Conditions for a Street Privilege Permit permitting the sale, possession and consumption of alcohol on a City street and agree to abide by the same and with all applicable state and local regulations including, but not limited, to the sale and service of alcoholic beverages, fencing and adherence to noise levels.


10/17-24
 Signature of Applicant Date

We, the undersigned, represent at least two-thirds (2/3rds) of the abutting and adjacent property owners who are affected by the **Application for Expansion of Alcohol Beverage License and Street Privilege Permit** requested by Chances R. We further state that we support the event to be held on June 7th 2025

NAME (Print) Mike Keil ADDRESS 116-120 5th Ave S
SIGNATURE [Signature] DATE 9/10/24

NAME (Print) Adam Muelle ADDRESS 118 5th Ave S
SIGNATURE [Signature] DATE 9/11/24

NAME (Print) Amy Kurtz ADDRESS 418 Main St.
SIGNATURE Amy E. Kurtz DATE 9-12-24

NAME (Print) Kelli Cleveland ADDRESS 420 Main St.
SIGNATURE [Signature] DATE 9-12-24

NAME (Print) Mai Kou Xiong ADDRESS 412 Main St.
SIGNATURE [Signature] DATE 9-12-24

NAME (Print) DAVE BERG ADDRESS 121 4th St South
SIGNATURE [Signature] DATE 9/12/2024

NAME (Print) Corynn Wieland ADDRESS 133 4th St South
SIGNATURE [Signature] DATE 9-12-24

NAME (Print) _____ ADDRESS _____
SIGNATURE _____ DATE _____

NAME (Print) _____ ADDRESS _____
SIGNATURE _____ DATE _____

NAME (Print) _____ ADDRESS _____
SIGNATURE _____ DATE _____



Road blocks

emergency exit / fence panel that moves

fencing Beer tent

Trash bins

~~portable restrooms~~

Synergy

← Exit thru bar

Work

Chances R



423

43

reststage

walkway to/from the alley and street

Trash bins

~~portable toilets~~

portable

restrooms

Road blocks

Chances R Pride Fest is a one day event to bring the community together in a safe and accepting environment. We will have local entertainment throughout the day then a band that ends at 10pm. Chances R is a small space so utilizing the empty lot across the alley is very beneficial. We love bringing everyone (21+) together to celebrate pride month.

Emergency plan: In the event of an emergency we keep the fence panel against the building on the north side of the alley clear of people and objects so we can open it within 10 seconds of an emergency. The beer tent is placed next to the emergency exit so staff is within 10 feet at all times. People can exit through the bar in the case of an emergency as well. We have fire extinguishers in the beer tent, by the stage and inside behind the bar as normal.

Garbage plan: We share a garbage, recycling and glass dumpster with Top Shots. We will be scheduling an extra pick up for garbage the Friday before.



February 6, 2025

KARLA SNYDER
CHANCES R LLC
417 JAY ST
LA CROSSE WI 54601

Dear Karla,

Our office is in receipt of the application for Expansion of Alcohol Beverage license for the Chances R special event on Saturday, June 7, 2025 at 417 Jay St. The Special Event application that was also submitted does not require Council approval; it is routed internally for approval by the affected departments.

Said application will be considered at the following meetings:

Judiciary & Administration Committee

Tuesday, March 4, 2025, 6:00 p.m.
Council Chambers, City Hall – 400 La Crosse St.

Common Council

Thursday, March 13, 2025, 6:00 p.m.
Council Chambers, City Hall – 400 La Crosse St.

We recommend 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 not allowed at the Council meeting, though, you are welcome to attend. The item will appear on the agendas as File # 25-0165.

Attendance is allowed either in person or virtually. If you wish to attend virtually, please email me for the link to participate. If you have any questions, comments, or concerns; do not hesitate to contact me.

Sincerely,

Sondra Craig, Deputy Clerk
craigs@cityoflacrosse.org
608-789-7549



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0166

Agenda Date: 3/4/2025

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Application



City of La Crosse, Wisconsin

APPLICATION FOR EXPANSION OF ALCOHOL BEVERAGE LICENSE

*Must be filed in conjunction with a Special Event Application.

Fee: \$ _____

The undersigned licensee requests permission to expand the following license(s) onto private property for the purpose set forth below. Check all license that apply.

- Combination "Class B" Beer & Liquor
- Class "B" Beer
- "Class C" Wine

BUSINESS INFORMATION	
Legal/Real Name: A S Foster, LLC	Trade Name: Bottoms Up
Business Address: 500 Copeland Ave.	
Business Phone Number: 608. 317 782.6008	Name of Agent (If Corporation/LLC): Shannan Foster
EXPANSION INFORMATION	
Date of Expansion: Sat. June 12 ¹⁴ 2025 BY SHANNAN 2/1/25	
Time of Expansion - when alcohol will be sold, possessed or consumed in the public way: Start 12pm End 10pm	
Describe Area of Expansion - Where Alcohol Will be Present: 500 Block of Copeland Ave -	
Reason for Expansion Request: Block party	
PERSON IN CHARGE	
Name: First Middle Last Shannan Gail Foster	
Address: Street City State Zip Code 817 Liberty St. LaCrosse WI 54603	
Phone Number: 608 317 0495	

The above hereby makes application to expand its alcohol beverage license onto private property as described. I agree to abide by all applicable state and local regulations including, but not limited, to the sale and service of alcoholic beverages, fencing and adherence to noise levels.

[Handwritten Signature]

Signature of Applicant

2.3.25

Date

We, the undersigned, represent at least two-thirds (2/3rds) of the abutting and adjacent property owners who are affected by the **Application for Expansion of Alcohol Beverage License and Street Privilege Permit** requested by _____. We further state that we support the event to be held on Sat June 14 2025

NAME (Print) MILES WILKINS ADDRESS 4 512-528 Copeland Ave
SIGNATURE Miles Wilkins DATE 2/3/2025

NAME (Print) YVONNE GURMAN ADDRESS 510 COPELAND
SIGNATURE Yvonne Gurman DATE 2-3-25

NAME (Print) Tonya Rusby ADDRESS 415 Island Street
SIGNATURE Tonya P. Rusby DATE 2-3-25

NAME (Print) Matt Johnson ADDRESS 416 Island St
SIGNATURE Matt Johnson DATE 2-3-25

NAME (Print) _____ ADDRESS _____
SIGNATURE _____ DATE _____

NAME (Print) _____ ADDRESS _____
SIGNATURE _____ DATE _____

NAME (Print) _____ ADDRESS _____
SIGNATURE _____ DATE _____

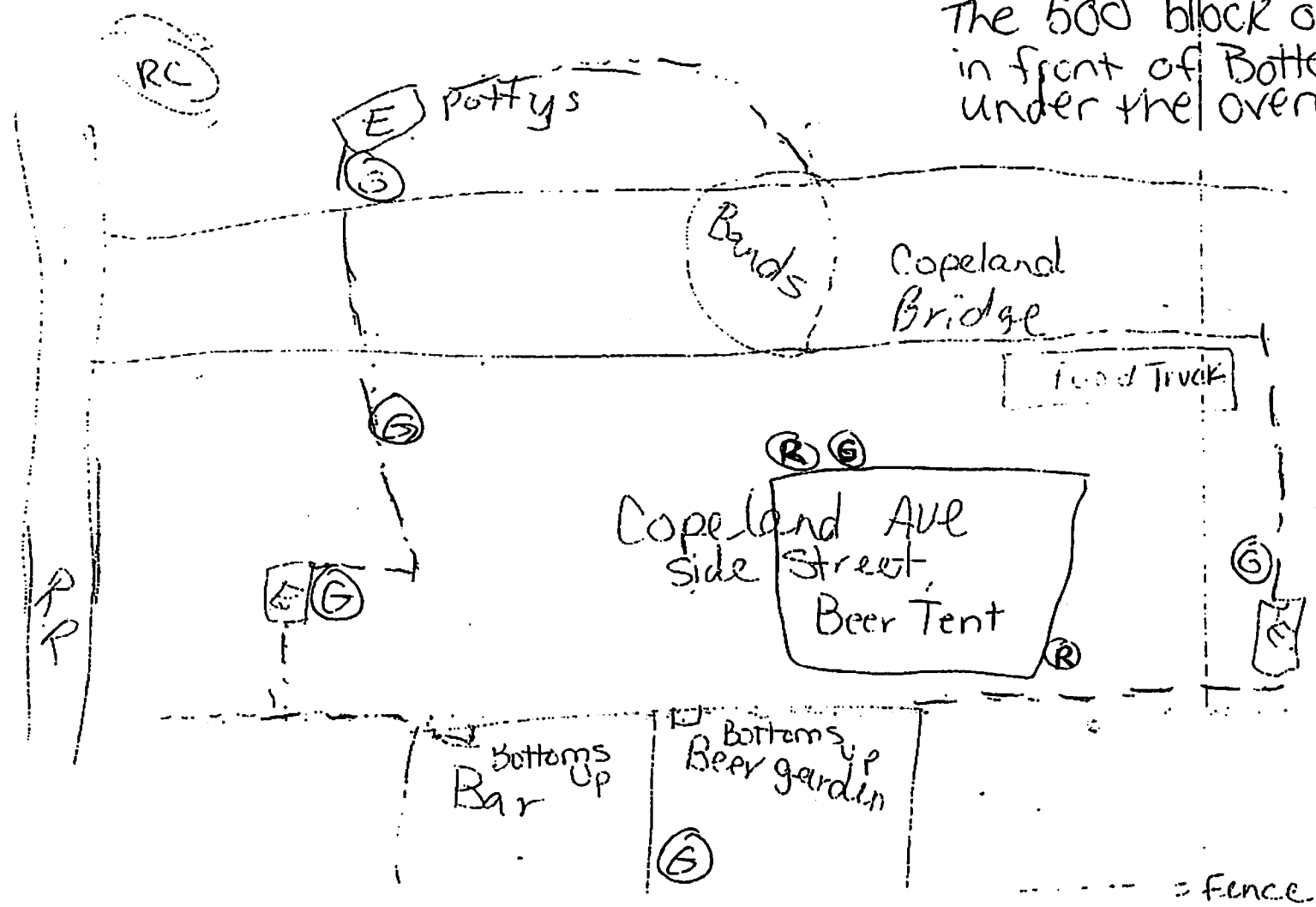
NAME (Print) _____ ADDRESS _____
SIGNATURE _____ DATE _____

NAME (Print) _____ ADDRESS _____
SIGNATURE _____ DATE _____

NAME (Print) _____ ADDRESS _____
SIGNATURE _____ DATE _____

1/2 block of Copelana Ave
abutting and adjacent to 500 Copeland Ave extending
under Copeland bridge.

sales/service description
The 500 block of Copeland Ave
in front of Bottoms Up and
under the overpass.



--- = fence

E = exit
 G = garbage
 R = recycling

* they also manually separate trash & recycling



February 6, 2025

SHANNAN FOSTER
A & S FOSTER LLC
500 COPELAND AVE
LA CROSSE WI 54603

Dear Shannan,

Our office is in receipt of the application for Expansion of Alcohol Beverage license for the Bottoms Up special event on Saturday, June 14, 2025 at 500 Copeland Ave. The Special Event application that was also submitted does not require Council approval; it is routed internally for approval by the affected departments.

Said application will be considered at the following meetings:

Judiciary & Administration Committee

Tuesday, March 4, 2025, 6:00 p.m.

Council Chambers, City Hall – 400 La Crosse St.

Common Council

Thursday, March 13, 2025, 6:00 p.m.

Council Chambers, City Hall – 400 La Crosse St.

We recommend 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 not allowed at the Council meeting, though, you are welcome to attend. The item will appear on the agendas as File # 25-0166.

Attendance is allowed either in person or virtually. If you wish to attend virtually, please email me for the link to participate. If you have any questions, comments, or concerns; do not hesitate to contact me.

Sincerely,

Sondra Craig, Deputy Clerk

craigs@cityoflacrosse.org

608-789-7549



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0167

Agenda Date: 3/4/2025

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Application

Agenda Number:

TO THE JUDICIARY AND ADMINISTRATION COMMITTEE:

Following is a list of various licenses to be considered by your committee March 4, 2025.

Chickens

March 4, 2025 through June 30, 2025

TERI OLSEN	1617 MOORE ST
WILLIAM F HERBER	1623 MOORE ST
KARRIE JACKELLEN	129 20TH ST S
JACOB MICHAELS	3414 GENEVA LN
JONNA PETERSON	11TH ST S

Honeybee - Renewals

March 4, 2025 through December 31, 2029

PAUL HALTER	3013 CLIFFSIDE DR
TRAVIS & TAMMY WILLS	722 CLIFFWOOD LN

Alcohol

March 14, 2025 through June 30, 2025

Change of Agent

Skogen's Foodliner, Inc dba Festival Foods
2500 State Rd
New Agent: Bryce Grams, 2838 Brooke Ct, La Crosse

Combination "Class B" Beer & Liquor

The Rookery LLC dba The Rookery
1914 Campbell Rd
Agent: Brian McCarty – 307 Liberty St, La Crosse
(Surrender of License from 5D Insight LLC)

Class "B" Beer & "Class C" Liquor (Wine Only)

Tokyo Fusion Inc dba Tokyo Fusion
212 Main St
Agent: Jianwu Xue – W6808 Hilltop Dr, Onalaska
(New Applicant)

Class "B" Beer

Walsh Golf Center LLC dba Walsh Golf Center
4203 County Rd B
Agent: Tristan Fink – 1122 Losey Blvd S
(Surrender from Walsh Golf Range, Inc.)

Indoor Cabaret

March 14, 2025 through June 30, 2025

The Rookery LLC dba The Rookery
1914 Campbell Rd

License Fee: \$25.00 (if not renewed by April 1 add \$50 late fee)

Invoice No.: _____ Customer No.:

RENEWAL APPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS IN THE CITY OF LA CROSSE

License Period: January 1, 2025 to December 31, 2025

Use Conditions:

- One property is limited to the keeping or harboring of up to eight (8) chickens.
- A person may only own, keep or harbor chickens on property being used as a one-family dwelling (single family) or two-family dwelling (duplex).
- No person shall keep any rooster.
- No person shall slaughter any chickens.
- Chickens shall be provided with a covered enclosure that measures a minimum of three (3) square feet per bird, and all chickens must be kept in the covered enclosure or a fenced enclosure within the backyard of the property at all times.
- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.

APPLICANT:

TERI OLSEN

PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:

1617 MOORE ST LA CROSSE WI 54603

PROPERTY OWNER(S):

WILLIAM F HERBER

If applicant is not the owner, please provide written documentation from the owner that they have been notified. Not applicable for renewal.

Is the property X ONE-FAMILY dwelling or TWO-FAMILY dwelling? (Check One)

If duplex, provide written documentation from other occupant that they have been notified. Not applicable for renewal.

Attach a scale drawing showing property lot lines, dimensions of coop/enclosure and distance from adjoining lot lines and residential structures.

Applying for and obtaining this chicken permit DOES NOT provide any authority to violate any restrictive covenants that govern the property where you reside or intend to keep chickens. Please review any Declaration of Restrictions or Restrictive Covenants that apply to the property prior to applying for a chicken permit. No permit fees will be refunded once they are paid.

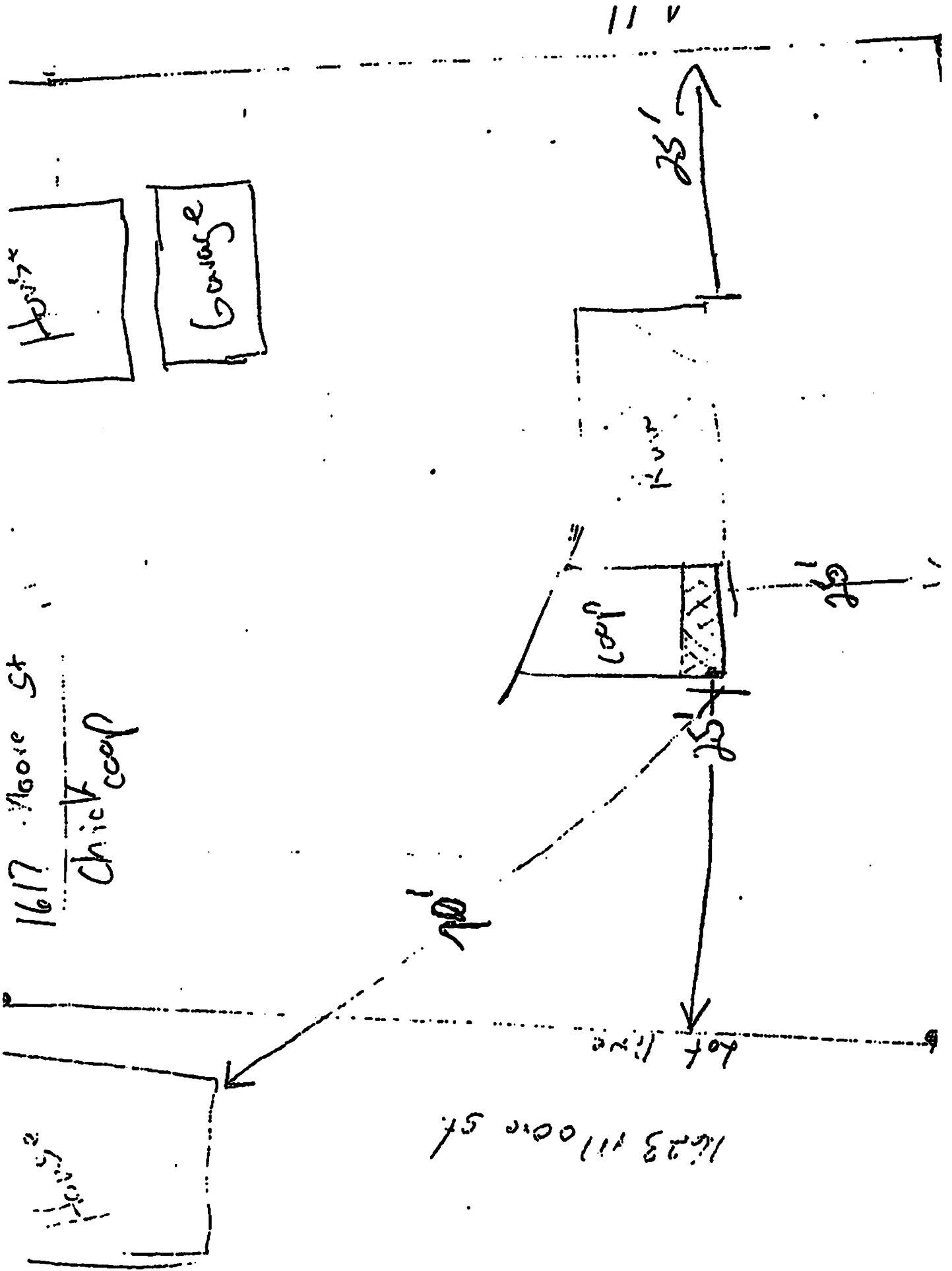
I hereby certify that I have read and understand the content of this application and that the above statements are true and correct to the best of my knowledge. I further certify that I understand that any such license is subject to revocation in accordance with Municipal Code of Ordinances Sec. 6-16.


(signature)

(signature)

1008-498-1578
(telephone)

2.2.25
(date)



License Fee: \$25.00 (If not renewed by April 1 add \$50 late fee)

Invoice No.: _____ Customer No.:

RENEWAL APPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS IN THE CITY OF LA CROSSE

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- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.

APPLICANT:

KARRIE JACKELN

PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:

129 20TH ST S LA CROSSE WI 54601

PROPERTY OWNER(S):

KARRIE JACKELN

If applicant is not the owner, please provide written documentation from the owner that they have been notified. Not applicable for renewal.

Is the property X ONE-FAMILY dwelling or TWO-FAMILY dwelling? (Check One)

If duplex, provide written documentation from other occupants that they have been notified. Not applicable for renewal.

Attach a scale drawing showing property lot lines, dimensions of coop/enclosure and distance from adjoining lot lines and residential structures.

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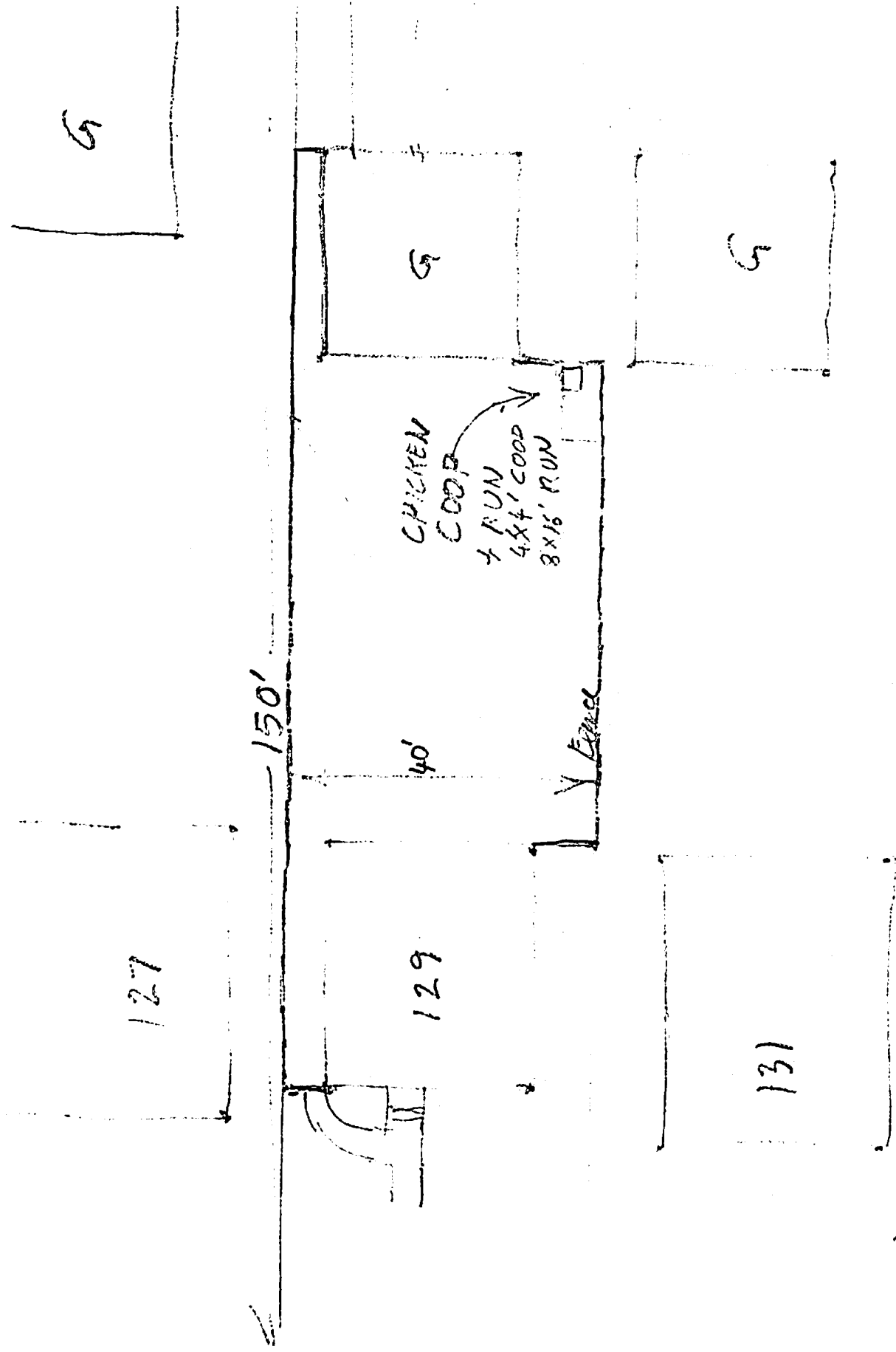
I hereby certify that I have read and understand the content of this application and that the above statements are true and correct to the best of my knowledge. I further certify that I understand that any such license is subject to revocation in accordance with Municipal Code of Ordinances Sec. 6-16.

Karrie Jackelen
(signature)

(signature)

608-784-3970
(telephone)

Feb 3, 2025
(date)



CHICKEN
COOP
+ RUN
4x4' COOP
8x16' RUN

150'

127

129

40'

Y End

131

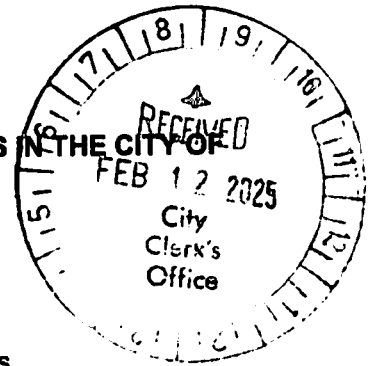
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5

5

License Fee: \$25.00 (If not renewed by April 1 add \$50 late fee)

Invoice No.: _____ Customer No.: _____



RENEWAL APPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS IN THE CITY OF LA CROSSE

License Period: January 1, 2025 to December 31, 2025

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- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.

APPLICANT:

JACOB MICHAELS

PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:

3414 GENEVA LN LA CROSSE WI 54601

PROPERTY OWNER(S):

JACOB MICHAELS & AMBER MICHAELS

If applicant is not the owner, please provide written documentation from the owner that they have been notified. Not applicable for renewal.

Is the property X ONE-FAMILY dwelling or TWO-FAMILY dwelling? (Check One)

If duplex, provide written documentation from other occupant that they have been notified. Not applicable for renewal.

Attach a scale drawing showing property lot lines, dimensions of coop/enclosure and distance from adjoining lot lines and residential structures.

Applying for and obtaining this chicken permit DOES NOT provide any authority to violate any restrictive covenants that govern the property where you reside or intend to keep chickens. Please review any Declaration of Restrictions or Restrictive Covenants that apply to the property prior to applying for a chicken permit. No permit fees will be refunded once they are paid.

I hereby certify that I have read and understand the content of this application and that the above statements are true and correct to the best of my knowledge. I further certify that I understand that any such license is subject to revocation in accordance with Municipal Code of Ordinances Sec. 6-16.

Amber Michaels
(signature)


Jacob
(signature)

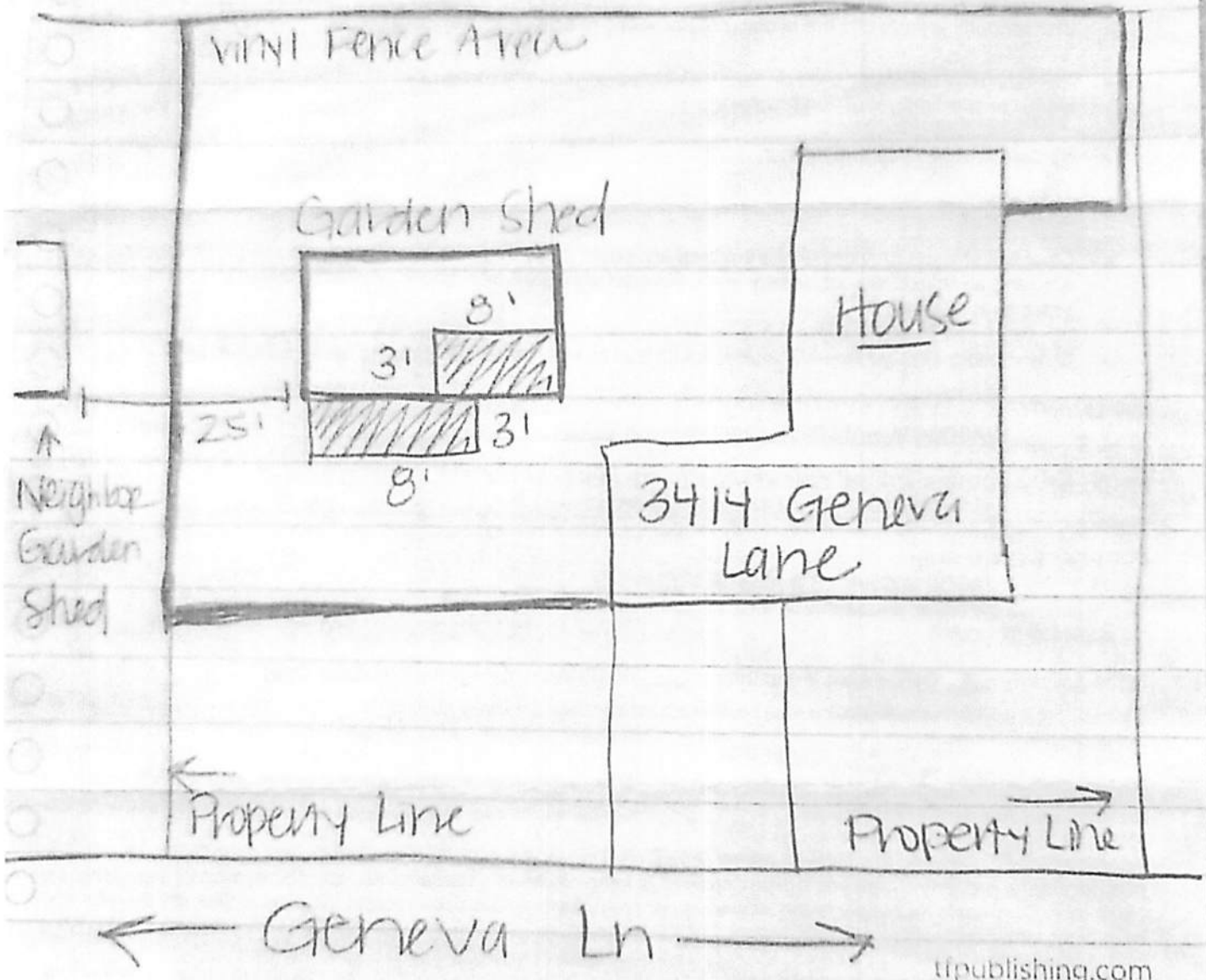
608-553-0661
(telephone)

2-7-25
(date)

NOTES

#25⁰⁰ - 8 chickens

 chicken enclosure



License Fee: \$25.00 (If not renewed by April 1 add \$50 late fee)

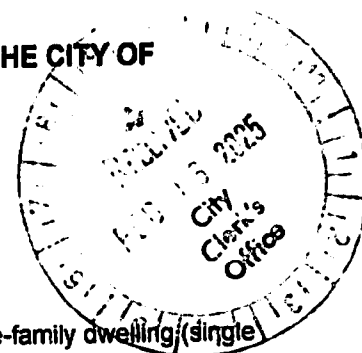
Invoice No.: _____ Customer No.:

RENEWAL APPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS IN THE CITY OF LA CROSSE

License Period: January 1, 2025 to December 31, 2025

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- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.



APPLICANT:

JONNA PETERSON

PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:

11TH ST S LA CROSSE WI 54601

PROPERTY OWNER(S):

JONNA PETERSON

If applicant is not the owner, please provide written documentation from the owner that they have been notified. Not applicable for renewal.

Is the property X ONE-FAMILY dwelling or TWO-FAMILY dwelling? (Check One)

If duplex, provide written documentation from other occupant that they have been notified. Not applicable for renewal.

Attach a scale drawing showing property lot lines, dimensions of coop/enclosure and distance from adjoining lot lines and residential structures.

Applying for and obtaining this chicken permit DOES NOT provide any authority to violate any restrictive covenants that govern the property where you reside or intend to keep chickens. Please review any Declaration of Restrictions or Restrictive Covenants that apply to the property prior to applying for a chicken permit. No permit fees will be refunded once they are paid.

I hereby certify that I have read and understand the content of this application and that the above statements are true and correct to the best of my knowledge. I further certify that I understand that any such license is subject to revocation in accordance with Municipal Code of Ordinances Sec. 6-16.

Jonna Peterson
(signature)

(signature)

6087381999
(telephone)

1-31-25
(date)

5200 MORMON
COULEE RD LA
CROSSE WI 54601-

1216 WEST AVE
S LA CROSSE
WI 54601-

1220 WEST AVE
S LA CROSSE
WI 54601-5534

1224 WEST AVE
S LA CROSSE
WI 54601-5534

Chicken Enclosure

1211 11TH ST
S LA CROSSE
WI 54601-5569

1217 11TH ST
S LA CROSSE
WI 54601-

1223 11TH ST
S LA CROSSE
WI 54601-

License Fee: \$25.00 (If not renewed by April 1 add \$50 late fee)

Invoice No.: _____ Customer No.:

RENEWAL APPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS IN THE CITY OF LA CROSSE

License Period: January 1, 2025 to December 31, 2025

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- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.

APPLICANT:

WILLIAM F HERBER

PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:

1623 MOORE ST LA CROSSE WI 54603

PROPERTY OWNER(S):

WILLIAM F HERBER

If applicant is not the owner, please provide written documentation from the owner that they have been notified. Not applicable for renewal.

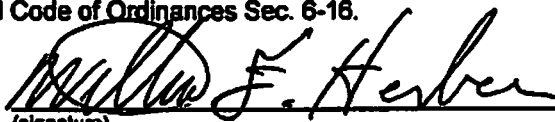
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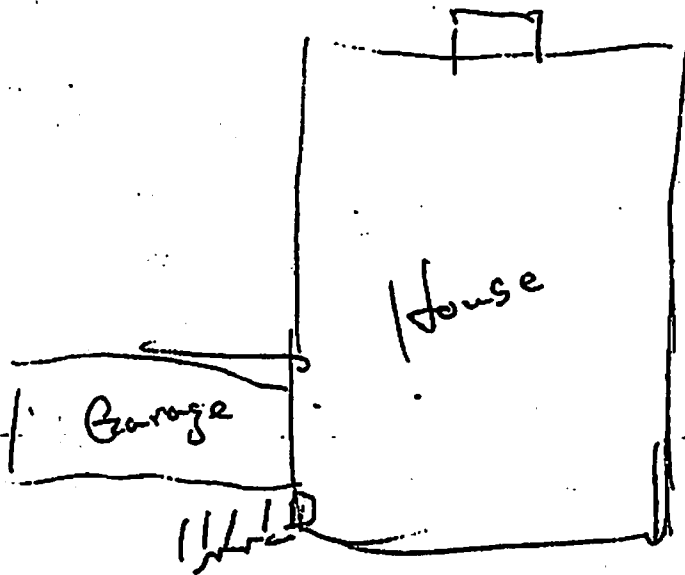
I hereby certify that I have read and understand the content of this application and that the above statements are true and correct to the best of my knowledge. I further certify that I understand that any such license is subject to revocation in accordance with Municipal Code of Ordinances Sec. 6-16.



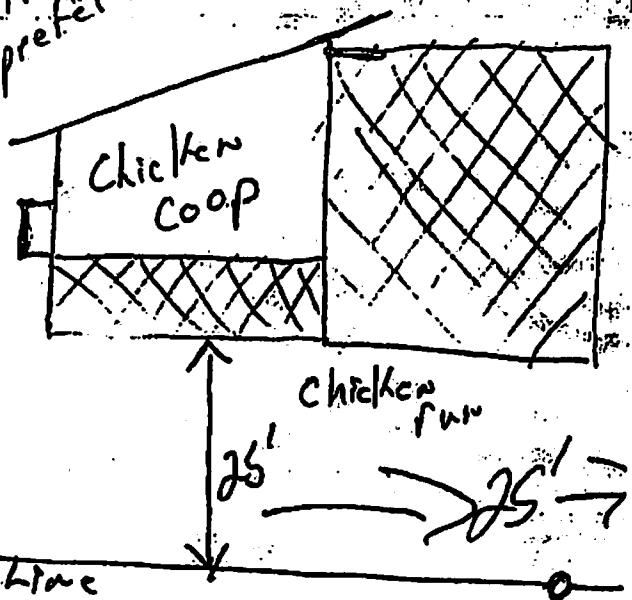
(signature)

(signature)
(608) 386-1423 2-2-2025
(telephone) (date)

1623 Moore St.

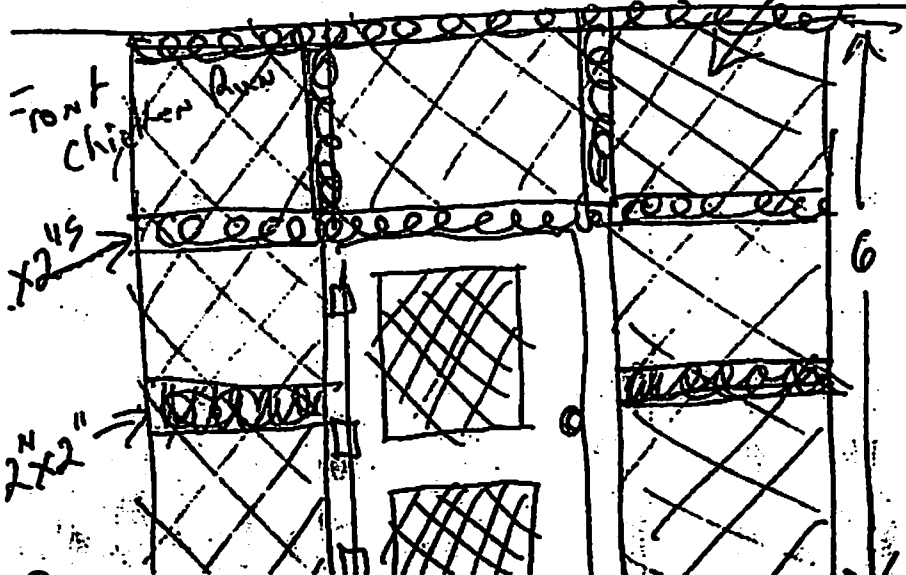
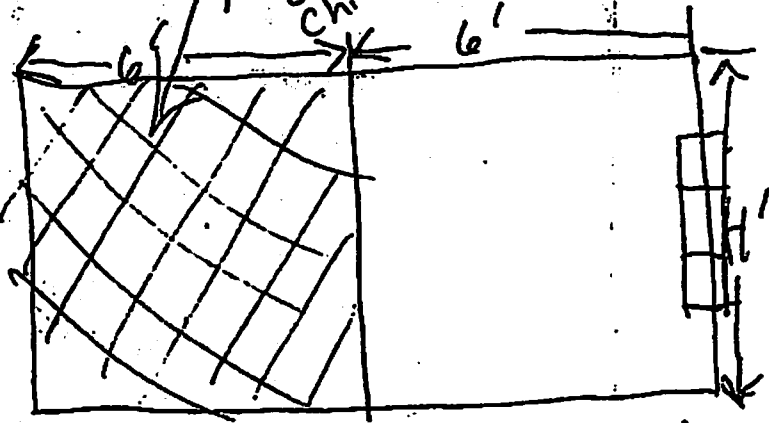


All wood is either green treated for ground contact ^{or} painted w/ exterior paint
Roof will be either metal, plastic, ^{or} shingled depending on availability of materials (metal roof is the preferred roof)

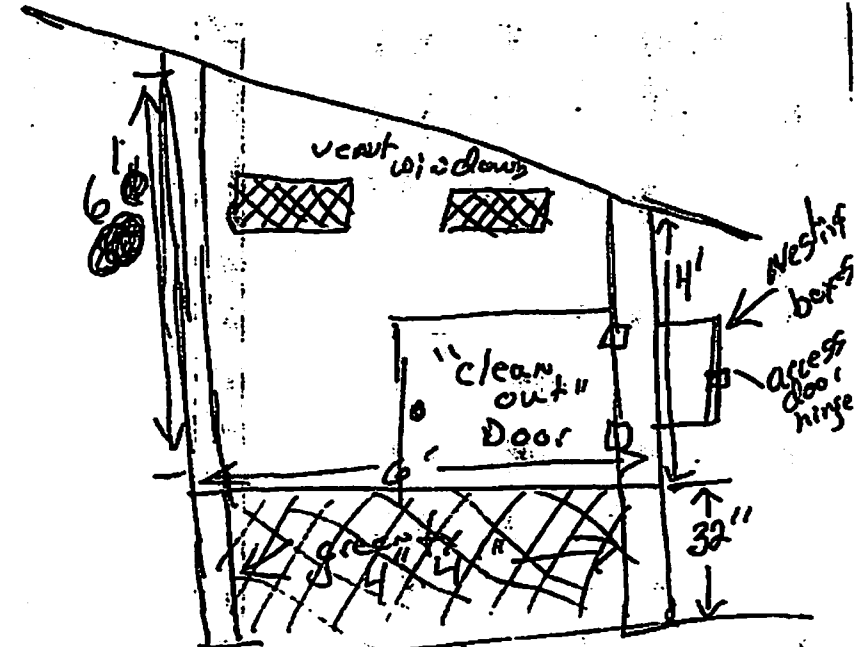


1623 Chicken Coop

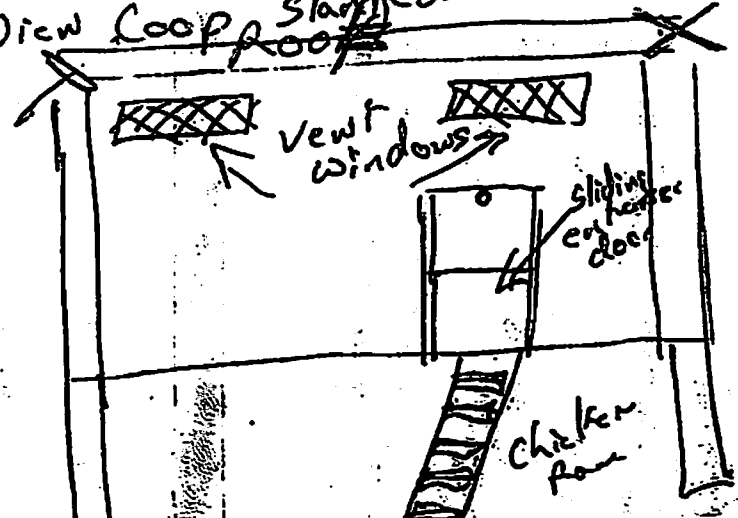
Top View of hardware cloth
Netting over Chicken Run



Side view coop



Front View Coop Slatted



Original _____
*50% approval from neighboring property owners
J&A and Council Approval

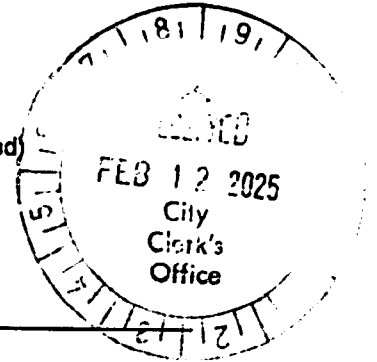
License Fee: _____

Renewal X
J&A Approval

Invoice No.: _____

**APPLICATION TO OWN, KEEP AND/OR HONEYBEES
IN THE CITY OF LA CROSSE**

License Period: January 1, ____ to December 31, ____ (fifth year of the licensure period)



APPLICANT:

Paul Halter

PROPERTY ADDRESS WHERE HONEYBEES WILL BE KEPT:

3013 Cliffside Drive La Crosse, WI 54601

PROPERTY OWNER(S):

Paul & Cynthia Halter

*If applicant is not the owner, please provide written documentation from the owner that they have been notified.
Not applicable for renewal.*

Is the property **ONE-FAMILY** dwelling or _____ **TWO-FAMILY** dwelling? (Check One)

*If two-family, provide written documentation from other occupant that they have been notified.
Not applicable for renewal.*

Attach a scale drawing showing property lot lines, location of apiary and distance from any primary buildings on abutting lots and distance from any public sidewalk(s).

If colony is kept less than twenty-five (25) feet from a property line of the lot upon which the apiary is located, and any entrance to the hive faces that lot line; include location, height and description of flyway barrier required pursuant to Sec. 6-18(c)(1).

Applying for and obtaining a beekeeping license DOES NOT provide any authority to violate any restrictive covenants that govern the property where you reside or intend to keep honeybees. Please review any Declaration of Restrictions or Restrictive Covenants that apply to the property prior to applying for a beekeeping license. No permit fees will be refunded once they are paid.

The above applicant(s) hereby makes application for a license to own, harbor and/or keep honeybees at the above property address within the City of La Crosse pursuant to provisions of Section 6-18 of the Code of Ordinances for the City of La Crosse.

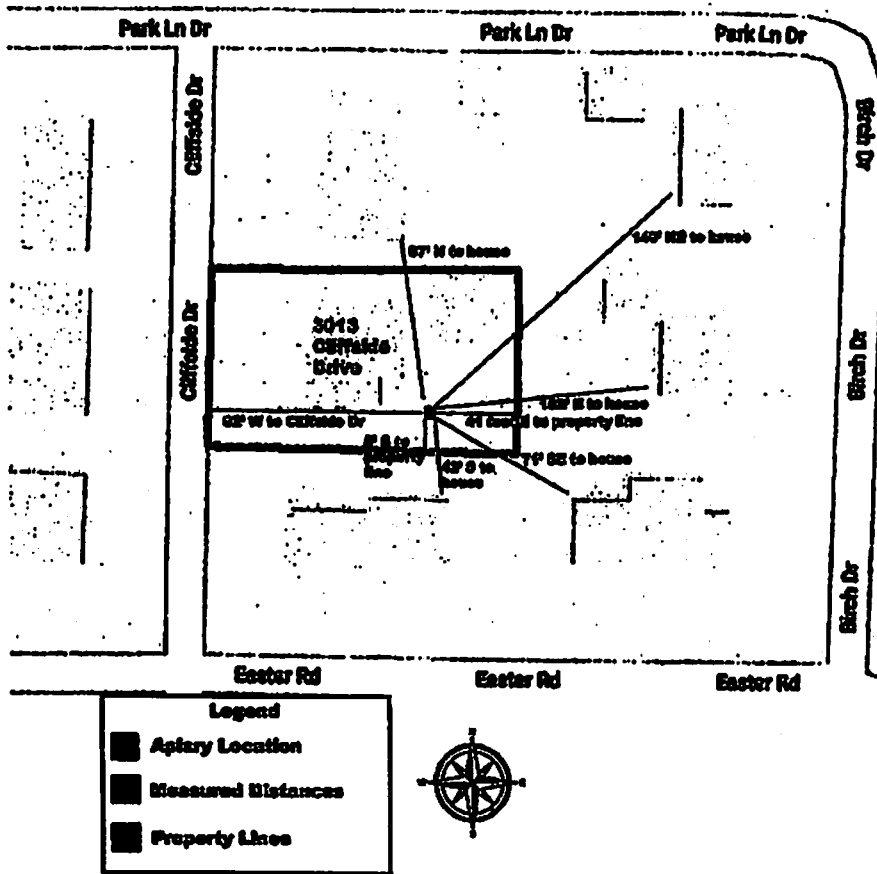
Paul Halter
(signature)

Cynthia Halter
(signature)

608.780.2159
(telephone)

2-9-25
(date)

Location for apiary (beehives) at 3013 Cliffside Dr



The apiary location, marked in red, is:

- 41 feet from the east property line, which the apiary entrance will face
- 8 feet from the south property line
- 67 feet from the north property line
- 92 feet from the west property line
- 42 feet from house on the lot to the south
- 71 feet from house on the lot to the southeast
- 102 feet from house on the lot to the east
- 140 feet from house on the lot to the northeast
- 87 feet from house on the lot to the north
- 92 feet from the nearest street, Cliffside Drive to the west
- In excess of 170 feet from all other primary structures
- In excess of 1,000 feet from the nearest public sidewalk

Original _____
*50% approval from neighboring property owners
J&A and Council Approval

License Fee: _____

Invoice No.: _____

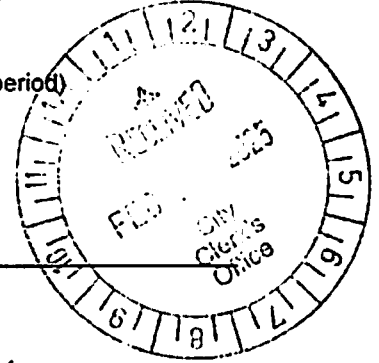
Renewal X
J&A Approval

**APPLICATION TO OWN, KEEP AND/OR HONEYBEES
IN THE CITY OF LA CROSSE**

License Period: January 1, 2025 to December 31, 30 (fifth year of the licensure period)

APPLICANT:

TRAVIS P. WELLS



PROPERTY ADDRESS WHERE HONEYBEES WILL BE KEPT:

722 CLIFFWOOD LANE LAX

PROPERTY OWNER(S):

*If applicant is not the owner, please provide written documentation from the owner that they have been notified.
Not applicable for renewal.*

Is the property X ONE-FAMILY dwelling or _____ TWO-FAMILY dwelling? (Check One)
*If two-family, provide written documentation from other occupant that they have been notified.
Not applicable for renewal.*

Attach a scale drawing showing property lot lines, location of apiary and distance from any primary buildings on abutting lots and distance from any public sidewalk(s).

If colony is kept less than twenty-five (25) feet from a property line of the lot upon which the apiary is located, and any entrance to the hive faces that lot line; include location, height and description of flyway barrier required pursuant to Sec. 6-18(c)(1).

Applying for and obtaining a beekeeping license DOES NOT provide any authority to violate any restrictive covenants that govern the property where you reside or intend to keep honeybees. Please review any Declaration of Restrictions or Restrictive Covenants that apply to the property prior to applying for a beekeeping license. No permit fees will be refunded once they are paid.

The above applicant(s) hereby makes application for a license to own, harbor and/or keep honeybees at the above property address within the City of La Crosse pursuant to provisions of Section 6-18 of the Code of Ordinances for the City of La Crosse.

(signature)

(signature)

321-695-2960
(telephone)

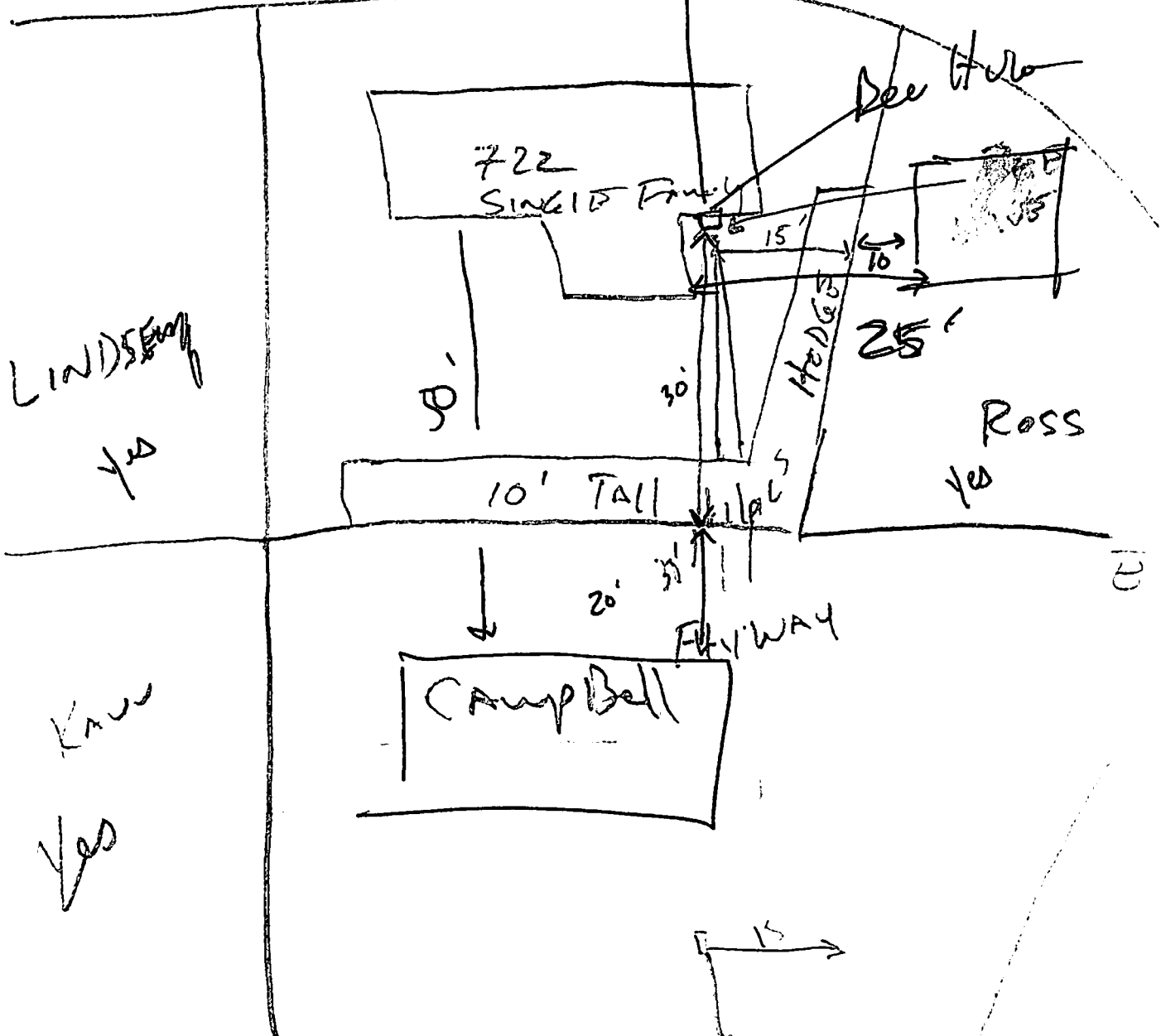
02/20/2025
(date)

NORTH

Wills

60'

CLIFFWOOD LN



LINDSEY
Yes

ROSS
Yes

KRUE
Yes

100% NEIGHBOR
APPROVAL

S

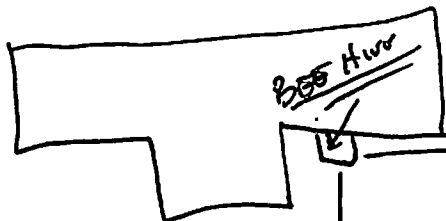
No Houses on This Side of Wills
OF CLIFFWOOD

722 CLIFFWOOD

PROPERTY LINE

712 CLIFFWOOD
LINE

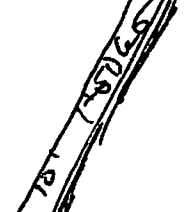
Yes



Yes

30'

30'



10' HIGH HEDGES

736

ROSS
Yes

30'

KAUN
858
JANICE CT

Yes



854
JANICE CT

Yes

Variable
- Yes

100% NEIGHBOR
APPROVAL

NOT
my
PROPERTY
Neighbor

No SIDE WALK

Form
AB-101

Alcohol Beverage Appointment of Agent

Date
01/20/2025

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) Skogen's Foodliner, Inc.		
2. Business Trade Name or DBA Festival Foods		
3. Entity Type (check one) <input type="checkbox"/> Limited Liability Company <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization		
4. Alcohol Beverage Business Authorization (check one) <input checked="" type="checkbox"/> Municipal Retail License <input type="checkbox"/> State Permit		5. If successor agent, provide State Permit or Municipal Retail License Number 456-0000127664-03
6. Describe the reason for appointing a successor agent, if successor is checked above. Mike Gates retired.		

Part B: Agent Information

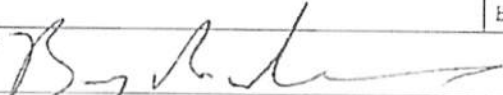
1. Last Name Grams		2. First Name Bryce		3. M.I. R	
4. Email bgrams@fest.foods.com			5. Phone (608) 738-8552		
6. Home Address 2838 Brook Ct.					
7. City La Crosse		8. State WI	9. Zip Code 54601		10. Age 36
11. Drivers License/State ID Number [REDACTED]			12. Drivers License/State ID State of Issuance WI		

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
2. Have you completed Form AB-100, Alcohol Beverage Individual Questionnaire (licensee) or Form AB-300, Alcohol Beverage Personal Questionnaire (permittee)?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Continued →

Part D: Business Attestation		
<p>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.</p>		
Last Name	First Name	M.I.
Stoa	Kirk	A
Title	Email	Phone
CFO/Executive Vice President	tkayes@festfoods.com	(608) 783-5500
Signature	Date	
	01/20/25	

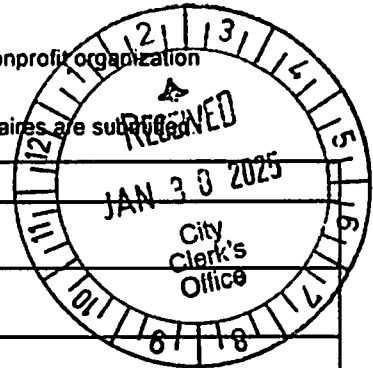
Part E: Agent Attestation		
<p>READ CAREFULLY BEFORE SIGNING: I, the Agent, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for 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.</p>		
Last Name	First Name	M.I.
Grams	Bryce	R
Signature	Date	
	01/20/25	

Alcohol Beverage Individual Questionnaire

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all officers, directors, and agent of a corporation or nonprofit organization
- all partners of a partnership
- 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) Skogen's Foodliner, Inc.				
2. Business Trade Name or DBA Festival Foods				
3. Entity Type (check one)				
<input type="checkbox"/> Sole Proprietor		<input type="checkbox"/> Partnership		<input type="checkbox"/> Limited Liability Company
		<input checked="" type="checkbox"/> Corporation		<input type="checkbox"/> Nonprofit Organization

Part B: Individual Information				
1. Last Name Grams		2. First Name Bryce		3. M.I. R
4. Relationship to Business (Title) Store Director		5. Email bgrams@festfoods.com		6. Phone (608) 738-8552
7. Home Address 2838 Brooke Ct				
8. City La Crosse		9. State WI	10. Zip Code 54601	11. Date of Birth [REDACTED]
12. Drivers License/State ID Number [REDACTED]			13. Drivers License/State ID State of Issuance WI	

Part C: Address History					
1. Do you currently reside in Wisconsin? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
If yes to 1 above, how long have you continuously lived in Wisconsin prior to the date of application?				Years 35	Months 10
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.					
Previous Address 1 Lived at above address over 5 years.		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 WI	County La Crosse	State	County	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.

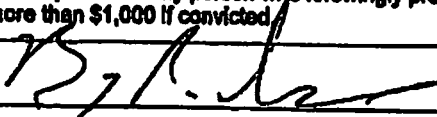
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> 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
	01/20/2025



City of La Crosse, Wisconsin

ORIGINAL ALCOHOL LICENSE APPLICANTS INFORMATION SUBMITTAL

(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.

- Class A: Beer, Liquor
 Class B: Beer, Liquor
 Class C: Wine

APPLICANT

Legal/Real Name of Business:

The Rookery

Trade Name:

The Rookery

Address:

Street

City

State

Zip Code

1914 Campbell Rd

Telephone Number:

Website:

therookerylax.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:

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 15 days.

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:

11a - 12p

Anticipated Number of Employees:

10

Other Business to Be Conducted on Premise:

Cadaret

Estimated gross receipts for food and alcohol beverage sales by percentage.

(Note: Non-alcoholic drinks are classified as "Food.")

40 % Alcohol 60 % Food 0 % Other

If applicable, describe "Other":

Estimated capacity (Class B and Class C licenses only):

Indoor 175 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 may be required.

No

Will there be live entertainment (music or dancing) on premise? If yes, explain.

If yes, a cabaret license will be required.

Yes.

Do you have off-street parking? Yes No

If yes, how many parking spaces? _____

If no, how will parking be accommodated.

Campbell Road

Provide a sketch of the floor plan showing overall dimensions, sales, service and consumption and storage areas, 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.

In addition to supplying the above information which 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 2-10-25

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
- FEIN
- 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

EXHIBIT "A"

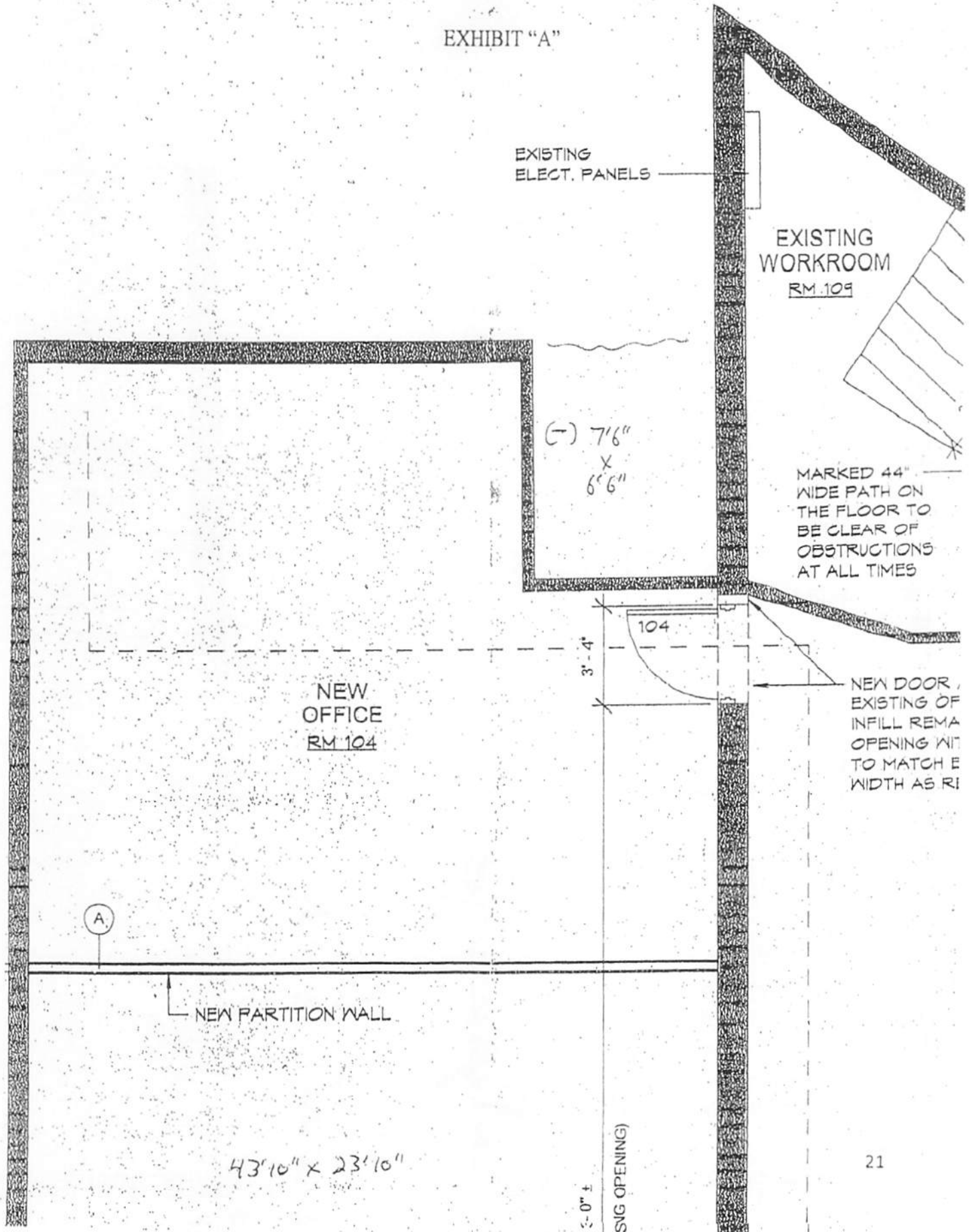
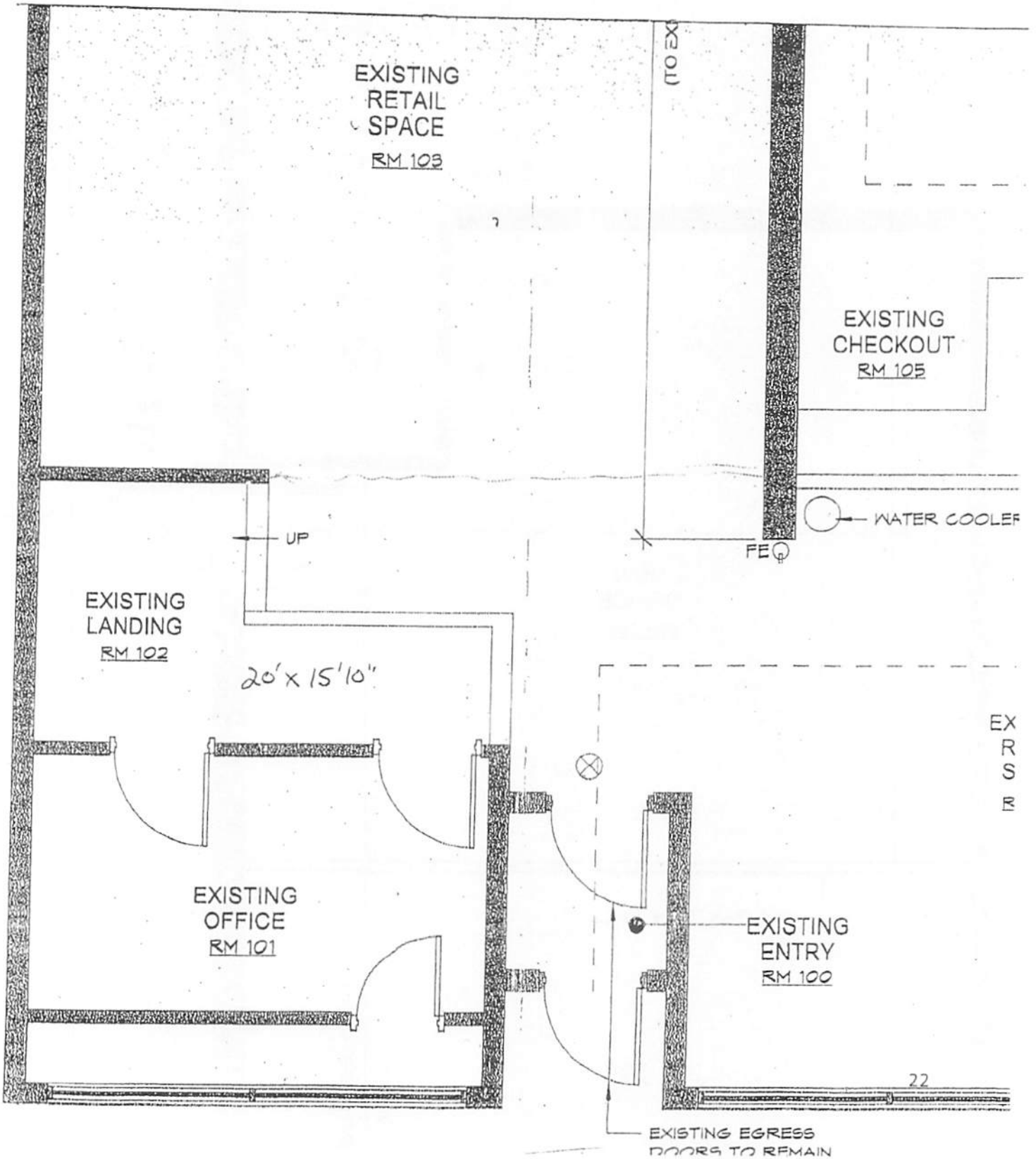


EXHIBIT "A"



\$355.04

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 \$ 33.36
- "Class A" Liquor \$ _____
- "Class B" Liquor \$ 166.68
- "Class A" Liquor (cider only) \$ _____
- Reserve "Class B" Liquor \$ _____
- "Class C" Liquor (wine only) \$ _____

Fees	
License Fees	\$ _____
Background Check Fee	\$ _____
Publication Fee	\$ <u>20</u>
Total Fees	\$ <u>220.04</u>

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship) <u>The Rookery LLC</u>			
2. Business Trade Name or DBA <u>The Rookery</u>			
3. FEIN <u>33-3229157</u>		4. Wisconsin Seller's Permit Number <u>456-1031927605-04</u>	
5. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization			
6. State of Organization <u>WI</u>		7. Date of Organization <u>1-8-25</u>	8. Wisconsin DFI Registration Number
9. Premises Address <u>1914 Campbell Rd</u>			
10. City <u>La Crosse</u>		11. State <u>WI</u>	12. Zip Code <u>54601</u>
13. County <u>La Crosse</u>	14. Governing Municipality: <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: <u>La Crosse</u>		15. Aldermanic District
16. Premises Phone		17. Premises Email <u>therookerylax@gmail.com</u>	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. <u>Alcohol will be sold and consumed in main bar and party room.</u> <u>Alcohol will be stored in the back in cabinet and office.</u>			
20. Mailing Address (if different from premises address) <u>1806 Eastwood Lane</u>			
21. City <u>La Crosse</u>		22. State <u>WI</u>	23. Zip Code <u>54601</u>

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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No	

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol . . . Yes No
 beverages.
 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
McCarty IV	Brian K	Member	608-792-3451
Douglas	Anthony	Member	414-520-4980

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 McCarty IV	First Name Brian K	M.I. K
Title Member	Email brianc@ghrealtors.com	Phone 608-792-8457
Signature 		Date 2-10-25

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)	

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.

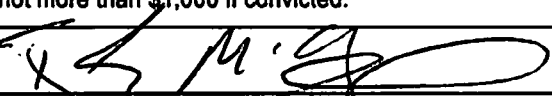
Part A: Business Information	
1. Legal Business Name (individual name if sole proprietor) The Rookery LLC	
2. Business Trade Name or DBA The Rookery	
3. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization	

Part B: Individual Information					
1. Last Name McCarty IV		2. First Name Brian		3. M.I. K	
4. Relationship to Business (Title) Owner		5. Email brianm@ghrealtors.com		6. Phone (608) 792-8451	
7. Home Address 1806 Eastwood LN					
8. City La Crosse		9. State WI	10. Zip Code 54601		11. Date of Birth [REDACTED]
12. Drivers License/State ID Number [REDACTED]			13. Drivers License/State ID State of issuance Wi		

Part C: Address History						
1. Do you currently reside in Wisconsin?					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes to 1 above, how long have you continuously lived in Wisconsin prior to the date of application?					Years 27	Months
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.						
Previous Address 1 1806 Eastwood LN		City La Crosse		State WI	Zip Code 54601	
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 WI	County Outagamie	State MS	County Harrison	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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.		
Law/Ordinance Violated Open Container 2009??	Location Waupaca County	Conviction Date
Penalty Imposed Paid Fine 280.00??	Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 2-5-25

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 Rookery	
2. Business Trade Name or DBA The Rookery	
3. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization	

Part B: Individual Information				
1. Last Name Douglass		2. First Name Anthony		3. M.I. J
4. Relationship to Business (Title) Owner		5. Email laxpromoting@gmail.com		6. Phone (414) 520-4980
7. Home Address 307 Liberty St				
8. City La Crosse		9. State WI	10. Zip Code 54603	11. Date of Birth [REDACTED]
12. Drivers License/State ID Number [REDACTED]			13. Drivers License/State ID State of Issuance Wi	

Part C: Address History					
1. Do you currently reside in Wisconsin? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
If yes to 1 above, how long have you continuously lived in Wisconsin prior to the date of application?				Years 28	Months 10
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.					
Previous Address 1 307 Liberty St		City La Crosse	State WI	Zip Code 54603	
Previous Address 2 748 Hillview Ave		City LaCrosse	State WI	Zip Code 54601	
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 Wi	County La Crosse	State	County	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 Operating While Intoxicated	Location La Crosse	Conviction Date 10/12/2023
---	-----------------------	-------------------------------

Penalty Imposed Fine, Drivers Class (First Offense)	Was sentence completed?..... <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
--	--

Law/Ordinance Violated	Location	Conviction Date
------------------------	----------	-----------------

Penalty Imposed	Was sentence completed?..... <input type="checkbox"/> Yes <input type="checkbox"/> No
-----------------	---

Law/Ordinance Violated	Location	Conviction Date
------------------------	----------	-----------------

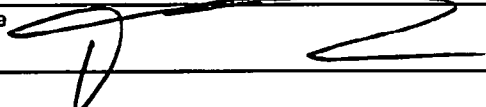
Penalty Imposed	Was sentence completed?..... <input type="checkbox"/> Yes <input type="checkbox"/> No
-----------------	---

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 2-5-25

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 Rookery	
2. Business Trade Name or DBA The Rookery	
3. Entity Type (check one) <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization	
4. Alcohol Beverage Business Authorization (check one) <input type="checkbox"/> Municipal Retail License <input type="checkbox"/> 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 McCarty IV		2. First Name Brian		3. M.I. K
4. Email brianm@ghrealtors.com			5. Phone (608) 792-8451	
6. Home Address 1806 Eastwood Ln				
7. City La Crosse	8. State WI	9. Zip Code 54601	10. Age 55	
11. Drivers License/State ID Number <div style="background-color: black; width: 100%; height: 15px;"></div>		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.	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2. Have you completed Form AB-100, <i>Alcohol Beverage Individual Questionnaire</i> (licensee) or Form AB-300, <i>Alcohol Beverage Personal Questionnaire</i> (permittee)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Continued →

Part D: Business Attestation			
<p>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.</p>			
Last Name <i>McCarthy IV</i>		First Name <i>Brian</i>	
Title <i>Member</i>		M.I. <i>K</i>	
Email <i>brianm@ghrealtors.com</i>		Phone <i>608-792-8451</i>	
Signature <i>[Signature]</i>		Date <i>2-5-25</i>	

Part E: Agent Attestation			
<p>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.</p>			
Last Name <i>Duffell</i> <i>McCarthy</i>		First Name <i>Anthony</i> <i>Brian</i>	
Signature <i>[Signature]</i>		M.I. <i>K</i>	
Date <i>2-10-25</i>			



City of La Crosse, Wisconsin

ORIGINAL ALCOHOL LICENSE APPLICANTS INFORMATION SUBMITTAL

(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.

Class A: Beer, Liquor

Class B: Beer, Liquor

Class C: Wine

APPLICANT

Legal/Real Name of Business:

Tokyo Fusion Inc

Trade Name:

Tokyo Fusion

Address:

Street

City

State

Zip Code

212 Main St.

La Crosse

WI

54601

Telephone Number:

6084613262

Website:

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:

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 15 days.

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:

11-9:30 M-Fri Sat. Sun 1pm-2am

Anticipated Number of Employees:

4

Other Business to Be Conducted on Premise:

No

Estimated gross receipts for food and alcohol beverage sales by percentage.

(Note: Non-alcoholic drinks are classified as "Food.")

10 % Alcohol 90 % Food 0 % Other

If applicable, describe "Other":

Estimated capacity (Class B and Class C licenses only):

Indoor ~~30~~ 30

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 may be required.

No

Will there be live entertainment (music or dancing) on premise? If yes, explain.

If yes, a cabaret license will be required.

No

Do you have off-street parking? Yes No

If yes, how many parking spaces? _____

If no, how will parking be accommodated. Street parking

Provide a sketch of the floor plan showing overall dimensions, sales, service and consumption and storage areas, 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.

In addition to supplying the above information which 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

2/5/25

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
- FEIN
- 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

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 \$ 33.36
 "Class A" Liquor \$ _____
 "Class B" Liquor \$ _____
 "Class A" Liquor (cider only) \$ _____
 Reserve "Class B" Liquor \$ _____
 "Class C" Liquor (wine only) \$ 33.36

Fees	
License Fees	\$
Background Check Fee	\$
Publication Fee	\$ <u>20.00</u>
Total Fees	\$ <u>86.72</u>

Shon Wu 6084068534 Hense(cky@hotmail.com)

Part A: Premises/Business Information			
1. Legal Business Name (individual name if sole proprietorship) <u>Tokyo Fusion Inc</u>			
2. Business Trade Name or DBA <u>Tokyo Fusion.</u>			
3. FEIN <u>33-2639809</u>		4. Wisconsin Seller's Permit Number <u>456-1031906202-04</u>	
5. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Liability Company <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization			
6. State of Organization <u>WI</u>		7. Date of Organization <u>1/3/2025</u>	8. Wisconsin DFI Registration Number <u>T112000</u>
9. Premises Address <u>212 Main St</u>			
10. City <u>La Crosse</u>		11. State <u>WI</u>	12. Zip Code <u>54601</u>
13. County <u>La Crosse</u>	14. Governing Municipality: <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: <u>La Crosse</u>		15. Aldermanic District
16. Premises Phone <u>9179826338</u>	17. Premises Email <u>449165156@QQ.com</u>		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. <u>Alcohol will be sold in the main dining room.</u> <u>Alcohol ^{records} will be stored behind bar, in office, and basement.</u>			
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. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No	

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol . . . Yes No beverages.
 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
Jian Wu Xue	Jian Wu	owner	917 982-6338
Huang	Cheng jin	owner	608 615 9423

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 Xue		First Name Jian Wu		M.I.
Title owner		Email 449165156@QQ.com	Phone 9179826338	
Signature <i>Xue Jian Wu</i>			Date 4/5/15	

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)

**Alcohol Beverage
Appointment of Agent**

Date

Agent Type (check one)	
<input checked="" type="checkbox"/> Original (no fee)	<input type="checkbox"/> Successor (\$10 fee for municipal licensees only)

Part A: Business Information	
1. Legal Business Name (individual name if sole proprietor) <i>Tokyo Fusion Inc.</i>	
2. Business Trade Name or DBA <i>Tokyo Fusion</i>	
3. Entity Type (check one) <input type="checkbox"/> Limited Liability Company <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization	
4. Alcohol Beverage Business Authorization (check one) <input type="checkbox"/> Municipal Retail License <input type="checkbox"/> State Permit	5. If successor agent, provide State Permit or Municipal Retail License Number
8. Describe the reason for appointing a successor agent, if successor is checked above.	

Part B: Agent Information			
1. Last Name <i>Xue</i>	2. First Name <i>Jian Wu</i>	3. M.I.	
4. Email <i>449165156@QQ.com</i>		5. Phone <i>9179826338</i>	
6. Home Address <i>212 Main St.</i>			
7. City <i>La Crosse</i>	8. State <i>WI</i>	9. Zip Code <i>54601</i>	10. Age
11. Drivers License/State ID Number [REDACTED]		12. Drivers License/State ID State of Issuance <i>New York</i>	

Part C: Agent Questions	
1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2. Have you completed Form AB-100, Alcohol Beverage Individual Questionnaire? Submit a completed Form AB-100 with this form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Continued →

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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 <i>Xue</i>		First Name <i>Jian Wu</i>		M.I.
Title <i>owner</i>	Email <i>4469165156@QQ.com</i>		Phone <i>9779826338</i>	
Signature <i>[Signature]</i>			Date <i>2/5/25</i>	

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 <i>Xue</i>		First Name <i>Jianwu</i>		M.I.
Signature <i>[Signature]</i>			Date <i>2/5/25</i>	

Alcohol Beverage Individual Questionnaire

Date 2/5/25

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) <u>Tokyo Fusion Inc</u>			
2. Business Trade Name or DBA <u>Tokyo Fusion</u>			
3. Entity Type (check one)			
<input type="checkbox"/> Sole Proprietor	<input type="checkbox"/> Partnership	<input type="checkbox"/> Limited Liability Company	<input checked="" type="checkbox"/> Corporation
<input type="checkbox"/> Nonprofit Organization			

Part B: Individual Information			
1. Last Name <u>Xue</u>		2. First Name <u>Jian Wu</u>	
3. M.I.			
4. Relationship to Business (Title) <u>owner</u>		5. Email <u>4491651566@qq.com</u>	6. Phone <u>9179826328</u>
7. Home Address <u>277 Main St, W6808 Hilltop Dr.</u>			
8. City <u>La Crosse Onalaska</u>		9. State <u>WI</u>	10. Zip Code <u>54601</u>
11. Date of Birth [REDACTED]		12. Drivers License/State ID Number [REDACTED]	
13. Drivers License/State ID State of Issuance <u>NEW YORK</u>			

Part C: Address History			
1. Do you currently live in Wisconsin?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, provide the month and year when you permanently moved to Wisconsin			(MM/YYYY) <u>09/2024</u>
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.			
Previous Address 1 <u>1818 5th Ave FL 2</u>		City <u>Brooklyn</u>	State <u>NY</u>
Previous Address 2		City	State
Previous Address 3		City	State
Previous Address 4		City	State
Previous Address 5		City	State
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

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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 <i>one [unclear]</i>	Date <i>2/5/25</i>

Alcohol Beverage Individual Questionnaire

Date
2/5/2025

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all officers, directors, and agent of a corporation or nonprofit organization
- all partners of a partnership
- 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) <i>TOKYO FUSION INC</i>				
2. Business Trade Name or DBA <i>TOKYO FUSION ZNC</i>				
3. Entity Type (check one)				
<input type="checkbox"/> Sole Proprietor	<input type="checkbox"/> Partnership	<input type="checkbox"/> Limited Liability Company	<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Nonprofit Organization

Part B: Individual Information				
1. Last Name <i>Huang</i>		2. First Name <i>cheng jin</i>		3. M.I.
4. Relationship to Business (Title)		5. Email <i>leohuang2018608@gmail.com</i>		6. Phone <i>6086159423</i>
7. Home Address <i>N5302 KYLAWN CT</i>				
8. City <i>OMALASKA</i>		9. State	10. Zip Code <i>54650</i>	11. Date of Birth
12. Drivers License/State ID Number			13. Drivers License/State ID State of Issuance <i>WI</i>	

Part C: Address History					
1. Do you currently live in Wisconsin?				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, provide the month and year when you permanently moved to Wisconsin				(MM/YYYY) <i>4/01/2014</i>	
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	State	County	State	County

Continued →

Part D: Criminal History		
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.</p>		
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.</p>		

Part E: Attestation	
<p>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.</p>	
Signature	Date
Cheng Jin Huang	2/5/2025



City of La Crosse, Wisconsin

ORIGINAL ALCOHOL LICENSE APPLICANT'S INFORMATION SUBMITTAL

(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.

Class A: Beer, Liquor

Class B: Beer, Liquor

Class C: Wine

APPLICANT

Legal/Real Name of Business:

Walsh Golf Center LLC

Trade Name:

Walsh Golf Center

Address:

Street

4203 County Rd B, La Crosse WI 54601

City

State

Zip Code

Telephone Number:

608-781-0838

Website:

walshgolfcenter.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:

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 15 days.

BUSINESS PLAN

Type of Establishment:

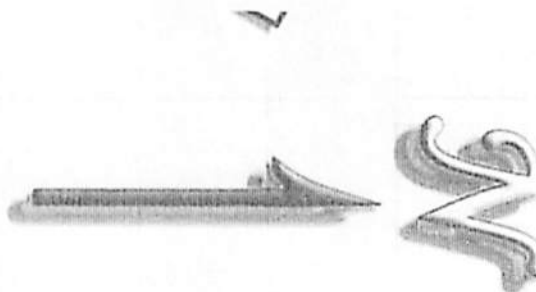
- Tavern Nightclub Restaurant Liquor Store Grocery Store
- Convenience Store with gas pumps Convenience Store without gas pumps
- Other golf course

Hours of Operation: MARCH - NOV SEASONAL 7 DAYS PER WEEK
7AM - 9PM

Anticipated Number of Employees: 6-7 IN CLUB HOUSE AREA

Other Business to Be Conducted on Premise:

GOLF COURSE, DRIVING RANGE, MINI GOLF, GOLF LESSONS, EQUIPMENT SALES

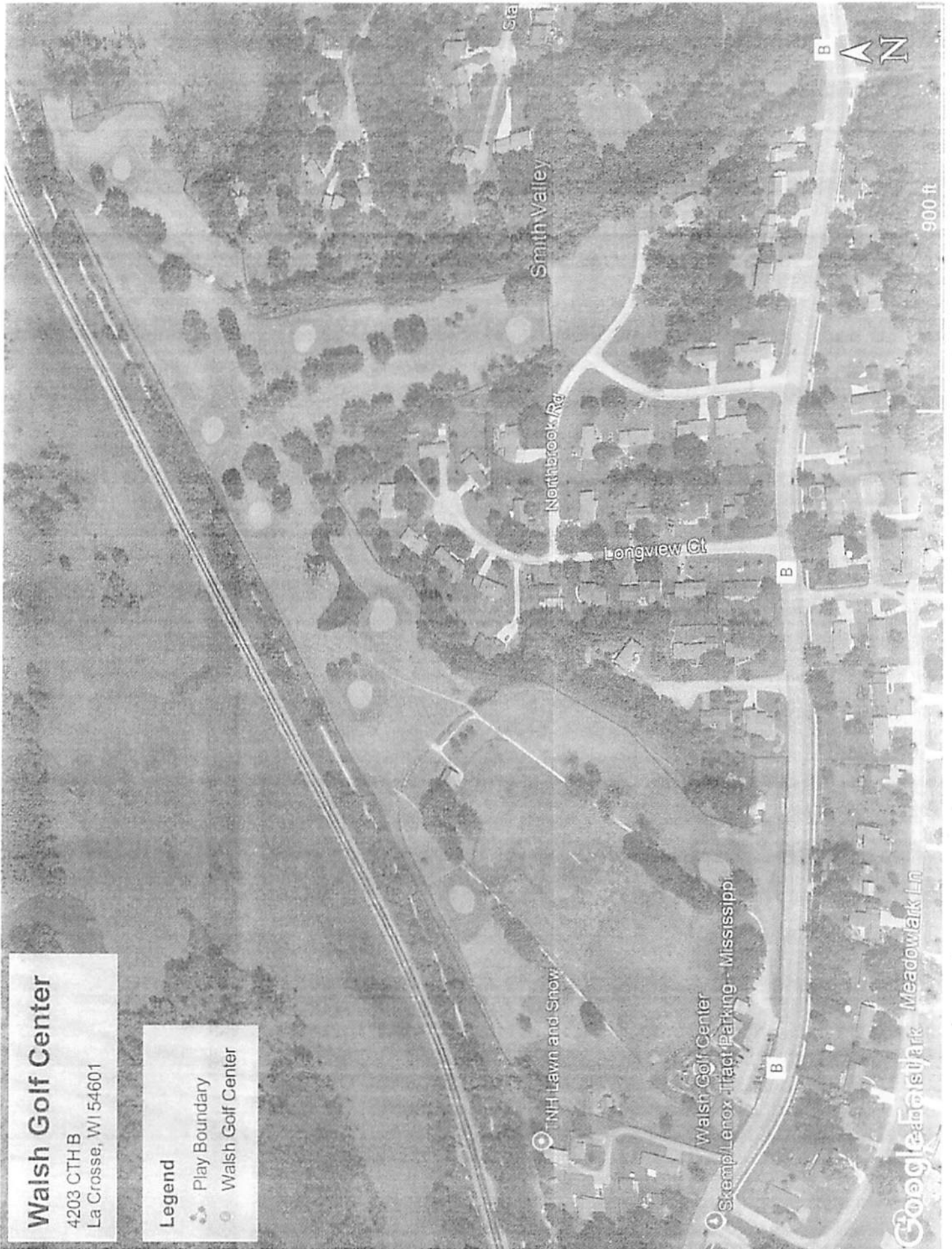


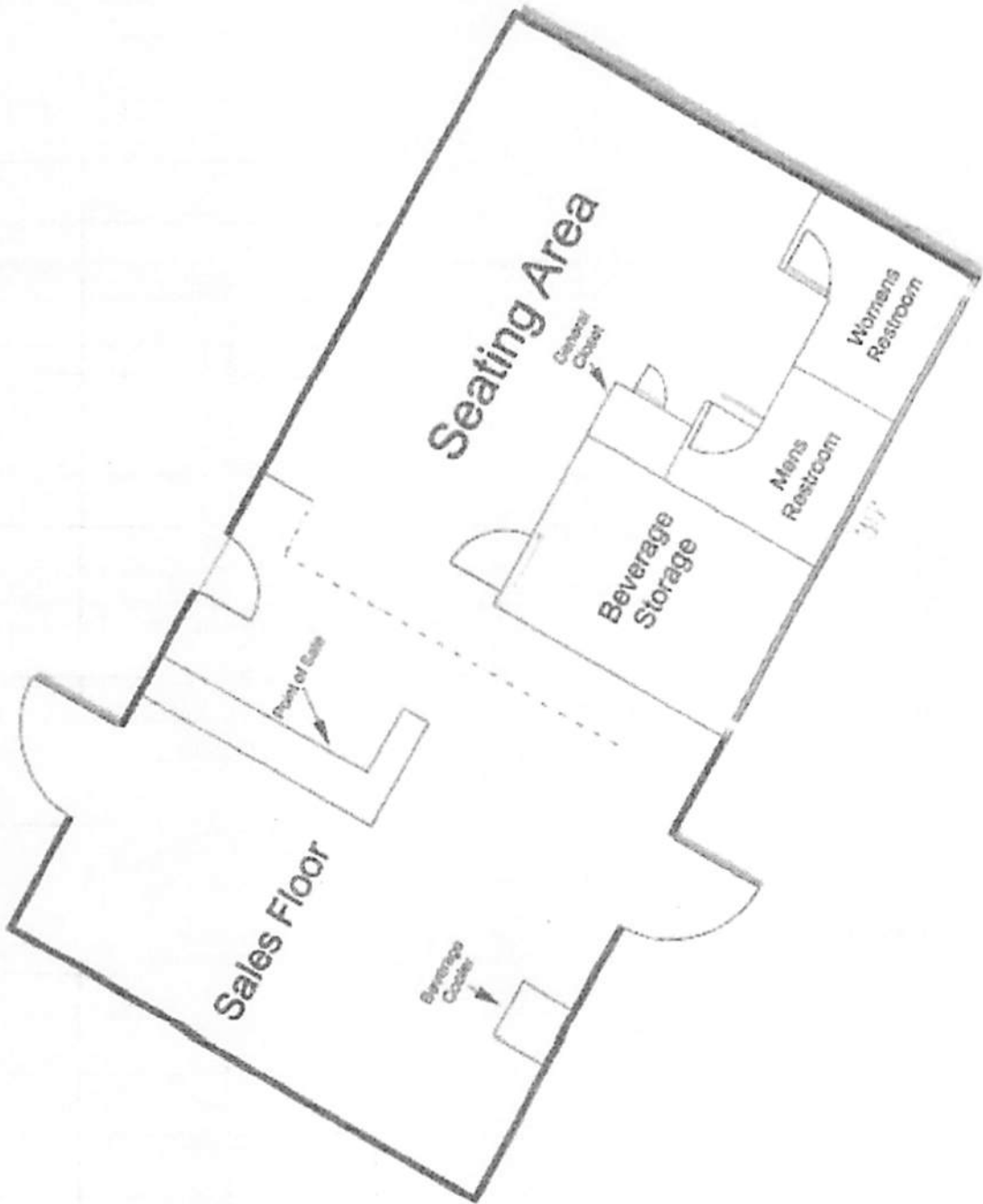
Walsh Golf Center

4203 CTH B
La Crosse, WI 54601

Legend

-  Play Boundary
-  Walsh Golf Center





Form
AB-200

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	
License Period	

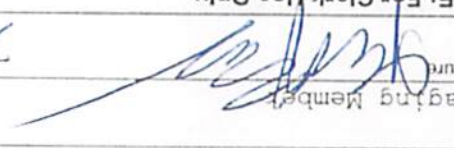
License(s) Requested: (up to two boxes may be checked)

- 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	\$ 33.36
Background Check Fee	\$ 33.36
Publication Fee	\$ 20.00
Total Fees	\$

Part A: Premises/Business Information			
1. Legal Business Name (individual name if sole proprietorship) Walsh Golf Center LLC			
2. Business Trade Name or DBA <i>Walsh Golf Center</i>			
3. FEIN 33-3495509		4. Wisconsin Seller's Permit Number 600-1031924626-03	
5. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization			
6. State of Organization WI		7. Date of Organization 02/08/2025	8. Wisconsin DFI Registration Number W086836
9. Premises Address 4203 County Rd B			
10. City La Crosse		11. State WI	12. Zip Code 54601
13. County La Crosse	14. Governing Municipality: <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: <u>La Crosse</u>		15. Aldermanic District 2
16. Premises Phone (608) 781-0838	17. Premises Email info@walshgolfcenter.com	18. Website walshgolfcenter.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. <i>SALES AND SERVICE: ENTIRE 1ST FLOOR OF ONE STORY BUILDING AND GOLF COURSE. STORAGE LOCKER, STORAGE ROOM ON 1ST FLOOR AND GARAGE NEXT TO MAIN BUILDING (1/2 BARREL IN COOLER)</i>			
20. Mailing Address (if different from premises address) 1122 LOSEY BLVD SO			
21. City La Crosse, WI		22. State WI	23. Zip Code 54601

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. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
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?			
If yes, provide the name of the restricted investor and describe the nature of the interest.		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
4. Is the applicant business owned by another business entity? 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 <input checked="" type="checkbox"/> No <input type="checkbox"/>		6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine?	
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		7. Does the applicant business owe past due municipal property taxes, assessments, or other fees?	
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
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
Tristan	Tristan	Managing Member	(608) 385-0348
Part D: Attestation			
One of the following must sign and attest to this application:			
<input type="checkbox"/> sole proprietor <input type="checkbox"/> one general partner of a partnership <input type="checkbox"/> one corporate officer <input type="checkbox"/> 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	Last Name	M.I.
Tristan	Tristan	Tristan	
Title	Email	Phone	
Managing Member	Tristan.Coy@walshtgolfcenter.com (608) 385-0348		
Signature	Date		
	2/24/25		
Part E: For Clerk Use Only			
Date Application Was Filed With Clerk	License Number	Date License Granted	Date Provisional License Issued (if applicable)
Signature of Clerk/Deputy Clerk			

Alcohol Beverage Individual Questionnaire

Date 2/20/25

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all officers, directors, and agent of a corporation or nonprofit organization
- all partners of a partnership
- 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) Walsh Golf Center LLC	
2. Business Trade Name or DBA <i>Walsh Golf Center</i>	
3. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization	

Part B: Individual Information			
1. Last Name Fink	2. First Name Tristan	3. M.I. T	
4. Relationship to Business (Title) Managing Member	5. Email <i>walshgolfcenter1@gmail.com</i>	6. Phone (608) 385-0348	
7. Home Address 1122 Losey Blvd S			
8. City La Crosse WI 54601	9. State WI	10. Zip Code 54601	11. Date of Birth [REDACTED]
12. Drivers License/State ID Number [REDACTED]		13. Drivers License/State ID State of Issuance WI	

Part C: Address History			
1. Do you currently live in Wisconsin?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, provide the month and year when you permanently moved to Wisconsin			(MM/YYYY) 10/1997
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.			
Previous Address 1 <i>1122 LOSEY BLVD SO</i>	City <i>LA CROSSE</i>	State <i>WI</i>	Zip Code <i>54601</i>
Previous Address 2 <i>417 8TH STREET SO</i>	City <i>LA CROSSE</i>	State <i>WI</i>	Zip Code <i>54601</i>
Previous Address 3 <i>1103 CALDONIA STREET</i>	City <i>LA CROSSE</i>	State <i>WI</i>	Zip Code <i>54601</i>
Previous Address 4 <i>410 LOSEY BLVD NO</i>	City <i>LA CROSSE</i>	State <i>WI</i>	Zip Code <i>54601</i>
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

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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> 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

02/20/2025

Alcohol Beverage Appointment of Agent

Date 2/20/25

Agent Type (check one)	
<input checked="" type="checkbox"/> Original (no fee)	<input type="checkbox"/> Successor (\$10 fee for municipal licensees only)

Part A: Business Information	
1. Legal Business Name (individual name if sole proprietor) Walsh Golf Center LLC	
2. Business Trade Name or DBA <u>Walsh Golf Center</u>	
3. Entity Type (check one) <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization	
4. Alcohol Beverage Business Authorization (check one) <input type="checkbox"/> Municipal Retail License <input type="checkbox"/> 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. <hr/>	


Part B: Agent Information			
1. Last Name Fink	2. First Name Tristan	3. M.I. T.	
4. Email		5. Phone (608) 385-0348	
6. Home Address 1122 Losey Blvd S			
7. City La Crosse	8. State WI	9. Zip Code 54601	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.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Have you completed Form AB-100, Alcohol Beverage Individual Questionnaire (licensee) or Form AB-300, Alcohol Beverage Personal Questionnaire (permittee)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Continued →

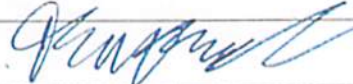
Part D: Business Attestation

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 Fink		First Name Tristan		M.I. T.
Title Managing Member	Email WALSHGOLFCENTER1@gmail.com		Phone (608) 385-0348	
Signature 			Date 02/20/2025	

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 Fink		First Name Tristan		M.I. T.
Signature 			Date 02/20/2025	



City of La Crosse, Wisconsin

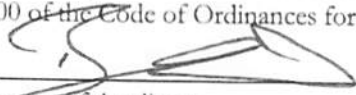
APPLICATION FOR INDOOR CABARET LICENSE

Check One: New Renewal For the license period 24 to 25 Fee: \$ 135

BUSINESS INFORMATION*			
Legal/Real Name: The Rookery LLC			
Address of Above: Street 1914 Campbell Road		City La Crosse	State Zip Code WI 54601
PREMISES INFORMATION			
Trade Name of Business: The Rookery			
Address of premises to be Licensed: 1914 Campbell Road		Business Phone Number:	
Premises are Owned By: <u>George Parke VSC Corporation</u>			
Address of Owner: Street <u>2718 State Rd</u>		City <u>La Crosse</u>	State Zip Code <u>WI 54601</u>
CABARET INFORMATION			
Detailed description of cabaret area to be licensed: Inside premise of 1914 Campbell Road			
Nature of Entertainment: Live music, Karaoke, Trivia			
Other Business Conducted upon the premises: Restaurant & Bar			
MANAGER INFORMATION*			
Cabaret Manager Name: First Anthony		Middle J	Last Douglass
Cabaret Manager Home Address: Street 307 Liberty St		City La Crosse	State Zip Code WI 54603
Home Phone Number of Cabaret Manager: 414-520-4980		Daytime Phone Number of Cabaret Manager: 414-520-4980	
Was the above person listed as manager on last year's application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

*Personal Data Sheet must be completed for each Officer/Member of the Business and the Manager.

The above hereby makes application for a license to operate an Indoor Cabaret at the above address within the City of La Crosse pursuant to provisions of Sec. 10-100 of the Code of Ordinances for the City of La Crosse.


Signature of Applicant Date 2-10-25

OFFICE USE ONLY			
For original application: Are there lands zoned conservancy, residential or multiple dwelling within 100 feet of premises? <input type="checkbox"/> Yes (if yes, attach a list of those lands) <input type="checkbox"/> No			
Signature:	Date:	Granted:	License #:



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0177

Agenda Date: 3/4/2025

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Ordinance

Agenda Number:

ORDINANCE NO.: _____

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

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

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

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

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

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

Mitch Reynolds, Mayor

Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

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

February 7, 2025
City Clerk & City Planning

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

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

The project is a compact, high-density redevelopment, replacing aging single-family rental homes with approximately 42-50 apartments, with approximately 42-50 beds, optimizing land use near UW-La Crosse and Western Technical College. Its mixed-use design incorporates approximately 1,000 square feet of commercial space, fostering an active and walkable neighborhood. The residential component offers three different housing options, including studio and 1-bedroom modular interiors featuring ORI furnishings, accommodating a diverse range of urban residents.

Over the past eighteen months and more recently, we have met with planning staff, engineering staff and legal staff with regards to this application as well as the request to partially vacate 12th street, so staff is aware and supportive of this proposed rezoning.

The partial vacation of 12th Street is a key infrastructure improvement, facilitating better site design while preserving emergency access and enhancing future connectivity within the city’s street system. The project revitalizes an underutilized area by replacing deteriorated structures with a modern, well-designed building that improves the streetscape and neighborhood.

Sustainability is integral to Badger West Residences, with the Agriwild landscaping concept incorporating native plantings to enhance ecological benefits and urban green space.

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

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



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

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

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

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

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



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

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



PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

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



Petitioner (name and address):

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

Owner of site (name and address):

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

Address of subject premises:

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

Tax Parcel No.:

17-20162-100 / 17-20162-110 / 17-20162-120 / 17-20162-130 / 17-20163-10

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

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

PDD/TND: ___ General ___ Specific General & Specific

Zoning District Classification: C1 - Local Business

Proposed Zoning Classification: - TND - Specific

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

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

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

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

Property is Presently Used For:

Vacant lots & vacant houses

Property is Proposed to be Used For:

Rental housing & commercial

Proposed Rezoning is Necessary Because (Detailed Answer):

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

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

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

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

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

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

February, 2025.

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



(signature)

608-782-7368 _____ ~~1/9/25~~ 2/5/25
(telephone) (date)

jeremy@threesixty.bz _____
(email)

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

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

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

Signed: 

Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Jeremy Novak, being duly sworn states:

- 1. That the undersigned is an adult resident of the City of Onalaska, State of Wisconsin.
- 2. That the undersigned is (one of the) legal owner(s) of the property located at 1240 BARJCF ST; 413, 417, 423, 425 WEST AVENUE NORTH LACROSSE, WI 54601.
- 3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

BARJCF WEST, LLC ^{RESIDENCES,}
Novak
 Property Owner
 AUTHORIZED AGENT

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

Kevin J. Roop
 Notary Public
 My Commission expires PERMANENT.



THREE SIXTY REAL ESTATE SOLUTIONS, LLC
CONSENT OF MEMBERS

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

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

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

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

MEMBER:

By: 

Name: **Marvin W. Wanders**

NOTES:

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



**EXHIBIT A
LEGAL DESCRIPTION**

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

For Information Purposes:

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

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

For Information Purposes:

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

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

For informational purposes:

Address: 417 West Avenue North, La Crosse, WI 54601

Tax Parcel No.: 17-20162-110

AND

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

For informational purposes:

Address: 423 West Avenue North, La Crosse, WI 54601

Tax Parcel No.: 17-20162-120

AND

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

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

Commencing at the South 1/4 corner of Section 32, T16N, R7W;

Thence N 02°16'49" W along the east line of the Southwest quarter of said Section 32, a distance of 1330.45 feet to the point of beginning;

Thence S 25°09'43" W, 56.87 feet to a point hereinafter referred to as "Point 954;"

Thence N 01°56'12" E, 304.37 feet;

Thence northwesterly along the arc of a curve to the left, concave to the southwest, having a radius of 17.50 feet an arc length of 28.21 feet, and a long chord bearing N44° 15'02" W, 25.26 feet to the north line of the T. Burns, H.S. Durand, S.T. Smith & F.M. Rublee's Addition to the City of La Crosse;

Thence N 89°33'44" E, 21.91 feet;

Thence S 02°17'02" E, 268.85 feet;

Thence S 25°09'43" W, 2.59 feet to the point of beginning.

Said parcel contains 581 square feet, more or less.

For informational purposes:

Address: 425 West Avenue North, La Crosse, WI 54601

Tax Parcel No.: 17-20162-130



PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

SYMBOL LEGEND	
EXISTING	PROPOSED
EX STM MH	STORM MANHOLE
EX CB	STORM CATCH BASIN
EX CO	STORM CLEANOUT
EX CV	STORM CULVERT
DS	DOWNSPOUT
EX SD	ROOF DRAIN
EX SAN MH	SANITARY MANHOLE
EX SC	SANITARY CLEANOUT
EX LIFT STATION	LIFT STATION
WR	WATER REDUCER
WV	WATER VALVE
WV MH	WATER VALVE MAHOLE
WC	WATER CURB STOP
WS	WATER SHUT-OFF
EX POST INDICATOR VALVE	POST INDICATOR VALVE
FC	FIRE DEPARTMENT CONNECTION
W	WELL
EX MW	MONITORING WELL
LS	LAWN SPRINKLER BOX
LSH	LAWN SPRINKLER HEAD
HYD	HYDRANT
EX YARD HYD	YARD HYDRANT
UP	UTILITY POLE
LP	LIGHT POLE
GL	GROUND LIGHT
GW	GUY WIRE
TR	TRANSFORMER
EX HH	HANDHOLE
EX ELEC MH	ELECTRIC MANHOLE
EM	ELECTRIC METER
EV	UTILITY VAULT
AC	AIR CONDITIONER
GM	GAS METER
GV	GAS VALVE
SB-1	SOIL BORING
FP	FLAG POLE
MB	MAILBOX
EX SIGNAL	TRAFFIC SIGNAL
S	SIGN
SS	STREET SIGN
WS	WHEEL STOP
RR	RAILROAD CROSSING SIGN
P	POST
DT	DECIDUOUS TREE
CT	CONIFEROUS TREE
B	BUSH
TS	TREE STUMP
WM	WETLAND / MARSH
R	ROCK / BOULDER

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

LINETYPE LEGEND	
EXISTING	PROPOSED
SD	STORM DRAIN
SS	SANITARY SEWER
SSFC	SANITARY SEWER FORCE MAIN
WM	WATER MAIN
G	GAS
OE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
UTV	UNDERGROUND TV
OHL	OVERHEAD UTILITY
UHL	UNDERGROUND UTILITY
FBO	FIBER OPTIC
WET	WETLAND
WE	WATER EDGE
FL	FENCE LINE
TL	TREE LINE
PL	PROPERTY / LOT LINE
RWL	RIGHT OF WAY LINE
ACL	ACCESS CONTROL
EL	EASEMENT LINE

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

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



LOCATION MAP
 0 250 500
 SCALE IN FEET

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



CIVIL SHEET INDEX

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

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT

BADGER WEST DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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

TITLE

SITE DATA

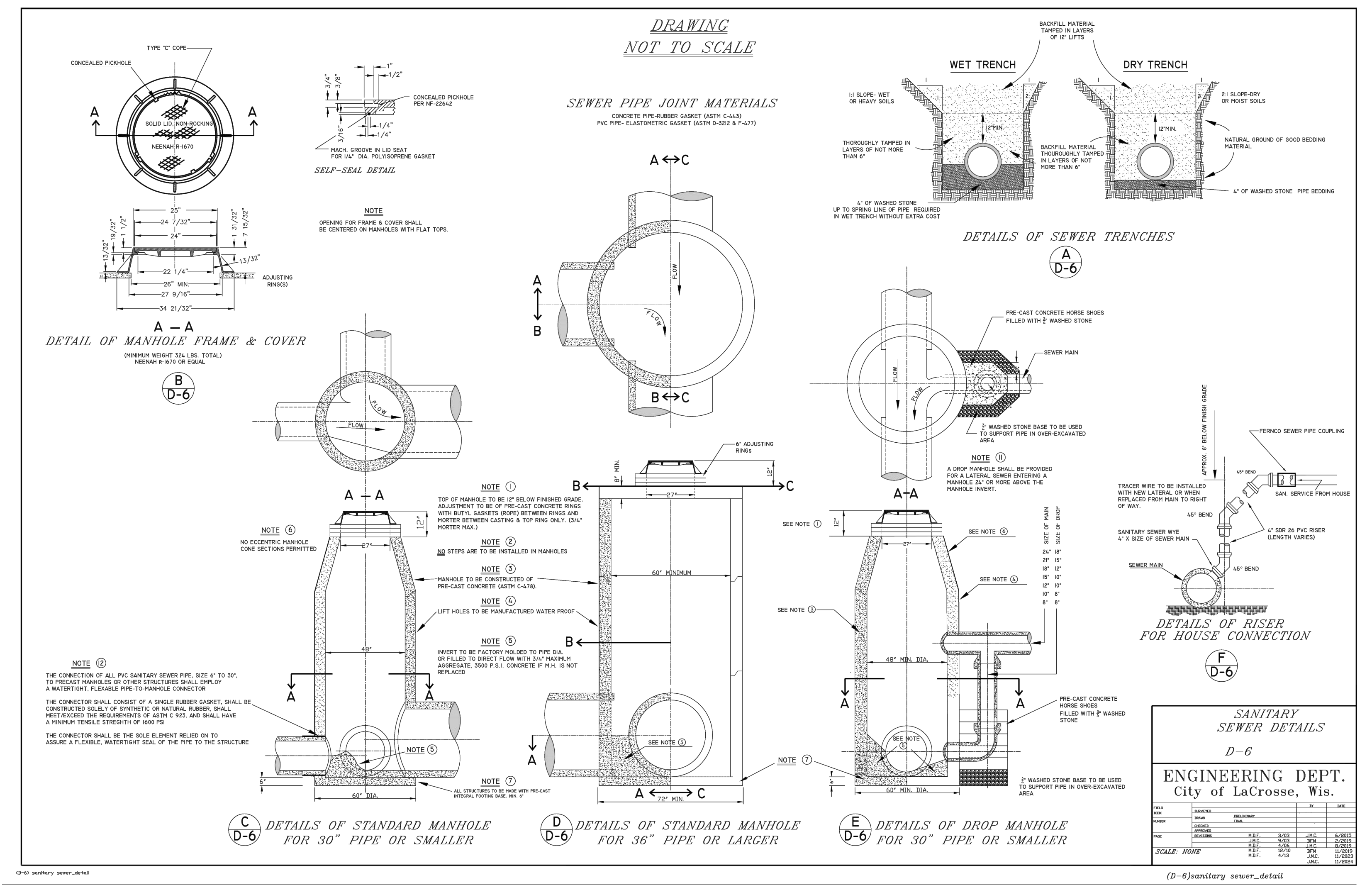
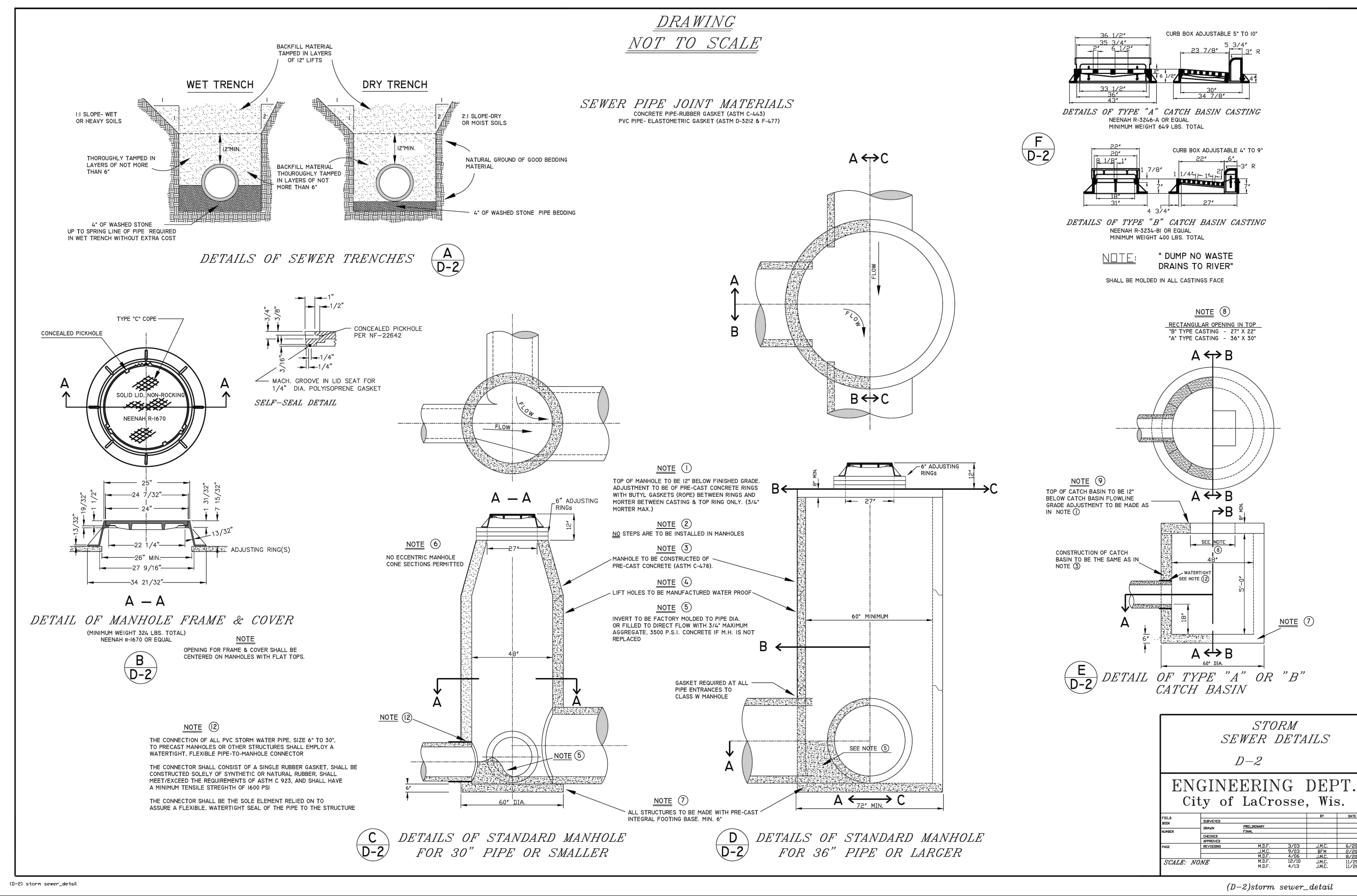
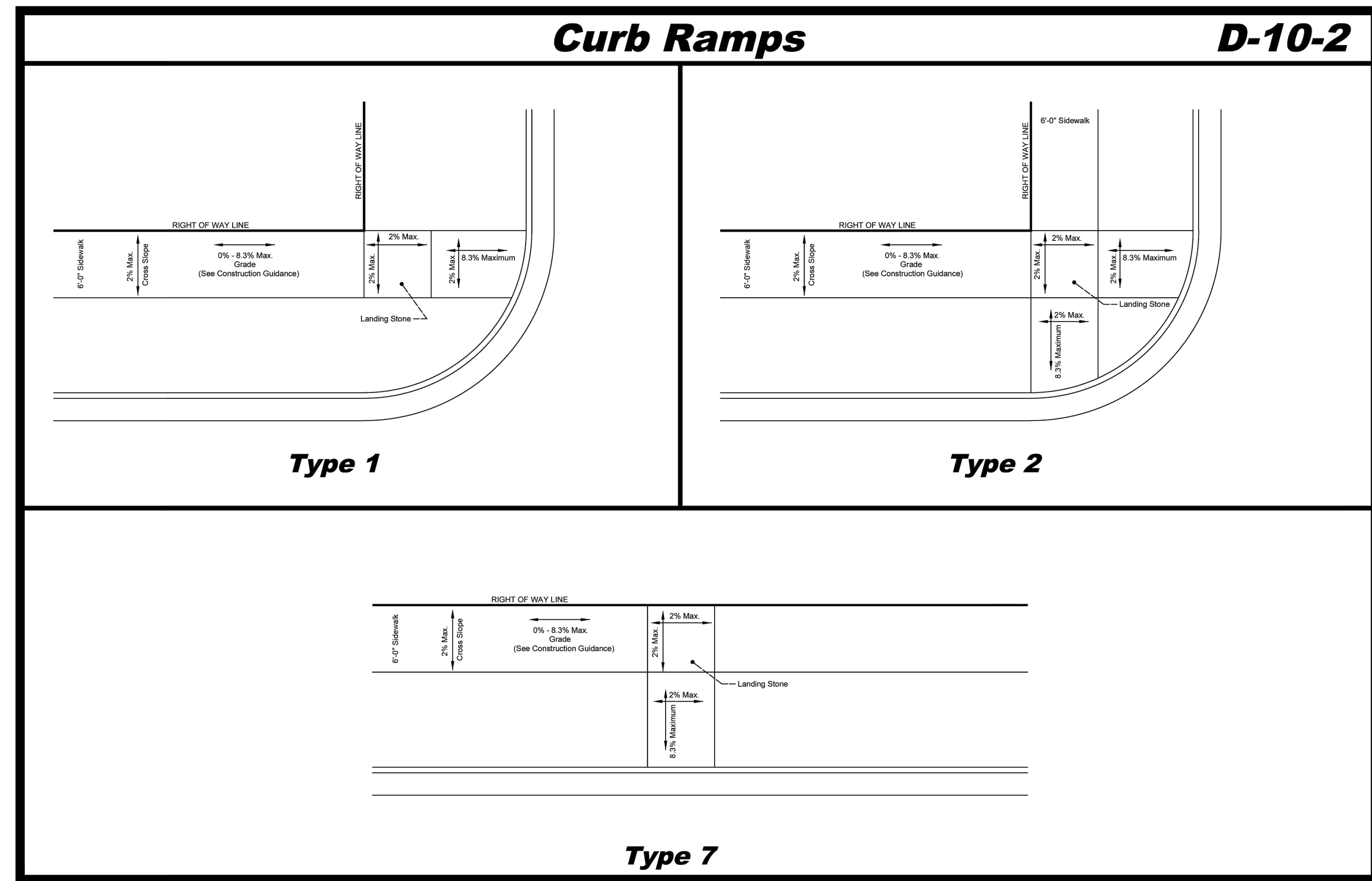
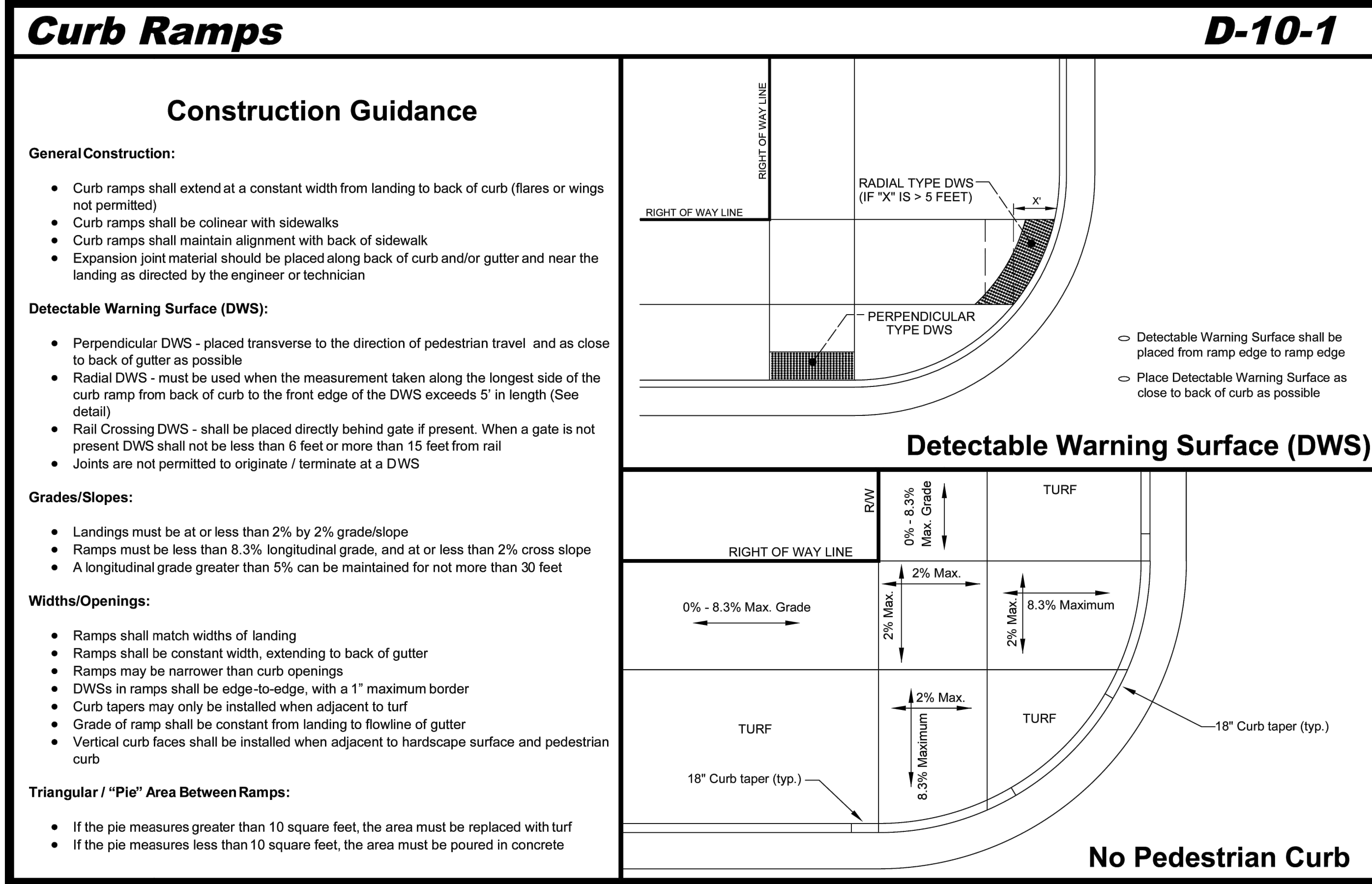
HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT (NAD83(2011)) ON THE LACROSSE COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.

TOPOGRAPHIC SURVEY

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

SHEET

C0-10



SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT
BADGER WEST DEVELOPMENT
LACROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

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

TITLE
SITE DETAILS



PRELIMINARY NOT FOR CONSTRUCTION

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT
BADGER WEST DEVELOPMENT
LACROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-32213
 FILE NAME 3213-CO-DETAILS
 DRAWN BY DT
 DESIGNED BY KR
 REVIEWED BY KR
 ORIGINAL ISSUE DATE 11/11/11
 CLIENT PROJECT NO. -

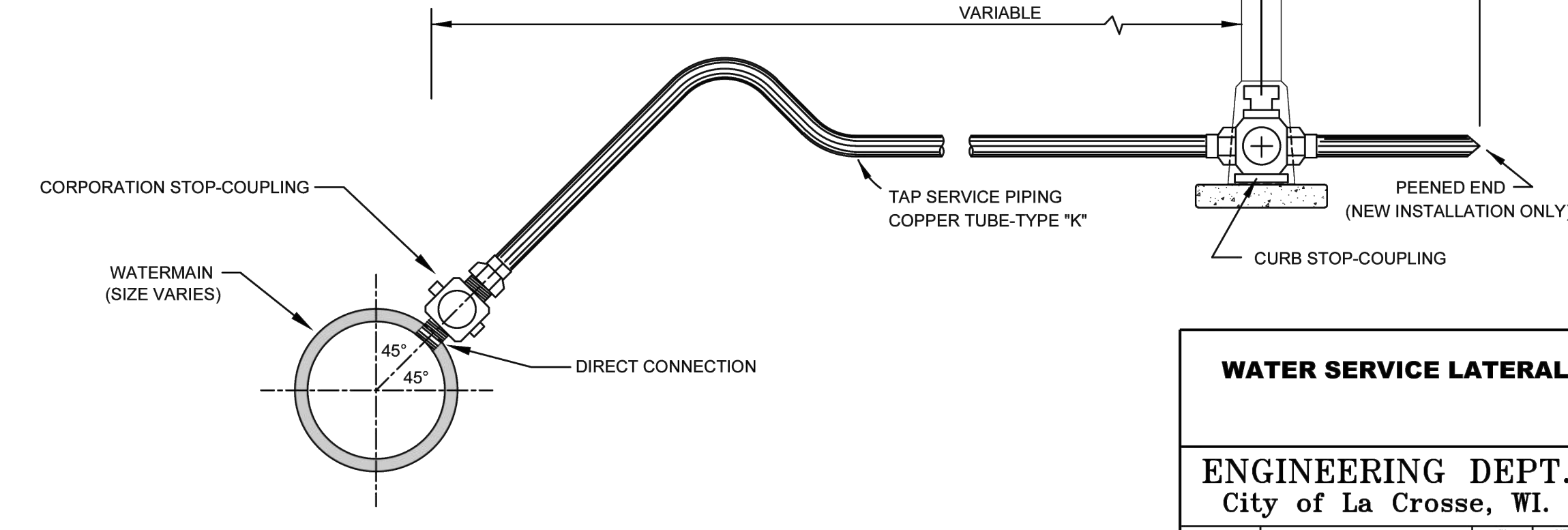
TITLE
SITE DETAILS

SHEET
C0-21

WATER SERVICE LATERAL DETAIL

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

CURB BOX : SEVEN FOOT BOX WITHOUT ROD-MUELLER # H10314, MC DONALD # 5601 OR EQUAL
 54" or 57" ROD : MUELLER # 82868, MC DONALD # 5660 OR EQUAL
 LID : MUELLER # 87081, MC DONALD # 5601-L OR EQUAL



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

WATER SERVICE LATERAL
ENGINEERING DEPT.
City of La Crosse, WI.

DATE	ISSUED	BY	CHK

SHEET NO. D-3 TOTAL SHEETS

CONSTRUCTION OF A SILT FENCE CHANNELLED FLOW

CONSTRUCTION OF A FILTER BARRIER

CROSS-SECTION OF A PROPERLY INSTALLED STRAW BALE

GENERAL NOTES

INSTALLATION NOTES

PROPER PLACEMENT OF STRAW BALE BARRIER IN DRAINAGE WAY

CONSTRUCTION OF A FILTER BARRIER

CROSS-SECTION OF A PROPERLY INSTALLED STRAW BALE

EROSION CONTROL DETAILS
 D-1-2
ENGINEERING DEPT.
City of La Crosse, Wis.

TYPICAL CROSS SECTION FOR 36' ROADWAY

TYPICAL ALLEY PAVEMENT SECTION DETAIL

1/4 TYPICAL INTERSECTION

CONCRETE PAVEMENT JOINT DETAILS

CONTRACTION

CONSTRUCTION

EXPANSION

STANDARD CURB & GUTTER SECTION

GUTTER ONLY SECTION

REINFORCED DRIVEWAY SECTION

TRAFFIC CIRCLE CURB SECTION

STANDARD DRIVEWAY DETAIL

SECTION A-A

CONCRETE CROSSWALK DETAIL

STANDARD DETAIL D-1-1
CONCRETE PAVEMENT & CURB AND GUTTER
ENGINEERING DEPT.
City of LaCrosse, Wis.

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

Pedestrian Curb D-10-3

Section Z-Z Hardscape

Section Z-Z Turf

Section X-X Boulevard Turf

Section X-X Boulevard Concrete Non-Internal

Section X-X Boulevard Concrete Internal

Section X-X Turf / Concrete

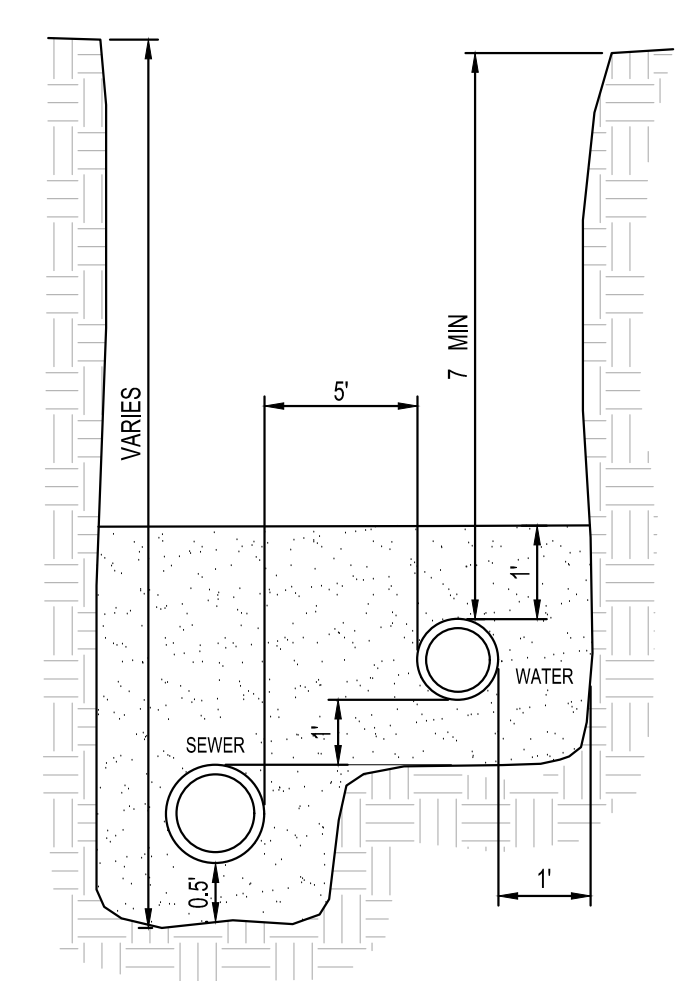
Section Y-Y

Section X-X Turf / Concrete

Section X-X Boulevard Concrete Internal

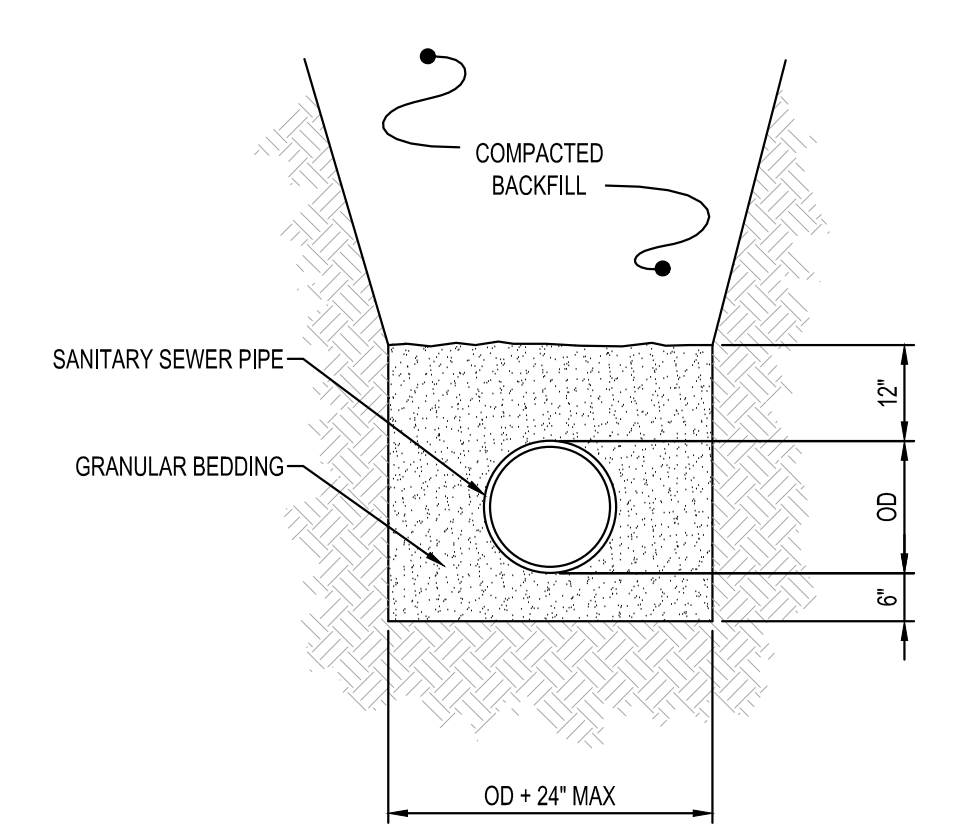


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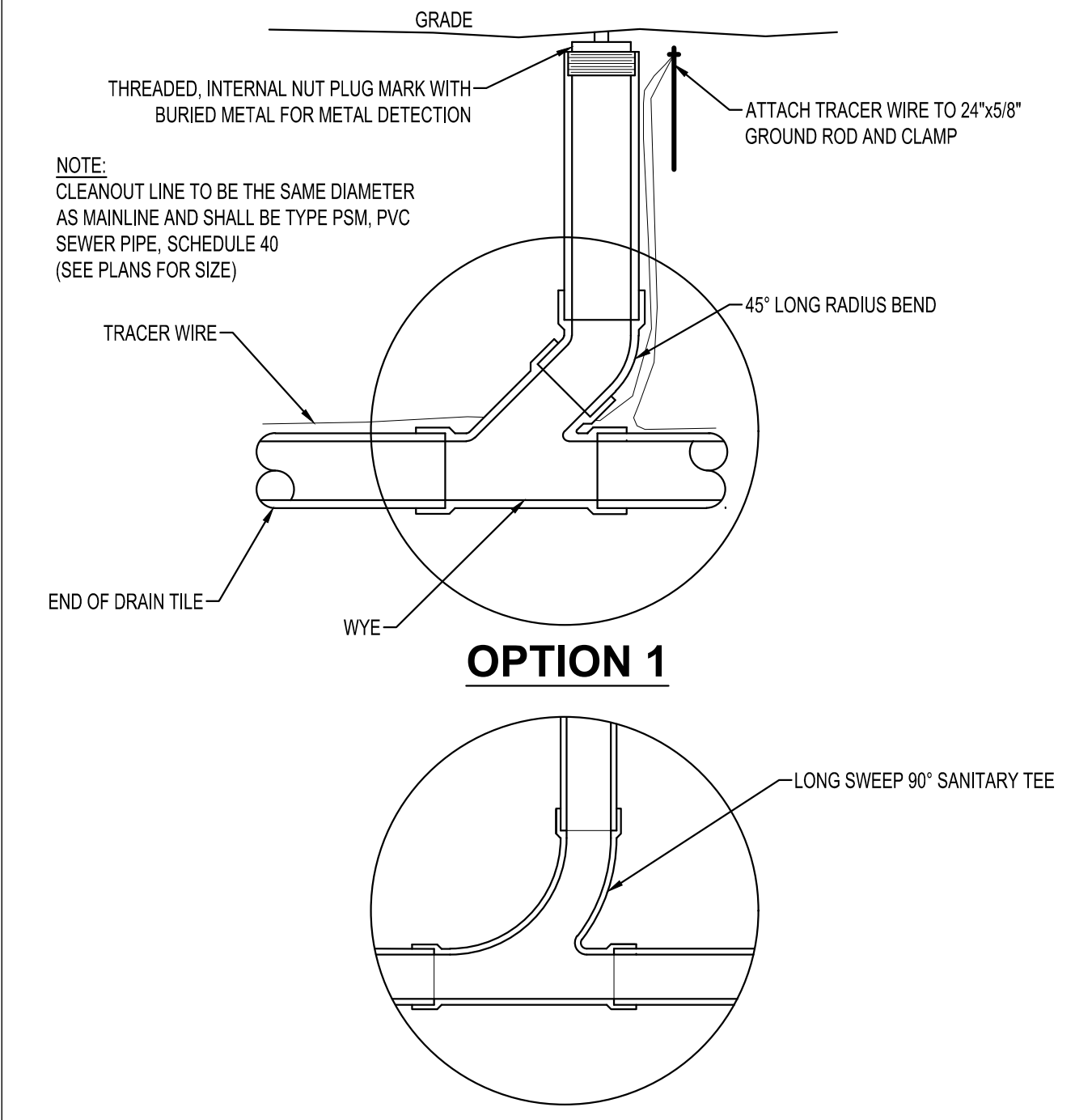
- NOTES:**
1. GRANULAR MATERIAL IN THIS ZONE SHALL BE INCIDENTAL TO PIPE INSTALLATION.
 2. IF THE SANITARY SEWER LOCATION IS ABOVE THE WATERMAIN, THE SANITARY SEWER PIPE MATERIAL SHALL BE WATERMAIN SPECIFICATION CLASS 160 SDR 26 PRESSURE PIPE.
 3. 5' OF SEPARATION IS STANDARD. SERVICES MAY BE CLOSER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

SANITARY & WATER SERVICES (SAME TRENCH)
NTS

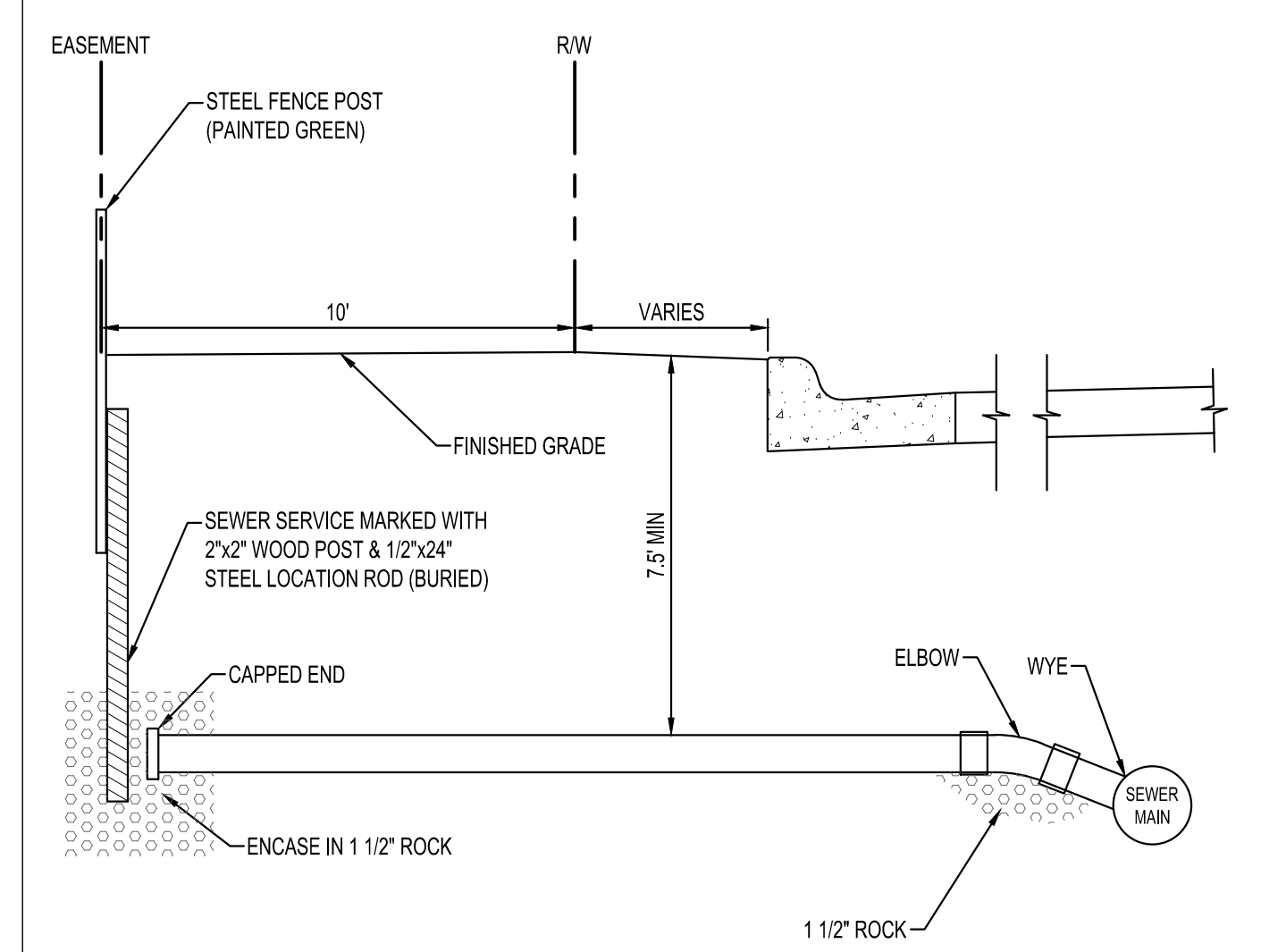


- NOTES:**
1. GRANULAR BEDDING AND ENCASEMENT FOR SANITARY SEWER PIPES SHALL BE INCIDENTAL TO CONSTRUCTION

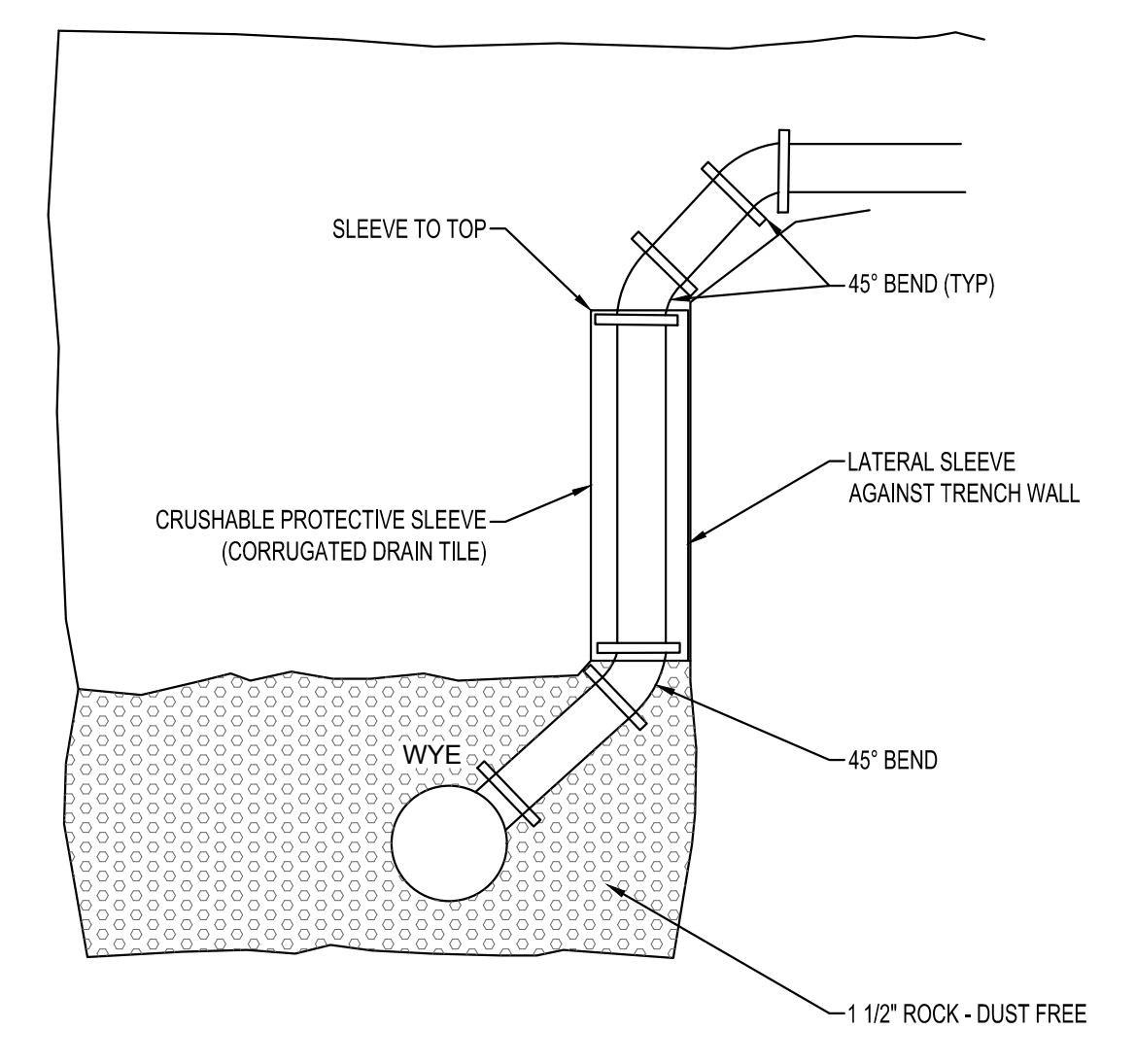
PIPE BEDDING SANITARY SEWER
NTS



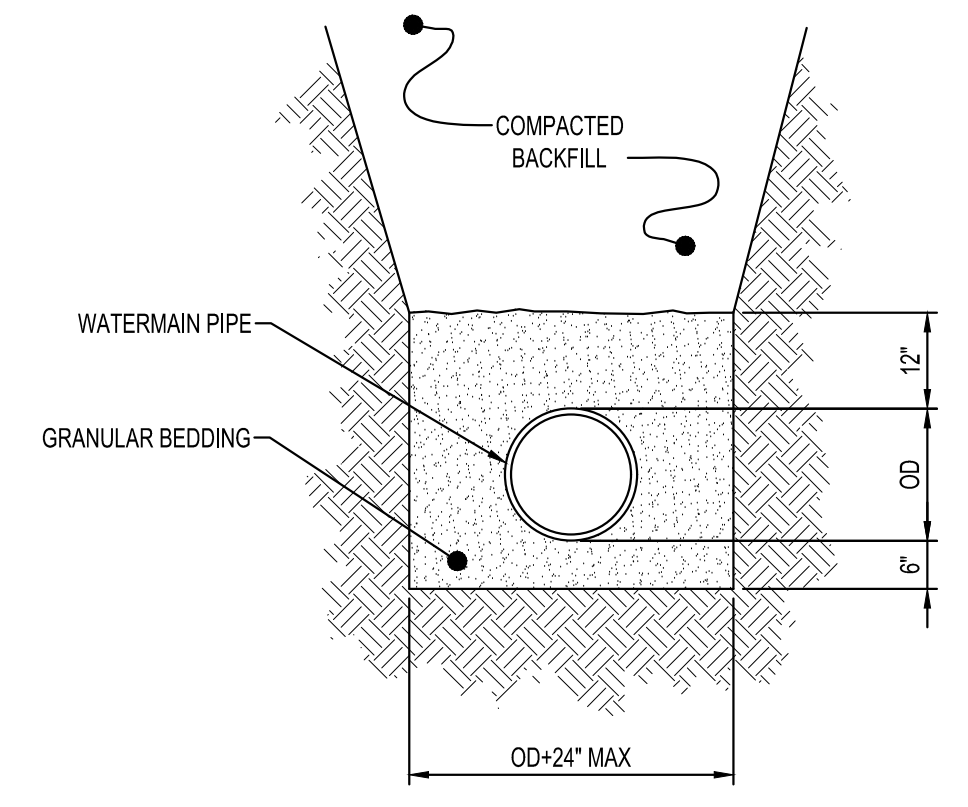
OPTION 1
OPTION 2
SANITARY CLEANOUT
NTS



RESIDENTIAL SANITARY SERVICE
NTS

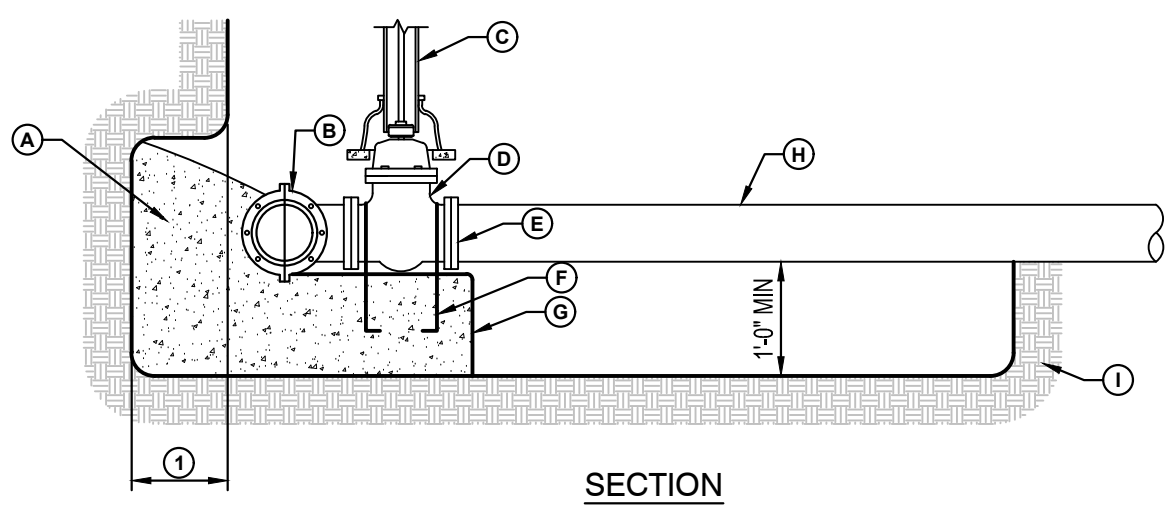
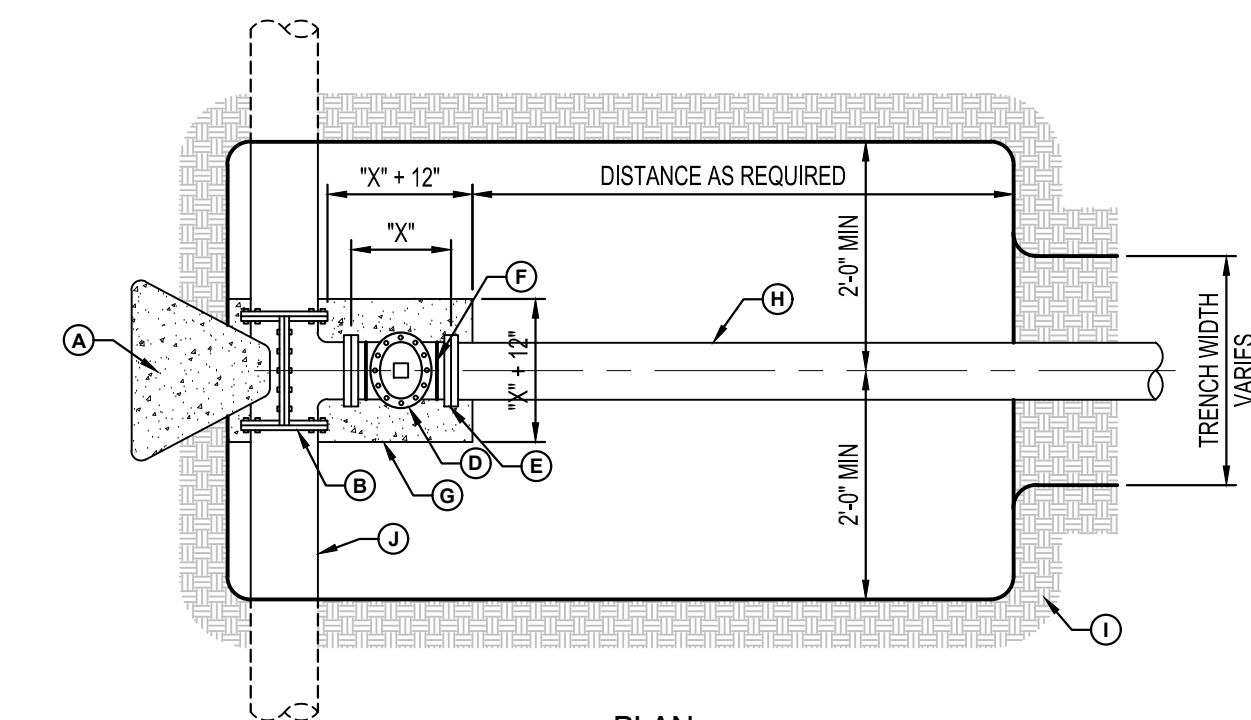


DEEP SANITARY SERVICE
NTS



- NOTE:**
1. GRANULAR BEDDING AND ENCASEMENT FOR WATERMAIN PIPES SHALL BE INCIDENTAL TO CONSTRUCTION

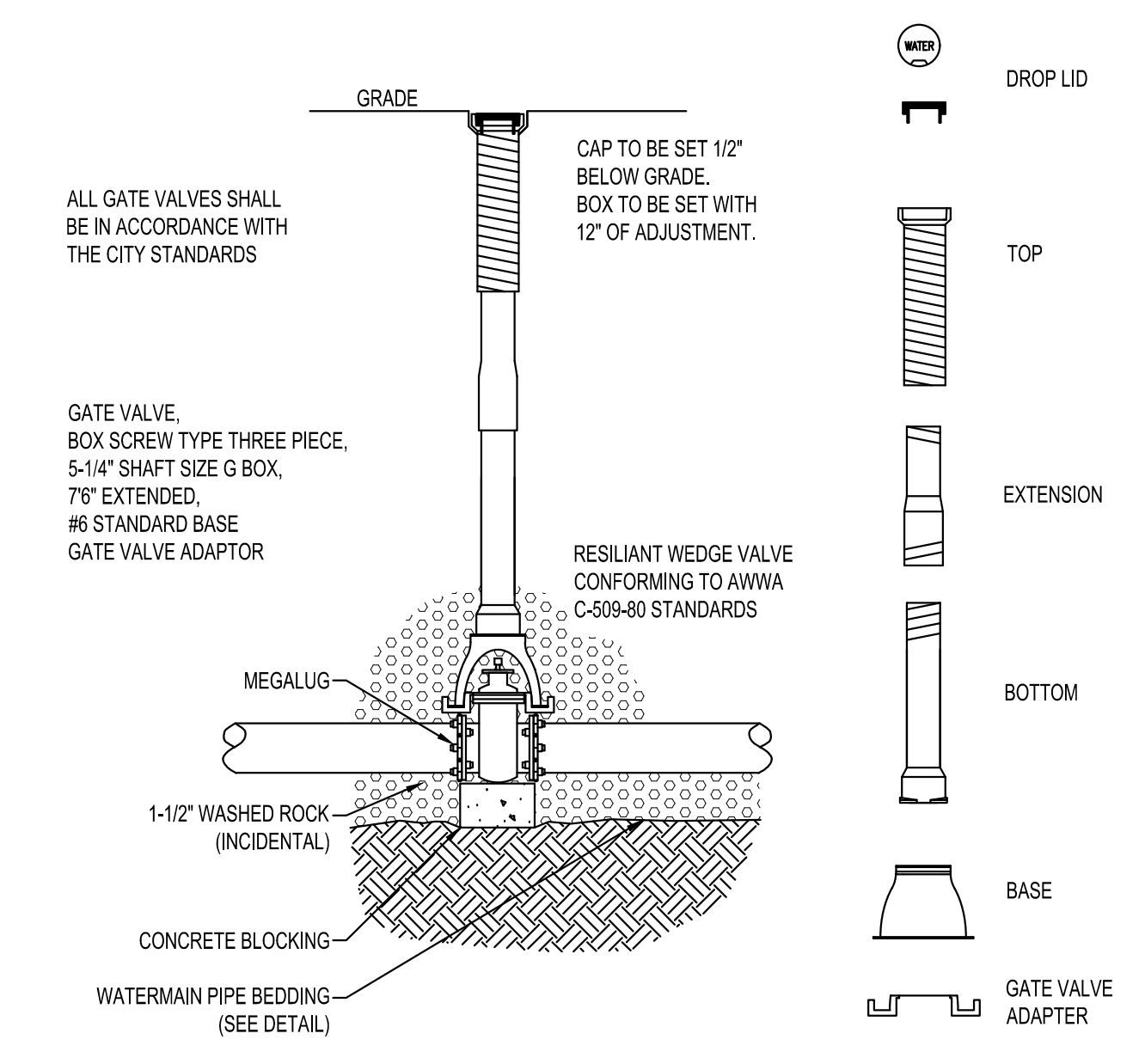
PIPE BEDDING WATERMAIN
NTS



TAPPING VALVE CONNECTION
NTS

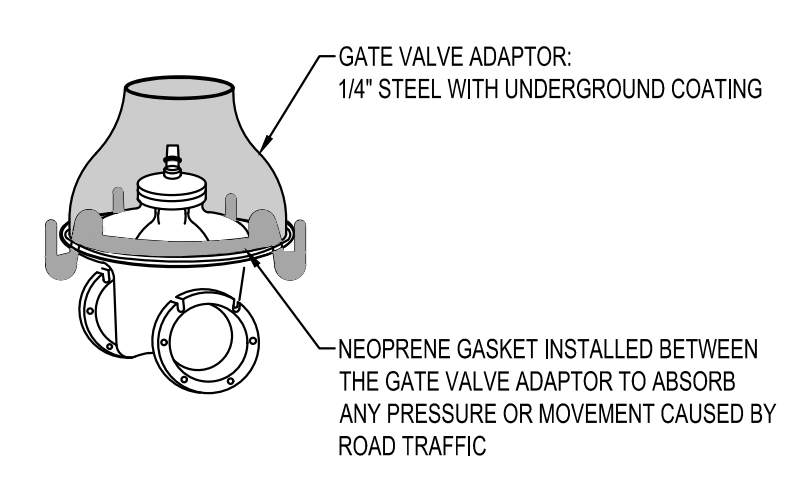
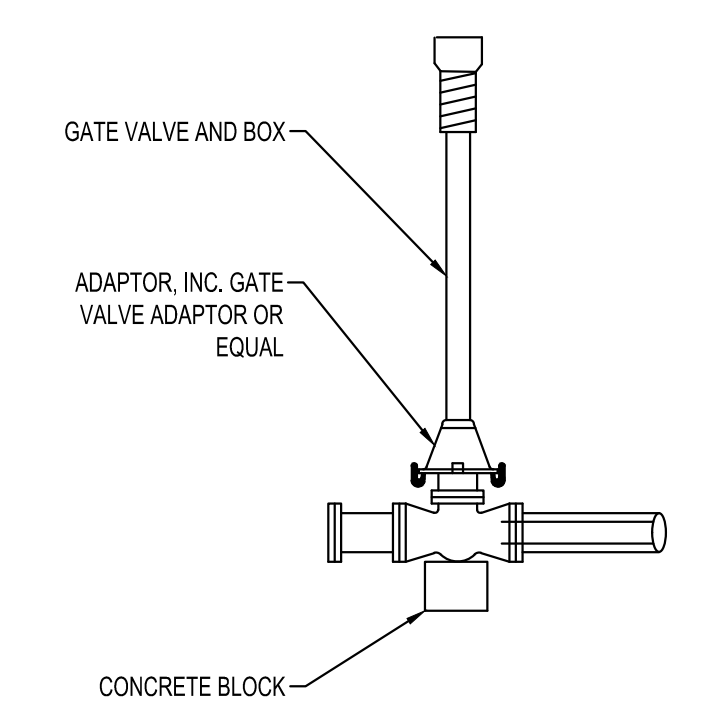
- GENERAL NOTES**
1. THRUST BLOCKING SHALL EXTEND TO UNDISTURBED EARTH.
 2. TAPPING SLEEVE SHALL BE 18" MIN. FROM ANY BELL, COUPLING, VALVE OR FITTING LOCATED ALONG EXISTING WATERMAIN TO BE TAPPED.
 3. JOINTS AND BOLTS SHALL BE CLEAR OF CONCRETE.
 4. INSTALL PERMANENT THRUST BLOCKING UNDER VALVE BEFORE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

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



- NOTES:**
1. INSTALL TOP NUT EXTENDER TO 7" DEPTH ON ALL VALVES WITH OVER-DEPTH

TYPICAL GATE VALVE & BOX INSTALLATION
NTS



GATE VALVE ADAPTOR
NTS

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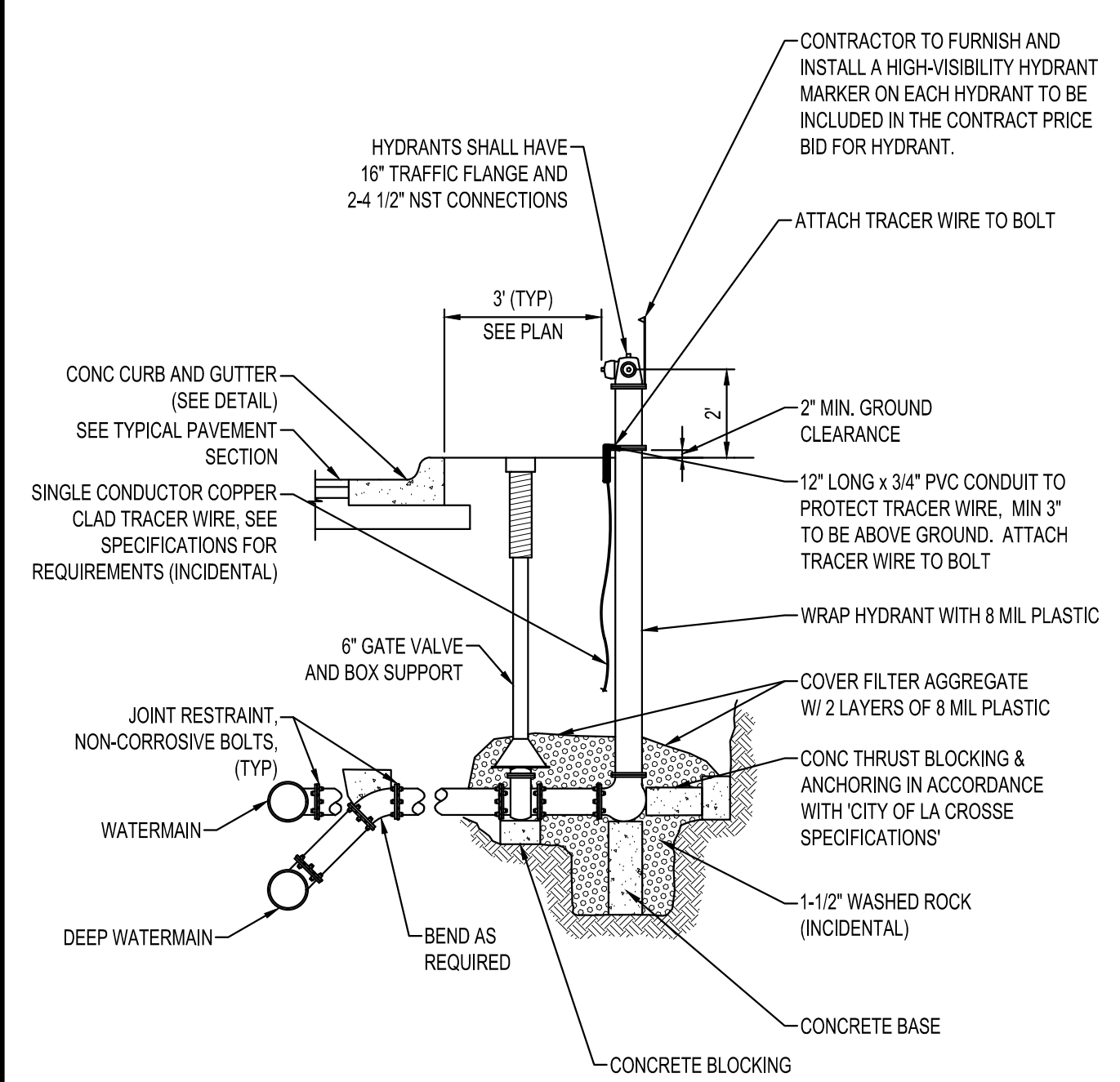
PROJECT
BADGER WEST DEVELOPMENT
LACROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

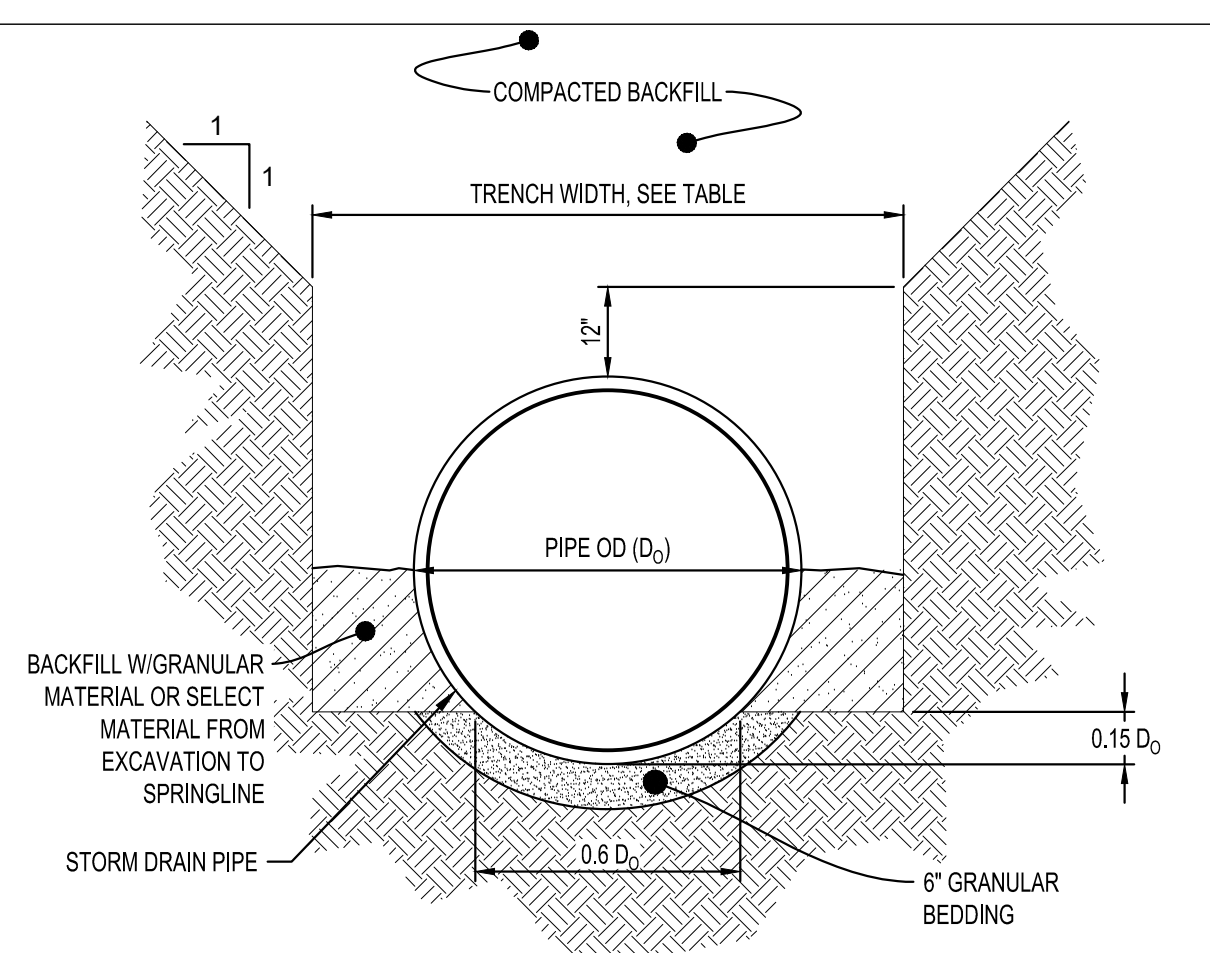
PROJECT NO. 25-32213
FILE NAME 32213-CO-DETAILS
DRAWN BY DT
DESIGNED BY KR
REVIEWED BY KR
ORIGINAL ISSUE DATE
CLIENT PROJECT NO. -

TITLE
SITE DETAILS

SHEET
C0-22



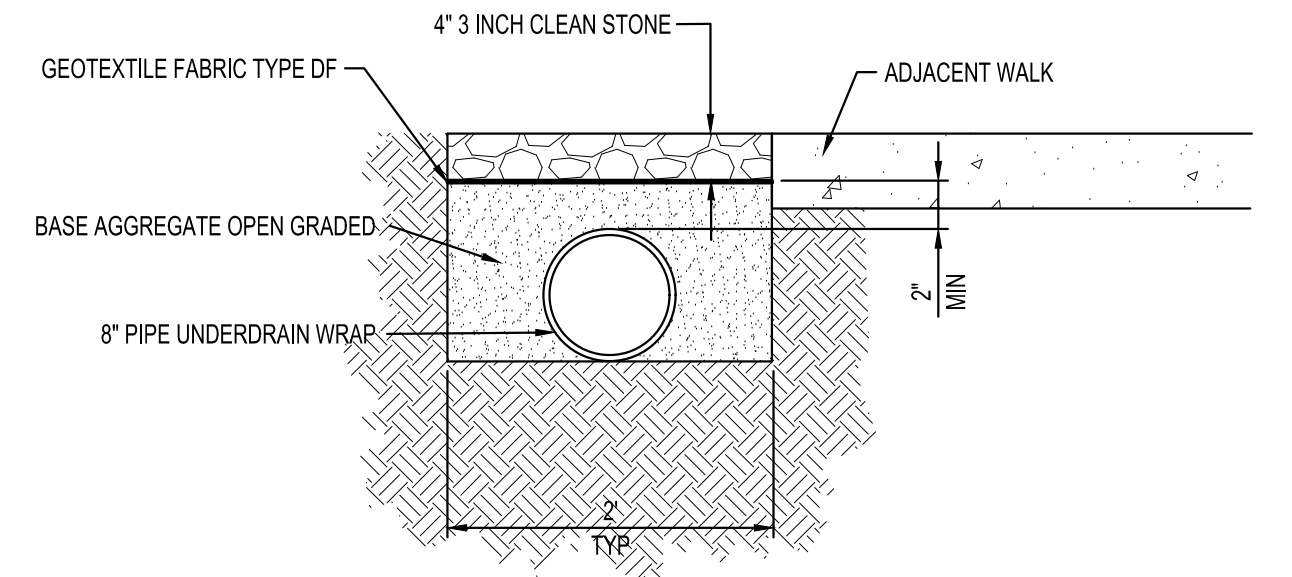
TYPICAL HYDRANT INSTALLATION
NTS



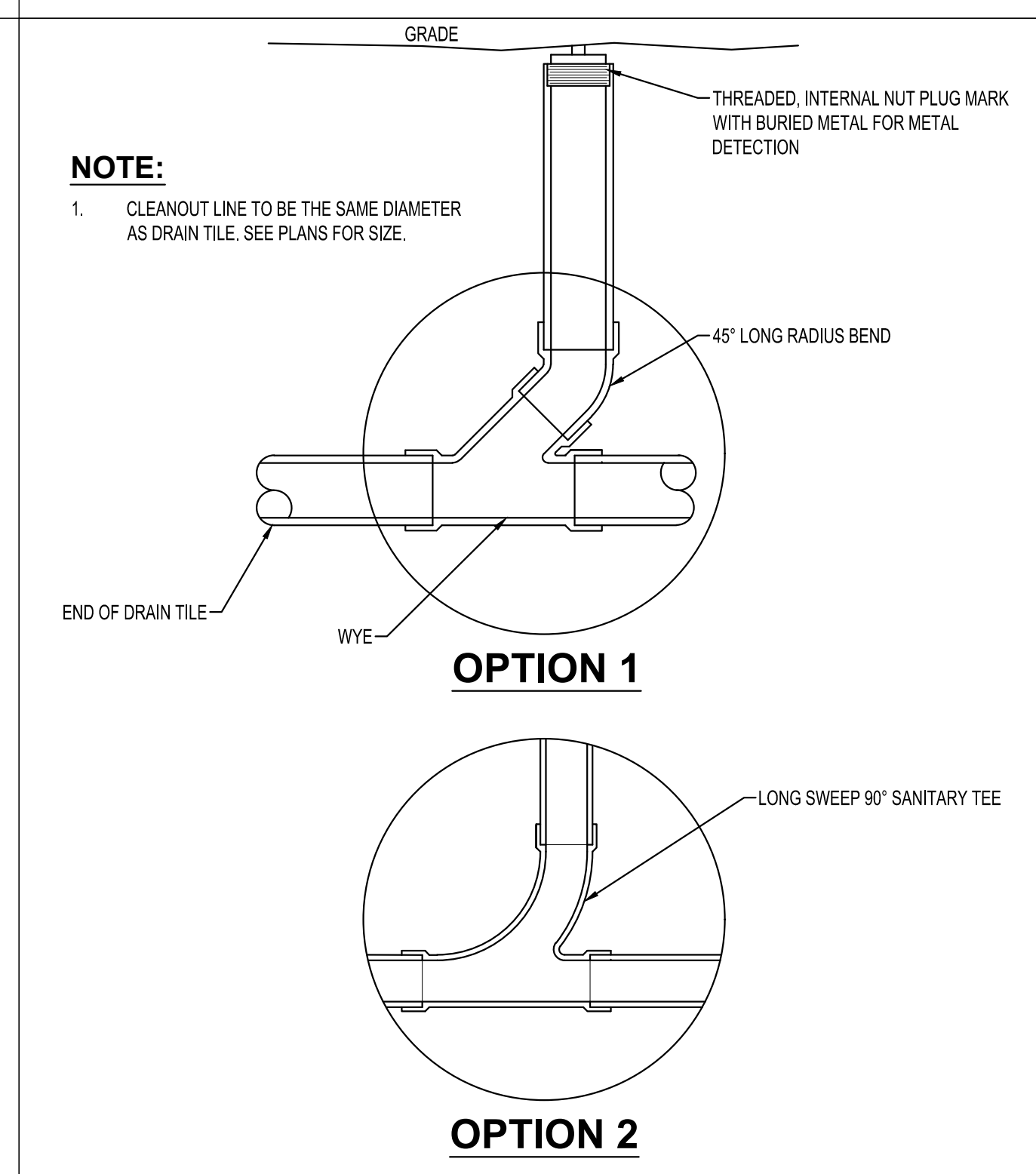
TRENCH WIDTH	
PIPE Ø	TRENCH WIDTH
36" OR LESS	D _o + 24"
42" TO 54"	1.5 x D _o
60" OR OVER	D _o + 36"

- NOTES:**
1. GRANULAR BEDDING AND BACKFILL FOR STORM DRAIN PIPES SHALL BE INCIDENTAL TO STORM DRAIN CONSTRUCTION

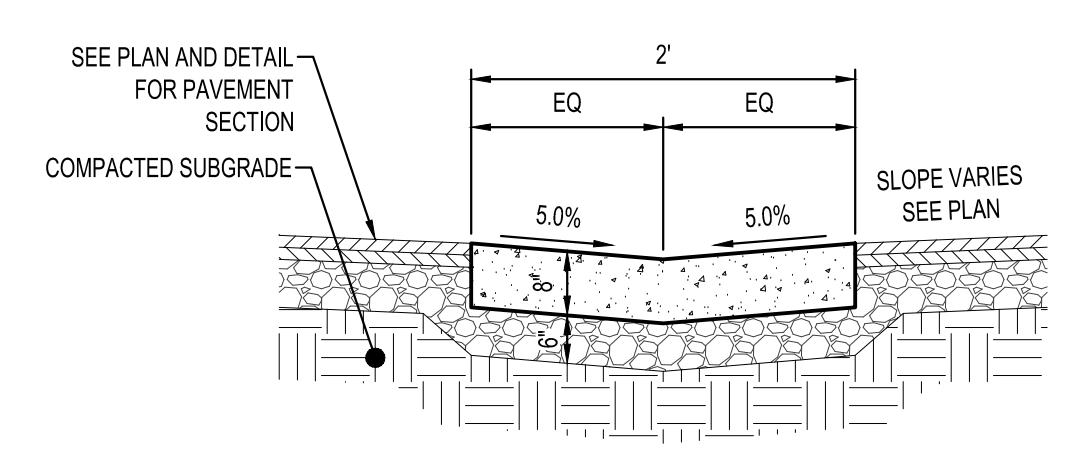
REINFORCED CONCRETE STORM DRAIN PIPE BEDDING
NTS



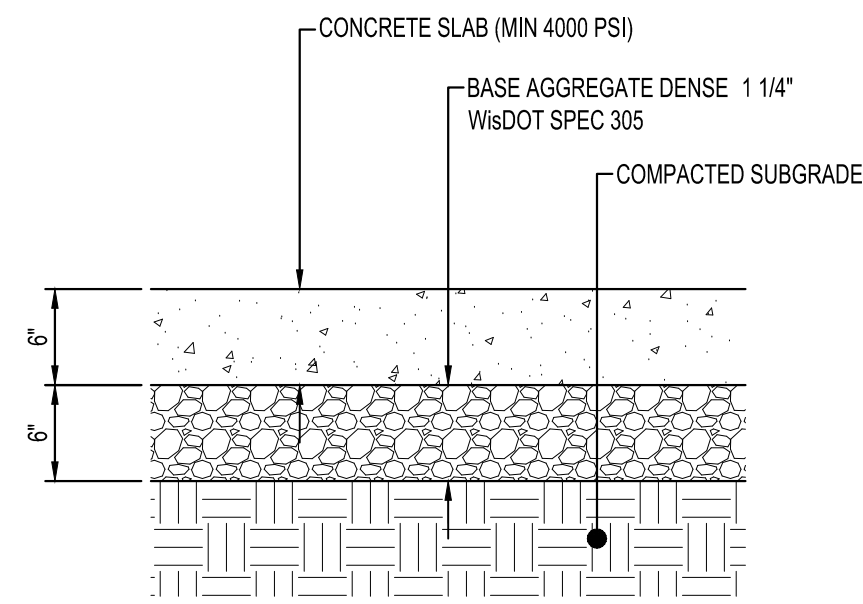
ROCK LANDSCAPING WITH UNDERDRAIN DETAIL
NTS



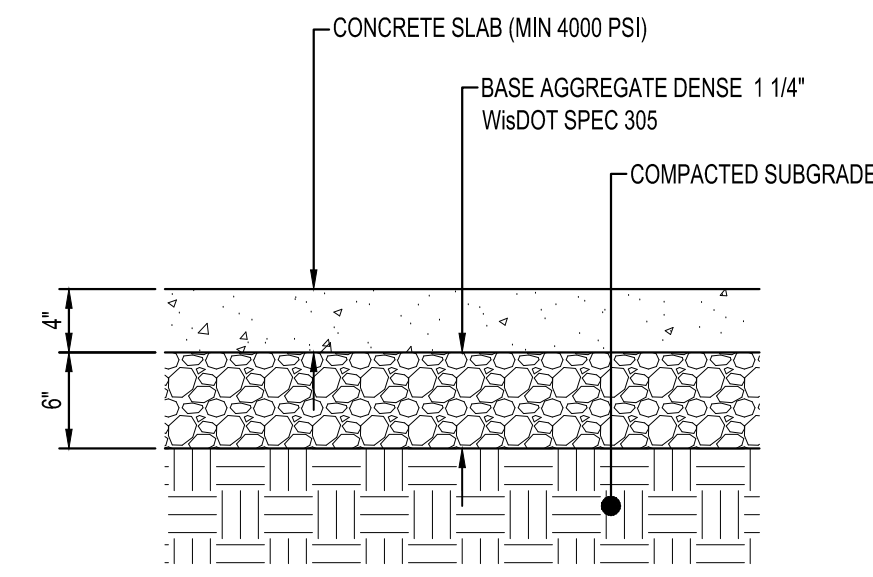
OPTION 1
OPTION 2
SUBDRAIN CLEANOUT
NTS



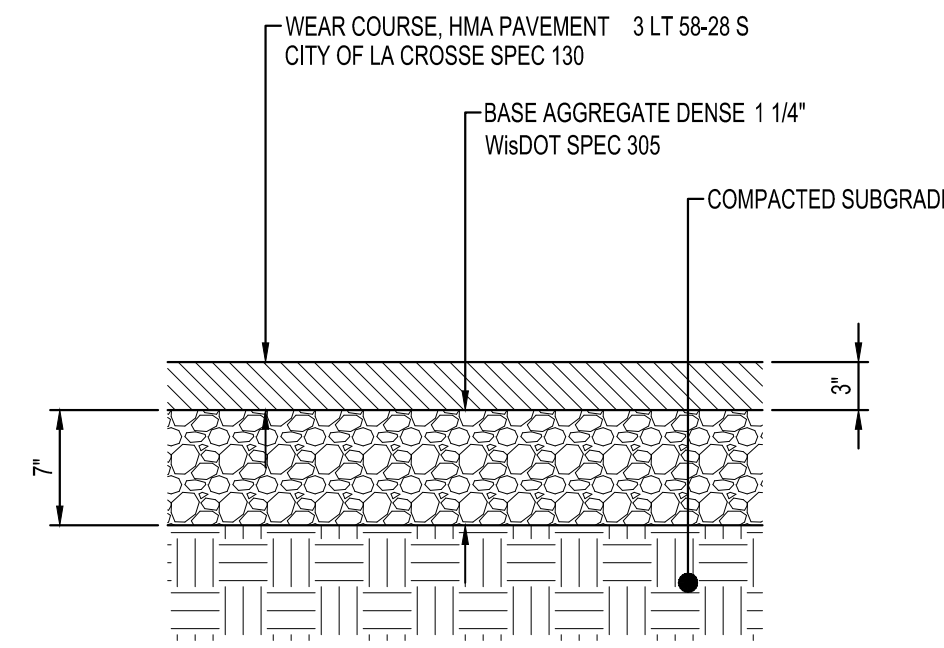
CONCRETE VALLEY GUTTER
NTS



**STANDARD
CONCRETE PAVEMENT**
NTS



CONCRETE WALK
NTS



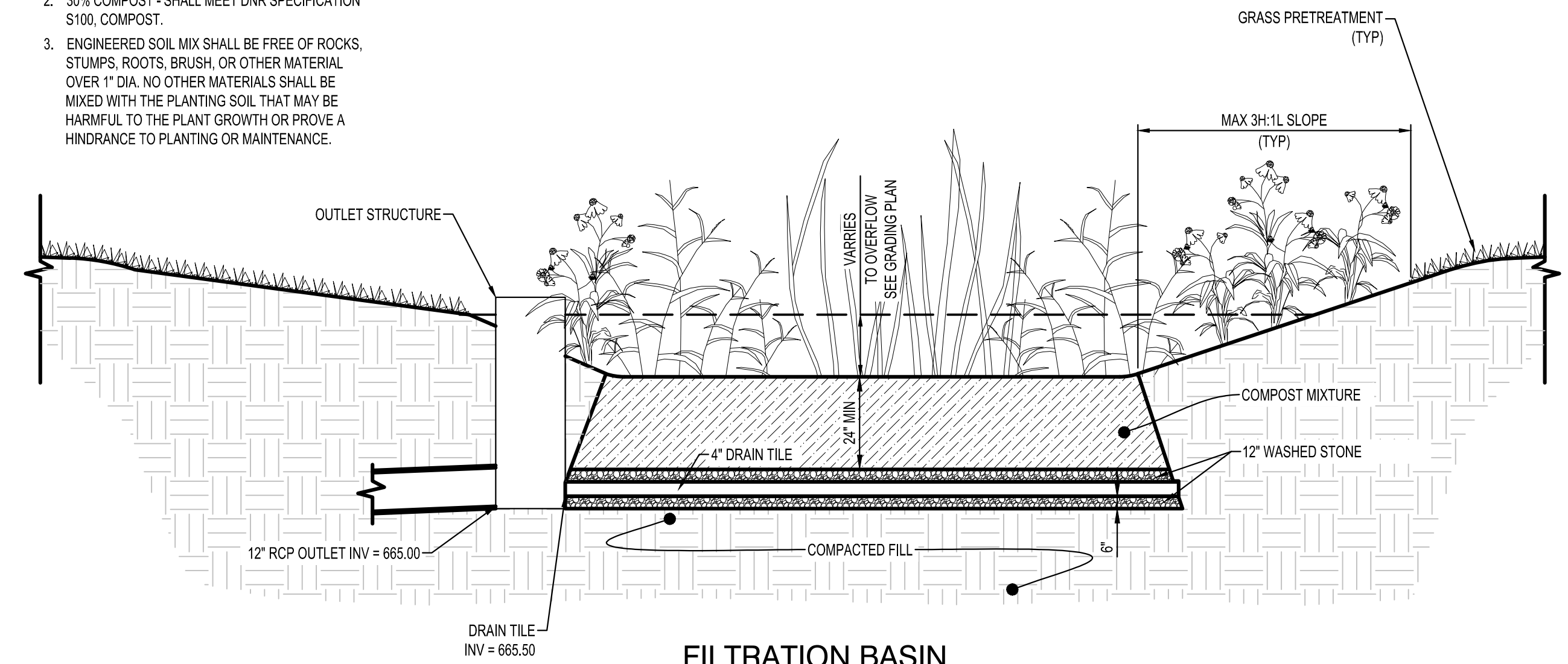
**RESIDENTIAL
BITUMINOUS CONCRETE PAVEMENT**
NTS

FILTRATION BASIN CONSTRUCTION:

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

ENGINEERED MEDIA COMPOSITION:

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



FILTRATION BASIN
NTS



SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT
**BADGER WEST
DEVELOPMENT**
LACROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-32213
FILE NAME 32213-CO-DETAILS
DRAWN BY DT
DESIGNED BY KR
REVIEWED BY KR
ORIGINAL ISSUE DATE 11/14/2024
CLIENT PROJECT NO. -

TITLE
SITE DETAILS

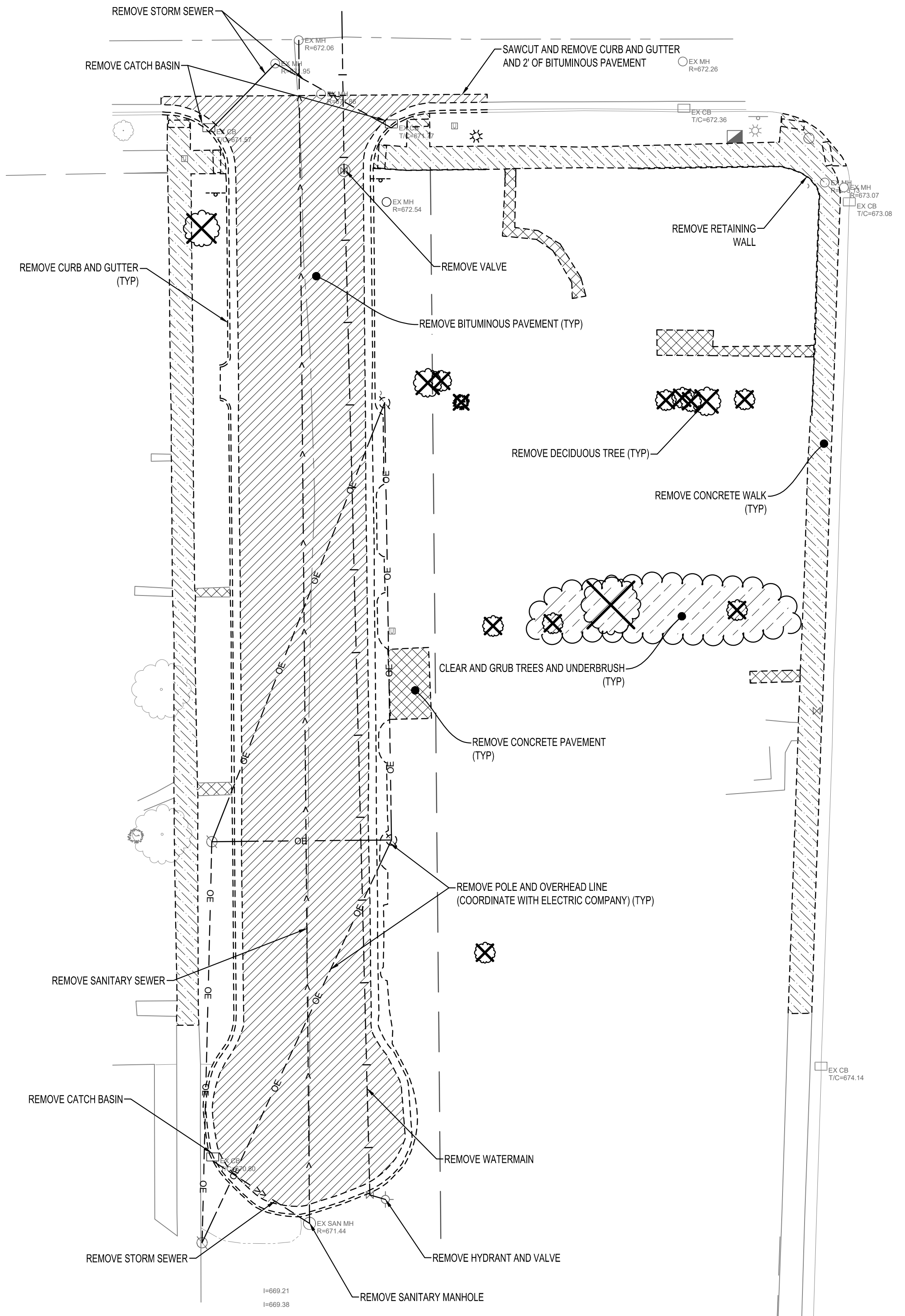
SHEET
C0-23

PRELIMINARY NOT FOR CONSTRUCTION



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

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.



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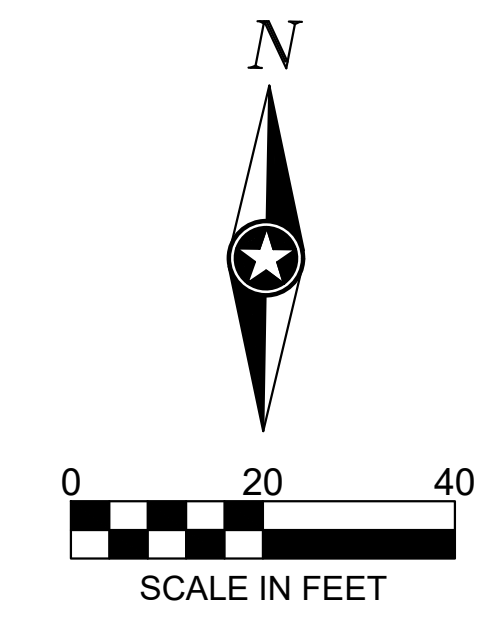
PROJECT
BADGER WEST
DEVELOPMENT
 LACROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

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

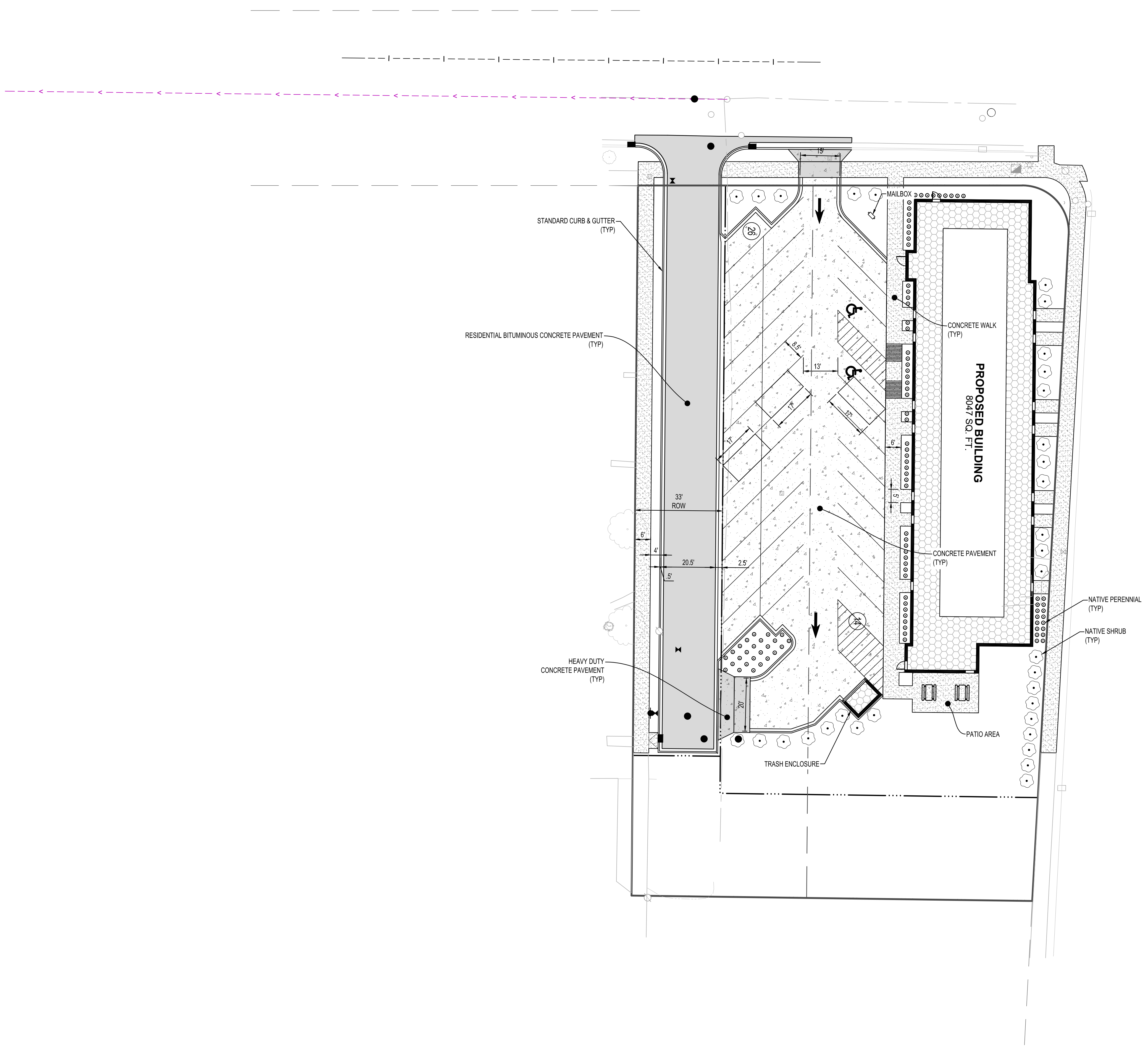
TITLE
EXISTING SITE AND REMOVAL PLAN

SHEET
C2-10



PRELIMINARY NOT FOR CONSTRUCTION

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



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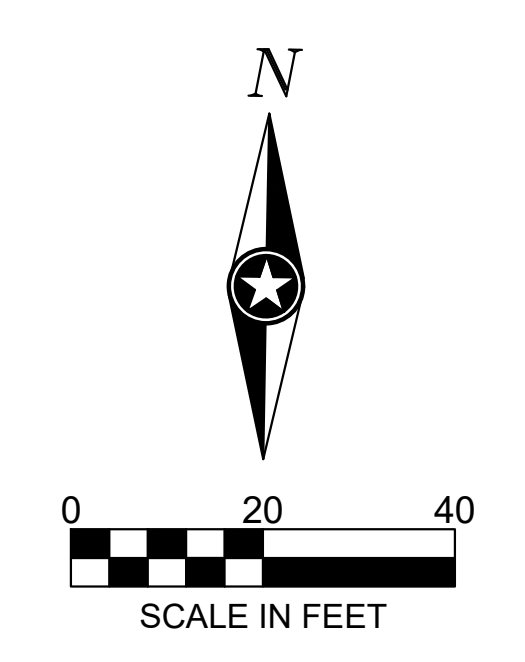
PROJECT
BADGER WEST
DEVELOPMENT
 LACROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32213
FILE NAME	3213-C3-SITE
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	
CLIENT PROJECT NO.	-

TITLE
OVERALL SITE PLAN

SHEET
C3-10

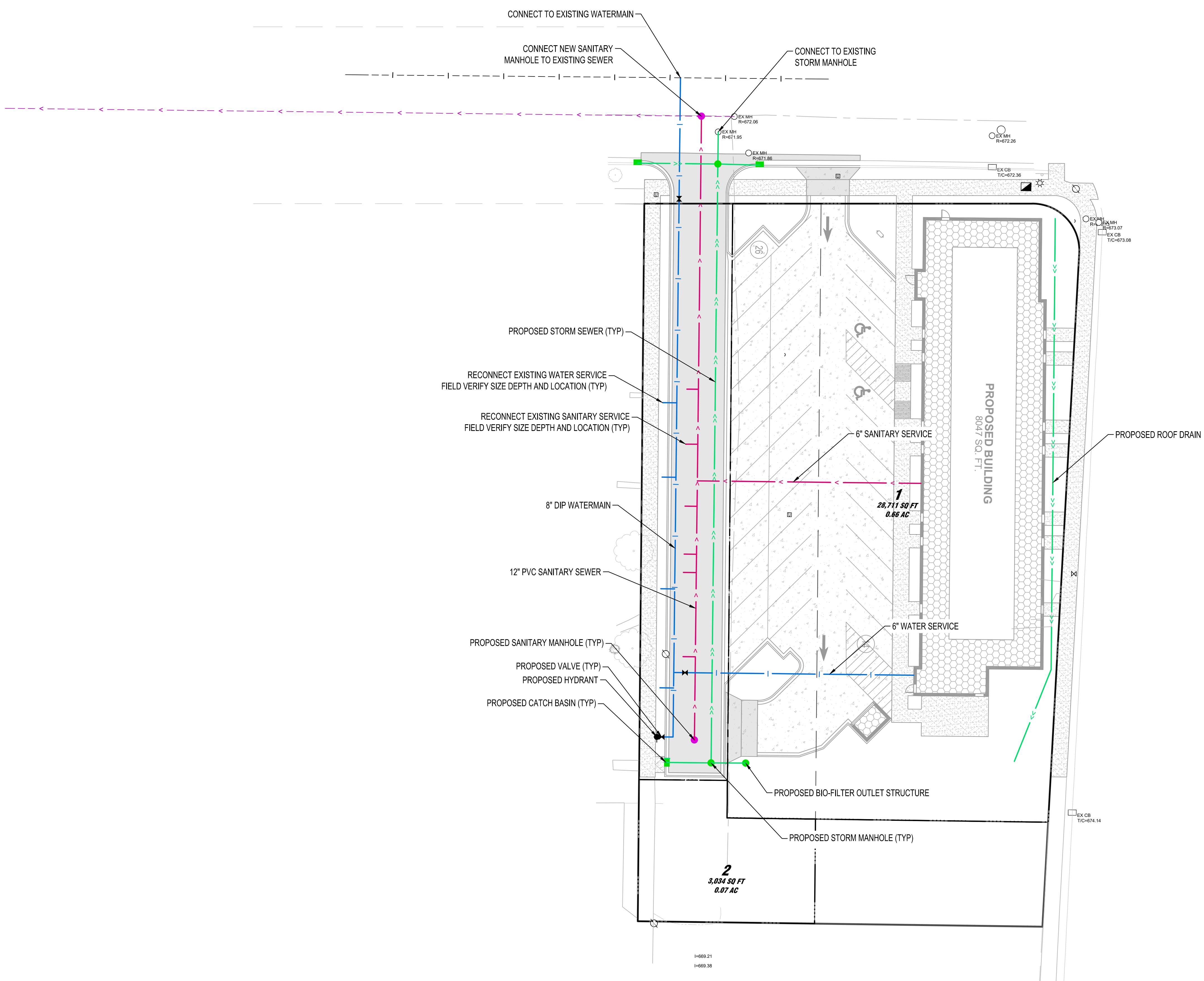


PRELIMINARY NOT FOR CONSTRUCTION



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

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



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PROJECT

BADGER WEST

DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

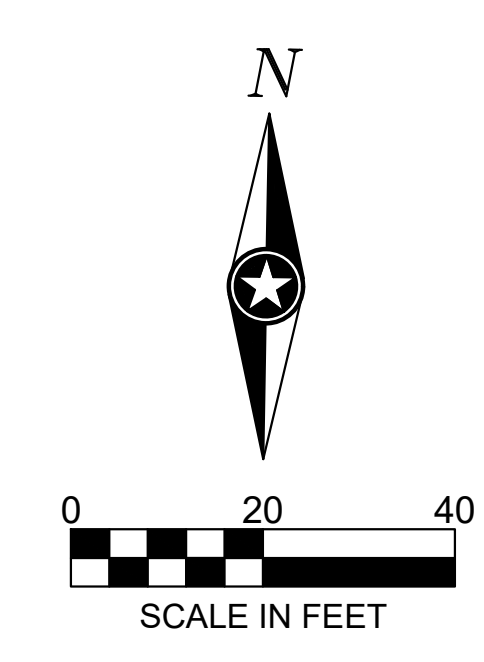
PROJECT NO.	25-32213
FILE NAME	32213-C3-UTILITY
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	
CLIENT PROJECT NO.	-

TITLE

SITE UTILITY PLAN

SHEET

C3-20



PRELIMINARY NOT FOR CONSTRUCTION

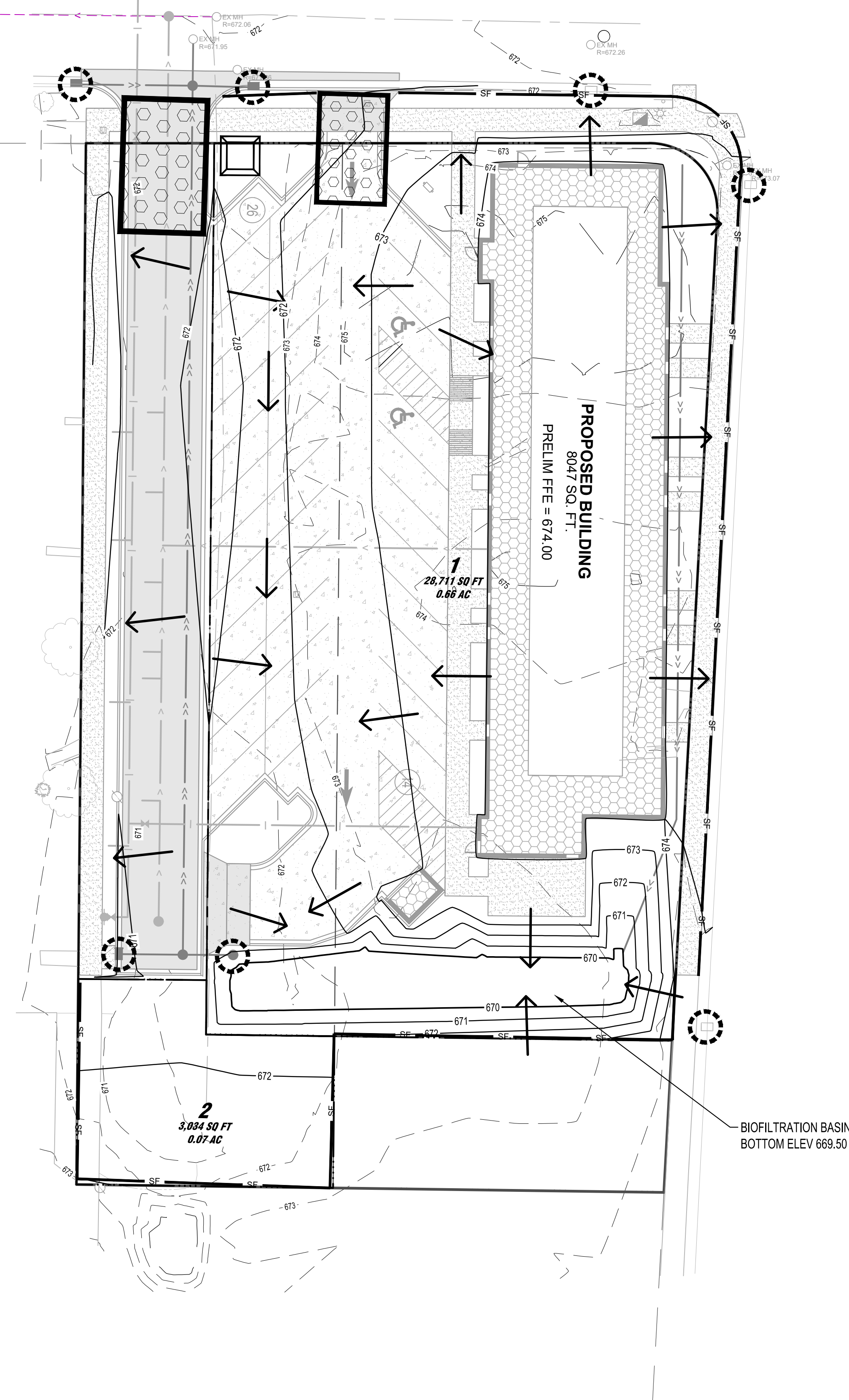


GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB SPOT ELEVATION
	PROPOSED TOP OF RETAINING WALL (T/W) AND BOTTOM OF RETAINING WALL (B/W)
	SURFACE GRADE / DIRECTION

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

EROSION CONTROL LEGEND	
SYMBOL	DESCRIPTION
	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	ROCK CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	PROPOSED DRAINAGE ARROW

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



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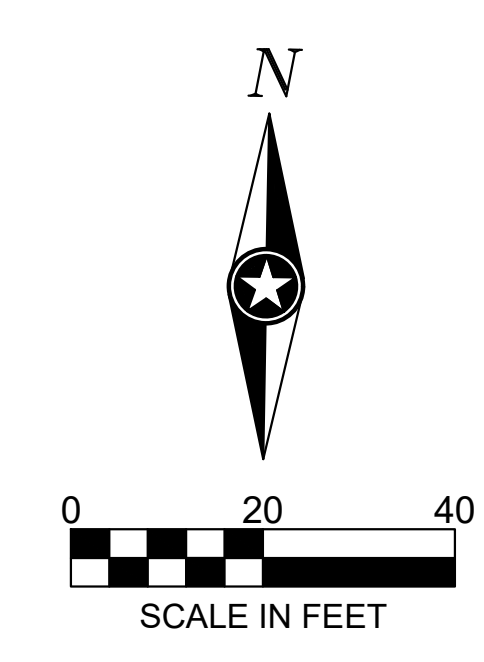
PROJECT
BADGER WEST
DEVELOPMENT
 LACROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32213
FILE NAME	3213-C4-GRADE
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	
CLIENT PROJECT NO.	-

TITLE
GRADING AND EROSION CONTROL PLAN

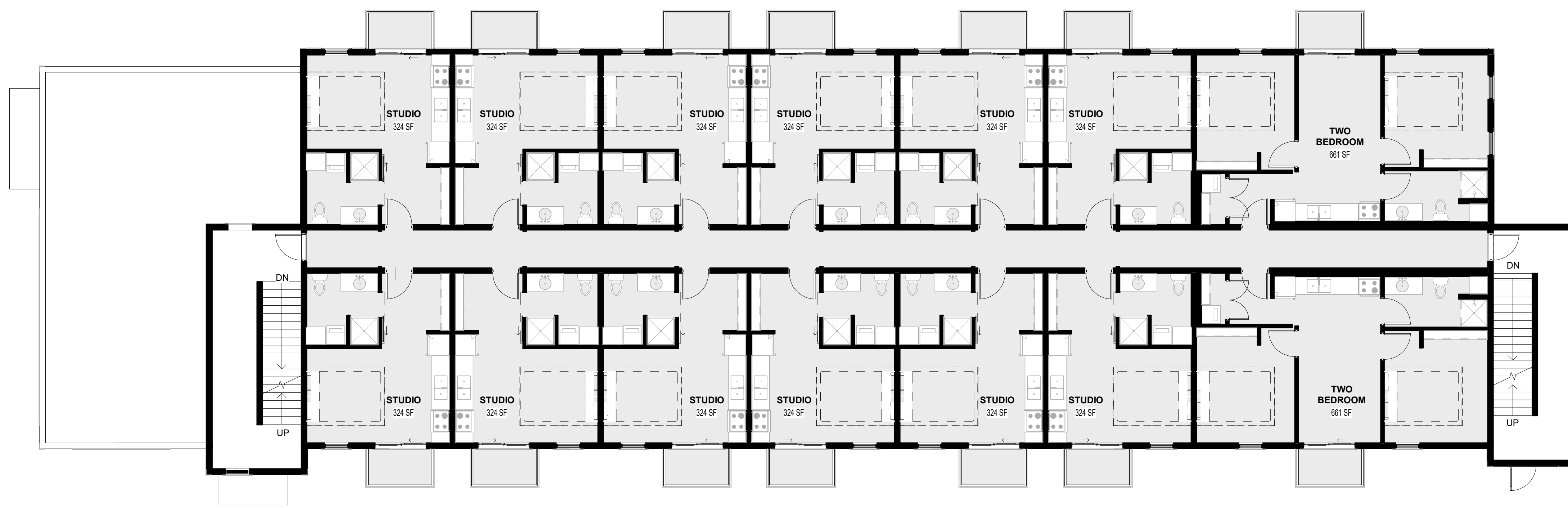
SHEET **C4-10**



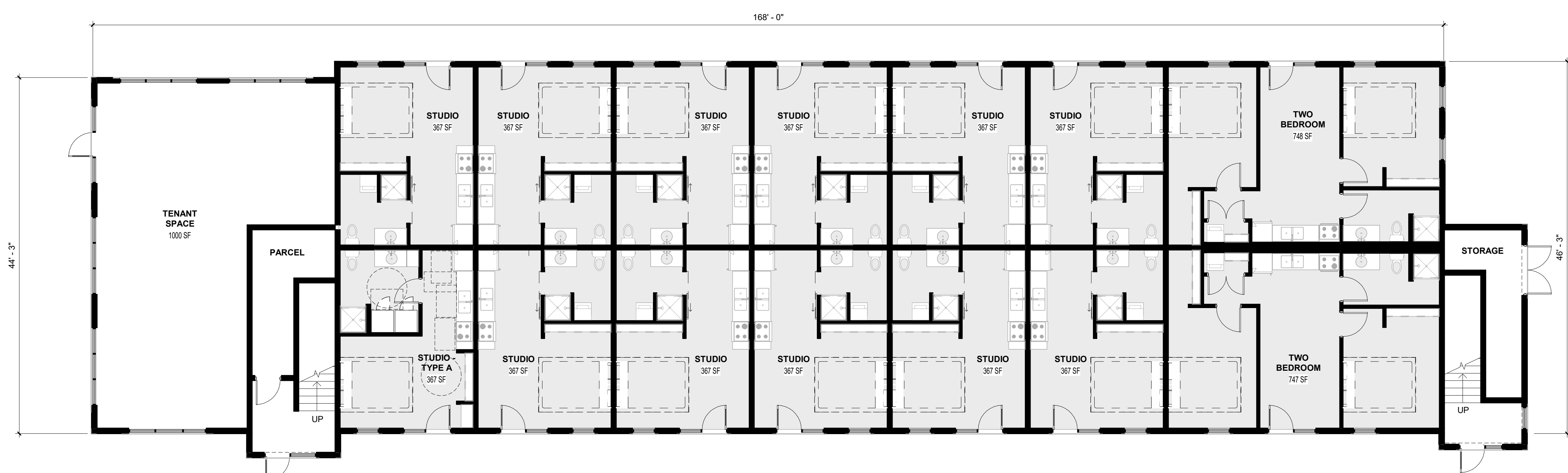
PRELIMINARY NOT FOR CONSTRUCTION



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

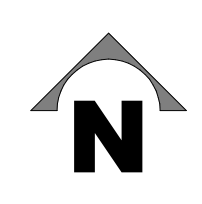


2 SECOND FLOOR PLAN
1/8" = 1'-0"



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

CONCEPT FLOOR PLANS





1 EAST ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

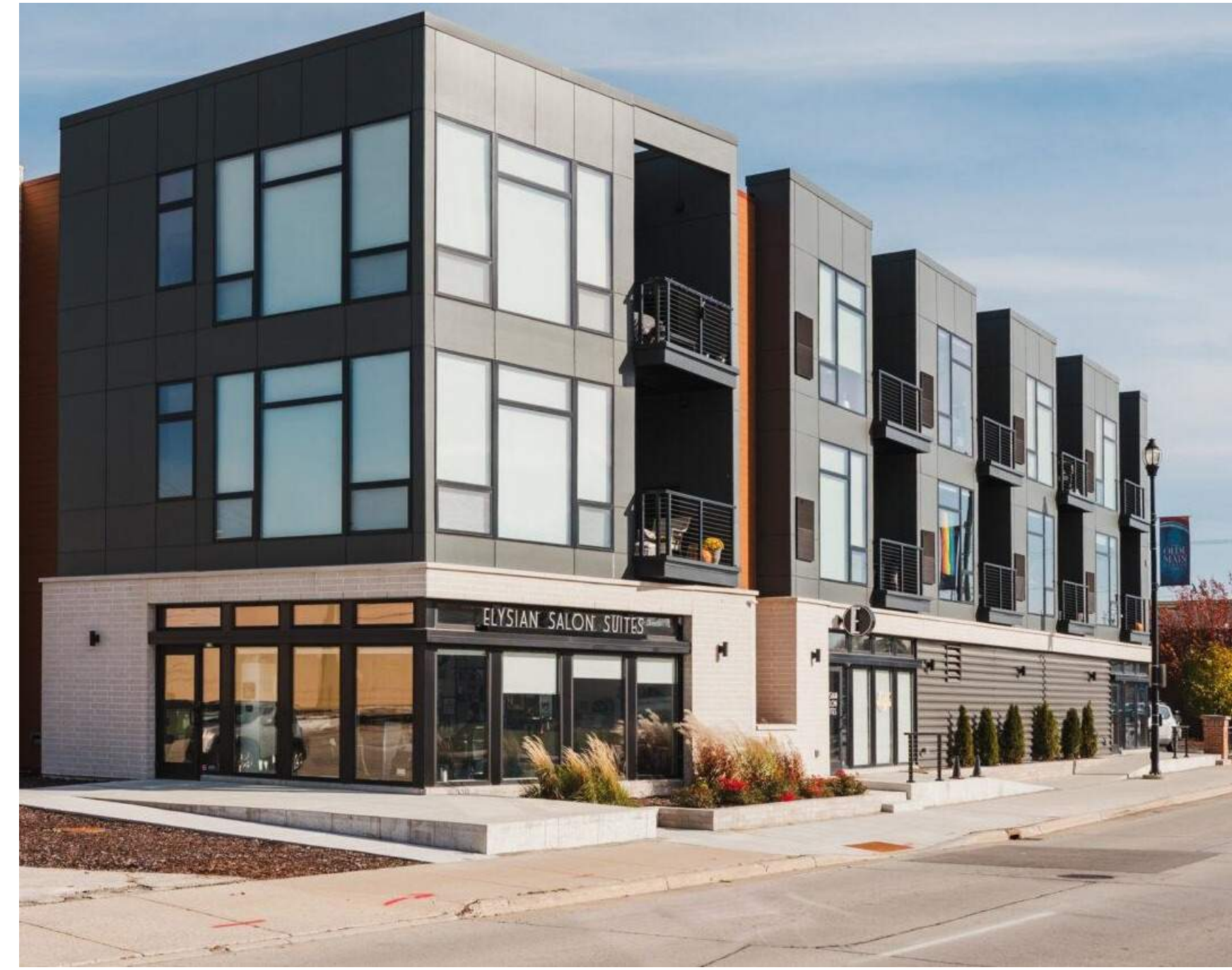
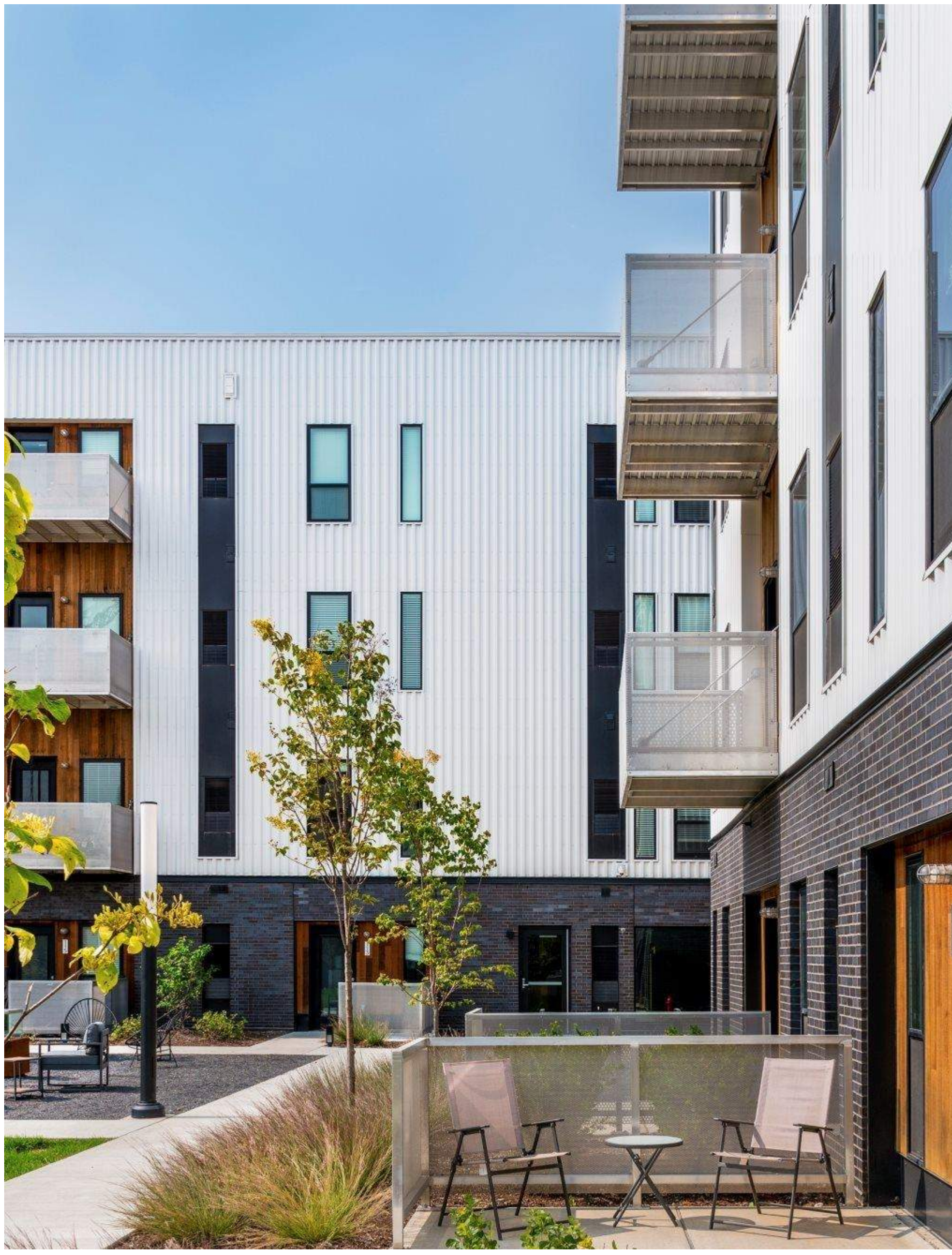


3 SOUTH ELEVATION
3/16" = 1'-0"



4 NORTH ELEVATION
3/16" = 1'-0"

CONCEPT ELEVATIONS



MIX OF PANEL PROFILE + ORIENTATION



GROUND FLOOR WALK-UP UNITS

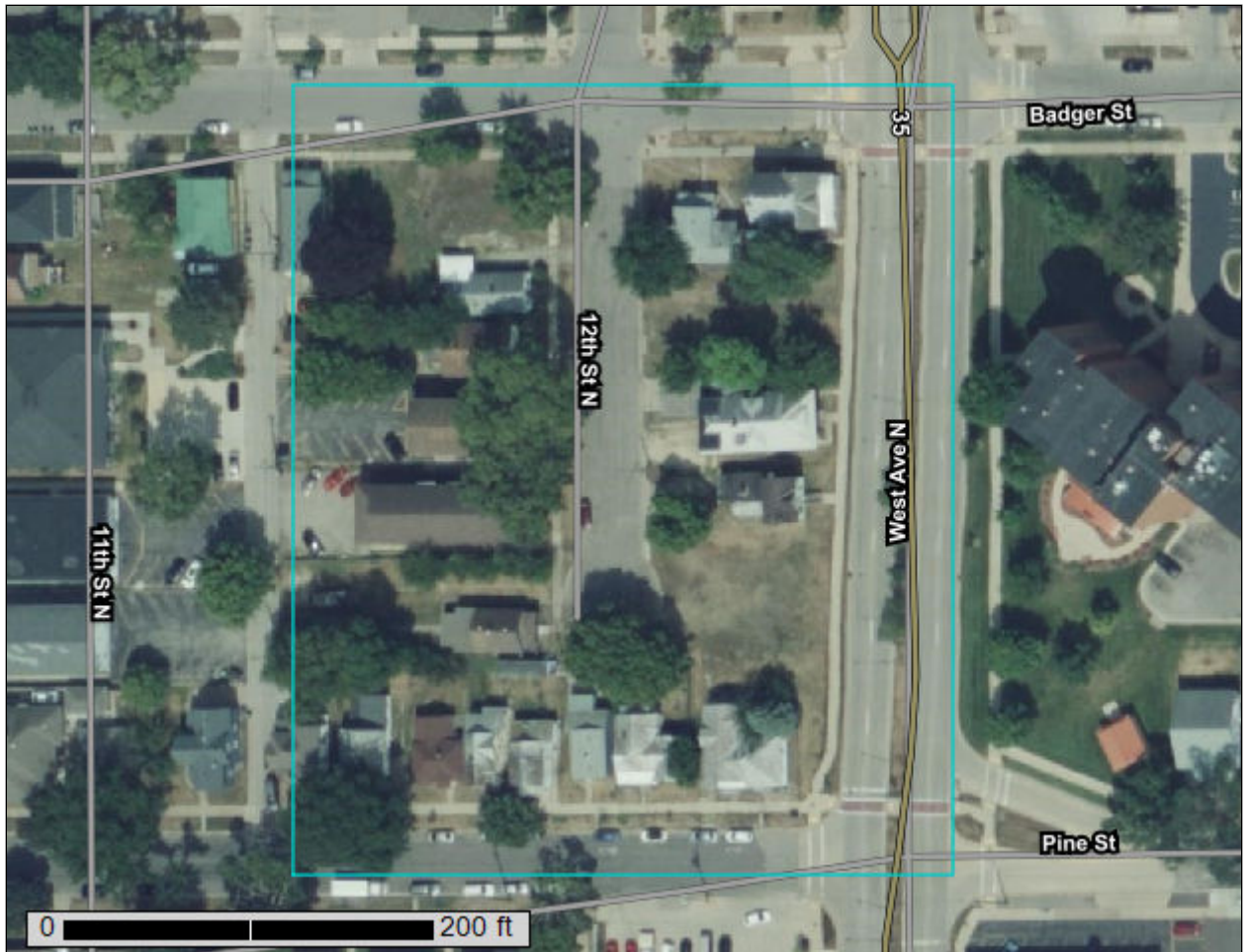


COMPLEMENTARY + AND CONTRASTING METAL PANEL COLORS



PRECEDENT IMAGERY

Custom Soil Resource Report for La Crosse County, Wisconsin



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

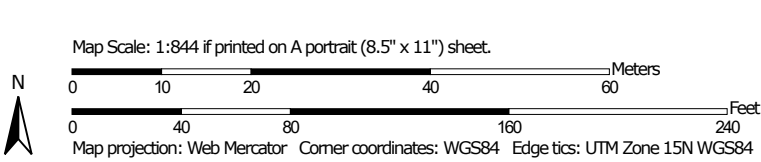
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map




Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)


Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit


 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water


 Perennial Water

 Rock Outcrop


 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole

 Slide or Slip


 Sodic Spot


 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals


Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: La Crosse County, Wisconsin
 Survey Area Data: Version 23, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 31, 2020—Sep 2, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2020	Urban land, valley trains	3.5	100.0%
Totals for Area of Interest		3.5	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

La Crosse County, Wisconsin

2020—Urban land, valley trains

Map Unit Setting

National map unit symbol: 1lmz1
Mean annual precipitation: 31 to 39 inches
Mean annual air temperature: 41 to 50 degrees F
Frost-free period: 120 to 190 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land, valley train: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Minor Components

Rasset

Percent of map unit: 5 percent
Landform: Valley trains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R105XY011WI - Mollic Loamy-Silty Upland
Hydric soil rating: No

Finchford

Percent of map unit: 5 percent
Landform: Valley trains, valley trains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R105XY018WI - Dry Mollic or Umbric Upland
Hydric soil rating: No

Chelsea

Percent of map unit: 5 percent
Landform: Dunes on valley trains
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F105XY019WI - Dry Upland
Hydric soil rating: No

References

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- American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.
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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

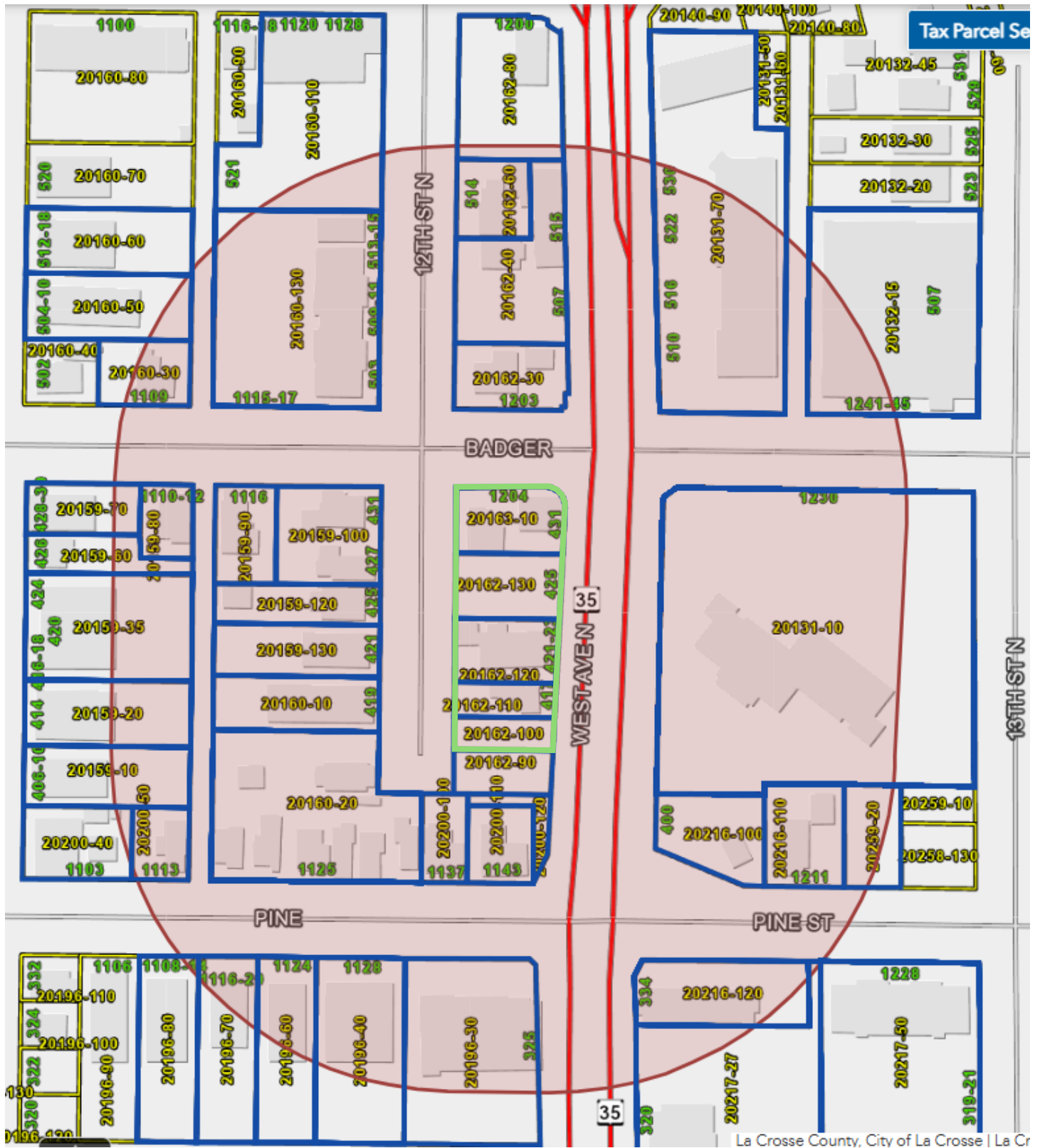
Tax Parcel	OwnerName	PROPADDCOMP	CompleteAddress	MailCityStateZip
17-20162-40	515 WEST AVE LLC	507 & 515 WEST AVE N	515 WEST AVE N	LA CROSSE WI 54601
	AGUILERA LLC	1241, 1243, 1245 BADGER ST		
17-20132-15	C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC	507 13TH ST N	PO BOX 609	LA CROSSE WI 54602-0609
		1125 PINE ST		
17-20160-20	BENSON PROPERTIES 1 LLC	415 12TH ST N	N1693 BOULDER CT	LA CROSSE WI 54601
17-20162-90	BENSON PROPERTIES 1 LLC	411 WEST AVE N	N1693 BOULDER CT	LA CROSSE WI 54601
17-20200-100	BENSON PROPERTIES 1 LLC	1137 PINE ST	N1693 BOULDER CT	LA CROSSE WI 54601
17-20200-110	BENSON PROPERTIES 1 LLC	1141 & 1143 PINE ST	N1693 BOULDER CT	LA CROSSE WI 54601
17-20200-120	BENSON PROPERTIES 1 LLC	411 WEST AVE N	N1693 BOULDER CT	LA CROSSE WI 54601
17-20200-50	BENSON PROPERTIES 1 LLC	1113 PINE ST	N1693 BOULDER CT	LA CROSSE WI 54601
17-20216-110	BENSON PROPERTIES 1 LLC	1211 PINE ST	N1693 BOULDER CT	LA CROSSE WI 54601
17-20216-120	BENSON PROPERTIES 1 LLC	334 WEST AVE N	N1693 BOULDER CT	LA CROSSE WI 54601
17-20217-27	BENSON PROPERTIES 1 LLC	312 WEST AVE N	N1693 BOULDER CT	LA CROSSE WI 54601
	BERTHA H HOCH			
17-20162-30	C/O JAMES POEHLING	1203 BADGER ST	3534 GREAT EGRET DR	JOHNS ISLAND SC 29455
17-20160-130	BF OF LACROSSE LIMITED PARTNERSHIP	509 12TH ST N	326 WEST AVE N	LA CROSSE WI 54601
17-20217-50	BF OF LACROSSE LIMITED PARTNERSHIP	1228 PINE ST	326 WEST AVE N	LA CROSSE WI 54601
17-20160-30	BRETT SAWYER PROPERTIES LLC	1109 BADGER ST	1020 GROVE ST UNIT 19	LA CROSSE WI 54601
17-20159-70	BRIAN A WROBEL, AMY J WROBEL	428 & 430 11TH ST N	W1097 COUNTY ROAD O	STODDARD WI 54658
	CEDAR HILL MULTI- FAMILY PROPERTIES LLC			
17-20159-20	C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC	414 11TH ST N	PO BOX 609	LA CROSSE WI 54602-0609
17-20160-10	DC TRACKS LLC	419 12TH ST N	N4771 DOVENBERG RD	WEST SALEM WI 54669
17-20196-80	DILLABER PROPERTIES LLC	1108 PINE ST	N2226 WILDWOOD LN	LA CROSSE WI 54601
17-20196-40	DILLABER PROPERTIES LLC	1128 PINE ST	321 15TH ST N	LA CROSSE WI 54601
17-20159-100	H & H HOUSING ENTERPRISES LLC	427 & 431 12TH ST N	PO BOX 417	HOLMEN WI 54636-0417
17-20159-120	H & H HOUSING ENTERPRISES LLC	425 12TH ST N	PO BOX 417	HOLMEN WI 54636-0417
17-20159-90	H & H HOUSING ENTERPRISES LLC	1116 BADGER ST	PO BOX 417	HOLMEN WI 54636-0417
17-20200-40	HAWKEYE LLC	1103 PINE ST	N7068 MOONLIGHT AVE	HOLMEN WI 54636
17-20131-10	HOUSING AUTHORITY OF LACROSSE	1230 BADGER ST	PO BOX 1053	LA CROSSE WI 54602-1053
17-20216-100	HOUSING AUTHORITY OF LACROSSE	400 WEST AVE N	PO BOX 1053	LA CROSSE WI 54602-1053
17-20259-20	HOUSING AUTHORITY OF THE CITY OF LA CROSSE INC	1221 PINE ST	PO BOX 1053	LA CROSSE WI 54602-1053
		1120 & 1128 LA CROSSE ST		
17-20160-110	HOWIES PROPERTIES LLC	521 12T ST N	307 MAIN ST STE 301	LA CROSSE WI 54601
	HPW PROPERTIES LLC			
17-20160-50	C/O MUNSON REALTY INC	504, 506, 508, 510 11TH ST N	PO BOX 2845	LA CROSSE WI 54602-2845
17-20159-80	HUPOMONE VENTURES LLC	1110 & 1112 BADGER ST	310 23RD ST N	LA CROSSE WI 54601
17-20131-70	KT REAL ESTATE HOLDINGS LLC	510, 516, 522, 530 WEST AVE N	PO BOX 2107	LA CROSSE WI 54602-2107
17-20159-10	PINETREE PROPERTIES III LLC	406, 408, 410 11TH ST N	3484 ISIAH AVE E	GILBERT AZ 85298
17-20160-60	PINETREE PROPERTIES IV LLC	512, 514, 516, 518 11TH ST N	3484 ISIAH AVE E	GILBERT AZ 85298
17-20159-60	PORT ROYAL PROPERTIES LLC	426 11TH ST N	2914 HEATHER CT	ONALASKA WI 54650
17-20162-60	RODNEY VIRGIL OLSON	514 12TH ST N	514 12TH ST N	LA CROSSE WI 54601-3507
17-20196-30	ROSAL REAL ESTATE HOLDINGS LLC	325 WEST AVE N	325 WEST AVE N STE B	LA CROSSE WI 54601
17-20162-80	ROTTINGHAUS REAL ESTATE LLC	1200 LA CROSSE ST	510 GILLETTE ST	LA CROSSE WI 54603
	SCHOOL HOUSE PROPERTIES LLC			
17-20159-130	C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC	421 12TH ST N	PO BOX 609	LA CROSSE WI 54602-0609
	SCHOOL HOUSE PROPERTIES LLC			
17-20159-35	C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC	420 11TH ST N	PO BOX 609	LA CROSSE WI 54602-0609
17-20196-60	SOUTH PROPERTIES LLC	1124 PINE ST	3215 GEORGE ST #3	LA CROSSE WI 54603
17-20196-70	WILDWOOD INVESTMENT PROPERTY LLC	1120 PINE ST	217 22ND STREET CT NE	BRADENTON FL 34208

Properties above within 300 feet of subject parcels listed below.

Applicant & Property Owners:

	BADGER WEST RESIDENCES LLC			
17-20162-100	C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC	413 WEST AVE N	PO BOX 609	LA CROSSE WI 54602-0609
	SCHOOL HOUSE PROPERTIES LLC			
17-20162-110	C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC	417 WEST AVE N	PO BOX 609	LA CROSSE WI 54602-0609
	SCHOOL HOUSE PROPERTIES LLC			
17-20162-120	C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC	421 & 423 WEST AVE N	1243 BADGER ST	LA CROSSE WI 54601
	SCHOOL HOUSE PROPERTIES LLC			
17-20162-130	C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC	425 WEST AVE N	PO BOX 609	LA CROSSE WI 54602-0609
	BADGER WEST RESIDENCES LLC	1204 BADGER ST		
17-20163-10	C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC	431 WEST AVE N	PO BOX 609	LA CROSSE WI 54602-0609

Properties within 300 feet of 413, 417, 423, 425 and 431 West Ave S/1204 Badger St.



La Crosse County, City of La Crosse | La Cr

**NOTICE OF HEARING ON
AMENDMENT TO ZONING RESTRICTION**

TO WHOM IT MAY CONCERN:

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

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

Property is presently: vacant lots and vacant houses

Property is proposed to be: mixed use building with rental housing and commercial

Rezoning is necessary because: current zoning doesn't allow for mixed use

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

The City Plan Commission will meet to consider such application on **Monday, March 3, 2025, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, March 4, 2025, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, March 13, 2025, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may appear at public hearings either in person, by agent, or by attorney, and may express their approval or objection, or file a letter in the office of the City Clerk.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 25-0177).

Dated this 12th day of February, 2025.

Nikki M. Elsen, City Clerk
City of La Crosse

You are receiving notice because you have the following property located within 300 feet of the subject address above.

17-20162-40 – 507 & 515 WEST AVE N
515 WEST AVE LLC

Agenda Item 25-0177 (Jenna Dinkel & Tim Acklin)

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

General Location

Aldermanic District 6, bounded by 12th St N, Badger St, and West Ave. It is located south of Tequilas Restaurant, north of Senior Villa Restaurant and west of a Housing Authority high rise as depicted on attached Map 25-0177. The parcel is located within the Downtown Neighborhood Association. Surrounding land uses are residential and commercial to the north, residential and public and semi-public (University of Wisconsin - La Crosse) to the east, residential to the west, and residential and commercial to the south.

Background Information

The applicant is requesting the property to be rezoned under Traditional Neighborhood Development zoning in order to develop the subject parcels into a three-story mixed-use apartment building containing approximately 42-50 units and 42-50 bedrooms. The units will be a mix of studios, 1-bedrooms, and 2-bedrooms. The proposed development will also include a 1,000 ft commercial tenant space that will be located on the north end of the building along Badger Street. The proposed development includes a vacation of the eastern half of 12th Street N to provided additional land for a parking lot containing twenty-six (26) off-street parking spaces. The request for ROW vacation of 12th Street N is expected to be on the May 2025 Common Council agenda.

The applicant is requesting waivers/exceptions for the setback of parking from property lines, the rear yard building setback, and parking lot landscaping requirements.

Recommendation of Other Boards and Commissions.

The City's Design Review Committee reviewed preliminary plans for this development at their February 21, 2025, meeting.

Consistency with Adopted Comprehensive Plan

The proposed development would be considered "Medium-Density Residential" due to the proposed height and number of units and "Low-Intensity Mixed-Use" since it includes a commercial space. Either way both designations are desirable uses in the Downtown Neighborhood.

Staff Recommendation

- **Principles of Traditional Neighborhood 115-403(a)(1)**
Due to the smaller lot size (less than 2 acres) of TND zoning, the ordinance allows for infill/redevelopment projects to consider the surrounding uses, design elements, and neighborhood when determining whether it meets the intent of the ordinance.

The subject properties are located in the Downtown Neighborhood which is centrally located in La Crosse. It is surrounded by a mix of low and higher density buildings and a variety of uses that are within walking distance. This neighborhood includes a large mix of residential types providing housing of all types within close proximity to commercial, civic spaces and parks.

Being one of the older neighborhoods in the city, it is inherently designed for human scale. The surrounding area of the subject properties maintains much of the traditional street grid interconnected with sidewalks, public transit, pedestrian lighting, and bicycle infrastructure. The proposed development is located on Badger Street which serves as a major pedestrian route crossing West Ave between the campus and downtown. There is also a bus stop located near the intersection of West Ave and Pine Street immediately south of the proposed development.

The proposed development will not retain any of the existing single-family homes. The applicant is attempting to determine if there is any interest in moving any the houses to vacant lots within the city.

The Land Use Element in the 2040 Comprehensive Plan for the Downtown Neighborhood depicts Low-Intensity Mixed-Use and Medium-Density Residential as desirable uses.

- **Applicable Design Standards 115-403(d)**

The proposed use of the property as multi-family is a listed use in the adopted TND ordinance. While no specific commercial type has been identified for the commercial space, its location and size would indicate that it would primarily serve the surrounding community which is a key component of TND development.

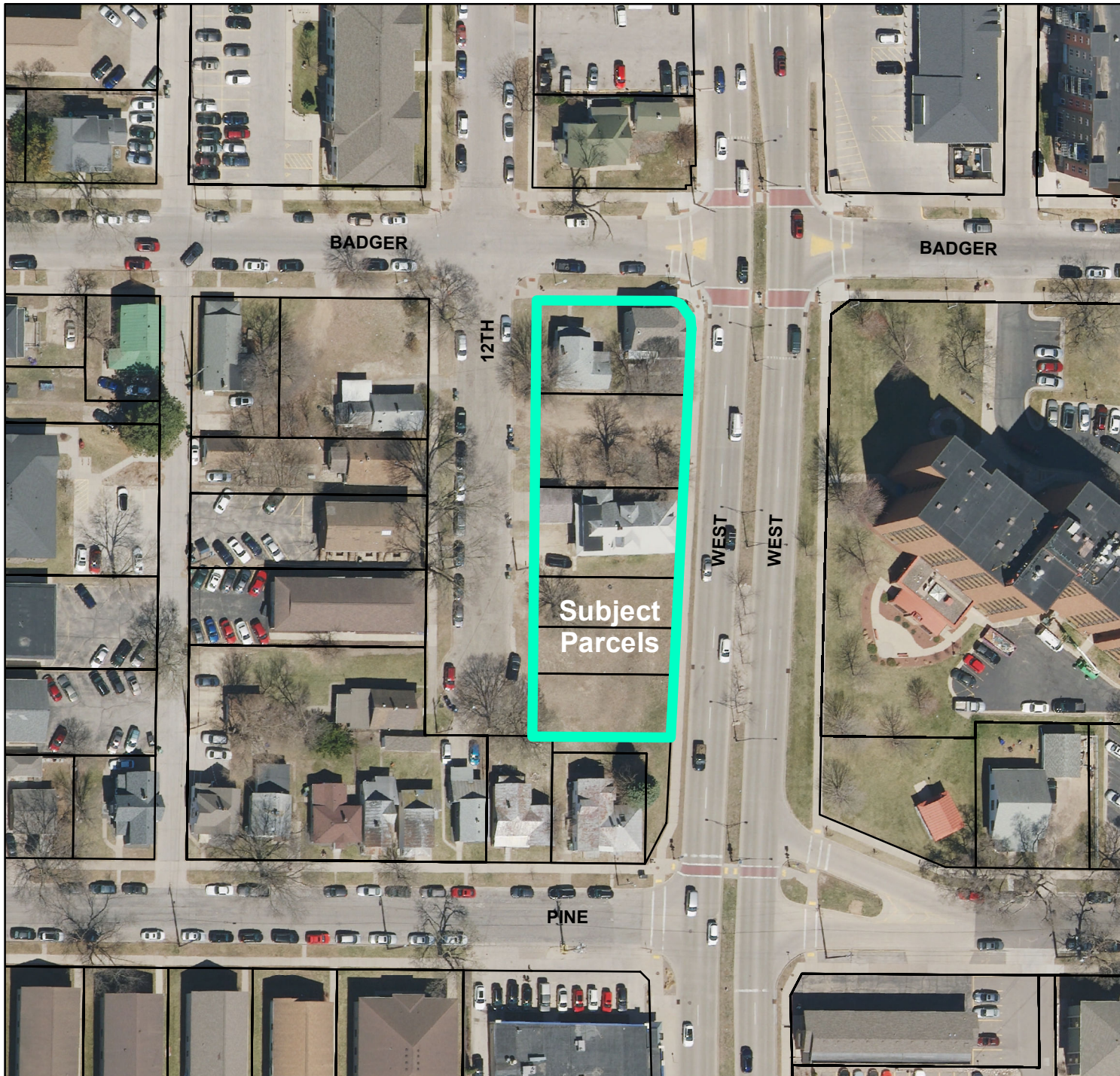
The proposed development will have to meet the City's design standards as well as any additional standards under this section. Preliminary plans have been reviewed by the Design Review Committee and feedback was provided. There was some concern regarding building design and site design, and their conformance with other design standards, that will need to be addressed prior to any permits being issued.

There are no off-street parking requirements. The property is still required to meet ADA requirements for off-street parking if applicable.























REFERRAL to May 2025 cycle (60 day) – Overall staff is supportive of these parcels being developed for multi-family and utilizing TND zoning. However, many aspects of the development need to be finalized before final “specific” zoning should be approved. This includes final plans for the development, particularly final design of the building and a Lighting and Landscaping Plan and final unit and bedroom counts to ensure compliance with the density requirement under TND zoning. Additionally, the applicant is requesting vacation of a portion of 12th Street N as part of the development which will not come to the Common Council until the May 2025 cycle. Staff feels that it would be beneficial to the Council and the public that both the street vacation and zoning are heard, and acted on, together.

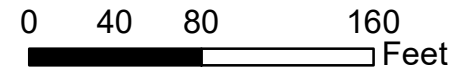
This recommendation to refer, and the reasons why, was discussed with the applicant at the projects February 21st design review meeting.

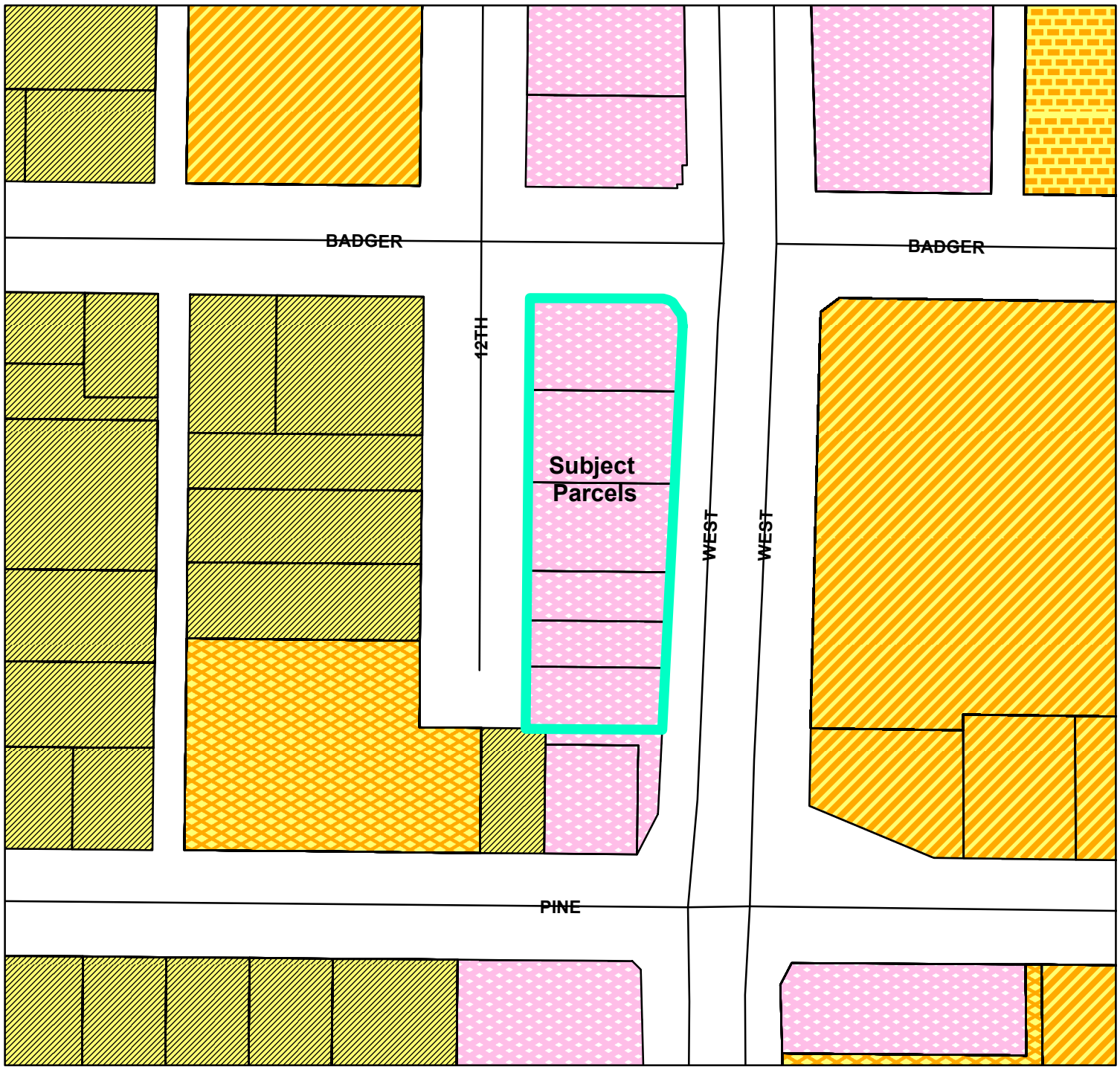
Routing J&A 3.4.2025



BASIC ZONING DISTRICTS

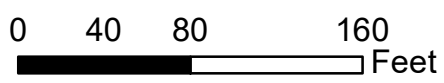
-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  M2 - HEAVY INDUSTRIAL
-  PS - PUBLIC & SEMI-PUBLIC
-  PL - PARKING LOT
-  UT - PUBLIC UTILITY
-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY





BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
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AFFIDAVIT OF PUBLICATION

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(866) 735-5631

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

State of Florida, County of Broward, ss:

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

PUBLICATION DATES:

February. 18 2025, February. 25 2025

NOTICE ID: NCLOKjbjkhTqTC26QVfm

PUBLISHER ID: COL-WI-100892

NOTICE NAME: Rezoning - Badger-West

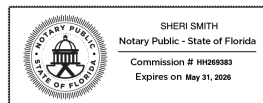
Publication Fee: \$168.45

Section: Legals

Category: 0001 Wisconsin Legals

Rachel Cozart

(Signed) _____



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 02/26/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF HEARING ON AMENDMENT TO ZONING RESTRICTION

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Property is proposed to be: mixed use building with rental housing and commercial

Rezoning is necessary because: current zoning doesn't allow for mixed use

Tax Parcel 17-20162-100; 413 West Ave. N.

Tax Parcel 17-20162-110; 417 West Ave. N.

Tax Parcel 17-20162-120; 423 West Ave. N.

Tax Parcel 17-20162-130; 425 West Ave. N.

Tax Parcel 17-20163-10; 431 West Ave. N & 1204 Badger St.

The City Plan Commission will meet to consider such application on Monday, March 3, 2025, at 4:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on Tuesday, March 4, 2025, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the Common Council on Thursday, March 13, 2025, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may appear at public hearings either in person, by agent, or by attorney, and may express their approval or objection, or file a letter in the office of the City Clerk.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 25-0177).

Dated this 12th day of February, 2025.

Nikki M. Eisen, City Clerk

City of La Crosse

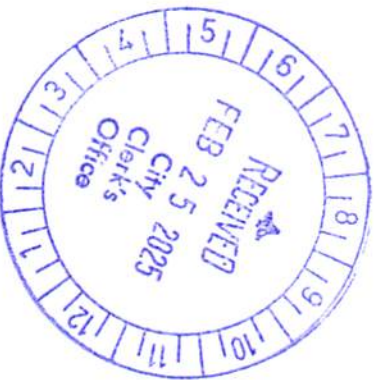
2/18, 2/25 LAC

COL-WI-100892 WNAXLP

CITY CLERK

400 LA CROSSE ST
LA CROSSE WI 54601

RETURN SERVICE REQUESTED



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FIRST-CLASS MAIL PERMIT NO. 1000
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ZIP 54601 \$000.62
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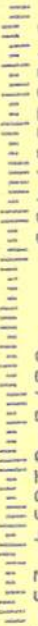
BENSON PROPERTIES 1 LLC
N1693 BOULDER CT
LA CROSSE WI 54601

FWD
74 LFCINR060200074

BENSON

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RETURN TO SENDER
TEMPORARILY AWAY

BC: 54601337400 *0878-01634-23-31



Objection to Proposed Rezoning

West & Badger Project (File 25-0177)

Eric Glamm, CFO
Benson Management, Inc.
320 West Ave N
La Crosse, WI 54601
cfo@bensonmanagement.com

4-Mar-2025

Judiciary & Administration Committee
City of La Crosse
400 La Crosse St
La Crosse, WI 54601

Subject: Objection to Proposed Rezoning – West & Badger Project (File 25-0177)
March 4, 2025 6 PM Judiciary & Administration Committee meeting

Judiciary & Administration Committee Members:

On behalf of Benson Management, Inc. and Benson Properties I, LLC (together, “Benson”) I am writing to express our objection to the proposed rezoning for the West & Badger Project outlined in file [25-0177](#) solely due to the utility terminations depicted on the [civil drawings](#) toward the southern end 12th St N. To clarify our position, we are generally in favor of this development, but if the plans are approved as currently envisioned, it would cut off existing utility connections to the Benson parcels located to the south of this development. We do not wish to unnecessarily delay the rezoning or development, and, as such, respectfully suggest that the Committee provide conditional approval with the stipulation that the existing utility connections to the Benson parcels be maintained or otherwise resolved to the satisfaction of Benson.

Benson’s objections are based on the following grounds:

- **Inadequate utility infrastructure:** Refer to Exhibit A (attached). The proposed Badger West development civil plans indicate a relocation of the water main, sanitary sewer and storm sewer lines beneath the narrowed 12th St N. Additionally, the plans indicate termination of those utilities that currently service parcels owned by Benson to the south of the proposed development, namely 1125 Pine (parcel 20160-20) and 411 West Ave N (parcel 20162-90). Refer to Exhibit B showing existing utility connections servicing those locations.

We remain committed to working with the City and 360 on this issue, and believe we can achieve a desirable outcome for all parties with additional time or via the suggested conditional approval / stipulation process. If there's a more appropriate way to resolve this issue without delaying the development, please let us know. Thank you for your consideration.

Sincerely,

Eric Glamm
Benson Management

Exhibit A - Proposed Utility Terminations

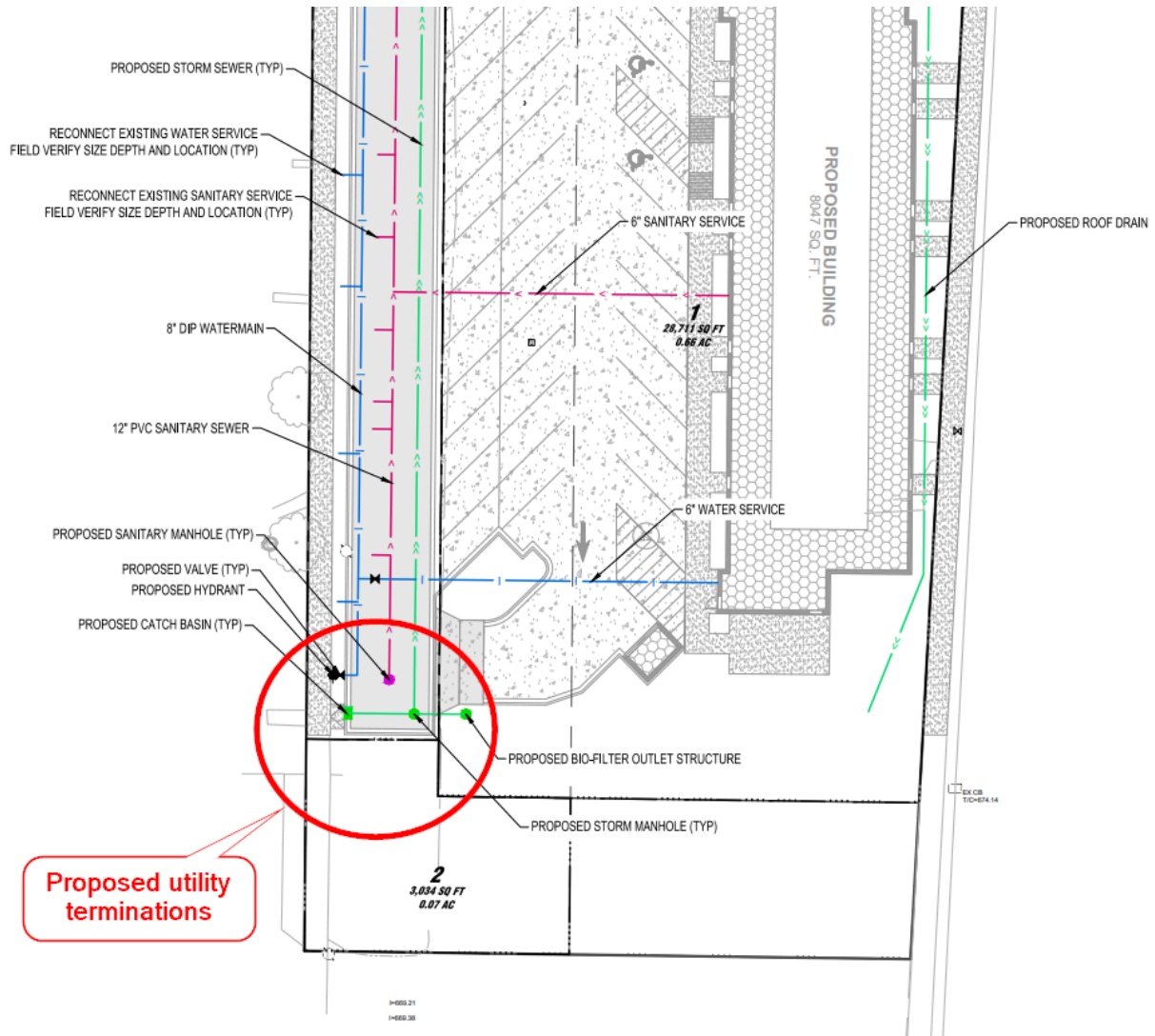
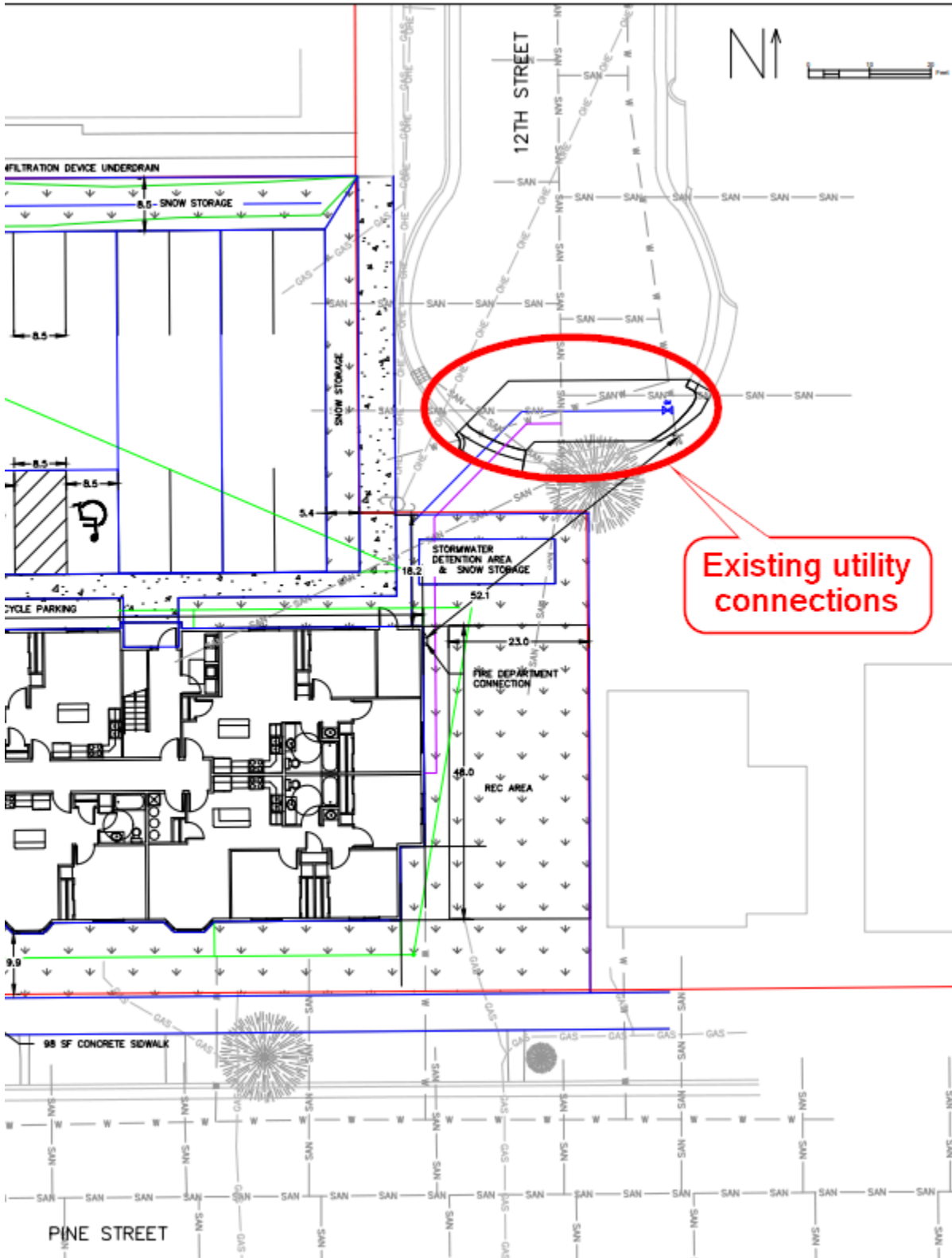


Exhibit B - Existing Utility Connections





City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0233

Agenda Date: 3/4/2025

Version: 1

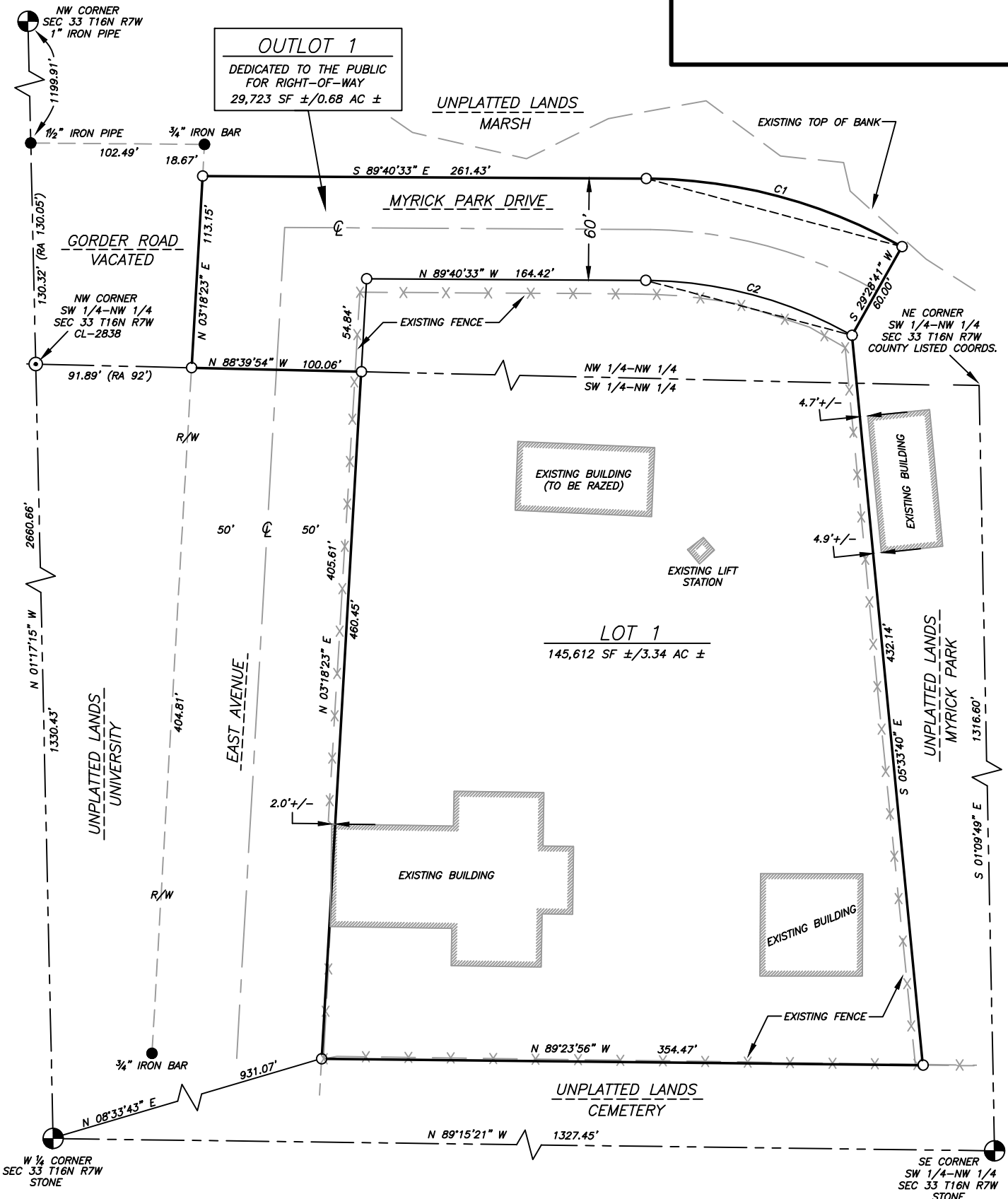
Status: New Business

In Control: Judiciary & Administration Committee

File Type: Plat/Certified Survey
Map

CERTIFIED SURVEY MAP

LOCATED IN THE NW 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4, SECTION 33, T16N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WI



CURVE DATA TABLE

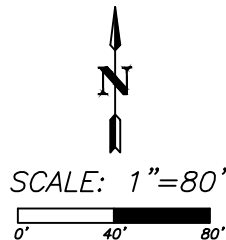
CURVE	R	L	Δ	CB	CL	TAN IN	TAN OUT
C1	310.00'	157.74'	N29°09'14"E	S75°05'56"E	156.04'	S89°40'33"E	S60°31'19"E
C2	250.00'	127.21'	N29°09'14"E	N75°05'56"W	125.84'	S60°31'19"E	N89°40'33"W

LEGEND

- FOUND PLSS MONUMENT
- SET 3/4" X 24" REBAR (1.50 LBS/LIN FT)
- FOUND MONUMENT AS NOTED
- ⊙ SET DRILL HOLE

REFERENCED SURVEY DOCUMENTS

- PLAT OF SURVEY CL-2838 BY D. KROHN
- PLAT OF SURVEY CL-2839 BY W. WOODMAN
- PLAT OF SURVEY CL-2845 BY D. GORMAN



BEARINGS BASED ON GRID NORTH WITH THE WEST LINE OF THE NW 1/4 OF SECTION 33 BEARING N1°17'15"W, AS DETERMINED BY GPS OBSERVATION OF THE WISCONSIN SPCS SOUTH ZONE, NAD 1983(1991)

CERTIFIED SURVEY MAP

LOCATED IN THE NW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ AND THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$, SECTION 33, T16N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WI

SURVEYOR'S CERTIFICATE

I, Scott M. Dunnum, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped this Certified Survey Map located in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 33, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin being more particularly described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section 33; thence North $08^{\circ}33'43''$ East, 931.07 feet to the east right-of-way line of East Avenue and the Point of Beginning;

thence North $03^{\circ}18'23''$ East along said east right-of-way line, 405.61 feet;

thence North $88^{\circ}39'54''$ West, 100.06 feet to the west right-of-way line of East Avenue;

thence North $03^{\circ}18'23''$ East, 113.15 feet;

thence South $89^{\circ}40'33''$ East, 261.43 feet;

thence 157.74 feet along the arc of a curve concave southwest, having a radius of 310.00 feet, a chord length of 156.04 feet and chord bearing South $75^{\circ}05'56''$ East;

thence South $29^{\circ}28'41''$ West, 60.00 feet;

thence South $05^{\circ}33'40''$ East, 432.14 feet;

thence North $89^{\circ}23'56''$ West, 354.47 feet to said east right-of-way line and the Point of Beginning.

Said parcel contains 175,335 square feet, more or less.

Subject to any easements, covenants and restrictions of record.

That I have made such survey, land division, and map at the direction of the City of La Crosse, owner of said land.

That such map is a correct representation of the exterior boundaries of the land surveyed and the division thereof.

That I have fully complied with the provisions of Chapter A-E 7 of the Wisconsin Administrative Code and s. 236.34 of the Wisconsin Statutes and the subdivision ordinances of the City of La Crosse in surveying, dividing and mapping the same. I further certify that this survey has been prepared under my direction and control and this information is correct to the best of my knowledge and belief.

Scott M. Dunnum, PLS 2485 Date
2211 Mississippi Street
La Crosse, WI 54601

CERTIFIED SURVEY MAP

LOCATED IN THE NW 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4, SECTION 33, T16N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WI

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

The City of La Crosse, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map.

The City of La Crosse, does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of La Crosse Common Council

IN WITNESS WHEREOF, the said, City of La Crosse has caused these presents to be signed by Mitch Reynolds, its president, and countersigned by Nikki M. Elsen, its secretary, at La Crosse, Wisconsin, and its corporate seal to be hereunto affixed on this _____, day of _____, 2025.

In the presence of:

Corporate Name

(Corporate Seal)

President

Countersigned: _____
Secretary

STATE OF WISCONSIN)
LA CROSSE COUNTY) SS

Personally came before me this _____, day of _____, 2025, Mitch Reynolds, President, and Nikki M. Elsen, Secretary of the above named corporation, to me known to be persons who executed the forgoing instrument and to me known to be such President and Secretary of said corporation and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) Notary Public, La Crosse, Wisconsin

My commission expires _____.

CITY OF LA CROSSE APPROVAL

The City of La Crosse hereby approves this Certified Survey Map.

City Clerk Date



CITY OF LA CROSSE, WISCONSIN
CERTIFIED SURVEY MAP SUBMITTAL & REVIEW CHECK LIST

Rev. 3/2024

X CSMs for lot splits into 3 parcels or more - CPC, J&A, Council Review & Approval
*Platting requirements must be waived. Chapter 113.
CSMs for lot splits (2 parcels) or alterations Department Review Only. Sec. 101-3

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: N/A (date) La Crosse County Approved: N/A (date)

To be completed by property owner/surveyor with submittal (*incomplete checklist may cause a delay in the review):

Current Tax Parcel Number(s): 17-20260-050

Map ID / Location: MYRAK WATER UTILITY STATION

Surveyor: KYLE COMAN / SCOTT DUNNUM Phone No. 608-789-7366

Email: COMANK@CITYOFLACROSSE.ORG

Property Owner: CITY OF LA CROSSE Phone No.

Email:

**Circle who should be called when CSM is ready for pick up - Surveyor or Property Owner.

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): CREATE PARCEL FOR H2O UTILITY USE / DEDICATE RIGHT-OF-WAY SEE LEGISLATION STAFF REPORT

Have you worked with any other Department/staff person with regard to this CSM? If so, who? H2O UTILITY STAFF

Have you received any other decision with regard to this CSM from any City board, commission or committee? If so, which one and when? NO

To be completed by City Clerk at time of filing:

Original Document for Signature. (Clerk will make a photocopy which is distributed for review.)

Review Fee (cash, check payable to City of La Crosse or credit card with convenience fee)
\$300.00 - First Application
\$150.00 - 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.)



CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation

Craig, Sondra

From: Neumann, Shannon
Sent: Monday, February 17, 2025 2:23 PM
To: Craig, Sondra
Subject: FW: For Review: Certified Survey Map - Myrick Water Utility Station
Attachments: CSM Checklist - Myrick Water Utility Station.pdf; CSM - Submitted 2.14.2025.pdf

Sondra
I cannot foresee a problem.

Shannon L. Neumann

Chief City Assessor

City of La Crosse Assessor's Office
400 La Crosse St. 54601
608-789-7525 Main | 608-789-7544 Office
neumanns@cityoflacrosse.org
www.cityoflacrosse.org

From: Craig, Sondra <craigs@cityoflacrosse.org>
Sent: Friday, February 14, 2025 2:06 PM
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>; Gallagher, 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: Certified Survey Map - Myrick Water Utility Station

Good afternoon,

Attached for your review is a Certified Survey Map for parcel 17-20260-050 (Myrick Water Utility Station). This CSM is also being routed through the Council as a waiver of platting requirements and right-of-way dedication are requested.

Please let me know if you approve or have any comments.

Thank you,

SONDRA CRAIG (she/her)

Deputy City Clerk

City Clerk's Office
City of La Crosse
400 La Crosse Street
La Crosse WI 54601

craigs@cityoflacrosse.org

Direct: 608.789.7549 | Office: 608.789.7510

Visit the City Clerk webpage: <https://www.cityoflacrosse.org/your-government/departments/city-clerk>

City Clerk's Office hours: 8:00 a.m. to 4:30 p.m., Monday through Friday

Public Service hours 8:00 a.m. to 4:00 p.m. Monday through Thursday in the City Hall Lobby

Elected Officials and Members of Official Committees:

In order to comply with open meeting requirements, please limit any reply to only the sender of this electronic communication.

Craig, Sondra

From: Reinhart, David
Sent: Monday, February 17, 2025 6:53 AM
To: Craig, Sondra
Subject: RE: For Review: Certified Survey Map - Myrick Water Utility Station

Approved.

Thanks,

David Reinhart

Chief Building Inspector
La Crosse Fire Department
Division of Community Risk Management
400 La Crosse St., La Crosse, WI 54601
Office: 608-789-7564

From: Craig, Sondra <craigs@cityoflacrosse.org>
Sent: Friday, February 14, 2025 2:06 PM
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>; Gallagher, Matthew <gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Neumann, Shannon <Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>; Trane, Andrea <tranea@cityoflacrosse.org>
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Craig, Sondra

From: Dale Hewitt <DHewitt@lacrossecounty.org>
Sent: Tuesday, February 18, 2025 9:14 AM
To: Craig, Sondra; Bryan Meyer; Acklin, Tim; Asp, Brian; Coman, Kyle; Crandall, Jay; Erickson, Tina; Gallager, Matthew; Holland, Michelle; Neumann, Shannon; Reinhart, David; Trane, Andrea
Subject: La Crosse County Assistant County Surveyor - For Review: Certified Survey Map - Myrick Water Utility Station

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

Good morning Sondra,

We have no concerns.

Thank you,

Dale

Dale E. Hewitt

La Crosse County Assistant County Surveyor
212 6th Street North, Room 1200
La Crosse, Wisconsin 54601
Phone 608-785-9626

From: Craig, Sondra <craigs@cityoflacrosse.org>
Sent: Friday, February 14, 2025 2:06 PM
To: Dale Hewitt <DHewitt@lacrossecounty.org>; Bryan Meyer <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: Certified Survey Map - Myrick Water Utility Station

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Please let me know if you approve or have any comments.

Thank you,

SONDRA CRAIG (she/her)
Deputy City Clerk
City Clerk's Office
City of La Crosse
400 La Crosse Street

La Crosse WI 54601

craigs@cityoflacrosse.org

Direct: 608.789.7549 | Office: 608.789.7510

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Craig, Sondra

From: Coman, Kyle
Sent: Thursday, February 20, 2025 9:12 AM
To: Craig, Sondra
Subject: Water Utility Station CSM

Hi Sondra,

The Water Utility Station CSM is approved.

Thanks,

Kyle Coman

City Surveyor & Construction Manager
Engineering Department
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

comank@cityoflacrosse.org

Office: 608.789.7366

Cell: 608.790.0309

Agenda Item 25-0233 (Lewis Kuhlman)

Certified Survey Map - Located in the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4, Section 33, T16N, R7W, City of La Crosse, La Crosse County, WI and request for right-of-way dedication and waiver of platting requirements.

General Location

Council district 3, Grandview Emerson Neighborhood, the southwest corner of Myrick Park Dr and East Ave. as depicted in Map 25-0233. Adjacent land uses include a park, cemetery, nature reserve, and university activities.

Background Information

The Water Utility wants to raze a building and construct a new storage building in its place. The desired location would cross their property line, so that line must be shifted north to be permitted. Expanding the building within the existing parcel lines would create transportation challenges on the site. This site is part of a larger city parcel that includes Myrick Park, so a new parcel for the Water Utility would be created that follows the fence line. The Certified Survey Map (CSM) also designates part of Myrick Park Dr as right-of-way and the driveway to the site may be reoriented to make access easier.

Recommendation of Other Boards and Commissions.

The Board of Public Works approved the establish a Stop Control at the intersection of Myrick Park Dr. and East Ave. The Board of Public Works referred the establishment of a No Parking Zone at the 700 Block of Myrick Park Dr.

Consistency with Adopted Comprehensive Plan

This action may support strategic investment in system improvements that are cost-effective and minimize service-related impacts to the extent possible.

Staff Recommendation

Approval – Redrawing the property lines will allow expansion on the Water Utility site with minimal impact on internal traffic circulation and existing buildings.

Routing J&A 3.4.2025



BASIC ZONING DISTRICTS

-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  M2 - HEAVY INDUSTRIAL
-  PS - PUBLIC & SEMI-PUBLIC
-  PL - PARKING LOT
-  UT - PUBLIC UTILITY
-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY

