

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address):

Fenigor Group LLC
1501 St Andrew St Ste C104
LaCrosse WI 54603

Owner of site (name and address):

Same

Address of subject premises:

1461 & 1407 & 1501 & 1514 St Andrew St , 528 Loomis St
ISLAND St Property

Tax Parcel No.: 17-10290-24 , 17-10213-20 , 17-10213-30 , 17,10213-90

Legal Description: SEE ATTACHED

PDD/TND: General Specific General & Specific

Zoning District Classification: C-1 Local Business, M1 Light Industrial, M2 Heavy Industrial

Proposed Zoning Classification: Planned Development Zoning - Specific

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

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

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

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

Property is Presently Used For:

Residential
Office, Restaurant, Pub, Mail Services, Warehousing, Distribution
Light Manufacturing, Agriculture, Forging, Artistic, Heavy Manufacturing

Property is Proposed to be Used For:

All of the above

Proposed Rezoning is Necessary Because (Detailed Answer):

Multi use, 19 Buildings, 300,000 sq ft, Historic
14+ Acres,

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

Property has been around for decades and is presently
being used for commercial & residential.

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

This property use unique in stature and would provide easier process to zoning and code.

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 07 day of February, 2020.

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



Just T. Han
(signature)
608-782-5226 2/7/2020
(telephone) (date)
justiw@LACrosseMail.com
(email)

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

Personally appeared before me this 7 day of February, 2020, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Parker A. Weber
Notary Public
My Commission Expires: 10/9/2023

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

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

Review was made on the 7th day of February, 2020

Signed: [Signature], Senior Planner
Director of Planning & Development

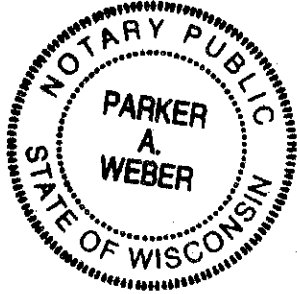
AFFIDAVIT

STATE OF
COUNTY OF

)
) ss
)

The undersigned, Justin T. Hass, being duly sworn states:

1. That the undersigned is an adult resident of the City of Town of Onalaska, State of WISCONSIN.
2. That the undersigned is (one of the) legal owner(s) of the property located at 1501 St Andrew St
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.



Justin T. Hass Member
Property Owner

Subscribed and sworn to before me this 7 day of February, 2022

[Signature]
Notary Public
My Commission expires 10/9/2023

THE FENIGOR GROUP LLC
PETITION FOR CHANGE TO CHAPTER 15, ZONING,
OF THE CODE OF ORDINANCES
OF THE CITY OF LA CROSSE

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SUPPLEMENTAL DOCUMENTS

CERTIFIED SURVEY MAP OF 1407/1501 ST ANDREW STREET

THE FENIGOR GROUP SQUARE FOOTAGE BREAKDOWN OF RENTABLE SPACE

EXISTING PARKING LOT BLUEPRINT

AERIAL VIEW OF ALL PROPERTIES OF THE FENIGOR GROUP LLC

Rezoning Petition

For

(Former La Crosse Footwear Inc. Property)

1407/1501 St Andrew Street -500 Prospect St – 513 Harvey St.- Island Street Lot

La Crosse, WI 54603

Respectfully requested by

The Fenigor Group LLC, 1501 St Andrew Street, La Crosse, WI 54603

Take a step back in time...

A SQUARE OF A TOWN Dock 7 BIC

MACC
Saint Andrew Street

Take a step back in time and into an 18th Century Historical Landmark that has stood the test of time. La Crosse Rubber Mills/La Crosse Footwear manufactured rubber boots from 1897 - 2006. Now, a newly renovated multi-use facility. The 432,000 Sq. Ft. is now energy compliant and includes a restaurant and banquet facilities, outdoor courtyards, commercial offices, and storage facilities.

For consideration and determination from the
City Plan Commission – Judiciary & Administration Committee
Common Council

PROPERTY A

ADDRESS: 1407 ST ANDREW STREET, LA CROSSE WI

TAX PARCEL 17-10290-24

LEGAL DESCRIPTION:

29-16 N 07 ACRES 8.980

PRT S1/2-NE, LOTS 1 THRU 5 BLOCK 4 & LOTS 1 THRU 13 BLOCK 9 WACTERS
ADDN, PRT VAC LOT A WACTERS ADDN, PRT VAC

ZONING: C

City Hall
 La Crosse City Treasurer
 PO Box 2408
 La Crosse WI 54602-2408

STATE OF WISCONSIN
 2019 Real Estate Tax Bill
 La Crosse County
 City of La Crosse

2019 Real Estate Tax
 Bill Number 3189



Correspondence should refer to Tax Parcel 17-10290-24

IMPORTANT: See reverse side for important information.

3189 17-10290-24 2217 280 3 of 4
 THE FENIGOR GROUP LLC
 1501 ST ANDREW ST STE C101
 LA CROSSE WI 54603

Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

29-16 N-07 Acres 8.980
 PRT S1/2-NE, LOTS 1 THRU 5 B
 LOCK 4 & LOTS 1 THRU 13 BLOC
 K 9 WACHERS ADDN, PRT VAC L
 OT A WACHERS ADDN, PRT VAC
 1407 ST ANDREW ST

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value				
586,800	5,905,400	6,492,200	0	.920960166	Rate (Does NOT reflect credit) .025649683				
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt	Est Fair Mkt Woodland	School Taxes reduced by	A Star in this box means unpaid prior year taxes				
637,200	6,412,200	7,049,400	0	school levy tax credit 12,579.11					
		2018	2019	2018	2019	% Tax	Net Property Tax	166,444.61	
		Est. State Aids	Est. State Aids	Net Tax	Net Tax	Change			
		Allocated Tax Dist.	Allocated Tax Dist.						
Taxing Jurisdiction							Delq Wtr	199.11	
STATE OF WISCONSIN		0	0	0.00	0.00	0.00	Delq Swr	3.07	
La Crosse County		2,032,657	2,076,766	26,792.23	23,764.62	-11.30	Delq Stormwater	145.42	
Local Municipality		12,953,495	13,244,804	78,211.53	67,433.79	-13.80			
LA CROSSE SCHOOL		31,199,497	33,615,214	72,735.71	65,127.52	-10.50			
WTC		3,910,984	4,125,012	11,617.62	10,196.93	-12.20			
				Total	189,357.09	166,522.86	-12.10		
				First Dollar Credit	78.61	78.25	-0.50		
				Lottery Credit	0.00	0.00	0.00		
				Net Property Tax	189,278.48	166,444.61	-12.10		
							TOTAL DUE FOR FULL PAYMENT		
							Pay by 01/31/20 \$166,792.21		

FOR INFORMATIONAL PURPOSES ONLY- Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
LACROSSESCHOOL RF4843	3,190,677	5,625.63	2024

On or prior to 07/31/20
 Make Check Payable to:
 La Crosse City Treasurer
 PO Box 2408
 La Crosse WI 54602-2408

Installment Options	
DUE DATE	AMOUNT
01/31/20	41,958.76
03/31/20	41,611.15
05/31/20	41,611.15
07/31/20	41,611.15

To receive receipt, enclose a self-addressed stamped envelope.
 All payments can be seen at www.lacrossecounty.org

WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty.
 Failure to pay on time. See reverse.

REMIT THIS WITH PAYMENT

2019 Real Estate Tax Bill Number 3189
 Correspondence should refer to Tax
 Parcel 17-10290-24

City of LaCrosse
 1407 ST ANDREW ST
 29-16 N-07 Acres 8.980
 PRT S1/2-NE, LOTS 1 THRU 5 B
 LOCK 4 & LOTS 1 THRU 13 BLOC
 K 9 WACHERS ADDN, PRT VAC L
 OT A WACHERS ADDN, PRT VAC

To: City Hall
 La Crosse City Treasurer
 PO Box 2408
 La Crosse WI 54602-2408

**To pay in person, check hours of operation @
www.cityoflacrosse.org/treasurer

Installment Options	
DUE DATE	AMOUNT
01/31/20	41,958.76
03/31/20	41,611.15
05/31/20	41,611.15
07/31/20	41,611.15

THE FENIGOR GROUP LLC
 1501 ST ANDREW ST STE C101
 LA CROSSE WI 54603



017010290024

PROPERTY B

ADDRESS: 1514 ST ANDREW STREET, LA CROSSE WI

TAX PARCEL: 17-10213-20

LEGAL DESCRIPTION:

29-16 N-07 ACRES 1.810

LOOMIS AND HARVEY'S ADDN LOTS 1, 2, 3, 4 & 5 & LOTS 10, 11, 12, 13 & 14
BLOCK 3 & VAC ALLEY LYG BETWEEN LOTS IN

ZONING: LIGHT INDUSTRIAL

City Hall
 La Crosse City Treasurer
 PO Box 2408
 La Crosse WI 54602-2408

STATE OF WISCONSIN
 2019 Real Estate Tax Bill
 La Crosse County
 City of La Crosse

2019 Real Estate Tax
 Bill Number 2475



Correspondence should refer to Tax Parcel 17-10213-20

IMPORTANT: See reverse side for important information.

Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

2475 17-10213-20 2218 280 4 of 4
 THE FENIGOR GROUP LLC
 1501 ST ANDREW ST STE C101
 LA CROSSE WI 54603

29-16 N-07 Acres 1.810
 LOOMIS AND HARVEY'S ADDN LOT
 S 1, 2, 3, 4 & 5 & LOTS 10,
 11, 12, 13 & 14 BLOCK 3 & VA
 C ALLEY LYG BETWEEN LOTS IN
 1514 ST ANDREW ST

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value	
226,400	48,400	274,800	0	.920960166	Rate (Does NOT reflect credit) .025649683	
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt	Est Fair Mkt Woodland	School Taxes reduced by	A Star In this box means unpaid prior year taxes	
245,800	52,600	298,400	0	school levy tax credit 532.45		
					Net Property Tax	6,970.28
					Delq Stormwater	21.27
					TOTAL DUE FOR FULL PAYMENT	
					Pay by 01/31/20 \$6,991.55	

Taxing Jurisdiction	2018	2019	2018	2019	% Tax Change
	Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.	Net Tax	Net Tax	
STATE OF WISCONSIN	0	0	0.00	0.00	0.00
La Crosse County	2,032,657	2,076,766	1,134.05	1,005.90	-11.30
Local Municipality	12,953,495	13,244,804	3,310.52	2,854.32	-13.80
LA CROSSE SCHOOL	31,199,497	33,615,214	3,078.74	2,756.70	-10.50
WTC	3,910,984	4,125,012	491.75	431.61	-12.20
Total			8,015.06	7,048.53	-12.10
First Dollar Credit			78.61	78.25	-0.50
Lottery Credit			0.00	0.00	0.00
Net Property Tax			7,936.45	6,970.28	-12.20

FOR INFORMATIONAL PURPOSES ONLY- Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
LACROSSESCHOOL RF4643	3,190,677	238.12	2024

On or prior to 07/31/20
 Make Check Payable to:
 La Crosse City Treasurer
 PO Box 2408
 La Crosse WI 54602-2408

Installment Options	
DUE DATE	AMOUNT
01/31/20	1,763.84
03/31/20	1,742.57
05/31/20	1,742.57
07/31/20	1,742.57

WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty. Failure to pay on time. See reverse.

To receive receipt, enclose a self-addressed stamped envelope.
 All payments can be seen at www.lacrossecounty.org

REMIT THIS WITH PAYMENT

2019 Real Estate Tax Bill Number 2475
 Correspondence should refer to Tax Parcel 17-10213-20

City of LaCrosse
 1514 ST ANDREW ST
 29-16 N-07 Acres 1.810
 LOOMIS AND HARVEY'S ADDN LOT
 S 1, 2, 3, 4 & 5 & LOTS 10,
 11, 12, 13 & 14 BLOCK 3 & VA
 C ALLEY LYG BETWEEN LOTS IN

To: City Hall
 La Crosse City Treasurer
 PO Box 2408
 La Crosse WI 54602-2408

**To pay in person, check hours of operation @ www.cityoflacrosse.org/treasurer

Installment Options	
DUE DATE	AMOUNT
01/31/20	1,763.84
03/31/20	1,742.57
05/31/20	1,742.57
07/31/20	1,742.57

THE FENIGOR GROUP LLC
 1501 ST ANDREW ST STE C101
 LA CROSSE WI 54603



PROPERTY C

ADDRESS: 528 LOOMIS ST, LA CROSSE WI

TAX PARCEL: 17-10213-30

LEGAL DESCRIPTION:

29-16 N-07 ACRES 1.380

LOOMIS AND HARVEY'S ADDN LOTS 1, 2, 3, 4, 11, 12, 13 & 14 BLOCK 4 INCL VAC
ALLEY EX BEG SW COR LOT 11 N0D2M21SW

ZONING: LIGHT INDUSTRIAL

City Hall
 La Crosse City Treasurer
 PO Box 2408
 La Crosse WI 54602-2408

STATE OF WISCONSIN
 2019 Real Estate Tax Bill
 La Crosse County
 City of La Crosse

2019 Real Estate Tax
 Bill Number 2476



Correspondence should refer to Tax Parcel 17-10213-30

IMPORTANT: See reverse side for important information.

Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

2476 17-10213-30 2216 280 2 of 4
 THE FENIGOR GROUP LLC
 1501 ST ANDREW ST STE C101
 LA CROSSE WI 54603

29-16 N-07 Acres 1.380
 LOOMIS AND HARVEY'S ADDN LOT
 S 1, 2, 3, 4, 11, 12, 13 & 1
 4 BLOCK 4 INCL VAC ALLEY EX
 BEG SW COR LOT 11 N0D2M21SW
 528 LOOMIS ST

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value		
176,100	273,900	450,000	0	.920960166	Rate (Does NOT reflect credit) .025649683		
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt	Est Fair Mkt Woodland	School Taxes reduced by school levy tax credit	A Star in this box means unpaid prior year taxes		
191,200	297,400	488,600	0	871.91			
		2018	2019	2018	2019	% Tax Change	Net Property Tax
Taxing Jurisdiction		Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.	Net Tax	Net Tax		
STATE OF WISCONSIN		0	0	0.00	0.00	0.00	Delq Wtr 4.0;
La Crosse County		2,032,657	2,076,766	1,668.89	1,647.22	-1.30	Delq Swr 2.4;
Local Municipality		12,953,495	13,244,804	4,871.81	4,674.10	-4.10	Delq Stormwater 12.7;
LA CROSSE SCHOOL		31,199,497	33,615,214	4,530.72	4,514.25	-0.40	
WTC		3,910,984	4,125,012	723.66	706.79	-2.30	
Total				11,795.08	11,542.36	-2.10	
First Dollar Credit				78.61	78.25	-0.50	TOTAL DUE FOR FULL PAYMENT
Lottery Credit				0.00	0.00	0.00	
Net Property Tax				11,716.47	11,464.11	-2.20	Pay by 01/31/20 \$11,483.38

FOR INFORMATIONAL PURPOSES ONLY- Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
LACROSSESCHOOL RF4643	3,190,677	389.93	2024

On or prior to 07/31/20
 Make Check Payable to:
 La Crosse City Treasurer
 PO Box 2408
 La Crosse WI 54602-2408

Installment Options	
DUE DATE	AMOUNT
01/31/20	2,885.29
03/31/20	2,866.03
05/31/20	2,866.03
07/31/20	2,866.03

To receive receipt, enclose a self-addressed stamped envelope.
 All payments can be seen at www.lacrossecounty.org

WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty.
 Failure to pay on time. See reverse.

REMIT THIS WITH PAYMENT

2019 Real Estate Tax Bill Number 2476
 Correspondence should refer to Tax Parcel 17-10213-30

City of LaCrosse
 528 LOOMIS ST
 29-16 N-07 Acres 1.380
 LOOMIS AND HARVEY'S ADDN LOT
 S 1, 2, 3, 4, 11, 12, 13 & 1
 4 BLOCK 4 INCL VAC ALLEY EX
 BEG SW COR LOT 11 N0D2M21SW

To: City Hall
 La Crosse City Treasurer
 PO Box 2408
 La Crosse WI 54602-2408

**To pay in person, check hours of operation @ www.cityoflacrosse.org/treasurer

Installment Options	
DUE DATE	AMOUNT
01/31/20	2,885.29
03/31/20	2,866.03
05/31/20	2,866.03
07/31/20	2,866.03

THE FENIGOR GROUP LLC
 1501 ST ANDREW ST STE C101
 LA CROSSE WI 54603



017010213030

PROPERTY D

ADDRESS: ISLAND STREET

TAX PARCEL: 17-10213-91

LEGAL DESCRIPTION

29-16 N-07 ACRES 1.860

LOOMIS AND HARVEY'S ADDN LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11 BLOCK 5 &
THAT PRT VAC N-S ALLEY ADJ TO LOTS 4-

City Hall
 La Crosse City Treasurer
 PO Box 2408
 La Crosse WI 54602-2408

STATE OF WISCONSIN
 2019 Real Estate Tax Bill
 La Crosse County
 City of La Crosse

2019 Real Estate Tax
 Bill Number 2484



Correspondence should refer to Tax Parcel 17-10213-91

IMPORTANT: See reverse side for important information.

Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

2484 17-10213-91 2215 280 1 of 4
 THE FENIGOR GROUP LLC
 1501 ST ANDREW ST STE C101
 LA CROSSE WI 54603

29-16 N-07 Acres 1.860
 LOOMIS AND HARVEY'S ADDN LOT
 S 1, 2, 3, 4, 5, 6, 7, 8, 9,
 10 & 11 BLOCK 5 & THAT PRT
 VAC N-S ALLEY ADJ TO LOTS 4-
 ISLAND ST

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value	
231,800	81,100	312,900	0	.920960166	Rate (Does NOT reflect credit) .025649683	
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt	Est Fair Mkt Woodland	School Taxes reduced by	A Star in this box means unpaid prior year taxes	
251,700	88,100	339,800	0	school levy tax credit 606.27		
					Net Property Tax	7,947.54
					Delq Stormwater	30.59
					TOTAL DUE FOR FULL PAYMENT	
					Pay by 01/31/20 \$7,978.13	
		2018	2019	2018	2019	% Tax Change
Taxing Jurisdiction		Est. State Aids	Est. State Aids	Net Tax	Net Tax	
		Allocated Tax Dist.	Allocated Tax Dist.			
STATE OF WISCONSIN		0	0	0.00	0.00	0.00
La Crosse County		2,032,657	2,076,766	1,291.29	1,145.37	-11.30
Local Municipality		12,953,495	13,244,804	3,769.51	3,250.06	-13.80
LA CROSSE SCHOOL		31,199,497	33,615,214	3,505.59	3,138.91	-10.50
WTC		3,910,984	4,125,012	559.93	491.45	-12.20
		Total		9,126.32	8,025.79	-12.10
		First Dollar Credit		78.61	78.25	-0.50
		Lottery Credit		0.00	0.00	0.00
		Net Property Tax		9,047.71	7,947.54	-12.20

FOR INFORMATIONAL PURPOSES ONLY- Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
LACROSSESCHOOL RF4643	3,190,677	271.13	2024

On or prior to 07/31/20
 Make Check Payable to:
 La Crosse City Treasurer
 PO Box 2408
 La Crosse WI 54602-2408

Installment Options	
DUE DATE	AMOUNT
01/31/20	2,017.49
03/31/20	1,986.88
05/31/20	1,986.88
07/31/20	1,986.88

WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty. Failure to pay on time. See reverse.

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REMIT THIS WITH PAYMENT

2019 Real Estate Tax Bill Number 2484
 Correspondence should refer to Tax
 Parcel 17-10213-91

City of LaCrosse
 ISLAND ST
 29-16 N-07 Acres 1.860
 LOOMIS AND HARVEY'S ADDN LOT
 S 1, 2, 3, 4, 5, 6, 7, 8, 9,
 10 & 11 BLOCK 5 & THAT PRT
 VAC N-S ALLEY ADJ TO LOTS 4-

To: City Hall
 La Crosse City Treasurer
 PO Box 2408
 La Crosse WI 54602-2408

**To pay in person, check hours of operation @
www.cityoflacrosse.org/treasurer

Installment Options	
DUE DATE	AMOUNT
01/31/20	2,017.49
03/31/20	1,986.88
05/31/20	1,986.88
07/31/20	1,986.88

THE FENIGOR GROUP LLC
 1501 ST ANDREW ST STE C101
 LA CROSSE WI 54603



017010213091