



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

Finance & Personnel Committee

Thursday, August 4, 2022

6:00 PM

Council Chambers, City Hall
400 La Crosse Street

This meeting is open for in-person attendance and will also be conducted through video conferencing. The meeting can be viewed by typing the URL in your web browser address bar:

<https://stream.lifesizecloud.com/extension/1271327/e7506959-fe5d-44ac-805c-9016fb33bd90>

Agenda items approved for public hearing by the committee are open to public comment. If you wish to speak on an agenda item, arrive early to sign up before the meeting begins. If attending virtually and you wish to speak, contact the City Clerk at the email or phone number below so we can provide you with information to join.

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 the City Clerk, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7510.

Public hearings before the respective standing committee shall be limited to 15 minutes for the proponents; followed by 15 minutes for the opponents and three-minute rebuttal for each side unless such time is extended by a majority vote of the committee. All speakers at a public hearing of the standing committees shall speak no more than three (3) minutes unless waived by the Chair or a majority of the committee.

Call To Order

Roll Call

Agenda Items:

NEW BUSINESS

[22-0853](#)

Resolution authorizing the Mayor and City Clerk to sign a revised State/Municipal Financial Agreement for the Reconstruction of USH 14 (South Avenue) - ID# 1641-02-02/ 22/ 170/ 72/ 80/ 82, 5991-07-46.

Sponsors: Reynolds

[22-0863](#)

Resolution approving 5-year amended agreement with Pepsi Cola Bottling Company of La Crosse and the La Crosse Center 2022-2027.

Sponsors: Neumeister

[22-0883](#)

Resolution and report of the Board of Public Works on the costs of operating and maintaining the parking system in downtown La Crosse.

Sponsors: Happel

- [22-0903](#) Resolution committing to and accepting Transportation Alternatives Program funding for an update to the Bicycle and Pedestrian Master Plan.
Sponsors: Sleznikow
- [22-0912](#) Resolution appropriating past unused Sidewalk & ADA funds for additional Sidewalk & ADA work on the 2022 Citywide Miscellaneous Curb Ramp and Sidewalk Replacement contract and ADA Transition Plan.
Sponsors: Reynolds
- [22-0915](#) Resolution approving a reorganization to the table of positions and classifications for the Fire Department.
Sponsors: Happel
- [22-0918](#) Resolution authorizing the appropriation of funds for River Point District Phase II related street and infrastructure improvements.
Sponsors: Richmond
- [22-0928](#) Resolution appropriating unused unappropriated Street bond funds for additional work on the Citywide Traffic Implementation: Interconnect & Synchronization project.
Sponsors: Richmond
- [22-0949](#) Resolution approving a premise lease agreement between the City of La Crosse Fire Department & Gundersen Tri-State Ambulance.
Sponsors: Happel
- [22-0001](#) Collective Bargaining Update.
(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stat. 19.85(1)(e) to formulate & update negotiation strategies and parameters. Following such closed session, the Committees and/or Council may reconvene in open session.)
F&P Item Only, unless otherwise directed.

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.

Finance & Personnel Members:

Doug Happel, Larry Sleznikow, Barb Janssen, Mac Kiel, Rebecca Schwarz, Mark Neumann



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 22-0853

Agenda Date: 8/4/2022

Version: 1

Status: New Business

In Control: Finance & Personnel Committee

File Type: Resolution

Resolution authorizing the Mayor and City Clerk to sign a revised State/Municipal Financial Agreement for the Reconstruction of USH 14 (South Avenue) - ID# 1641-02-02/ 22/ 70/ 72/ 80/ 82, 5991-07-46.

RESOLUTION

WHEREAS, the City of La Crosse (City) and State of Wisconsin Department of Transportation (WisDOT) entered into State/Municipal Financial Agreements (SMFA) for the scoping, design, real estate acquisition, and construction of Connecting Highways and Non-Connecting Highways within the limits of the City of La Crosse; and

WHEREAS, the City and State previously approved an SMFA, and a first and second revision, for the reconstruction of South Avenue as DOT project USH 14, from Green Bay St to Ward Ave; and

WHEREAS, staff from the City and WisDOT have been in coordination of the scoping and the development of plans, specifications, and estimates of said project, which is detailed in Revision #3, including updates, cost-sharing, work credits, and revisions therein.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that the Mayor and City Clerk are authorized to sign the Revision #3 SMFA for the reconstruction of USH 14 (ID# 1641-02-02/ 22/ 70/ 72/ 80/ 82, 5991-07-46).

BE IT FURTHER RESOLVED that the SMFA be referred to existing and future Capital Improvement Program budgets for funding of design and construction, as detailed in Revision #3.

BE IT FURTHER RESOLVED that City staff are hereby authorized to perform all duties to effectuate this resolution.



Revision #3
STATE/MUNICIPAL FINANCIAL
AGREEMENT FOR A STATE- LET
HIGHWAY PROJECT

This agreement supersedes the agreement signed by the Municipality on 7/20/2021 and signed by the State on 8/2/2021.

Revised Date: June 13, 2022
Date: February 4, 2013
I.D.: 1641-02-02/22/70/72/80/82, 5991-07-46
Road Name: USH 14
Title: City of La Crosse, South Ave.
Limits: Green Bay St. to Ward Rd.
County: La Crosse
Roadway Length: 1.06 Miles

The signatory **City of La Crosse**, hereinafter called the Municipality, through its undersigned duly authorized officers or officials, hereby requests the State of Wisconsin Department of Transportation, hereinafter called the State, to initiate and affect the highway or street improvement hereinafter described.

The authority for the Municipality to enter into this agreement with the State is provided by Section 86.25(1), (2), and (3) of the Statutes.

NEEDS AND ESTIMATE SUMMARY:

Existing Facility: USH 14 (South Ave.) is a four-lane undivided connecting highway that runs diagonal to the local street network resulting in five and six leg intersections. There are two signalized intersections within the project limits – West Ave. (STH 35) and Ward Avenue. The roadway has a crash rate above the statewide average. The roadway to the North of the project, is four-lane divided and to the South of the project, is five-lane with Two Way Left-Turn lanes (TWLTL).

Proposed Improvement: It is proposed to reconstruct the roadway to improve the overall safety and provide pedestrian accommodations.

Describe non-participating work included in the project and other work necessary to finish the project completely which will be undertaken independently by the municipality: Any water and/or sanitary sewer work, which includes design, construction, and oversight/acceptance of work. Any overrun of capped Community Sensitive Solutions (CSS) funding.

TABLE 1: SUMMARY OF COSTS

Phase	Total Est. Cost	Federal/State Funds	%	Municipal Funds	%
Preliminary Engineering: Plan Development 1641-02-02	\$ 1,600,000	\$ 1,200,000	75%	\$ 400,000	25%
Real Estate Acquisition: Acquisition 1641-02-22 Compensable Utilities	\$ 7,000,000 \$ -	\$ 7,000,000 \$ -	100% 100%	\$ - \$ -	
subtotal 1641-02-22:	\$ 7,000,000	\$ 7,000,000		\$ -	
¹ Construction: 1641-02-70 Roadway ² CSS New Lighting Pavement Marking	\$ 1,045,000 \$ 4,000 \$ 41,000 \$ 23,000	\$ 1,045,000 \$ - \$ 20,500 \$ 10,350	100% 0% 50% 45%	\$ - \$ 4,000 \$ 20,500 \$ 12,650	 100% 50% 55%
subtotal 1641-02-70:	\$ 1,113,000	\$ 1,075,850		\$ 37,150	
^{1,4} Construction: 1641-02-72 Roadway ² CSS New Lighting Add'l FO Conduit Install Pavement Marking	\$ 8,955,000 \$ 221,000 \$ 554,000 \$ 66,000 \$ 290,000	\$ 8,955,000 \$ 220,000 \$ 277,000 \$ - \$ 130,500	100% MAX 50% 0% 45%	\$ - \$ 1,000 \$ 277,000 \$ 66,000 \$ 159,500	0% BAL 50% 100% 55%
subtotal 1641-02-72:	\$ 10,086,000	\$ 9,582,500		\$ 503,500	
³ Construction: 5991-07-46 Roadway	\$ 85,850	\$ 77,265	90%	\$ 8,585	10%
subtotal 5991-07-46:	\$ 85,850	\$ 77,265		\$ 8,585	
³ Non-Participating: 1641-02-80 Water Utility Non-Participating Roadway	\$ 181,000 \$ 10,000	\$ - \$ -	0% 0%	\$ 181,000 \$ 10,000	100% 100%
subtotal 1641-02-80:	\$ 191,000	\$ -		\$ 191,000	
³ Non-Participating: 1641-02-82 Sanitary Sewer Water Utility	\$ 215,000 \$ 1,175,000	\$ - \$ -	0% 0%	\$ 215,000 \$ 1,175,000	100% 100%
subtotal 1641-02-82:	\$ 1,390,000	\$ -		\$ 1,390,000	
Total Cost Distribution	\$ 21,465,850	\$ 18,935,615		\$ 2,530,235	

Note: The dollar amounts shown in the above table are estimates unless explicitly identified as maximum amount(s).

- ¹ Construction delivery costs of approximately 10% included for Participating Items.
- ² Community Sensitive Solutions (CSS) funding is optional Federal/State funding available to the Municipality for enhancing construction projects by integrating them into the community. CSS Items must be approved by the State and shall be attributable to LET bid items through the Stage project. Federal/State CSS funding is capped at \$220,000. All CSS costs (including delivery) exceeding \$220,000 are the responsibility of the Municipality. Federal/State funding for CSS is not available for 1641-02-70.
- ³ Construction delivery costs of approximately 1% included.
- ⁴ Work Credit – See number 8 of Terms and Conditions.

This request shall constitute agreement between the Municipality and the State; is subject to the terms and conditions that follow (pages 3 – 7); is made by the undersigned under proper authority to make such request for the designated Municipality, upon signature by the State and delivery to the Municipality. The initiation and accomplishment of the improvement will be subject to the applicable federal and state regulations. No term or provision of neither the State/Municipal Financial Agreement nor any of its attachments may be changed, waived or terminated orally but only by an instrument in writing executed by both parties to the State/Municipal Financial Agreement.

Signed for and in behalf of the City of La Crosse (please sign in blue ink)	
Name (print)	Title
Signature	Date
Signed for and in behalf of the State (please sign in blue ink)	
Name Steve Flottmeyer	Title WisDOT Southwest Region Planning Chief
Signature	Date

TERMS AND CONDITIONS:

1. The Municipality shall pay to the State all costs incurred by the State in connection with the improvement which exceeds federal/state financing commitments or are ineligible for federal/state financing. Local participation shall be limited to the items and percentages set forth in the Summary of Costs table, which shows Municipal funding participation. In order to guarantee the Municipality’s foregoing agreements to pay the State, the Municipality, through its above duly authorized officers or officials, agrees and authorizes the State to set off and withhold the required reimbursement amount as determined by the State from General Transportation Aids or any moneys otherwise due and payable by the State to the Municipality.
2. Funding of each project phase is subject to inclusion in an approved program and per the State’s Facility Development Manual (FDM) standards. Federal aid and/or state transportation fund financing will be limited to participation in the costs of the following items as specified in the Summary of Costs:
 - (a) Design engineering and state review services.
 - (b) Real Estate necessitated for the improvement.

- i) State will act as lead agency for all property acquisition and relocation assistance needed within the project limits. State will provide the necessary staff resources to carry out the acquisitions and relocations for the project.
 - ii) When State or Federal dollars are to be used to reimburse the Municipality for any real estate acquisitions related costs, all real estate activities are subject to reviews and approvals by the State. Required State reviews and approvals are identified in the Local Public Agency manual.
 - iii) All acquisitions within the connecting highway limits shall be acquired in the name of the Municipality.
 - iv) It shall be the responsibility of the municipality to provide all payments necessary for acquisition and relocation benefits. The Municipality will be given reimbursement for the approved real estate costs of the project. Reimbursement will be limited to quarterly payment requests in the amount of \$250,000 or greater, up to the final payment. Final payment may be less than \$250,000.
 - v) All municipal lands, owned by the Municipality being party to this agreement, required for this improvement project shall be dedicated/donated as right-of-way by specific resolution of the municipal governing body at no cost to the State. Exceptions to this dedication are those lands held by the Municipality under 4F and 6F Park lands, which will follow standard acquisition process.
 - vi) Real Estate Remnant Parcels: Any remnant properties created by partial acquisitions and acquired as part of this public improvement project, or any additional lands deemed unnecessary for the project, will be acquired by the Municipality.
 - vii) City will work with on premise sign owners to accommodate them to keep or move signs.
- (c) Compensable utility adjustment and railroad force work necessitated for the project.
 - (d) The grading, base, pavement, curb and gutter, and structure costs to State standards, excluding the cost of parking areas.
 - (e) Storm sewer mains, culverts, laterals, manholes, inlets, catch basins, and connections for surface water drainage of the improvement; including replacement and/or adjustments of existing storm sewer manhole covers and inlet grates as needed.
 - (f) Construction engineering incidental to inspection and supervision of actual construction work, except for inspection, staking, and testing of sanitary sewer and water main.
 - (g) Signing and pavement marking necessitated for the safe and efficient flow of traffic, including detour routes.
 - (h) Replacement of existing sidewalks necessitated by construction and construction of new sidewalk at the time of construction. Sidewalk is considered to be new if it's constructed in a location where it has not existed before.
 - (i) Replacement of existing driveways, in kind, necessitated by the project.
 - (j) New installations or alteration resulting from roadway construction of standard State street lighting and traffic signals or devices. Alteration may include salvaging and replacement of existing components.
3. Work necessary to complete the improvement to be financed entirely by the Municipality or other utility or facility owner includes the following items:
- (a) New installations of or alteration of sanitary sewers and connections, water, gas, electric, telephone, telegraph, fire or police alarm facilities, parking meters, and similar utilities.
 - (b) New installation or alteration of signs not necessary for the safe and efficient flow of traffic.

- (c) Roadway and bridge width in excess of standards.
 - (d) Construction inspection, staking, and material testing and acceptance for construction of sanitary sewer and water main.
 - (e) Provide complete plans, specifications, and estimates for sanitary sewer and water main work. The Municipality assumes full responsibility for the design, installation, inspection, testing, and operation of the sanitary sewer and water system. This relieves the State and all of its employees from the liability for all suits, actions, or claims resulting from the sanitary sewer and water system construction.
 - (f) Parking lane costs.
 - (g) Coordinate, clean up, and fund any hazardous materials encountered during construction. All hazardous material cleanup work shall be performed in accordance to state and federal regulations.
 - (h) Damages to abutting property due to change in street or sidewalk widths, grades, or drainage.
 - (i) Conditioning, if required, and maintenance of detour routes.
 - (j) Repair of damages to roads or streets caused by reason of their use in hauling materials incidental to the improvement.
4. As the work progresses, the Municipality will be billed for work completed which is not chargeable to federal/state funds. Upon completion of the project, a final audit will be made to determine the final division of costs.
 5. If the Municipality should withdraw the project, it shall reimburse the State for any costs incurred by the State in behalf of the project.
 6. The work will be administered by the State and may include items not eligible for federal/state participation.
 7. The Municipality shall assume general responsibility for all public information and public relations for the project and to make a fitting announcement to the press and such outlets as would generally alert the affected property owners and the community of the nature, extent, and timing of the project and arrangements for handling traffic within and around the projects.
 8. Basis for local participation:
 - (a) Design Engineering (1641-02-02):
 - i. The Municipality is responsible for 25% of the preliminary roadway engineering costs for improvements on a Connecting Highway. The Municipality may be responsible for the design of decorative street lighting and other enhancement items.
 - (b) Real Estate Acquisitions (1641-02-22)
 - i. All real estate acquisition costs necessitated by the roadway improvement project are 100% eligible for Federal/State funding. The State will reimburse the Municipality for real estate and all eligible acquisition costs necessitated by the roadway construction if the real estate is being acquired where roadway improvements are needed. Costs not eligible for State Reimbursement include real estate purchased for parking and excess remnants not associated with the roadway project.
 - (c) Construction (1641-02-70):
 - i. New Lighting: New continuous street lighting designed to accepted WisDOT standards and installed at time of construction is 50% eligible for Federal/State funding. The Municipality may request decorative lighting in place of standard lighting; however, the State will only participate in 50% of the standard lighting cost. The Municipality is responsible for costs above the standard lighting cost. All future maintenance and operation costs of the continuous lighting are the

responsibility of the Municipality.

- ii. Community Sensitive Solutions (CSS): The Municipality will be responsible for 100% of the costs of the aesthetic items. Federal/State funding is not available for 1641-02-70.
- iii. Pavement Marking: The Municipality may request grooved-in pavement marking in place of standard pavement marking; however, the State will only participate in the standard pavement marking cost. The cost of standard pavement marking is estimated to be 45% of grooved-in pavement marking and the Municipality is responsible for costs above the standard pavement marking cost.

(d) Construction (1641-02-72):

- i. New Lighting: New continuous street lighting designed to accepted WisDOT standards and installed at time of construction is 50% eligible for Federal/State funding. The Municipality may request decorative lighting in place of standard lighting; however, the State will only participate in 50% of the standard lighting cost. The Municipality is responsible for costs above the standard lighting cost. The decorative lighting items are eligible for CSS funding. All future maintenance and operation costs of the continuous lighting are the responsibility of the Municipality.

Maintenance and operation of standard round-about lighting is the responsibility of the Municipality. If decorative round-about lighting is installed at the request of the Municipality, maintenance and operation costs of the round-about lighting become the responsibility of the Municipality.

- ii. Community Sensitive Solutions (CSS): The CSS funding is 100% Federal/State with a maximum of \$220,000. The Municipality will be responsible for 100% of the costs of the aesthetic items over the Federal/State maximum. All CSS related aesthetics treatments must be finalized six (6) months prior to the PS&E date.
- iii. Add'l FO Conduit Install: The Municipality may request an additional fiber optic conduit be installed for their future use. The Municipality will be 100% responsible for the cost of the conduit and its installation.
- iv. Pavement Marking: The Municipality may request grooved-in pavement marking in place of standard pavement marking; however, the State will only participate in the standard pavement marking cost. The cost of standard pavement marking is estimated to be 45% of grooved-in pavement marking and the Municipality is responsible for costs above the standard pavement marking cost.

(e) Non-Participating (1641-02-80):

- i. The Municipality shall pay 100% of the cost of installing or adjusting water and sanitary sewer systems including manhole and valve adjustments. These costs are not eligible for Federal/State funding.

(f) Non-Participating (1641-02-82):

- i. The Municipality shall pay 100% of the cost of installing or adjusting water and sanitary sewer systems including manhole and valve adjustments. These costs are not eligible for Federal/State funding.

(g) Work Credits (1641-02-72)

- i. In accordance with the State's Local Cost Sharing Policy of the Program Management Manual, the Municipality may receive work credit towards its share of costs for services it provided to the extent that the value equals the cost WisDOT would have incurred in providing the service:

The Municipality plans to procure and furnish City Standard inlet castings (Type B) to be installed on the sideroads to South Avenue as part of construction ID 1641-02-72. The cost of the castings is estimated at \$22,000. The state agrees to credit the Municipality for the actual cost of the procured and furnished castings against the construction ID 1641-02-72.

In order to receive the work credit for the furnished items, the Municipality shall submit invoices and cancelled checks for the State's review and approval. In order to receive the work credit, the invoices and cancelled checks must be submitted to the State by December 31, 2023.

Comments and Clarification: This agreement is an active agreement that may need to be amended as the project is designed. It is understood that these amendments may be needed as some issues have not been fully evaluated or resolved. The purpose of this agreement is to specify the local and state involvement in funding the project. A signed agreement is required before the State will prepare or participate in the preparation of detailed designs, acquire right-of-way, or participate in construction of a project that merits local involvement.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 22-0863

Agenda Date: 8/4/2022

Version: 1

Status: New Business

In Control: Finance & Personnel Committee

File Type: Resolution

Resolution approving 5-year amended agreement with Pepsi Cola Bottling Company of La Crosse and the La Crosse Center 2022-2027.

RESOLUTION

WHEREAS, on May 12, 2022, a five-year agreement with Pepsi Cola Bottling Company was approved by Resolution 22-0494; and

WHEREAS, Pepsi Cola Bottling Company has requested a change to paragraph 14.4 of the agreement regarding Force Majeure.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby approves the amended agreement with Pepsi Cola Bottling of La Crosse with a new term of September 1, 2022 and ending August 31, 2027.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to sign the amended agreement.

BE IT FURTHER RESOLVED that all other provisions of Resolution 22-0494 remain in effect.

BE IT FURTHER RESOLVED that the La Crosse Center Manager, Finance Director and other City Officers are hereby authorized to take any and all steps necessary to effectuate this resolution.

EXCLUSIVE BEVERAGE AGREEMENT BETWEEN THE CITY OF LA CROSSE AND PEPSI-COLA BOTTLING COMPANY

This *Exclusive Beverage Agreement* (“Agreement”) is made and entered into effective as of this ____ day of August, 2022 by and between **Pepsi-Cola Bottling Company of La Crosse**, a Wisconsin Corporation, 1900 West Avenue South, La Crosse, Wisconsin 54601 (hereinafter “Pepsi”) and **City of La Crosse**, a Wisconsin municipal corporation with offices located at 400 La Crosse Street, La Crosse, Wisconsin 54601 (“City”).

RECITALS:

A. City is the owner and operator of the La Crosse Center (hereinafter “Center”), located at 300 Harborview Plaza, La Crosse, Wisconsin. Unless specifically excepted herein, the parties hereto acknowledge and agree that the City has the legal right to control beverage vending and/or service at the Center.

B. Pepsi is in the business of manufacturing and/or distributing non-alcoholic carbonated and non-carbonated beverages in concentrated, mixed and packaged forms.

C. City has issued a Request for Proposal dated January 27, 2022, soliciting requests for long-term Beverage Partnership Proposals, the primary objective for which is to improve the Center’s beverage services and net revenues by maximizing the availability of products and developing creative strategies to benefit the Center and the successful proposer.

D. City has determined that the best and final offer by Pepsi was the most advantageous to the City and the Center.

E. The Pepsi Proposal, in response to the City’s Request for Proposal is attached hereto, marked “Pepsi Presentation 2022, Pepsi Soda Pricing 2022, Pepsi Water Pricing 2022” and made a part hereof by reference.

F. City desires to grant to Pepsi the exclusive right to sell or otherwise provide and promote its beverage products at the Center, pursuant to the terms and conditions contained in this Agreement.

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual and dependent promises set forth herein, the parties hereby agree as follows:

TERMS OF AGREEMENT

1. Incorporation Background Recitals.

The background Recitals set forth above are true and correct statements of fact, and are hereby incorporated into this Agreement by reference.

2. Definitions.

As used in this Agreement, the following defined terms shall have the meaning specified below:

2.1 "Beverages" and "Beverage Lines" shall be defined to include all carbonated soft drinks, non-carbonated soft drinks, sparkling/drinking waters, isotonic drinks, juice and juice drinks, all bottled teas offered by Pepsi (except hot teas), herbal drinks, energy drinks, flavored milk (shelf stable) and all other soft drink products which are set out on "Pepsi Presentation 2022, Pepsi Soda Pricing 2022, Pepsi Water Pricing 2022", which is attached hereto and made a part hereof by reference, plus any new products that may be added or carried by Pepsi, subsequent to the date of this Agreement.

2.2 "Beverage Products" means the Postmix, Premix, and Packaged Products.

2.3 "Fountain Products" means fountain beverage products produced from Postmix or poured as Premix products, including carbonated beverages, non-carbonated beverages and slushy beverages. This shall include regular and diet soft drinks, juice products, water and water related products, teas, and isotonic drinks.

2.4 "Packaged Products" means any packaged beverage products produced or distributed by Pepsi.

2.5 "Postmix Products" means undiluted concentrated beverage syrup distributed by Pepsi for mixing and dispensing at the Center.

2.6 "Premix Products" means bulk quantity beverages distributed by Pepsi for dispensing in individual portions at the Center.

3. Term and Termination.

3.1 Term. The term of this Agreement shall run from September 1, 2022 to midnight on August 31, 2027 (the "Term"). Said term shall supercede any term set forth in "Pepsi Presentation 2022, Pepsi Soda Pricing 2022, Pepsi Water Pricing 2022".

3.2 Termination for Cause. If, through any cause, a party fails to fulfill in a timely and proper manner its obligations under this Agreement, or if a party violates any of the terms and conditions of this Agreement and such breach or default shall not be cured within thirty (30) days after written notice thereof from the non-defaulting party to the defaulting party, then the non-defaulting party shall have the right to terminate this Agreement.

4. Cash Donations and Promotions.

The cash donations to be made and the promotions provided by Pepsi to the City are as set forth on “Pepsi Presentation 2022, Pepsi Soda Pricing 2022, Pepsi Water Pricing 2022” and as follows:

4.1 Cash Contributions. The signing bonus of \$15,000 as set forth in “Pepsi Presentation 2022, Pepsi Soda Pricing 2022, Pepsi Water Pricing 2022” shall be due and payable on or before September 1, 2022. In addition, the \$125,000 total cash contribution as set forth in “Pepsi Presentation 2022, Pepsi Soda Pricing 2022, Pepsi Water Pricing 2022” shall be payable in annual payments of \$25,000 due each year on or before March 1, commencing with the first payment due on or before September 1, 2022. Any and all payments shall be made without demand and made payable to City of La Crosse at the following address: La Crosse Center, Attn. La Crosse Center Manager, 300 Harborview Plaza, La Crosse, WI 54601. Bonus incentive rebate, if applicable paid by March 31, of each year attained.

4.2 Promotions. All marketing and promotions shall be provided as set forth in “Pepsi Presentation 2022, Pepsi Soda Pricing 2022, Pepsi Water Pricing 2022” and as mutually agreed upon by the parties.

5. Beverage Vending and Coolers.

City grants Pepsi an exclusive license and right to install, operate, supply and service automatic beverage vending machines (for purposes of this Agreement the term “vending machines” shall include coolers) from Pepsi’s Beverage Lines at the Center. Throughout the Term, City shall not grant any other person or entity the right or license to install or operate any piece of vending equipment at the Center which offers or sells any beverage product that is competitive with the Beverage Lines or Beverage Products offered or sold by Pepsi. It is agreed by the parties hereto that, as to all vending machines at the Center, Pepsi shall have the sole right to determine the type of Product and package type to be placed in beverage vending machines.

5.1 Vending and Cooler Equipment. Pepsi shall acquire, install and maintain, at its sole expense, all necessary automatic equipment necessary to provide quality beverage service, as specified in “Pepsi Presentation 2022, Pepsi Soda Pricing 2022, Pepsi Water Pricing 2022”. Pepsi shall retain ownership of its machines. Pepsi shall operate vending machines and coolers during each year during the Term of this Agreement. Pepsi shall promptly respond to reasonable maintenance requests by City. Both parties will mutually agree to added equipment as needed with future La Crosse Center expansion plans.

5.2 Pricing for Purchase of Vending Products from Pepsi. The vending products and the prices for the vending products are as set forth on “Pepsi Presentation 2022, Pepsi Soda Pricing 2022, Pepsi Water Pricing 2022”.

6. Fountain Products.

6.1 Supply. During the Term of this Agreement, the Center shall purchase Premix and Postmix for Fountain Products to be sold or dispensed at the Center exclusively from Pepsi, except as otherwise agreed by Pepsi.

6.2 Fountain Equipment. Pepsi, at its sole expense, shall acquire, install and maintain all Fountain Equipment at the Center, as may be reasonably required to serve the demand at the Center, which Fountain Equipment shall remain the property of Pepsi throughout the Term of this Agreement. Pepsi shall have full responsibility for the costs of any maintenance and repair, and for the cost of any damage to or loss of Fountain Equipment located at the Center, except for damage or loss caused by the sole gross negligence or intentional acts of the Center's employees or authorized agents. Pepsi shall promptly respond to reasonable maintenance requests by City.

6.3 Pricing. The pricing for Postmix products shall be as set forth on "Pepsi Presentation 2022, Pepsi Soda Pricing 2022, Pepsi Water Pricing 2022".

6.4 Use of Beverages. The Center shall dispense the Fountain Products exclusively for immediate or imminent consummation and shall not resell such products either to non-Center vendors or to consumers in any form other than as individual services of Fountain Products.

7. Packaged Products

During the Term, the Center shall purchase Packaged Products to be sold or dispensed at the Center exclusively from Pepsi, except as otherwise agreed by Pepsi. The prices for Packaged Products shall be those that are set forth on "Pepsi Presentation 2022, Pepsi Soda Pricing 2022, Pepsi Water Pricing 2022".

8. Sponsorships.

The Center shall not, during the Term, sell any featured sponsorship opportunities at any event held at the Center to any beverages in competition with the Beverage Lines of Pepsi, except as otherwise agreed by Pepsi.

9. Beverage Signage and Promotion.

Except as permitted under this Agreement, the City shall not authorize the sale, distribution or sampling at the Center of soft drink or other Beverage Products in any product line covered by this Agreement that is not purchased from or distributed by Pepsi, except as otherwise agreed by Pepsi. The City shall not enter into any sponsorship or similar agreements providing any signage at the Center for any soft drink or other Beverage Products in any Product line covered by this Agreement that is not purchased from or distributed by Pepsi, except as otherwise agreed by Pepsi. Pepsi shall have the exclusive right to provide all beverage advertising at the Center, during the Term of this Agreement, except as otherwise agreed by Pepsi. The size, shape, color scheme and any and all other aspects of the signage, including the content thereof, shall be mutually agreed to by the parties hereto.

10. Liability and Insurance.

10.1 Pepsi Obligations. Pepsi shall defend, hold harmless and indemnify City and its respective officers, agents and employees from and against any and all claims or causes of action arising from or relating to Pepsi's performance or breach of the terms of this Agreement, including, but not limited to, the respective acts or omissions of Pepsi's agents or employees. Provided, however, that this indemnity shall not be construed to bar any legal remedies which Pepsi may have against City in the event City shall fail to fulfill its obligations under the terms of this Agreement.

Pepsi shall have and assume complete responsibility for its employees, including, but not limited to, all applicable government relations relating to employment, payment of personnel, and workers' and unemployment compensation.

10.2 City Obligations. To the extent provided by law, City shall be responsible for any and all claims or causes of action relating to its performance of the terms of this Agreement, including, but not limited to, the acts or omissions of its employees or authorized agents. This clause shall not be construed to bar any legal remedies which City may have against Pepsi in the event Pepsi shall fail to fulfill its obligations under the terms of this Agreement.

City shall have and assume complete responsibility for its employees, including, but not limited to, all applicable government relations relating to employment, payment of personnel, and workers' and unemployment compensation.

Nothing in this Agreement shall be construed as City waiving its statutory limitations and/or immunities as set forth under Wisconsin law or other applicable law.

10.3 Insurance. Pepsi shall obtain and maintain, at its sole expense, insurance in such amounts and against such risks both generally and specifically with respect to the performance of services and delivery of goods under this Agreement, including to insure against property damage and personal injury, in accordance with reasonable industry practice. Pepsi shall name the City of La Crosse as an additional insured on such insurance and shall deliver to the City certificates of all insurance required under this Agreement showing the City as a named insured. Said insurance shall not be cancelled, non-renewed nor have any material changes without providing thirty (30) days advanced written notice to the City.

11. Independent Contractors.

Each party to this Agreement is acting as an independent contractor with respect thereto. No party is, and shall not represent itself to be, a partner, principal, joint venturer, employee, officer, director or agent of any other party hereto, or any affiliate of such party. As an independent contractor, no party shall be entitled to bind or to obligate the other party or any affiliate thereof without the prior written consent of such other party in the specific instance. Further, since the parties have not formed a partnership or joint venture, City intends to characterize the cash donations generated pursuant to this Agreement as tax-exempt income.

12. Notices.

All notices, demands, consents or other communications required or permitted hereunder shall be in writing and shall be deemed to have been given when personally delivered or sent by registered or certified mail, return receipt requested, postage prepaid, addressed as follows:

To City: City of La Crosse
400 La Crosse Street
La Crosse, WI 54601
Attn: City Clerk

And to:
La Crosse Center
300 Harborview Plaza
La Crosse, WI 54601
Attn: La Crosse Center Manager

To Pepsi: Pepsi-Cola Bottling Company of La Crosse
1900 West Avenue South
La Crosse, WI 54602-0998
Attn: Kevin Nedvidek, New Business Development Rep

or to such other addresses as may hereafter be furnished in writing by the respective parties if given in the manner required above. Any notice, demand, consent or communication given hereunder in the manner required above shall be deemed to have been effected and received as of the date personally delivered or, if mailed, five (5) days after the date so mailed.

13. Power and Authority.

Each party hereto covenants to the other party hereto that: (a) the execution, delivery, and performance of this Agreement by such party has been duly authorized by such party and will not violate any agreements with, or rights of, third parties; and (b) this Agreement has been duly executed and delivered by such party and is enforceable against such party in accordance with its terms.

14. Miscellaneous.

14.1 Entire Agreement. This Agreement, including all Exhibits hereto, contains the entire understanding between and among the parties and supersedes any prior understandings and agreements among them respecting the subject matter of this Agreement. This Agreement shall be amended only by formal written supplementary amendment. No oral amendment of this Agreement shall be given any effect. All amendments to this Agreement shall be in writing executed by both parties.

14.2 Compliance with Laws. Pepsi shall comply in every respect with applicable federal, state, and local laws, including, but not limited to, the laws respecting equal opportunity in employment.

14.3 Choice of Law. This Agreement, and all instruments delivered pursuant hereto and incorporated herein, shall be governed by the laws of the State of Wisconsin. Venue for any action arising out of or in any way related to this Agreement shall be exclusively in La Crosse County, Wisconsin. Each party waives its right to challenge venue.

14.4 Force Majeure. No party will be responsible to the other for any failure, in whole or in part, to perform any of its respective obligations hereunder, to the extent and for the length of time that performance is rendered impossible or commercially impracticable resulting directly or indirectly from any foreign or domestic embargo, product detention, seizure, act of God pandemic, epidemic, insurrection, war and/or continuance of war, the passage or enactment of any law ordinance, regulation, ruling, or order interfering directly or indirectly with the rendering more burdensome the purchase, production, delivery or payment hereunder, including the lack of the usual means of transportation due to fire, flood explosion, riot strike or other acts of nature or man that are beyond the control of the parties unless such contingency is specifically excluded in another part of this Agreement (“Force Majeure Event”). Any Party(s) so affected, will (i) use all reasonable effort to minimize the effects thereof and (ii) promptly notify the other party(s) in writing of the Force Majeure and the effect of the Force Majeure on such party’s ability to perform its obligations hereunder. The affected party(s) will promptly resume performance after it is no longer subject to Force Majeure. If the Force Majeure period continues beyond 90 days, the parties agree to discuss in good faith potential modifications to this Agreement and in the event an agreement cannot be reached, any party may terminate the agreement.

14.5 Captions. The captions of the various paragraphs of this Agreement have been inserted for the purpose of convenience of reference only, and such captions are not a part of this Agreement and shall not be deemed in any manner to modify, explain, enlarge or restrict any of the provisions of this Agreement.

14.6 Counterparts. This Agreement may be executed by the parties hereto individually or in any combination, in one or more counterparts, each of which shall be an original and all of which shall together constitute one and the same Agreement.

14.7 Severability. If any provision of this Agreement, or of any of the documents or instruments delivered pursuant hereto, or any portion of any provision hereof or thereof, shall be deemed invalid or unenforceable pursuant to a final determination of any court of competent jurisdiction, or as a result of future legislative action, such determination or action shall be construed so as not to affect the validity or enforceability hereof or thereof, and shall not affect the validity or effect of any other portion hereof or thereof.

14.8 No Waiver. The failure of any party to this Agreement to insist, in any one or more instances, upon performance of any of the terms, covenants, or conditions of this Agreement shall not be construed as a waiver, or relinquishment of the future performance of any such term, covenant, or condition by any other party hereto but the obligation of each other party with respect to such future performance shall continue in full force and effect.

14.9 Assignment; Binding Effect. This Agreement shall extend to, shall inure to the benefit of and shall be binding upon each of the parties hereto, and their respective successors and permitted assigns. This Agreement shall not be assignable or transferable, in whole or in

part, by any of the parties hereto, except upon the express prior written consent of the other parties hereto.

14.10 No Personal Liability. Under no circumstances shall any trustee, officer, official, commissioner, director, member, partner or employee of the City have any personal liability arising out of this Agreement and Pepsi shall not seek or claim any such personal liability.

14.11 Conflicts of Interest. Pepsi covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of its services hereunder. Pepsi further covenants that in the performance of this Agreement no person having any conflicting interest shall be employed. Any interest on the part of Pepsi or its employees must be disclosed to City.

14.12 Non-Discrimination. Pursuant to law, it is unlawful and Pepsi agrees not to willfully refuse to employ, to discharge, or to discriminate against any person otherwise qualified because of race, color, religion, sex, sexual orientation, age, disability, national origin or ancestry, lawful source of income, marital status, creed, or familial status; not to discriminate for the same reason in regard to tenure, terms, or conditions of employment, not to deny promotion or increase in compensation solely for these reasons; not to adopt or enforce any employment policy which discriminates between employees on account of race, color, religion, sex, creed, age, disability, national origin or ancestry, lawful source of income, marital status or familial status; not to seek such information as to any employee as a condition of employment; not to penalize any employee or discriminate in the selection of personnel for training, solely on the basis of race, color, religion, sex, sexual orientation, age, disability, national origin or ancestry, lawful source of income, marital status, creed or familial status.

Pepsi shall include or cause to be included in each subcontract covering any of the services to be performed under this Agreement a provision similar to the above paragraph, together with a clause requiring such insertion in further subcontracts that may in turn be made.

14.13 Political Activities. Pepsi shall not engage in any political activities while in performance of any and all services and work under this Agreement.

14.14 No Third-Party Beneficiary. Nothing contained in this Agreement, nor the performance of the parties hereunder, is intended to benefit, nor shall inure to the benefit of, any third party.

14.15 Good Standing. Pepsi affirms that it is a company duly formed and validly existing and in good standing under the laws of the State of Wisconsin and has the power and all necessary licenses, permits and franchises to own its assets and properties and to carry on its business. Pepsi is duly licensed and qualified to do business and is in good standing in the State of Wisconsin and in all other jurisdictions in which failure to do so would have a material adverse effect on its business or financial condition.

14.16 Subcontracting. None of the services to be performed under this Agreement shall be subcontracted without the prior written approval of the City. If any of the services are subcontracted, the performance of such services shall be specified by written contract and shall be subject to each provision of this Agreement. Pepsi shall be as fully responsible to City for the

acts and omissions of its subcontractors and of persons either directly or indirectly employed by it, as it is for acts and omissions of person directly employed by it.

14.17 Survival. All express representations, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason, for a period of twelve (12) months from said completion or termination.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date and year first above written.

Pepsi:

PEPSI-COLA BOTTLING COMPANY OF
LA CROSSE

By: _____
Bonnie Barrier, Vice President General
Manager

City:

CITY OF LA CROSSE

By: _____
Mitch Reynolds, Mayor

By: _____
Nikki Elsen, City Clerk



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 22-0883

Agenda Date: 8/4/2022

Version: 1

Status: New Business

In Control: Finance & Personnel Committee

File Type: Resolution

Agenda Number: 4

Resolution and report of the Board of Public Works on the costs of operating and maintaining the parking system in downtown La Crosse.

RESOLUTION

WHEREAS, the Board of Public Works of the City of La Crosse held a public hearing on Monday, August 1, 2022 at 10:00 a.m. for the purpose of hearing all interested persons concerning the preliminary resolution and report of the Board of Public Works on the costs of operating and maintaining the parking system in downtown La Crosse for the assessment district which is set forth in the legal description attached hereto, and has heard all persons desiring audience at such hearings along with considering any objections to the special assessment district.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse as follows:

1. That the report of the Board of Public Works pertaining to the costs of operating and maintaining the La Crosse downtown parking system from September 1, 2022 through August 31, 2023, including a credit for revenue from the parking system within the proposed district boundaries is hereby adopted and approved.
2. That a portion of the payment for the costs of operating and maintaining the downtown parking system be made by assessing the sum of \$146,029.78 to the property benefited as set forth in the schedule of benefits in said report.
3. That the benefits shown on the report are true and correct and are hereby confirmed.
4. That the assessments shall be placed in full on the 2022 tax roll and payable no later than January 31, 2023. Assessments not paid when due shall bear interest on the amount due at the rate of one percent per month from February 1, 2023, and may be subject to an additional penalty imposed by the County.
5. The City Clerk is directed to publish this resolution in the official newspaper for the City of La Crosse.
6. The City Clerk is further directed to mail a copy of this resolution to every property owner whose name appears on the assessment roll whose post office address is known or can be ascertained with reasonable diligence.

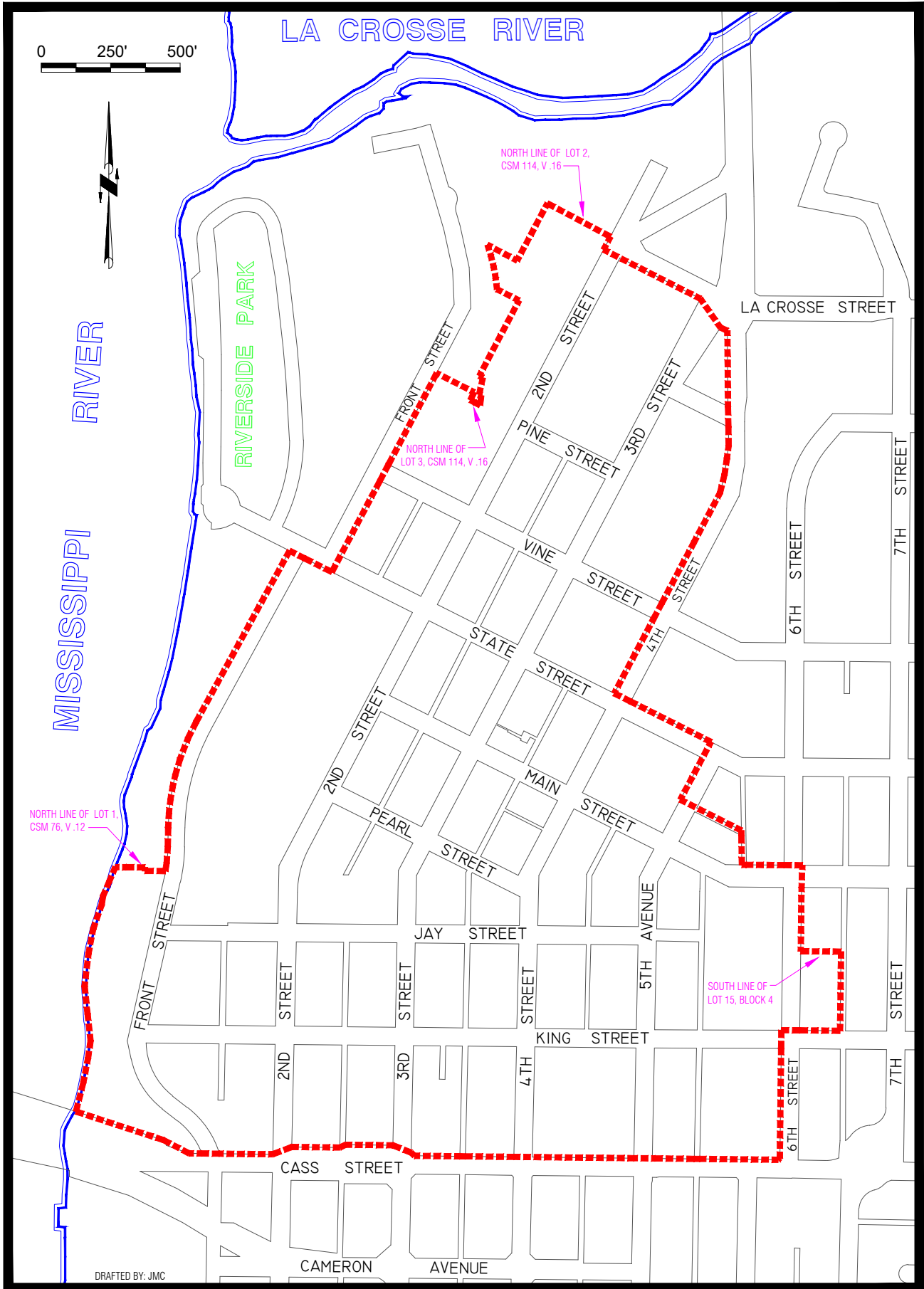
BE IT FURTHER RESOLVED that the Board of Public Works is further authorized to take all steps necessary to implement the downtown La Crosse parking assessment plan, including the expenditure or appropriation of sums in connection therewith.

BE IT FURTHER RESOLVED that after receipt of information from property owners concerning the downtown parking assessment, the Finance Director is hereby authorized to adjust the final and respective assessment figures accordingly provided the same does not vary materially from the estimated amount.

BE IT FURTHER RESOLVED that the City Clerk shall notify in accordance with Wisconsin Statutes Section 66.0703 all property owners of the final assessment figure.

PARKING DISTRICT BOUNDARY

REVISED 4/12/2019



DRAFTED BY: JMC

EXHIBIT B

**BOUNDARY DESCRIPTION
FOR
DOWNTOWN PARKING AREA**

Beginning at the intersection of the North line of Cass Street and the Easterly bank of the Mississippi River; thence East along the North line of Cass Street to the West line of 6th Street; thence North along the West line of 6th Street to the North line of King Street; thence East along the North line of King Street to the West line of the North-South alley between 6th Street and 7th Street; thence North along the West line of said North-South alley to South line of Lot 15 of Block 4 of Burns and Overbaugh Addition; thence East along said South line of Lot 15 to the East line of 6th Street; thence North along said East line of 6th Street to the North line of Main Street; thence West along the North line of Main Street to the West line of the North-South alley between 5th Avenue and 6th Street; thence North along said West alley line to the North line of the East-West alley between Main Street and State Street; thence West along the North line of said alley and North line extended to the Westerly line of 5th Avenue; thence North along the West line of 5th Avenue and West line extended to the North line of State Street; thence West along the North line of State Street to the West line of 4th Street; thence North along the West line of 4th Street to its intersection with the South line of La Crosse Street; thence Westerly along said South line of La Crosse Street and South line extended to the West line of 2nd Street; thence Northerly along said West line of 2nd Street to the Northeast corner of Lot 2 of a Certified Survey Map found in Volume 16, Page 114 (document number 1668039); thence Westerly along the North line of said Lot 2 to the Westerly line thereof; thence Southerly along the West lines of said Lot 2 to the North line of Lot 3 of said CSM; thence Westerly along said North line to the Northwest corner of said Lot 3; thence Northerly on a line perpendicular to the vacated North line of Pine Street, 33 feet more or less to the former North line of vacated Pine Street; thence Westerly along said former North line of vacated Pine Street to the East line of Front Street; thence South along the East line of Front Street to the South line of State Street; thence West along the South line of State Street 170 feet more or less to the West line of Front Street; thence South along the West line of Front Street to the intersection of the North line of a Certified Survey Map found in Volume 12, Page 76 (document number 1423251) and the West line of Front Street; thence West along said North line to its intersection with the Easterly bank of the Mississippi River; thence South along the Easterly bank of the Mississippi River to the North line of Cass Street and the Point of Beginning.

Revised: 7/13/2002

Revised by: pc 9/11/2002

Revised by: jmc 4/12/2019

S:_PROJECTS\2019 MISC\2019-010 Parking Assessment District Map and Legal Modifications\2019 Paking District Legal Description Revisions.DOC

CITY OF
LA CROSSE
WISCONSIN



2022 PROPOSED OPERATING BUDGET

BOARD OF ESTIMATES RECOMMENDED 10/11/2021

COMMON COUNCIL APPROVED 11/15/2021

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Parking Enterprise

Description/Services:

The Parking Utility is managed by a Parking Coordinator who works directly with the Assistant Police Chief. The Parking Utility has two responsibilities, the enforcement of all parking regulations within the City and the operation of all City-owned parking facilities. The enforcement division is responsible for the enforcement of all parking rules and regulations on approximately 225 miles of city streets. This work is done through a staff of Civil Service Employees (CSE’s) who are tasked with the enforcement of parking violations. Office support staff process data entry and revenue collections. The grounds division of the Parking Utility is responsible for the operation of all the municipally-owned ramps and surface lots. These include the Market Square Ramp with a total of 632 spaces, the La Crosse Center Ramp with a total of 893 spaces, the Main Street ramp with a total of 395 spaces, the Riverside Ramp with a total of 903 spaces, and the Pine Street ramp with a total of 606 spaces. When you add in the surface lots, the Parking Utility manages almost 4,000 parking spaces. In addition, the Parking Utility manages downtown on-street hourly parking to ensure customer turnover for downtown businesses.

2021 Accomplishments/Highlights

1. Enhanced Parking Utility webpages and social media connection with the parking customers.
2. Re-painted all levels of all ramps for color consistency.
3. Acquired contractor/trade vehicle permitting for on-street contractor parking.
4. Implemented collections services for unpaid out of state citations.
5. Completed meetings with Neighborhood Associations on pay to park zone/parking benefit districts.

2022 Goals

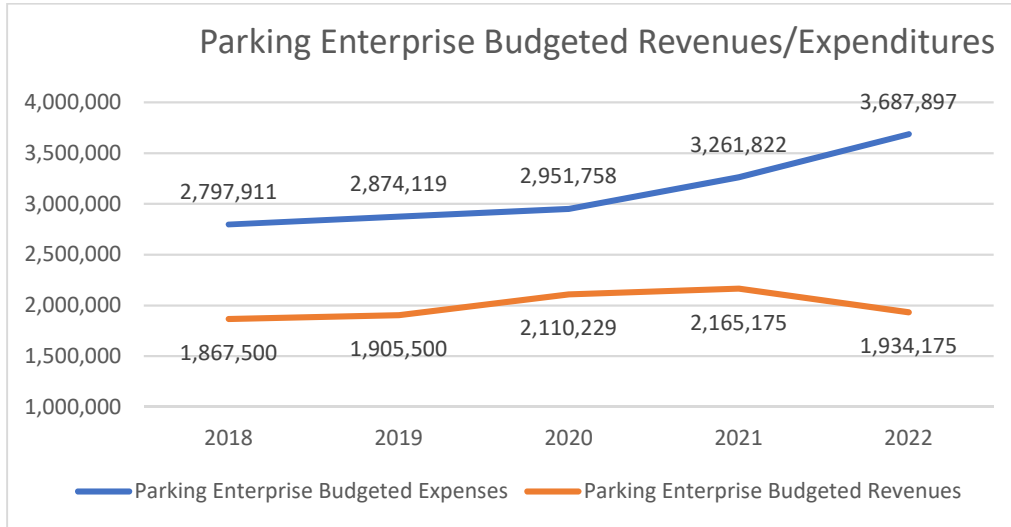
1. Install counting system in parking ramps to enhance parking experience.
2. Improve directional exit signage and level signage in parking ramps.
3. Install additional security cameras in parking ramps.
4. Increase on-line reservations for parking during events at La Crosse Center
5. Promote informational videos on parking system.

Performance Measures	Projected 2021	2022 Goal/Benchmark
Parking Citations	32,865	45,000
Ramp Permits	1,820	2,000
Ramp Security Patrol Hours	2,600	2,920
Citation Collection rate	92%	95%
Contactless Transactions	36,509	55,000
Pay Station Transactions	65,157	60,000

Parking Enterprise

Staffing

	2020	2021	2022
Full Time Equivalents	13.5	19.5	19.5



Revenues

	2020 Actual	2021 Budget	2022 Budget	\$ Change- 2022 v 2021
Parking Revenue	\$2,634,919	\$2,165,175	\$1,934,175	-\$231,000

Expenditures

	2020 Actual	2021 Budget	2022 Budget	\$ Change- 2022 v 2021
Personnel	\$758,215	\$1,158,692	\$1,157,546	-\$1,146
Contractual Services	\$1,087,600	\$1,068,590	\$1,068,463	-\$127
Commodities	\$46,810	\$86,800	\$83,700	-\$3,100
Capital Outlay	\$1,650,901	\$947,740	\$1,378,187	\$430,447
Total Expenses	\$3,543,526	\$3,261,822	\$3,687,896	\$426,074

SCHEDULE B - DOWNTOWN PARKING ASSESSMENT BY PARCEL 2022-2023

Updated 06-30-2022

File #22-0883

2001-2002 Assessment Revenue	76819.62	2022-2023 Revenue Unadjusted	\$146,029.78
All-US December 2001 CPI	176.70	CPI Adjustment Factor	1.0000
All-US December 2021 CPI	278.80	2022-2023 Revenue adjusted	\$146,029.78
Increase Dec/01 to Dec/21	0.58	Last Year's Assessment Revenue	\$143,699.54
2022-2023 Revenue Target	121208.06	Percent Increase from Last Year	1.62%

Assessment Rate (\$ per \$1,000)	\$2.05		
Minimum Assessment prior to CPI	\$200.00	\$97,560.98	Maximum Net Assessed Value for Minimum Assessment
Maximum Adjustment prior to CPI	\$1,500.00	\$731,707.32	Minimum Net Assessed Value for Maximum Assessment
Parking Space Credit	\$2,000.00		

Based on district boundaries approved by City Council 4/11/19			
Parking Assessment Exemption Codes			
Assessable	0	Parking	3
Tax Exempt	1	Accessory	4
Residential	2	Utility	5
		Warehouse, etc	6

TAX ID	PARKING SPACES	OWNER NAME	EX EM PT	PROPERTY ADDRESS	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PARKING SPACE CREDIT	NET ASSESS. VALUE	PARKING ASSESSMENT	UNADJUSTED ADJ PARCEL COLUMN	ADJ PARCEL TOTAL	CPI PARKING ADJUSTMENT
17-020001-010	92	100 HARBORVIEW PARTNERS LLC	0	100 2ND ST N	1,274,400	4,641,900	5,916,300	184,000	5,732,300	545.70	1,500.00		545.70
17-020007-010	87	100 HARBORVIEW PARTNERS LLC	0	100 2ND ST N	808,500	66,200	874,700	174,000	700,700	522.57	1,436.44		522.57
17-020008-040	42	100 HARBORVIEW PARTNERS LLC	0	129 STATE ST	212,100	18,800	230,900	84,000	146,900	109.56	301.15		109.56
17-020008-050	28	100 HARBORVIEW PARTNERS LLC	0	121 STATE ST	202,900	24,000	226,900	56,000	170,900	127.45	350.35		127.45
17-020008-060	84	100 HARBORVIEW PARTNERS LLC	0	229 2ND ST N	385,500	43,600	429,100	168,000	261,100	194.72	535.26		194.72
	333	Combination of above 5 records				7,677,900	666,000	7,011,900			1,500.00	1,500.00	
17-020025-110	45	100 HARBORVIEW PARTNERS LLC	0	511 FRONT ST S	285,800	44,500	330,300	90,000	240,300	370.83	492.62		370.83
17-020025-070	88	RIVERFRONT INVESTORS LLC	0	502 FRONT ST S	1,683,600	4,190,500	5,874,100	176,000	5,698,100	1,129.17	1,500.00		1,129.17
	133	Combination of above 2 records				6,204,400	266,000	5,938,400			1,500.00	1,500.00	
17-020028-130	4	A & B PROPERTIES INC	0	405 3RD ST S	73,500	167,000	240,500	8,000	232,500	476.63			476.63
17-020018-010	0	KWAK 4 LLC	0	112 4TH ST S	43,000	82,700	125,700	0	125,700	257.69			257.69
17-020017-100	0	ADAM KRONER CO	0	317 PEARL ST	107,100	73,700	180,800	0	180,800	370.64			370.64
17-020031-010	6	HAVASU LIMITED REVOCABLE TRUST	0	316 4TH ST S	46,200	94,200	140,400	12,000	128,400	230.75	263.22		230.75
17-020031-012	6	HAVASU LIMITED REVOCABLE TRUST	0	314 4TH ST S	52,500	103,700	156,200	12,000	144,200	259.15	295.61		259.15
17-020031-016	8	HAVASU LIMITED REVOCABLE TRUST	0	312 4TH ST S	31,500	36,400	67,900	16,000	51,900	175.33	200.00		175.33
	20	Combination of above 3 records					364,500	40,000	324,500		665.23	665.23	
17-020014-120	0	A & L MCCORMICK LLC	0	123 2ND ST S	54,600	247,200	301,800	0	301,800	618.69			618.69
17-020029-010	5	ALLEN C HULETT	0	409 3RD ST S	37,800	25,300	63,100	10,000	53,100	200.00			200.00
17-020033-120	0	STATE & WEST LLC	0	401 JAY ST	78,800	270,500	349,300	0	349,300	716.07			716.07
17-020013-060	0	BBL REAL ESTATE HOLDINGS LLC	0	227 MAIN ST	71,800	321,300	393,100	0	393,100	805.86			805.86
17-020031-040	0	KELLOGG INVESTMENTS LLC	0	332 JAY ST	162,800	261,600	424,400	0	424,400	870.02			870.02
17-020018-140	0	LAYNE LLC	0	110 3RD ST N	12,600	0	12,600	0	12,600	200.00			200.00
17-020019-010	0	LAYNE LLC	0	110 3RD ST N	33,600	96,400	130,000	0	130,000	266.50			266.50
17-020025-056	31	LCN UHS LACROSSE LLC	0	328 FRONT ST S	659,800	12,632,600	13,292,400	62,000	13,230,400	1,500.00	1,500.00		1,500.00
17-020015-110	0	WESTERN PACIFIC PARTNERS	0	110 3RD ST S	142,800	159,900	302,700	0	302,700	620.54			620.54
17-020012-010	0	FIRST BANK LACROSSE BUILDING CORP	0	201 MAIN ST	0	0	0	0	0	176.47	200.00		176.47
17-020013-010	11	FIRST BANK LACROSSE BUILDING CORP	0	201 MAIN ST	793,800	8,162,900	8,956,700	22,000	8,934,700	1,323.53	1,500.00		1,323.53
	11	Combination of above 2 records					8,956,700	22,000	8,934,700		1,500.00	1,500.00	
17-020031-020	0	JJC CDP LLC	0	306 4TH ST S	130,200	1,018,400	1,148,600	0	1,148,600	1,500.00			1,500.00
17-020028-030	0	PARKK REAL ESTATE	6	515 2ND ST S	905,600	1,058,700	1,964,300	Exempt	Exempt	0.00			0.00
17-020014-100	0	AMBIANCE LLC	0	113 2ND ST S	79,800	267,900	347,700	0	347,700	653.78	712.79		653.78
17-020014-110	26	PAMPERIN PARKING LLC	0	117 2ND ST S	109,200	3,500	112,700	52,000	60,700	183.44	200.00		183.44
	26	Combination of above 2 records					460,400	52,000	408,400		837.22	837.22	
17-020017-020	14	RRJ HOLDINGS LLC	0	107 3RD ST S	84,000	357,700	441,700	28,000	413,700	848.09	848.09		848.09
17-020017-010	0	BRONCOS OF LACROSSE LLC	0	105 3RD ST S	42,000	76,100	118,100	0	118,100	242.11	242.11		242.11
	14	Combination of above 2 records					559,800	28,000	531,800		1,090.19	1,090.20	
17-020030-110	7	S & S RENTALS INC	0	326 4TH ST S	128,000	42,600	170,600	14,000	156,600	317.42	321.03		317.42
17-020030-120	6	CARL SCHNEIDER	0	323 KING ST	92,400	14,300	106,700	12,000	94,700	197.75	200.00		197.75
	13	Combination of above 2 records					277,300	26,000	251,300		515.17	515.17	
17-020290-010	0	CARRIAGE HOUSE PROPERTIES LLC	0	415 JAY ST	37,800	168,600	206,400	0	206,400	423.12			423.12
17-020016-070	0	CASINO LAX INC, DANIEL J SCHMITZ	0	304 PEARL ST	31,500	72,700	104,200	0	104,200	213.61			213.61
17-020037-050	5	JAMES T CHERF	0	511 MAIN ST	91,700	150,400	242,100	10,000	232,100	475.81			475.81
17-020036-020	Exempt	CHILDRENS MUSEUM OF LACROSSE INC	1	207 5TH AVE S	0	0	0	Exempt	Exempt	0.00			0.00
17-020036-080	0	HOLLYWOOD PROPERTIES LLC	0	123 5TH AVE S	105,100	38,300	143,400	0	143,400	293.97			293.97
17-020028-120	2	FLOTTMEYER INVESTMENT PROPERTIES LLC	0	401 3RD ST S	43,500	119,100	162,600	4,000	158,600	325.13			325.13
17-020017-110	0	MERAKI PROPERTIES LLC	0	323 PEARL ST	107,100	110,100	217,200	0	217,200	445.26			445.26
17-020029-020	2	AIRAM GROUP LLC	0	411 3RD ST S	37,800	117,700	155,500	4,000	151,500	310.58			310.58
17-020001-020	Exempt	CITY OF LA CROSSE	1	N/A FRONT ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020013-040	Exempt	CITY OF LA CROSSE	1	115 3RD ST N	0	0	0	Exempt	Exempt	0.00			0.00
17-020002-080	Exempt	CITY OF LA CROSSE	1	300 HARBORVIEW PLZ	0	0	0	Exempt	Exempt	0.00			0.00
17-020016-010	Exempt	CITY OF LA CROSSE	1	N/A PEARL ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020016-060	Exempt	CITY OF LA CROSSE	1	210 3RD ST S	0	0	0	Exempt	Exempt	0.00			0.00
17-020025-057	Exempt	CITY OF LA CROSSE	1	N/A FRONT ST	0	0	0	Exempt	Exempt	0.00			0.00

TAX ID 2020 DATA	PARKING SPACES	OWNER NAME	EX EM PT	PROPERTY ADDRESS NUMBER STREET	TYPE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PARKING SPACE CREDIT	NET ASSES. VALUE	PARKING ASSESSMENT	UNADJUSTED ADJ PARCEL COLUMN	ADJ PARCEL TOTAL	CPI PARKING ADJUSTMENT
17-020025-059	Exempt	CITY OF LA CROSSE	1	N/A	N/A	0	0	0	Exempt	Exempt	0.00			0.00
17-020025-080	Exempt	CITY OF LA CROSSE	1	100	CASS	ST	0	0	0	Exempt	Exempt			0.00
17-020026-120	Exempt	CITY OF LA CROSSE	1	201	JAY	ST	0	0	0	Exempt	Exempt			0.00
17-020026-060	Exempt	CITY OF LA CROSSE	1	119	KING	ST	0	0	0	Exempt	Exempt			0.00
17-020027-080	Exempt	CITY OF LA CROSSE	1	212	3RD	ST S	0	0	0	Exempt	Exempt			0.00
17-020027-090	74	210 JAY ST LLC	0	210	JAY	ST	755,900	7,390,000	8,145,900	148,000	7,997,900	1,500.00		1,500.00
17-020028-065	Exempt	CITY OF LA CROSSE	1	N/A	CASS	ST	0	0	0	Exempt	Exempt			0.00
17-020028-080	Exempt	CITY OF LA CROSSE	1	400	2ND	ST S	0	0	0	Exempt	Exempt			0.00
17-040381-020	Exempt	CITY OF LA CROSSE	1	315	KING	ST	0	0	0	Exempt	Exempt			0.00
17-040381-030	Exempt	CITY OF LA CROSSE	1	305	3RD	ST S	0	0	0	Exempt	Exempt			0.00
17-040381-060	Exempt	CITY OF LA CROSSE	1	314	JAY	ST	0	0	0	Exempt	Exempt			0.00
17-020034-130	Exempt	CITY OF LA CROSSE	1	400	KING	ST	0	0	0	Exempt	Exempt			0.00
17-040372-115	Exempt	CITY OF LA CROSSE	1	410	JAY	ST	0	0	0	Exempt	Exempt			0.00
17-020020-040	0	TGAAR LLC	0	111	4TH	ST N	31,600	147,300	178,900	0	178,900	366.75		366.75
17-020018-130	32	VERVE A CREDIT UNION	0	118	3RD	ST N	196,500	46,200	242,700	64,000	178,700	207.35	366.34	207.35
17-020019-100	0	VERVE A CREDIT UNION	0	N/A	3RD	ST N	22,200	0	22,200	0	22,200	113.20	200.00	113.20
17-020019-040	0	VERVE A CREDIT UNION	0	311	MAIN	ST	42,000	140,400	182,400	0	182,400	211.64	373.92	211.64
17-020019-060	0	VERVE A CREDIT UNION	0	307	MAIN	ST	107,600	1,112,200	1,219,800	0	1,219,800	849.00	1,500.00	849.00
17-020019-070	0	VERVE A CREDIT UNION	0	301	MAIN	ST	102,400	0	102,400	0	102,400	118.81	209.92	118.81
	32	Combination of above 5 records						1,769,500	64,000	1,705,500		1,500.00	1,500.00	
17-020019-045	0	608 PROPERTIES LLC	0	313	MAIN	ST	37,800	265,300	303,100	0	303,100	621.36		621.36
17-020023-060	0	422 MAIN LLC	0	422	MAIN	ST	90,200	448,000	538,200	0	538,200	1,103.31		1,103.31
17-020018-150	Accessory	312 STATE LLC	4	310	STATE	ST	2,700	0	2,700	Exempt	Exempt			0.00
17-020018-080	0	312 STATE LLC	0	312	STATE	ST	67,200	150,900	218,100	0	218,100	447.11		447.11
17-020029-025	Exempt	CITY OF LACROSSE	1	N/A	N/A	N/A	0	0	0	Exempt	Exempt			0.00
17-020015-095	0	DAVID J RUDRUD	0	120	3RD	ST S	27,300	86,800	114,100	0	114,100	233.91		233.91
17-020033-060	0	STATE & WEST LLC	0	203	4TH	ST S	42,000	329,700	371,700	0	371,700	761.99		761.99
17-020017-040	9	BIG ALS PROPERTIES LLC	0	111	3RD	ST S	156,800	450,200	607,000	18,000	589,000	1,207.45		1,207.45
17-020036-100	Parking	ST JOSEPH THE WORKMAN CATHEDRAL PARISH	3	512	MAIN	ST	435,300	93,900	529,200	Exempt	Exempt	0.00		0.00
17-020036-110	Exempt	ST JOSEPH THE WORKMAN CATHEDRAL PARISH	1	514	MAIN	ST	0	0	0	Exempt	Exempt	0.00		0.00
17-020036-050	Parking	ST JOSEPH THE WORKMAN CATHEDRAL PARISH	3	515	KING	ST	250,300	55,300	305,600	Exempt	Exempt	0.00		0.00
17-020174-030	Parking	ST JOSEPH THE WORKMAN CATHEDRAL PARISH	3	525	KING	ST	303,600	46,800	350,400	Exempt	Exempt	0.00		0.00
17-020022-110	0	DOERFLINGERS SECOND CENTURY INC	0	400	MAIN	ST	346,600	2,061,000	2,407,600	0	2,407,600	1,500.00		1,500.00
17-020008-090	4	129 VINE LLC	0	129	VINE	ST	171,500	1,194,600	1,366,100	8,000	1,358,100	1,500.00		1,500.00
17-020174-090	8	DUANE W RING REVOCABLE TRUST, JANET H RING RE	0	533	CASS	ST	102,600	14,100	116,700	16,000	100,700	206.44		206.44
17-020017-050	5	F F & F OF THIRD STREET LLC	0	119	3RD	ST S	84,000	113,300	197,300	10,000	187,300	383.97		383.97
17-020023-080	0	I & B OF LACROSSE LLC	0	444	MAIN	ST	148,700	348,900	497,600	0	497,600	994.09	1,020.08	994.09
17-020037-010	9	I & B OF LACROSSE LLC	0	501	MAIN	ST	97,500	2,900	100,400	18,000	82,400	194.91	200.00	194.91
	9	Combination of above 2 records						598,000	18,000	580,000		1,189.00	1,189.00	
17-020034-020	0	421 JAY ST LLC	0	421	JAY	ST	69,900	0	69,900	0	69,900	200.00		200.00
17-020015-060	0	JPV PROPERTIES LLC	0	221	PEARL	ST	33,500	99,400	132,900	0	132,900	272.45		272.45
17-020015-080	0	JPV PROPERTIES LLC	0	225	PEARL	ST	101,000	191,700	292,700	0	292,700	600.04		600.04
17-020029-100	20	RENEGADE ENTERPRISES LLC	0	303	CASS	ST	333,400	140,100	473,500	40,000	433,500	514.94	888.68	514.94
17-020029-130	0	RENEGADE ENTERPRISES LLC	0	434	4TH	ST S	977,700	535,000	1,512,700	0	1,512,700	869.17	1,500.00	869.17
17-020029-070	81	RENEGADE ENTERPRISES LLC	0	421	3RD	ST S	241,500	0	241,500	162,000	79,500	115.89	200.00	115.89
	101	Combination of above 3 records						2,227,700	202,000	2,025,700		1,500.00	1,500.00	
17-020010-100	0	FAMILY RADIO INC	0	201	STATE	ST	186,400	389,500	575,900	0	575,900	1,180.60		1,180.60
17-020034-040	7	I & B OF LACROSSE LLC	0	112	5TH	AVE S	118,800	576,600	695,400	14,000	681,400	1,396.87		1,396.87
17-020174-080	8	AMW EQUITIES LLC	0	230	6TH	ST S	167,700	183,800	351,500	16,000	335,500	687.78		687.78
17-020016-090	0	FORTNEY FORTNEY & FORTNEY	0	302	PEARL	ST	86,900	170,600	257,500	0	257,500	527.88		527.88
17-020031-050	Accessory	FORTNEY FORTNEY & FORTNEY	4	302	PEARL	ST	0	0	0	Exempt	Exempt	0.00		0.00
17-020031-070	0	FORTNEY FORTNEY & FORTNEY	0	213	3RD	ST S	69,300	76,900	146,200	0	146,200	299.71		299.71
17-020017-080	0	FORTNEY FORTNEY & FORTNEY LLP	0	123	3RD	ST S	69,300	74,800	144,100	0	144,100	295.41		295.41
17-020027-140	20	FORTNEY FORTNEY & FORTNEY LLP	0	308	3RD	ST S	130,200	134,800	265,000	40,000	225,000	352.77	461.25	352.77
17-020028-010	0	FORTNEY FORTNEY & FORTNEY LLP	0	300	3RD	ST S	162,800	871,300	1,034,100	0	1,034,100	1,147.23	1,500.00	1,147.23
	20	Combination of above 2 records						1,299,100	40,000	1,259,100		1,500.00	1,500.00	
17-020031-060	0	RONALD FORTNEY, PATRICIA FORTNEY, MARC R FOR	0	306	PEARL	ST	0	0	0	0	200.00			200.00
17-020016-080	0	RONALD FORTNEY, PATRICIA FORTNEY, MARC R FOR	0	306	PEARL	ST	133,200	236,200	369,400	0	369,400	757.27		757.27
17-020034-131	Exempt	FRATERNAL ORDER OF EAGLES	1	N/A	KING	ST	4,000	0	4,000	Exempt	Exempt	0.00		0.00
17-020034-080	Exempt	SCHOOL DISTRICT OF LA CROSSE	1	228	5TH	AVE S	0	0	0	Exempt	Exempt	0.00		0.00
17-020033-050	4	WAKEEN PROPERTIES LLC	0	135	4TH	ST S	123,900	510,000	633,900	8,000	625,900	1,283.10		1,283.10
17-020015-070	2	GEORGE JR MARKOS	0	219	PEARL	ST	4,200	0	4,200	4,000	200	144.20	200.00	144.20
17-020015-090	0	JPV PROPERTIES LLC	0	122	3RD	ST S	109,500	141,900	251,400	0	251,400	371.58	515.37	371.58

TAX ID 2020 DATA	PARKING SPACES	OWNER NAME	EX EM PT	PROPERTY NUMBER	ADDRESS STREET	TYPE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PARKING SPACE CREDIT	NET ASSES. VALUE	PARKING ASSESSMENT	UNADJUSTED ADJ PARCEL COLUMN	ADJ PARCEL TOTAL	CPI PARKING ADJUSTMENT
	2	Combination of above 2 records							255,600	4,000	251,600		515.78	515.78	
17-020033-080	Accessory	JAMES J DEBOER, DONNA J DEBOER, CEDAR HILL MU	4	411	JAY	ST	7,400	0	7,400	Exempt	Exempt	0.00			0.00
17-020008-020	0	THE CHARMANT HOTEL	0	101	STATE	ST	185,200	9,029,600	9,214,800	0	9,214,800	1,500.00			1,500.00
17-020018-040	0	1ST & MAIN LLC	0	320	MAIN	ST	86,100	128,600	214,700	0	214,700	440.14			440.14
17-020033-070	0	CEDAR HILL MULTI-FAMILY PROPERTIES LLC	0	413	JAY	ST	33,600	316,800	350,400	0	350,400	718.32			718.32
17-020037-020	0	DAVID J INGRAM, NANCY M INGRAM	0	112	5TH	AVE N	46,800	40,000	86,800	0	86,800	200.00			200.00
17-020032-020	0	JAE ENTERPRISES LLC	0	206	4TH	ST S	39,900	102,200	142,100	0	142,100	291.31			291.31
17-020035-090	Residential	JAE ENTERPRISES LLC	2	505	CASS	ST	152,400	593,000	745,400	Exempt	Exempt	0.00			0.00
17-020017-130	0	JEFFREY W HOTSON	0	122	4TH	ST S	99,800	189,600	289,400	0	289,400	593.27			593.27
17-020018-050	6	DJH HOLDINGS LLC	0	324	MAIN	ST	196,900	340,400	537,300	12,000	525,300	1,076.87			1,076.87
17-020031-030	5	KELLOGG INVESTMENTS LLC	0	320	JAY	ST	85,000	117,400	202,400	10,000	192,400	394.42			394.42
17-020014-130	0	JOHN J JR SATORY	0	201	PEARL	ST	42,800	123,000	165,800	0	165,800	339.89			339.89
17-020033-131	0	JOHN T THORUD	0	122	5TH	AVE S	31,400	47,500	78,900	0	78,900	200.00			200.00
17-020009-120	97	MARINE CREDIT UNION	0	300	2ND	ST N	724,600	1,320,500	2,045,100	194,000	1,851,100	1,500.00			1,500.00
17-020010-120	0	GUNDERSEN LUTHERAN ADMINISTRATIVE SERVICES	0	201	3RD	ST N	472,500	3,051,100	3,523,600	0	3,523,600	1,229.75	1,500.00		1,229.75
17-020011-020	0	HOLZER INVESTMENTS LLC	0	225	3RD	ST N	56,700	104,100	160,800	0	160,800	270.25	329.64		270.25
	0	Combination of above 4 records							3,684,400	0	3,684,400		1,500.00	1,500.00	
17-020018-020	0	THOMAS J KAPELLAS, SANDRA V KAPELLAS	0	114	4TH	ST S	39,900	47,800	87,700	0	87,700	200.00			200.00
17-020028-070	93	LACROSSE WI HOTEL LLC	0	434	3RD	ST S	932,400	6,179,800	7,112,200	186,000	6,926,200	1,500.00			1,500.00
17-040380-970	0	PHILLIP JAMES ADDIS	0	500	MAIN	ST	15,300	72,100	87,400	0	87,400	200.00			200.00
17-040380-980	0	PHILLIP JAMES ADDIS	0	500	MAIN	ST	15,300	98,900	114,200	0	114,200	234.11			234.11
17-040380-990	0	PAMELA COX-OTTO, FRED OTTO	0	500	MAIN	ST	6,900	223,900	230,800	0	230,800	473.14			473.14
17-040381-010	0	FIFTH & MAIN INVESTMENTS LLC	0	113	5TH	AVE S	12,300	59,100	71,400	0	71,400	200.00			200.00
17-020020-070	10	232 3RD ST N LLC	0	232	3RD	ST N	568,700	22,219,300	22,788,000	20,000	22,768,000	1,500.00			1,500.00
17-040381-200	0	THIRD AND PINE LLC	0	319	3RD	ST N	194,600	850,100	1,044,700	0	1,044,700	1,500.00			1,500.00
17-040381-190	Exempt	CITY OF LACROSSE	1	222	PINE	ST	0	0	0	Exempt	Exempt	0.00			0.00
17-040381-180	10	232 3RD ST N LLC	0	318	VINE	ST	184,500	3,864,700	4,049,200	20,000	4,029,200	1,500.00			1,500.00
17-040381-220	10	THE RESIDENCES AT BELLE SQUARE LLC	0	320	VINE	ST	184,500	649,300	833,800	20,000	813,800	1,500.00			1,500.00
17-040381-160	10	232 3RD ST N LLC	0	303	STATE	ST	215,700	915,400	1,131,100	20,000	1,111,100	1,500.00			1,500.00
17-040381-140	59	232 3RD ST N LLC	0	319	STATE	ST	93,800	351,100	444,900	118,000	326,900	670.15			670.15
17-040381-150	0	COWGILL PROPERTIES LLC	0	307	STATE	ST	93,800	871,700	965,500	0	965,500	1,500.00			1,500.00
17-040381-170	60	RESIDENCES AT BELLE SQUARE LLC THE	0	323	STATE	ST	93,800	9,298,900	9,392,700	120,000	9,272,700	1,500.00			1,500.00
17-040381-130	10	ASSOCIATED BANK NATIONAL ASSOCIATION	0	205	4TH	ST N	93,800	1,835,500	1,929,300	20,000	1,909,300	1,500.00			1,500.00
17-020020-080	Exempt	LACROSSE COUNTY	1	300	3RD	ST N	0	0	0	Exempt	Exempt	0.00			0.00
17-020025-100	130	RCS DEVELOPMENT LLC	0	500	2ND	ST S	997,400	2,712,800	3,710,200	260,000	3,450,200	1,500.00			1,500.00
17-020027-130	12	FORTNEY FORTNEY & FORTNEY LLP	0	312	3RD	ST S	140,700	340,900	481,600	24,000	457,600	938.08			938.08
17-020176-010	8	PROPERTY LOGIC LLC	0	149	6TH	ST S	94,900	304,200	399,100	16,000	383,100	785.36			785.36
17-020034-100	Utility	CENTURYTEL OF WISCONSIN LLC	5	206	5TH	AVE S	0	0	0	Exempt	Exempt	0.00			0.00
17-020034-070	Utility	CENTURYTEL OF WISCONSIN LLC	5	419	KING	ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020034-090	Utility	CENTURYTEL OF WISCONSIN LLC	5	206	5TH	AVE S	0	0	0	Exempt	Exempt	0.00			0.00
17-020020-050	0	LACROSSE THEATRES CO	0	115	4TH	ST N	252,000	529,300	781,300	0	781,300	1,500.00			1,500.00
17-020176-040	0	LARRY E KLAHN	0	123	6TH	ST S	106,500	197,600	304,100	0	304,100	623.41			623.41
17-020036-010	0	EXCHANGE BUILDING LLC	0	205	5TH	AVE S	112,000	874,800	986,800	0	986,800	1,500.00			1,500.00
17-020017-140	0	LEITHOLD PIANO CO INC	0	118	4TH	ST S	84,000	191,600	275,600	0	275,600	564.98			564.98
17-020030-130	9	TRISCHOOL ENTERPRISES LLC	0	318	4TH	ST S	132,300	269,700	402,000	18,000	384,000	787.20			787.20
17-020022-020	0	LYNNE GERMANSON	0	429	MAIN	ST	29,300	75,600	104,900	0	104,900	215.05			215.05
17-040380-330	0	RYAN PROPERTIES LLC	0	318	MAIN	ST	6,300	91,500	97,800	0	97,800	128.37	200.49		128.37
17-040380-340	0	RYAN PROPERTIES LLC	0	318	MAIN	ST	6,300	37,700	44,000	0	44,000	128.06	200.00		128.06
17-040380-350	0	RYAN PROPERTIES LLC	0	318	MAIN	ST	6,300	39,900	46,200	0	46,200	128.06	200.00		128.06
17-040380-360	0	RYAN PROPERTIES LLC	0	318	MAIN	ST	6,900	39,800	46,700	0	46,700	128.06	200.00		128.06
17-040380-370	0	RYAN PROPERTIES LLC	0	318	MAIN	ST	6,900	137,000	143,900	0	143,900	188.88	295.00		188.88
17-040380-380	0	RYAN PROPERTIES LLC	0	318	MAIN	ST	6,300	37,900	44,200	0	44,200	128.06	200.00		128.06
17-040380-400	0	RYAN PROPERTIES LLC	0	318	MAIN	ST	6,300	38,000	44,300	0	44,300	128.06	200.00		128.06
	0	Combination of above 7 records							467,100	0	467,100		957.56	957.55	
17-040380-390	Residential	RYAN PROPERTIES LLC	2	318	MAIN	ST	6,900	163,100	170,000	Exempt	Exempt	0.00			0.00
17-020029-030	0	RENEGADE ENTERPRISES LLC	0	316	KING	ST	117,600	25,300	142,900	0	142,900	292.95			292.95
17-020016-140	0	BRONCOS OF LACROSSE LLC	0	300	MAIN	ST	55,100	0	55,100	0	55,100	200.00			200.00
17-020022-010	0	MAIN ST ESTATES LLC	0	427	MAIN	ST	29,300	108,100	137,400	0	137,400	281.67			281.67
17-040372-120	0	4TH & KING ST CONDOMINIUMS LLC	0	301	4TH	ST S	5,300	114,800	120,100	0	120,100	246.21			246.21
17-040372-130	0	4TH & KING ST CONDOMINIUMS LLC	0	305	4TH	ST S	2,500	61,800	64,300	0	64,300	200.00			200.00
17-040372-140	0	608 OTHQ LLC	0	309	4TH	ST S	2,800	45,300	48,100	0	48,100	200.00			200.00
17-040372-150	0	608 OTHQ LLC	0	311	4TH	ST S	2,800	35,700	38,500	0	38,500	200.00			200.00
17-040372-160	0	608 OTHQ LLC	0	313	4TH	ST S	2,800	33,100	35,900	0	35,900	200.00			200.00

TAX ID 2020 DATA	PARKING SPACES	OWNER NAME	EX EM PT	PROPERTY NUMBER	ADDRESS STREET	TYPE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PARKING SPACE CREDIT	NET ASSES. VALUE	PARKING ASSESSMENT	UNADJUSTED ADJ PARCEL COLUMN	ADJ PARCEL TOTAL	CPI PARKING ADJUSTMENT
17-040372-170	0	BIG BROTHERS BIG SISTERS OF THE 7 RIVERS REGIO	0	315	4TH	ST S	0	0	0	0	0	200.00			200.00
17-040372-180	0	SCS DEVELOPMENT LLC	0	317	4TH	ST S	3,600	70,600	74,200	0	74,200	200.00			200.00
17-040372-190	0	SCS DEVELOPMENT LLC	0	325	4TH	ST S	1,800	29,800	31,600	0	31,600	200.00			200.00
17-040372-200	0	ROMAN EMPIRE LLC	0	401	KING	ST	5,300	122,600	127,900	0	127,900	262.20			262.20
17-040372-210	0	411 KING PROPERTY LLC	0	411	KING	ST	1,400	42,500	43,900	0	43,900	200.00			200.00
17-040372-220	0	ROBERT J VOSIKA, MARIANA K VOSIKA	0	417	KING	ST	4,300	88,500	92,800	0	92,800	200.00			200.00
17-040372-230	Residential	CAMERON PARK CONDOMINIUMS LLC	2	415	KING	ST	44,100	170,500	214,600	Exempt	Exempt	0.00			0.00
17-040372-240	Residential	CAMERON PARK CONDOMINIUMS LLC	2	415	KING	ST	44,100	170,500	214,600	Exempt	Exempt	0.00			0.00
17-040372-250	Residential	CAMERON PARK CONDOMINIUMS LLC	2	415	KING	ST	237,100	5,030,500	5,267,600	Exempt	Exempt	0.00			0.00
17-020017-070	0	RICHARD E MARKOS, GREGORY C MARKOS	0	307	PEARL	ST	78,900	200,600	279,500	0	279,500	572.98			572.98
17-020037-030	0	CEDAR HILL MULTI-FAMILY PROPERTIES LLC	0	507	MAIN	ST	91,700	390,800	482,500	0	482,500	989.13			989.13
17-020036-070	0	SCENIC CENTER LLC	0	115	5TH	AVE S	130,400	597,400	727,800	0	727,800	1,491.99			1,491.99
17-020021-140	0	MEDDAUGH HOLDINGS LLC	0	419	MAIN	ST	97,500	239,900	337,400	0	337,400	691.67			691.67
17-020034-140	8	METZ BAKING INC	0	334	5TH	AVE S	69,200	189,700	258,900	16,000	242,900	497.95			497.95
17-020025-090	28	CTR INVESTMENTS LLC	0	501	FRONT	ST S	656,900	1,952,000	2,608,900	56,000	2,552,900	1,500.00			1,500.00
17-020017-090	0	FORTNEY FORTNEY & FORTNEY LLP	0	309	PEARL	ST	119,700	123,400	243,100	0	243,100	498.36			498.36
17-020021-110	132	NEW STATE BANK OF LA CROSSE	0	120	4TH	ST N	284,700	70,800	355,500	264,000	91,500	105.08	200.00		105.08
17-020021-120	0	NEW STATE BANK OF LA CROSSE	0	401	MAIN	ST	435,800	1,164,700	1,600,500	0	1,600,500	788.10	1,500.00		788.10
17-020022-050	0	NEW STATE BANK OF LA CROSSE	0	111	5TH	AVE N	375,600	52,500	428,100	0	428,100	461.09	877.61		461.09
17-020022-080	0	NEW STATE BANK OF LA CROSSE	0	416	STATE	ST	121,400	13,900	135,300	0	135,300	145.73	277.37		145.73
	132	Combination of above 4 records							2,519,400	264,000	2,255,400		1,500.00	1,500.00	
17-020008-010	72	NORTH CENTRAL TRUST COMPANY	0	230	FRONT	ST N	737,700	2,015,500	2,753,200	144,000	2,609,200	1,500.00			1,500.00
17-020036-060	Utility	NORTHERN STATES POWER CO	5	550	JAY	ST	0	0	0	0	Exempt	0.00			0.00
17-020016-110	0	DAVID H PRETASKY, KIMBERLY A PRETASKY	0	310	MAIN	ST	29,400	79,300	108,700	0	108,700	222.84			222.84
17-020022-040	0	JAMES T CHERF	0	425	MAIN	ST	64,400	200,900	265,300	0	265,300	543.87			543.87
17-020016-015	21	PEARL STREET ENTERPRISE INC	0	200	PEARL	ST	592,200	6,721,400	7,313,600	42,000	7,271,600	1,500.00			1,500.00
17-020015-010	0	PEARL STREET WEST LLC	0	205	PEARL	ST	98,700	246,900	345,600	0	345,600	708.48			708.48
17-020015-020	0	PEARL STREET WEST LLC	0	211	PEARL	ST	42,500	63,000	105,500	0	105,500	216.28			216.28
17-020015-030	0	PEARL STREET WEST LLC	0	213	PEARL	ST	25,200	75,500	100,700	0	100,700	206.44			206.44
17-020015-040	0	PEARL STREET WEST LLC	0	215	PEARL	ST	25,200	70,800	96,000	0	96,000	200.00			200.00
17-020027-120	0	PEDACE COMPANY LLC	0	324	3RD	ST S	285,000	71,700	356,700	0	356,700	731.24			731.24
17-020290-020	0	CARRANZA VENTURES LLC	0	417	JAY	ST	29,400	88,500	117,900	0	117,900	241.70			241.70
17-020033-030	0	PENNY L FASSLER	0	129	4TH	ST S	44,100	140,200	184,300	0	184,300	377.82			377.82
17-020035-060	32	PEOPLES FOOD COOPERATIVE INC	0	315	5TH	AVE S	297,000	2,097,500	2,394,500	64,000	2,330,500	1,500.00			1,500.00
17-020022-090	0	MAIN STREET RENAISSANCE INC	0	412	MAIN	ST	42,000	132,800	174,800	0	174,800	358.34			358.34
17-020024-030	0	PHILLIP JAMES ADDIS	0	510	MAIN	ST	158,700	384,400	543,100	0	543,100	1,113.36			1,113.36
17-020019-030	0	K & N PRENTICE LLP	0	108	3RD	ST N	35,700	53,400	89,100	0	89,100	200.00			200.00
17-020016-100	0	DAVID H PRETASKY, KIMBERLY A PRETASKY	0	312	MAIN	ST	31,500	100,200	131,700	0	131,700	269.99			269.99
17-020176-020	10	QUEENB TELEVISION LLC	0	141	6TH	ST S	116,700	1,446,700	1,563,400	20,000	1,543,400	1,500.00			1,500.00
17-020013-070	0	RALPHS LLC	0	109	3RD	ST N	36,800	89,400	126,200	0	126,200	258.71			258.71
17-020013-080	0	RALPHS LLC	0	111	3RD	ST N	34,500	82,200	116,700	0	116,700	239.24			239.24
17-020176-030	0	M&R APARTMENTS LLC	0	127	6TH	ST S	88,500	261,700	350,200	0	350,200	717.91			717.91
17-020022-100	0	AZARA PROPERTIES LLC	0	410	MAIN	ST	33,600	35,500	69,100	0	69,100	200.00			200.00
17-020029-040	0	GERRARD STAFF III LLC	0	413	3RD	ST S	81,900	253,300	335,200	0	335,200	687.16			687.16
17-020002-081	28	REINHART REAL ESTATE GROUP INC	0	N/A	2ND	ST S	60,200	0	60,200	56,000	4,200	176.47	200.00		176.47
17-020001-070	154	RJH SUB INC	0	100	2ND	ST S	1,935,600	6,692,700	8,628,300	308,000	8,320,300	1,323.53	1,500.00		1,323.53
	182	Combination of above 2 records							8,688,500	364,000	8,324,500		1,500.00	1,500.00	
17-020026-110	0	REINHART REAL ESTATE GROUP INC	0	300	2ND	ST S	465,400	691,000	1,156,400	0	1,156,400	1,323.53	1,500.00		1,323.53
17-020002-040	0	REINHART REAL ESTATE GROUP INC	0	300	2ND	ST S	0	0	0	0	0	176.47	200.00		176.47
	0	Combination of above 2 records							1,156,400	0	1,156,400		1,500.00	1,500.00	
17-020026-080	Parking	CITY OF LACROSSE	3	424	2ND	ST S	0	0	0	Exempt	Exempt	0.00			0.00
17-020010-110	11	TURK VENTURES LLC	0	215	STATE	ST	149,100	536,900	686,000	22,000	664,000	1,361.20			1,361.20
17-020014-080	0	XIAOXU WU, YINGMIN LIN	0	212	MAIN	ST	44,100	346,300	390,400	0	390,400	800.32			800.32
17-020020-030	1	BATAVIAN BUILDING LLC	0	319	MAIN	ST	170,100	279,200	449,300	2,000	447,300	916.97			916.97
17-020033-040	0	4 SISTERS CATERING LLC	0	133	4TH	ST S	60,900	335,500	396,400	0	396,400	812.62			812.62
17-020015-050	0	RONALD J KIND	0	219	PEARL	ST	29,400	104,500	133,900	0	133,900	274.50			274.50
17-020022-030	0	NANCY J ROSE, STEPHEN G ROSE	0	431	MAIN	ST	43,900	103,200	147,100	0	147,100	301.56			301.56
17-020016-050	20	ROTTINGHAUS REAL ESTATE LLC	0	202	3RD	ST S	270,400	190,000	460,400	40,000	420,400	861.82			861.82
17-020010-060	13	RRW INVESTMENTS LTD	0	214	VINE	ST	231,100	318,600	549,700	26,000	523,700	1,073.59	1,073.59		1,073.59
17-020010-070	Parking	RRW INVESTMENTS LTD	3	220	2ND	ST N	63,600	1,700	65,300	Exempt	Exempt	0.00	0.00		0.00
17-020010-080	Parking	RRW INVESTMENTS LTD	3	216	2ND	ST N	144,900	4,700	149,600	Exempt	Exempt	0.00	0.00		0.00
17-020015-120	0	CROW PROPERTIES LLC THE	0	100	3RD	ST S	215,300	989,900	1,205,200	0	1,205,200	1,500.00			1,500.00
17-020015-140	0	MAIN STREET RENAISSANCE INC	0	218	MAIN	ST	77,700	207,600	285,300	0	285,300	584.87			584.87

TAX ID 2020 DATA	PARKING SPACES	OWNER NAME	EX EMPT	PROPERTY NUMBER	ADDRESS STREET	TYPE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PARKING SPACE CREDIT	NET ASSES. VALUE	PARKING ASSESSMENT	UNADJUSTED ADJ PARCEL COLUMN	ADJ PARCEL TOTAL	CPI PARKING ADJUSTMENT
17-020028-140	Warehouse	JOHN J JR STORY, BETH M SATORY	6	403	3RD	ST S	37,800	24,600	62,400	Exempt	Exempt	0.00			0.00
17-020037-060	0	CAVALIER PROPERTIES OF LACROSSE LLC	0	515	MAIN	ST	46,800	54,600	101,400	0	101,400	183.78	207.87		183.78
17-020037-070	5	CAVALIER PROPERTIES OF LACROSSE LLC	0	517	MAIN	ST	63,200	21,300	84,500	10,000	74,500	176.82	200.00		176.82
		Combination of above 2 records							185,900	10,000	175,900		360.60	360.60	
17-020032-050	0	RRJ HOLDINGS LLC	0	316	PEARL	ST	37,800	159,500	197,300	0	197,300	404.47		203.16	404.47
17-020020-060	16	WEISS COMMERCIAL REAL ESTATE LLC	0	125	4TH	ST N	157,500	260,200	417,700	32,000	385,700	790.69			790.69
17-020032-040	0	320 PEARL LLC	0	320	PEARL	ST	136,500	551,900	688,400	0	688,400	1,411.22			1,411.22
17-020032-030	0	STEPHEN D HARM	0	330	PEARL	ST	114,100	154,100	268,200	0	268,200	549.81			549.81
17-020023-050	0	DLL PROPERTIES LLC	0	418	MAIN	ST	87,800	663,300	751,100	0	751,100	1,500.00			1,500.00
17-020034-050	Accessory	DLL PROPERTIES LLC	4	418	MAIN	ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020016-020	0	THE AMERICAN HOUSE LLC	0	222	PEARL	ST	79,800	256,200	336,000	0	336,000	523.32	688.80		523.32
17-020016-040	6	THE AMERICAN HOUSE LLC	0	216	PEARL	ST	4,200	1,200	5,400	12,000	(6,600)	151.95	200.00		151.95
		Combination of above 2 records							341,400	12,000	329,400		675.27	675.27	
17-020034-030	6	MICHAEL R KEIL, KAREN H KEIL	0	116	5TH	AVE S	34,700	166,200	200,900	12,000	188,900	387.25			387.25
17-020015-100	1	THIRD STREET CENTER LLC	0	116	3RD	ST S	90,300	303,100	393,400	2,000	391,400	802.37			802.37
17-020011-010	0	CHRISTENE M BREININGER	0	229	3RD	ST N	33,800	80,000	113,800	0	113,800	233.29			233.29
17-020018-060	0	STATE ROOM PROPERTIES LLC	0	128	3RD	ST N	52,500	86,600	139,100	0	139,100	285.16			285.16
17-020033-130	0	DOERFLINGERS SECOND CENTURY INC	0	118	5TH	AVE S	51,200	154,400	205,600	0	205,600	421.48			421.48
17-020023-010	2	BOOT COAT LLC	0	115	4TH	ST S	63,000	175,400	238,400	4,000	234,400	480.52			480.52
17-020018-070	0	ALYSHAS APARTMENTS LLC	0	126	3RD	ST N	111,300	356,900	468,200	0	468,200	959.81			959.81
17-020018-090	Accessory	ALYSHAS APARTMENTS LLC	4	310	STATE	ST	5,700	0	5,700	Exempt	Exempt	0.00			0.00
17-020016-120	0	AIRAM GROUP LLC	0	308	MAIN	ST	79,800	104,900	184,700	0	184,700	378.64			378.64
17-020014-090	14	VISKER PROPERTIES LLC	0	111	2ND	ST S	46,200	158,200	204,400	28,000	176,400	361.62			361.62
17-020034-010	0	KELLOGG INVESTMENTS LLC	0	124	5TH	AVE S	68,300	219,700	288,000	0	288,000	590.40			590.40
17-020035-100	0	WELLS FARGO BANK NA	0	519	CASS	ST	171,400	19,700	191,100	0	191,100	148.51	391.76		148.51
17-020035-130	0	WELLS FARGO BANK NA	0	305	5TH	AVE S	116,700	16,600	133,300	0	133,300	103.59	273.27		103.59
17-020035-140	0	WELLS FARGO BANK NA	0	520	KING	ST	124,500	17,800	142,300	0	142,300	110.59	291.72		110.59
17-020035-050	92	WELLS FARGO BANK NA	0	305	5TH	AVE S	227,700	1,723,100	1,950,800	184,000	1,766,800	568.65	1,500.00		568.65
17-020174-040	0	WELLS FARGO BANK NA	0	200	6TH	ST S	679,400	523,000	1,202,400	0	1,202,400	568.65	1,500.00		568.65
		Combination of above 5 records							3,619,900	184,000	3,435,900		1,500.00	1,499.99	
17-020014-070	0	DOCS HIDEOUT LLC	0	200	MAIN	ST	241,900	570,400	812,300	0	812,300	1,500.00			1,500.00
17-020031-080	22	W-MONARCH PROPERTIES LLC	0	217	3RD	ST S	130,200	49,600	179,800	44,000	135,800	278.39	278.39		278.39
17-020031-090	30	W-MONARCH PROPERTIES LLC	0	227	3RD	ST S	162,800	51,400	214,200	60,000	154,200	316.11	316.11		316.11
		Combination of above 2 records							394,000	104,000	290,000		594.50	594.50	
17-020032-015	19	KLC PROPERTIES LLC	0	208	4TH	ST S	254,700	1,010,000	1,264,700	38,000	1,226,700	1,500.00			1,500.00
17-020020-010	0	2ND & MAIN LLC	0	333	MAIN	ST	123,300	401,400	524,700	0	524,700	1,075.64			1,075.64
17-020020-020	0	WILLIAM A STORY	0	327	MAIN	ST	40,400	71,200	111,600	0	111,600	228.78			228.78
17-020013-050	0	WOLF RENTALS	0	221	MAIN	ST	73,500	365,200	438,700	0	438,700	899.34			899.34
17-020036-030	0	I&B LLC	0	505	KING	ST	377,600	1,375,200	1,752,800	0	1,752,800	1,500.00			1,500.00
17-020023-011	Accessory	DOERFLINGERS SECOND CENTURY INC	4	115	4TH	ST S	21,000	5,100	26,100	Exempt	Exempt	0.00			0.00
17-020023-035	2	DALE B BERG	0	119	4TH	ST S	140,100	1,467,900	1,608,000	4,000	1,604,000	1,500.00			1,500.00
17-020025-058	Exempt	REDEVELOPMENT AUTHORITY OF LA CROSSE	1	N/A	N/A	N/A	0	0	0	Exempt	Exempt	0.00			0.00
17-020025-061	0	LCN UHS LACROSSE LLC	0	332	FRONT	ST S	595,200	13,721,100	14,316,300	0	14,316,300	1,500.00	1,500.00		1,500.00
17-020025-062	Exempt	LACROSSE PERFORMING ARTS CENTER INC	1	428	FRONT	ST S	0	0	0	Exempt	Exempt	0.00			0.00
17-020026-055	300	LCN UHS LACROSSE LLC	0	102	JAY	ST	595,100	16,743,800	17,338,900	600,000	16,738,900	1,500.00	1,500.00		1,500.00
17-020034-141	Accessory	EARTHGRAINS BAKING COMPANIES INC	4	320	5TH	AVE S	459,000	107,500	1,534,000	Exempt	Exempt	0.00			0.00
17-020174-010	Exempt	ST JOSEPH THE WORKMAN CATHEDRAL PARISH	1	530	MAIN	ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020174-020	Exempt	ST JOSEPH THE WORKMAN CATHEDRAL PARISH	1	140	6TH	ST S	17,300	2,860	201,600	Exempt	Exempt	0.00			0.00
17-020174-081	Exempt	CITY OF LACROSSE	1	N/A	6TH	ST S	0	0	0	Exempt	Exempt	0.00			0.00
17-040381-040	Accessory	GRAND RIVER STATION APARTMENTS LLC	4	315	3RD	ST S	301,500	220,480	2,506,300	Exempt	Exempt	0.00			0.00
17-040381-050	Accessory	GRS HOMES LLC	4	315	3RD	ST S	104,400	1,351,700	1,456,100	Exempt	Exempt	0.00			0.00
17-040381-230	Exempt	LA CROSSE COUNTY	1	322	VINE	ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020009-075	125	LA CROSSE HOTEL GROUP	0	511	3RD	ST N	1,341,300	8,334,900	9,676,200	250,000	9,426,200	1,500.00			1,500.00
17-020064-010	80	VINE STREET REALTY LLC	0	107	VINE	ST	1,024,000	531,400	1,555,400	160,000	1,395,400	1,500.00			1,500.00
17-020008-110	0	JJAWC LLC	0	401	2ND	ST N	1,320,300	8,586,000	9,906,300	0	9,906,300	1,500.00			1,500.00
17-020300-040	153	JJAWC SOUTH LLC	0	N/A	VINE	S	628,000	113,900	741,900	306,000	435,900	893.60			893.60
17-020009-080	0	CAPSTONE LLC	0	215	PINE	ST	512,000	0	512,000	0	512,000	1,049.60			1,049.60
17-020009-095	52	CLIFFORD LECLAIR REVOCABLE TRUST, SANDRA LEC	0	224	LA CROSSE	ST	405,100	0	405,100	104,000	301,100	617.26			617.26
17-020009-110	76	CLIFFORD LECLAIR REVOCABLE TRUST, SANDRA LEC	0	401	3RD	ST N	1,118,200	242,800	1,361,000	152,000	1,209,000	1,500.00			1,500.00
17-020020-120	10	DEES HOLDINGS LLC	0	419	4TH	ST N	221,700	122,400	344,100	20,000	324,100	664.41			664.41
17-020021-010	30	DANIEL FELD, ERIKA TOTH	0	515	4TH	ST N	441,800	237,100	678,900	60,000	618,900	1,268.75			1,268.75
		TOTAL									146,029.78				146,029.78



PARKING RECORDS OFFICE
CITY HALL
400 LA CROSSE STREET
LA CROSSE WI 54601-3396

RETURN SERVICE REQUESTED

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cross
available*

Joe

New address

First Class Mail
Presort
ComBasPrice



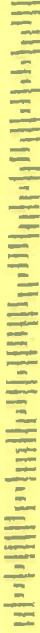
US POSTAGE PAID PITNEY BOWES

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LA CROSSE WI 54601-3396

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*** Proof of Publication ***

STATE OF WISCONSIN
County of La Crosse } SS.

~~Madelyn Helmer~~ being duly sworn, says that he/she is the principal clerk of the LA CROSSE TRIBUNE, a public daily newspaper of general circulation, published in the City of La Crosse, in the county and state aforesaid, and that the notice of which the annexed is printed copy taken from the paper in which the same was published, was inserted and published in the said newspaper on the dates listed below,

being at least once in each week for 1 successive week(s).

~~DATE~~ 7/8/22

City of La Crosse Police Dept.
Stephanie Churchill
400 LA CROSSE ST
LA CROSSE WI 54601

ORDER NUMBER 103493

Sworn to and subscribed before me this 08 day of JUL 08 2022
2022



Notary Public, La Crosse County, Wisconsin

My Commission as Notary Public will expire on the

14 day of JAN, 2025

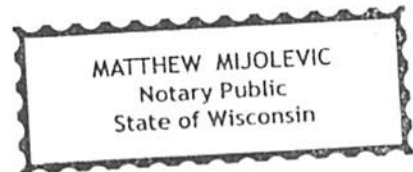
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Section: Legals

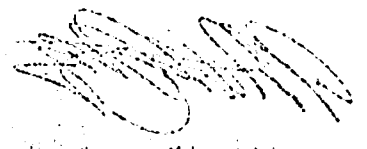
Category: 0001 Wisconsin Legals

PUBLISHED ON: 07/08/2022

TOTAL AD COST: 287.94
FILED ON: 7/8/2022



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MATTHEW WHELAN
 Attorney General
 State of Michigan

**NOTICE TO PROPERTY OWNERS
DOWNTOWN PARKING ASSESSMENT DISTRICT**

Notice is hereby given that the operating, maintenance, and replacement costs for the operation of the City's parking facilities within the Downtown La Crosse Parking System, for the assessment district shown, have been prepared and are now open to inspection by contacting the Parking Utility Office at (608) 789-4908. This can also be viewed on the City of La Crosse website at: www.cityoflacrosse.org/parking/assessment/.

SEE ENCLOSED MAP

Pursuant to Section 60.0703 WI Statutes, the undersigned Board of Public Works of said City hereby gives notice that all persons owning or interested in the real estate outlined on the above map are entitled to examine said costs and assessments, and that on Monday, August 1, 2022 at 10:00 am, the Board will be in session in the Council Chambers, 1st Floor - City Hall, 400 La Crosse Street, to consider any objections that may be filed, and to hear all persons desiring to be heard. Property owners will be able to examine assessments for their property.

The assessment rate of \$2.05 per \$1,000.00 of appraised value remains unchanged from previous years. Actual parking assessments may change if the appraised values of the properties have changed since the last assessment date. The boundaries of the parking assessment district were updated and approved at the regular meeting of the City of La Crosse Common Council held April 11, 2019.

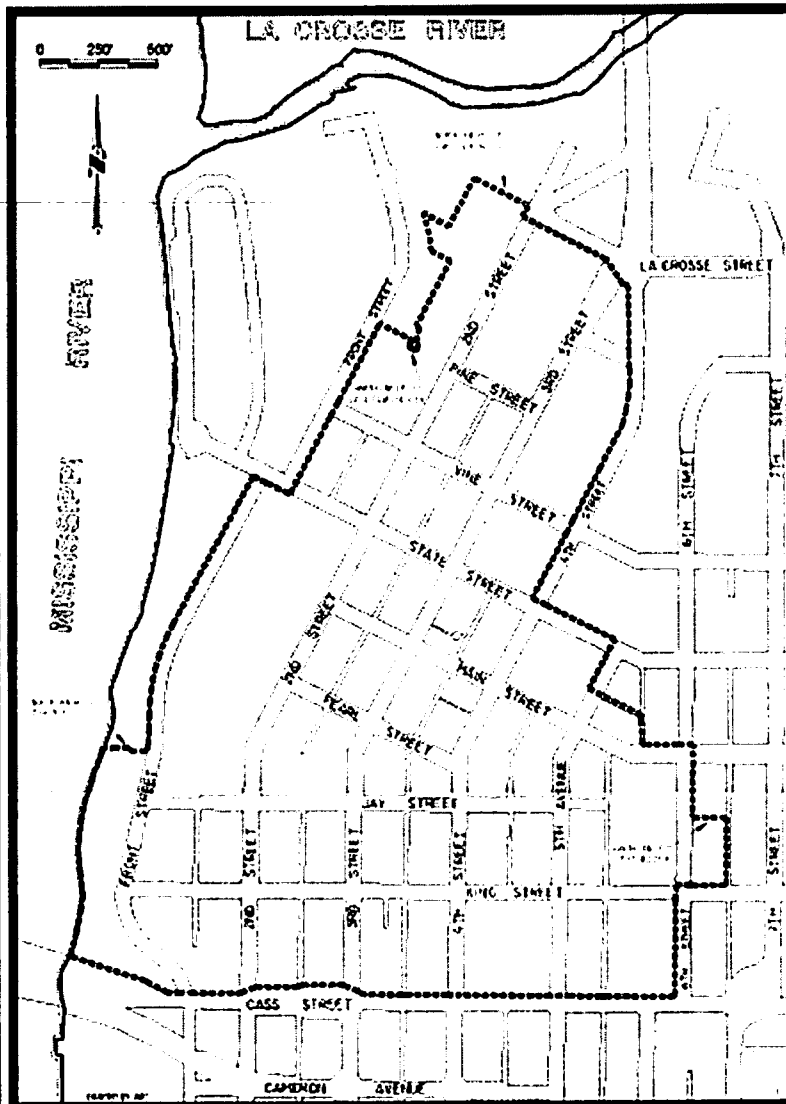
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Dated this 8th day of July 2022. **BOARD OF PUBLIC WORKS**

EXHIBIT A

10 419-0930

**PARKING DISTRICT BOUNDARY
REVISED 4/12/2019**



07/08 103493-1 WNAXLP

9



DEPARTMENT OF POLICE
CITY HALL
400 LA CROSSE STREET
LA CROSSE WI 54601-3396

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STATE ROOM PROPERTIES
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LACROSSE WI

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UNABLE TO FORWARD

**NOTICE TO PROPERTY OWNERS
DOWNTOWN PARKING ASSESSMENT DISTRICT**

STATE ROOM PROPERTIES LLC
319 MAIN ST STE 404
LA CROSSE WI 54601

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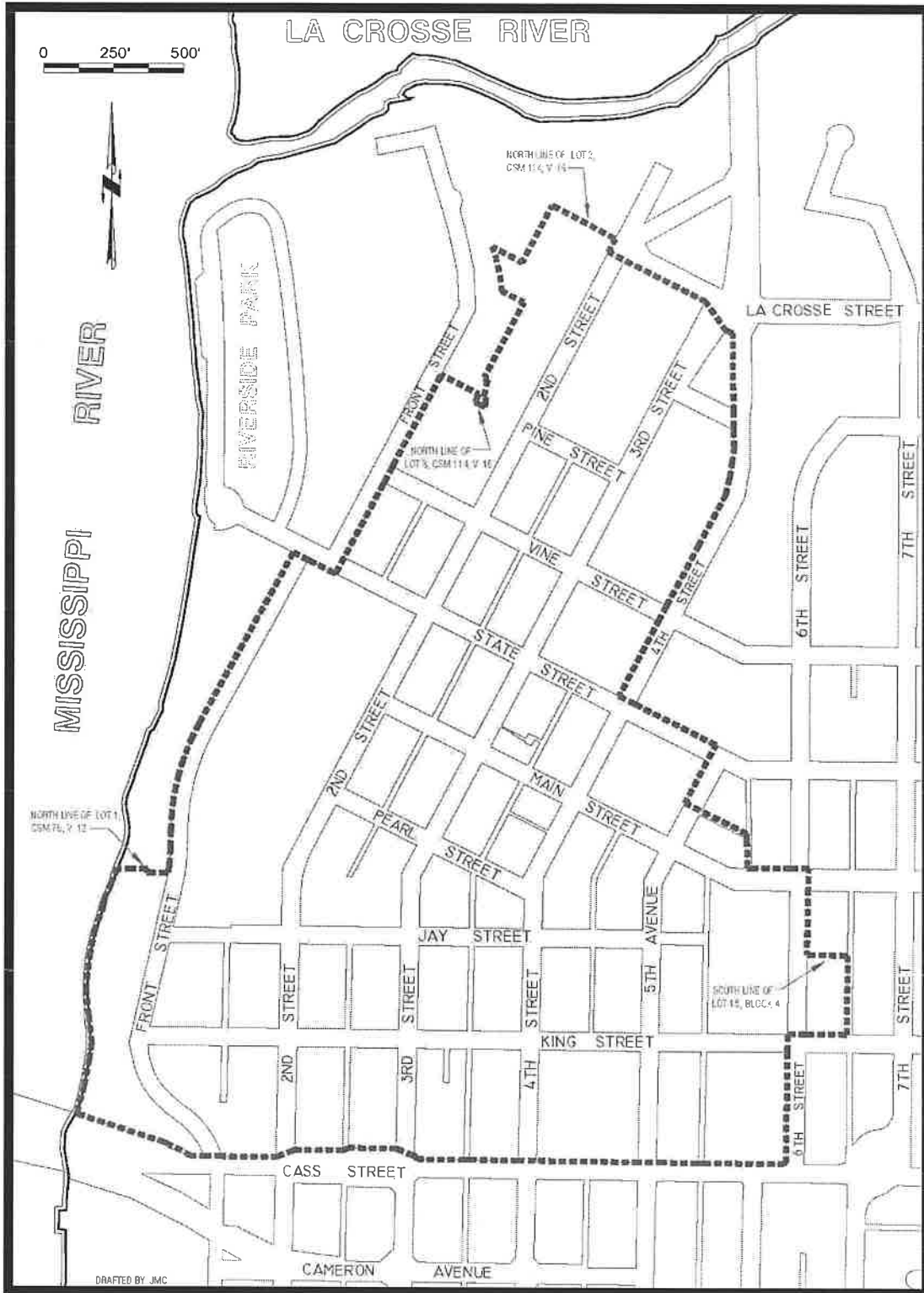
Dated this 8th day of July 2022.

BOARD OF PUBLIC WORKS

PARCEL NUMBER
17-020018-060

ASSESSMENT (IN \$)
285.16

EXHIBIT A
PARKING DISTRICT BOUNDARY
REVISED 4/12/2019



**NOTICE TO PROPERTY OWNERS
DOWNTOWN PARKING ASSESSMENT DISTRICT**

BIG ALS PROPERTIES LLC
319 MAIN ST STE 404
LA CROSSE WI 54601

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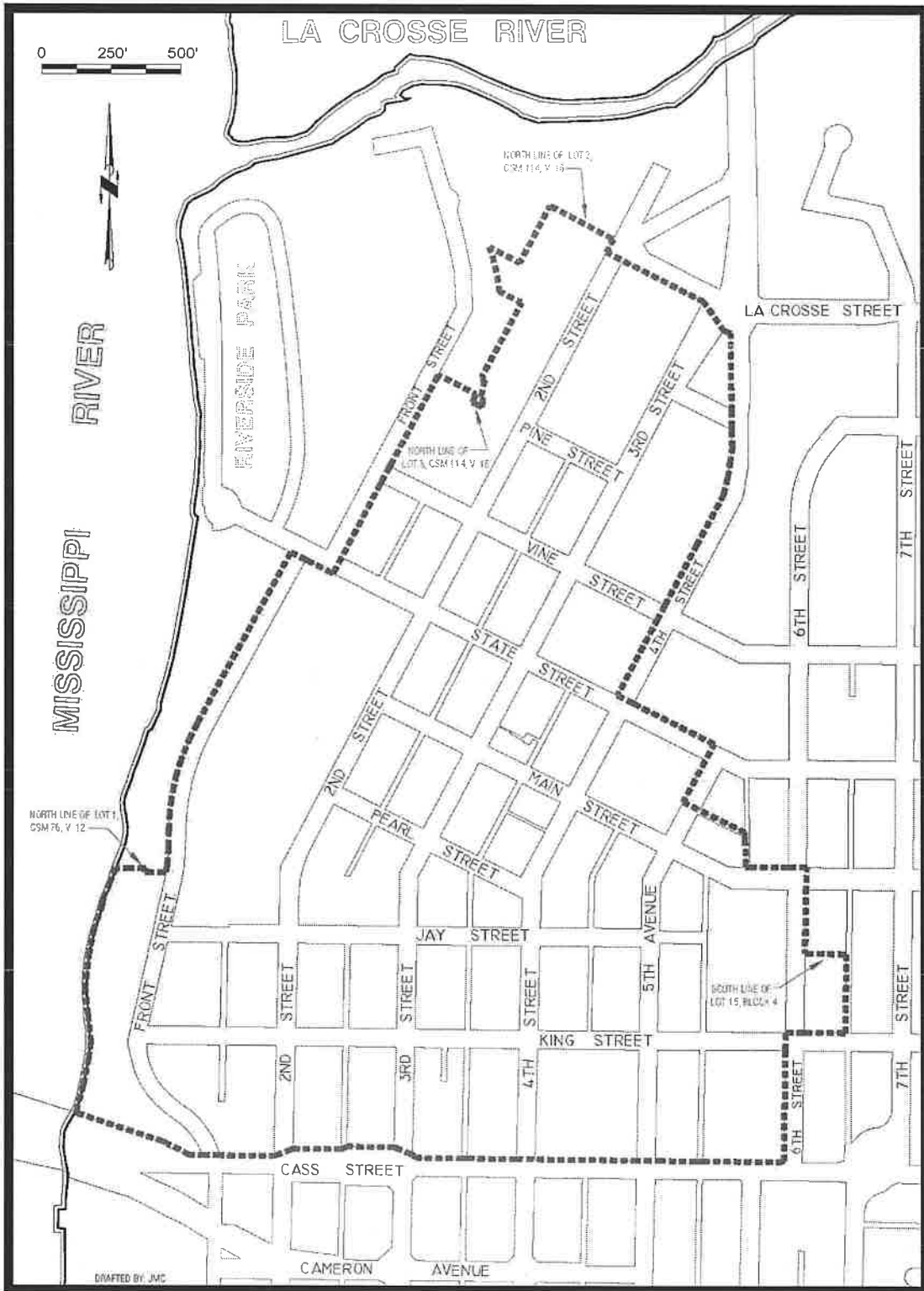
Dated this 8th day of July 2022.

BOARD OF PUBLIC WORKS

PARCEL NUMBER
17-020017-040

ASSESSMENT (IN \$)
1207.45

EXHIBIT A
PARKING DISTRICT BOUNDARY
REVISED 4/12/2019



**NOTICE TO PROPERTY OWNERS
DOWNTOWN PARKING ASSESSMENT DISTRICT**

CROW PROPERTIES LLC THE
319 MAIN ST STE 404
LA CROSSE WI 54601

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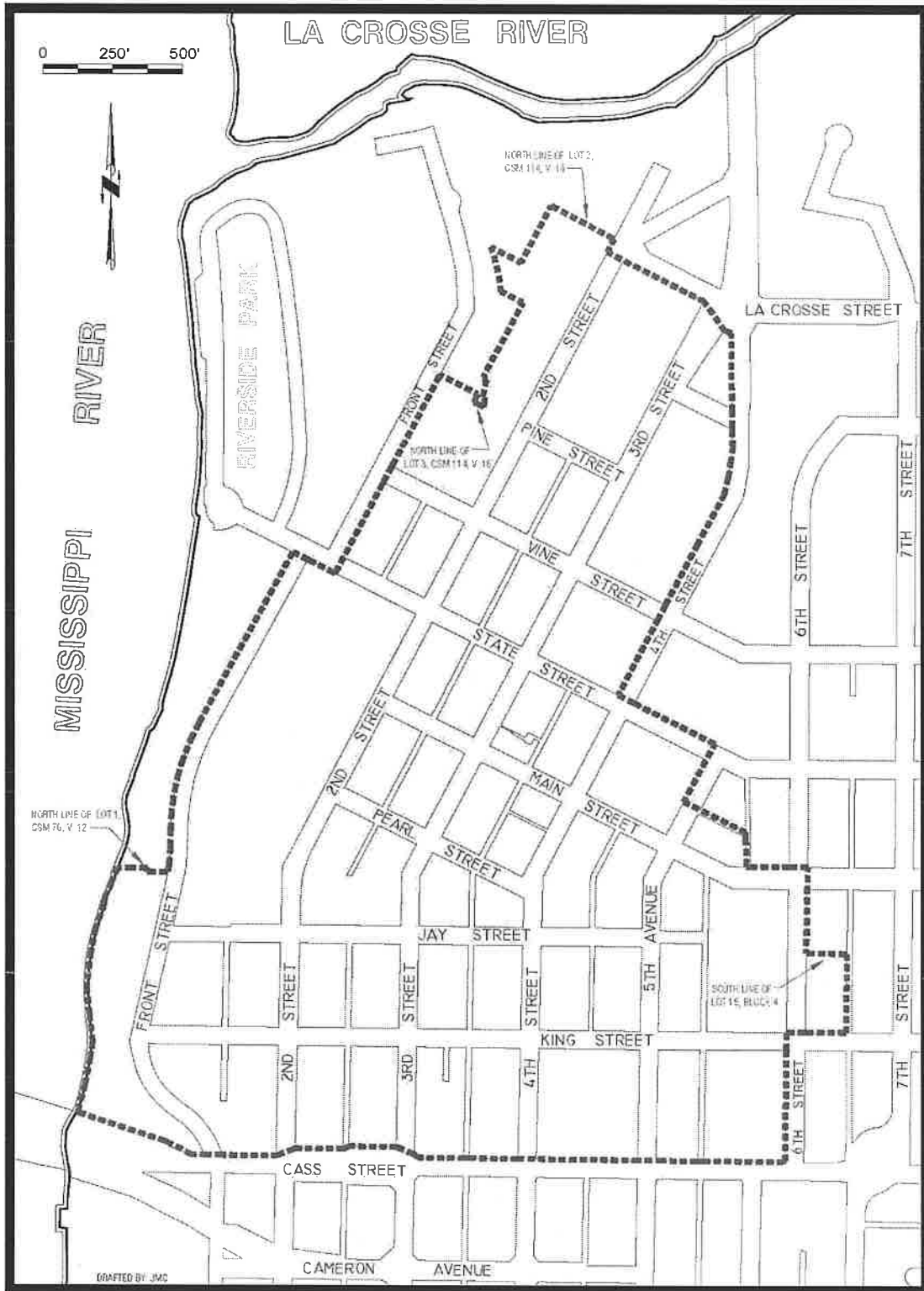
Dated this 8th day of July 2022.

BOARD OF PUBLIC WORKS

PARCEL NUMBER
17-020015-120

ASSESSMENT (IN \$)
1500.00

EXHIBIT A
PARKING DISTRICT BOUNDARY
REVISED 4/12/2019



**NOTICE TO PROPERTY OWNERS
DOWNTOWN PARKING ASSESSMENT DISTRICT**

RRJ HOLDINGS LLC
319 MAIN ST STE 404
LA CROSSE WI 54601

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Dated this 8th day of July 2022.

BOARD OF PUBLIC WORKS

PARCEL NUMBER

17-020017-020

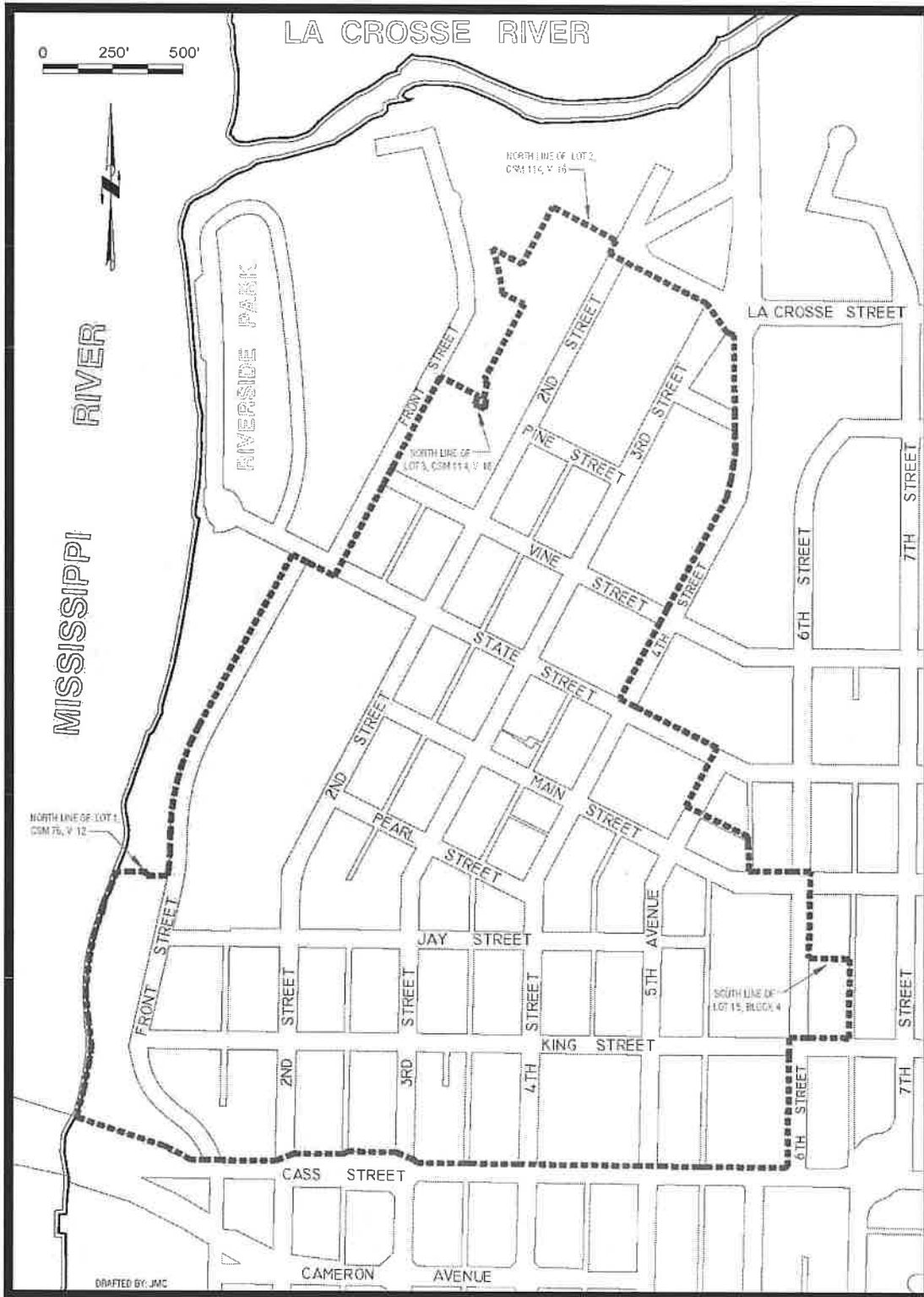
17-020032-050

ASSESSMENT (IN \$)

848.09

404.47

EXHIBIT A
PARKING DISTRICT BOUNDARY
REVISED 4/12/2019



**NOTICE TO PROPERTY OWNERS
DOWNTOWN PARKING ASSESSMENT DISTRICT**

422 MAIN LLC
319 MAIN ST STE 404
LA CROSSE WI 54601-4015

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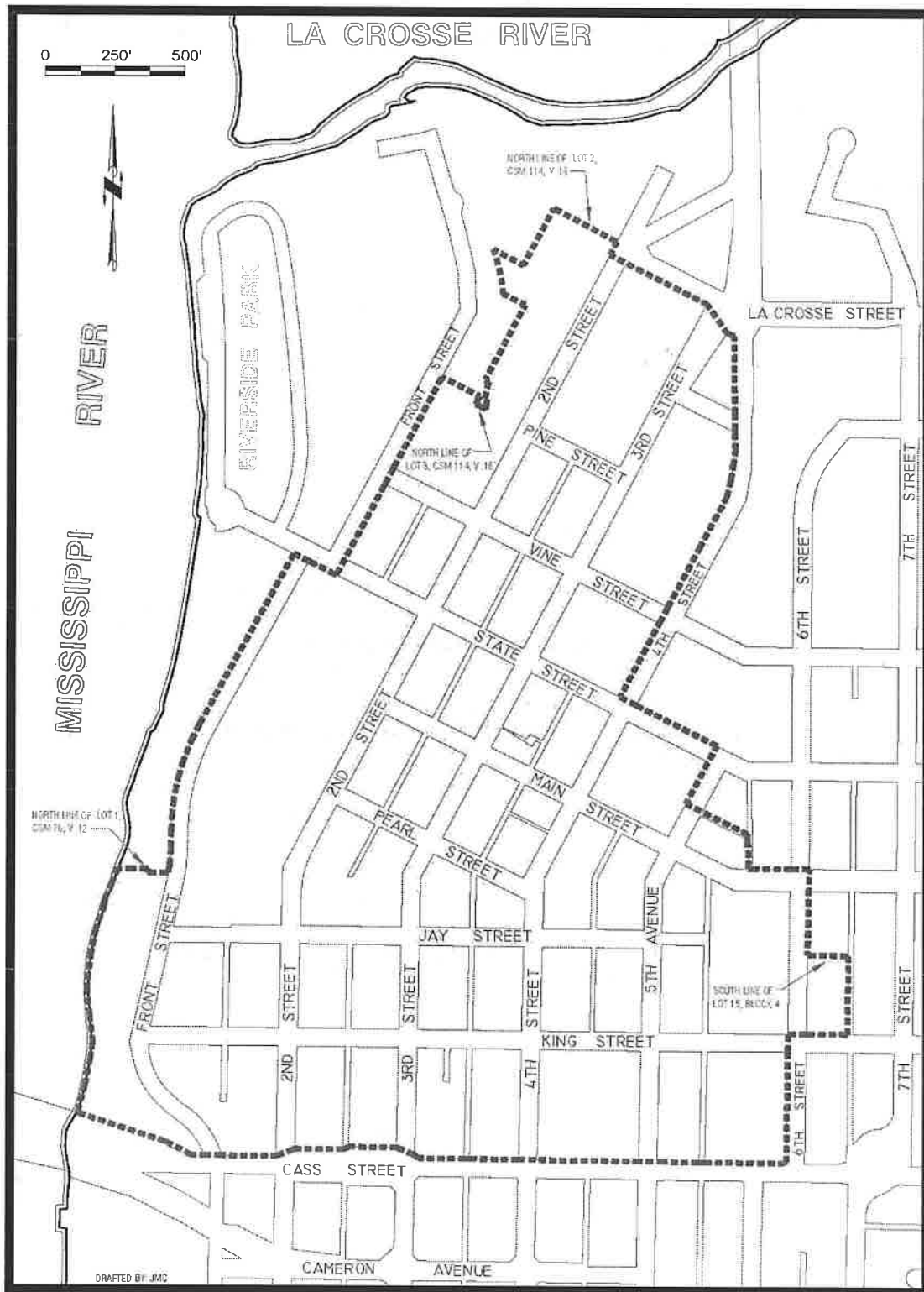
Dated this 8th day of July 2022.

BOARD OF PUBLIC WORKS

PARCEL NUMBER
17-020023-060

ASSESSMENT (IN \$)
1103.31

EXHIBIT A
PARKING DISTRICT BOUNDARY
REVISED 4/12/2019





CITY OF LA CROSSE BOARD OF PUBLIC WORKS

400 LA CROSSE ST
LA CROSSE WI 54601-3396
PHONE (608) 789-7599
FAX (608) 789-8322

MITCH REYNOLDS, President
CHRISTINE KAHLOW, Council Member
REBECCA SCHWARZ, Council Member
MATTHEW GALLAGER, City Engineer
ANDREA TRANE, Director Planning & Development
NIKKI ELSÉN, City Clerk - Secretary

REPORT OF THE BOARD OF PUBLIC WORKS ON PROPOSED ASSESSMENTS FOR COST OF OPERATING AND MAINTAINING THE DOWNTOWN LA CROSSE PARKING SYSTEM

TO THE HONORABLE COMMON COUNCIL OF THE CITY OF LA CROSSE

In accordance with the preliminary resolution heretofore adopted by the Common Council on May 12, 2022, the Board of Public Works does hereby submit its report on the assessment of benefits for the cost of operating and maintaining the downtown parking system in the City of La Crosse to be made in the area set forth on the map showing the boundaries of the assessment district attached hereto as Exhibit "A" and on the legal description attached hereto as Exhibit "B".

This report consists of the following schedules attached hereto and made a part hereof by reference:

Schedule A - Estimate of the entire cost of operating and maintaining the parking system in downtown La Crosse for the period January 1, 2022 to December 31, 2022, including a credit for revenues.

Schedule B - Estimate as to each parcel of property within the assessment district of the assessment of benefits to be levied.

That on the 1st day of August 2022 at 10:00 AM, the Board of Public Works held public sessions in the Council Chambers, 1st Floor – City Hall, 400 La Crosse Street, to consider any objections that may be filed, and hear all persons desiring to be heard; that notice of said hearing was published in the La Crosse Tribune on the 8th day of July 2022. That a copy of said notice was also duly mailed to each property owner with a known address. In addition to the notice of hearing, a proposed assessment area boundary map was also included.

That the properties against which the proposed assessments are to be made under the City's police power are benefited by the downtown La Crosse parking system, because, among other things, but not limited to, said downtown La Crosse parking system enhances the value of the properties located with the proposed assessment district. Off-street and on-street parking for downtown businesses and properties along with enforcement of regulations pertaining thereto provides parking for employees and customers of businesses and properties downtown. That the providing of said on-street and off-street parking without charge to customers, employees, and users thereof encourages persons to patronize downtown businesses and properties. That the properties included within the proposed assessment district are either served by on-street parking or City owned parking lots and ramps and the existing or potential activities of the property require the use of public parking facilities.

Dated this 1st of August 2022

Mayor Mitch Reynolds
President of the Board of Public Works



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 22-0903

Agenda Date: 8/4/2022

Version: 1

Status: New Business

In Control: Finance & Personnel Committee

File Type: Resolution

Agenda Number:

Resolution committing to and accepting Transportation Alternatives Program funding for an update to the Bicycle and Pedestrian Master Plan.

RESOLUTION

WHEREAS, the Common Council of La Crosse adopted the *Bicycle and Pedestrian Master Plan* in 2012 which outlined specific goals and objectives to improve La Crosse's bicycle and pedestrian network and be designated as a Bikeable and Walkable Community; and

WHEREAS, an update to the plan is desired by the Bicycle and Pedestrian Advisory Committee because it has largely been implemented or is outdated; and

WHEREAS, there is also a need to incorporate current planning efforts, such as the updated Comprehensive Plan (Forward La Crosse), the Climate Action Plan, and the ADA Transition Plan, into city-wide bicycle and pedestrian goals, objectives, and strategies; and

WHEREAS, the cost to update the plan has been determined to be approximately \$120,000; and

WHEREAS, the Wisconsin Department of Transportation's 2022-2023 Transportation Alternatives Program Supplemental Solicitation reimburses 80% of the project cost for non-infrastructure planning studies; and

WHEREAS, an update to the 2012 Bicycle and Pedestrian Master Plan is an eligible project and a grant application was submitted by the Planning, Development, and Assessment Department.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby supports an update to the Bicycle and Pedestrian Master Plan and commits to funding the local match of \$24,000 from the 2023 CIP Budget. Upon completion 80% (\$96,000) of the cost would be reimbursed back to the City.

BE IT FURTHER RESOLVED that upon confirmation of the grant award the project would begin in the summer 2023 and completed in Jan/Feb 2024.

BE IT FURTHER RESOLVED that the Directors of Finance, and Planning, Development, and Assessment Department are hereby authorized to effectuate this resolution.

Agenda Item 22-0903 (Tim Acklin)

Resolution committing to and accepting Transportation Alternatives Program funding for an update to the Bicycle and Pedestrian Master Plan.

General Location

City Wide with connections to the surrounding municipalities.

Background Information

The Planning, Development, and Assessment Department, on behalf of the Bicycle and Pedestrian Advisory Committee, applied for a grant from the Wisconsin Department of Transportation's Transportation Alternative Program to update the City's Bicycle and Pedestrian Master Plan. The current plan was developed in 2012 with many components/policies having been implemented while others considered to be largely outdated.

The process is anticipated to begin toward the end of the comprehensive plan update which is mid-2023. This way we will also be able to incorporate the updated Comprehensive Plan (Forward La Crosse), the Climate Action Plan, and the ADA Transition Plan, into plan's goals, objectives, and strategies.

The grant requires that a Resolution from the municipality's Common Council, stating that they are committing funding and support to the project, is passed and submitted to WisDOT as part of the application process.

The project cost has been determined to be \$120,000. The grant will reimburse \$96,000 (80%) back to the City once the project is completed, which will leave the City's local share to be \$24,000 (20%). This Resolution is to serve as the City's commitment to support the project as well as identify the funding source as the 2023 CIP Budget. This project is currently identified in the budget in the year 2027 for \$150,000 with a funding source of General Obligation Bonds/Notes but will need to be moved to 2023, reduced to \$24,000 with the same funding source

Recommendation of Other Boards and Commissions

The Bicycle and Pedestrian Advisory Committee supported this Resolution at their July 12, 2022 meeting.

Consistency with Adopted Comprehensive Plan

Maintaining a multi-modal transportation plan is a primary objective in the Transportation Element of the Comprehensive Plan. (Page 5-12)

Staff Recommendation

The City should take advantage of any grant opportunities available to maintain and/or develop important infrastructure, resources, and planning documents. **This item is recommended for approval.**

Routing F&P 8.4.2022



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 22-0912

Agenda Date: 8/4/2022

Version: 1

Status: New Business

In Control: Finance & Personnel Committee

File Type: Resolution

Resolution appropriating past unused Sidewalk & ADA funds for additional Sidewalk & ADA work on the 2022 Citywide Miscellaneous Curb Ramp and Sidewalk Replacement contract and ADA Transition Plan.

RESOLUTION

WHEREAS, the City previously completed an annual Citywide Miscellaneous Curb Ramp and Sidewalk Replacement in 2021 as part of CIP #648; and

WHEREAS, the City has awarded a contract for 2022 Citywide Miscellaneous Curb Ramp and Sidewalk Replacement as part of CIP #648; and

WHEREAS, an agreement has previously executed for preparation of a draft Citywide ADA Transition Plan as part of CIP #277; and

WHEREAS, funds are needed for additional work on the 2022 Citywide Miscellaneous Curb Ramp and Sidewalk Replacement contract to catch up on an extensive backlog of reported sidewalk concerns; and

WHEREAS, additional funds are needed for the ongoing Citywide ADA Transition Plan agreement, to complete a more thorough initial list of citywide facilities for future evaluation of ADA needs and priority; and

WHEREAS, past unused Sidewalk & ADA funds, as well as unappropriated street/sidewalk bond funds, are available for use for such needs.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that is hereby authorizes use of available funding *from* items:

CIP #648 2021 Sidewalk & ADA Ramp replacement	\$5,396.86
4910210 588000 Unappropriated Street Funds	\$13,269.82

And allocating those funds *to* item:

CIP #648 2022 Sidewalk & ADA Ramp replacement	\$15,216.00
ADA Transition Plan professional service agreement	\$3,450.68

BE IT FURTHER RESOLVED that the City departments and staff are hereby authorized to effectuate this resolution.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 22-0915

Agenda Date: 8/4/2022

Version: 1

Status: New Business

In Control: Finance & Personnel Committee

File Type: Resolution

Resolution approving a reorganization to the table of positions and classifications for the Fire Department.

RESOLUTION

WHEREAS, City Department Heads may request reorganizations of their departmental Table of Organizations; and

WHEREAS, the Finance & Personnel Committee has referred these departmental reorganizations to the Human Resources Department for their recommendation; and

WHEREAS, a pay and class study has been adopted to ensure proper pay classifications; and

WHEREAS, the IAFF Local 127 Collective Bargaining Agreement (CBA) is currently in place to define rank and position compensation; and

WHEREAS, the La Crosse Fire Chief has determined a need to reorganize the two departments to meet strategic planning goals and to provide more efficient and effective service; and

NOW THEREFORE BE IT RESOLVED that the change in position classifications, job title and compensation listed below is hereby approved as follows:

The 1.0 FTE Exempt non-represented position Assistant Chief of Community Risk Management (Grade 17, wage range \$43.29/hr to \$56.78/hr) will be replaced on the table of organization with a 1.0 FTE Exempt non-represented position of Division Chief of Inspection. (Grade 15, wage range \$37.81/hr to \$49.59/hr) The Fire Chief has the authority to underfill the position as a Local 127 represented position of Captain in Inspections/investigations.

The 1.0 FTE Exempt non-represented position of Division Chief of Technology Services and administrative support (Grade 15, wage range \$37.81/hr to \$49.59/hr) will be replaced on the table of organization with a 1.0 FTE Civilian Technical services and administrative support position. Pay grade is subject to the pay & class study that currently being completed.

3.0 FTE Captain positions will be replaced on the Table of Organization. (Local 127 represented) with a 3.0 FTE Lieutenant positions (Local 127 represented).

The 1.0 FTE non-exempt Code Enforcement Technician (Grade 3, wage range \$16.78/hr to \$22.01/hr) shall be replaced on the Table of Organization with a 1.0 FTE non-exempt Housing/Building Inspector (Grade 10, wage range \$26.95 to \$35.35).

BE IT FURTHER RESOLVED that the position titles, classifications and salary identified herein are hereby approved effective August 19, 2022 and the funding for the new position and additional position adjustments shall be taken from the respective 2022 Fire Department and Community Risk Management operating budgets salary and benefits accounts.

BE IT FURTHER RESOLVED that the Director of Finance, Director of Human Resources and Fire Chief are hereby authorized to take all necessary steps to implement this resolution.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 22-0918

Agenda Date: 8/4/2022

Version: 1

Status: New Business

In Control: Finance & Personnel Committee

File Type: Resolution

Resolution authorizing the appropriation of funds for River Point District Phase II related street and infrastructure improvements.

RESOLUTION

WHEREAS, the property known as the River Point District development is being developed by the City of La Crosse and Redevelopment Authority of La Crosse, and such development will provide economic growth and aesthetic benefit to the city and the surrounding area, including growth in the tax base and job creation; and

WHEREAS, the development of this project requires the opening, widening, extension or change of streets and related infrastructure improvements, including utilities (collectively, the "Phase II Project"); and

WHEREAS, TID 18 was set up to help finance projects in the River Point District, and TID's 11,13,14,15,16 & 17 were designated as donor TID's to TID 18 to assist in financing until TID 18 became self-sufficient through Council approval on July 9, 2020; and

WHEREAS, the Redevelopment Authority has already issued bonds in the amount of \$3,890,000 to partially finance the construction of Phase II (resolution 22-0432).

NOW, THEREFORE, BE IT RESOLVED that expenses related to River Point District Phase II Project shall be paid from cash available as a Tax Increment Financing District 18 expense in an amount up to \$12,000,000.

BE IT FURTHER RESOLVED that the Board of Public Works, City Engineer, Director of Finance and Director of Planning, Development and Assessment are authorized and directed to take any and all steps necessary to effectuate this resolution.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 22-0928

Agenda Date: 8/4/2022

Version: 1

Status: New Business

In Control: Finance & Personnel Committee

File Type: Resolution

Resolution appropriating unused unappropriated Street bond funds for additional work on the Citywide Traffic Implementation: Interconnect & Synchronization project.

RESOLUTION

WHEREAS, the City of La Crosse has awarded a contract for Northside Signal Fiber Infill as part of CIP #268; and

WHEREAS, funds are needed for additional work on the Northside Signal Fiber Infill due to a lack of matching funds from other departments; and

WHEREAS, past unappropriated street/sidewalk/lighting bond funds are available for use for such needs.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that is hereby authorizes use of available funding *from* items:

4910210 588000 Unappropriated Street Funds \$20,000

And allocating those funds *to* item:

CIP #268 Northside Signal Fiber Infill \$20,000

BE IT FURTHER RESOLVED that City staff are hereby authorized to perform all duties to effectuate this resolution.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 22-0949

Agenda Date: 8/4/2022

Version: 1

Status: New Business

In Control: Finance & Personnel Committee

File Type: Resolution

Resolution approving a premise lease agreement between the City of La Crosse Fire Department and Gundersen Tri-State Ambulance.

RESOLUTION

WHEREAS, Tri-State is an affiliated non-profit corporation operating an ambulance service in the greater Western Wisconsin area; and

WHEREAS, Tri-State desires to lease certain space from City for ambulance storage; and

WHEREAS, the City and Gundersen Tri-State Ambulance have a previous agreement with firefighters employed as Paramedics that has been mutually beneficial; and

WHEREAS, both parties are interested in a more efficient means of paramedic deployment within the City of La Crosse for emergency medical service calls; and

WHEREAS, the initial agreement shall be for six months at \$20 per annum per square foot of the actual rentable space.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby approves the premise lease agreement.

BE IT FURTHER RESOLVED that the Mayor is authorized to sign said agreement on behalf of the City of La Crosse.

BE IT FURTHER RESOLVED that the Fire Chief is authorized to take all necessary steps to effectuate said resolution.

LEASE AGREEMENT BETWEEN
CITY OF LA CROSSE
AND
TRI-STATE AMBULANCE, INC.
RELATING TO BACK-UP AMBULANCE BAY SPACE

This lease Agreement is entered into effective this _____ day of _____, 2022 (Effective Date) by and between the City of La Crosse (“City”) and Tri-State Ambulance, Inc. (“Tri-State”).

WHEREAS, City is a Wisconsin municipal corporation that oversees the services of many local governmental departments, including the La Crosse Fire Department; and

WHEREAS, Tri-State is an affiliated non-profit corporation operating an ambulance service in the greater Western Wisconsin area; and

WHEREAS, Tri-State desires to lease certain space from City for ambulance storage;

NOW THEREFORE, FOR VALID CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, and in consideration for the terms and conditions hereinafter set forth, Tri-State and City agree as follows:

1. **DEFINITIONS.** For purpose of this Contract:
 - a. “Agreement” means this Lease agreement between Tri-State and City;
 - b. “City” means the City of La Crosse;
 - c. “Tri-State” means Tri-State Ambulance, Inc.;
 - d. “Party” means either Tri-State or City, depending upon the context in which such term is used. The term “Parties” means both Tri-State and City;

- e. "Premises" shall mean approximately 336 square feet (14'x24') of ambulance garage space located at 726 5th Ave S., La Crosse, WI 54601, or other City owned location, as mutually agreed by the parties.

2. **TERM: TERMINATION; AUTOMATIC RENEWAL.** The term of this Agreement shall be six (6) months, commencing on the Effective Date, subject to the following terms and conditions:

- a. This agreement may be terminated for cause by either Party upon thirty (30) days prior written notice.
- b. This agreement shall automatically renew for additional periods of six (6) months terms unless a Party sends the other written notice of its intent not to renew the Agreement at least sixty (60) days prior to the expiration of the original or renewal term.
- c. To ensure compliance with applicable federal and state laws, City and Tri-State reserve the right to amend and modify this Agreement from time to time to ensure that Tri-State reimburses City for the fair market value of the space in question. Notwithstanding the above, this Agreement may only be amended, modified, or supplemented by a written amendment signed by each party.

3. **LEASE OF TRI-STATE SPACE TO GUNDERSEN.** For the entire term of this Agreement, City shall lease the Premises to Tri-State, and Tri-State shall lease the Premises from City. Nothing in this Agreement shall be construed as a lease or rental of Tri-State ambulances or authorization to utilize Tri-State property in any way.

4. **RENTAL PAYMENTS.** Tri-State shall pay to City, at the address of City first set forth above, or to such other person or at such other address as City

may from time to time hereafter designate by notice to Tri-State, without demand, Rent in the amount of \$20.00 per annum per square foot of the actual rentable square footage, payment in equal monthly installments, the first month payment to be made on or about the Effective Date, subject to proration, as applicable, with each successive month's payment to be made on the first (1st) day of each succeeding calendar month. Rent for any partial month shall be prorated based on the number of days of Tri-State's tenancy. Rent shall be payable in lawful money of the United States, without deduction or offset.

5. UTILITIES, MAINTENANCE, REPAIR AND HOUSEKEEPING. During the term of this Lease:

- a. City shall be responsible for all routine maintenance and repairs of the premises at its own expense, as well as providing all utilities and housekeeping services.
- b. Tri-State shall be responsible for all routine maintenance and repairs of the ambulance(s) housed within the Premises.

6. NO REFERRALS REQUIRED. Consistent with applicable federal and state laws, rules and regulations, it is expressly understood, intended and agreed that:

- a. City and City's staff reserve the right to refer patients to physicians and providers other than Tri-State affiliates, including Gundersen Clinic, Ltd. and Gundersen Lutheran Medical Center, Inc. based upon sound medical principles such as the desires and medical needs of the patients, and the availability of necessary physicians, specialists, facilities and equipment to diagnose and treat such patients and their conditions; and

- b. The space leased by each Party to the other and the amount of monthly rental payments owned hereunder shall be provided and paid without regard to the volume of patient referrals and other business between the two corporations.

7. **COMPLIANCE WITH LAW.** During the term of this Agreement, Tri-State and City shall:

- a. Comply with all applicable federal, state and local statues, rules and regulations, licenses and authorization of any governmental of public body or authority in connection with the performance or carrying out of their respective obligations hereunder;
- b. Apply for, obtain and maintain any and all licenses, authorizations and permits necessary to carry out the provisions of this Agreement; and Comply with all standards adopted by the Joint Commission for the Accreditation of Healthcare Organization, and all institutional policies and procedures adopted by Tri-State relating to the provision of health care services.

8. **GOVERNING LAW; SEVERABILITY.** The validity, construction and interpretation of this Agreement, and the rights and duties of the parties hereunder shall be governed by the law of the State of Wisconsin. If any provision of this Agreement is determined to be unenforceable or invalid for any reason, the remainder of this Agreement shall remain in full force and effect to govern the Parties' conduct and relationship.

[Signatures follow on the next page.]

IN WITNESS WHEREOF, the Parties have entered into this Agreement as of the first date set forth above.

CITY OF LA CROSSE

By: _____

TRI-STATE AMBULANCE, INC.

By: _____



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 22-0001

Agenda Date: 8/4/2022

Version: 1

Status: Agenda Ready

In Control: Finance & Personnel Committee

File Type: Status Update