



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

Judiciary & Administration Committee

Wednesday, August 5, 2026

6:00 PM

Council Chambers
City Hall, First Floor

This meeting is open for in-person attendance and will also be available through video conferencing via the Zoom link below.

<https://us06web.zoom.us/j/83896973662?pwd=NWpxOEFqeUNMZ0haTEdXK2JiU0M3QT09>

Passcode: CC2026 | Meeting ID: 838 9697 3662 | Call In (audio only): +13126266799

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

- Register online at <https://www.cityoflacrosse.org/city-services/meeting-registration>

- Contact the City Clerk's Office no later than 4:00p on the day of the meeting, with the following information: name, municipality of residence, if you are representing an organization or a person other than yourself at the meeting, and if you are speaking in favor, opposition or neutral.

- Sign up in person no less than ten (10) minutes before the start of the meeting.

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

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

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

Call To Order

Roll Call

Agenda Items:

NEW BUSINESS

[26-0631](#)

Various license applications pursuant to Chapters 4, 6, and/or 10 of the La Crosse Municipal Code for the license period 2026-2027 (August).

[26-0634](#)

AN ORDINANCE to amend Sec. 115-399. (d) of the Code of Ordinances of the City of La Crosse regarding the type of retaining wall appearances allowed when adding fill for a building site.

Sponsors: Janssen

Public Hearing

[26-0697](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District to the Residence District, allowing for redevelopment of the building into a duplex at 1705 & 1707 16th St. S.

Public Hearing

[26-0703](#) Resolution to amend the 2024 Bicycle and Pedestrian Master Plan.

Sponsors: Sleznikow

[26-0715](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Residence District, allowing for redevelopment of the building into a duplex at 1233 & 1235 16th St. S.

Public Hearing

[26-0719](#) Certified Survey Map for property located at Fox Hollow Drive in the Town of Barre (Tax Parcel 2-355-0) owned by Trudy Miller and request for waiver of platting requirements.

[26-0720](#) Resolution relocating District 7 polling place for the remainder of elections in the 2026-2027 election term.

Sponsors: Padesky

[26-0726](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Light Industrial District to the Commercial District, allowing for a mix of residential and commercial uses within the building at 2423 & 2425 16th St. S and 1613 & 1617 Chase St.

Public Hearing

[26-0737](#) Resolution endorsing the City of La Crosse's application for Bird City Recognition from Bird City Wisconsin and supporting the annual World Migratory Bird City Celebration at the Nature Place.

Sponsors: Janssen

[26-0741](#) A CHARTER ORDINANCE to create Section 20 of Appendix A of the Code of Ordinances of the City of La Crosse creating the position, duties and responsibilities of the Office of the City Administrator and removing duties from the Office of the Mayor.

Sponsors: Newberry and Sleznikow

[26-0746](#) Resolution approving Certified Survey Map for parcel located at 748 Losey Blvd. N. (Parcel 17-20260-10) and request for dedication of right-of-way and waiver of platting requirements.

Sponsors: Sleznikow

[26-0749](#) AN ORDINANCE to create Section 115-413 of the Code of Ordinances of the City of La Crosse to establish a temporary moratorium on data centers.

Sponsors: Washington-Spivey

Public Hearing

Adjournment

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

NOTICE TO PERSONS WITH A DISABILITY

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

Judiciary & Administration Committee Members:

Tamra Dickinson, Olivia Stine, Gary Padesky, Mackenzie Mindel, Jennifer Trost, Crystal Bedford, Lisa Weston



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0631

Agenda Date: 8/5/2026

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Application

TO THE JUDICIARY AND ADMINISTRATION COMMITTEE:

Following is a list of various licenses for the 2026-2027 license period to be considered by your committee on August 5, 2026.

Chickens

August 6, 2026 through December 31, 2026

Jennifer R. Klapps	2202 Farnam St
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Alcohol

August 14, 2026 through June 30, 2027

Combination “Class B” Beer & Liquor

Casino LAX LLC dba Casino

304 Pearl St

Agent: Daniel Schmitz – 523 Sanborn St, La Crosse

(New Applicant)

Combination “Class B” Beer & Liquor

La Crosse Film Academy Corporation dba Coulee Arts

422 Main St

Agent: Teddy Eck – W5843 Brickyard Ln, La Crosse

(New Applicant)

~~Class “A” Beer & “Class A” Liquor~~

WITHDRAWN by applicant 7.23.2026

~~Mema Enterprises LLC dba Citgo on State~~

~~1914 State Rd~~

~~Agent: Margaret Anderson-Chiraghdi – N1935 Summit Dr, La Crosse~~

~~*(New Applicant)*~~

Change of Agent

Copeland Cantina LLC dba The Whiskey Barrel Saloon

500 Copeland Ave

Agent: Tyna Jaeger – 939 Bethanne Pl, Onalaska

Beer Garden

August 14, 2026 through June 30, 2027

Class B Beer Garden

Cappella Weddings and Events LLC dba Cappella Weddings and Events

721 King St

Agent: Matthew Curtis – 2110 Clearwater Dr, Onalaska

Cabaret

August 14, 2026 through June 30, 2027

Indoor Cabaret

La Crosse Film Academy Corporation dba Coulee Arts

422 Main St

License Fee: _____

Invoice No.: _____

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

License Period: January 1, 2026 to December 31, 2026

Use Conditions:

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

APPLICANT:

Jennifer R. Klapps

PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:

2202 Farnam Street LaCrosse, WI 54601

PROPERTY OWNER(S):

Jennifer R Klapps + Shawn A Klapps, JR

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

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

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

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

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

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

Jennifer R Klapps

(signature)

(signature)

(telephone)

7/6/26

(date)

8:26

6-1

5G 40

Farnam Street



ON **X** HUNT



2202 FARNAM ST
OUR
HOUSE

JENNIFER
R APPELL

OUR
GARAGE



Hunt Map
Layers

mapbox

Hyb

2D



onX Hunt is now up to date.

Install



City of La Crosse, Wisconsin

ORIGINAL ALCOHOL LICENSE APPLICATION INFORMATION SUBMITTAL

Rev. 10/2025

(Ch. 4, secs. 4-72 & 4-142)

All new applicants for an alcohol license pursuant to Chapter 4 of the La Crosse Municipal Code shall submit the following information with the original alcohol applications. Any false statement contained in such application shall automatically nullify any license issued pursuant thereto.

Applications will not be accepted until all of the information is complete and necessary documents provided.

TYPE OF LICENSE(S) REQUESTED

Class A: ☐ Beer, ☐ Liquor

Class B: ☒ Beer, ☒ Liquor

Class C: ☐ Wine

APPLICANT

Legal Business Name (Corporation, LLC, Sole Proprietor, Partnership):

Casino Lax LLC

Trade Name:

Casino

Address:

Street

City

State

Zip Code

304

Pearl Street

La Crosse

54601

Telephone Number:

Email:

Website:

ACTIVE USE OF LICENSE

☒ I understand that if a license is granted, said license **must be activated within 90 days of being granted** pursuant to Municipal Code secs. 4-43 and 4-108. This means open for business with stock and equipment.

Anticipated Date of Opening: 09/2026

construction

☒ I understand that if a license is granted, said license shall be actively utilized pursuant to Municipal Code sec. 4-12. Actively utilized shall mean open for business with regular and consistent operating hours. If a license is not actively used throughout any 90-day period, the license shall be subject to revocation or suspension pursuant to sec. 4-82.

☒ I understand that **if there is any change to the license or licensee information**, including but not limited to change in officers/members/directors or agent or their address/phone number, change in hours of operation, etc., **the City Clerk will be notified within 30 days** pursuant to Wis. Stat. sec. 125.04(3)(h).

CORPORATIONS/LLCs – AGENT QUALIFICATIONS & RESPONSIBILITIES

(N/A for Sole Proprietors and Partnerships)

☒ I understand that as an officer of the applicant corporation or member of the applicant limited liability company, the appointed alcohol license agent shall meet the requirements of Wis. Stat. Ch. 125 and, in addition, shall have resided within the State of Wisconsin continuously for 90 days prior to the date of application and shall reside within a 25-mile radius of the City limits at the time of application and at all times such individual shall be the appointed agent. Further, the appointed agent is an individual who is regularly involved in the actual conduct of the business and has full authority and control of the premises described and of the conduct of all business on the premises relative to alcohol beverages.

BUSINESS PLAN

Type of Establishment:

☒ Tavern ☐ Nightclub ☐ Restaurant ☐ Liquor Store ☐ Grocery Store

☐ Convenience Store with gas pumps ☐ Convenience Store without gas pumps

☐ Other _____

Hours of Operation:

4:00 PM - 2:00 AM

Anticipated Number of Employees:

5

Method for training employees in alcohol beverage laws and requirements for employees to hold a beverage operator license:

Employees will be trained through a combination of Wisconsin-approved responsible beverage server training and on-the-job training

Other Business to Be Conducted on Premise:

Ramp, on Street

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

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

99 % Alcohol % Food 1 % Other

If applicable, describe "Other": Merchandise

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

Indoor 69

Outdoor, if applicable

Will there be any outdoor sales/service or consumption of alcohol? If yes, explain.

If yes, a beer garden license or outdoor dining permit is required.

No

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

If yes, a cabaret license is required.

No

Do you have off-street parking? ☐ Yes ☒ No

If yes, how many parking spaces? _____

If no, how will parking be accommodated. Ramp, on Street

Provide a sketch of the floor plan showing overall dimensions, the areas of sales, consumption and storage, seating arrangements, location of coolers, and location where records are kept (invoices for purchase of alcohol).

Provide a site plan showing building location, any outside areas where alcohol beverages may be sold or consumed, off-street parking, ingress and egress, and existing or proposed screening.

The information provided is true and correct to the best of my knowledge, I have reviewed the Alcohol Beverage Submittal Requirements and Information page and will comply with necessary requirements.

Kase Schick

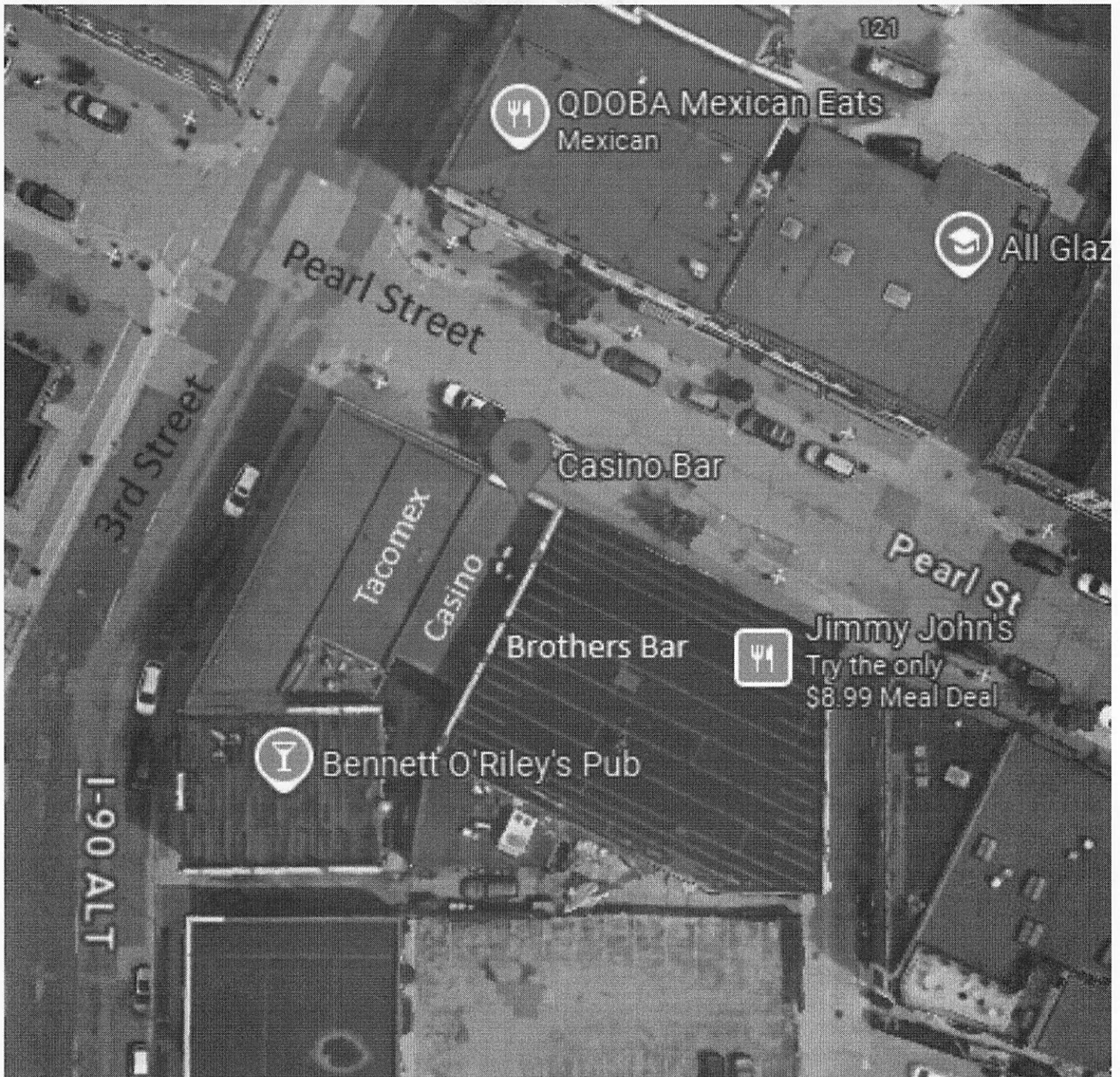
Signature

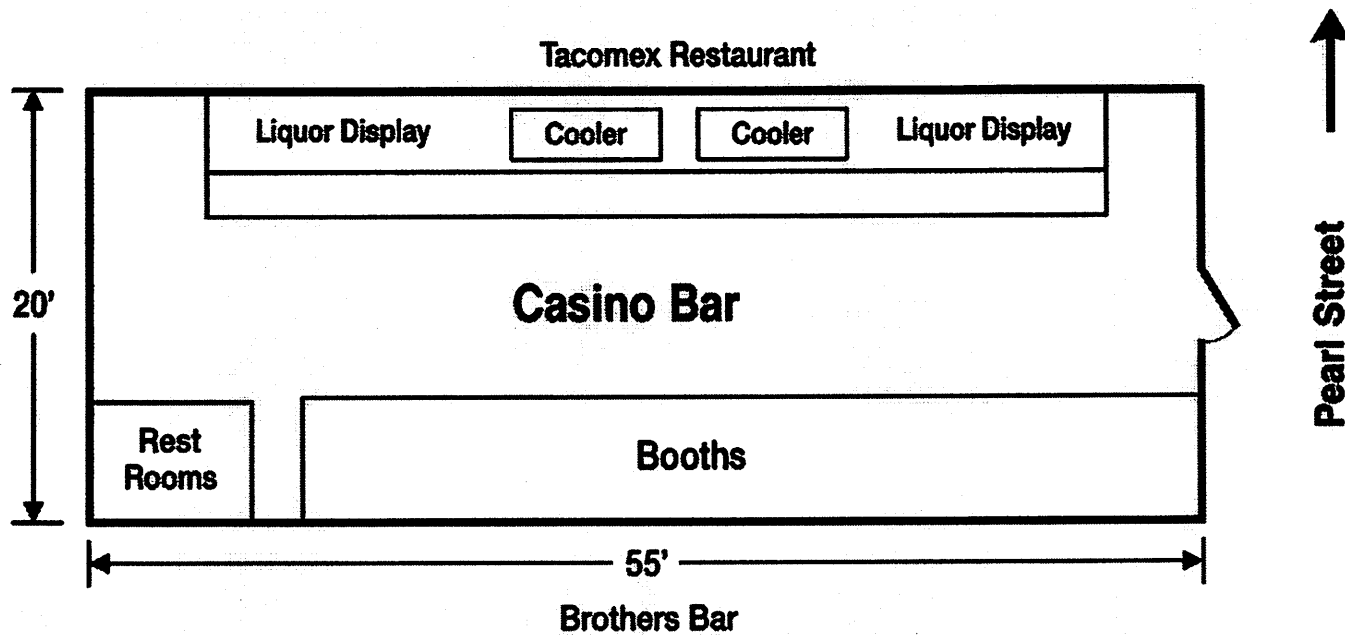
06/09/2026

Date

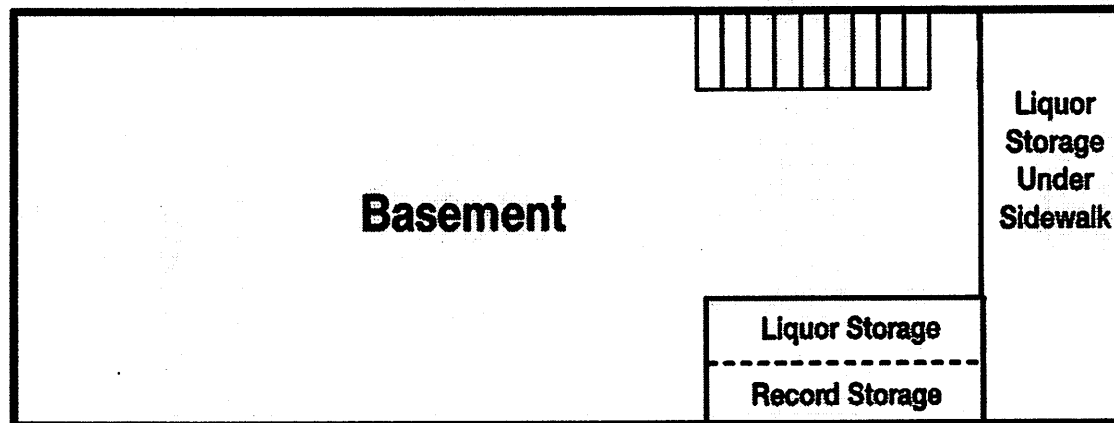
FOR OFFICE USE – City Clerk's Office checklist for complete applications

- ☐ Completed applications and fee
- ☐ Surrender of previous license, if applicable
- ☐ Lease, purchase agreement, or other proof of control of premise
- ☐ Contact Information Sheet
- ☐ Articles of Incorporation
- ☐ WI Seller's Permit Certificate (copy)
- ☐ FEIN (copy)
- ☐ Floor Plan
- ☐ Site Plan
- ☐ Proof of course completion or valid operator license or on other license within last two years.
- ☐ Confirm proximity to school, church or hospital
- ☐ Confirm proximity to land zoned residential or multiple dwelling





2) Basement – Licensed Storage Area



3) Second Floor – Living Quarters (Not Part of Licensed Premises)

**Second Floor –
Apartments /
Living Quarters**
Not Part of Licensed Premises

LEGEND / NOTES

— Solid line indicates licensed premises.

Save

Print

Clear

Form
AB-200Alcohol Beverage License
Application

For Municipal Use Only

Municipality

License Period

Application Type (check one)

☒ Initial (New)☐ Renewal

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

- ☐ Class "A" Beer \$ _____ ☐ Class "B" Beer \$ _____
- ☐ "Class A" Liquor \$ _____ ☐ Regular "Class B" Liquor \$ _____
- ☐ "Class A" Liquor (cider only) \$ _____ ☐ Reserve "Class B" Liquor \$ _____
- ☐ "Class C" Liquor (wine only) \$ _____ ☐ Above-Quota "Class B" Liquor \$ _____

Fees

License Fee(s)	\$
Background Check Fee	\$
Publication Fee	\$
Total Fees	\$

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship)

Casino Lax LLC

2. Business Trade Name or DBA

Casino

3. FEIN

27-4626118

4. Wisconsin Seller's Permit Number

456-1027358017-03

5. Entity Type (check one)

☐ Sole Proprietor☐ Partnership☒ Limited Liability Company☐ Corporation☐ Nonprofit Organization6. If the applicant business is an LLC, are the controlling members other LLCs or corporations? ☐ Yes ☐ No

If yes, the members, managers, officers and directors of those business entities must be listed in Part C and provide a Form AB-100.

7. State of Organization

WI

8. Date of Organization

01/23/2011

9. Wisconsin DFI Registration Number

C078733

10. Premises Address

304 Pearl Street

11. City

La Crosse

12. State

WI

13. Zip Code

54601

14. County

La Crosse

15. Governing Municipality: ☒ City ☐ Town ☐ Village

of: La Crosse

16. Aldermanic District

17. Premises Phone

18. Premises Email

19. Website

20. Premises Description

Initial (New Applicants Only): Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.

Renewal Applicants Only: I am renewing a license and by checking the box following this statement, I affirm that I have reviewed the last issued license certificate and the premises description remains the same. ☐

The building consists of a tavern on the main level, residential apartments upstairs, and a basement. Alcohol beverages and related records are stored behind the bar on the main level and in cabinets in the basement at the bottom of the stairs.

21. Mailing Address (if different from premises address)

22. City

23. State

24. Zip Code

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No

If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated

Location

Trial Date

Penalty Imposed

Was sentence completed? ☐ Yes ☐ No

Law/Ordinance Violated

Location

Trial Date

Penalty Imposed

Was sentence completed? ☐ Yes ☐ No

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or wholesaler? . . . ☐ Yes ☒ No

If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ☒ Yes ☐ No

5. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☒ No

6. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☒ No

Part C: Individual Information

Check each box to attest that you have provided the appropriate supplementary information to complete your application. See the instructions for Part C of this application, beginning on page 2, to complete this section.

- ☒ I have accurately listed and provided contact and personal information for all required persons involved in the applicant business and any business identified in Part A, Question 6 using Form AB-200AA.
- ☒ I have provided an accurate Form AB-100 for each person listed in Form AB-200AA.
- ☒ (For corporations, limited liability companies, and nonprofit organizations only) I have provided an accurate Form AB-101 to appoint an agent on behalf of my business.
- ☒ I understand that my application is not complete until this supplementary paperwork is received by the municipal clerk where I am applying for an alcohol beverage license.

Part D: Attestation

One of the following must sign and attest to this application:

- sole proprietor • one general partner of a partnership • one corporate officer • one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Schmitz		First Name Daniel	M.I.
Title Principal	Email [REDACTED]	Phone [REDACTED]	
Signature Daniel Schmitz		Date 6/12/2026	

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk		Date Provisional License Issued (if applicable)	

Form
AB-100

Alcohol Beverage Individual Questionnaire

Date
06/09/2026

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

- sole proprietor
- all officers, directors, and agent of a corporation or nonprofit organization
- all partners of a partnership
- members and agent of a limited liability company

Your alcohol beverage application is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)

Casino Lax LLC

2. Business Trade Name or DBA

Casino

3. Entity Type (check one)

☐ Sole Proprietor

☐ Partnership

☒ Limited Liability Company

☐ Corporation

☐ Nonprofit Organization

Part B: Individual Information

1. Last Name

Schmitz

2. First Name

Daniel

3. M.I.

4. Relationship to Business (Title)

Principal

5. Email

6. Phone

7. Home Address

523 Sanborn Street

8. City

La Crosse

9. State

WI

10. Zip Code

54603

11. Date of Birth

12. Driver's License/State ID Number

13. Driver's License/State ID State of Issuance

WI

Part C: Address History

1. Do you currently live in Wisconsin? ☒ Yes ☐ No

If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY)
06/1977

2. List in chronological order all of your addresses **within the last 5 years**. Attach additional sheets if necessary.

Previous Address 1	City	State	Zip Code
523 Sanborn Street	La Crosse	WI	54603
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
WI	La Crosse						
State	County	State	County	State	County	State	County

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature 	Date 06/09/2026
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Form
AB-101

Alcohol Beverage Appointment of Agent

Date
6-9-26

Agent Type (check one)

- ☒ Original (no fee) ☐ Successor (\$10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor) Casino Lax LLC	
2. Business Trade Name or DBA Casino	
3. Entity Type (check one) ☐ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization	
4. Alcohol Beverage Business Authorization (check one) ☒ Municipal Retail License ☐ State Permit	5. If successor agent, provide State Permit or Municipal Retail License Number WI
6. Describe the reason for appointing a successor agent, if successor is checked above.	

Part B: Agent Information

1. Last Name Schmitz	2. First Name Daniel	3. M.I. J
4. Email [REDACTED]	5. Phone [REDACTED]	
6. Home Address 523 Sanborn Street		
7. City La Crosse	8. State WI	9. Zip Code 54603
10. Date of Birth [REDACTED]	11. Driver's License/State ID Number [REDACTED]	
12. Driver's License/State ID State of Issuance WI		

Part C: Agent Questions

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

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Schmitz		First Name Daniel		M.I.
Title Principal	Email [REDACTED]		Phone [REDACTED]	
Signature <i>Daniel Schmitz</i>			Date 06/09/26	

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Schmitz		First Name Daniel		M.I.
Signature <i>Daniel Schmitz</i>			Date 06/09/26	

Serving Alcohol

is proud to present this certificate to

Daniel Schmitz

for successful completion of the online course



Wisconsin Alcohol Seller/Server Course

PERSONS COMPLETING THIS COURSE HAVE AGREED TO EXECUTE THE FOLLOWING POLICIES TO THE BEST OF THEIR ABILITIES.

- * CARD ANY PERSON 35 YEARS OF AGE OR YOUNGER
- * OBSERVE AND REPORT ANY CUSTOMER SHOWING SIGNS OF POSSIBLE IMPAIRED BEHAVIOR TO MANAGEMENT
- * RESPOND IMMEDIATELY TO ANY POSSIBLE PROBLEM SITUATION
- * DETERMINE THE PEOPLE ENTERING THE PREMISES TO CONSUME ALCOHOL ARE OF LEGAL ALCOHOL DRINKING AGE AND RECORD THEM IF THERE IS ANY QUESTION ABOUT THEIR AGE
- * ENSURE A PERSON MATCHES THEIR VALID LEGAL IDENTIFICATION

This is a Wisconsin Department of Revenue approved Responsible Beverage Server Training Course in compliance with Sec. 125.17 (6), 134.66 (2m), and 125.04 (5) (a) 5. Wis. Stats.

Verify online at
servingalcohol.com

Verification Code
CDTaaHH0ue

Date Issued
Jun 10th, 2026

VALID FOR 2 YEARS

This is not a Wisconsin operators/bartenders license.

This certificate will be requested to obtain a Wisconsin operators/bartenders license from the Wisconsin city clerk's office in the municipality where you are working.

Find your city clerk's office here: <https://elections.wi.gov/clerks/directory>

Wisconsin Alcohol Seller/Server Course

Name: Daniel Schmitz

Certification Date: Jun 10th, 2026

Certificate Code: CDTaaHH0ue

Verify Online: servingalcohol.com

125.17(6), 134.66 (2m), 125.04(5)(a)5 Wis. Stats.

SERVING ALCOHOL INC

VALID FOR 2 YEARS

Learn more about this wallet card at <http://servingalcohol.com/wallet-card>

Office of City Clerk



July 17, 2026

ATTN: DANIEL SCHMITZ
CASINO LAX LLC DBA CASINO
304 PEARL ST
LA CROSSE WI 54601

Dear Daniel,

Our office is in receipt of the application for a Combination "Class B" Beer and Liquor License for Casino LAX LLC dba Casino at 304 Pearl Street.

The application will be considered at the following meetings:

Judiciary & Administration Committee

**Wednesday, August 5, 2026, 6:00 p.m.
Council Chambers, City Hall – 400 La Crosse St.**

Common Council

**Thursday, August 13, 2026, 6:00 p.m.
Council Chambers, City Hall – 400 La Crosse St.**

It is recommended that someone attend the J&A meetings where public hearing is allowed; there may be questions or comments from a committee or council member or another citizen. Public hearing is generally not allowed at the Council meeting although there may be questions of Council Members. The applications will appear as part of the Various Licenses agenda item, which is a grouping of all of the licenses submitted for approval for August (File # 26-0631).

Attendance is allowed either in person or virtually. I will also be sending you an email with the dates listed above and the Zoom link for the J&A meeting. If you have any questions, comments, or concerns; do not hesitate to contact me.

Sincerely,

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

cc: Daniel Schmitz – [REDACTED]



City of La Crosse, Wisconsin

ORIGINAL ALCOHOL LICENSE APPLICATION INFORMATION SUBMITTAL

Rev. 10/2025

(Ch. 4, secs. 4-72 & 4-142)

All new applicants for an alcohol license pursuant to Chapter 4 of the La Crosse Municipal Code shall submit the following information with the original alcohol applications. Any false statement contained in such application shall automatically nullify any license issued pursuant thereto.

Applications will not be accepted until all of the information is complete and necessary documents provided.

TYPE OF LICENSE(S) REQUESTED

Class A: ☒ Beer, ☒ Liquor

Class B: ☒ Beer, ☒ Liquor

Class C: ☐ Wine

APPLICANT

Legal Business Name (Corporation, LLC, Sole Proprietor, Partnership):

La Crosse Film Academy & Rivoli Arts District

Trade Name:

Coulee Arts

Address:

Street

City

State

Zip Code

422 Main St.

La Crosse

WI

54601

Telephone Number:

Email:

Website:

couleearts.org

ACTIVE USE OF LICENSE

☒ I understand that if a license is granted, said license **must be activated within 90 days of being granted** pursuant to Municipal Code secs. 4-43 and 4-108. This means open for business with stock and equipment.

Anticipated Date of Opening: Sept 1st, 2026

☒ I understand that if a license is granted, said license shall be actively utilized pursuant to Municipal Code sec. 4-12. Actively utilized shall mean open for business with regular and consistent operating hours. If a license is not actively used throughout any 90-day period, the license shall be subject to revocation or suspension pursuant to sec. 4-82.

☒ I understand that **if there is any change to the license or licensee information**, including but not limited to change in officers/members/directors or agent or their address/phone number, change in hours of operation, etc., **the City Clerk will be notified within 30 days** pursuant to Wis. Stat. sec. 125.04(3)(h).

CORPORATIONS/LLCs – AGENT QUALIFICATIONS & RESPONSIBILITIES

(N/A for Sole Proprietors and Partnerships)

☒ I understand that as an officer of the applicant corporation or member of the applicant limited liability company, the appointed alcohol license agent shall meet the requirements of Wis. Stat. Ch. 125 and, in addition, shall have resided within the State of Wisconsin continuously for 90 days prior to the date of application and shall reside within a 25-mile radius of the City limits at the time of application and at all times such individual shall be the appointed agent. Further, the appointed agent is an individual who is regularly involved in the actual conduct of the business and has full authority and control of the premises described and of the conduct of all business on the premises relative to alcohol beverages.

BUSINESS PLAN

Type of Establishment:

- ☐ Tavern ☐ Nightclub ☐ Restaurant ☐ Liquor Store ☐ Grocery Store
☐ Convenience Store with gas pumps ☐ Convenience Store without gas pumps
☒ Other multi-use event and performance venue

Hours of Operation:

Based on events

Anticipated Number of Employees:

4-6

Method for training employees in alcohol beverage laws and requirements for employees to hold a beverage operator license:

DoR online course

Other Business to Be Conducted on Premise:

Classes, etc.

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

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

10 % Alcohol 5 % Food 85 % Other

If applicable, describe "Other":

Classes, Food = Concessional Items.

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

Indoor 320?

Outdoor, if applicable

Will there be any outdoor sales/service or consumption of alcohol? If yes, explain.

If yes, a beer garden license or outdoor dining permit is required.

No

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

If yes, a cabaret license is required.

Yes, stand-up comedy and improv shows, music concerts, movie premieres, event rentals

Do you have off-street parking? ☐ Yes ☒ No

If yes, how many parking spaces? _____

If no, how will parking be accommodated.

Provide a sketch of the floor plan showing overall dimensions, the areas of sales, consumption and storage, seating arrangements, location of coolers, and location where records are kept (invoices for purchase of alcohol).

Provide a site plan showing building location, any outside areas where alcohol beverages may be sold or consumed, off-street parking, ingress and egress, and existing or proposed screening. N/A

The information provided is true and correct to the best of my knowledge, I have reviewed the Alcohol Beverage Submittal Requirements and Information page and will comply with necessary requirements.

Signature

Teddy S. Cole

Date

7/4/26

FOR OFFICE USE – City Clerk's Office checklist for complete applications

- ☐ Completed applications and fee
- ☐ Surrender of previous license, if applicable
- ☐ Lease, purchase agreement, or other proof of control of premise
- ☐ Contact Information Sheet
- ☐ Articles of Incorporation
- ☐ WI Seller's Permit Certificate (copy)
- ☐ FEIN (copy)
- ☐ Floor Plan
- ☐ Site Plan
- ☐ Proof of course completion or valid operator license or on other license within last two years.
- ☐ Confirm proximity to school, church or hospital
- ☐ Confirm proximity to land zoned residential or multiple dwelling

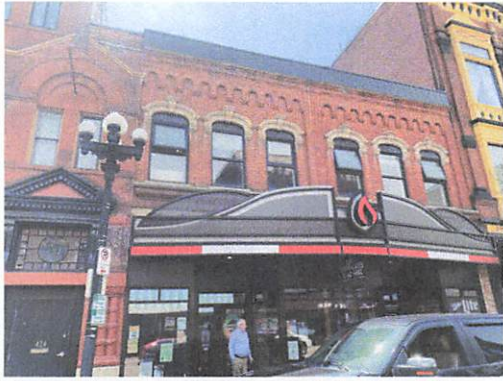
Indoor Map of 422 Main Street



All Alcohol will be stored in lockable cabinets in the Kitchen + Bar Storage #2 in the basement

Records will be stored in the security camera room in a filing cabinet

Pictures of 422 Main Street



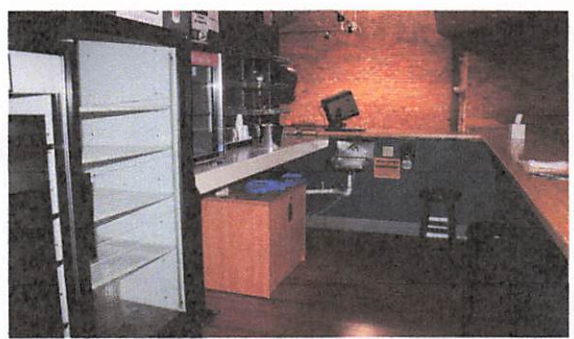
Outside of 422 Main Street



Performance Area



Bar Area



Kitchen



Security room, where alcohol sales files will be stored



Form
AB-200

Alcohol Beverage License
Application

For Municipal Use Only	
Municipality	
License Period	

Application Type (check one)	
☒ Initial (New)	☐ Renewal
License(s) Requested: (up to two boxes may be checked)	
☒ Class "A" Beer \$	☒ Class "B" Beer \$ ¹⁰⁰ 620
☐ "Class A" Liquor \$	☒ Regular "Class B" Liquor \$ ⁵⁰⁰
☐ "Class A" Liquor (cider only) \$	☐ Reserve "Class B" Liquor \$
☐ "Class C" Liquor (wine only) \$	☐ Above-Quota "Class B" Liquor \$
Fees	
License Fee(s)	\$
Background Check Fee	\$
Publication Fee	\$ 20
Total Fees	\$ 620

Part A: Premises/Business Information		
1. Legal Business Name (individual name if sole proprietorship) Coulee Arts La Crosse Film Academy Corporation		
2. Business Trade Name or DBA Coulee Arts		
3. FEIN 99-0545557	4. Wisconsin Seller's Permit Number 456-10316100381-05	
5. Entity Type (check one) ☐ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☐ Corporation ☒ Nonprofit Organization		
6. If the applicant business is an LLC, are the controlling members other LLCs or corporations? ☐ Yes ☒ No If yes, the members, managers, officers and directors of those business entities must be listed in Part C and provide a Form AB-100.		
7. State of Organization WI	8. Date of Organization 1/4/2024	9. Wisconsin DFI Registration Number
10. Premises Address 422 Main St.		
11. City La Crosse	12. State WI	13. Zip Code 54601
14. County La Crosse	15. Governing Municipality: ☒ City ☐ Town ☐ Village of:	16. Aldermanic District
17. Premises Phone	18. Premises Email	19. Website couleearts.org
20. Premises Description Initial (New Applicants Only): Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. Renewal Applicants Only: I am renewing a license and by checking the box following this statement, I affirm that I have reviewed the last issued license certificate and the premises description remains the same. ☐ Coulee Arts is leasing 422 Main st. (formerly the Main-Event Space). The building includes a main floor multi-use event & production venue, Alcohol is served		
21. Mailing Address (if different from premises address) Alcohol is stored		
22. City Record are stored	23. State	24. Zip Code

Part B: Questions		
1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No If yes, list the details of violation below. Attach additional sheets if necessary.		
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or wholesaler? ☐ Yes ☒ No

If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ☒ Yes ☐ No

5. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☒ No

6. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☒ No

Part C: Individual Information

Check each box to attest that you have provided the appropriate supplementary information to complete your application. See the instructions for Part C of this application, beginning on page 2, to complete this section.

- ☒ I have accurately listed and provided contact and personal information for all required persons involved in the applicant business and any business identified in Part A, Question 6 using Form AB-200AA.
- ☒ I have provided an accurate Form AB-100 for each person listed in Form AB-200AA.
- ☒ (For corporations, limited liability companies, and nonprofit organizations only) I have provided an accurate Form AB-101 to appoint an agent on behalf of my business.
- ☒ I understand that my application is not complete until this supplementary paperwork is received by the municipal clerk where I am applying for an alcohol beverage license.

Part D: Attestation

One of the following must sign and attest to this application:

- sole proprietor • one general partner of a partnership • one corporate officer • one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Eck		First Name Teddy		M.I. J
Title Executive Director	Email teddy@couleart.org		Phone 917-617-4711	
Signature Teddy S. Eck		Date 7/6/26		

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk		Date Provisional License Issued (if applicable)	

Alcohol Beverage License Application

Appendix A - List of Persons Involved in the Applicant Business

Application Type (check one)	
☒ Initial (New)	☐ Renewal
License Period	

Instructions

This form is required supplemental material to Form AB-200, Alcohol Beverage License Application, for new and renewal applications.

The persons holding the following titles in the applicant business and any businesses referenced in Part A, Question 6, must provide contact and personal information to determine fitness to hold an alcohol beverage license under state law:

- Sole proprietor
- All partners of a partnership
- All officers, directors, and agent of a corporation or nonprofit organization
- All members or managers, and agent of a limited liability company

Contact and personal information for persons named above must be listed in the table below and submitted with this application. Attach additional sheets if necessary.

Each person holding a title named above must submit the most accurate Form AB-100 with this application.

Corporations, nonprofit organizations, and limited liability companies must submit the most accurate Form AB-101 with this application.

1. Legal Business Name (individual name if sole proprietorship)

La Crosse Film Academy & Rivoli Arts District Corporation

2. Business Trade Name or DBA
Coulee Arts

3. FEIN
99-0545557

*Status Definitions

New: All entries on a new application or any person added to a renewal application for the first time.

Remove: This person no longer has a relationship to the applicant business.

Update: There are changes to this person's personal or contact information, or their relationship to the applicant business.

No Change: There are no changes to this person's personal or contact information, or their relationship to the applicant business.

Listing of Persons Involved in Applicant Business

[illegible]

Form

AB-100

Alcohol Beverage Individual Questionnaire

Date

7/5/26

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

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)

La Crosse Film Academy & Rivoli Arts District Corporation

2. Business Trade Name or DBA

Coulee Arts

3. Entity Type (check one)

☐ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☐ Corporation ☒ Nonprofit Organization

Part B: Individual Information

1. Last Name

Eck

2. First Name

Teddy

3. M.I.

J

4. Relationship to Business (Title)

Executive Director

5. Email

6. Phone

7. Home Address

W5843 Brickyard Ln.

8. City

La Crosse

9. State

WI

10. Zip Code

54601

11. Date of Birth

12. Driver's License/State ID Number

13. Driver's License/State ID State of Issuance

Part C: Address History

1. Do you currently live in Wisconsin? ☒ Yes ☐ No

If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY)
07/2021

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

Previous Address 1

W5843 Brickyard Ln

City

La Crosse

State

WI

Zip Code

54601

Previous Address 2

City

State

Zip Code

Previous Address 3

City

State

Zip Code

Previous Address 4

City

State

Zip Code

Previous Address 5

City

State

Zip Code

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
CA	Monterey	CA	San Diego	TN	Shelby	VA	Richmond
State	County	State	County	State	County	State	County
NY	Queens						

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

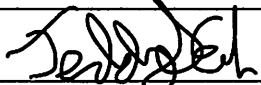
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature 	Date 07/05/2026
--	--------------------

Save

Print

Clear

Form
AB-100Alcohol Beverage
Individual QuestionnaireDate
9/26

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

- sole proprietor
- all officers, directors, and agent of a corporation or nonprofit organization
- all partners of a partnership
- members and agent of a limited liability company

Your alcohol beverage application is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information	
1. Legal Business Name (individual name if sole proprietor) La Crosse Film Academy Rivoli Arts District Corporation	
2. Business Trade Name or DBA Coulee Arts	
3. Entity Type (check one) ☐ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☐ Corporation ☒ Nonprofit Organization	

Part B: Individual Information					
1. Last Name BINSFELD		2. First Name MEGAN		3. M.I. M	
4. Relationship to Business (Title) BOARD MEMBER		5. Email [REDACTED]		6. Phone [REDACTED]	
7. Home Address 1839 CHEROKEE AVE					
8. City LA CROSSE		9. State WI	10. Zip Code 54603	11. Date of Birth [REDACTED]	
12. Driver's License/State ID Number [REDACTED]			13. Driver's License/State ID State of Issuance WI		

Part C: Address History							
1. Do you currently live in Wisconsin? ☒ Yes ☐ No							
If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY)							Oct 2006
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.							
Previous Address 1		City		State		Zip Code	
1839 Cherokee Ave		(per Teddy)					
Previous Address 2		City		State		Zip Code	
Previous Address 3		City		State		Zip Code	
Previous Address 4		City		State		Zip Code	
Previous Address 5		City		State		Zip Code	
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.							
State	County	State	County	State	County	State	County
IL	Cook	WI	Manitowish				
WI	Milwaukee	WI	La Crosse				

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No

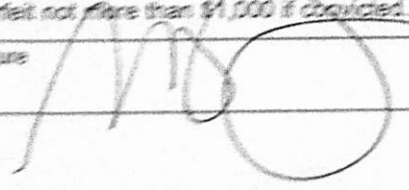
2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature



Date

7/9/26

Form
AB-100

Alcohol Beverage
Individual Questionnaire

Date
7/7/25

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

- sole proprietor
 - all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
 - members and agent of a limited liability company

Your alcohol beverage application is not complete until all required Individual Questionnaires are submitted.

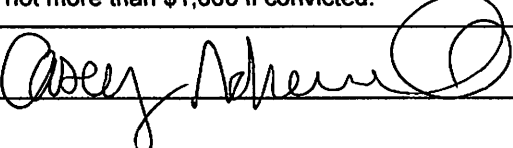
Part A: Business Information	
1. Legal Business Name (individual name if sole proprietor) La Crosse Film Academy & Rival Arts District Corporation	
2. Business Trade Name or DBA Coulee Arts	
3. Entity Type (check one) ☐ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☐ Corporation ☒ Nonprofit Organization	

Part B: Individual Information					
1. Last Name SCHEWERELL		2. First Name CASEY		3. M.I. J	
4. Relationship to Business (Title) BOARD MEMBER		5. Email [REDACTED]		6. Phone [REDACTED]	
7. Home Address 202 S. MAIN STREET					
8. City STODDARD		9. State WI	10. Zip Code 54658		11. Date of Birth [REDACTED]
12. Driver's License/State ID Number [REDACTED]			13. Driver's License/State ID State of Issuance WI		

Part C: Address History							
1. Do you currently live in Wisconsin? ☒ Yes ☐ No							
If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY) 04/1990							
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.							
Previous Address 1		City		State		Zip Code	
202 S. Main St (per Teddy)							
Previous Address 2		City		State		Zip Code	
Previous Address 3		City		State		Zip Code	
Previous Address 4		City		State		Zip Code	
Previous Address 5		City		State		Zip Code	
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.							
State WI		County VERNON		State WI		County LA CROSSE	
WI		BROWN		WI		WAUKESHA	

Continued →

Part D: Criminal History		
1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☐ Yes ☒ No If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.		
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.		

Part E: Attestation	
READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.	
Signature 	Date 7/7/26

Alcohol Beverage
Individual Questionnaire

Save

Print

Clear

Date

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

- sole proprietor
- all officers, directors, and agent of a corporation or nonprofit organization
- all partners of a partnership
- members and agent of a limited liability company

Your alcohol beverage application is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)

La Crosse Film Academy & Rivoli Arts District Corporation

2. Business Trade Name or DBA

Coulee Arts

3. Entity Type (check one)

☐ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☐ Corporation ☒ Nonprofit Organization**Part B: Individual Information**

1. Last Name

Richgruber

2. First Name

Ben

3. M.I.

4. Relationship to Business (Title)

Member - Board of Directors

5. Email

6. Phone

7. Home Address

307 24th St S

8. City

La Crosse

9. State

WI

10. Zip Code

54601

11. Date of Birth

12. Driver's License/State ID Number

13. Driver's License/State ID State of Issuance

WI

Part C: Address History1. Do you currently live in Wisconsin? ☒ Yes ☐ NoIf yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY)
062026

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

Previous Address	City	State	Zip Code
165 Aipuni St B	Hilo	HI	96720
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
WI	La Crosse	HI	Hawaii	WI	Eau Claire	WI	Dane
FL	Orange	WI	Monroe				

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☒ Yes ☐ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated OWI	Location Altoona, WI	Conviction Date April 2017
Penalty Imposed Fine		Was sentence completed? ☒ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature 	Date 07/07/26
---	-------------------------

Alcohol Beverage
Individual Questionnaire

Save

Print

Clear

Date

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

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)

La Crosse Film Academy & ~~Rivoli Arts District~~ Corporation

2. Business Trade Name or DBA

Coulee Arts

3. Entity Type (check one)

☐ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☐ Corporation ☒ Nonprofit Organization**Part B: Individual Information**

1. Last Name

Mahlum

2. First Name

Matthew

3. M.I.

S

4. Relationship to Business (Title)

Board of Directors - President

5. Email

[REDACTED]

6. Phone

7. Home Address

1217 Bennett

8. City

La Crosse

9. State

WI

10. Zip Code

54601

11. Date of Birth

[REDACTED]

12. Driver's License/State ID Number

[REDACTED]

13. Driver's License/State ID State of Issuance

WI

Part C: Address History1. Do you currently live in Wisconsin? ☒ Yes ☐ No

If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY)

07/07/1982

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

Previous Address 1	City	State	Zip Code
1217 Bennett	La Crosse	(see attached)	
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
WI	La Crosse						
State	County	State	County	State	County	State	County
	(see attached)						

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☒ Yes ☐ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed. (CCAP)

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

Penalty Imposed	Was sentence completed? ☒ Yes ☐ No
-----------------	---

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

Penalty Imposed	Was sentence completed? ☒ Yes ☐ No
-----------------	---

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

Penalty Imposed	Was sentence completed? ☒ Yes ☐ No
-----------------	---

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature 	Date 07/12/2026
---	--------------------

Alcohol Beverage

Appointment of Agent

Date

7/5/26

Agent Type (check one)

- ☒ Original (no fee)
- ☐ Successor (\$10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)	
La Crosse Film Academy & Rivoli Arts District Corporation	
2. Business Trade Name or DBA	
Coulee Arts	
3. Entity Type (check one)	
☐ Limited Liability Company	☐ Corporation
☒ Nonprofit Organization	
4. Alcohol Beverage Business Authorization (check one)	5. If successor agent, provide State Permit or Municipal Retail License Number
☒ Municipal Retail License	☐ State Permit
6. Describe the reason for appointing a successor agent, if successor is checked above.	
Original application.	

Part B: Agent Information

1. Last Name	2. First Name	3. M.I.
Eck	Teddy	J
4. Email	5. Phone	
6. Home Address		
W5843 Brickyard Ln		
7. City	8. State	9. Zip Code
La Crosse	WI	54601
10. Date of Birth		
11. Driver's License/State ID Number	12. Driver's License/State ID State of Issuance	
	WI	

Part C: Agent Questions

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

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Eck		First Name Teddy		M.I. J
Title Executive Director	Email [REDACTED]		Phone [REDACTED]	
Signature Teddy Eck			Date 7/9/26	

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Eck		First Name Teddy		M.I. J
Signature Teddy Eck			Date 07/05/2026	

Serving Alcohol

is proud to present this certificate to

Teddy Eck

for successful completion of the online course



Wisconsin Alcohol Seller/Server Course

PERSONS COMPLETING THIS COURSE HAVE AGREED TO EXECUTE THE FOLLOWING POLICIES TO THE BEST OF THEIR ABILITIES.

- * CARD ANY PERSON 35 YEARS OF AGE OR YOUNGER
- * OBSERVE AND REPORT ANY CUSTOMER SHOWING SIGNS OF POSSIBLE IMPAIRED BEHAVIOR TO MANAGEMENT
- * RESPOND IMMEDIATELY TO ANY POSSIBLE PROBLEM SITUATION
- * DETERMINE THE PEOPLE ENTERING THE PREMISES TO CONSUME ALCOHOL ARE OF LEGAL ALCOHOL DRINKING AGE AND RECARD THEM IF THERE IS ANY QUESTION ABOUT THEIR AGE
- * ENSURE A PERSON MATCHES THEIR VALID LEGAL IDENTIFICATION

This is a Wisconsin Department of Revenue approved Responsible Beverage Server Training Course in compliance with Sec. 125.17 (6), 134.66 (2m), and 125.04 (5) (a) 5. Wis. Stats.

Verify online at
servingalcohol.com

Verification Code
3YxaYd50cW

Date Issued
Jul 10th, 2026

VALID FOR 2 YEARS

This is not a Wisconsin operators/bartenders license.

This certificate will be requested to obtain a Wisconsin operators/bartenders license from the Wisconsin city clerk's office in the municipality where you are working.

Find your city clerk's office here: <https://elections.wi.gov/clerks/directory>

Wisconsin Alcohol Seller/Server Course

Name: Teddy Eck

Certification Date: Jul 10th, 2026

Certificate Code: 3YxaYd50cW

Verify Online: servingalcohol.com

125.17(6), 134.66 (2m), 125.04(5)(a)5 Wis. Stats.

SERVING ALCOHOL INC

VALID FOR 2 YEARS

Learn more about this wallet card at <http://servingalcohol.com/wallet-card>



NOTICE OF APPLICATION FOR COMBINATION "CLASS B" BEER & LIQUOR AND INDOOR CABARET LICENSE IN THE CITY OF LA CROSSE

This is to notify you that the following business has applied for a **Combination Class "B" Beer & Liquor** license. Pursuant to sec. 4-145 of the Municipal Code, no Class "B" license shall be granted for premises located within 100 feet of lands zoned residential or multiple dwelling without property owners receiving notification. **Indoor Cabaret** licenses under Chapter 10, Article IV of the Code of Ordinances of the City of La Crosse allow live entertainment in a designated indoor area, as described below. Pursuant to sec. 10-140, property owners within 100 feet of the proposed premises for an Indoor Cabaret License shall receive notice of an original application.

**La Crosse Film Academy Corporation dba Coulee Arts
at 422 Main St, La Crosse, WI 54601**

This application will be considered at the following meetings which are held in the Council Chambers of La Crosse City Hall, 400 La Crosse Street:

Judiciary and Administration Committee – Wednesday, August 5, 2026 at 6:00 p.m.
Common Council – Thursday, August 13, 2026 at 6:00 p.m.

Indoor Cabaret description: The ground floor of 422 Main St. consists of 5,000 sq. ft. performance area that will be used for film premieres, music concerts, stand-up comedy shows, and event rentals.

If you wish to attend and participate in the meetings virtually, you can join typing this address in a web browser:

<https://us06web.zoom.us/j/83473183380?pwd=SE55WWRK2V2aHncW5VM3RLWGYrdz09>

Meeting ID: 83473183380

Passcode: CC2026

Call in (audio only): +1 312 626 6799

Or you can view the meeting (no participation) by visiting the Legislative Information Center Meetings calendar

(<https://cityoflacrosse.legistar.com/Calendar.aspx>) - find the scheduled meeting and click on the "In Progress" video link to the far right in the meeting list.

Written comments may be submitted to the City Clerk's Office by emailing cityclerk@cityoflacrosse.org, by delivery or mail to City Clerk, 400 La Crosse Street, La Crosse WI 54601 or by deposit in the green drop box on the north side of City Hall.

This notice is given pursuant to the order of the Common Council of the City of La Crosse.

Dated this 16th day of June 2026.

A handwritten signature in black ink, appearing to read "Alicia Smithburg".

Alicia Smithburg
Assistant Clerk

City of La Crosse, 400 La Crosse Street La Crosse, WI 54601
cityclerk@cityoflacrosse.org | 608-789-7510
www.cityoflacrosse.org

LA CROSSE FILM ACADEMY CORPORATION
422 MAIN ST
LA CROSSE, WI 54601



City of La Crosse, 400 La Crosse Street La Crosse, WI 54601
cityclerk@cityoflacrosse.org | 608-789-7510
www.cityoflacrosse.org

Tax Parcel Number	OwnerName	PROPADDCOMP	CompleteAddress	MailCityStateZip
17-20021-120	NEW STATE BANK OF LA CROSSE	401 MAIN ST STE 100, 205, 305, 500	401 MAIN ST	LA CROSSE, WI 54601
17-20021-140	MEDDAUGH HOLDINGS LLC	417-421 MAIN ST	419 MAIN ST	LA CROSSE, WI 54601
17-20022-10	608 PROPERTIES LLC	427 MAIN ST	307 MAIN ST	LA CROSSE, WI 54601
17-20022-100	AZARA PROPERTIES LLC	410 MAIN ST	321 MENOMONIE ST	ELK MOUND, WI 54739
17-20022-110	DOERFLINGERS SECOND CENTURY INC	400 MAIN ST STE 101-405, M1-2	1222 CASS ST	LA CROSSE, WI 54601-4855
17-20022-20	LYNNE GERMANSON	429 MAIN ST	429 MAIN ST	LA CROSSE, WI 54601-4026
17-20022-30	NANCY J ROSE, STEPHEN G ROSE	431 MAIN ST	431 MAIN ST	LA CROSSE, WI 54601-4026
17-20022-40	608 PROPERTIES LLC	423-425 MAIN ST	307 MAIN ST	LA CROSSE, WI 54601
17-20022-90	GR412 LLC	412 MAIN ST	412 MAIN ST	LA CROSSE, WI 54601
17-20023-11	DOERFLINGERS SECOND CENTURY INC		1222 CASS ST	LA CROSSE, WI 54601-4855
17-20023-35	DALE B BERG	119-123 4TH ST S, 125 4TH ST S APT 201-203, STE 201 & 301, 127 4TH ST S	121 4TH ST S	LA CROSSE, WI 54601-3257
17-20023-50	DLL PROPERTIES LLC	418-420 MAIN ST	418 MAIN ST	LA CROSSE, WI 54601
17-20023-60	422 MAIN LLC	422-424 MAIN ST	307 MAIN ST	LA CROSSE, WI 54601
17-20023-80	I & B OF LACROSSE LLC	444 MAIN ST APT 1-6, STE 101-105, 201-208, 301, 303, 305, 308-310	2000 N HILLCREST PKY	ALTOONA, WI 54720
CITY OF LA CROSSE	CITY OF LA CROSSE	400 LA CROSSE ST	400 LA CROSSE ST	LA CROSSE, WI 54601
APPLICANT	LA CROSSE FILM ACADEMY CORPORATION	422 MAIN ST	422 MAIN ST	LA CROSSE, WI 54601

Office of City Clerk



July 17, 2026

ATTN: TEDDY ECK
LA CROSSE FILM ACADEMY CORPORATION DBA COULEE ARTS
422 MAIN ST
LA CROSSE WI 54601

Dear Teddy,

Our office is in receipt of the application for a Combination "Class B" Beer and Liquor License and Indoor Cabaret for La Crosse Film Academy Corporation dba Coulee Arts at 422 Main Street.

The application will be considered at the following meetings:

Judiciary & Administration Committee

Wednesday, August 5, 2026, 6:00 p.m.
Council Chambers, City Hall – 400 La Crosse St.

Common Council

Thursday, August 13, 2026, 6:00 p.m.
Council Chambers, City Hall – 400 La Crosse St.

It is recommended that someone attend the J&A meetings where public hearing is allowed; there may be questions or comments from a committee or council member or another citizen. Public hearing is generally not allowed at the Council meeting although there may be questions of Council Members. The applications will appear as part of the Various Licenses agenda item, which is a grouping of all of the licenses submitted for approval for August (File # 26-0631).

Attendance is allowed either in person or virtually. I will also be sending you an email with the dates listed above and the Zoom link for the J&A meeting. If you have any questions, comments, or concerns; do not hesitate to contact me.

Sincerely,

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

cc: Teddy Eck – [REDACTED]



City of La Crosse, Wisconsin

ORIGINAL ALCOHOL LICENSE APPLICATION INFORMATION SUBMITTAL

Rev. 10/2025

(Ch. 4, secs. 4-72 & 4-142)

All new applicants for an alcohol license pursuant to Chapter 4 of the La Crosse Municipal Code shall submit the following information with the original alcohol applications. Any false statement contained in such application shall automatically nullify any license issued pursuant thereto.

Applications will not be accepted until all of the information is complete and necessary documents provided.

TYPE OF LICENSE(S) REQUESTED

Class A: ☒ Beer, ☒ Liquor

Class B: ☐ Beer, ☐ Liquor

Class C: ☒ Wine

APPLICANT

Legal Business Name (Corporation, LLC, Sole Proprietor, Partnership):

Mema Enterprises LLC

Trade Name:

Citgo on State

Address:

Street

City

State

Zip Code

1914 State Rd LaCrosse WI 54601

Telephone Number:

Email:

Website:

ACTIVE USE OF LICENSE

☒ I understand that if a license is granted, said license **must be activated within 90 days of being granted** pursuant to Municipal Code secs. 4-43 and 4-108. This means open for business with stock and equipment.

Anticipated Date of Opening: ~~Sept 14, 2026~~ Aug 14, 2026

☒ I understand that if a license is granted, said license shall be actively utilized pursuant to Municipal Code sec. 4-12. Actively utilized shall mean open for business with regular and consistent operating hours. If a license is not actively used throughout any 90-day period, the license shall be subject to revocation or suspension pursuant to sec. 4-82.

☒ I understand that **if there is any change to the license or licensee information**, including but not limited to change in officers/members/directors or agent or their address/phone number, change in hours of operation, etc., **the City Clerk will be notified within 30 days** pursuant to Wis. Stat. sec. 125.04(3)(h).

CORPORATIONS/LLCs – AGENT QUALIFICATIONS & RESPONSIBILITIES

(N/A for Sole Proprietors and Partnerships)

☒ I understand that as an officer of the applicant corporation or member of the applicant limited liability company, the appointed alcohol license agent shall meet the requirements of Wis. Stat. Ch. 125 and, in addition, shall have resided within the State of Wisconsin continuously for 90 days prior to the date of application and shall reside within a 25-mile radius of the City limits at the time of application and at all times such individual shall be the appointed agent. Further, the appointed agent is an individual who is regularly involved in the actual conduct of the business and has full authority and control of the premises described and of the conduct of all business on the premises relative to alcohol beverages.

BUSINESS PLAN

Type of Establishment:

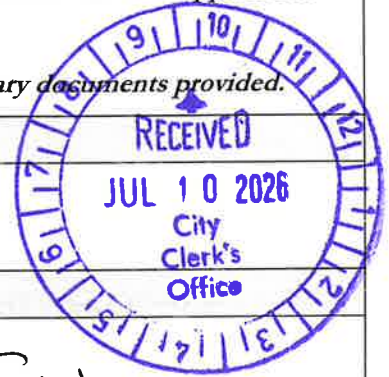
☐ Tavern ☐ Nightclub ☐ Restaurant ☐ Liquor Store ☐ Grocery Store

☒ Convenience Store with gas pumps ☐ Convenience Store without gas pumps

☐ Other _____

Hours of Operation:

7am - 12am 7 days a week



Anticipated Number of Employees:	<u>3</u>
Method for training employees in alcohol beverage laws and requirements for employees to hold a beverage operator license:	<u>learn2serve.com</u>
Other Business to Be Conducted on Premise:	<u>N/A</u>
Estimated gross receipts for food and alcohol beverage sales by percentage. (Note: Non-alcoholic drinks are classified as "Food.")	
<u>50</u> % Alcohol <u>20</u> % Food <u>30</u> % Other	
If applicable, describe "Other": <u>Tobacco products</u>	
Estimated capacity (Class B and Class C licenses only):	
Indoor _____	Outdoor, if applicable _____
Will there be any outdoor sales/service or consumption of alcohol? If yes, explain. If yes, a beer garden license or outdoor dining permit is required.	
<u>No</u>	
Will there be live entertainment (music or dancing) on premise? If yes, explain. If yes, a cabaret license is required.	
<u>No</u>	
Do you have off-street parking? ☒ Yes ☐ No If yes, how many parking spaces? <u>7</u> If no, how will parking be accommodated.	
Provide a sketch of the floor plan showing overall dimensions, the areas of sales, consumption and storage, seating arrangements, location of coolers, and location where records are kept (invoices for purchase of alcohol).	
Provide a site plan showing building location, any outside areas where alcohol beverages may be sold or consumed, off-street parking, ingress and egress, and existing or proposed screening.	

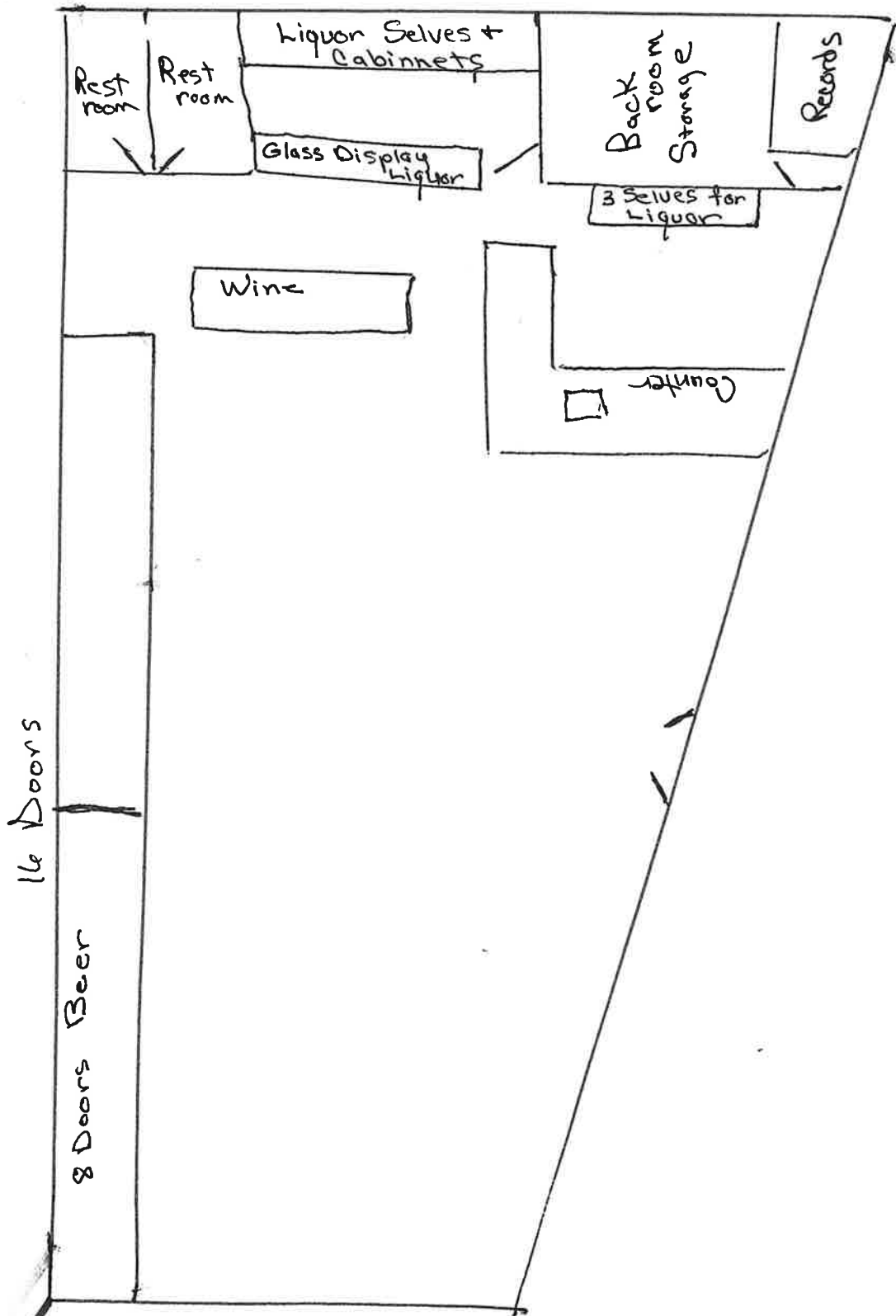
The information provided is true and correct to the best of my knowledge, I have reviewed the Alcohol Beverage Submittal Requirements and Information page and will comply with necessary requirements.

Margaret Anderson Chiragholin
Signature

7/9/2026
Date

FOR OFFICE USE – City Clerk’s Office checklist for complete applications
☐ Completed applications and fee ☐ Surrender of previous license, if applicable ☐ Lease, purchase agreement, or other proof of control of premise ☐ Contact Information Sheet ☐ Articles of Incorporation ☐ WI Seller’s Permit Certificate (copy) ☐ FEIN (copy) ☐ Floor Plan ☐ Site Plan ☐ Proof of course completion or valid operator license or on other license within last two years. ☐ Confirm proximity to school, church or hospital ☐ Confirm proximity to land zoned residential or multiple dwelling

19th
Street



State Rd

Form
AB-200

Alcohol Beverage License Application

For Municipal Use Only
Municipality
License Period

Application Type (check one)

☐ Initial (New) ☐ Renewal

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

☐ Class "A" Beer \$ ☐ Class "B" Beer \$
☐ "Class A" Liquor \$ ☐ Regular "Class B" Liquor \$
☐ "Class A" Liquor (cider only) \$ ☐ Reserve "Class B" Liquor \$
☐ "Class C" Liquor (wine only) \$ ☐ Above-Quota "Class B"
Liquor \$

Fees

License Fee(s)	\$
Background Check Fee	\$
Publication Fee	\$
Total Fees	\$

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship)

Mema Enterprises LLC

2. Business Trade Name or DBA

Citgo on State

3. FEIN

99-2193995

4. Wisconsin Seller's Permit Number

456-1031704198-04

5. Entity Type (check one)

☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

6. If the applicant business is an LLC, are the controlling members other LLCs or corporations? ☐ Yes ☒ No

If yes, the members, managers, officers and directors of those business entities must be listed in Part C and provide a Form AB-100.

7. State of Organization

Wisconsin

8. Date of Organization

3/19/2024

9. Wisconsin DFI Registration Number

M131386

10. Premises Address

1914 State Rd

11. City

LaCrosse

12. State

WI

13. Zip Code

54601

14. County

LaCrosse

15. Governing Municipality: ☒ City ☐ Town ☐ Village

of: LaCrosse

16. Aldermanic District

17. Premises Phone

18. Premises Email

19. Website

NA

20. Premises Description

Initial (New Applicants Only): Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.

Renewal Applicants Only: I am renewing a license and by checking the box following this statement, I affirm that I have reviewed the last issued license certificate and the premises description remains the same. ☐

2,500 sq ft Building, 8 doors for Beer, 7 selves for liquor
3 cabinets for liquor storage, a glass display for small
liquors, 3 selves for wine

21. Mailing Address (if different from premises address)

No additional storage in back room.

22. City

Records stored in back room to the right on shelf.

23. State

24. Zip Code

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No

If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated

Location

Trial Date

Penalty Imposed

Was sentence completed? ☐ Yes ☐ No

Law/Ordinance Violated

Location

Trial Date

Penalty Imposed

Was sentence completed? ☐ Yes ☐ No

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or wholesaler? ☐ Yes ☒ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ☒ Yes ☐ No

5. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☒ No

6. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☒ No

Part C: Individual Information

Check each box to attest that you have provided the appropriate supplementary information to complete your application. See the instructions for Part C of this application, beginning on page 2, to complete this section.

☒ I have accurately listed and provided contact and personal information for all required persons involved in the applicant business and any business identified in Part A, Question 6 using Form AB-200AA.

☒ I have provided an accurate Form AB-100 for each person listed in Form AB-200AA.

☒ (For corporations, limited liability companies, and nonprofit organizations only) I have provided an accurate Form AB-101 to appoint an agent on behalf of my business.

☒ I understand that my application is not complete until this supplementary paperwork is received by the municipal clerk where I am applying for an alcohol beverage license.

Part D: Attestation

One of the following must sign and attest to this application:

- sole proprietor
- one general partner of a partnership
- one corporate officer
- one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Anderson-Chiraghadin		First Name Margaret		M.I. A
Title Owner	Email	Phone 608-519-0493		
Signature Margaret Anderson-Chiraghadin		Date 7/9/2026		

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk		Date Provisional License Issued (if applicable)	

Alcohol Beverage License Application

Appendix A - List of Persons Involved in the Applicant Business

Alcohol Beverage
Individual QuestionnaireDate
7/9/2026

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

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)

Mema Enterprises LLC

2. Business Trade Name or DBA

Citgo on State

3. Entity Type (check one)

☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name

Anderson-Chiraghadin

2. First Name

Margaret

3. M.I.

A

4. Relationship to Business (Title)

Owner

5. Email

6. Phone

7. Home Address

N1935 Summit Dr.

8. City

LaCrosse

9. State

WI

10. Zip Code

54601

11. Date of Birth

12. Drivers License/State ID Number

13. Drivers License/State ID State of Issuance

WI

Part C: Address History

1. Do you currently live in Wisconsin? ☒ Yes ☐ No

If yes, provide the month and year when you permanently moved to Wisconsin

(MM/YYYY)

11/2007

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

Previous Address 1

N1935 Summit Dr LaCrosse WI

City

State

Zip Code

54601

Previous Address 2

City

State

Zip Code

Previous Address 3

City

State

Zip Code

Previous Address 4

City

State

Zip Code

Previous Address 5

City

State

Zip Code

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State

County

WI

LaCrosse

State

County

IL

Cook

State

County

State

County

State

County

State

County

State

County

State

County

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature <i>Margaret Anderson-Chiraghalin</i>	Date <i>7/9/2026</i>
---	-------------------------

Alcohol Beverage
Appointment of AgentDate
7/9/2024

Agent Type (check one)

☒ Original (no fee) ☐ Successor (\$10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)

Mema Enterprises LLC

2. Business Trade Name or DBA

Citgo on State

3. Entity Type (check one)

☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization (check one)

☒ Municipal Retail License ☐ State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

6. Describe the reason for appointing a successor agent, if successor is checked above.

Part B: Agent Information

1. Last Name

Anderson-Chiraghdin

2. First Name

Margaret

3. M.I.

A

4. Email

5. Phone

6. Home Address

11935 Summit Dr

7. City

LaCrosse

8. State

WI

9. Zip Code

54601

10. Age

77

11. Drivers License/State ID Number

12. Drivers License/State ID State of Issuance

WI

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? ☒ Yes ☐ No
Submit proof of completion.2. Have you completed Form AB-100, Alcohol Beverage Individual Questionnaire? ☒ Yes ☐ No
Submit a completed Form AB-100 with this form.3. Have you been a Wisconsin resident for at least 90 continuous days? ☒ Yes ☐ No
See instructions for exceptions.

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name <i>Anderson-Chiraghodin</i>		First Name <i>Margaret</i>	M.I. <i>A</i>
Title <i>Owner</i>	Email		Phone 
Signature <i>Margaret Anderson-Chiraghodin</i>			Date <i>7/9/2026</i>

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name <i>Anderson-Chiraghodin</i>		First Name <i>Margaret</i>	M.I. <i>A</i>
Signature <i>Margaret Anderson-Chiraghodin</i>			Date <i>7/9/26</i>



CERTIFICATE OF COMPLETION

This certifies that

Margaret Alice Anderson-Chiraghadin

is awarded this certificate for

Wisconsin Responsible Beverage Server Training



Completion Date
07/09/2026



Expiration Date
07/08/2028



Certificate #
WI-00653281

A handwritten signature in black ink, appearing to read 'Sarah Negroni'.

Official Signature

This certificate is non-transferable and represents the successful completion of an approved Wisconsin Department of Revenue Responsible Beverage Server Course in compliance with secs. 125.04(5)(a)5., 125.17(6), and 134.66(2m), Wis. Stats.

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | www.360training.com

Office of City Clerk



July 17, 2026

ATTN: MARGARET ANDERSON-CHIRAGHDIN
MEMA ENTERPRISES LLC DBA CITGO ON STATE
1914 STATE RD
LA CROSSE WI 54601

Dear Margaret,

Our office is in receipt of the application for a Class "A" Beer and a "Class A" Liquor license for Mema Enterprises LLC dba Citgo on State at 1914 State Road

The application will be considered at the following meetings:

Judiciary & Administration Committee

**Wednesday, August 5, 2026, 6:00 p.m.
Council Chambers, City Hall – 400 La Crosse St.**

Common Council

**Thursday, August 13, 2026, 6:00 p.m.
Council Chambers, City Hall – 400 La Crosse St.**

It is recommended that someone attend the J&A meetings where public hearing is allowed; there may be questions or comments from a committee or council member or another citizen. Public hearing is generally not allowed at the Council meeting although there may be questions of Council Members. The applications will appear as part of the Various Licenses agenda item, which is a grouping of all of the licenses submitted for approval for August (File # 26-0631).

Attendance is allowed either in person or virtually. I will also be sending you an email with the dates listed above and the Zoom link for the J&A meeting. If you have any questions, comments, or concerns; do not hesitate to contact me.

Sincerely,

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

cc: Margaret Anderson-Chiraghdin – [REDACTED]

Alcohol Beverage
Individual QuestionnaireDate
07/08/2026

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

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)

Copeland Cantina, LLC

2. Business Trade Name or DBA

The Whiskey Barrel Saloon

3. Entity Type (check one)

☐ Sole Proprietor☐ Partnership☒ Limited Liability Company☐ Corporation☐ Nonprofit Organization

Part B: Individual Information

1. Last Name

Jaeger

2. First Name

Tyna

3. M.I.

M

4. Relationship to Business (Title)

Owner

5. Email

6. Phone

7. Home Address

939 Bethanne Pl

8. City

Onalaska

9. State

WI

10. Zip Code

54650

11. Date of Birth

12. Driver's License/State ID Number

13. Driver's License/State ID State of Issuance

WI

Part C: Address History

1. Do you currently live in Wisconsin? ☒ Yes ☐ No

If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY)

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

Previous Address 1

1200 Sugarberry Blvd Lot 20

City

Sparta

State

WI

Zip Code

54656

Previous Address 2

City

State

Zip Code

Previous Address 3

City

State

Zip Code

Previous Address 4

City

State

Zip Code

Previous Address 5

City

State

Zip Code

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State

County

State

County

State

County

State

County

WI

Monroe

WI

La Crosse

State

County

State

County

State

County

State

County

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

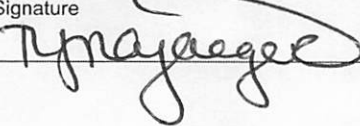
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature 	Date 7-8-2026
--	------------------

Alcohol Beverage
Appointment of AgentDate
07/09/2026

Agent Type (check one)

- ☒
- Original (no fee)
- ☐
- Successor (\$10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor) Copeland Catina, LLC			
2. Business Trade Name or DBA The Whiskey Barrel Saloon			
3. Entity Type (check one) ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization			
4. Alcohol Beverage Business Authorization (check one) ☒ Municipal Retail License ☐ State Permit		5. If successor agent, provide State Permit or Municipal Retail License Number	
6. Describe the reason for appointing a successor agent, if successor is checked above.			

Part B: Agent Information

1. Last Name Jaeger		2. First Name Tyna		3. M.I. M
4. Email [REDACTED]			5. Phone [REDACTED]	
6. Home Address 939 Bethanne pl				
7. City Onalaska	8. State WI	9. Zip Code	10. Date of Birth [REDACTED]	
11. Driver's License/State ID Number [REDACTED]		12. Driver's License/State ID State of Issuance WI		

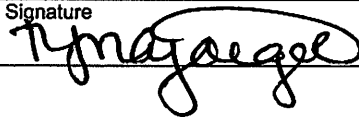
Part C: Agent Questions

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

Continued →

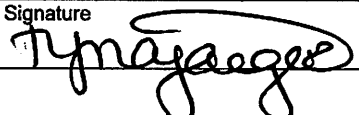
Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Jaeger		First Name Tyna	M.I. M
Title Owner	Email	Phone	
Signature 		Date 7-8-2026	

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Jaeger		First Name Tyna	M.I. M
Signature 		Date 7-8-2026	



City of La Crosse, Wisconsin

APPLICATION FOR BEER GARDEN LICENSE

Check One: ☒ New ☐ Renewal For the license period _____ to _____ Fee: \$ 200.00License Class: (Check One) ☐ Class "A" ☒ Class "B" ☐ Class "C" ☐ Class "D"
(ZONING RESTRICTION)**BUSINESS INFORMATION**

Legal/Real Name:

Cappella Weddings & Events LLC

Address of Above: Street

721 King Street

City

La Crosse

State

WI

Zip Code

54601**PREMISES INFORMATION**

Trade Name of Business:

Cappella Weddings & Events LLC

Address of premises to be Licensed:

721 King Street, La Crosse, WI 54601**BEER GARDEN INFORMATION**

Description of proposed beer garden: (MUST BE SPECIFIC: square feet, physical location, material made out of, etc.)

newly installed patio on NE portion of the parcel. stamped concrete. fenced also used as a parking lot off 8th Street**AGENT INFORMATION**

Agent Name: First

Matthew

Middle

James

Last

Curtis

Agent Home Address: Street

2110 Clearwater Drive

City

Onalaska

State

WI

Zip Code

54650

Home Phone Number:

Daytime Phone Number:

Was the above person listed as agent on last year's application?

☐ Yes n/a ☐ No

The above hereby makes application for a license to operate a Beer Garden at the above address within the City of La Crosse pursuant to provisions of Sec. 10-47 of the Code of Ordinances for the City of La Crosse.



Signature of Applicant

Date

7/2/20**A PLAN MUST ACCOMPANY THIS APPLICATION****OFFICE USE ONLY**

For original application:

Attach a list of all property owners within 200 feet of the proposed licensed premises.

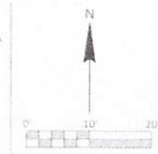
Signature:

Date:

Granted:

License #:

- NOTES:
1. 2,380 SF INCREASE IN IMPERVIOUS AREA
 2. 256 SF DECREASE IN IMPERVIOUS AREA
 3. NET INCREASE OF 2,124 SF
 4. TOTAL DISTURBED AREA = 6,000 SF



JEWELL

560 Sunrise Drive
Spring Green, WI 53589
phone 608-588-7484

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF JEWELL & COMPANY, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JEWELL & COMPANY, INC.



Borton
CONSTRUCTION

17-20182-R0
CITY OF LACROSSE

17-20182-70
NICKELATTI REAL ESTATE INC.

17-20180-110
MASONIC VIEW LLC

17-20180-120
MATTHEW & ROBYNN CURTIS

Cappella Property LLC
Off Street Parking
La Crosse, Wisconsin

Preliminary

02-04-2026

No.	Description	Date
1	PROPOSED SITE	

Drawing Name
PROPOSED SITE

Project number
BD5020

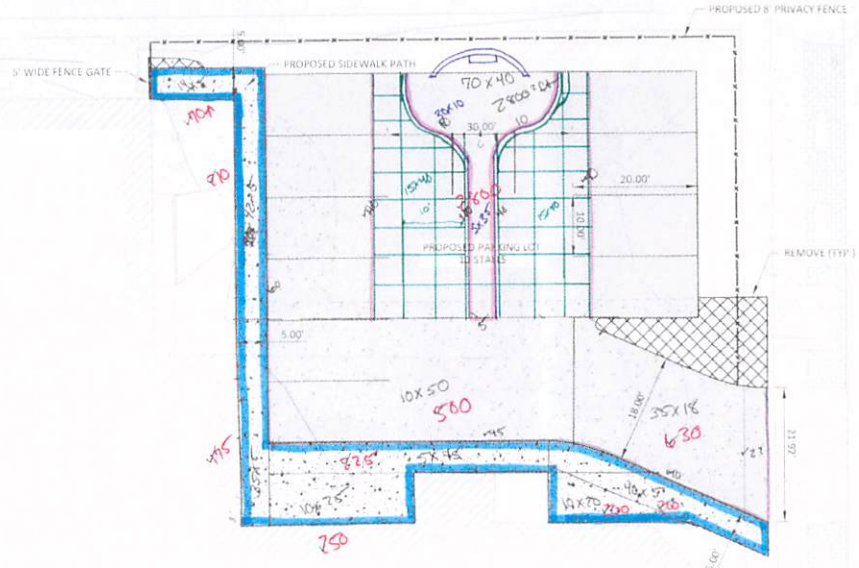
Sheet number
C2.0

17-20177-10
UNITED TEMPLE ASSOCIATION INC.

17-20177-40
CITY OF LACROSSE

17-20177-30
CITIZENS COMMUNITY FEDERAL
NATIONAL ASSOCIATION

PROJECT LOCATION
17-20177-20
CAPPELLA PROPERTIES LLC
721 KING STREET
LA CROSSE WI 54601



8TH STREET S.

Rebar: 5260'±
Rebar 40+40+10+40
+5+10+5+10+45
+40+75
352+2=176 Rebar

Sidewalk - Edge
70+210+175+225
1250+200+200 = 1350'±

Total Concrete Parking = 3930'±
2400+500+630'±

Stamped Concrete
300+175 = 475

Cross Hatched Brooming
600+600 = 1200

Totals Regular Concrete 2235

Office of City Clerk



CAPPELLA WEDDING AND EVENTS LLC
721 KING ST
LA CROSSE, WI 54601

NOTICE OF APPLICATION FOR BEER GARDEN LICENSE IN THE CITY OF LA CROSSE

This is to notify you that the following business has applied for a **Class "B" Beer Garden** license under Chapter 10, Article III of the Code of Ordinances of the City of La Crosse to allow consumption of alcoholic beverages in a designated outdoor area, as described below and on the attached drawing.

Pursuant to sec. 10-77, property owners within 200 feet of the proposed premises for a Beer Garden License shall receive notice of an original application.

Cappella Weddings and Events LLC dba Cappella Weddings and Events at 721 King St, La Crosse WI 54601

Beer Garden description: Newly installed stamped concrete patio on NE portion of the parcel. Fenced in and also used for parking off 8th St.

This application will be considered at the following meetings which are held in the Council Chambers of La Crosse City Hall, 400 La Crosse Street. The applications can be viewed online at the Legislative Information Center (<https://cityoflacrosse.legistar.com/Legislation.aspx>) search for file 26-0631.

- **Judiciary and Administration Committee – Wednesday, August 5, 2026 at 6:00 p.m.**
- **Common Council – Thursday, August 13, 2026 at 6:00 p.m.**

The meeting can be viewed (no participation) by visiting the Legislative Information Center Meetings calendar (<https://cityoflacrosse.legistar.com/Calendar.aspx>) - find the scheduled meeting and click on the video link to the far right in the meeting list.

Written comments may be submitted to the City Clerk's Office by emailing cityclerk@cityoflacrosse.org, by delivery or mail to City Clerk, 400 La Crosse Street, La Crosse WI 54601 or by deposit in the green drop box on the north side of City Hall.

This notice is given pursuant to the order of the Common Council of the City of La Crosse.

Dated this 15th day of July, 2026.

Nikki M. Elsen, WCMC
City Clerk

City of La Crosse, 400 La Crosse Street La Crosse, WI 54601
cityclerk@cityoflacrosse.org | 608-789-7510
www.cityoflacrosse.org

Properties within 200 feet of the beer garden are shown outlined in blue.



Cappella Weddings and Events LLC - 200ft Buffer - Beer Garden

Tax Parcel Number	OwnerName	PROPADDCOMP	Mailing Address	MailCityStateZip
17-20176-130	UNITED TEMPLE ASSOCIATION INC	118 8TH ST S	118 8TH ST S	LA CROSSE, WI 54601-4108
17-20177-10	UNITED TEMPLE ASSOCIATION INC	130 8TH ST S	118 8TH ST S	LA CROSSE, WI 54601-4108
17-20177-70	LACROSSE COUNTY CONVENTION AND VISITORS BUREAU INC, DBA EXPLORE LA CROSSE	123 7TH ST S	123 7TH ST S	LA CROSSE, WI 54601
17-20177-20	CAPPELLA PROPERTIES LLC	136 8TH ST S, 721 KING ST	2110 CLEARWATER DR	ONALASKA, WI 54650
17-20180-120	MATTHEW CURTIS, ROBYNN CURTIS	145 8TH ST S	2110 CLEARWATER DR	ONALASKA, WI 54650
17-20177-50	LACROSSE COUNTY	127-129 7TH ST S	212 6TH ST N	LA CROSSE, WI 54601
17-20177-30	CITIZENS COMMUNITY FEDERAL NATIONAL ASSOCIATION	141 7TH ST S	2174 EASTRIDGE CTR	EAU CLAIRE, WI 54701
17-20180-110	MASONIC VIEW LLC	141 8TH ST S	317 4TH ST S	LA CROSSE, WI 54601
17-20177-40	CITY OF LACROSSE	131 7TH ST S	400 LA CROSSE ST	LA CROSSE, WI 54601
17-20182-80	CITY OF LACROSSE	800 MAIN ST	400 LA CROSSE ST	LA CROSSE, WI 54601
17-20182-70	NICKELATTI REAL ESTATE INC	135 8TH ST S APT 1-16	444 MAIN ST	LA CROSSE, WI 54601
17-20180-130	SCOTT R SHAW, MARY A SHAW	813 KING ST	813 KING ST	LA CROSSE, WI 54601-4138
APPLICANT	CAPPELLA WEDDING AND EVENTS LLC	721 KING ST	721 KING ST	LA CROSSE, WI 54601

Office of City Clerk



July 17, 2026

ATTN: MATTHEW CURTIS
CAPPELLA WEDDINGS AND EVENTS LLC
712 KING ST
LA CROSSE WI 54601

Dear Matthew,

Our office is in receipt of the application for a Class B Beer Garden License for Cappella Weddings and Events LLC dba Cappella Weddings and Events.

The application will be considered at the following meetings:

Judiciary & Administration Committee

**Wednesday, August 5, 2026, 6:00 p.m.
Council Chambers, City Hall – 400 La Crosse St.**

Common Council

**Thursday, August 13, 2026, 6:00 p.m.
Council Chambers, City Hall – 400 La Crosse St.**

It is recommended that someone attend the J&A meetings where public hearing is allowed; there may be questions or comments from a committee or council member or another citizen. Public hearing is generally not allowed at the Council meeting although there may be questions of Council Members. The applications will appear as part of the Various Licenses agenda item, which is a grouping of all of the licenses submitted for approval for August (File # 26-0631).

Attendance is allowed either in person or virtually. I will also be sending you an email with the dates listed above and the Zoom link for the J&A meeting. If you have any questions, comments, or concerns; do not hesitate to contact me.

Sincerely,

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

cc: Matthew Curtis – [REDACTED]



City of La Crosse, Wisconsin

APPLICATION FOR INDOOR CABARET LICENSE

Check One: ☒ New ☐ Renewal For the license period July 1st to June 30th Fee: \$ 150

BUSINESS INFORMATION*			
Legal/Real Name: <u>Corporation</u>			
La Crosse Film Academy & Rivoli Arts District			
Address of Above: Street	City	State	Zip Code
422 Main Street	La Crosse	WI	54601
PREMISES INFORMATION			
Trade Name of Business:			
<u>Coulee Arts</u>			
Address of premises to be Licensed:		Business Phone Number:	
422 Main Street			
Premises are Owned By:			
Ryan Johnson & Mike Gorder			
Address of Owner: Street	City	State	Zip Code
307 Main St Suite 301	La Crosse	WI	54601
CABARET INFORMATION			
Detailed description of cabaret area to be licensed:			
The ground floor of 422 Main street consists of 5,000 sqft performance area that will be used for film premieres, music concerts, stand-up comedy shows, and event rentals. This includes a small stage (400 sqft) and a concession/bar area.			
Nature of Entertainment:			
Multi-use performances including; comedy, music, film events and rentals			
Other Business Conducted upon the premises:			
Film production will be in the 1st floor production studio. Art & Film classes will take place in the basement level			
MANAGER INFORMATION*			
Cabaret Manager Name: First	Middle	Last	
Teddy	James	Eck	
Cabaret Manager Home Address: Street	City	State	Zip Code
W5843 Brickyard Ln	La Crosse	WI	54601
Home Phone Number of Cabaret Manager:	Daytime Phone Number of Cabaret Manager:		
	21		
Was the above person listed as manager on last year's application?			
☐ Yes ☒ No			

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

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

Teddy J. Eck
Signature of Applicant

7/5/2026

Date

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

Personal Data Sheet

(Please PRINT All Information)

Each Officer/Member AND Manager/Person in Charge must complete all the information and must indicate if they have been convicted of any of the following within the last ten (10) years: a felony, a misdemeanor, a statutory violation punishable by forfeiture or a county or municipal ordinance violation. If none, write "none".

MANAGER/PERSON IN CHARGE				
Name: First	Middle	Last		
Teddy	James	Eck		
Home Address: Street	City	State	Zip Code	
W5843 Brickyard Ln.	La Crosse	WI	54601	
Phone Number:	Email:	Date of Birth: (mm/dd/yyyy)		
Violations: none				
OFFICER/MEMBER				
Name: First	Middle	Last		
Math	Scott	Mahlum		
Home Address: Street	City	State	Zip Code	
1217 Bennett	La Crosse	WI	54601	
Phone Number:	Email:	Date of Birth: (mm/dd/yyyy)		
Violations: CCAP Me				
OFFICER/MEMBER				
Name: First	Middle	Last		
Casey	Teau	Scheuerell		
Home Address: Street	City	State	Zip Code	
202 S. Main St.	Stockland La Crosse	WI	54601 54658	
Phone Number:	Email:	Date of Birth: (mm/dd/yyyy)		
Violations: None				
OFFICER/MEMBER				
Name: First	Middle	Last		
Megan		Bischoff		
Home Address: Street	City	State	Zip Code	
1839 Cherokee Ave.	La Crosse	WI	54603	
Phone Number:	Email:	Date of Birth: (mm/dd/yyyy)		
Violations: None				
OFFICER/MEMBER				
Name: First	Middle	Last		
Ben		Richtgruber		
Home Address: Street	City	State	Zip Code	
307 24th St. S	La Crosse	WI	54601	
Phone Number:	Email:	Date of Birth: (mm/dd/yyyy)		
Violations: OWI - Altoona, WI April 2017, Fine was issued.				



NOTICE OF APPLICATION FOR COMBINATION "CLASS B" BEER & LIQUOR AND INDOOR CABARET LICENSE IN THE CITY OF LA CROSSE

This is to notify you that the following business has applied for a **Combination Class "B" Beer & Liquor** license. Pursuant to sec. 4-145 of the Municipal Code, no Class "B" license shall be granted for premises located within 100 feet of lands zoned residential or multiple dwelling without property owners receiving notification. **Indoor Cabaret** licenses under Chapter 10, Article IV of the Code of Ordinances of the City of La Crosse allow live entertainment in a designated indoor area, as described below. Pursuant to sec. 10-140, property owners within 100 feet of the proposed premises for an Indoor Cabaret License shall receive notice of an original application.

**La Crosse Film Academy Corporation dba Coulee Arts
at 422 Main St, La Crosse, WI 54601**

This application will be considered at the following meetings which are held in the Council Chambers of La Crosse City Hall, 400 La Crosse Street:

Judiciary and Administration Committee – Wednesday, August 5, 2026 at 6:00 p.m.
Common Council – Thursday, August 13, 2026 at 6:00 p.m.

Indoor Cabaret description: The ground floor of 422 Main St. consists of 5,000 sq. ft. performance area that will be used for film premieres, music concerts, stand-up comedy shows, and event rentals.

If you wish to attend and participate in the meetings virtually, you can join typing this address in a web browser:

<https://us06web.zoom.us/j/83473183380?pwd=SE55WWRK2V2aHncW5VM3RLWGYrdz09>

Meeting ID: 83473183380

Passcode: CC2026

Call in (audio only): +1 312 626 6799

Or you can view the meeting (no participation) by visiting the Legislative Information Center Meetings calendar

(<https://cityoflacrosse.legistar.com/Calendar.aspx>) - find the scheduled meeting and click on the "In Progress" video link to the far right in the meeting list.

Written comments may be submitted to the City Clerk's Office by emailing cityclerk@cityoflacrosse.org, by delivery or mail to City Clerk, 400 La Crosse Street, La Crosse WI 54601 or by deposit in the green drop box on the north side of City Hall.

This notice is given pursuant to the order of the Common Council of the City of La Crosse.

Dated this 16th day of June 2026.

A handwritten signature in black ink, appearing to read "Alicia Smithburg".

Alicia Smithburg
Assistant Clerk

City of La Crosse, 400 La Crosse Street La Crosse, WI 54601
cityclerk@cityoflacrosse.org | 608-789-7510
www.cityoflacrosse.org

LA CROSSE FILM ACADEMY CORPORATION
422 MAIN ST
LA CROSSE, WI 54601



City of La Crosse, 400 La Crosse Street La Crosse, WI 54601
cityclerk@cityoflacrosse.org | 608-789-7510
www.cityoflacrosse.org

Tax Parcel Number	OwnerName	PROPADDCOMP	CompleteAddress	MailCityStateZip
17-20021-120	NEW STATE BANK OF LA CROSSE	401 MAIN ST STE 100, 205, 305, 500	401 MAIN ST	LA CROSSE, WI 54601
17-20021-140	MEDDAUGH HOLDINGS LLC	417-421 MAIN ST	419 MAIN ST	LA CROSSE, WI 54601
17-20022-10	608 PROPERTIES LLC	427 MAIN ST	307 MAIN ST	LA CROSSE, WI 54601
17-20022-100	AZARA PROPERTIES LLC	410 MAIN ST	321 MENOMONIE ST	ELK MOUND, WI 54739
17-20022-110	DOERFLINGERS SECOND CENTURY INC	400 MAIN ST STE 101-405, M1-2	1222 CASS ST	LA CROSSE, WI 54601-4855
17-20022-20	LYNNE GERMANSON	429 MAIN ST	429 MAIN ST	LA CROSSE, WI 54601-4026
17-20022-30	NANCY J ROSE, STEPHEN G ROSE	431 MAIN ST	431 MAIN ST	LA CROSSE, WI 54601-4026
17-20022-40	608 PROPERTIES LLC	423-425 MAIN ST	307 MAIN ST	LA CROSSE, WI 54601
17-20022-90	GR412 LLC	412 MAIN ST	412 MAIN ST	LA CROSSE, WI 54601
17-20023-11	DOERFLINGERS SECOND CENTURY INC		1222 CASS ST	LA CROSSE, WI 54601-4855
17-20023-35	DALE B BERG	119-123 4TH ST S, 125 4TH ST S APT 201-203, STE 201 & 301, 127 4TH ST S	121 4TH ST S	LA CROSSE, WI 54601-3257
17-20023-50	DLL PROPERTIES LLC	418-420 MAIN ST	418 MAIN ST	LA CROSSE, WI 54601
17-20023-60	422 MAIN LLC	422-424 MAIN ST	307 MAIN ST	LA CROSSE, WI 54601
17-20023-80	I & B OF LACROSSE LLC	444 MAIN ST APT 1-6, STE 101-105, 201-208, 301, 303, 305, 308-310	2000 N HILLCREST PKY	ALTOONA, WI 54720
CITY OF LA CROSSE	CITY OF LA CROSSE	400 LA CROSSE ST	400 LA CROSSE ST	LA CROSSE, WI 54601
APPLICANT	LA CROSSE FILM ACADEMY CORPORATION	422 MAIN ST	422 MAIN ST	LA CROSSE, WI 54601

Office of City Clerk



July 17, 2026

ATTN: TEDDY ECK
LA CROSSE FILM ACADEMY CORPORATION DBA COULEE ARTS
422 MAIN ST
LA CROSSE WI 54601

Dear Teddy,

Our office is in receipt of the application for a Combination "Class B" Beer and Liquor License and Indoor Cabaret for La Crosse Film Academy Corporation dba Coulee Arts at 422 Main Street.

The application will be considered at the following meetings:

Judiciary & Administration Committee

Wednesday, August 5, 2026, 6:00 p.m.
Council Chambers, City Hall – 400 La Crosse St.

Common Council

Thursday, August 13, 2026, 6:00 p.m.
Council Chambers, City Hall – 400 La Crosse St.

It is recommended that someone attend the J&A meetings where public hearing is allowed; there may be questions or comments from a committee or council member or another citizen. Public hearing is generally not allowed at the Council meeting although there may be questions of Council Members. The applications will appear as part of the Various Licenses agenda item, which is a grouping of all of the licenses submitted for approval for August (File # 26-0631).

Attendance is allowed either in person or virtually. I will also be sending you an email with the dates listed above and the Zoom link for the J&A meeting. If you have any questions, comments, or concerns; do not hesitate to contact me.

Sincerely,

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

cc: Teddy Eck – [REDACTED]



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0634

Agenda Date: 8/5/2026

Version: 2

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Ordinance

Agenda Number:

ORDINANCE NO.: 26-0634

AN ORDINANCE to amend Sec. 115-399. (d) of the Code of Ordinances of the City of La Crosse regarding the type of retaining wall appearances allowed when adding fill for a building site.

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

SECTION I: 115-399. (d)) is hereby amended to read as follows:

Sec. 115-399. (d)

(d) The height of any retaining wall or poured wall system shall not exceed two feet above the base flood elevation and shall not be closer than three feet to a lot line on all four sides unless an affidavit signed by the abutting property owners is presented to the Department of Planning and Development and shall have the exterior side of the retaining wall be of decorative CMU or poured wall with a form that has a decorative finish or decorative finish attached to a poured masonry wall such as rock, stone, stucco or brick veneer and there shall be shrubs and/or plantings placed on all four sides of said retaining wall within the three foot setback area. Such retaining walls must also meet the existing vision clearance ordinances. Fill in the three-foot setback may be allowed to the same neighboring property grade. Fill placed inside the poured retaining wall shall be clean, porous sand or other earthy material such as subsoil. All retaining walls constructed for the purpose of creating a building site for a structure or building shall be a decorative poured masonry wall or decorative CMU or decorative finish attached to a poured masonry wall such as rock, stone, stucco or brick veneer.

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

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

Shaundel Washington-Spivey, Mayor

Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:



CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID	26-0634	Caption	AN ORDINANCE to amend Sec. 115-399. (d) of the Code of Ordinances of the City of La Crosse regarding the type of retaining wall appearances allowed when adding fill for a building site. fee changes.
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Staff/Department Responsible for Legislation

Planning and Development - Building & Inspections

Requestor of Legislation

Planning and Development - Building & Inspections

Location, if applicable

City-wide

Summary/Purpose

To amend language allowing the flexibility of the type of materials used in a poured wall retaining wall system and still maintain a respectable visual appearance.

Background

There may be instances where it is not feasible to use Concrete Masonry Unit (CMU) or decorative wall forms for a retaining wall for fill. This language change allows additional methods and more flexibility to enhance the visual appears of these types of wall.

Fiscal Impact

None.

Staff Recommendation

Recommend to adopt.

NOTICE OF HEARING ON
AMENDMENT TO ZONING RESTRICTION

TO WHOM IT MAY CONCERN:

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

AN ORDINANCE to amend Sec. 115-399. (d) of the Code of Ordinances of the City of La Crosse regarding the type of retaining wall appearances allowed when adding fill for a building site.

The City Plan Commission will meet to consider such application on Monday, August 3, 2026 at 4:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

A public hearing before the Judiciary & Administration Committee will be held on Wednesday, August 5, 2026 at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the Common Council on Thursday, August 13, 2026 at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

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

The materials relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 26-0634).

Dated this 18th day of June, 2026.

Nikki M. Elsen, City Clerk
City of La Crosse

Publish: July 21 & 28, 2026
One (1) Affidavit



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0697

Agenda Date: 8/5/2026

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Ordinance

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District to the Residence District, allowing for redevelopment of the building into a duplex at 1705 & 1707 16th St. S.

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

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

Tax Parcel 17-40041-101; 1705 & 1707 16th St. S.

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

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

Shaundel Washington-Spivey, Mayor

Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

City of La Crosse
Planning, Development & Assessment Department
400 La Crosse Street
La Crosse, WI 54601



RE: Petition for Rezoning from C1 Local Business District to R2 Residence District for
1705-1707 16th Street South

To Whom It May Concern,

We are respectfully requesting rezoning of the property located at 1705-1707 16th Street South from C1 – Local Business District to R2 – Residence District in order to convert the building into a duplex with one upper and one lower residential unit.

Our goal is to revitalize and improve the property while creating quality long-term housing that is compatible with the surrounding neighborhood. We believe the proposed residential use is an appropriate fit for the area and will positively contribute to the appearance, stability, and continued improvement of the neighborhood.

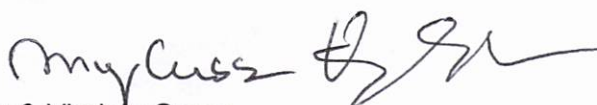
We are proposing in our plan several exterior improvements, including: installation of new front windows/shutters, decorative flower boxes and landscaping improvements including shade trees to enhance the streetscape. Lastly, reconstruction of the basement access on the right side of the building, including an aesthetically appealing railing.

Inside the building, our plan is to create a functional and attractive two-bedroom residential unit on the first floor that will include a kitchen and full bathroom. The second-floor currently occupied unit will also undergo cosmetic updates to include fresh paint throughout, and likely new floors at some juncture when it is unoccupied.

We are committed to maintaining the property to a high standard and ensuring that all work complies with applicable zoning, safety, occupancy, and building code requirements. We believe this project will enhance the property, preserve the structure through reinvestment, and provide additional quality housing opportunities within the City of La Crosse.

Thank you for your time and consideration of this rezoning request. We appreciate the opportunity to present our petition and would be happy to provide any additional information or answer questions regarding our plans for the property.

Sincerely,


Amy & Virginia Cress

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Virginia Cress
Amy Cress

Owner of site (name and address):

ACVC Investments LLC

Address of subject premises:

1705-1707 16th St. South

Tax Parcel No.:

17-40041-101

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

Lot 1 of Lacrosse County certified survey map filed on October 14, 1996 in Volume 7 of certified survey maps, page 19, as document NO. 1161728, being located on part of the SE 1/4 of the NE 1/4 of Section 8, Township 15 North, Range 7 West, City of Lacrosse, Lacrosse County, Wisconsin and on part of Lot 3 in Block 3 of Usher's addition, City of Lacrosse, Lacrosse County, Wisconsin.

Zoning District Classification:

C1 - Local Business District

Proposed Zoning Classification:

R2 - Residence District

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

___ Yes ☒ No

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

___ Yes ☒ No

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

☒ Yes ___ No

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

☒ Yes ___ No

Property is Presently Used For:

The property is currently a mixed use building consisting of a former commercial space on the main floor and a residential apartment on the upper floor. The property is located within a predominantly residential neighborhood.

Property is Proposed to be Used For:

The property is proposed to be used as residential housing in compliance with the requirements of the R2 Residence District. The existing structure will be renovated and improved to provide quality residential housing while preserving character of the neighborhood.

Proposed Rezoning is Necessary Because (Detailed Answer):

The current C1 zoning designation does not reflect the property's intended long term use. The proposed rezoning to R2 will allow the property to be used in a manner that is more consistent with the surrounding residential neighborhood and will support the creation and preservation of quality housing.

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

The proposed residential use is compatible with the surrounding neighborhood and is expected to generate less traffic, noise, and activity than many uses permitted under the current C1 zoning classification. Planned improvements include new windows, flower boxes, shade trees, improved basement access, and renovations that will enhance neighborhood character.

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

The proposed rezoning supports the city's goals of neighborhood revitalization, housing preservation, reinvestment in existing properties, and efficient use of existing infrastructure. The project will improve an existing building, provide quality housing opportunities, and promote land uses compatible with surrounding neighborhood.

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 14th day of May, 2026.

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

My Cress

(signature)

608-769-3420 6/23/2026
(telephone) (date)

acvcinvestments@gmail.com
(email)

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

Review was made on the 23rd day of June, 2026.

Signed: [Signature]
Director of Planning & Development



CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A LEGAL DESCRIPTION

Lot 1 of La Crosse County Certified Survey Map filed on October 14, 1996 in Volume 7 of Certified Survey Maps, page 79, as Document No. 1161728, being located on part of the SE 1/4 of the NE 1/4 of Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin and on part of Lot 3 in Block 3 of Usher's Addition, City of La Crosse, La Crosse County, Wisconsin.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance (7-1-21) w-WI Mod

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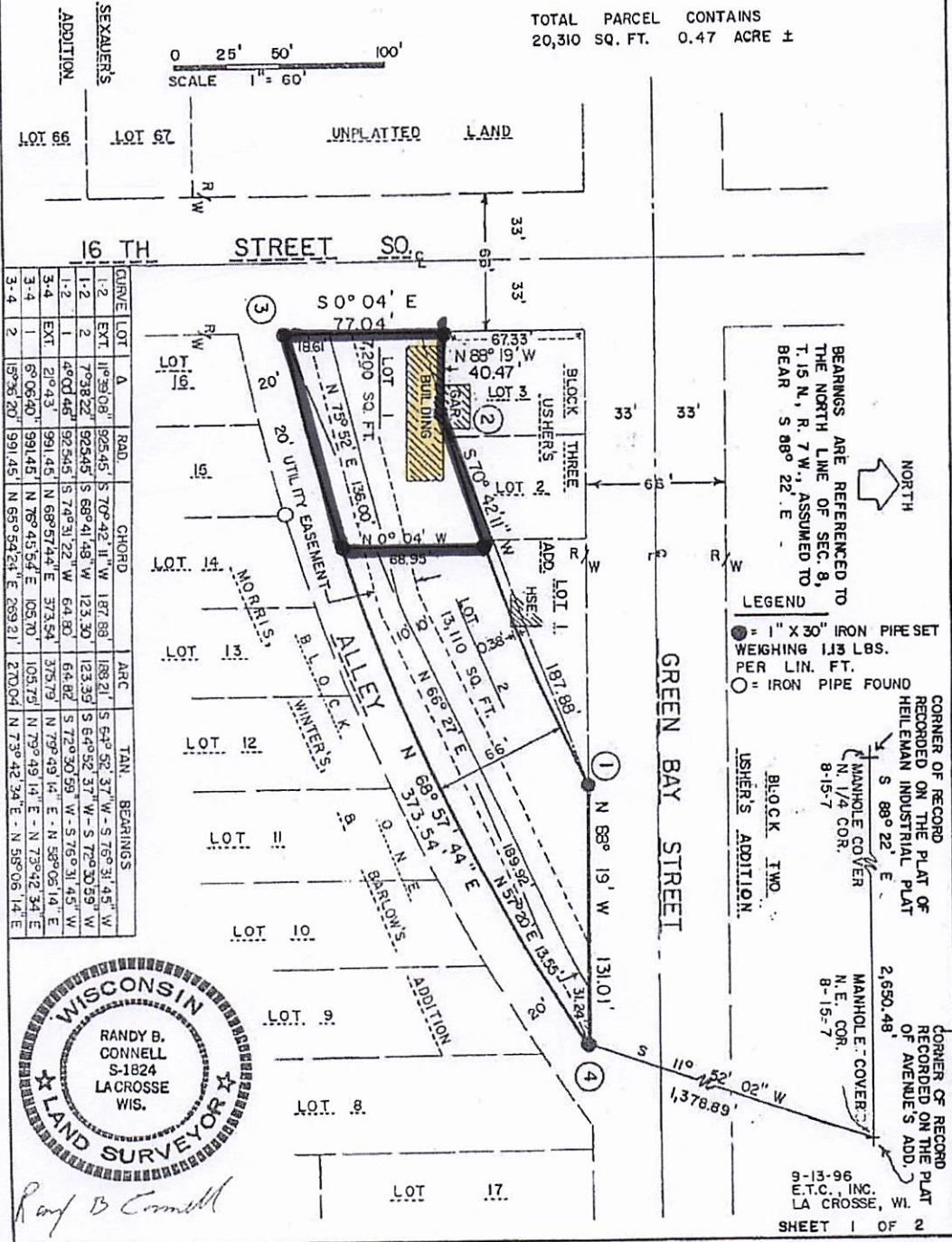
CERTIFIED SURVEY MAP

PREPARED AT THE DIRECTION OF
OWNER: GARY JIRACEK
W-4922 MILL STREET
LA CROSSE, WISCONSIN 54601

PART OF THE SE1/4-NE1/4, SECTION
8, T.15 N., R.7 W., CITY OF
LA CROSSE, LA CROSSE COUNTY, WI,
ALSO PART OF LOT 3, BLOCK 3,
USHER'S ADDITION TO THE CITY OF
LA CROSSE.

TOTAL PARCEL CONTAINS
20,310 SQ. FT. 0.47 ACRE ±

0 25' 50' 100'
SCALE 1" = 60'



Randy B. Connell

1161728

See Page 19

9-13-96
E.T.C., INC.
LA CROSSE, WI.
SHEET 1 OF 2



Current Building



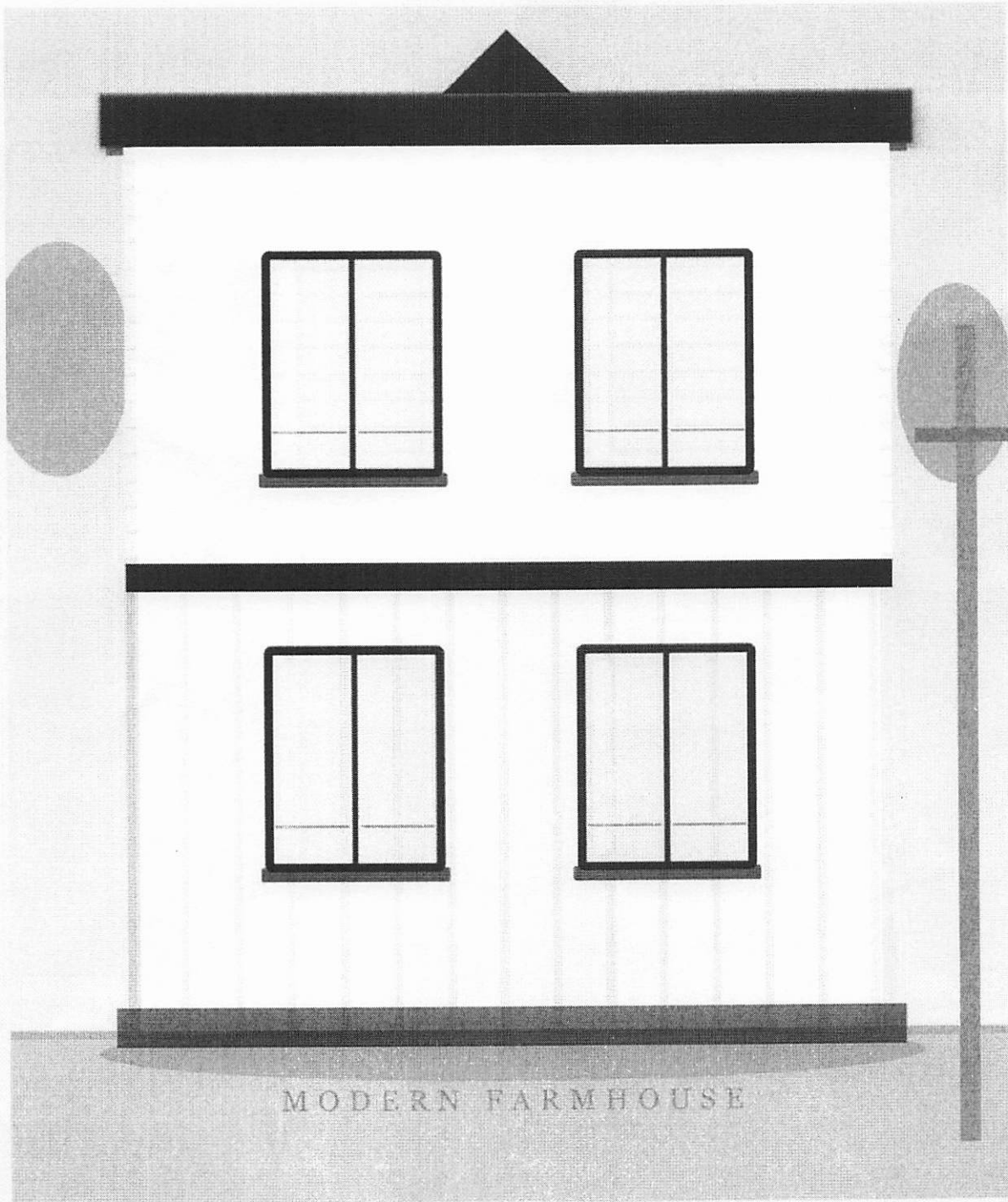
Proposed Building 1

FRONT ELEVATION

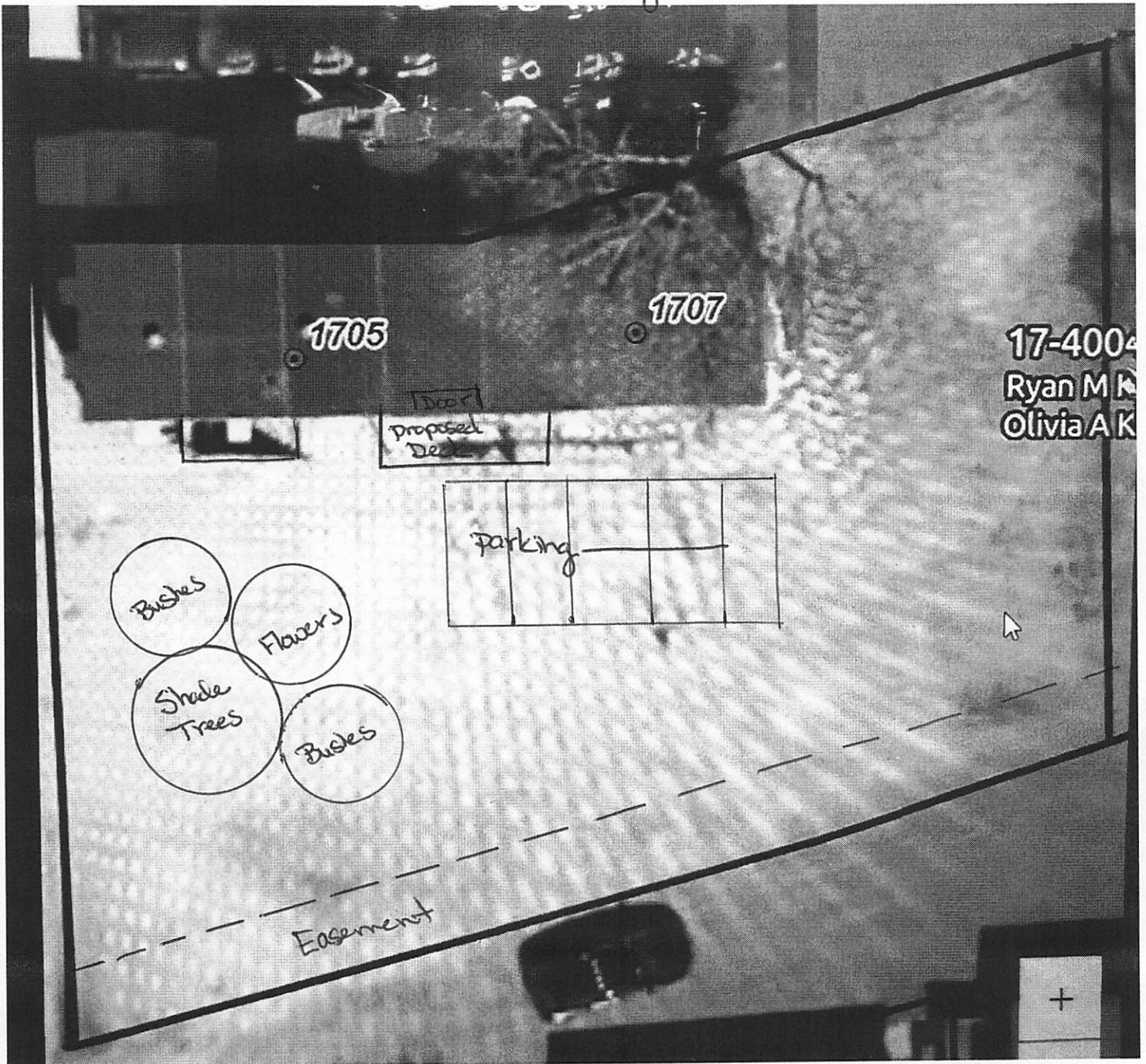


Proposed Building 2
FRONT

ELEVATION



proposed landscaping

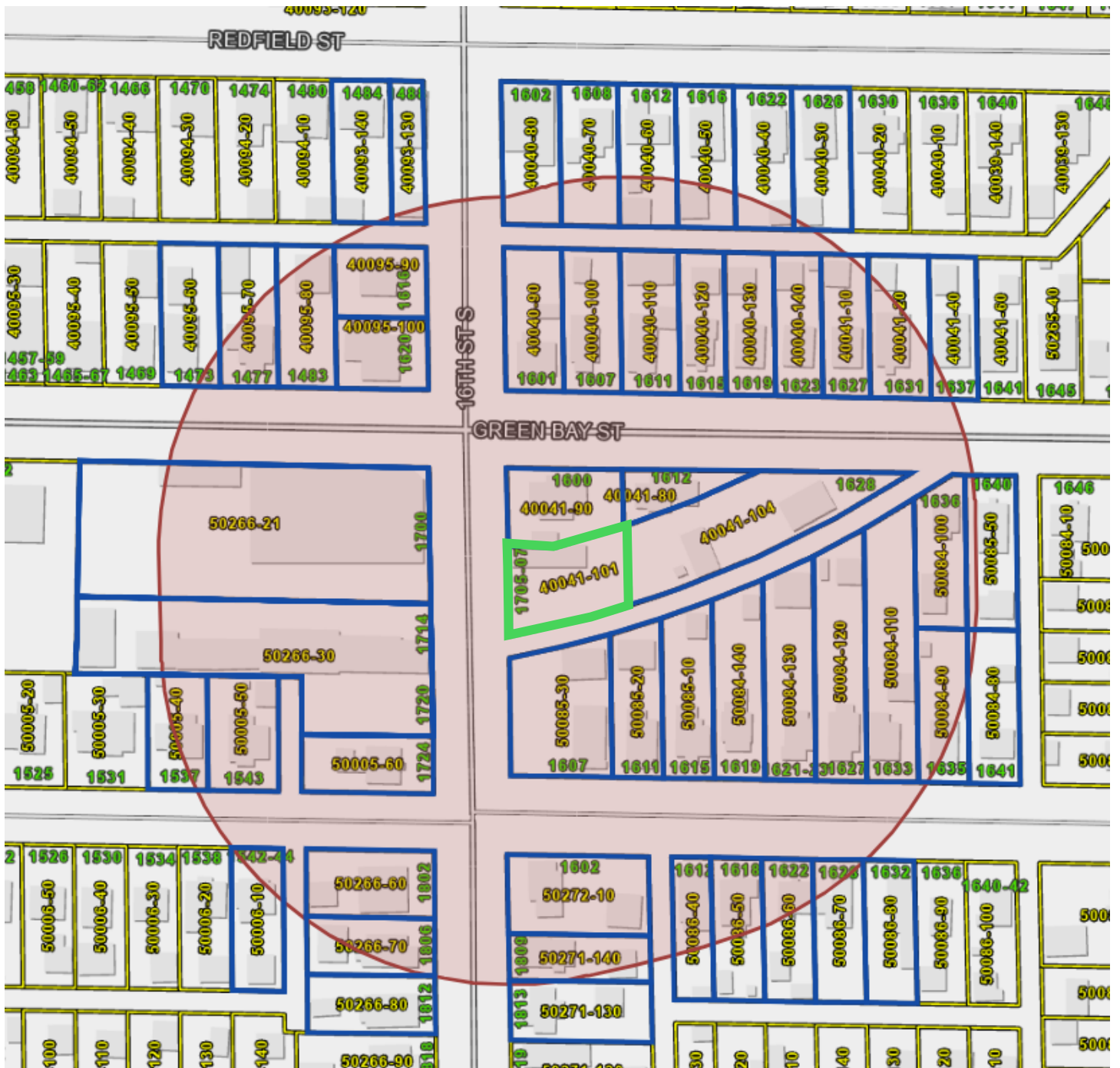


Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-40040-80	1602 REDFIELD LLC	1602 REDFIELD ST	1602 REDFIELD ST	LA CROSSE WI 54601
17-50266-30	1714 PROPERTY LLC	1714 & 1720 16TH ST S	1714 16TH ST S	LA CROSSE WI 54601
17-40040-100	AARON R BREUER	1607 GREEN BAY ST	1607 GREEN BAY ST	LA CROSSE WI 54601-6572
17-50086-70	ALYSSA N PHELPS	1628 HYDE AVE	1628 HYDE AVE	LA CROSSE WI 54601-6535
17-50086-80	ANDREW L MASSA	1632 HYDE AVE	1632 HYDE AVE	LA CROSSE WI 54601-6535
17-50005-40	BARBARA ANN WURZEL	1537 HYDE AVE	1537 HYDE AVE	LA CROSSE WI 54601-6472
17-50272-10	BENJAMIN A MORRIS, JENNIFER A MORRIS	1602 HYDE AVE	1602 HYDE AVE	LA CROSSE WI 54601
17-40093-130	BRITTANY J CULPIT	1488 REDFIELD ST	1488 REDFIELD ST	LA CROSSE WI 54601-5722
17-40040-90	CAMERON J STREIT, RHEANNA M STREIT, DOUGLAS J THEOBALD, TAMARA S THEOBALD	1601 GREEN BAY ST	1601 GREEN BAY ST	LA CROSSE WI 54601
17-50085-10	CHARITY L KOCIMSKI	1615 HYDE AVE	1615 HYDE AVE	LA CROSSE WI 54601-6568
17-40041-80	CHARLOTTE BYRDLONG	1612 GREEN BAY ST	1612 GREEN BAY ST	LA CROSSE WI 54601-6531
17-50266-80	CRAIG ALDEN SCHEEL, KRISTINE RALL	1812 16TH ST S	1812 16TH ST S	LA CROSSE WI 54601
17-40040-120	DAMIEN C NEWMAN	1615 GREEN BAY ST	1615 GREEN BAY ST	LA CROSSE WI 54601-6572
17-40040-40	DAWN E DALASKA	1622 REDFIELD ST	1622 REDFIELD ST	LA CROSSE WI 54601-5758
17-50084-140	DEBERA B HAYES	1619 HYDE AVE	1619 HYDE AVE	LA CROSSE WI 54601-6568
17-50085-30	DENNIS R RUTZ, ANNE M RUTZ	1607 HYDE AVE	1607 HYDE AVE	LA CROSSE WI 54601
17-50084-80	DEREK J ZWIEFFEL	1641 HYDE AVE	1641 HYDE AVE	LA CROSSE WI 54601-6568
17-40041-40	DIANE C STRUPP (LE), SHARI L NELSON	1637 GREEN BAY ST	1637 GREEN BAY ST	LA CROSSE WI 54601
17-40040-140	EUGENE JIRSA, SHARON JIRSA	1623 GREEN BAY ST	1623 GREEN BAY ST	LA CROSSE WI 54601-6572
17-40093-140	GARY R SCHLICHT, ELLEN L SCHLICHT	1484 REDFIELD ST	6521 MICHIGAN AVE N	GLADSTONE MO 64118
17-40040-70	GENE W NICKERSON	1608 REDFIELD ST	1608 REDFIELD ST	LA CROSSE WI 54601-5758
17-50266-60	GREGORY P KLOSS, CHERYL A KLOSS	1802 16TH ST S	1802 16TH ST S	LA CROSSE WI 54601-6401
17-50085-50	JAMES P GORMAN REVOCABLE TRUST AMENDED, RACHAEL GORMAN, LYNN A GORMAN REVOCABLE TRUST AMENDED	1640 GREEN BAY ST	5833 RIVER RD	WAUNAKEE WI 53597
17-50005-50	JARED M MCCONNELL	1543 HYDE AVE	1543 HYDE AVE	LA CROSSE WI 54601-6472
17-50271-130	JOANNE C TOMBERS	1813 16TH ST S	1813 16TH ST S	LA CROSSE WI 54601
17-50271-140	JOHN D MEDINGER, DEE J MEDINGER	1809 16TH ST S	1809 16TH ST S	LA CROSSE WI 54601-6433
17-40040-60	JOSEPH J HOMOLA	1612 REDFIELD ST	1612 REDFIELD ST	LA CROSSE WI 54601-5758
17-40095-100	KATELYN R KLIEVE, ANDREW R NICHOLSON	1620 16TH ST S	1620 16TH ST S	LA CROSSE WI 54601
17-50086-50	LAURA K PETERSON, PETERSON FAMILY TRUST OF 2024	1618 HYDE AVE	1618 HYDE AVE	LA CROSSE WI 54601
17-40041-90	MICHAEL J ETRHEIM, KARLA J BRIGHT	1600 GREEN BAY ST	1477 GREEN BAY ST	LA CROSSE WI 54601-6476
17-40095-70	MICHAEL J ETRHEIM, KARLA J BRIGHT	1477 GREEN BAY ST	1477 GREEN BAY ST	LA CROSSE WI 54601-6476
17-40095-80	MICHAEL J ETRHEIM, KARLA J BRIGHT	1483 GREEN BAY ST	1477 GREEN BAY ST	LA CROSSE WI 54601-6476
17-40041-20	MICHAEL JOSEPH KUBIK	1631 GREEN BAY ST	1631 GREEN BAY ST	LA CROSSE WI 54601-6572
17-50005-60	MICHAEL W WURZEL, BRITNEY A ZEIMENTZ	1724 16TH ST S	1724 16TH ST S	LA CROSSE WI 54601
17-50084-90	MIKAYLA LUKWITZ	1635 HYDE AVE	1635 HYDE AVE	LA CROSSE WI 54601-6568
17-50266-21	NIEBUHR REAL ESTATE LLC	1700 16TH ST S	1700 16TH ST S	LA CROSSE WI 54601
17-50084-120	REBECCA L GLEASON	1627 HYDE AVE	1627 HYDE AVE	LA CROSSE WI 54601-6568
17-50086-60	RICHARD L DAHLKE, JANET A DAHLKE	1622 HYDE AVE	1622 HYDE AVE	LA CROSSE WI 54601-6535
17-50085-20	RONALD J HANSEN	1611 HYDE AVE	1611 HYDE AVE	LA CROSSE WI 54601-6568
17-40041-10	ROWAN MURPHY, CHRISTOPHER A MURPHY	1627 GREEN BAY ST	1627 GREEN BAY ST	LA CROSSE WI 54601-6572
17-40041-104	RYAN M KENNEDY, OLIVIA A KENNEDY	1628 GREEN BAY ST	1628 GREEN BAY ST	LA CROSSE WI 54601
17-40040-130	SANDRA M JOHNSON, TOBY L JOHNSON	1619 GREEN BAY ST	1619 GREEN BAY ST	LA CROSSE WI 54601-6572
17-40040-50	SARA L FERNHOLZ, TRACY J THORSEN	1616 REDFIELD ST	1616 REDFIELD ST	LA CROSSE WI 54601-5758
17-40095-90	SEE VUE, PAO HER	1616 16TH ST S	1616 16TH ST S	LA CROSSE WI 54601
17-40040-110	SHEA EALEY RENTALS LLC	1611 GREEN BAY ST	W8052 AUGUST AVE	HOLMEN WI 54636
17-50084-130	SHEA EALEY RENTALS LLC	1621 & 1623 HYDE AVE	W8052 AUGUST AVE	HOLMEN WI 54636
17-40095-60	STANLEY C OVERHOUSE (LE), TANYA NAMYST, KELLY CLAFIN, SANDRA K OVERHOUSE (LE)	1473 GREEN BAY ST	1473 GREEN BAY ST	LA CROSSE WI 54601-6476
17-50006-10	STEVEN G FOLLANSBEE, KRISTINA M FOLLANSBEE	1542 & 1544 HYDE AVE	N5034 GREEN COULEE RD	ONALASKA WI 54650-8201
17-50266-70	SUSAN M CHULYK	1806 16TH ST S	1806 16TH ST S	LA CROSSE WI 54601-6401
17-40040-30	THOMAS J BLENKA, WANDA M BLENKA	1626 REDFIELD ST	1626 REDFIELD ST	LA CROSSE WI 54601-5758
17-50084-100	TRENTIN J FREDERICK	1636 GREEN BAY ST	1636 GREEN BAY ST	LA CROSSE WI 54601
17-50084-110	TROY A SCHMUTZER	1633 HYDE AVE	1633 HYDE AVE	LA CROSSE WI 54601-6568
17-50086-40	WILLIAM C PALMER, ANNA M PALMER	1612 HYDE AVE	1612 HYDE AVE	LA CROSSE WI 54601-6535

Properties within 300 feet of 1705-1707 16th St. S.

Owner/Applicant	ACVC INVESTMENTS LLC	1705 & 1707 16TH ST S	1003 KING ST	LA CROSSE WI 54601
	VIRGINIA CRESS & AMY CRESS		2022 STATE ST	LA CROSSE WI 54601

1705 & 1707 16th St



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

TO WHOM IT MAY CONCERN:

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

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District to the Residence District, allowing for redevelopment of the building into a duplex at 1705 & 1707 16th St. S.

Property is presently: commercial on main floor and apartment on second floor

Property is proposed to be: a duplex

Rezoning is necessary: to allow for the first floor to be converted into a residential unit

Tax Parcel 17-40041-101; 1705 & 1707 16th St. S.

The City Plan Commission will meet to consider such application on **Monday, August 3, 2026, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Wednesday, August 5, 2026, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, August 13, 2026, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

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

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 26-0697).

Dated this 2nd day of July, 2026.

Nikki M. Elsen, City Clerk
City of La Crosse

Published: July 21 & 28, 2026
One (1) Affidavit

CITY CLERK

400 LA CROSSE ST
LA CROSSE WI 54601

RETURN SERVICE REQUESTED



BRITTANY J CULPIT
1488 REDFIELD ST
LA CROSSE WI 54601-5722

INT
44 FRCINNB 54601-5722

Presort
First Class Mail
ComBasPrice



US POSTAGE PAID PITNEY BOWES



ZIP 54601 \$ 000.67²
02 1W
0001300320 III 09 2026

553 NFE 1537426I0007/11/26
RETURN TO SENDER
CULPITT BRITTANY J
2511 2ND AVE W
LA CROSSE WI 54601-1172

RETURN TO SENDER





City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0703

Agenda Date: 8/5/2026

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Resolution

Resolution to amend the 2024 Bicycle and Pedestrian Master Plan.

RESOLUTION

WHEREAS, the City of La Crosse Common Council adopted the 2012 Bicycle and Pedestrian Master Plan via Ordinance 4716 which provided a vision for a transportation network that supports users of all ages and abilities and promotes Green Complete Streets; and

WHEREAS, the City of La Crosse Common Council committed to accepting the Wisconsin Department of Transportation – Transportation Alternatives Program funding for an update to the Bicycle and Pedestrian Master Plan via Resolution 22-0903; and

WHEREAS, the City of La Crosse Common Council approved a State/Municipal Grant Agreement with the Wisconsin Department of Transportation to update the Bicycle and Pedestrian Master Plan via Resolution 22-1076; and

WHEREAS, the City of La Crosse Common Council entered into a Professional Services Agreement with Alta Planning + Design, Inc. to complete the Bicycle and Pedestrian Master Plan via Resolution 24-0491; and

WHEREAS, the City of La Crosse Common Council adopted the 2024 Bicycle and Pedestrian Master Plan via Resolution 24-0957; and

WHEREAS, it is best practice to continually monitor opportunities for updates to planning documents and amend when necessary; and

WHEREAS, additional public opinion and changes to transportation networks have brought about further discussions for amendments; and

WHEREAS, the City wishes to amend the Bicycle and Pedestrian Master Plan to reflect those changes by including the Goose Green trail, Vine St Greenway, 10th Street Greenway extension, and Redfield Street Greenway; and

WHEREAS, additional public input was gathered through an open house format for the public to provide input; and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby adopts the amendments to the 2024 Bicycle and Pedestrian Master Plan and directs the Planning and Development Department to work with other applicable municipal departments and organizations to implement the plan's recommendations.



CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID	26-0703	Caption	Resolution to amend the 2024 Bicycle and Pedestrian Master Plan.
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Staff/Department Responsible for Legislation

Jenna Dinkel/Planning and Development Department
--

Requestor of Legislation

Jenna Dinkel/Planning and Development Department
--

Location, if applicable

Citywide

Summary/Purpose

The purpose of this resolution is to make an amendment to the Bicycle and Pedestrian Master Plan in order to keep the Plan relevant and implementable. The changes made to the plan include five network changes and three spot treatment changes. The network changes include: Vine Street Greenway from 7th to 16th Street, Badger Street Greenway from 6th to 14th Street - in place of Pine Street Greenway - from Front to 15th Street, Redfield Street Greenway from 9th to Losey, 10th Street Greenway Extension from Mississippi Street to Redfield Street, and Goose Green Trail from Goose Green Park to Monitor Street. The spot improvement changes include: improved crossings with rapid flashing beacons at West Avenue and Vine Street, Farnam Street, and Redfield Street.

Background

Planning documents should be updated as needed to align with current and future community needs. This year, it became evident there was a need to update the 2024 Bicycle and Pedestrian Master Plan. After a decision by the Board of Public Works to keep current conditions on Green Bay Street, they recommended the Bicycle and Pedestrian Advisory Committee evaluate Redfield Street as a Greenway to serve as a primary transportation route for bicyclists and pedestrians. With this, the Bicycle and Pedestrian Advisory Committee and Staff looked at this and other changes to better align with future roadway changes and community needs.

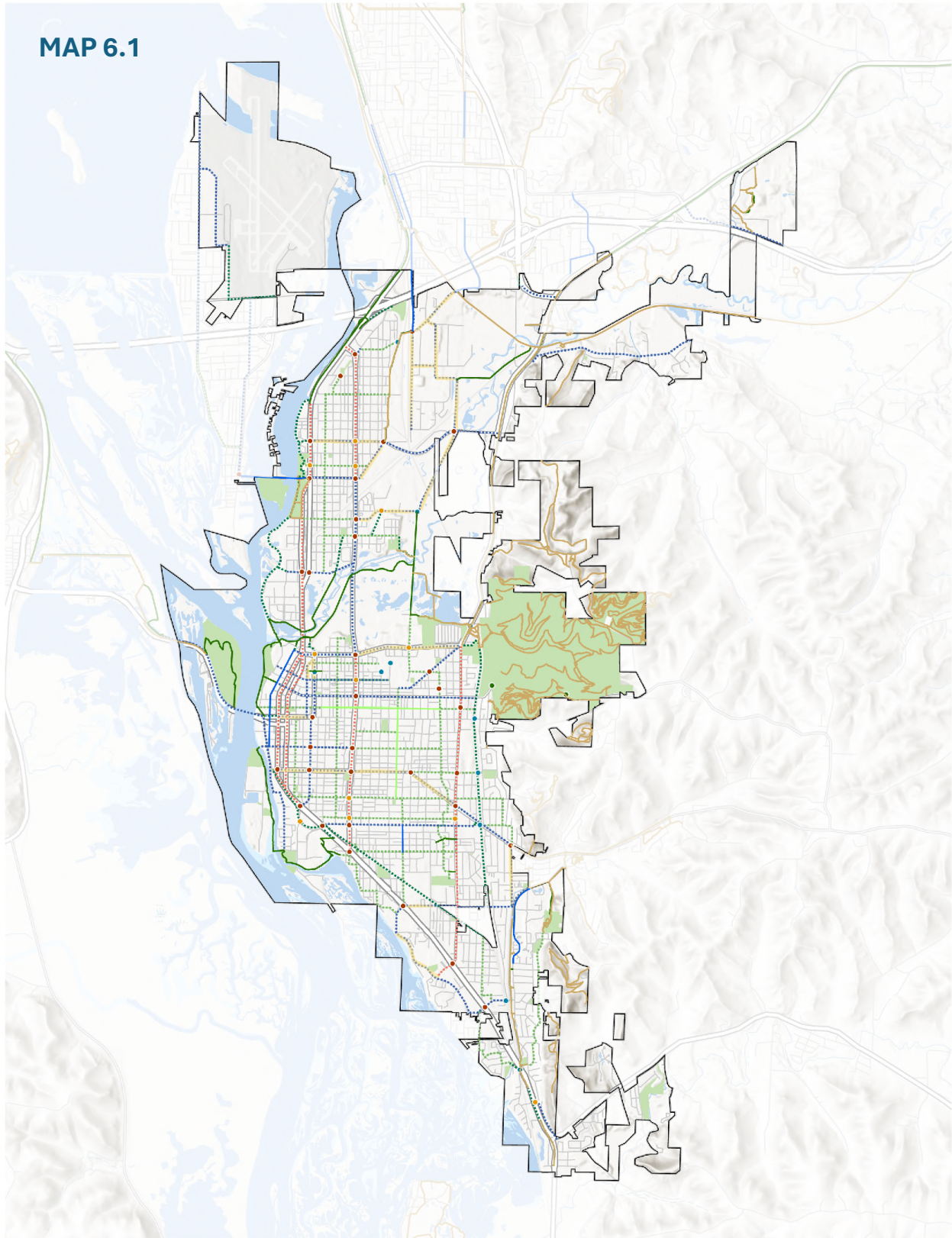
Fiscal Impact

\$0 - until implemented, these changes serve as recommendations.
--

Staff Recommendation

Staff recommends approval.

MAP 6.1



ALL AGES AND ABILITIES FACILITY AND SPOT IMPROVEMENT RECOMMENDATIONS

LA CROSSE
BICYCLE + PEDESTRIAN
MASTER PLAN UPDATE

RECOMMENDED FACILITIES

- Greenway
- Separated Facility
- Trail
- Further Evaluation Needed
- Upgraded Existing Facility

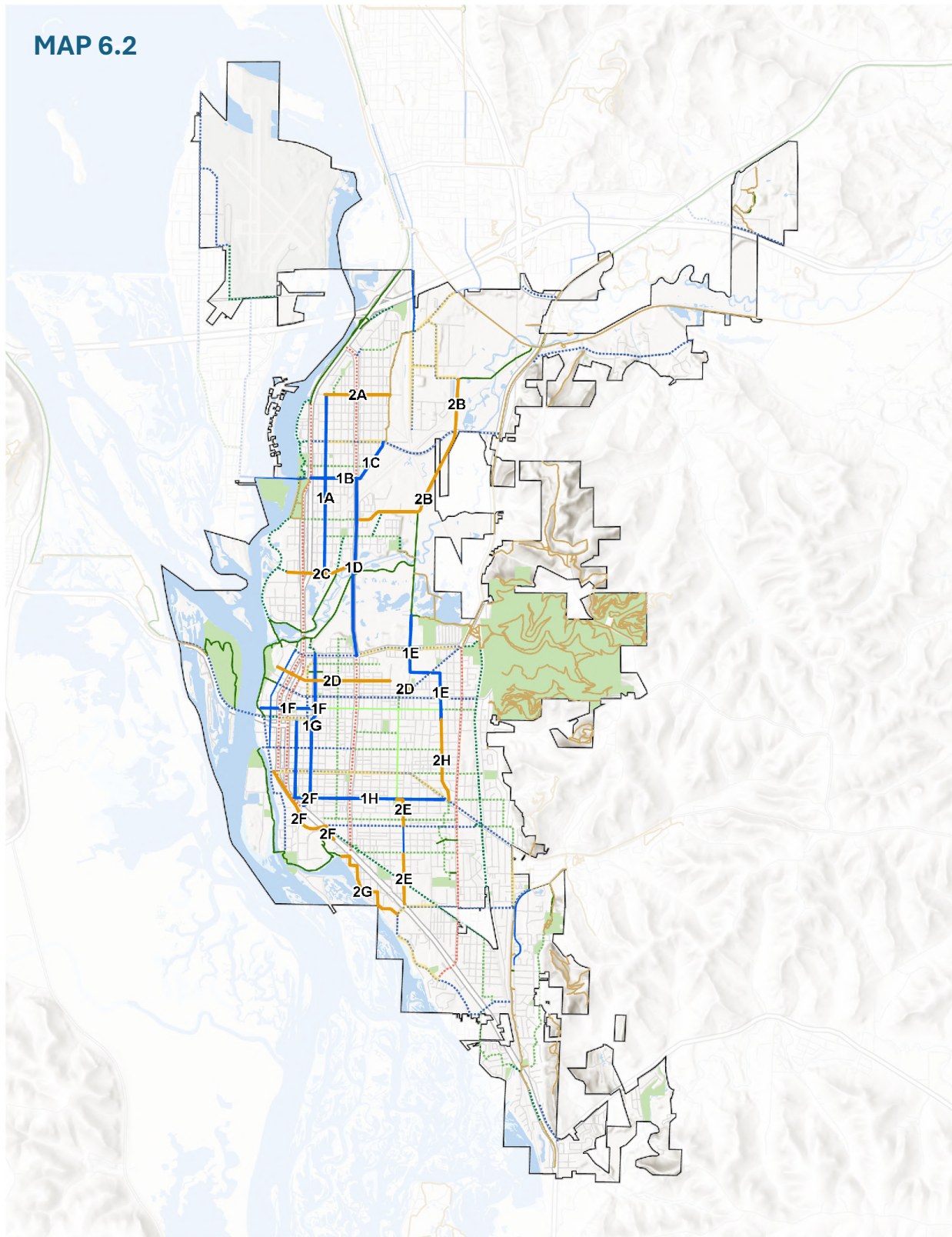
SPOT TREATMENTS

- Added Access: trail access, railroad crossing, curb cuts
- Intersection Improvement: protected intersection, adjust slip lanes, traffic diverter; Improved Crossing
- Signal Improvement: RRFB, LPI, signal adjustment
- New/Updated Signs

BASE MAP

- Bike Lane
- Greenway
- Paved Trail
- Natural Surface Trail
- Railroad
- Parks
- Waterbody
- City Limits

MAP 6.2



ALL AGES AND ABILITIES FACILITY NETWORK TIER 1 AND 2 PRIORITY PROJECTS

LA CROSSE
BICYCLE + PEDESTRIAN
MASTER PLAN UPDATE

TOP PRIORITY PROJECTS

- Tier 1
- Tier 2

RECOMMENDED FACILITIES

- Greenway
- Separated Facility
- Trail
- Further Evaluation Needed
- Upgraded Existing Facility

BASE MAP

- Existing Greenway
- Existing Bike Lane
- Existing Paved Trail
- Existing Natural Surface Trail
- Railroad
- Parks
- Waterbody
- City Limits

TABLE 6.2

TIER 1 AND 2 PRIORITY PROJECTS							
	#	PROJECT NUMBERS	PROJECT CORRIDOR	FACILITY TYPE	FROM (N/W)	TO (S/E)	MILEAGE
TIER ONE PRIORITY PROJECTS	1A	9	Avon St	Greenway	Moore St	Monitor St	1.67
	1B	33	Clinton St	Protected Bike Lanes	Hwy 53	HWY 35	0.43
	1C	107	Ranger Dr	Protected Bike Lanes	Hwy 35	Gillette St	0.44
		Spot Imp. 28		Protected Intersection			
	1D	93	Lang Dr/Hwy 35	Protected Bike Lanes	Clinton St	La Crosse St	1.67
		Spot Imp. 30		Protected Intersection			
		Spot Imp. 44		Protected Intersection			
	1E	7	22nd St/East Ave	Greenway		Cass St	1.23
		Spot Imp. 8		Signal Adjustment			
		Spot Imp. 17		Traffic Diverter			
		Spot Imp. 53		Improved Crossing			
	1F	1	King St	Greenway	Front St	8th St	0.57
	1G	42	7th St	Protected Bike Lanes	King St	Farnam St	1.2
		Spot Imp. 35		Protected Corners			
		Spot Imp. 36		Protected Corners			
		Spot Imp. 43		Protected Intersection			
	1H	12	Farnam St	Greenway	Hwy 14	Hwy 33	1.41
TIER TWO PRIORITY PROJECTS	2A	10	Moore St	Greenway	Avon St	Bud Hendrickson	0.61
	2B	87	River Valley Dr	Two-Way Cycle Track	Great River State Park Trail	Gillette St	0.46
		62	River Valley Dr/ St James St	Sidepath	George St	Gillette St	1.4
		Spot Imp. 14		Protected Intersection			
		Spot Imp. 15		Formalized trail access			
	2C	51	Monitor St	Protected Bike Lanes	Avon St	Lang Dr/Hwy 35	0.33
	2D	43	Vine St	Bike Lanes	Front St	7 th St	0.46
		108	Vine St	Greenway	7 th St	16 th St	0.68
		58		RRFB			
	2E	4	17th St	Greenway	Farnam St	Green Bay St	0.35
		11	17th St	Greenway	Weston St	Ward Ave	0.47
	2F	42	7th St	Protected Bike Lanes	Farnam St	Hwy 14	0.15
		72	Rail with Trail	Trail	Hwy 14	Sims Pl	0.5
		82	Hwy 14	Trail	Sims Pl	Gundersen Trail	0.16
		Spot Imp. 21		Protected Intersection			
		Spot Imp. 22		RRFB			
		Spot Imp. 23		Protected Intersection			
	2G	23	SW Greenway	Greenway	VIP Trail	East Ave	0.96
		Spot Imp. 40		Eliminate slip lanes			
	2H	20	22nd St	Greenway	Cass St	Farnam St	0.77

2026 Plan Amendment Engagement

In order for the Bicycle and Pedestrian Plan to stay relevant and implementable, it is important to view this as a living document to be updated and amended when necessary. This year, it became apparent there was a need for some updates. Some of the additions are minor tweaks and others include recommended new infrastructure. The need for an amendment came about after a public involvement meeting for Green Bay Street was completed and surveys were conducted. The memorandum below was provided to the Board of Public Works, and outlines the engagement conducted. After a decision by the Board of Public Works to keep current conditions on Green Bay Street, they recommended the Bicycle and Pedestrian Advisory Committee evaluate Redfield Street as a Greenway to serve as a primary transportation route for bicyclists and pedestrians. With Redfield being included as a greenway, it also seems inherent to connect 10th Street Greenway to this network to provide additional north-south options as West Avenue will not have accommodations on its entirety.

Memorandum

To: Board of Public Works

From: Jenna Dinkel, Associate Planner

Date: April 20, 2026

Re: Green Bay Street Bicycle Accommodations

Below is a summary of the public input that was gathered as it relates to the above-mentioned topic.

Green Bay Street has been partially reconstructed using STP-Urban funds from 14th Street-Losey Boulevard. Since then, the City Council adopted the 2024 Bicycle and Pedestrian Master Plan which recommended protected bicycle facilities on Green Bay Street due to the proximity to a number of destinations, including but not limited to, Central High School, Festival Foods and shopping center, and Gundersen Hospital. With the upcoming reconstruction of 9th-14th in 2028, the Engineering Department asked Planning Staff to assist with gathering neighborhood input to present to the Board of Public Works for a design recommendation.

This topic first went to the Bicycle and Pedestrian Advisory Committee in November 2025. The Committee unanimously recommended protected bike lanes be pursued from West Avenue to 14th as part of the 9th-14th Street Reconstruction. The Committee also unanimously recommended a future capital request be made for Green Bay Street protected facilities on the rest of the corridor.

Since then, Planning Staff with the assistance of Engineering Staff, coordinated public input. Staff created a webpage with information regarding possible accommodations and further information. There was also a survey created for residents who could not attend the public involvement meeting or wanted to fill out the survey online during the meeting. The public involvement meeting was scheduled and took place on Tuesday, February 24, 2026, with a postcard sent to all property owners and residents on Green Bay Street from 9th-Losey. There was also a press release sent out with this information. The format and information gathered at this meeting is further outlined below.

The public involvement meeting on February 24th had approximately 47 people in attendance. The public involvement meeting went from 5:00 pm to 7:00 pm. Staff provided an informative presentation at 5:30 pm for those in attendance and offered time for questions. Staff recommended everyone fill out the comment cards to make sure their voices and opinions were thoroughly heard. During the time for questions, at the end of the presentation, there was a mix of opinions and feedback. There was a suggestion to switch the bike lane and parking lane on the on-street alternative. Another suggestion that came up multiple times was to include Redfield Street as an alternative for bikes instead of Green Bay Street. Some in attendance were supportive of bike infrastructure but stated Green Bay Street would not be a safe street to bike on. Some business owners were concerned about where their staff were going to park. They stated they don't want to try to buy up land or property to convert into surface parking. Overall, there seemed to be a split opinion of those who supported and opposed bicycle infrastructure among those who attended the public involvement meeting. From the 25 comment cards filled out, 10 were in favor of keeping the current conditions, 6 were in the middle on all alternatives, and 8 were in favor of bicycle infrastructure. Of the bicycle infrastructure options, Alternative 1 and Alternative 2 were ranked the highest.

Staff left the survey open for two additional weeks after the public involvement meeting. There were 305 survey responses. Staff has summarized the survey results below.

Of those who filled out the online survey, 87% lived in the City of La Crosse. While a majority of survey responses were from those who use Green Bay as a primary or secondary route of transportation, there were approximately 18% who live on, own property or a business, or work on Green Bay that submitted responses. Of those responses, 11% of them felt positively toward bicycle infrastructure on Green Bay Street.

As for total survey results, current conditions was the most favored alternative. Of all alternatives with bicycle infrastructure, Alternative 1 (raised, protected bicycle facilities) was the most favored alternative. Alternative 2 (street-level bicycle facilities) was the least favored alternative. Total survey results are summarized below:

- 66% of respondents felt positively (rating of 7 or greater) toward Current Conditions
- 30% of respondents felt positively (rating of 7 or greater) toward Alternative One
- 8% of respondents felt positively (rating of 7 or greater) toward Alternative Two
- 19% of respondents felt positively (rating of 7 or greater) toward Alternative Three
- 25% of respondents felt positively (rating of 7 or greater) toward Alternative Four

Notable comments from the online survey for those not in favor of bicycle infrastructure noted concern bike lanes would cause traffic issues, suggestions for creating bike routes on less traveled streets and corridors, and concern with removal of parking. Notable comments from the online survey for those in favor of bicycle infrastructure noted the need for protected facilities for user safety, concern with safety if on-street facilities were implemented, suggestions for creating bike routes on less traveled streets and corridors, desire for Green Bay Street to be a multi-modal corridor, concern over disjointed design from 9th to West Ave.

Staff also attached the survey response overview. Questions three through eight use a net promoter score of -100 to 100. Since the survey questions asked respondents to rank their choice from 0 (least favored) to 10 (most favored) the net promoter score is calculated by subtracting the percentage of detractors from the percentage of promoters. Net Promoter Scores fall into the following categories and was automatically generated by the survey software. With the assumption ranking an alternative 7 or greater meant the respondent felt positively, staff provided the results this way in the memorandum above.

- 1. Promoters (9-10)*
- 2. Passives (7-8)*
- 3. Detractors (0-6)*

In addition to Redfield Street serving as a greenway, there had been additional adjustments to the Bicycle and Pedestrian Master Plan as a result of public involvement meetings. As the Wisconsin Department of Transportation conducted engagement for Wisconsin Highway 35, a major comment that came up was the unsafe intersection of Vine Street and West Avenue. Due to the strong public support for a safer intersection, the Wisconsin Department of Transportation has proposed a rapid flashing beacon at Vine Street for bicyclists and pedestrians and opening up Pine Street and adding a stop light. Additionally, they will continue to provide a rapid flashing beacon at Badger Street.

As a result, it was recommended the suggested greenway shift over and become the Vine Street greenway and Badger Street greenway. The Plan already recommended a separated facility on Vine from Front to 7th Street, so the greenway would be a continuation from 7th Street to 16th Street offering a low traffic street for students to reach Riverside Park and downtown. The Plan also recommended facilities on 6th Street, and there are currently at-grade bicycle lanes on 6th Street, which will tie into the potential greenway network on Badger Street.

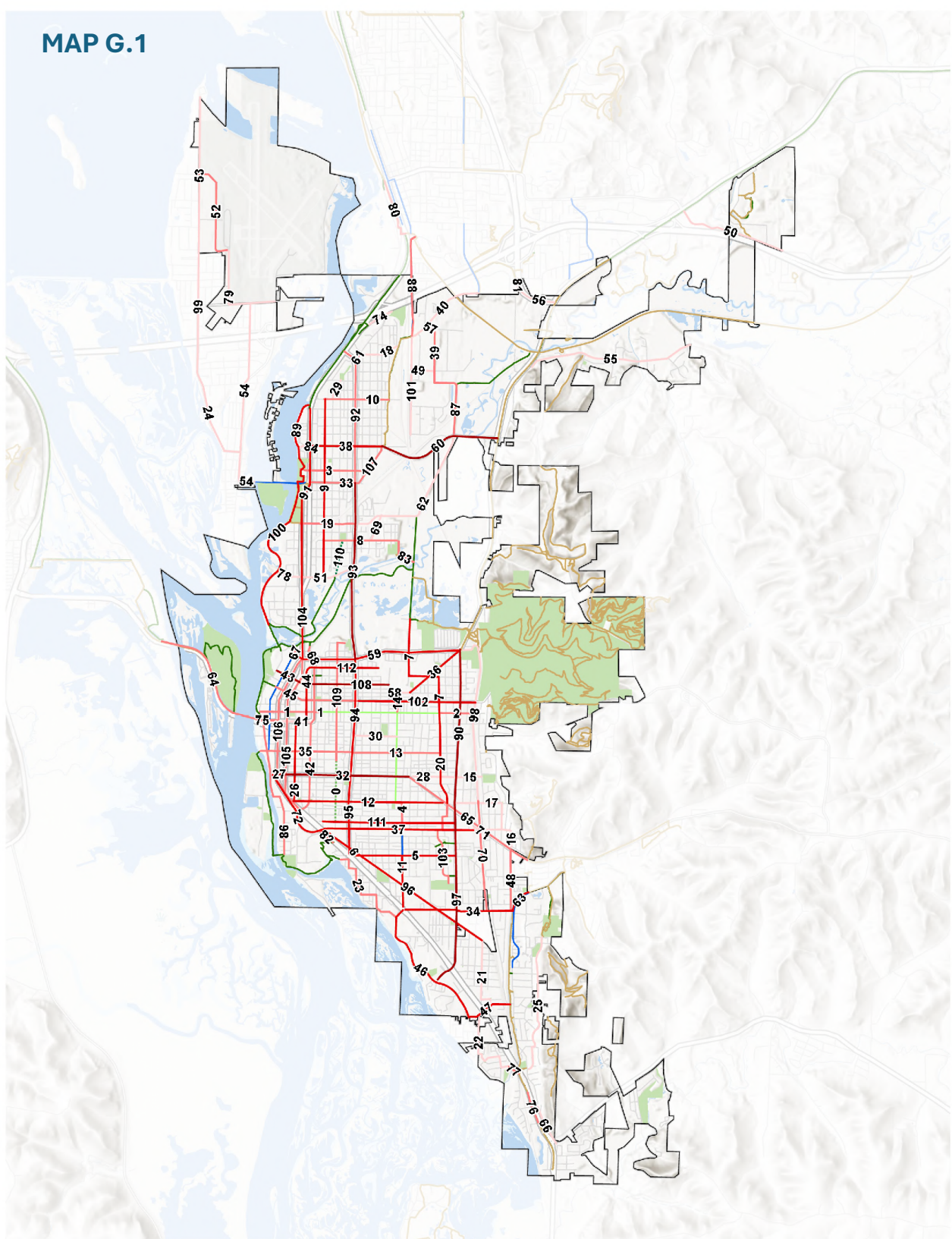
Lastly, a recommendation from the 2012 Bicycle and Pedestrian Master Plan to have a bicycle and pedestrian path connecting to Goose Green Park was not included as part of the plan. There is still desire from the Bicycle and Pedestrian Advisory Committee and was included as a comment as part of the public input map, to include this as a potential path to work on.

With the above adjustments to the Bicycle and Pedestrian Master Plan, an open house was scheduled to gather further public input in addition to an online survey. There was a press release and mass email using the Forward La Crosse information to spread the word on the public input opportunity. The meeting was held at the La Crosse Public Library on July 28, 2026 from 12:00-1:00 PM and 5:00-6:00 PM. General comments from the open house are outlined below.

- Themes of general comments:

o x

MAP G.1



ALL AGES AND ABILITIES FACILITY NETWORK QUANTITATIVE PRIORITIZATION

LA CROSSE
BICYCLE + PEDESTRIAN
MASTER PLAN UPDATE

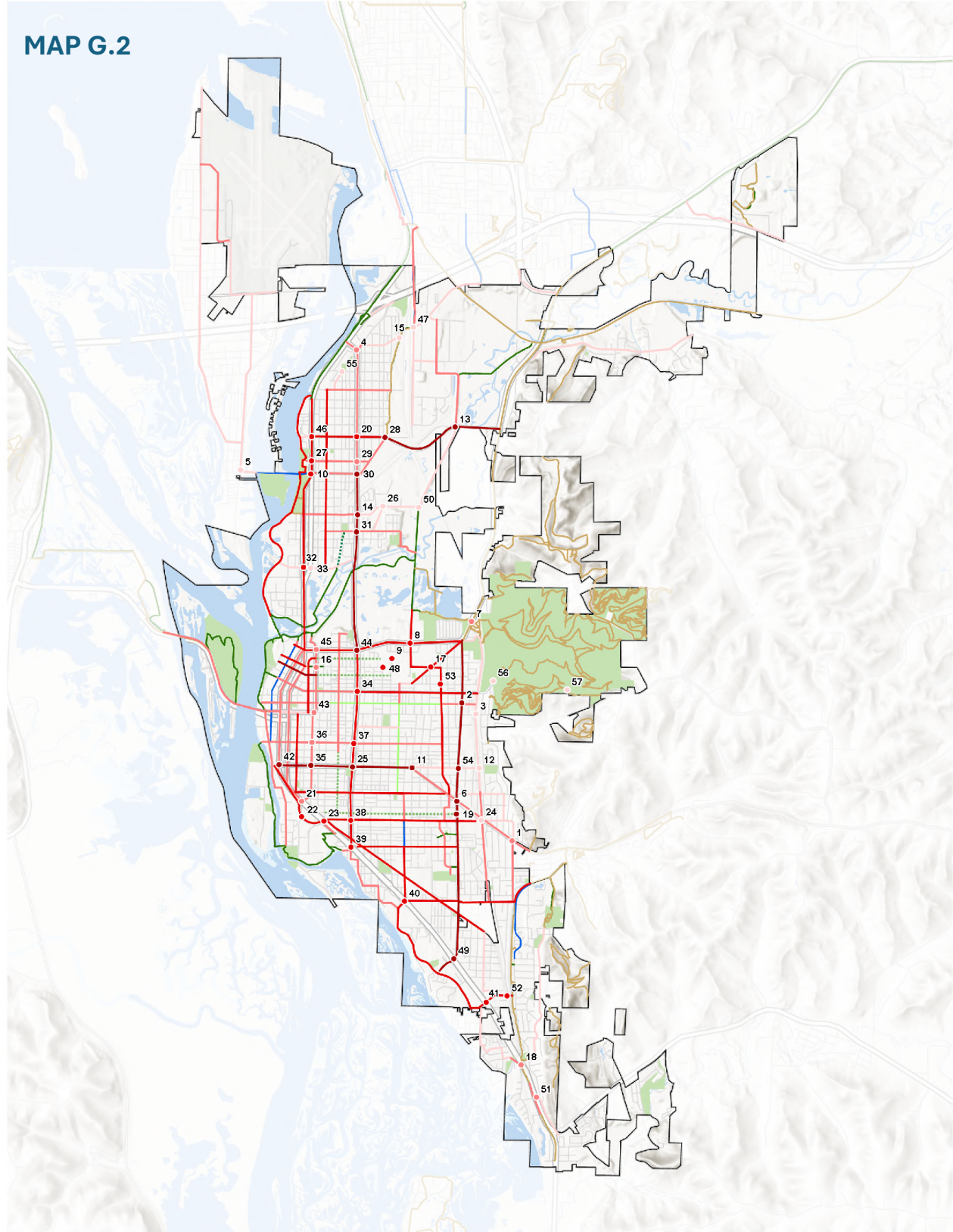
RECOMMENDED FACILITIES BY SCORE

- 1-4 points
- 5-8 points
- 9-12 points
- 13+ points

BASE MAP

- Existing Greenway
- Existing Bike Lane
- Existing Paved Trail
- Existing Natural Surface Trail
- Railroad
- Parks
- Waterbody
- City Limits

MAP G.2



ALL AGES AND ABILITIES SPOT IMPROVEMENT QUANTITATIVE PRIORITIZATION

LA CROSSE
BICYCLE + PEDESTRIAN
MASTER PLAN UPDATE

RECOMMENDED FACILITIES BY SCORE

- 1-4 points
- 5-8 points
- 9-12 points
- 13+ points

SPOT IMPROVEMENTS BY LIKES

- 1-4
- 5-8
- 9-12
- 13-16

BASE MAP

- Existing Greenway
- Existing Bike Lane
- Existing Paved Trail
- Existing Natural Surface Trail
- Railroad
- Parks
- Waterbody
- City Limits

TABLE G.1

RECOMMENDED ALL AGES AND ABILITIES FACILITY NETWORK							
PROJECT #	PROJECT NAME	FROM (N/W)	TO (S/E)	FACILITY TYPE	PROJECT NOTES	MILEAGE	SCORE
1	King St Greenway	7th St	8th St	Greenway	Extend Greenway by one block	0.10	5
2	King St Greenway	22nd St	27th St	Greenway	Extend Greenway treatments, considering traffic calming options and intersection treatments	0.30	5
3	Logan St Greenway	Northside Beach Rds	Ranger Dr	Greenway	Build off of existing Greenway-type features including the traffic diverting median on George St and the curb extensions at Kane St; create trail through Logan Middle School property; could instead implement only AAA facility on Clinton St	0.60	8
4	17th St/East Ave Greenway	Farnam St	Green Bay St	Greenway	Continue the 17th St Greenway to the south with traffic calming features and intersection improvements	0.30	8
5	Weston St Greenway	13th St	Losey Blvd	Greenway	Create a Greenway with traffic calming features and intersection improvements; create a trail crossing using the existing sidewalk crossing at the railroad on the west side of town; connect up to Central High School Athletic Fields and over to Losey	0.90	9
6	Weston St Greenway Connection	West Ave	Weston St	Greenway	Provide traffic calming and signs to indicate the connection between the Weston St Greenway and the West Ave facility	0.10	4
7	E Ave Greenway	Marsh Loop Trailhead	Cass St	Greenway	Create a Greenway connection between the Marsh Loop Trailhead and Campbell Rd bikeway	1.23	11
8	St Andrew St Greenway	Avon St	Oak St	Greenway	Add traffic-calming features and improve intersections along route	0.70	6
9	Avon St Greenway	Moore St	Monitor St	Greenway	Add traffic-calming features and improve intersections along route	1.70	10
10	Moore St Greenway	Avon St	Bud Hendrickson Trail	Greenway	Add traffic-calming features and improve intersections along route	0.60	6
11	17th St/East Ave Greenway	Weston St	Ward Ave	Greenway	Add traffic-calming features and improve intersections along route	0.50	9
12	Farnam St Greenway	Hwy 14	Hwy 33	Greenway	Add traffic-calming features and improve intersections along route	1.40	10
13	Market St Greenway	West Ave	22nd St	Greenway	Add traffic-calming features and improve intersections along route	0.80	5
14	17th St Greenway	State St	King St	Greenway	Continue Greenway from King St	0.20	8
15	Jackson St Greenway	Losey Blvd	28th St or terminus of Jackson St	Greenway	If a RR crossing can be added, extend connection to 28th	0.20	4

PROJECT #	PROJECT NAME	FROM (N/W)	TO (S/E)	FACILITY TYPE	PROJECT NOTES	MILEAGE	SCORE
104	Hwy 53 Bike Facility	Monitor St	La Crosse St	Further Evaluation Needed	Reallocate travel lane space to incorporate a protected bike facility; consider removing two-way turn lane on bridge between 2nd St N and River Bend Rd to add room for bike facility; consider this as a more feasible route than a trail along river	0.8	12
105	4th St Bikeway	La Crosse St	Merge of E/W 53	Long Term Separated Facility	From Imagine 2040 Plan	1.3	5
106	3rd St Bikeway	La Crosse St	7th St	Long Term Separated Facility	From Imagine 2040 Plan	1.6	6
107	Ranger Drive Bikeway	Hwy 35	Gillette St	Protected Bike Lanes	Convert existing buffered bike lanes to protected	0.45	8
108	Vine St Greenway	7th	16th St	Greenway	Connect bike lanes from Front to 7 th to UWL Campus and beyond	0.68	14
109	10th St Greenway	Lueth Park	Redfield St	Greenway	From Imagine 2040 Plan	1.2	8
110	Goose Green Trail	Goose Green Park	Monitor St	Trail	Trail will connect Jim Asfoor Trail to Lower Northside Neighborhood and Goose Green Park.	0.32	7
111	Redfield St Greenway	9 th Street	Losey Blvd	Greenway	Calm Street and can serve as connector	1.24	9
112	Badger Street Greenway	6 th	14 th	Greenway	Connect UWL Campus to 6 th Street bike lanes.	0.58	11

PROJECT #	LOCATION	IMPROVEMENT TYPE	PROJECT NOTES	SCORE
52	Broadview Pl & RR tracks	Railroad Crossing	Create clear, continuous sidewalk/trail connection across the railroad tracks	10
53	22nd St & State St	Improved Crossing	Improve crossing along 22nd St Greenway to ensure a safe crossing of State St	11
54	Jackson St & Losey	Improved Crossing	Improve crossing of Losey for those on the Jackson St Greenway; consider routing down to RRFB or adding another clear crossing at this location	16
55	Liberty/Charles & Palace St	Improved Crossing	Tighten up intersection here, extending triangle space into open pavement to create park space; add marked crosswalk to get to the park	4
56	Bliss Rd	New/Updated Signs	Add frequent signs along entirety of Bliss Rd indicating presence of bicyclists and speed limit; add large mirrors at tight turns so drivers/ bicyclists are aware of traffic coming around a turn	3
57	Grandad Bluff Rd	New/Updated Signs	Add frequent signs along entirety of Grandad Bluff Rd indicating presence of bicyclists and speed limit; add large mirrors at tight turns so drivers/bicyclists are aware of traffic coming around a turn	3
58	West Ave & Vine St	Improved Crossing	Add Rapid Flashing Beacon and crossing for Bike and Pedestrians through median.	10
59	West Ave & Farnam St	Improved Crossing	Add Rapid Flashing Beacon and crossing for Bike and Pedestrians through median.	6
60	West Ave & Redfield St	Improved Crossing	Add Rapid Flashing Beacon and crossing for Bike and Pedestrians through median.	7

Craig, Sondra

From: City of La Crosse Notices - No Reply
Sent: Thursday, July 2, 2026 2:48 PM
To: Craig, Sondra; Elsen, Nikki; Janssen, Barb; Kahlow, Chris; Sleznikow, Larry; Trost, Jennifer; Mindel, Mackenzie; Dickinson, Tamra; Goggin, Erin; Steele, Annette; Washington-Spivey, Shaundel; Weston, Lisa; Newberry, Aron; Bedford, Crystal; Padesky, Gary; Stine, Olivia; Northwood, Rosanne
Subject: City Council Contact Form: Green Bay Bike Lanes

Do not reply to this email. This email is sent from an unmonitored account. Please send responses to the email address listed below.

Submitted on: 7/2/2026
Name: Nicholas Renstrom
Email Address: nicholasrenstrom@gmail.com
Address: 3800 Cliffside Pl Unit 1
Municipality: City of La Crosse
Is this related to a legislative agenda item: Yes
Agenda item number: 26-0703

Subject: Green Bay Bike Lanes

I am against modifying the Bicycle Master Plan to remove the Green Bay Street bike lanes. The Redfield route is not a sufficient replacement and the Green Bay bike lanes are important for us on the south side. Please leave the protected bike lane as part of the Bicycle Master plan.

I have reviewed the 199 public comments submitted on the Green Bay Street bike lane, and I strongly disagree with how city staff characterized them in the report which the Board of Public Works used to make its decision blocking the project in April. I have read and coded each comment as follows:

49 "Pro bike lane": supported the bike lane

38 "Parking": expressed concerns about parking loss

37 "Busy": said that Green Bay Street is busy, and often some combination of 'this will make traffic worse'/'bikes shouldn't be on busy streets'

13 "Uninformed": made statements that were based on either factually incorrect or insufficient information, such as saying this bike lane would be bad because it would interfere with student parking at Central; there's little to no chance that a bike lane would be built between 14th and Losey for a long time, because it was just refurbished.

70 "Hater": people who just oppose bike lanes in general. They had valuable and insightful contributions like "NO MORE BIKE LANES!" and "Are you guys actually serious? When have you ever seen someone using the bike lanes? We have a huge parking problem and you want to make it worse. Honestly go f**k yourself."

23 "Other": Either something completely off the wall, or just a question, or some information that was actually helpful and informative, such as details about the operation of the loading bay.
(this adds up to more than 199 because some mentioned multiple types of concerns, such as haters who also complained about parking loss)

Redfield as an option was mentioned in 13 comments, all but one coded as "Busy".

The haters should be ignored. The creation of a bicycle transportation network is established City policy, by the Green Complete Streets ordinance and the 2024 Bicycle Master Plan, which were both ratified by the City Council.

The sheer volume of comments which were opposed to bike lanes in principle was not conveyed in the Staff Memorandum that summarized public feedback for easy consumption by busy City Council members. Instead, they were summarized as follows:

"Notable comments from the online survey for those not in favor of bicycle infrastructure noted concern bike lanes would cause traffic issues, suggestions for creating bike routes on less traveled streets and corridors, and concern with removal of parking."

Busy, Redfield, and Parking. Haters, despite being the largest category of antis, were not mentioned in the summary.

This, and other summaries provided by staff, failed to present the true picture of opinions, and could have very plausibly shifted Public Works' perception of the opposition to make it seem more reasonable than it actually was.

The haters do have a minor point that few people are using the current bike lanes, but this is because the bike network is currently incomplete, we still heavily subsidize and build for cars without providing sufficient non-car transportation options, and we don't have a single functional protected bike lane anywhere in the city. I don't consider paint-on "bike lanes" to be bike lanes. People don't use them, because they're still right next to traffic with zero protection. People don't use painted-on "bike lanes"

and they certainly don't want to be in the lane with cars, so if we want to make it viable to get around without a car, protected lanes are necessary. This is why we have to stop surrendering and start building infrastructure that's actually good and that people will want to use.

If we remove the comments coded "hater" from the survey, the number of people who oppose this bike lane drops to only slightly more than the number of people who support it. Issues about parking, Green Bay being busy, and people who are straight up misinformed are easily resolved.

People who expressed concerns about loss of parking are largely overruled by the Green Complete Streets ordinance, which is chapter 40 section 14 of the La Crosse Municipal Ordinances. Which means it's law. Which means city staff should follow it. Specifically, part (d)(2)e. states "Loss of on-street parking shall not be considered a singular criterion for exclusion of a Green Complete Street Project". This was put into the city ordinances specifically for this kind of situation. The fact of the matter is that there's only so much room in the right-of-way, and the default is that streets have parking, so if we let parking loss shut down a bike lane, we will literally never have bike lanes. That said, only one option would have removed parking entirely from both sides, and it was the second-least-popular one.

Also, each additional bicyclist means one fewer person taking up a parking spot. So if you want to make it easier for you, personally, to park, then you should enthusiastically support decent bike infrastructure, and a better bus system and so forth. If you want to make it hard to park, take away all options except driving.

As for the concern about Green Bay being too busy- this makes no sense. The protected bike lane would be separated from car/truck traffic. Cars and bikes would almost never interact.

The suggestion to put a "greenway" on Redfield is absurd. King and 17th streets are sometimes cited as "greenways". They're not. We have a bad habit in this town of mislabeling things to make them sound better than they actually are. A greenway means something exclusively for bicycles and pedestrians. See the Minneapolis Greenway. Is the idea to remove all cars from Redfield? I somehow doubt it. The word for a street that cars can drive on isn't "greenway"- it's "street".

The reason to put a bike lane on Green Bay is that it has stop lights at South Ave, West Ave, and Losey Blvd, so cyclists can actually get across these streets without having to play Frogger. Redfield has no stop lights. Adding RRFBs to West Ave and Losey would likely cost tens if not hundreds of thousands of dollars. Redfield has no connection to South Ave. The whole point of the 2024 Bicycle Master Plan was to create a bicycle network that would be safe and convenient, so people would actually be able to use it. Redfield can never be either of those.

If there are people who would prefer Redfield because it's quieter and has more trees and so forth, they can already do that today, right now. But people don't. Because it's not a serious transportation route. Minor tweaks are not going to change that.

Public Works made the wrong choice in April and the Bicycle Pedestrian Advisory Committee made the wrong choice on Tuesday, and I believe that the way the survey was presented by staff played a significant part in this.

Kevin Hundt, June 11th, 2026

Addendum July 2nd, 2026:

On April 29th, I asked Council President and Board of Public Works member Dickinson why Public Works voted the way it did, as the video was apparently not recorded, and this was her response:

“Spending money on streets that have already been repaired is not a good use of funds. The board felt the surveys of those living or working on the street did not want the change. Several surveyed suggested Redfield as an alternative.”

I also recently asked Mayor Washington-Spivey his reasoning, and he stated that the Board felt that rebuilding Green Bay Street for a bike lane would be a waste of money as it was just rebuilt last year. When I told him that Bike-Ped had supported a protected lane from South Avenue to 14th Street and was discussing compromise infrastructure design, he expressed that he had not been made aware of that.

These responses point to a severe miscommunication between Public Works and BPAC. We would be wrong to make this decision based on the result of this miscommunication and misrepresentation. We should stick to the original, superior, Green Bay Street route, based on starting with South Avenue to 14th and gradually expanding to 16th, East Avenue, and eventually Losey, and urge Public Works to reconsider.

Kevin Hundt

1. From the Description of the Bicycle-Pedestrian Advisory Committee on Legistar:

"The Bicycle-Pedestrian Advisory Committee serves as an advisory body to the Common Council in implementing the Bicycle and Pedestrian Master Plan, the Comprehensive Plan (primarily the Transportation Element), and any other specific regional transportation plans."

2. From the Green Complete Streets ordinance, La Crosse Municipal Ordinances 40-14:

40-14(a): "The purpose of this section is to ensure that the streets of the City of La Crosse provide safe, convenient, and comfortable routes for walking, bicycling, and public transportation, encourage increased use of these modes of transportation, enable convenient travel as part of daily activities, improve the public welfare by addressing a wide array of health and environmental problems, and meet the needs of all users of the streets, including children, older adults, and people with disabilities."

40-14(d)(1): "The City Engineer's Office, Board of Public Works and Department of Planning, and Development, and Assessment shall make Green Complete Streets practices a routine part of everyday operations and shall approach every transportation project and program as an opportunity to improve public and private corridors and the transportation network for all user groups, and shall work in coordination with the Bicycle Pedestrian Advisory Committee (BPAC), Committee for Citizens with Disabilities (CCD), other departments, agencies, and jurisdictions to achieve Green Complete Streets."

40-14(d)(2): "Every corridor project on public or private property shall incorporate Green Complete Streets infrastructure sufficient to enable reasonable safe travel along and across the right-of-way for each category of use"

40-14(d)(2)e.: "Loss of on-street parking shall not be considered a singular criterion for exclusion of a Green Complete Street Project"

3. From the 2024 Bicycle Master Plan, adopted by the Common Council on 8/8/2024:

RECOMMENDED ALL AGES AND ABILITIES FACILITY NETWORK Project #37, Appendix page 80: Green Bay Bikeway from Hwy 14 to Losey Blvd, with Facility Type Protected Bike Lanes (with an additional note: "heard mention of construction happening on this corridor soon")

RECOMMENDED ALL AGES AND ABILITIES SPOT IMPROVEMENTS Project #38, Appendix page 87: Green Bay St. & West Ave, Add protected intersection

4. The aforementioned citations are established City Ordinances and the will of the Common Council. However, these ordinances and directives are absent from the current plans for Green Bay Street.

The 2025 reconstruction of Green Bay Street from 14th to Losey was planned prior to the passage of the 2024 Bicycle Master Plan. However, once that plan was passed, that reconstruction should have been revised to come into compliance. At the 11/11/25 BPAC meeting, Committee Member Young expressed frustration at having repeatedly asked for revisions to be implemented for the Green Bay Street project to become compliant with the 2024 Bicycle Master Plan and being ignored. Now the reconstruction of that section is complete and it has no bicycle facilities.

This would leave the possibility of bicycle facilities, particularly a protected lane, from South Avenue to 14th Street. Although this is a shorter distance and not what is in the 2024 Plan, it is still five blocks

from one important intersection through another, and could be the basis for completing the route eventually.

However, in the 11/11/25 BPAC meeting, City Traffic Engineer Stephanie Sward stated that protected bike lanes on the South side of Green Bay from South Avenue to West Avenue would be impossible to implement. Her stated reasons were "because of the industrial properties" and "there are so many driveways". When asked about this at the 4/14/26 BPAC meeting, City Traffic Engineer Sward clarified that the frequency of driveways meant there would not be enough room for the slope necessary for sidewalk-level bike lanes. Committee Member Hundt pointed out that there are portions of the street that have long stretches without driveways, and that paint could be sufficient for the areas with driveways, creating a compromise, and City Traffic Engineer Sward indicated that she would consider it.

However, on 4/27/26, the Board of Public Works ignored BPAC's work and recommendations, and contradicted the 2024 Bicycle Master Plan and the Green Complete Streets ordinance, by recommending no bicycle lanes at all on Green Bay Street.

5. The Redfield Street alternative does not serve as a viable replacement. Redfield Street does not connect to any important intersections or routes on either end. Redfield lacks stoplights for crossing West and Losey, and does not connect to South Avenue at all. Using Redfield would direct bicyclists to cross multiple lanes of traffic on major roads, or backtrack multiple blocks out of the way (to the existing stoplights on Green Bay), which bicyclists and pedestrians generally don't do- many would attempt to cross West and Losey on Redfield, increasing the risk of collisions. Adding RRFB crossings and pedestrian islands to West and Losey and inventing a decent connection to South Ave would likely cost hundreds of thousands of dollars, and would risk opposition from neighbors and many of the same people who oppose the Green Bay Street bike lanes.

6. Undue weight is being placed on the potential loss of car parking along Green Bay Street. The Green Complete Streets Ordinance 40-14 is clear that "Loss of on-street parking shall not be considered a singular criterion for exclusion of a Green Complete Street Project". The debate over removing car parking for bike lanes happened and the City Council voted in 2011. However, we still see City staff and the Council disregarding this ordinance in this and other projects.

7. The creation of a functional bicycle network is ratified City policy. Public comments do not override this fact. A traffic network should be designed by experts. Car routes are not designed by plebiscite, and there is no reason why bicycle routes should be. A functional, safe, and convenient bicycle and other non-car travel system will allow people to drive less or even dispense with a private car, reducing the stress on roads and parking, bringing us closer to fulfilling our Climate Action Plan, making the City more sustainable in a time of chaotically fluctuating fuel prices, reducing car exhaust pollution and noise, reducing traffic injuries and fatalities, reducing police and court time spent on traffic enforcement and collision response, allowing higher-density construction, and saving La Crosse residents thousands of dollars per year each in car ownership, insurance, fuel, and maintenance. The 2024 Bicycle Master Plan, although not a perfect document, is a vital step in the process of creating that system, and we should fulfill it; and indeed we are obligated to as it is, to reiterate, ratified City policy.

8. Therefore: The Bicycle-Pedestrian Advisory Committee opposes the idea of a "greenway" on Redfield.

9. Additionally: The Bicycle-Pedestrian Advisory Committee urges the Mayor to direct the Engineering Department to create a new design for Green Bay Street from South Avenue to 14th Street, based on the aforementioned compromise suggested on 4/14/26, and with plans for eventual extension to East Avenue to connect to the bike route there, and also to Losey Boulevard.

10. Additionally: The Bicycle-Pedestrian Advisory Committee urges the City Council and Mayor to recommit to the Green Complete Streets Ordinance and the 2024 Bicycle Master Plan.

From: City of La Crosse Notices - No Reply
Sent: Thursday, July 2, 2026 5:31 PM
To: Craig, Sonda; Elsen, Nikki; Janssen, Barb; Kahlow, Chris; Slezniow, Larry; Trost, Jennifer; Mindel, Mackenzie; Dickinson, Tamra; Goggin, Erin; Steele, Annette; Washington-Spivey, Shaundel; Weston, Lisa; Newberry, Aron; Bedford, Crystal; Padesky, Gary; Stine, Olivia; Northwood, Rosanne
Subject: City Council Contact Form: 26-0703
Attachments: parallel_bike_route_panel_color_400-singer.jpg; greentranspothierarchy.jpg

Do not reply to this email. This email is sent from an unmonitored account. Please send responses to the email address listed below.

Submitted on: 7/2/2026
Name: Cathy van Maren
Email Address: cvanmaren@protonmail.com
Address: 2815 Highland St
Municipality: City of La Crosse
Is this related to a legislative agenda item: Yes
Agenda item number:

Subject: 26-0703

I am emailing to oppose replacing planned bike infrastructure on Green Bay Street with a “greenway” on Redfield Street. The two are not equivalent for transportation cyclists, and that's what this is about. We are trying to make going by bike—for school, work, shopping, appointments, and everyday needs—so pleasant, easy, safe, and convenient that it gets people out of their cars. We are trying to change expensive, dangerous, unhealthy behaviors. We are trying to create spaces where everyone, including children and new cyclists, can ride safely so that they will choose to ride for more trips. This is not about recreation, it's about transportation. This is about the climate crisis.¹ This is about health and safety.

We know that changing streets to prioritize healthy, clean transportation works to change behaviors. The former Mayor of Paris transformed that city so much that now, the bicycle is the preferred mode of transportation.² Similar changes have occurred in New York, London, and other major cities. If you build it, people will change. But it has to be built right.

As noted in the U.S. Federal Highway Administration publication “The Dutch Approach to Bicycle Mobility: Retrofitting Street Design for Cycling,”³ “Planning bicycle-friendly environments requires a broader understanding of the interaction between physical and psychological factors that influence travel behavior and mode choice.” In general, good bike infrastructure is cohesive (complete, comprehensive connections), direct (keeping detours, turns, and stop-and-go intersections to a minimum), attractive (to make cycling something people will choose), safe (protected bike lanes⁴), and comfortable (not noisy, confusing, congested, or winding).

Green Bay Street can meet these criteria with good protected bike lanes. (And good protected bike lanes do not have to cost ungodly amounts.) The street connects to places people want to get to: schools, shopping, services. It has few stops and allows cyclists to safely cross busy intersections like Losey, West Ave., and South Ave.

Redfield does not. To get to most public services, you need to take other streets to complete the trip. New controls would be needed at busy intersections. With zero bike infrastructure on Losey, West Avenue, or South Avenue, it is not cohesive, safe, or direct.

Again, this decision is about what infrastructure, as we approach catastrophic global heating driven in large part by fossil fuel vehicle emissions, will help people choose to replace car trips (most averaging less than six miles) with walking, taking the bus, and biking. It's not about which decision will please people who want to park free on public streets wherever they go or people who think bicycles are toys or people who don't care about anyone but themselves.

This is as important as the campaign to ban indoor smoking in public places and the challenges are similar. To be frank, whining people who do not want to change and do not want to give up their unsafe behaviors should not overrule what's best for our health, our future, our children, our environment.

We need a network of safe, direct, connected bike infrastructure, not a few blocks of paint every so often or windy, out-of-the-way routes that are harder to use. We need to change behaviors that are endangering all of us.

If you are not a transportation cyclist, you really need to learn more about the issue, I think, and you cannot rely on advice from people who are not cyclists and have not studied the latest in good, safe design for cycling. The FHWA guide (link below) is a good start. Here's a half-hour webinar on the five design principles of good bicycle infrastructure design: https://youtu.be/b1A-8rXXKRQ?si=HX-QZ68dWvwyg_Jv (you can start at minute 4:00).

Thank you.

Cathy

1. Global Temperatures Likely to Breach Record Levels Over Next 5 Years, WMO Says. May 29, 2026, Earth.org. <https://earth.org/global-temperatures-likely-to-breach-record-levels-over-next-5-years-wmo-says/>
2. Parisians prefer bicycle to car, study shows. Apr. 11, 2024, FleetEurope. <https://www.fleet europe.com/en/last-mile/france/features/parisians-prefer-bicycle-car-study-shows>
3. The Dutch Approach to Bicycle Mobility: Retrofitting Street Design for Cycling. Sept. 10, 2017. U.S. Dept. of Transportation, Federal Highway Administration, <https://international.fhwa.dot.gov/pubs/pl18004/fhwapl18004.pdf>
4. Why Protected Bike Lanes Are Good for All Road Users by Bryan King. May 13, 2026. <https://www.peopleforbikes.org/news/protected-bike-lanes-protect-everyone>
5. Share of All U.S. Vehicle Trips by Length (Miles). January 2026, Oak Ridge National Laboratory. <https://afdc.energy.gov/data/10318>

Craig, Sondra

From: City of La Crosse Notices - No Reply
Sent: Thursday, July 2, 2026 8:34 PM
To: Craig, Sondra; Elsen, Nikki; Janssen, Barb; Kahlow, Chris; Slezniow, Larry; Trost, Jennifer; Mindel, Mackenzie; Dickinson, Tamra; Goggin, Erin; Steele, Annette; Washington-Spivey, Shaundel; Weston, Lisa; Newberry, Aron; Bedford, Crystal; Padesky, Gary; Stine, Olivia; Northwood, Rosanne
Subject: City Council Contact Form: Please keep original plan for Greenbay Bike Lanes

Do not reply to this email. This email is sent from an unmonitored account. Please send responses to the email address listed below.

Submitted on: 7/2/2026
Name: Andrea Powell
Email Address: cutecabbit@gmail.com
Address: 2210 Redfield Street
Municipality: City of La Crosse
Is this related to a legislative agenda item: Yes
Agenda item number: 26-0703

Subject: Please keep original plan for Greenbay Bike Lanes

Please reject the proposal to move the bike lanes off Green Bay Street to a secondary greenway on Redfield Street. Main corridors like Green Bay Street are where cyclists actually need to travel to reach their destinations. A greenway on a less direct street is not an equivalent substitute for a true, physically protected bike lane on a major roadway. The city should stand by its original commitment to modern, safe, and inclusive infrastructure on Green Bay Street.

Furthermore, designing infrastructure based solely on current traffic ratios misses the core reality of urban planning: safe infrastructure creates ridership; it doesn't just respond to it. Many residents who want to bike for transportation or errands do not do so because sharing high-volume streets with cars feels inherently unsafe. By installing a physically protected bike lane on a major corridor like Green Bay Street, the city will build the vital safety and confidence required to get more people out of cars and onto bikes, ultimately creating a more balanced, efficient, and forward-thinking transportation network for everyone

From: City of La Crosse Notices - No Reply
Sent: Monday, July 6, 2026 12:22 PM
To: Craig, Sondra; Elsen, Nikki; Janssen, Barb; Kahlow, Chris; Slezniow, Larry; Trost, Jennifer; Mindel, Mackenzie; Dickinson, Tamra; Goggin, Erin; Steele, Annette; Washington-Spivey, Shaundel; Weston, Lisa; Newberry, Aron; Bedford, Crystal; Padesky, Gary; Stine, Olivia; Northwood, Rosanne
Subject: City Council Contact Form: Resolution to amend the 2024 Bicycle and Pedestrian Master Plan

Do not reply to this email. This email is sent from an unmonitored account. Please send responses to the email address listed below.

Submitted on: 7/6/2026
Name: Joella Striebel
Email Address: joellastriebe1@gmail.com
Address:
Municipality: City of La Crosse
Is this related to a legislative agenda item: Yes
Agenda item number: 26-0703

Subject: Resolution to amend the 2024 Bicycle and Pedestrian Master Plan

I am reaching out regarding the discussion of Redfield Street as a potential Greenway, which appears to be proposed as an alternative to protected bike lanes on Green Bay Street. I am unclear as to whether Green Bay Street is totally off the table, but advocate strongly for Green Bay Street over Redfield for bike infrastructure.

There are a number of reasons for this preference, but my primary concern is safety. In late 2024, I was hit by the driver of a pickup truck while riding my bicycle across the pedestrian activated beacon near Festival Food on Copeland Ave. I activated the beacon, waited for all four lanes of traffic to stop, then proceeded. The truck was stopped, but proceeded when I was directly in front of him and struck me. I suffered a broken leg along with other minor injuries and my bike was a total loss. He insisted that he didn't see me, and told the police that those beacons are always lit up even though no one is in the crosswalk, to which the police were sympathetic and suggested he may be able to get his citation dropped. I share these details to demonstrate how little the safety of people on bicycles, even when we are doing everything right, is considered by many in our community. I look to the bike/ped committee to be strong champions of our safety, even when it is unpopular.

Crossing West Ave on a bicycle is dangerous, and I will only do it where a stop light ensures that the traffic on West Ave will be forced to stop. Unless the plan includes installing a full stop light at Redfield and West Ave, this is simply not a safe option for people riding bicycles. With the recent death in my neighborhood of a young woman who wasn't as lucky as I was to survive being hit by a truck, I look to the Bicycle and Pedestrian committee to champion the safest, best option, without being influenced or pressured by what's best for cars. A greenway on Redfield, in the absence of protected bike lanes on Green Bay street, seems to be simply another inadequate bicycle infrastructure project that will be underutilized due to its lack of true safety and protection, contributing further to the mistaken assumption that we don't need more or better bicycle infrastructure "because no one uses it."

Thank you for your service to our community and for your advocacy for bicyclists and pedestrians.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0715

Agenda Date: 8/5/2026

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Ordinance

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Residence District, allowing for redevelopment of the building into a duplex at 1233 & 1235 16th St. S.

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

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

Tax Parcel 17-40026-130; 1233 & 1235 16th St. S.

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

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

Shaundel Washington-Spivey, Mayor

Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

PETITION FOR CHANGE TO ZONING
CITY OF LACROSSE

AMENDMENT OF ZONINGDISTRICT BOUNDARIES

Petitioner (name and address):

Spenser Nickelatti 444 Main St Suite 101, La Crosse , WI 54601

Owner of site (name and address):

Spenser Nickelatti Carpe Diem WI Properties LLC.

Address of subject premises:

1233-1235 16th St S. La Crosse, WI 54601

Tax Parcel No.:

017040026130

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

Lot 11 in Block 10 of Healy & Anderson's Second Addition to La Crosse, in the City of La Crosse, La Crosse County, Wisconsin, EXCEPT the East 45 feet thereof.

Zoning District Classification: R-1

Proposed Zoning Classification: R-2

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

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

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

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

Property is Presently Used For:

Existing Single-Family Residential Dewling

Property is Proposed to be Used For:

Two-Family Residential Dewling (duplex)

Proposed Rezoning is Necessary Because (Detailed Answer):

The property is currently improved with a single-family residence. Rezoning from R-1 to R-2 is requested to allow the property to be used as a duplex. The proposed use is compatible with the surrounding residential neighborhood, is consistent with the City's Future Land Use Map and Comprehensive Plan, and will provide an additional housing opportunity without changing the residential character of the area.

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

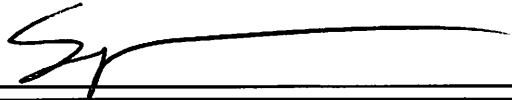
The proposed use remains residential in nature and is compatible with surrounding residential development. The existing structure will be maintained and any improvements will comply with applicable building, fire, parking, and zoning regulations. The rezoning will not create adverse impacts related to traffic, noise, public safety, or neighboring property values.

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

The requested R-2 zoning is consistent with the City's Comprehensive Plan and Future Land Use Map. The rezoning supports the City's goals of providing a variety of housing options, encouraging efficient use of existing residential properties and infrastructure, and promoting sustainable neighborhood development.

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 29th day of September, 2025.

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



(signature)

(608) 498 -1323

(telephone)

6/26/26

(date)

spenser@nickelatti-re.com

(email)

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

Review was made on the 7th day of July, 2026

Signed: 

Director of Planning & Development

Dept 1



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

File Complete

File Number: 26-0715

File ID: 26-0715	Type: Ordinance	Status: Draft
Version: 1	Reference:	In Control: Judiciary & Administration Committee
		File Created: 07/01/2026
File Name: Rezoning - 1233-1235 16th ST S		Final Action:
Title: AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Residence District, allowing for redevelopment of the building into a duplex at 1233 & 1235 16th St. S.		
Routing: CPC 8.3.2026 J&A 8.5.2026		
		Agenda Date: 08/05/2026
Sponsors:		Effective Date:
Attachments: 26-0715 Ordinance, 26-0715 300-foot Property Owner Buffer List, 26-0715 Property Owner Buffer Map		Enactment Number:
Contact:		Hearing Date:
Drafter: craigs@cityoflacrosse.org		Effective Date:

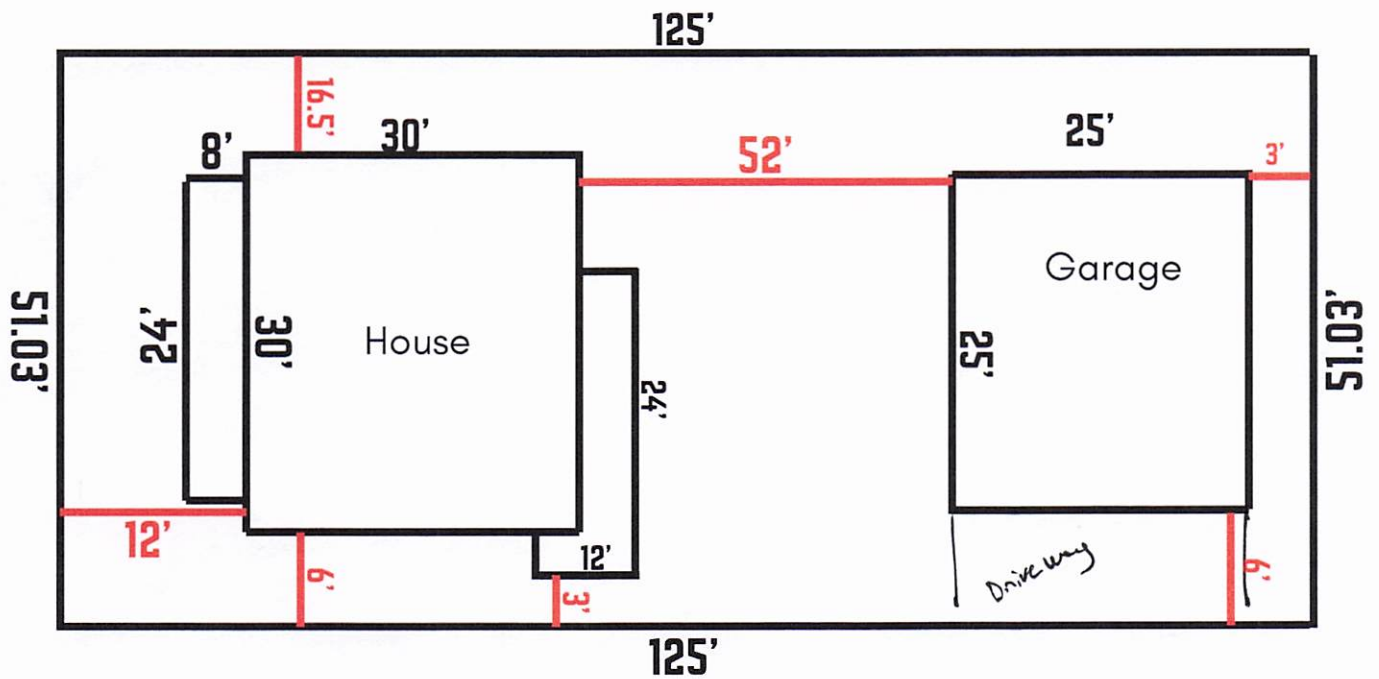
History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 26-0715

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Residence District, allowing for redevelopment of the building into a duplex at 1233 & 1235 16th St. S.

Tim (Planning) Approved: / 2026

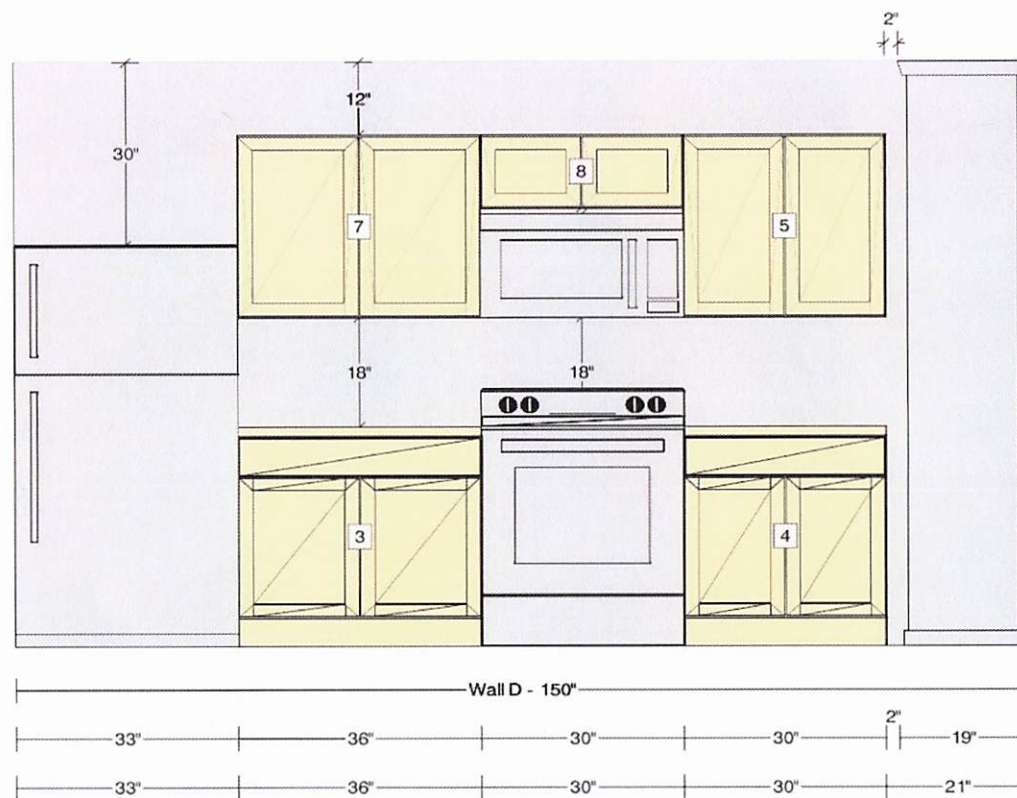


1233-1235 16th St S, La Crosse WI 54601

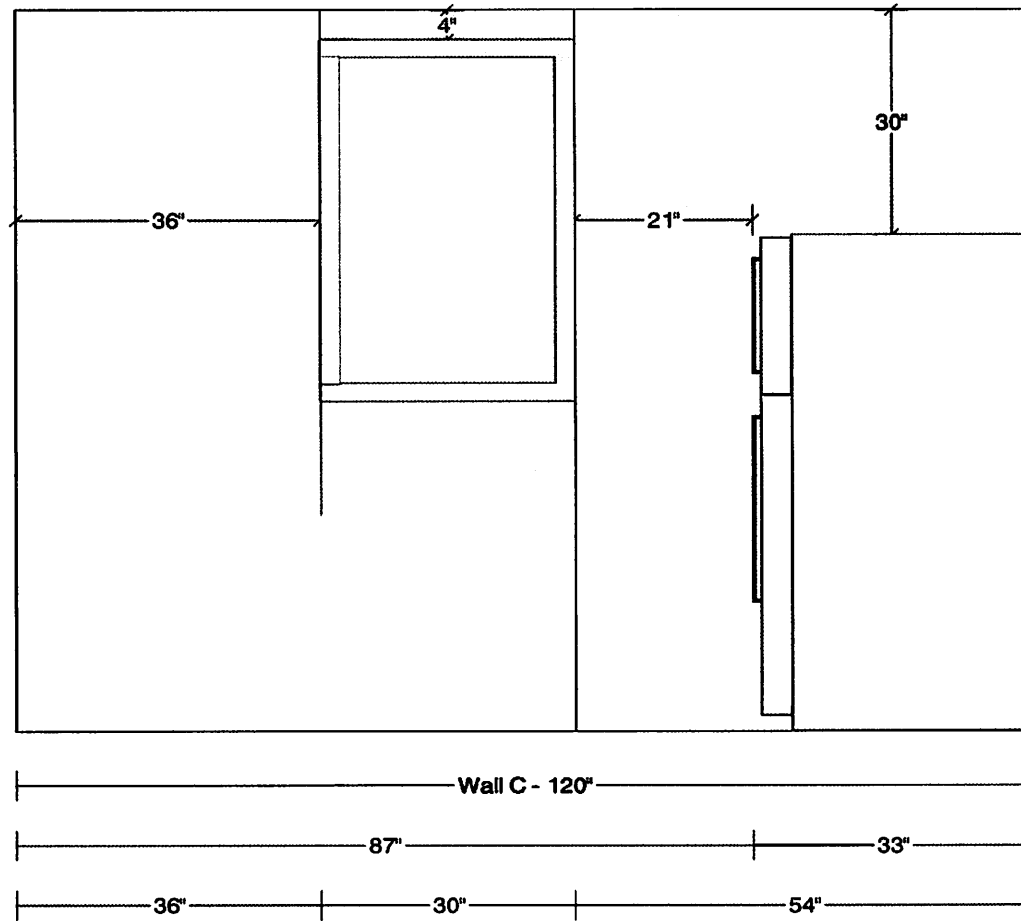
- House & Garage pre-existing.
- No dimensional changes will occur to either structure or structure's locations.
- Building permit for the upper unit 1235 16th St S.

1235 16th st

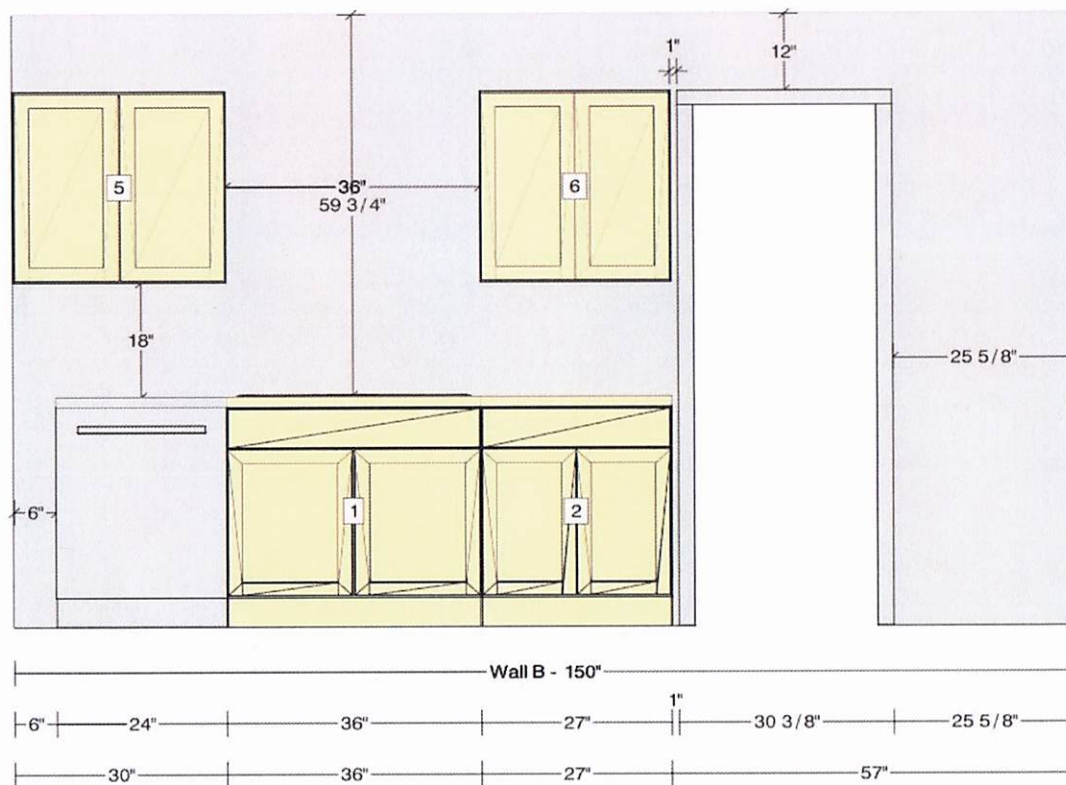
Kitchen



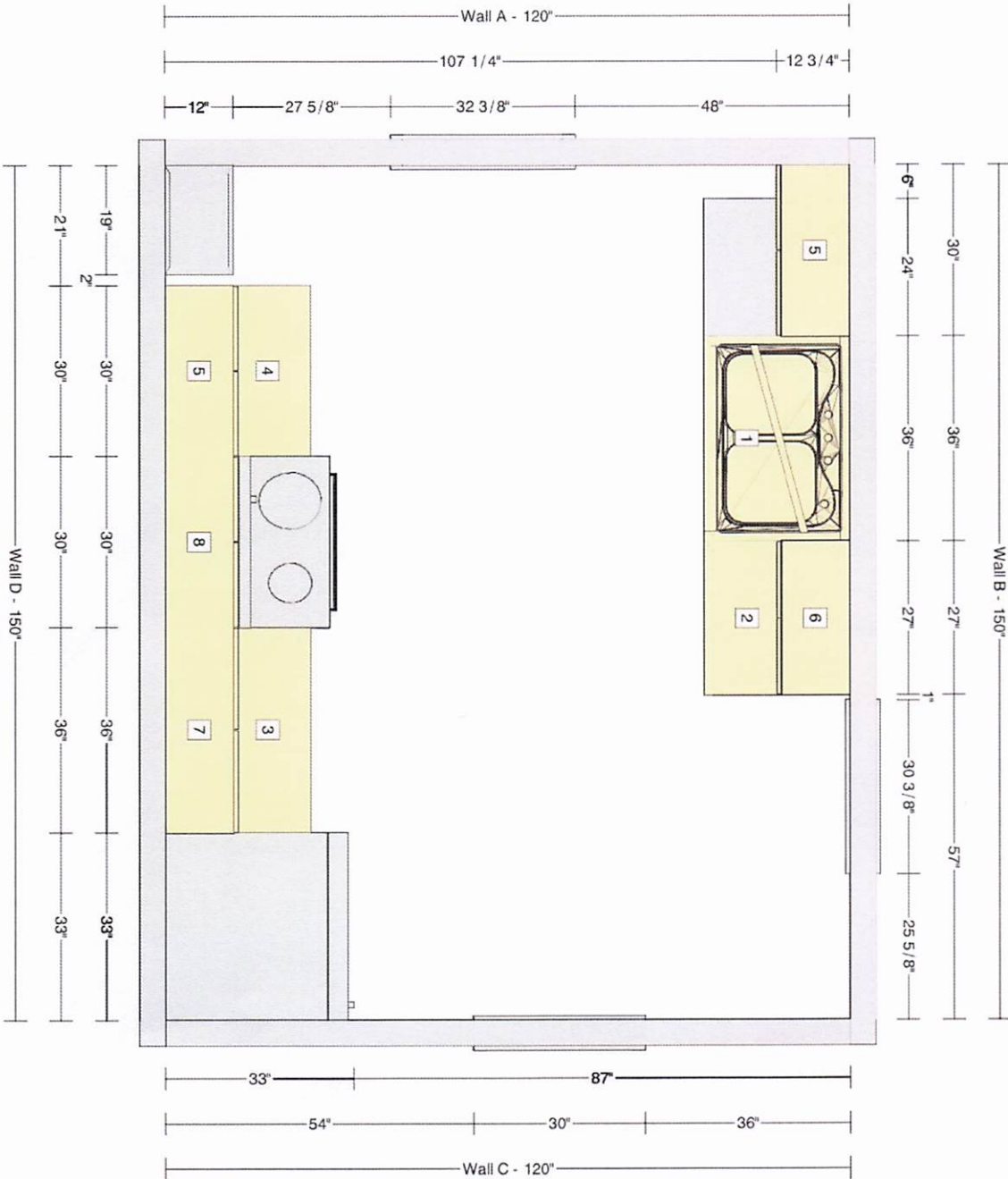
Kitchen



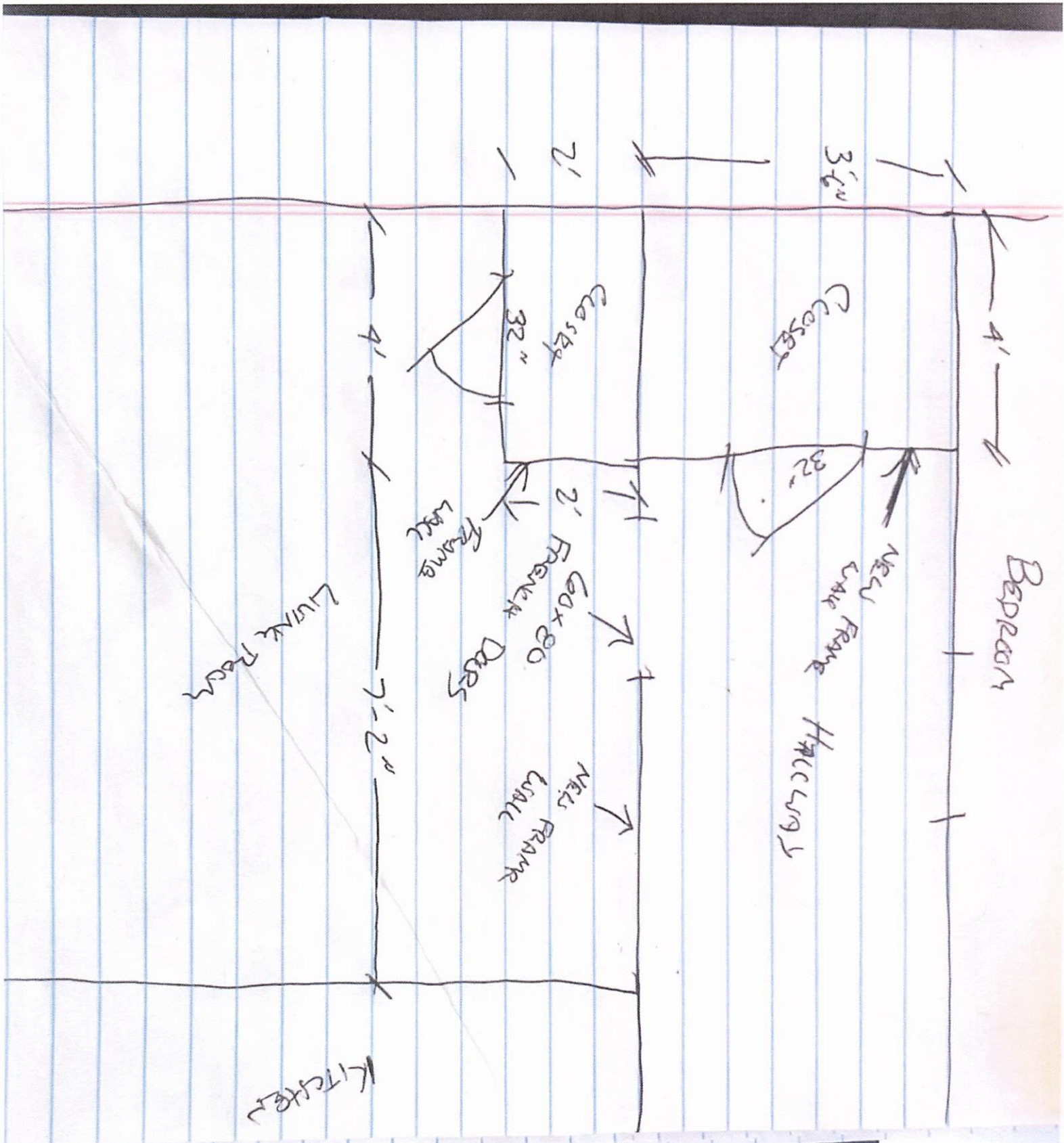
Kitchen



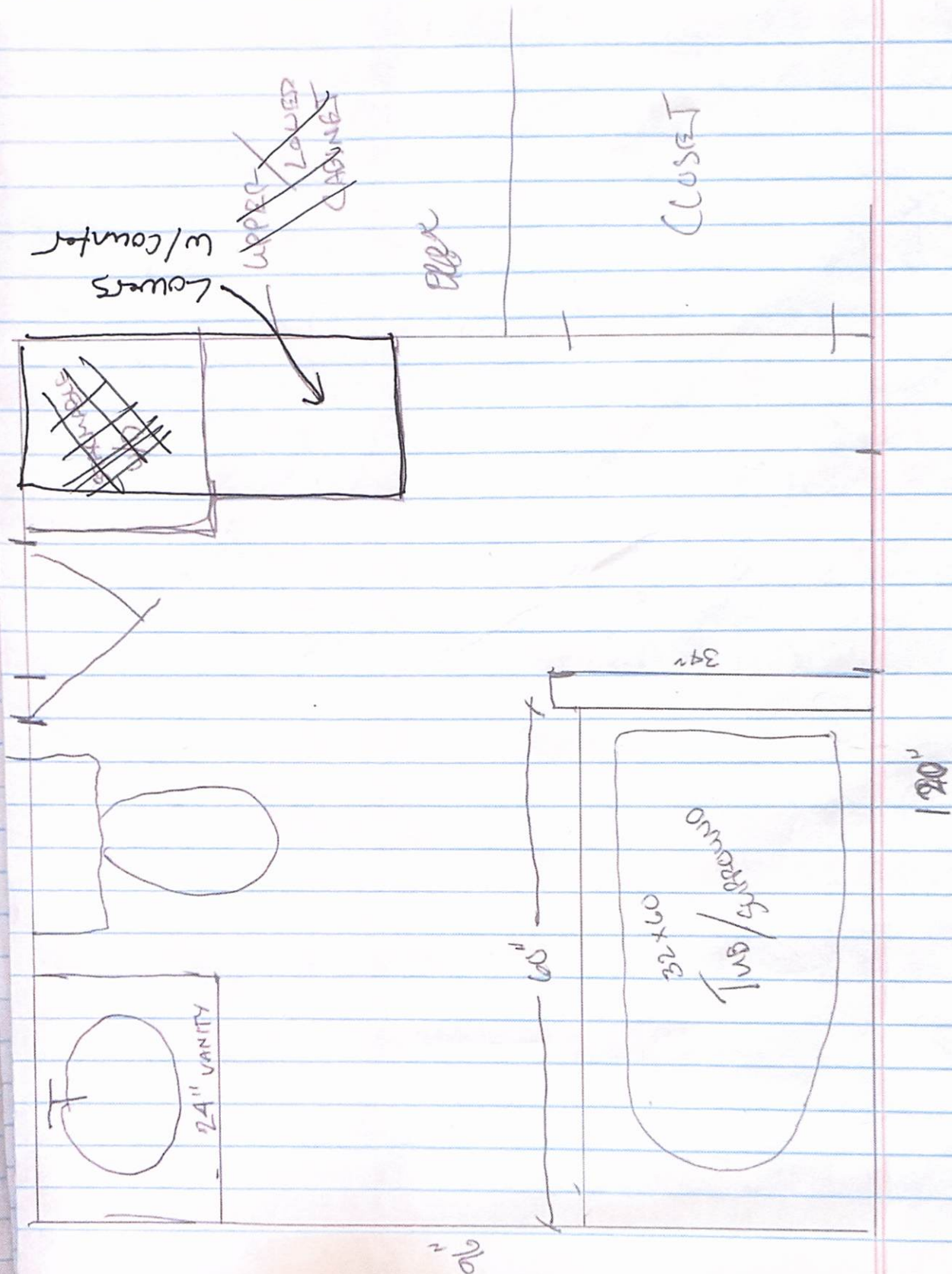
Kitchen



Living & Bedroom



Bathroom



Tax Parcel	Owner Name	Property Address	Mailing Address	MailCityStateZip
17-40027-10	2233 PROPERTIES LLC	1245 16TH ST S		
17-40027-40	ANTHONY C NEHRING, MICHELLE N NEHRING	1601 FARNAM ST	PO BOX 3743	LA CROSSE WI 54602
17-40026-20	BAILEY K WILSON, MELITA A WILSON	1617 & 1619 FARNAM ST	2012 ADAMS ST	LA CROSSE WI 54601
17-40027-80	BRENT C JOHNSON	1632 ADAMS ST	1632 ADAMS ST	LA CROSSE WI 54601
17-40028-80	CLAY S SMITH	1232 17TH ST S	1232 17TH ST S	LA CROSSE WI 54601-5710
17-40029-10	CYNTHIA M LAMB	1227 & 1219 15TH ST S	S7034 STATE HWY 35	DE SOTO WI 54624-6311
17-40026-40	DANIEL EVAN PARKER, SARAH ELIZABETH SWEET	1527 FARNAM ST	1527 FARNAM ST	LA CROSSE WI 54601-5762
17-40026-70	ELLEN A ROLES, W MICHAEL ROLES	1622 ADAMS ST	1622 ADAMS ST	LA CROSSE WI 54601-5715
17-40029-40	ERIC D MATTIE, MELANIE S MATTIE	1604 & 1606 ADAMS ST	777 LOSEY BLVD N	LA CROSSE WI 54601
17-40029-20	ERIC D PERSO, BARBARA A PERSO	1226 16TH ST S	1226 16TH ST S	LA CROSSE WI 54601-5703
17-40027-20	ERIC D TAUBE	1533 & 1535 FARNAM ST	1535 FARNAM ST	LA CROSSE WI 54601-5762
17-40027-60	FINNIAN CULLEN, DEBORAH NERUD	1605 & 1607 FARNAM ST	1605 FARNAM ST	LA CROSSE WI 54601-5761
17-40027-30	GOEHNER INVESTMENTS LLC	1629 FARNAM ST	1629 FARNAM ST	LA CROSSE WI 54601-5761
17-40028-20	HNR SINVESTMENTS LLC	1611 FARNAM ST	PO BOX 1085	LA CROSSE WI 54602-1085
17-40029-60	JACK H DREPS, LESA DREPS	1518 ADAMS ST	209 17TH PL S	LA CROSSE WI 54601
17-40028-70	JACOB C RENAUD, JENNIFER L RENAUD	1218 16TH ST S	1218 16TH ST S	LA CROSSE WI 54601
17-40026-140	JAMES T CHERF	1225 15TH ST S	1225 15TH ST S	LA CROSSE WI 54601-5654
17-40026-50	JAMIE L LAVELLE, JOSHUA N LAVELLE	1237 16TH ST S	2949 BROADVIEW PL	LA CROSSE WI 54601-7918
17-40026-100	JOHN F KEGEL, PATRICIA A KEGEL	1616 ADAMS ST	1616 ADAMS ST	LA CROSSE WI 54601-5715
17-40026-90	JUANITA PERRY, JENNIFER SIMPSON	1219 16TH ST S	1219 16TH ST S	LA CROSSE WI 54601
17-40027-90	JUSTIN P LOEHR, VIRGINIA LG LOEHR	1213 16TH ST S	1213 16TH ST S	LA CROSSE WI 54601
17-40028-140	KENNETH R FELTS, ORESTA V FELTS	1228 17TH ST S	1228 17TH ST S	LA CROSSE WI 54601-5710
17-40028-10	MARCIA A SCHMIDT	1521 FARNAM ST	1521 FARNAM ST	LA CROSSE WI 54601-5762
17-40029-30	MARISSA L EIRICH	1522 ADAMS ST	1522 ADAMS ST	LA CROSSE WI 54601
17-40026-120	MATTHEW D MICHENER	1232 16TH ST S	1232 16TH ST S	LA CROSSE WI 54601-5703
17-40028-60	MICHELLE J COOPER-HANSEN	1229 16TH ST S	1229 16TH ST S	LA CROSSE WI 54601
17-40027-130	MILEY PROPERTIES LLC	1219 15TH ST S	1219 15TH ST S	LA CROSSE WI 54601-5654
17-40029-50	NEIL TAJCHMAN	1212 16TH ST S	W364 PALUBICKI DR	FOUNTAIN CITY WI 54629
17-40027-70	NICHOLAS B SCHRECK, MICHELLE M SCHRECK	1220 16TH ST S	1220 16TH ST S	LA CROSSE WI 54601
17-40027-110	PHYLLIS T MILLER	1633 FARNAM ST	1633 FARNAM ST	LA CROSSE WI 54601-5761
17-40027-140	RICHARD J EGAN	1220 17TH ST S	1220 17TH ST S	LA CROSSE WI 54601-5710
17-40028-120	RORY A DEAL	1528 ADAMS ST	1528 ADAMS ST	LA CROSSE WI 54601
17-40027-100	SAMANTHA SCHAUBANEY	1513 FARNAM ST	1513 FARNAM ST	LA CROSSE WI 54601-5762
17-40026-80	SHANE K SMITH	1222 17TH ST S	1222 17TH ST S	LA CROSSE WI 54601-5710
17-40028-90	SHEA EALEY RENTALS LLC	1602 ADAMS ST	1602 ADAMS ST	LA CROSSE WI 54601
17-40026-60	STEPHANIE L KOHLER	1231 15TH ST S	W8052 AUGUST AVE	HOLMEN WI 54636
17-40028-130	STEVEN F DUFF, JULIE A DUFF	1614 ADAMS ST	1614 ADAMS ST	LA CROSSE WI 54601-5715
17-40027-120	STEVEN J DENNIS	1517 FARNAM ST	N3449 STATE ROAD 16	LA CROSSE WI 54601
17-40027-50	TERESA CARNAL KOLKIND	1532 ADAMS ST	1532 ADAMS ST	LA CROSSE WI 54601-5714
17-40026-110	TONY R KAVANAUGH	1621 FARNAM ST	1621 FARNAM ST	LA CROSSE WI 54601-5761
17-40026-30	TYLER HENRY-AVERY	1223 16TH ST S	1223 16TH ST S	LA CROSSE WI 54601

Properties above are within 300 feet of 1233 & 1235 16th St S.

Owner/Applicant	ATTN: SPENCER NICKELATTI CARPE DIEM WI PROPERTIES LLC	1233 & 1235 16TH ST S	444 MAIN ST ste 101	LA CROSSE WI 54601
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Properties within 300 feet of 1233 & 1235 16th St. S.



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

TO WHOM IT MAY CONCERN:

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

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Residence District, allowing for redevelopment of the building into a duplex at 1233 & 1235 16th St. S.

Property is presently: single-family dwelling

Property is proposed to be: a duplex (two-family dwelling)

Rezoning is necessary: the creation of an additional residential unit

Tax Parcel 17-40026-130; 1233 & 1235 16th St. S.

The City Plan Commission will meet to consider such application on **Monday, August 3, 2026, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Wednesday, August 5, 2026, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, August 13, 2026, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

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

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 26-0715).

Dated this 7th day of July, 2026.

Nikki M. Elsen, City Clerk
City of La Crosse

Published: July 21 & 28, 2026
One (1) Affidavit



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0719

Agenda Date: 8/5/2026

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Plat/Certified Survey
Map



CITY OF LA CROSSE, WISCONSIN

Rev. 2.2025

CERTIFIED SURVEY MAP SUBMITTAL & REVIEW CHECK LIST

X CSMs for lot splits into 3 parcels or more – CPC, J&A, Council Review & Approval
*Platting requirements must be waived. Chapter 113.

_____ CSMs for lot splits (2 parcels) or alterations Department Review Only. Sec. 101-3

Extra-Territorial Review: BEFORE FILING WITH THE CITY, you must have both Town and County approvals. The Plan Commission may not consider any land division which did not have prior approval by the approving authorities for both the Town(s) and La Crosse County.

Town Board Approved: 6/09/26 (date) La Crosse County Approved: 06/01/26 (date)

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

Current Tax Parcel Number(s): 2-355-0

Map ID / Location: Fox Hollow Drive, Town of Barre

Surveyor: Frederick J. Hilby

Phone No. 608-782-3433

Email: hilbyfred@gmail.com

Property Owner: Trudy Miller

Phone No. 608-784-6946

Email: _____

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

I am the property owner of record, and I approve of this CSM:

Trudy A. Miller
(property owner signature)

***In lieu of owner's signature on this submittal checklist, you may provide written communication from property owner.**

Purpose of CSM and intended outcome (or attach a letter explaining): _____

Create residential property for home construction.

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

N/A

Have you received any other decision with regard to this CSM from any City board, commission or committee?

If so, which one and when? _____



To be completed by City Clerk at time of filing:

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

_____ Review Fee (cash, check payable to City of La Crosse or credit card with convenience fee)

\$300.00 – First Application

\$150.00 – Reapplication of the same CSM

_____ Internal Review Routing & Email to County Surveyor. (Initiated by Clerk with complete filing.)

_____ Original CSM Issued. (Upon approval, the original will be signed and available for pick up.)

To be completed by each Reviewing Department before the City Clerk will sign.

BUILDING AND INSPECTIONS APPROVAL

This Certified Survey Map is hereby approved by the Chief Inspector.

Dated this _____ day of _____, 20__.

Chief Inspector

Comments: _____

CITY UTILITIES (WATER – STORM – SEWER) APPROVAL

This Certified Survey Map is hereby approved by the City Utilities Office.

Dated this _____ day of _____, 20__.

Water ☐ Storm ☐ Sewer ☐

Utilities Office

Comments: _____

ASSESSOR APPROVAL

This Certified Survey Map is hereby approved by the Assessor.

Dated this _____ day of _____, 20__.

Assessor

Comments: _____

ENGINEERING DEPARTMENT APPROVAL

This Certified Survey Map is hereby approved by the City Surveyor.

Dated this _____ day of _____, 20__.

Engineering/Surveyor

Comments: _____

PLANNING DEPARTMENT APPROVAL

This Certified Survey Map is hereby approved by the Planning Department.

Dated this _____ day of _____, 20__.

Planner

Comments: _____

COMMON COUNCIL APPROVAL, if required

Resolved that this Certified Survey Map is hereby approved by the Common Council of the City of La Crosse.

Dated this _____ day of _____, 20__.

Mayor (required only if signing off prior to expiration of veto period)

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of La Crosse.

Dated this _____ day of _____, 20__.

City Clerk

CERTIFIED SURVEY MAP

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER IN SECTION 29, TOWNSHIP 16 NORTH, RANGE 6 WEST, TOWN OF BARRE, LA CROSSE COUNTY, WISCONSIN.

PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 29, T16N, R6W, TOWN OF BARRE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

Commencing at the North 1/4 Corner of said Section 29; thence N88°49'54"E along the North line thereof 974.96 feet; thence S0°16'04"E 360.98 feet to the a point on the West R/W of Fox Hollow Drive and the point of beginning; thence continuing S0°16'04"E along said West R/W 398.81 feet to the Northeast corner of Outlot 1, Certified Survey Map, Volume 19, Page 64, Document No. 1759479; thence S89°43'56"W along the North line of said Outlot 1 and its extension 160.00 feet; thence N0°16'04"W 395.45 feet; thence N88°31'52"E 160.04 feet to the point of beginning.

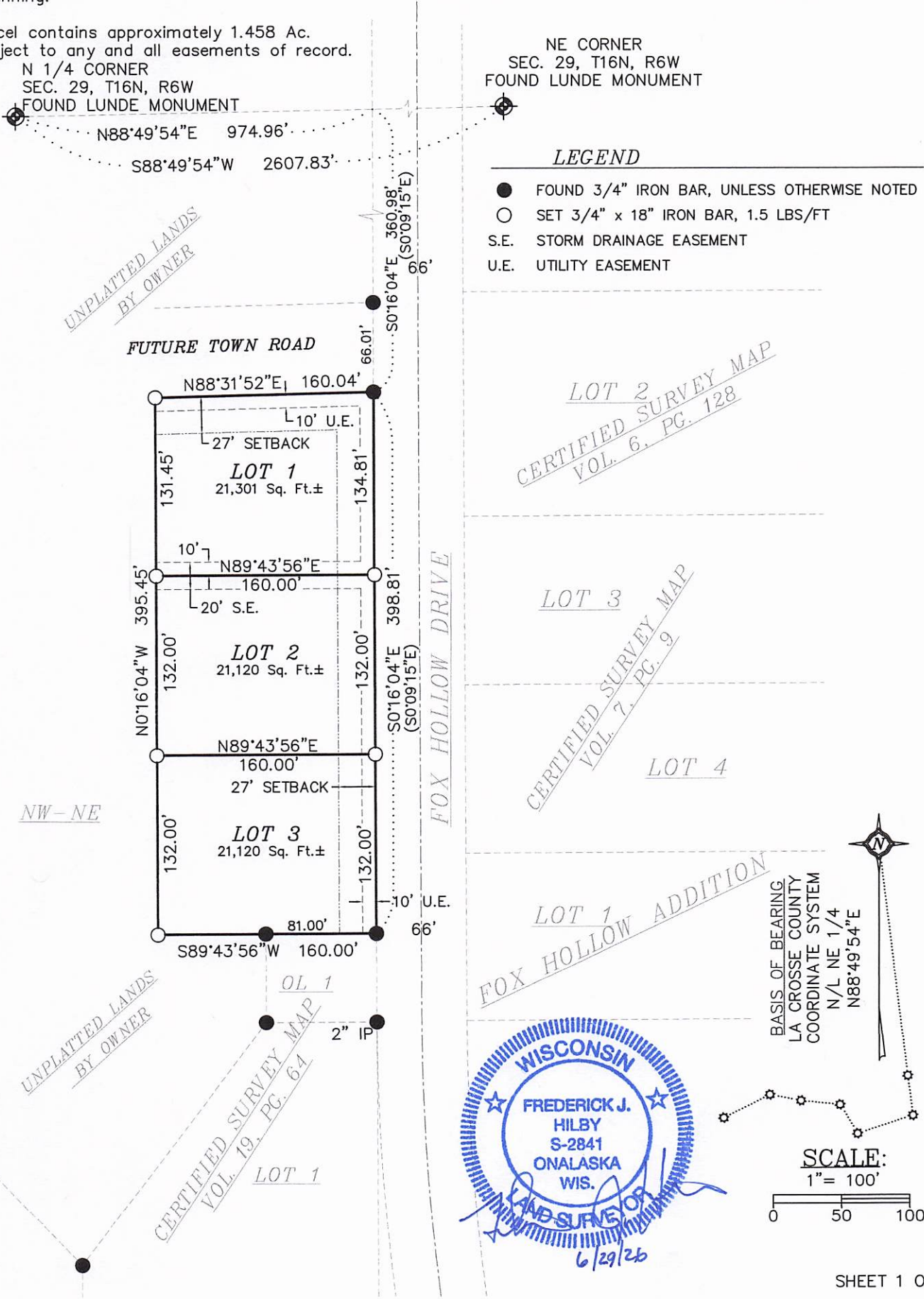
Parcel contains approximately 1.458 Ac.
Subject to any and all easements of record.

N 1/4 CORNER
SEC. 29, T16N, R6W
FOUND LUNDE MONUMENT

NE CORNER
SEC. 29, T16N, R6W
FOUND LUNDE MONUMENT

LEGEND

- FOUND 3/4" IRON BAR, UNLESS OTHERWISE NOTED
- SET 3/4" x 18" IRON BAR, 1.5 LBS/FT
- S.E. STORM DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT



CERTIFIED SURVEY MAP
PART OF THE NORTHWEST QUARTER OF THE NORTHEAST
QUARTER IN SECTION 29, TOWNSHIP 16 NORTH, RANGE 6
WEST, TOWN OF BARRE, LA CROSSE COUNTY, WISCONSIN.

I, Frederick J. Hilby, Professional Land Surveyor, hereby certify that this is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof, made under the direction of Trudy Miller, owner, and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, La Crosse County, Chapter 18 - Subdivision and Platting and Town of Barre Subdivision Control Ordinance in surveying, dividing and mapping the above described parcel.

Frederick J. Hilby, PLS 2841
LA CROSSE ENGINEERING & SURVEYING CO., INC.



OWNERS CERTIFICATE:

As Owner, I hereby certify that I caused the land described herein to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval or objection: Town of Barre and La Crosse County.

Trudy Miller, Owner

State of Wisconsin) Personally came before me this day of , 2026, the
La Crosse County) ss above named owner to me known to be the person who executed
the foregoing instruments and acknowledged the same.

My Commission Expires: Notary Public - State of Wisconsin

TOWN BOARD RESOLUTION:
BE IT RESOLVED THAT THIS CERTIFIED SURVEY MAP
IS HEREBY APPROVED BY THE TOWN OF BARRE.

DATE CHAIRMAN

CITY OF LA CROSSE APPROVAL
Resolved that this Certified Survey Map is hereby
approved by the City of La Crosse.

Dated this day of , 2026

City Clerk

SURVEYED BY:
La Crosse Engineering &
Surveying Co., Inc.
1206 S. 3rd St
La Crosse, WI 54601

PREPARED FOR:
Trudy Miller
W4246 County Road O
La Crosse, WI 54602

Craig, Sondra

From: Dale Hewitt <DHewitt@lacrossecounty.org>
Sent: Thursday, July 2, 2026 9:07 AM
To: Craig, Sondra; Bryan Meyer
Subject: La Crosse County Deputy County Surveyor - For Review - Certified Survey Map - Town of Barre Parcel 2-355-0

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

Good morning Sondra,

The CSM has been reviewed and there are no concerns.

Thank you,

Dake

Dale E. Hewitt, PLS-4062

Deputy County Surveyor
212 6th Street North – Room 1200
La Crosse, WI 54601
608-785-9626

From: Craig, Sondra <craigs@cityoflacrosse.org>
Sent: Wednesday, July 1, 2026 3:03 PM
To: Dale Hewitt <DHewitt@lacrossecounty.org>; Bryan Meyer <bmeyer@lacrossecounty.org>; Acklin, Tim <Acklint@cityoflacrosse.org>; Asp, Brian <aspb@cityoflacrosse.org>; Coman, Kyle <comank@cityoflacrosse.org>; Crandall, Jay <CrandallJ@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>; Matthew Gallager <gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Kroll, Dammon <krolld@cityoflacrosse.org>; Neumann, Shannon <Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>; Trane, Andrea <tranea@cityoflacrosse.org>
Subject: For Review - Certified Survey Map - Town of Barre Parcel 2-355-0

Good afternoon,

Attached for your review is a certified survey map for property in the Town of Barre (2-355-0). Please let me know if you approve or have any comments or corrections that I can provide to the surveyor & owner.

Since the CSM lies within the City's extraterritorial jurisdiction, it requires City review. Because it is creating more than two parcels, it additionally requires approval by our Common Council (will be routed through the August meetings).

Thank you,

SONDRA CRAIG, WCMC (she/her)

Deputy City Clerk

City Clerk's Office

City of La Crosse

400 La Crosse Street

La Crosse WI 54601

craigs@cityoflacrosse.org

Direct: 608.789.7549 | Office: 608.789.7510

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

City Clerk's Office hours:

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8:00 a.m. to 2:00 p.m., Friday

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Elected Officials and Members of Official Committees:

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

PRIVATE AND CONFIDENTIAL

This e-mail and attachments are intended for the addressed recipient only. If you are not the correct recipient please notify the sender of the delivery error and delete this message. Improper disclosure, copying, distribution, retransmission, or use of information from this e-mail is Prohibited, and may result in liability and damages for misuse of this information.

Craig, Sondra

From: Kristin Radde <barreclerk51@yahoo.com>
Sent: Thursday, July 2, 2026 9:26 AM
To: Craig, Sondra; Don Fruit
Subject: Re: Certified Survey Map - Parcel 2-355-0

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

Good morning,

This was approved by the Barre Town Board on June 9, 2026. However, concerns of water in that area were brought up. Here is the motion that was made and passed:

"Trudy Miller has a rezone request for 3 lots on Fox Hollow drive. John has concerns about water drainage by adding other buildings in that area as the current curvets cannot handle heavy rainfall. Don makes a motion to approve with the condition that the county do a water shed study, and consider a water catchment system on the corner of Trudy's property near the corner of Fox Hollow Drive and County O. Bob seconds. Motion passed."

Thanks,

Kristin Radde
Town of Barre - Clerk
(608)790-1667
barreclerk51@yahoo.com

On Wednesday, July 1, 2026 at 02:50:20 PM CDT, Craig, Sondra <craigs@cityoflacrosse.org> wrote:

Good afternoon,

A certified survey map was just submitted to our office for property owned by Trudy Miller (parcel 2-355-0). Per City code, certified survey maps for property within the City's extraterritorial jurisdiction must be reviewed by the City prior to recording with the Register of Deeds. The CSMs must also have Town and County approval prior to submitting to the City.

The applicant has noted that the Barre Town Board approved on June 9, 2026; however, the certified survey map that was provided was not signed by the Town of Barre. I saw that the Planning Commission approved, but I just want to confirm that it was also approved by the Town Board. Attached is their map, for reference.

Thank you!

SONDRA CRAIG, WCMC (she/her)
Deputy City Clerk
City Clerk's Office
City of La Crosse
400 La Crosse Street
La Crosse WI 54601

craigs@cityoflacrosse.org

Direct: 608.789.7549 | Office: 608.789.7510

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Craig, Sondra

From: Coman, Kyle
Sent: Thursday, July 2, 2026 1:54 PM
To: Craig, Sondra
Subject: RE: For Review - Certified Survey Map - Town of Barre Parcel 2-355-0

Approved for Engineering.

Kyle Coman, PLS

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

comank@cityoflacrosse.org

Office: 608.789.7366

Cell: 608.790.0309

From: Craig, Sondra <craigs@cityoflacrosse.org>
Sent: Wednesday, July 1, 2026 3:03 PM
To: Hewitt, Dale <DHewitt@lacrossecounty.org>; Meyer, Bryan <bmeyer@lacrossecounty.org>; Acklin, Tim <Acklint@cityoflacrosse.org>; Asp, Brian <aspb@cityoflacrosse.org>; Coman, Kyle <comank@cityoflacrosse.org>; Crandall, Jay <CrandallJ@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>; Gallagher, Matthew <gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Kroll, Dammon <KrollD@cityoflacrosse.org>; Neumann, Shannon <Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>; Trane, Andrea <tranea@cityoflacrosse.org>
Subject: For Review - Certified Survey Map - Town of Barre Parcel 2-355-0

Good afternoon,

Attached for your review is a certified survey map for property in the Town of Barre (2-355-0). Please let me know if you approve or have any comments or corrections that I can provide to the surveyor & owner.

Since the CSM lies within the City's extraterritorial jurisdiction, it requires City review. Because it is creating more than two parcels, it additionally requires approval by our Common Council (will be routed through the August meetings).

Thank you,

SONDRA CRAIG, WCMC (she/her)

Deputy City Clerk

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

La Crosse WI 54601

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Elected Officials and Members of Official Committees:

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Craig, Sondra

From: Acklin, Tim
Sent: Monday, July 6, 2026 10:01 AM
To: Craig, Sondra
Cc: Trane, Andrea
Subject: RE: For Review - Certified Survey Map - Town of Barre Parcel 2-355-0

Planning Approves.

Tim Acklin, AICP

Deputy Director

Planning & Development
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

acklint@cityoflacrosse.org

Office: 608.789.7391

From: Craig, Sondra <craigs@cityoflacrosse.org>
Sent: Wednesday, July 1, 2026 3:03 PM
To: Hewitt, Dale <DHewitt@lacrossecounty.org>; Meyer, Bryan <bmeyer@lacrossecounty.org>; Acklin, Tim <Acklint@cityoflacrosse.org>; Asp, Brian <aspb@cityoflacrosse.org>; Coman, Kyle <comank@cityoflacrosse.org>; Crandall, Jay <CrandallJ@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>; Gallagher, Matthew <gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Kroll, Dammon <KrollD@cityoflacrosse.org>; Neumann, Shannon <Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>; Trane, Andrea <tranea@cityoflacrosse.org>
Subject: For Review - Certified Survey Map - Town of Barre Parcel 2-355-0

Good afternoon,

Attached for your review is a certified survey map for property in the Town of Barre (2-355-0). Please let me know if you approve or have any comments or corrections that I can provide to the surveyor & owner.

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Thank you,

SONDRA CRAIG, WCMC (she/her)
Deputy City Clerk

City Clerk's Office
City of La Crosse
400 La Crosse Street
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Elected Officials and Members of Official Committees:

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

Craig, Sondra

From: Kroll, Dammon
Sent: Tuesday, July 7, 2026 2:02 PM
To: Craig, Sondra
Subject: RE: For Review - Certified Survey Map - Town of Barre Parcel 2-355-0

Hi Sondra,

Assessor's Office approves.

Thank you,

Dammon M. Kroll
Deputy City Assessor

Assessor's Office
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

krolld@cityoflacrosse.org

Main Line: 608.789.7525

Office: 608.789.8626

From: Craig, Sondra <craigs@cityoflacrosse.org>
Sent: Wednesday, July 1, 2026 3:03 PM
To: Hewitt, Dale <DHewitt@lacrossecounty.org>; Meyer, Bryan <bmeyer@lacrossecounty.org>; Acklin, Tim <Acklint@cityoflacrosse.org>; Asp, Brian <aspb@cityoflacrosse.org>; Coman, Kyle <comank@cityoflacrosse.org>; Crandall, Jay <CrandallJ@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>; Gallagher, Matthew <gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Kroll, Dammon <KrollD@cityoflacrosse.org>; Neumann, Shannon <Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>; Trane, Andrea <tranea@cityoflacrosse.org>
Subject: For Review - Certified Survey Map - Town of Barre Parcel 2-355-0

Good afternoon,

Attached for your review is a certified survey map for property in the Town of Barre (2-355-0). Please let me know if you approve or have any comments or corrections that I can provide to the surveyor & owner.

Since the CSM lies within the City's extraterritorial jurisdiction, it requires City review. Because it is creating more than two parcels, it additionally requires approval by our Common Council (will be routed through the August meetings).

Thank you,

SONDRA CRAIG, WCMC (she/her)

Deputy City Clerk

City Clerk's Office

City of La Crosse

400 La Crosse Street

La Crosse WI 54601

craigs@cityoflacrosse.org

Direct: 608.789.7549 | Office: 608.789.7510

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

City Clerk's Office hours:

8:00 a.m. to 4:30 p.m., Monday through Thursday

8:00 a.m. to 2:00 p.m., Friday

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Elected Officials and Members of Official Committees:

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

Craig, Sondra

From: Reinhart, David
Sent: Friday, July 10, 2026 10:23 AM
To: Craig, Sondra
Subject: RE: For Review - Certified Survey Map - Town of Barre Parcel 2-355-0

Approve.

Thanks,

David Reinhart

Chief Building Inspector

Building & Inspections

400 La Crosse St., La Crosse, WI 54601

Office: 608-789-7564

From: Craig, Sondra <craigs@cityoflacrosse.org>
Sent: Wednesday, July 1, 2026 3:03 PM
To: Hewitt, Dale <DHewitt@lacrossecounty.org>; Meyer, Bryan <bmeyer@lacrossecounty.org>; Acklin, Tim <Acklint@cityoflacrosse.org>; Asp, Brian <aspb@cityoflacrosse.org>; Coman, Kyle <comank@cityoflacrosse.org>; Crandall, Jay <CrandallJ@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>; Gallagher, Matthew <gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Kroll, Dammon <KrollD@cityoflacrosse.org>; Neumann, Shannon <Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>; Trane, Andrea <tranea@cityoflacrosse.org>
Subject: For Review - Certified Survey Map - Town of Barre Parcel 2-355-0

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Attached for your review is a certified survey map for property in the Town of Barre (2-355-0). Please let me know if you approve or have any comments or corrections that I can provide to the surveyor & owner.

Since the CSM lies within the City's extraterritorial jurisdiction, it requires City review. Because it is creating more than two parcels, it additionally requires approval by our Common Council (will be routed through the August meetings).

Thank you,

SONDRA CRAIG, WCMC (she/her)

Deputy City Clerk

City Clerk's Office

City of La Crosse

400 La Crosse Street

La Crosse WI 54601

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Elected Officials and Members of Official Committees:

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

Office of City Clerk



July 15, 2026

TRUDY MILLER
W4246 COUNTY RD O
LA CROSSE WI 54601

FREDRICK J HILBY
LA CROSSE ENGINEERING & SURVEYING CO. INC.
1206 3RD ST S
LA CROSSE WI 54601

Re: Certified Survey Map

We are in receipt of the *Certified Survey Map* for property located at Fox Hollow Drive in the Town of Barre (Tax Parcel 2-355-0) owned by Trudy Miller and request for waiver of platting requirements. The CSM is currently going through staff review; because the CSM is for a lot split of three parcels or more it requires Common Council approval to waive the platting requirements in Municipal Code Chapter 113.

The CSM will be considered at the following meetings:

City Plan Commission

Monday, August 3, 2026 at 4:00 p.m.
Council Chambers, City Hall – first floor

Judiciary & Administration Committee

Wednesday, August 5, 2026, at 6:00 p.m.
Council Chambers, City Hall – first floor

Common Council

Thursday, August 13, 2026 at 6:00 p.m.
Council Chambers, City Hall – first floor

We recommend someone attend the CPC and J&A meetings where public hearing is allowed; there may be questions or comments from a committee or council member or another citizen. Public hearing is not allowed at the Council meeting; however, you are welcome to attend. The CSM will appear on the agendas as file 26-0719.

Attendance at the meetings is allowed either in person or virtually. I will also be sending an email with the links to the agenda and Zoom meeting. If you have any questions, comments, or concerns; do not hesitate to contact me.

Sincerely,

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



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0720

Agenda Date: 8/5/2026

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Resolution

Resolution relocating District 7 polling place for the remainder of elections in the 2026-2027 election term.

RESOLUTION

WHEREAS, the polling place for Wards 17 and 18 (7th Aldermanic District) has historically been located at the Hogan Administrative Center; and

WHEREAS, the Hogan Administrative Center has been demolished and will remain unavailable until the new elementary school building is completed, anticipated in August 2027; and

WHEREAS, Our Redeemer Lutheran Church served as the temporary polling place for the April 2026 and August 2026 elections; and

WHEREAS, it has been determined that relocating the polling place to the Main Library will provide a more suitable location with adequate space, parking, and accessibility; and

WHEREAS, the Main Library, located at 800 Main Street, is available to serve as the polling place for Wards 17 and 18.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that the Main Library, located at 800 Main Street, is hereby designated as the polling place for Wards 17 and 18 for the following elections:

- November 3, 2026
- February 16, 2027
- April 6, 2027

BE IT FURTHER RESOLVED that the City Clerk is authorized and directed to provide the public notice required by law and to take all other actions necessary to implement this polling place.



CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID	26-0720	Caption	Resolution relocating District 7 polling place for November 2026, February 2027, and April 2027 elections.
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Staff/Department Responsible for Legislation

Nikki Elsen, City Clerk

Requestor of Legislation

Nikki Elsen, City Clerk

Location, if applicable

Summary/Purpose

To relocate District 7 (Wards 17 and 18) polling location until such time as the new elementary school building is available at the former Hogan site located at 807 East Ave S.

Background

The Hogan Administrative Center has served as the polling place for District 7 for many years. With the demolition of the building to allow for construction of a new facility, anticipated to be completed in August 2027, a temporary polling location was needed. Our Redeemer Lutheran Church served as the temporary polling place for the April 6, 2026, and August 11, 2026, elections. Given the consistently high voter turnout in District 7, a location is needed to better accommodate election operations by providing sufficient space, parking, and accessibility. In selecting a polling location, considerations are given to accessibility, available parking, public recognition, proximity to the voting district, and adequate space to accommodate voters, election inspectors, voting equipment, and election supplies. The Main Library, 800 Main Street, meets all requirements.

Fiscal Impact

Staff Recommendation

Recommend adoption so that the polling place can be relocated prior to the November 3, 2026 general election.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0726

Agenda Date: 8/5/2026

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Ordinance

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Light Industrial District to the Commercial District, allowing for a mix of residential and commercial uses within the building at 2423 & 2425 16th St. S and 1613 & 1617 Chase St.

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

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

Tax Parcel 17-50286-040; 2423 & 2425 16th St. S and 1613 and 1617 Chase St.

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

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

Shaundel Washington-Spivey, Mayor

Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

PETITION FOR CHANGE TO ZONING
CITY OF LACROSSE

AMENDMENT OF ZONINGDISTRICT BOUNDARIES

Petitioner (name and address):

Spenser Nickelatti 444 Main St Suite 101, La Crosse , WI 54601

Owner of site (name and address):

Spenser Nickelatti NRE Properties LLC.

Address of subject premises:

2423 16th St S. La Crosse, WI 54601 1613, 1617 Chase street

Tax Parcel No.:

1750286040

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

see attached document due to length of description.

Zoning District Classification: M1-Light Industrial

Proposed Zoning Classification: C2- Commercial

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

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

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

Is the Rezoning consistent with the policies of the Comprehensive Plan? ☒ Yes ☐ No

Property is Presently Used For:

Mixed-use property consisting of warehouse space, contractor business operations, office space, and an existing four-bedroom residential apartment (formally a Watchmen's quarters).

Property is Proposed to be Used For:

Mixed commercial use with the continued use of the existing four-bedroom residential apartment under C-2 Commercial zoning.

Proposed Rezoning is Necessary Because (Detailed Answer):

The property currently contains a mix of warehouse, office, and commercial uses, along with an existing four bedroom residential apartment that historically served as watchman's quarters. The requested rezoning from M-1 Light Industrial to C-2 Commercial will allow the continued lawful use of the existing residential unit while permitting commercial uses that are more consistent with the property's current character and the surrounding area.

The City's Comprehensive Plan recognizes that the Trane & Chart District contains a mix of industrial, commercial, and residential uses and identifies opportunities for properties transitioning from industrial use to accommodate additional residential uses. The proposed rezoning promotes the productive reuse of an existing building, supports future commercial investment, and better aligns the property's zoning with its existing and intended use.

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

The proposed rezoning will not be detrimental to the neighborhood or public welfare because it formalizes the existing mixed-use character of the property without substantially changing its intensity or footprint. The property already contains warehouse, office, commercial, and an existing residential unit. Rezoning to C-2 Commercial will allow these uses to continue in a zoning district that is more appropriate for the property's current and intended use.

The rezoning will not increase traffic, create incompatible land uses, or adversely impact neighboring properties. Any future improvements or changes to the property will remain subject to all applicable zoning, building, fire, and life safety regulations. The request promotes the continued productive use of an existing property while remaining compatible with the surrounding neighborhood.

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

The proposed rezoning is consistent with the City's Long Range Comprehensive Plan because it supports the productive reuse of an existing property within the Trane & Chart District. The Comprehensive Plan recognizes that the district contains a mix of industrial, commercial, and residential uses and identifies opportunities for properties transitioning away from industrial use to accommodate additional residential development. Rezoning the property from M-1 Light Industrial to C-2 Commercial will allow the continued use of the existing residential apartment while supporting compatible commercial uses. The request aligns the property's zoning with its existing mixed-use character, encourages reinvestment, and promotes efficient use of existing buildings and infrastructure.

AFFIDAVIT

STATE OF _____)
COUNTY OF _____) ss
_____)

The undersigned, _____, being duly sworn states:

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

Property Owner

Subscribed and sworn to before me this 7th day of _____, 20____.

Notary Public
My Commission expires _____.

Timothy Acklin, *[Signature]* 7/7/2026

2423 16th St S.
LEGAL DESCRIPTION

Part of the NE ¼ of the SE ¼ of Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows:

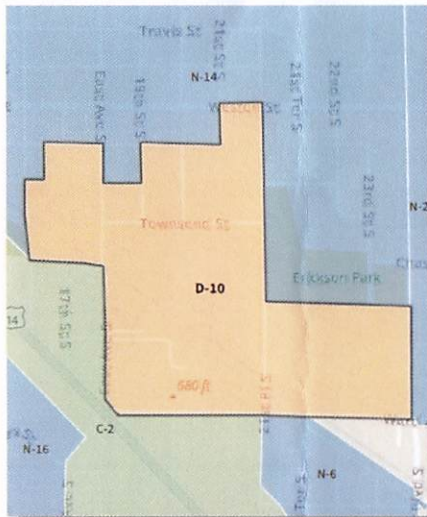
Beginning at a point on the South line of said NE ¼ of the SE ¼, 366.3 feet West of the Southeast corner thereof; thence West along the South line of said NE ¼ of the SE ¼, 229.2 feet to the East line of 16th Street; thence North 9° 25' West, 126.78 feet along the East line of 16th Street; thence East and parallel to the South line of said NE ¼ of the SE ¼, 130 feet; thence South 56° 48' East 142.1 feet; thence South 2° 09' East, 47 feet to the place of beginning., EXCEPT Commencing at the Southeast corner of said Section 8; thence North 42° 14' 23" West, 556.50 feet to the Northwestern corner of South Avenue and South 17th Street; thence along the West right-of-way line of said South 17th Street North 01° 55' West 879.09 feet to the South right-of-way line of Chase Street; thence North 01° 17' 14" West, 33.00 feet to the North line of Chase Street; thence along said right-of-way line North 89° 30' 37" West, 229.14 feet to the East right-of-way line of South 16th Street; thence along said right-of-way line North 8° 56' 28" West, 67.63 feet to the point of beginning of this EXCEPTION: Thence continuing along said right of way line North 8° 56' 28" West, 59.10 feet; thence South 89° 28' 18" East, 130.42 feet; thence South 56° 05' 36" East, 55.21 feet; thence South 81° 01' 28" West, 169.12 feet to the point of beginning of this EXCEPTION.

Together with and subject to a perpetual easement over a strip of land 40 feet wide, the centerline of which shall be the Northeasterly line of the above described parcel, said easement located partially on the NE ¼ of the SE ¼ of Section 8, Township 15 North, Range 7 West and partially on Lot 2 of La Crosse County Certified Survey Map filed on January 2, 2018 in Volume 17 of Certified Survey Maps, page 90, as Document No. 1704608.

1613 Chase Street, 1617 Chase Street, and 2423-2425 16th Street So., La Crosse, WI 54601.



TRANE & CHART DISTRICT (D-10)



District Description

The Trane & Chart district straddles Highway 14 and the railroad right-of-way. It includes several facilities owned and operated by Trane Company, one of the larger employers in the City, as well as a variety of uses including high- and low-intensity commercial. There are minor residential components within the district as well.

Vision for Future Land Use

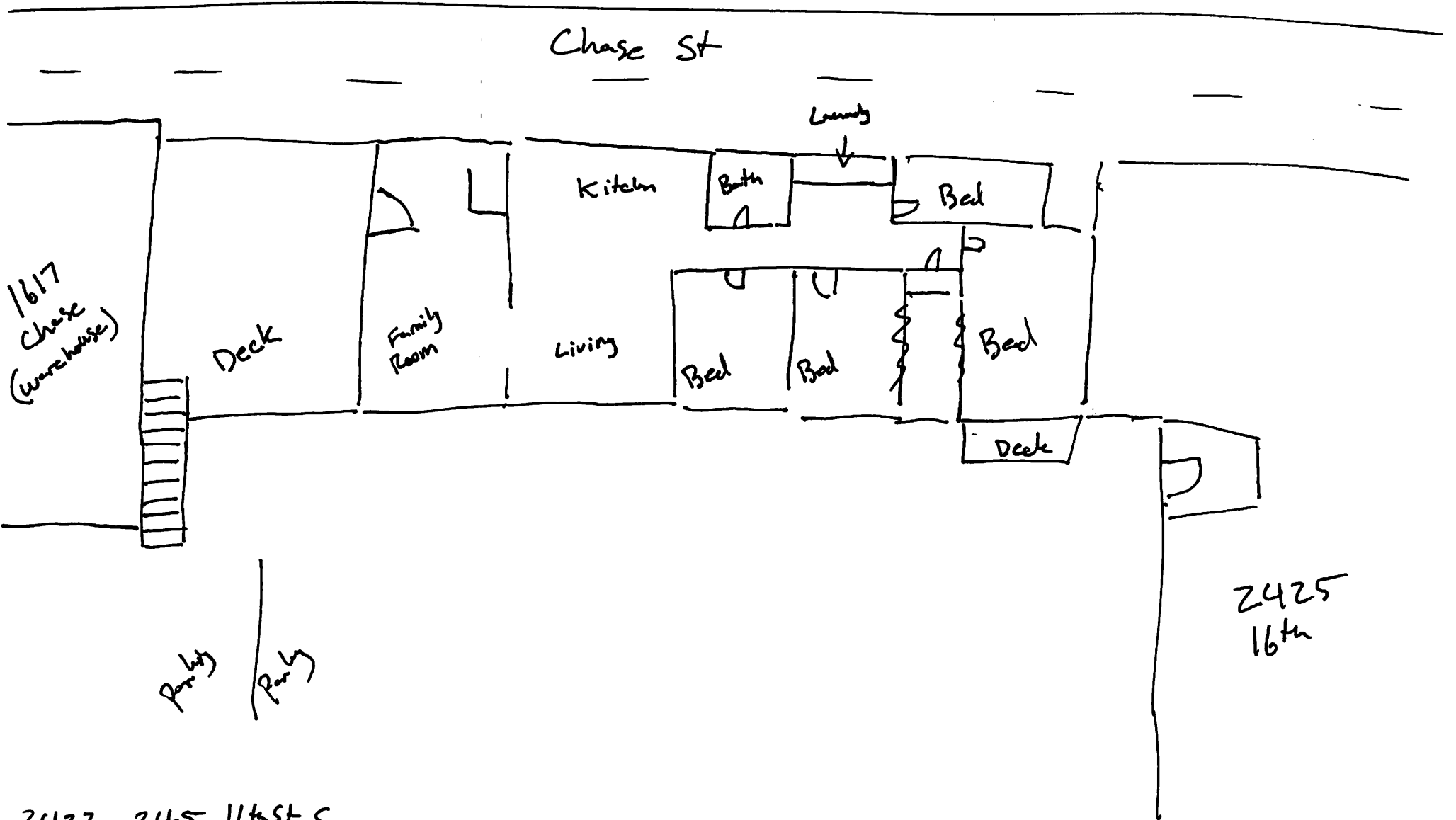
The vision for future land use within this district is highly dependent on future trends in needs for industrial space. If existing buildings used for industrial space is transitioned away from industrial, there is the potential to create medium-high-density residential within the district. However, consideration should be given to needs for industrial employer expansion within the City.

Voices from the community

"The HCCA is an essential part of the La Crosse area. The local government should work with them more to recognize and affirm that Hmong people are a respected part of our community."

"Biking across the railroad tracks here is very rough. I have seen other cities with smoother rail crossings, or just replacing the wood would be great"

Existing Uses	Low-Density Residential	Medium-Density Residential	High-Density Residential	Low-Intensity Mixed-Use	High-Intensity Mixed-Use	Neighborhood Retail/Commercial	Commercial	Industrial	Institutional	Parks and Open Space	Conservancy, Wetlands, Agricultural
A	U	D	D	A	D	D	A	A	U	A	A



2423 - 2425 16th St S

1613 & 1617 Chase St

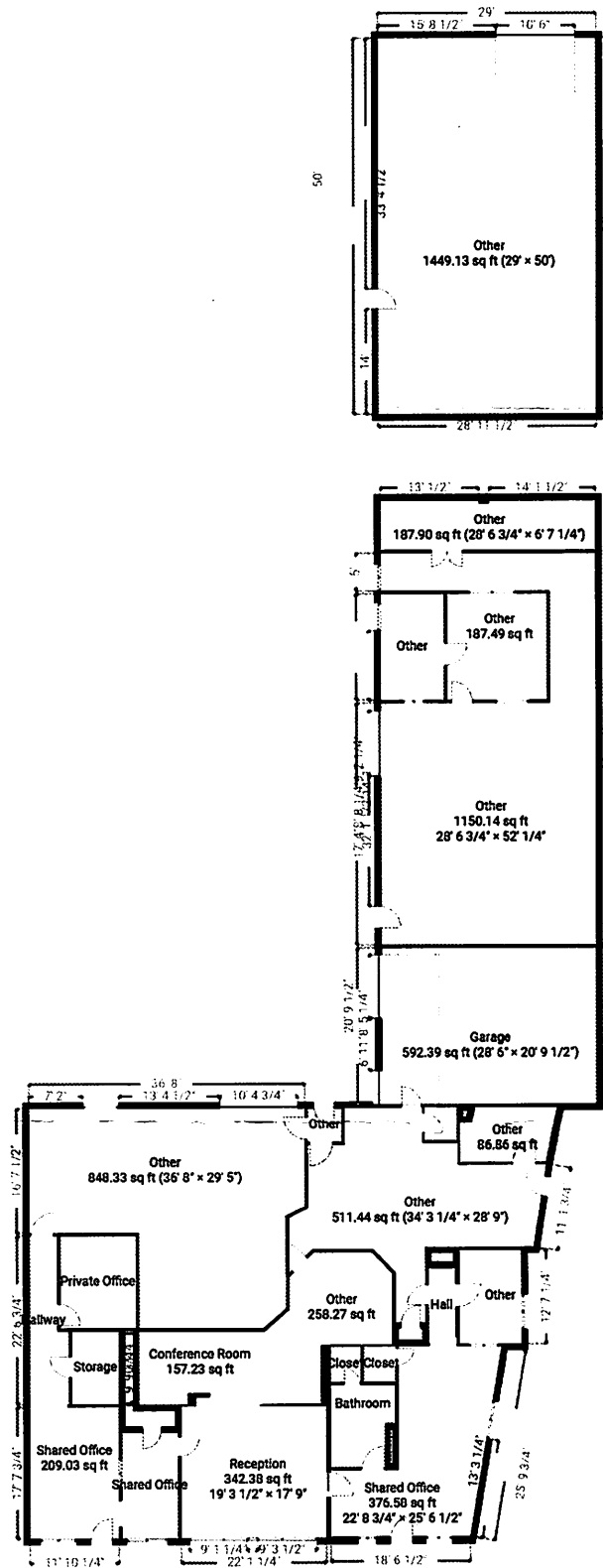
1613 Chase is the 2nd Floor Apartment (4Bd 1Ba)
2,400 sqft

2423-2425 16th St S, 1613 & 1617 Chase St

TOTAL AREA: 7,726sqft•FLOORS:1•ROOMS:20

This floor plan was created using LIDAR technology. Measurements are approximate and may not be 100% accurate. Please refer to the estimated total square footage listed in the report for official measurements.

▼ Ground Floor



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 8' 16' 24' 32' 40'

1:292
Page 1/1

Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-50056-120	ALAN KNEELAND	2519 17TH ST S	2519 17TH ST S	LA CROSSE WI 54601-6734
17-50046-60	ALICE E JOHNSON	1560 CHASE ST	1560 CHASE ST	LA CROSSE WI 54601-6421
17-50056-110	AUSTIN KLATT	2521 17TH ST S	2521 17TH ST S	LA CROSSE WI 54601
17-50058-100	BRUCE MCKITTRICK, TAMMY MCKITTRICK	2500 17TH ST S	2500 17TH ST S	LA CROSSE WI 54601-6714
17-50288-10	BURLINGTON NORTHERN RAILROAD COMPANY	2500 EAST AVE S	PO BOX 961089	FORT WORTH TX 76161-0089
17-50058-110	CHERYL J HERSHEY	2504 17TH ST S	2504 17TH ST S	LA CROSSE WI 54601
17-50056-100	CHRISTOPHER K FRY, KAYLA M MARTIN	2525 17TH ST S	2525 17TH ST S	LA CROSSE WI 54601
17-50042-20	CITY OF LACROSSE	2401 15TH ST S	400 LA CROSSE ST	LA CROSSE WI 54601
17-50288-30	CITY OF LACROSSE	2429 17TH ST S	400 LA CROSSE ST	LA CROSSE WI 54601
17-50060-50	CORY CAMPBELL, ALLISON CAMPBELL	2523 16TH ST S	2523 16TH ST S	LA CROSSE WI 54601-6407
17-50060-70	DANIEL M LUIING, DEBRA S LUIING	2515 & 2517 16TH ST S	3260 109TH ST	CHIPPEWA FALLS WI 54729
17-50056-130	ERIK STEVENSON	2515 17TH ST S	2515 17TH ST S	LA CROSSE WI 54601-6734
17-50045-40	ERIK ALLEN HENRIKSEN	2518 16TH ST S	2518 16TH ST S	LA CROSSE WI 54601-6408
17-50060-60	ERIK C STURM	2519 16TH ST S	2519 16TH ST S	LA CROSSE WI 54601
17-50058-130	HEIDI L HARDER	2518 17TH ST S	2814 ROBINS DALE AVE	LA CROSSE WI 54601-7947
17-50058-140	JACLYN A TOLVSTAD	2522 17TH ST S	2522 17TH ST S	LA CROSSE WI 54601-6714
17-50058-120	JAMES P GERKE, DARLENE A GERKE	2506 17TH ST S	2506 17TH ST S	LA CROSSE WI 54601-6714
17-50055-10	JOHN ROHRBACHER, LAWRENCE LUPERINI	2514 EAST AVE S	2514 EAST AVE S	LA CROSSE WI 54601-6712
17-50057-20	JOHN G DARLING (LE), PATRICIA A DARLING (LE), JULIE A SUTTER, JANE M VOGEL	2501 17TH ST S	1329 NAKOMIS AVE	LA CROSSE WI 54603
17-50045-30	JULIA A NELSON	2512 16TH ST S	2512 16TH ST S	LA CROSSE WI 54601-6408
17-50060-40	JULIE B CLARK	2525 16TH ST S	2525 16TH ST S	LA CROSSE WI 54601-6407
17-50045-20	JUSTIN D LAMBERT	2508 16TH ST S	2508 16TH ST S	LA CROSSE WI 54601-6408
17-50060-80	KAILA J LARSON	2511 16TH ST S	2511 16TH ST S	LA CROSSE WI 54601-6407
17-50060-90	KENNETH L FOSTER, PAMELA K FOSTER	2507 16TH ST S	2507 16TH ST S	LA CROSSE WI 54601-6407
17-50059-15	LACROSSE COUNTY	17TH ST S	212 6TH ST N	LA CROSSE WI 54601
17-50060-100	LYNNE HODGE	2503 16TH ST S	2503 16TH ST S	LA CROSSE WI 54601
17-50046-50	MITCHELL L PIENOK	2520 15TH PL S	2520 15TH PL S	LA CROSSE WI 54601-6420
17-50285-80	OLSON PROPERTY GROUP LLC	2409 16TH ST S	W3751 HIGHLAND DR	LA CROSSE WI 54601
17-50045-60	PAUL F HEILMAN	2524 16TH ST S	2524 16TH ST S	LA CROSSE WI 54601-6408
17-50285-90	PAULSENS CHASE ST RENTALS LLC	1615 CHASE ST	904 SPILLWAY DR	LA CROSSE WI 54603
17-50057-10	RICHARD A STEGEN	2503 17TH ST S	S483 DAHLEN LN	COON VALLEY WI 54623
17-50285-60	RICHARD A STEGEN	1701 CHASE ST	1701 CHASE ST	LA CROSSE WI 54601
17-50286-36	RICHARD A STEGEN	2411 16TH ST S	1701 CHASE ST	LA CROSSE WI 54601
17-50286-20	RIVER ROAD RECOVERY LLC	1619, 1621, 1625 CHASE ST	S483 DAHLEN LN	COON VALLEY WI 54623
17-50045-10	RYAN T SMITH, CALLINNA COOPER	2502 16TH ST S	2502 16TH ST S	LA CROSSE WI 56401
17-50055-30	SHANNA M HUNTER, EDWIN A HUNTER	2516 EAST AVE S	2516 EAST AVE S	LA CROSSE WI 54601
17-50059-10	SHEA EALEY RENTALS LLC	2524 17TH ST S	W8052 AUGUST AVE	HOLMEN WI 54636
17-50056-140	STEVEN J BAUER	2507 17TH ST S	2507 17TH ST S	LA CROSSE WI 54601
17-50046-40	THOMAS M DWYER	1554 & 1556 CHASE ST	1554 CHASE ST	LA CROSSE WI 54601
17-50055-20	TRANE COMPANY	2502 EAST AVE S	3600 PAMMEL CREEK RD	LA CROSSE WI 54601
17-50284-100	TRANE US INC	2300 EAST AVE S	3600 PAMMEL CREEK RD	LA CROSSE WI 54601
17-50286-30	UNITED ASSOC PLUMBERS & STEAMFITTERS LOCAL 434	2413, 2415, 2417 16TH ST S	885 INDIANHEAD DR	MOSINEE WI 54455
17-50286-50	WESTON CAPITAL LLC	2402 16TH ST S	3020 MARION RD S	LA CROSSE WI 54601

Properties within 300 feet of 2423 & 2425 16th St and 1613 & 1617 Chase St.

Applicant/Owner	NRE PROPERTIES LLC	2423 & 2425 16TH ST S 1613 & 1617 CHASE ST	444 MAIN ST STE 101	LA CROSSE WI 54601
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Properties within 300 feet of 2423 & 2425 16th St S, 1613 & 1617 Chase St.



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

TO WHOM IT MAY CONCERN:

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

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Light Industrial District to the Commercial District, allowing for a mix of residential and commercial uses within the building at 2423 & 2425 16th St. S and 1613 and 1617 Chase St.

Property is presently: a mixed-use property consisting of warehouse space, contractor business operations, office space, and a 4-bedroom apartment

Property is proposed to be: mixed commercial use with continued use of the 4-bedroom apartment

Rezoning is necessary: to allow for the continued use of the residential apartments, which are not allowed under the current zoning

Tax Parcel 17-50286-040; 2423 & 2425 16th St. S and 1613 and 1617 Chase St.

The City Plan Commission will meet to consider such application on **Monday, August 3, 2026, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Wednesday, August 5, 2026, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, August 13, 2026, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

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

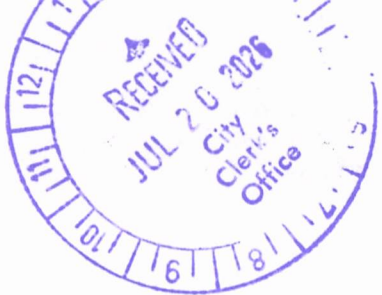
The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 26-0726).

Dated this 8th day of July, 2026.

Nikki M. Elsen, City Clerk
City of La Crosse

Published: July 21 & 28, 2026
One (1) Affidavit

TERI LEHRKE
CITY CLERK
400 LA CROSSE ST
LA CROSSE WI 54601-3396
RETURN SERVICE REQUESTED



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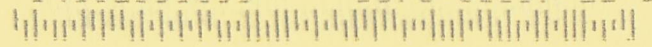


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┌ JOHN ROHRBACHER, LAWRENCE LUPERINI
2514 EAST AVE S
LA CROSSE WI 54601-3396

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RETURN TO SENDER
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BC: 54601339699 *2878-02257-11-3

44 FRCIN 54601-3396 INT





City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0737

Agenda Date: 8/5/2026

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Resolution

Resolution endorsing the City of La Crosse's application for Bird City Recognition from Bird City Wisconsin and supporting the annual World Migratory Bird Day Celebration at The Nature Place.

RESOLUTION

WHEREAS, migratory birds are some of the most beautiful and easily observed wildlife that share our communities, and many citizens recognize and welcome migratory songbirds as symbolic harbingers of spring, and

WHEREAS, these migrant species also play an important economic role in our community, controlling insect pests, pollinating plants, dispersing seeds, and

WHEREAS, migratory birds and their habitats are declining throughout the Americas, facing a growing number of threats on their migration routes and in both their summer and winter homes, and

WHEREAS, public awareness and concern are crucial components of migratory bird conservation, and

WHEREAS, citizens enthusiastic about birds, informed about the threats they face, and empowered to help address those threats can directly contribute to maintaining healthy bird populations, and

WHEREAS, since 1993, World Migratory Bird Day has been a primary vehicle for focusing public attention on the nearly 350 species that travel between nesting habitats in our communities and throughout North America and their wintering grounds in South and Central America, Mexico, the Caribbean, and the southern United States, and

WHEREAS, to maintain its Bird City Recognition, the City of La Crosse is called upon to protect bird habitat, participate in programs promoting effective community forest management, limit and remove hazards to birds, participate in educational outreach, and adopt a resolution saying as such annually, and

WHEREAS, in the City of La Crosse, World Migratory Bird Day is celebrated each year on the first Saturday in May, when people of all ages from the area can gather at The Nature Place in Myrick Park to learn about birds, foster bird appreciation, support migratory bird conservation, and produce a call to action

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby endorses the City of La Crosse's application for Bird City Recognition from Bird City Wisconsin and takes necessary measures to qualify for this designation.



CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID	26-0737	Caption	Resolution endorsing La Crosse's annual application for Bird City USA recognition from Bird City Wisconsin in 2026 and supporting the annual International Migratory Bird Day (IMBD) celebration at Myrick Park.
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Staff/Department Responsible for Legislation

Sami Meyer, Parks and Recreation

Requestor of Legislation

Sami Meyer

Location, if applicable

City of La Crosse, World Migratory Bird Day Celebration at The Nature Place, 789 Myrick Park Drive

Summary/Purpose

Endorsing the City of La Crosse's application for Bird City recognition from Bird City Wisconsin.

Background

The City of La Crosse was first designated as a bird city in 2011. The city maintained this annual designation for 9 years and was last designated as a Bird City in 2020. To be recognized as a Bird city, a community must meet criteria spread across six categories: habitat creation and protection, community forest management, limiting threats to birds, education, energy and sustainability, and the official recognition and celebration of World Migratory Bird Day. The Bird City designation aligns with existing designations and sustainable initiatives such as Mayor's Monarch Pledge, and Tree City USA.

Fiscal Impact

Bird City USA designation requires a \$175 fee to be completed which will be funded within the existing operating budget.

Staff Recommendation

Staff recommendation is for approval.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0741

Agenda Date: 8/5/2026

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Charter Ordinance

CHARTER ORDINANCE NO.: _____

A CHARTER ORDINANCE to create Section 20 of Appendix A of the Code of Ordinances of the City of La Crosse creating the position, duties and responsibilities of the Office of the City Administrator and removing duties from the Office of the Mayor.

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

Sec. 20. – Office of the City Administrator

- (a) OFFICE OF THE CITY ADMINISTRATOR. In order to provide the City of La Crosse with a more efficient, effective and responsible government under a system of a full-time Mayor and a part-time Common Council at a time when City government is becoming increasingly complex, there is hereby created the Office of City Administrator for the City of La Crosse.
- (b) APPOINTMENT, TERM OF OFFICE AND REMOVAL. The Administrator shall be appointed on the basis of merit with due regard to training, experience, administrative ability and general fitness for the office, by a majority vote of those present and voting of the Common Council. The Administrator shall serve under a contract of three to five years as determined by the Council, with option to renew. The Administrator may be removed at any time, with or without cause, by an affirmative vote of three-fourths (3/4) of all the members of the Council. Removal shall be pursuant to the terms of the employment contract.
- (c) EVALUATION. The Administrator shall be evaluated by the Common Council and Mayor using performance metrics established jointly by the Director of Human Resources, Council and Mayor. The Council may establish other employment terms and conditions in the employment contract consistent with the provisions of this ordinance or the Municipal Code of the City of La Crosse.
- (d) RESIDENCY. The Administrator shall reside within 15 miles of the judicial boundaries of the City of La Crosse within three (3) months following the date of appointment.
- (e) QUALIFICATIONS. The Administrator shall possess a master's degree from an accredited university and a minimum of five (5) years of progressively responsible municipal or county government experience in a senior leadership role. A master's degree in public administration, public policy, public finance, business administration, or a closely related field is required. The Common Council may establish additional qualifications consistent with professional standards for municipal management.
- (f) FUNCTIONS AND DUTIES OF THE ADMINISTRATOR. The Administrator, subject to the limitations defined in resolutions and ordinances of the City of La Crosse and Wisconsin State Statutes, shall be the chief administrative officer of the City, responsible to the Common Council for proper administration of the business affairs of the City.

The Administrator shall have the following powers and duties:

1. Supervise all city department heads, excluding elected officials, the Police Chief, Fire Chief and Library Director. The Administrator shall collaborate with the Police Chief, Fire Chief and Library Director on matters of city-wide coordination and planning.

2. Manage the recruitment and selection process for department head positions, recommend candidates to the appropriate appointing authority as specified in applicable charter ordinances, and supervise, evaluate, and discipline department heads consistent with the statutes of the State of Wisconsin, City charter ordinances, and City policies. Recommend removal of department heads to the appropriate authority.
3. Prepare and submit the annual budget to the Common Council for adoption.
4. Execute the adopted budget and ensure fiscal responsibility.
5. Implement ordinance, resolutions and policies adopted by the Mayor and Common Council.
6. Serve as the City's Public Information Officer or designate a department head or City Staff Person to serve in this capacity.
7. Keep the Common Council and Mayor regularly informed about City operations through oral or written reports.
8. Perform such other duties as may be prescribed by the Common Council in the employment contract.

(g) **ROLE OF THE MAYOR.** The Mayor and City Administrator have complementary roles that must be clearly defined to ensure effective governance. While the Administrator serves as chief administrative officer responsible for day-to-day operations, the Mayor remains the City's chief political executive with the following responsibilities:

1. Serve as the City's chief public representative and spokesperson on matters of policy.
2. Set strategic vision and policy priorities for the City with collaboration from the Common Council.
3. Introduce initiatives and legislation to the Common Council.
4. Serve as lead negotiator with other governments, institutions, and stakeholders.
5. Participate in the City Administrator search process and joint evaluation of the City Administrator.
6. Retain all emergency powers provided by law and charter.

(g) **LINES OF AUTHORITY.**

1. **Single Chain of Command.** To ensure effective administration and clear accountability, neither the Mayor nor any individual Council Member, nor any member thereof, shall direct, supervise, or give orders to City staff or department heads except through the City Administrator.
2. **Access and Communication.** Individual Council Members and the Mayor may communicate with the City Administrator at any time to request information, ask questions, provide input or discuss City matters. The City Administrator shall be responsible for such communications and shall provide requested information in a timely manner. Individual Council Members and the Mayor may contact department heads directly to request information or address constituent service issues. Council Members should inform the Administrator of such contacts in a timely manner. However, only the Council acting as a body may direct the Administrator or department heads on matters of policy, budget, personnel, or operations.
3. **Council Direction.** The Common Council, acting as a body, may direct the City Administrator to take specific actions through duly adopted resolutions

or ordinances, through direction provided during Council meetings, or through consensus expressed by the Council. Individual Council Members may request that the Administrator consider specific actions but may not direct the Administrator or staff to act.

4. Emergency Exception. Nothing in this section shall prevent the Mayor from exercising emergency powers as provided by law and charter.

SECTION II: The provisions of this ordinance shall be deemed severable and it is expressly declared that the Common Council of the City of La Crosse would have passed the other provisions of this ordinance irrespective of whether or not one or more provisions may be declared invalid; and if any persons or circumstances is held invalid, the remainder of the ordinance and the application of such provision of other persons or circumstances shall not be affected thereby.

SECTION III: This charter ordinance specifically removes those duties from the Office of Mayor to oversee the day-to-day operations, management and administration of the City of La Crosse that are found under § 62.09 (8) (a), Wis. Stat. Any charter provision or any previously enacted ordinance or charter ordinance inconsistent or in conflict with this ordinance is expressly repealed.

SECTION IV: Pursuant to Wis. Stat. § 66.0503, the Common Council finds and determines that the City Administrator is emergency personnel.

SECTION V: EFFECTIVE DATE: This charter ordinance shall take effect sixty (60) days after its passage and publication subject to the provisions of § 66.0101(5), Wis. Stat.

SECTION VI: TRANSITION AND ACTING ADMINISTRATOR.

- (a) The office of the City Administrator is created effective (1) December 30, 2027 or (2) upon the appointment and qualification of a City Administrator by the Common Council, including without limitation, the execution of a valid employment contract with a first date of employment in 2027, whichever occurs first. It is the explicit purpose of this Charter Ordinance that the office of Mayor shall continue with all statutory roles, responsibilities and duties until the office of the City Administrator is created as provided in this subsection.
- (b) Upon the effective date of this ordinance, the City shall immediately initiate a transparent, professional search for a permanent City Administrator. The search process shall include participation by the Director of Human Resources, Mayor, and a subcommittee of the Common Council in the preliminary screening before bringing finalists to the entire Council for interviews. The search shall be conducted in accordance with best practices for municipal executive recruitment.

Shaundel Washington-Spivey, Mayor

Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

CHARTER ORDINANCE NO.: _____

A CHARTER ORDINANCE to create Section 20 of Appendix A of the Code of Ordinances of the City of La Crosse creating the position, duties and responsibilities of the Office of the City Administrator and removing duties from the Office of the Mayor.

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

Sec. 20. – Office of the City Administrator

- (a) OFFICE OF THE CITY ADMINISTRATOR. In order to provide the City of La Crosse with a more efficient, effective and responsible government under a system of a full-time Mayor and a part-time Common Council at a time when City government is becoming increasingly complex, there is hereby created the Office of City Administrator for the City of La Crosse.
- (b) APPOINTMENT, TERM OF OFFICE AND REMOVAL. The Administrator shall be appointed on the basis of merit with due regard to training, experience, administrative ability and general fitness for the office, by a majority vote of those present and voting of the Common Council. The Administrator shall serve under a contract of three to five years as determined by the Council, with option to renew. The Administrator may be removed at any time, with or without cause, by an affirmative vote of three-fourths (3/4) of all the members of the Council. Removal shall be pursuant to the terms of the employment contract.
- (c) EVALUATION. The Administrator shall be evaluated by the Common Council and Mayor using performance metrics established jointly by the Director of Human Resources, Council and Mayor. The Council may establish other employment terms and conditions in the employment contract consistent with the provisions of this ordinance or the Municipal Code of the City of La Crosse.
- (d) RESIDENCY. The Administrator shall reside within 15 miles of the judicial boundaries of the City of La Crosse within three (3) months following the date of appointment.
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3. Prepare and submit the annual budget to the Common Council for adoption.
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5. Implement ordinance, resolutions and policies adopted by the Mayor and Common Council.
6. Serve as the City's Public Information Officer or designate a department head or City Staff Person to serve in this capacity.
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3. **Council Direction.** The Common Council, acting as a body, may direct the City Administrator to take specific actions through duly adopted resolutions

or ordinances, through direction provided during Council meetings, or through consensus expressed by the Council. Individual Council Members may request that the Administrator consider specific actions but may not direct the Administrator or staff to act.

4. Emergency Exception. Nothing in this section shall prevent the Mayor from exercising emergency powers as provided by law and charter.

SECTION II: The provisions of this ordinance shall be deemed severable and it is expressly declared that the Common Council of the City of La Crosse would have passed the other provisions of this ordinance irrespective of whether or not one or more provisions may be declared invalid; and if any persons or circumstances is held invalid, the remainder of the ordinance and the application of such provision of other persons or circumstances shall not be affected thereby.

SECTION III: This charter ordinance specifically removes those duties from the Office of Mayor to oversee the day-to-day operations, management and administration of the City of La Crosse that are found under § 62.09 (8) (a), Wis. Stat. Any charter provision or any previously enacted ordinance or charter ordinance inconsistent or in conflict with this ordinance is expressly repealed.

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Shaundel Washington-Spivey, Mayor

Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:



CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID	26-0741	Caption	A CHARTER ORDINANCE to create Section of Appendix A of the Code of Ordinances of the City of La Crosse creating the position, duties and responsibilities of the Office of the City Administrator and removing duties from the Office of the Mayor.
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Staff/Department Responsible for Legislation

Council

Requestor of Legislation

Council Member Aron Newberry
Council Member Larry Sleznirow

Location, if applicable

City of La Crosse

Summary/Purpose

This Charter Ordinance establishes the Office of City Administrator for the City of La Crosse. The City Administrator would serve as the chief administrative officer of city operations, reporting directly to the City Council. All department heads would report to the City Administrator, who would be responsible for day-to-day operational oversight, performance management, interdepartmental coordination, and ensuring that the City Council and Mayor receive complete, accurate, and timely information prior to major decisions. The purpose of this ordinance is to establish consistent professional oversight of city operations, improve accountability at all levels of city government, enhance transparency in decision-making, and ensure that the City of La Crosse is positioned to attract and retain qualified professional staff. This structure would allow elected officials to focus on governance and policy while a qualified professional manages daily municipal operations.

Background

La Crosse operates under a mayor-council system where the Mayor serves as both chief political executive and chief administrative officer. As government administration grows increasingly complex and public funding more scarce, professional management is a necessity. This ordinance received majority Council support in February 2026 and is resubmitted with updates required for an August submission.

Key Supporting Facts:

- 212 Wisconsin municipalities and 341 comparable U.S. cities already use professional management
- Several current Council members and the Mayor campaigned on this issue

Key Features:

- Administrator reports to the full Council, not any individual elected official
- 3-5 year contract with joint evaluation

Fiscal Impact

Staff Recommendation

Craig, Sondra

From: City of La Crosse Notices - No Reply
Sent: Wednesday, July 8, 2026 2:26 PM
To: Craig, Sondra; Elsen, Nikki; Janssen, Barb; Kahlow, Chris; Slezniak, Larry; Trost, Jennifer; Mindel, Mackenzie; Dickinson, Tamra; Goggin, Erin; Steele, Annette; Washington-Spivey, Shaundel; Weston, Lisa; Newberry, Aron; Bedford, Crystal; Padesky, Gary; Stine, Olivia; Northwood, Rosanne
Subject: City Council Contact Form: Voting on hiring a new city administrator

Follow Up Flag: Follow up
Flag Status: Flagged

Do not reply to this email. This email is sent from an unmonitored account. Please send responses to the email address listed below.

Submitted on: 7/8/2026
Name: Barb Bahr
Email Address: bahrbarb@yahoo.com
Address: 3406 Solaris Lane
Municipality: City of La Crosse
Is this related to a legislative agenda item: Yes
Agenda item number:

Subject: Voting on hiring a new city administrator

I am writing to let you all know my feelings about hiring a city administrator. This was voted down, WHY is it back up on the agenda again!!?? Where do you plan on funding for this position?? You have closed a pool and a library on north side... because there isn't funding.

You raised our property taxes up \$1000 in one year! Where did all that revenue go!!??

I think it's about time you council members start thinking and making decisions based on what/how the people in this city feel!! Not about whatever it is you are up too.

How about voting out the current mayor and hiring a new one that knows how to budget and make decisions based on what this city has for finding!

There was a recent article about giving people money to move to lacrosse because we are losing so many people. I am not the smartest person but I do know that if you keep taxing and raising costs of everything in this city the way you have in the past 2 years you're going to lose a lot more!!

We have worked hard our entire lives, moved to lacrosse to get closer to family and if it's Keros going the way it is right now, we will have no other option but to move out of the city of lacrosse... now you are thinking of ways to bring people in??!!?' Wake up city council!!

Start making decisions with the hard working people of lacrosse that pay taxes in this city!!

I am going to be waiting for an email from each and everyone of you letting me know WHY this is even up for consideration!

For the right thing and vote NO to hiring a city administrator.

Thank you for your time.

Sincerely Barb Bahr

715-459-1721

I welcome any phone calls to discuss this issue.

City of LaCrosse

City Council Planning Meeting

12-9-25

Municipal Administrator Discussion

Background – Mayor vs. Administrator Information Paper

a. City of La Crosse City Administrator History

- i. The City of La Crosse faced this question in the past, most recently in 2012 when the voters defeated a ballot question, with 10,206 votes cast, No votes 5,941 (58.21%) and Yes votes 3,936 (38.57%).
- ii. Former Mayor Mitch Reynolds introduced the need for a City Administrator in his State of the City address on January 11, 2024.
- iii. A Charter ordinance creating a City Administrator was introduced on October 10, 2024.
- iv. The Common Council, through a resolution, created a City Administrator Working Group on November 14, 2024, with a charge to report back to the Common Council by May 2025.
- v. The Common Council voted, in May of 2025, to refer the vote to February 2026, to provide additional time to gather community input.

WI Municipal Administrative Structures

Government Form	Legislative Role	Mayor Role
Mayor-Council	The elected Council serves as the legislative body.	Mayor is the CEO and head of government, with significant administrative authority, and elected separately from the Council.
Mayor-Council Administrator	The elected Council serves as the legislative body. The Mayor-Council hires the administrator who implements the council policies	Administrator is Chief Administrative Officer or Chief Operating Officer
City Manager – Council (Chapter 64) No Mayor (except Oshkosh)	The elected Council acts as the legislative body.	The City Manager is the chief executive and administrative officer, hired by the council and serving at its pleasure.

WI Cities/Villages with an Administrator or Manager - *Source: UW Oshkosh Whitburn Center*

Wisconsin Cities	Totals	City Manager	City Administrator	Administration n% of Total
City Manager or Administrator (professional administration)	190	10	91	53%
Wisconsin Villages	Totals	Village Manager	Village Administrator	
Village Manager (all in SE-WI) or Administrator (professional administration)	415	9	54	15%

Typical Administrator Duties

- Administer / Manager day-to-day operations
- Coordinates all city department activities
- Sometimes has a second specific job (economic development)
- Hiring, promotion, discipline, and firing staff – typical council oversight for department heads
- Implement council directives and legislative policies/goals
- City Spokesperson – many times, the Mayor has this role
- Citizen contact
- Budget development, implementation, administration, and reporting

Reporting Structure

- Who does the Administrator Report To
 - Council
 - Mayor & Council
 - Mayor
- *Ordinance assumes council only*
- What other Cities Do?

Wisconsin Municipalities with Population 20,000 and above (42 total)					
#	City	Population	Form of Government	Manager or Administrator	Comments
1	Kenosha	99,894	Mayor–Council	Administrator	Works with Mayor, responsible to the Mayor and Council
1	Racine	78,065	Mayor–Council	Administrator	Appointed by Mayor and confirmed by council - Reports to the Mayor
1	West Allis	60,624	Full Time - Mayor–Council	Administrator	Works with Mayor, responsible to the Mayor and Council
1	Sheboygan	48,775	Mayor–Council	Administrator	Responsible to the Council
1	Wauwatosa	47,102	Mayor–Council	Administrator	Responsible to the Mayor and Council
1	Menomonee Falls	38,504	Village Board	Village Manager	Responsible to the President and Council
1	Franklin	36,278	Mayor–Council	Administrator	Chief Administrative Officer
1	Oak Creek	35,053	Mayor–Council	Administrator	Responsible to the Mayor and Council
1	Sun Prairie	31,752	Mayor–Council	Administrator	Responsible to the Mayor and Council The Mayor provides general supervision to the City Administrator.
1	West Bend	31,692	Mayor–Council	Administrator	Responsible to the Mayor and Council
1	Fitchburg	27,154	Mayor–Council	Administrator	Responsible to the Mayor and Council
1	Mount Pleasant	26,293	Village Board–Administrator	Administrator	Responsible to the Village President and Board
1	Caledonia	24,708	Village Board–Administrator	Administrator	Responsible to the Village President and Board
1	Mequon	23,509	Mayor–Council	Administrator (CAO and CFO)	Responsible to the Mayor and Council
1	South Milwaukee	21,236	Mayor–Council	Administrator (CAO)	Responsible to the Council
1	Grand Chute	20,919	Town Board–Administrator	Administrator (CAO)	Reports to the Town Board
1	Pleasant Prairie	20,400	Village Board–Administrator	Administrator (CAO)	Responsible to the Village Board
1	Germantown	19,901	Village Board–Administrator	Administrator	Appointed by Village President and confirmed by Board - Reports to the Board
1	Waukesha	71,489	Full time - Mayor–Council	Administrator	
19	Totals / % of grand totals	45%	Out of 42 Municipalities		

Wisconsin Municipalities with Population 20,000 and above (42 total)					
#	City	Population	Form of Government	Manager or Administrator	Comments
1	Eau Claire	67,684	Council–Manager	Manager	City Council approves and amends the City Manager’s employment agreement.
1	Oshkosh	66,621	Council–Manager	Manager	Position includes a negotiated employment agreement as part of council-manager governance.
1	Janesville	64,009	Council–Manager	Manager	Position includes a negotiated employment agreement as part of council-manager governance.
1	Fond du Lac	42,917	Council–Manager	Manager	City Manager appointed by Council; governance structure indicates formal agreement.
1	Beloit	36,881	Council–Manager	Manager	City Manager works under a contract; recent news confirmed contract renewal discussions.
1	Menomonee Falls	35,974	Village Board–Administrator	Manager	Village Manager role typically includes an employment agreement, though not confirmed.
1	De Pere	24,555	Council–Manager	Manager	City Manager appointed by Mayor and Council; operates under a professional agreement.
1	Watertown	23,891	Council–Manager	Manager	Recruitment postings specify salary ranges and qualifications, implying formal agreement.
8	Totals / % of grand totals	19%	Out of 42 Municipalities		

Wisconsin Municipalities with Population 20,000 and above (42 total)				
#	City	Population	Form of Government	Manager or Administrator
1	Milwaukee	599,642	Mayor–Council (Strong Mayor)	None
1	Madison	245,691	Mayor–Council	None
1	Green Bay	104,891	Mayor–Council	None
1	Appleton	73,971	Mayor–Council	None
1	La Crosse	52,440	Mayor–Council	None - 2012 Advisory Ref - Administrator rejected by 58% majority
1	New Berlin	40,392	Mayor–Council	None
1	New Berlin	39,842	Mayor–Council	None
1	Wausau	39,302	Mayor–Council	None - 2015 Advisory Ref - Administrator rejected by 52% majority (67% of registered voters did not vote)
1	Brookfield	37,982	Council–Manager	None
1	Greenfield	37,157	Mayor–Council	None
1	Manitowoc	33,102	Mayor–Council	None
1	Superior	26,705	Mayor–Council	None
1	Stevens Point	26,658	Mayor–Council	None
1	Neenah	25,855	Mayor–Council	None
1	Muskego	24,621	Mayor–Council	None
15	Totals / % of grand totals	36%	Out of 42 Municipalities	

Hiring Process / Timeline Considerations

- Use a qualified search firm or not
- At-will employment (Ordinance assumes at-will)
 - Buy-out – 12 usual ask – 6 months, increase one month for each year of employment
 - Salary – Defer to HR Study
 - Benefits – Standard to municipality – Relocation allowance – Deferred comp, car allowance, phone allowance, Tuition repayment,
- Contract – 1-3 years
 - Length of term (*Ordinance is indefinite*)
 - Buy-out – 12 month, usual ask – On approach - 6 months, increase one month for each year of employment
 - Salary & Benefits – See above
- Public Engagement
 - Public Interviews (Council, Department Heads, Key local leaders)
 - Meet and Greet with public
 - *No Ordinance provision*

Department / Staff Authority

- **Does the Administrator have responsibility and authority over the Staff?**
 - Department Heads – all
 - Department Heads – some
 - All or some of Staff – **Exceptions due to state statutes - Library, Police & Fire examples**
- **Council is the last Grievance step for**
 - All Staff
 - Department Heads only - **Typical**
 - *Ordinance - Council for Dept heads 3(b), and Appropriate Officer 3(d) staff*
- **Ordinance**
 - Administration of day-to-day operations
 - Plan of administration
 - Establish administrative procedures
 - Council approves Dept heads hiring. Is firing clear?
- **What other Cities Do?**
 - Typical to run day to day operations
 - Hire or promote dept heads – with council approval
 - Discipline or fire department heads -

LaCrosse Departments

Authority / Responsibility over Department Heads and Staff

- Airport
- Assessor
- Building & Inspections
- City Clerk
- Engineering
- Finance
- Fire Department
- Human Resources
- Information Technology
- La Crosse Center
- City Attorney
- Library
- Municipal Court
- Municipal Transit (MTU)
- Parks, Recreation & Forestry
- Planning & Development
- Police & Parking
- Refuse & Recycling
- Street
- Utilities
- Crisis Management

Budget - Finance

- What is the Administrator's Role in the Budget Process
 - None
 - Initial Development leading to final approval – *Ordinance*
- What other Cities Do?
 - Typically, Administrator leads the budget process, internal staff, then with the appropriate committees and final governing body approval.

Mayor's duties - Removes oversight of day-to-day operations, management, and administration to Administrator (*Ordinance*)

- What other Cities Do?
 - Mayor is part-time (West Allis and Waukesha have full time mayors and administrators)
 - Chair meetings of the Common Council with the ability to break a tie vote and veto
 - Some Mayors work closely with the Administrator
 - Acting as chief spokesperson for the City.
 - Mayor (and Council) continues oversight
 - Promoting positive public and intergovernmental relations.
 - Presenting the annual budget to the Common Council.
 - Providing constituent service.
 - Appoint citizens and Aldermen to City boards, commissions and committees
- Assure that City ordinances and State laws are observed and enforced and that all City officers and employees perform their duties
- Exercise emergency powers as are necessary and expedient for the health, safety, welfare and good order of the City
- Facilitate work of the Common Council
- Serve as head of the Police and Fire Departments
- Represent the City as chief advocate at municipal, county, state and federal levels
- Represent the City at important ceremonial functions
- Chair meetings of the Plan Commission
- Serve on the Water Utility Commission
- May sit as ex officio member on boards, commissions and committees

What does the transition look like

??

Questions?

- Happy to assist with future research if needed
- Daniel Foth
 - Daniel.foth@wisc.edu
 - Cell Phone: 404-805-8567



To: Members of the Common Council of the City of La Crosse

From: City of La Crosse Department Heads

Date: January 8, 2026

Re: Requested Feedback for Charter Ordinance Change 24-1287 – City Administrator

On December 18, 2025, the City of La Crosse department heads received an email from City Administrator Working Group member and Councilmember, Larry Slezniow inviting department heads to *"to share their comments and concerns about this position with council members."* The City department heads would like to thank the former and current members of the City Administrator Working Group for the time and efforts spent listening to staff, community members, and community stakeholders along with the time and energy put into gathering and presenting data that was shared at the December 16, 2025, City Administrator Working Group meeting. The City Administrator Working Group invested a great deal of time in learning what it would mean if the City of La Crosse adopted this charter ordinance and were to add a City Administrator position, which is appreciated. The success of this group has led to fruitful conversations and soliciting the feedback of our community members.

On January 5, 2026, the City department heads met to discuss the charter ordinance regarding the City Administrator. As the group of leaders who have been entrusted with the operations of our City government, we have identified several questions that we believe require resolution before a charter ordinance is adopted. The response below reflects our shared commitment to transparent governance and our responsibility to the effective day-to-day operation of the City.

Collectively, we believe the following questions require clarification regarding a City Administrator governance model in the proposed charter ordinance.

Governance Structure and Authority

- What specific problem in the current City governance structure does the creation of the City Administrator position aim to address?
 - Are there other ways to address the identified problem that are more cost effective?
- What will the reporting structure be among the Mayor, Common Council, City Administrator, and departments heads?
- What powers will the City Administrator hold individually?
- What powers will remain with the Mayor and Common Council collectively?
- How will decision-making authorities be delineated in areas where responsibilities may overlap?

Selection and Transition

- Who will be responsible for selecting applicants for the City Administrator position for both interviews and selection of a finalist?

- How will the transition be managed given that it will occur mid-election cycle?
 - Will the position of Mayor for the next election cycle be changed from full-time to part-time?
- If approved, the City would need to appoint an interim City Administrator as duties will be removed from the Mayor's office. The Mayor is prohibited from serving as interim City Administrator.
 - How will continuity of operations be maintained during a transition period?
 - How will an interim City Administrator be selected?

Fiscal Impact

- How will the budget support this role given the City's current structural deficit?
 - *The estimated cost to add a City Administrator is approximately \$275,000 - \$285,000 for salary, benefits and non-personnel expenses for the position. This does not include any expenses related to support staff, office space or other negotiated expenses. We likely won't see this full expense realized until early 2027.*
 - *In 2026 we could see approximately \$30,000 - \$50,000 in expenses related to an executive recruitment firm, if the Common Council agrees to use such a service. Currently, this expense is not budgeted.*
 - *In addition, there will be an increased salary expense if an internal candidate is selected as interim City Administrator. This could be upwards of \$50,000 in 2026. Currently, this expense is not budgeted.*
- What will be the budgetary impact on existing department resources to fund this position?
- Is the physical space available sufficient for the creation of this position?
- What data has been collected and assessed to demonstrate a positive fiscal impact for City operations overall with the addition of a City Administrator?

Additionally, the Common Council approved a workforce study in 2026 that will evaluate the operational efficiencies of our current governmental structure and staffing. Through this study, it may identify if a City Administrator is recommended or if other positions could assist with filling gaps that may be identified through the study.

Department heads are faced with the realities of budgetary constraints that have led to reduction in resources, unanswered questions how the change in governmental structure will impact our ability to provide services to the City of La Crosse residents, and a charter ordinance that doesn't answer the primary question of "*what is the problem we are looking to solve?*"

The questions posed by department heads are not in opposition of a City Administrator position, rather they intend to ensure that any governance restructuring is implemented thoughtfully, and with full consideration of operational realities. As a group of experienced public service leaders who have collectively served the City for decades, we are faced with questions that lead to concerns, making it difficult to support a charter ordinance at this time that adds the position of City Administrator.



We believe that the questions listed should be evaluated and answered before a new charter ordinance be introduced. We look forward to continued collaboration and open dialogue.

Thank you for your time and consideration.

City of La Crosse Department Heads

Chadwick Hawkins, Director of Finance

Nikki Elsen, City Clerk

Matthew Gallager, Director of Engineering & Public Works

Jeffrey Schott, Fire Chief

Rebecca Franzen, Director of Human Resources

Stephen Matty, City Attorney

Jacky Greschner, Director of Information Technology

Dawn Wacek, Library Director

Jay Odegaard, Director of Parks and Recreation

Shawn Kudron, Police Chief

Lauren Koss, Interim Director of La Crosse Regional Airport

Adam Lorentz, Director of Transit

Andrea Trane, Director of Planning & Development

CC: Shaundel Washington-Spivey, Mayor



2025 Salary Survey Results

**WCMA Member submitted data based on compensation
as of August 1, 2025**



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2025 WCMA Member Salary Survey

Title	Organization	Population	Annual Budget	Years in current position	Years in municipal management	Highest degree earned	Annual Salary as of August 1, 2025	Municipal Vehicle	Personal Vehicle Use Allowance
Administrator	Algoma, Town of	7,000	\$3,068,100	2	7	Masters	\$110,854	No	No
City Administrator	Ashland, City of	7,900	14,000,000	7	27	Master of Public Administration	\$116,000	No	No
Village Manager	Ashwaubenon, Village of	17,870	\$64,700,000 (All Funds)	5	25	MBA	\$154,200	No	Yes
County Admininstrator	Barron County	46,150	\$81,493,591	16	24	Masters Business Administration	\$174,346	No	No
Village Administrator	Belleville, Village of	2,800	\$2,700,000	2.5	7	Masters of Public Administration	\$96,000	No	No
Village Administrator	Bellevue, Village of	16,749	\$31,826,360	3	9	MPA	\$134,590	No	Yes
Town Administrator	Beloit, Town of	7,826	\$13,000,000	4.5	4.5	Juris Doctor	\$147,000	No	Yes
Administrator	Brillion, City of	3,538	\$3,344,252	2	5	Bachelor	\$82,400	No	No
Village Administrator	Bristol, Village of	5,250	\$5,350,000	30	35	Certifications	\$113,644	No	Yes
Village Manager	Brown Deer, Village of	12,553	25,840,675	3	15	Masters	\$148,586	No	No
Town Administrator	Buchanan, Town of	6,857	GF = \$3.32M, Debt = \$1.17M, CIP = \$2.49M, SW = \$475K	2	11 Dept. Head and 2 as Administrator	Masters	\$125,228	No	No
City Administrator	Burlington, City of	11,040	\$32,624,249	10	20	Master of Public Administration	\$178,755	No	Yes
County Administrator	Burnett County	16,000	\$38,000,000	12	18	Master of Public Administration	\$168,000	No	No
Village Administrator	Caledonia, Village of	25,000	\$21,499,213	less than 1 year	10	Masters Degree	\$142,000	No	No
Village Administrator	Campbellsport, Village of	2,000	\$1,500,000 GF	4	4	Master of Public Administration	\$106,000	No	No
City Administrator	Cedarburg, City of	12,700	\$24,000,000	5	22	Masters	\$145,584	No	No
Administrator	Chetek, City of	2,200	\$2,600,000	2	2	Master's in Business Administration	\$73,000	No	No
City Administrator Clerk Treasurer	Chilton, City of	4,200	\$3,100,000 GF	5	8	Masters	\$131,250	No	Yes

2025 WCMA Member Salary Survey

Title	Organization	Population	Annual Budget	Years in current position	Years in municipal management	Highest degree earned	Annual Salary as of August 1, 2025	Municipal Vehicle	Personal Vehicle Use Allowance
Director of Village Services	Cleveland, Village of	1,560	\$3,000,000	10	24	BS	\$116,725	No	No
City Administrator	Clintonville, City of	4,674	\$10,000,000	4	10	Master of Public Administration	\$105,610	No	Yes
City Administrator	Columbus, City of	5,448	\$4,136,660	1.5	18	Bachelor's	\$128,750	No	Yes
Village Administrator	Cottage Grove, Village of	9,300		14	18	Master of Public Administration	\$182,000	No	No
City Administrator	Cudahy, City of	18,000	\$14,000,000	1	14	MPA	\$150,000	Yes	No
City Administrator	Cumberland, City of	2,304	\$3,600,000 GF; \$11,500,000 all funds	1.5	21	Master of Public Administration	\$122,000	No	No
Village Administrator	DeForest, Village of	13,101	\$9,832,871 GF	3.5	10.5	Master of Public Administration	\$154,700	No	No
City Administrator	Delavan, City of	8,745	\$33,385,000	4	17	Master of Science in Administration (MSA)	\$130,915	No	Yes
County Administrator	Dodge County	90,000	\$136,000,000	2.5	20	Master of Public Administration	\$141,000	No	No
County Manager	Dunn County	43,000	\$100,000,000	0	2	Masters	\$155,000	No	Yes
City Administrator	Eagle River, City of	1,611	\$2,976,184	5	7	BA	\$87,602	No	No
City Administrator	Edgerton, City of	6,023	\$2,955,746	25	30	Masters	\$123,323	No	No
Village Administrator/Clerk-Treasurer	Ellsworth, Village of	3,300	\$3,500,000	3	20	Masters	\$100,152	No	No

2025 WCMA Member Salary Survey

Title	Organization	Population	Annual Budget	Years in current position	Years in municipal management	Highest degree earned	Annual Salary as of August 1, 2025	Municipal Vehicle	Personal Vehicle Use Allowance
Village Manager	Elm Grove, Village of	6,500	\$8,259,157	2	11	Master of Public Administration	\$144,000	No	No
City Administrator/ Finance Director	Evansville, City of	5,800	\$5,000,000 for GF	4	11	Masters of Architecture	\$155,000	No	No
Village Administrator/ Public Works Director	Fall Creek, Village of	1,500	\$3,300,000	5	13	Bachelor of Science	\$114,067	No	No
City Administrator	Fitchburg, City of	35,000	~\$32,000,000	4	20	Masters	\$174,000	No	No
City Manager	Fort Atkinson, City of	12,502	\$13,607,390 - GF	4.5	15	Master of Public Administration	\$146,413	No	Yes
Village Manager	Fox Crossing, Village of	19,285	\$48,000,000	18	21	Master of Public Administration	\$133,000	Yes	No
Town Administrator	Freedom, Town of	6,300	\$2,500,000	2	2	Masters	\$108,200	No	No
Village Administrator	Germantown, Village of	22,000	\$30,000,000	8	30	Master of Public Administration	\$150,000	No	Yes
Town Administrator	Gibraltar, Town of	1,310	\$4,557,563	4+	20	MBA	\$100,000	Yes	Yes
Assistant to the City Administrator	Glendale, City of	13,000	\$28,000,000+	1+	3.5	Bachelors	\$79,425	No	No
Village Administrator	Grafton, Village of	~13,000	\$37,200,000 (total inc. Utilities)	9	20	MBA	\$129,300	No	Yes
Town Administrator	Grand Chute, Town of	24,294	\$47,918,398	1.5	27	Master of Public Administration	\$151,382	Yes	Yes
Assistant Village Manager	Greendale, Village of	14,472	\$13,000,000	13	19	Master of Public Administration	\$109,328	No	No
Village Manager	Greendale, Village of	15,000	\$13,000,000 GF	3	17	Master of Public Administration	\$148,000	No	No

2025 WCMA Member Salary Survey

Title	Organization	Population	Annual Budget	Years in current position	Years in municipal management	Highest degree earned	Annual Salary as of August 1, 2025	Municipal Vehicle	Personal Vehicle Use Allowance
Village Manager	Hartland, Village of	10,150	\$19,840,528	3	14	Masters	\$153,717	No	No
Village Administrator	Holmen, Village of	12,700	\$10,000,000	14	26	Master's	\$223,100	No	
Village Administrator	Hortonville, Village of	3,344	\$4,300,000	4	4	BA	\$93,600	Yes	Yes
City Administrator	Hudson, City of	15,500	\$13,500,000	1	20	Ph.D. ABD	\$164,000	No	No
Administrator	Jackson, Village of	7,926	\$14,563,583	4.5	8	Master of Public Administration	\$124,000	No	No
Village Administrator	Johnson Creek, Village of	3,420	\$7,900,000 all funds	2	10	Master of Public Administration	\$125,454	No	Yes
Village Administrator	Kewaskum, Village of	4,600	\$7,000,000	4	5	MPA	\$120,000	No	No
City Administrator	Kiel, City of	3,960	\$4,140,000	1	17	BA	\$123,000	No	Yes
City Administrator	Lancaster , City of	3,907	\$7,400,000	1	4	Master's	\$102,400	No	No
Town Adminstrator	Lawrence, Town of	7,011	\$8,100,000	8	13	Master of Public Administration	\$142,771	No	No
Administrator	Ledgeview, Town of	9,634	\$15,000,000	22	22	Master of Public Administration	\$128,349	No	Yes
Administrator	Lisbon, Village of	10,935	\$8,150,000	1	11	bachelor	\$127,500	No	No
Village Administrator	Little Chute, Village of	12,164	\$36,200,000	4	6.5	Master of Public Administration	\$126,776	Yes	No
Administrator	Maple Bluff, Village of	1,400	\$5,656,492	5	5	Masters	\$145,650	No	Yes
Deputy County Administrator & Facilities Director	Marathon County	139,091	\$198,764,316	3	7	Masters	\$117,418	No	No

2025 WCMA Member Salary Survey

Title	Organization	Population	Annual Budget	Years in current position	Years in municipal management	Highest degree earned	Annual Salary as of August 1, 2025	Municipal Vehicle	Personal Vehicle Use Allowance
City Administrator	Marshfield, City of	18,909	\$27,410,000 GF	14	30	Masters in Public Administration	\$143,707	No	No
Administrator	Mayville, City of	5,273	\$4,800,000	1	20	BBA Bachelor of Business Administration	\$103,000	No	No
Village Administrator	McFarland, Village of	9,676	15,692,750	9	21	Masters	\$142,792	No	No
Administrator	Menomonie, City of	16,200	\$19,148,788	2	27	Master of Arts	\$141,000	Yes	No
City Administrator	Mequon, City of	25,489	\$30,000,000	11.5	29	Master of Public Administration	\$185,000	No	No
Administrator	Milton, City of	5,716	\$4,800,000 GF; \$3,300,000 Utility	2	15	MPA	\$118,457	No	No
City Administrator	Mineral Point, City of	2,563	\$3,333,391	3	3	MA	\$95,000	No	Yes
County Administrator	Monroe County	46,574	\$91,653,540	6	14	Bachelor Degree/CPA	\$134,326	No	No
City Administrator	Mosinee, City of	4,578	\$7,120,909	25	38	BA	\$97,344	No	Yes
Administrator	Mount Horeb, Village of	7,800	\$30,400,000	10	22	Master of Public Administration	\$130,000	No	Yes
Village Administrator	Mukwonago, Village of	8,666	10,000,000	1	25	Master of Public Administration	\$118,000	No	Yes
City Administrator	New London, City of	7,587	\$9,161,224 (GF and CIP)	4	25	BA	\$115,595	Yes	No
City Administrator & Utilities Manager	New Richmond, City of	11,359	\$10,000,000	5	10	Master's Degree	\$160,000	No	No
Deputy City Administrator / Finance Officer	Oak Creek, City of	38,860	\$113,000,000	5	15	Master of Public Administration	\$146,715	No	No
City Administrator	Oconto, City of	4,568	\$4,800,000	4	4	Associates Degree in Accounting	\$90,000	No	No
Administrator	Oconto Falls, City of	2,997	\$5,900,000	3	5	Bachelors	\$98,345	No	No
City Administrator	Onalaska, City of	20,000	\$12,000,000 GF; \$7,000,000 enterprise funds	2	9	Juris Doctorate	\$155,000	No	No
City Manager	Oshkosh, City of	65,790	\$240,400,000	0.5	20	MBA	\$216,300	No	Yes

2025 WCMA Member Salary Survey

Title	Organization	Population	Annual Budget	Years in current position	Years in municipal management	Highest degree earned	Annual Salary as of August 1, 2025	Municipal Vehicle	Personal Vehicle Use Allowance
City Manager	Oshkosh, City of	~67,000	\$56,500,000 -GF	less than one year	25	MBA	\$210,000	No	Yes
Administrator	Park Falls, City of	2,360	6930320	1	21	Master of Public Administration	\$107,500	No	Yes
Village Administrator	Pewaukee, Village of	9,200	\$9,000,000	1	17	BA	\$134,800	No	Yes
City Manager	Platteville, City of	11,614	\$25,000,000	2	5	Master of Public Administration	\$126,000	No	Yes
Director of Administration	Platteville, City of	11,710	\$35,000,000	8	12	BS	\$105,500	No	No
Village Administrator	Pleasant Prairie, Village of	22,000	\$25,000,000	3	15	Masters	\$184,000	No	Yes
Assistant Village Administrator	Pleasant Prairie, Village of	22,034	\$13,000,000 GF	15 (27 total years with the Village)	15	Masters	\$134,118	No	Yes
City Administrator/Utilities Manager	Plymouth, City of	8,900	\$42,000,000	3	12	Master of Public Administration	\$184,900	No	No
County Administrator	Polk County	45,000	68,000,000	1.7	35	H.S.	\$178,000	Yes	No
City Administrator	Prairie du Chien, City of	5,506	7,021,997.45	6	17	Bachelor of Arts	\$116,406	No	No
Village Adminstrator	Prairie du Sac, Village of	4,443	\$18,709,778	17	24	Master of Public Administration	\$155,191	No	Yes
City Administrator	Reedsburg, City of	10,711		0.5	0.5	JD	\$140,000	No	No
Administrator	Rib Mountain, Village of	7,313	\$4,453,516	22	29	Master of Public Administration	\$109,664	Yes	No
Village Administrator	Richfield, Village of	11,812	\$8,000,000	11	15	MPA	\$130,000	Yes	No
City Administrator	Richland Center, City of	5,000	\$10,000,000	3	6	Bachelor's	\$115,000	No	No
City Administrator	Ripon, City of	7,863	\$20,286,887	4	15	Master of Public Administration	\$115,480	No	No
City Administrator	River Falls, City of	17,802	\$58,000,000	16	27	Master's	\$188,677	No	No
Assistant to the City Administrator	River Falls, City of	17,000	60,000,000	<1	8	Master's	\$70,989	No	No

2025 WCMA Member Salary Survey

Title	Organization	Population	Annual Budget	Years in current position	Years in municipal management	Highest degree earned	Annual Salary as of August 1, 2025	Municipal Vehicle	Personal Vehicle Use Allowance
Administrator	Rochester, Village of	3,800	\$2,000,000	1<	4<	Master of Science in Management	\$96,000	No	No
Assistant to County Administrator	Rock County	164,280	\$240,000,000	15	48	MA - Public Affairsd	\$118,269	No	No
County Administrator	Rock County	164,280	\$240,000,000	0.5	15	MPA	\$158,409	No	Yes
Assistant Village Manager	Shorewood, Village of	13,156	32,000,000	3	13	Master of Public Administration	\$107,098	No	No
Village Administrator	Sister Bay, Village of	1,200	\$3,400,000	3	25	Master of Public Administration	\$139,000	No	No
Village Administrator	Slinger, Village of	6,575	15,000,000	6	21	Master of Public Administration	\$122,500	No	No
City Administrator / Economic Development Director	South Milwaukee, City of	20,000	\$25,346,721	2	7	Master of Public Administration	\$167,800	No	Yes
County Administrator	St. Croix County	97,954	\$135,719,445	5	29	MPA	\$200,408	No	Yes
Village Administrator	Suamico, Village of	13,000	\$140,000,000	6	11	Master of Public Administration	\$128,000	No	No
Director of Administrative Services	Sun Prairie, City of	40,079	\$230,643,077 (all funds)	4	14	Master of Public Administration	\$161,965	No	No
Assistant Village Administrator	Sussex, Village of	12,162	\$32,200,000	<1	5	Master of Public Administration	\$98,000	No	No
Village Administrator	Sussex, Village of	13,009	\$31,000,000	15	23	Master of Public Administration	\$150,450	No	No
Village Administrator/Treasurer/Interim Clerk	Thiensville, Village of	3,288	\$8,580,000	6	11	BBA	\$116,280	No	No
Administrator & Finance Director	Trempealeau, Village of	1,893	\$6,500,000	4	4	Bachelors	\$125,000	No	No
Village Administrator	Union Grove, Village of	5,200	\$13,797,237	1	5	Masters	\$109,624	No	No
Administrative Coordinator	Vernon County	31,000	\$39,000,000	2	6	Bachelor's	\$130,000	No	No

2025 WCMA Member Salary Survey

Title	Organization	Population	Annual Budget	Years in current position	Years in municipal management	Highest degree earned	Annual Salary as of August 1, 2025	Municipal Vehicle	Personal Vehicle Use Allowance
City Administrator	Verona, City of	16,357	\$43,447,031	2	18	Masters in Public Affairs	\$166,789	No	Yes
City Administrator	Viroqua, City of	4,500	\$6,230,000	6	6	Master of Public Administration	\$88,400	No	No
Administrator	Waterford, Village of	5,800	\$16,500,000	8	14	Master of Public Administration	\$138,619	No	Yes
Village Administrator	Waunakee, Village of	16,587		15	28	Master of Public Administration	\$177,174	No	No
Deputy Administrator	Waunakee, Village of	16,200		3.5	12	Masters	\$103,397	No	No
City Administrator	Waupaca, City of	6,422	19,500,000	0	7	Master of Public Administration	\$101,000	No	Yes
County Administrator	Waushara County,	24,500	\$56,000,000	<1	8	Masters	\$115,000	No	No
City Administrator	Wauwatosa, City of	49,363	\$79,653,637	19	28	Master of Public Administration	\$215,000	No	No
City Administrator	West Bend, City of	32,288	50,000,000	0	21	Master of Public Administration	\$180,000	No	Yes
Administrator	Weston, Village of	15,809	\$9,416,197 GF	1.5	15	Bachelors	\$123,600	No	Yes
Village Manager	Whitefish Bay, Village of	14,500	\$12,900,000	0.75	13	Master of Public Administration	\$140,000	No	No
City Manager	Whitewater, City of	15,000	\$13,500,000 GF	3	14	Master of Public Administration	\$146,395	No	Yes
Administrator/Clerk-Treasurer	Wind Point, Village of	1,652	\$2,132,856	1.5	2	Masters Public Administration	\$82,500	No	No
Administrator	Wrightstown, Village of	3,800	\$4,500,000	11	17	BA	\$120,000	No	Yes

2025 WCMA Member Salary Survey

Title	Organization	Reimbursement per mile (amount in cents)	Vehicle Comments	Conference Allowance in State	Conference Allowance Out of State
Administrator	Algoma, Town of	70		No	No
City Administrator	Ashland, City of			Yes	Yes
Village Manager	Ashwaubenon, Village of		\$2400 Annually	Yes	
County Admininstrator	Barron County	70	No vehicle allowance	Yes	No
Village Administrator	Belleville, Village of			Yes	Yes
Village Administrator	Bellevue, Village of	70		Yes	Yes
Town Administrator	Beloit, Town of		\$5,200 annual allowance		
Administrator	Brillion, City of	70		No	No
Village Administrator	Bristol, Village of		\$325.00 per month	No	No
Village Manager	Brown Deer, Village of	70		Yes	Yes
Town Administrator	Buchanan, Town of	70		Yes	No
City Administrator	Burlington, City of		\$4,800/year	Yes	Yes
County Administrator	Burnett County	70		Yes	Yes
Village Administrator	Caledonia, Village of	70		Yes	No
Village Administrator	Campbellsport, Village of	70		Yes	No
City Administrator	Cedarburg, City of	70		Yes	Yes
Administrator	Chetek, City of	70		Yes	Yes
City Administrator Clerk Treasurer	Chilton, City of	70		Yes	Yes

2025 WCMA Member Salary Survey

Title	Organization	Reimbursement per mile (amount in cents)	Vehicle Comments	Conference Allowance in State	Conference Allowance Out of State
Director of Village Services	Cleveland, Village of	70		Available through training/travel budget for all employees	Available through training/travel budget for all employees
City Administrator	Clintonville, City of		\$200 per month	Yes	If budgeted
City Administrator	Columbus, City of		\$100/month; \$1200	Yes	Yes
Village Administrator	Cottage Grove, Village of			Yes	Yes
City Administrator	Cudahy, City of	70		Yes	When budgeted
City Administrator	Cumberland, City of	70		Yes	No
Village Administrator	DeForest, Village of	70		Yes	Yes
City Administrator	Delavan, City of	70	Paid a monthly vehicle allowance of \$300. Paid mileage for all official travel outside a 60 mile radius.	Yes	If requested and budgeted.
County Administrator	Dodge County	70	This is an area I am working with Dodge County to address. We are in need of a fleet expansion and provision of more vehicles for code enforcement, community service officers, and land & water conservation technicians. As part of this effort, there would be a vehicle (not for take-home use) that the HR, Finance, and IT Directors could use for travel and training. The county administrator would be included for use of the vehicle as well.	Yes	Must be budgeted and expressly approved by Executive Committee after the budget process and prior to the spend
County Manager	Dunn County	70		Yes	Yes
City Administrator	Eagle River, City of	70		Yes	by special request
City Administrator	Edgerton, City of	70		Yes	No
Village Administrator/Clerk-Treasurer	Ellsworth, Village of	71		Yes	

2025 WCMA Member Salary Survey

Title	Organization	Reimbursement per mile (amount in cents)	Vehicle Comments	Conference Allowance in State	Conference Allowance Out of State
Village Manager	Elm Grove, Village of			Training allocation in budget.	Training allocation in budget.
City Administrator/ Finance Director	Evansville, City of	70		Yes	Yes
Village Administrator/ Public Works Director	Fall Creek, Village of			Yes	
City Administrator	Fitchburg, City of	70	I receive mileage reimbursement for use of my personal vehicle for city business	Yes	Yes
City Manager	Fort Atkinson, City of	70	Reimbursed for miles outside of City. Vehicle allowance at \$200/month to cover travel inside City.	Yes	Yes
Village Manager	Fox Crossing, Village of			Yes	Yes
Town Administrator	Freedom, Town of	70	Only receive mileage reimbursement if claimed. No other vehicle compensation.	Yes	No
Village Administrator	Germantown, Village of		\$150/month	Yes	No
Town Administrator	Gibraltar, Town of	70	The administrative vehicle doubles as a back-up squad car in the event they need to use it.	Yes	No
Assistant to the City Administrator	Glendale, City of	70		Case by case basis	No
Village Administrator	Grafton, Village of		\$3,000	Yes	Yes
Town Administrator	Grand Chute, Town of	70	I have access to a pool car, but I can use my personal vehicle and be reimbursed for mileage as necessary.	Yes	Yes
Assistant Village Manager	Greendale, Village of	70		Yes	Yes
Village Manager	Greendale, Village of	70		Yes	Yes

2025 WCMA Member Salary Survey

Title	Organization	Reimbursement per mile (amount in cents)	Vehicle Comments	Conference Allowance in State	Conference Allowance Out of State
Village Manager	Hartland, Village of		no village vehicle	No	No
Village Administrator	Holmen, Village of	70		Yes	Yes
Village Administrator	Hortonville, Village of	70		Yes	Never discussed
City Administrator	Hudson, City of	70		Yes	Yes
Administrator	Jackson, Village of	70	There is a shared vehicle between Administration and the Fire Department available for use.	Yes	Yes
Village Administrator	Johnson Creek, Village of	70	\$150 monthly for Mileage in County/Village	Yes	As funds allow
Village Administrator	Kewaskum, Village of	56		Yes	Yes
City Administrator	Kiel, City of	70		Yes	Rarely but on a case by case basis
City Administrator	Lancaster , City of	70	There is recurring talk of converting a retired police squad to a "pool" car for staff use, but this has not materialized	Yes	No
Town Adminstrator	Lawrence, Town of			Yes	Yes
Administrator	Ledgeview, Town of	70		Yes	Yes
Administrator	Lisbon, Village of	70		Yes	No
Village Administrator	Little Chute, Village of	70	No reimbursement but access to municipal fleet vehicle	Yes	Yes
Administrator	Maple Bluff, Village of			Yes	Yes
Deputy County Administrator & Facilities Director	Marathon County		I drive my POV for everything. I commute an hour each way to work. I do not take mileage other than for county-related trips and in those cases I sometimes take a fleet vehicle.	Yes	No

2025 WCMA Member Salary Survey

Title	Organization	Reimbursement per mile (amount in cents)	Vehicle Comments	Conference Allowance in State	Conference Allowance Out of State
City Administrator	Marshfield, City of	70	Nothing to add	Yes	No
Administrator	Mayville, City of	70		Yes	No
Village Administrator	McFarland, Village of	70		Yes	Yes
Administrator	Menomonie, City of			Yes	Yes
City Administrator	Mequon, City of	70		Yes	Yes
Administrator	Milton, City of	70		Yes	
City Administrator	Mineral Point, City of	70		Yes	
County Administrator	Monroe County	70		\$905	No
City Administrator	Mosinee, City of	70		Yes	No
Administrator	Mount Horeb, Village of		\$125/month	Yes	Yes
Village Administrator	Mukwonago, Village of		\$2,000	Yes	If Budgeted
City Administrator	New London, City of	70		Yes	No
City Administrator & Utilities Manager	New Richmond, City of	70		Yes	Yes
Deputy City Administrator / Finance Officer	Oak Creek, City of	70		Yes	Yes
City Administrator	Oconto, City of	70		Yes	Yes
Administrator	Oconto Falls, City of	70		Yes	BY Request
City Administrator	Onalaska, City of	0			I choose not to go out of state
City Manager	Oshkosh, City of	70	\$500 monthly. Local travel only outside Oshkosh travel to be reimbursed at a per mile equal to IRS allowable rate in effect.	Yes	Yes

2025 WCMA Member Salary Survey

Title	Organization	Reimbursement per mile (amount in cents)	Vehicle Comments	Conference Allowance in State	Conference Allowance Out of State
City Manager	Oshkosh, City of	70	\$500 per month	Yes	Yes
Administrator	Park Falls, City of	70	City vehicle available for travel	Yes	No
Village Administrator	Pewaukee, Village of	70		Yes	No
City Manager	Platteville, City of	70		Yes	No
Director of Administration	Platteville, City of	70		Yes	No
Village Administrator	Pleasant Prairie, Village of	70		Yes	Yes
Assistant Village Administrator	Pleasant Prairie, Village of	70	The Village provides vehicles for employees use for work-related inspections, meetings, conferences, etc.	Yes	Yes
City Administrator/Utilities Manager	Plymouth, City of	70	Mileage to conferences, etc.	Yes	Yes
County Administrator	Polk County		Pay tax on miles driven	Yes	No
City Administrator	Prairie du Chien, City of	70		Yes	Yes
Village Administrator	Prairie du Sac, Village of	70		Yes	Yes
City Administrator	Reedsburg, City of	70		Yes	Yes
Administrator	Rib Mountain, Village of	70		Yes	Yes
Village Administrator	Richfield, Village of	70		Yes	No
City Administrator	Richland Center, City of			Yes	
City Administrator	Ripon, City of	70		Yes	No
City Administrator	River Falls, City of	70		Yes	Yes
Assistant to the City Administrator	River Falls, City of	0		Case by case basis	Case by case basis

2025 WCMA Member Salary Survey

Title	Organization	Reimbursement per mile (amount in cents)	Vehicle Comments	Conference Allowance in State	Conference Allowance Out of State
Administrator	Rochester, Village of	70		Yes	Has never come up.
Assistant to County Administrator	Rock County	70		No	No
County Administrator	Rock County		\$5000 allowance for the year	as budgeted	as budgeted
Assistant Village Manager	Shorewood, Village of	70	When vehicle is used for work purposes to travel on behalf of non-routine meetings away from the office.	Yes	Yes
Village Administrator	Sister Bay, Village of	70			
Village Administrator	Slinger, Village of	70	Mileage is only reimbursed for training and other job-related travel.	Yes	on a case-by-case basis
City Administrator / Economic Development Director	South Milwaukee, City of	70		Yes	No
County Administrator	St. Croix County	70		Yes	Yes
Village Administrator	Suamico, Village of			Yes	Yes
Director of Administrative Services	Sun Prairie, City of	70		Yes	Yes
Assistant Village Administrator	Sussex, Village of	70		Yes	Yes
Village Administrator	Sussex, Village of	70		Yes	Yes
Village Administrator/Treasurer/Interim Clerk	Thiensville, Village of	70		Yes	Yes
Administrator & Finance Director	Trempealeau, Village of	70		Yes	Yes
Village Administrator	Union Grove, Village of	70		Yes	Yes
Administrative Coordinator	Vernon County	70		Yes	No

2025 WCMA Member Salary Survey

Title	Organization	Reimbursement per mile (amount in cents)	Vehicle Comments	Conference Allowance in State	Conference Allowance Out of State
City Administrator	Verona, City of	70		Yes	No
City Administrator	Viroqua, City of	70		Yes	Yes
Administrator	Waterford, Village of	70		Yes	Yes
Village Administrator	Waunakee, Village of		Muni Vehicle Available for Use	Yes	Yes
Deputy Administrator	Waunakee, Village of	70		No	No
City Administrator	Waupaca, City of	70	\$225 per month	Yes	Yes
County Administrator	Waushara County,	70		Yes	Yes
City Administrator	Wauwatosa, City of		rolled former allowance into salary	Yes	Yes
City Administrator	West Bend, City of	70		Yes	Yes
Administrator	Weston, Village of		\$150/monthly vehicle allowance	Yes	Yes
Village Manager	Whitefish Bay, Village of	70		Yes	As requested
City Manager	Whitewater, City of		\$6000 annual stipend paid out monthly	Yes	Yes
Administrator/Clerk-Treasurer	Wind Point, Village of	70		Yes	No
Administrator	Wrightstown, Village of	70		Yes	Yes

2025 WCMA Member Salary Survey

Title	Organization	Annual Conference Allowance Amount	Conference Comments	Organizations that Employer pays dues for
Administrator	Algoma, Town of	\$500		WCMA, ICMA, WMCA, WTA
City Administrator	Ashland, City of	\$3,000		WCMA, ICMA
Village Manager	Ashwaubenon, Village of	\$500		WCMA, ICMA, Chamber of Commerce, PSHRA
County Admininstrator	Barron County			WCMA, ICMA, WICPA
Village Administrator	Belleville, Village of	\$5,000	The announce changes every year based on interests	WCMA, ICMA, WGFOA, GFOA
Village Administrator	Bellevue, Village of	\$2,000	ICMA, WCMA, LWM	WCMA, ICMA
Town Administrator	Beloit, Town of			WCMA, ICMA, Chamber of Commerce, State Bar of Wisconsin, American Association of Municipal Executives
Administrator	Brillion, City of			WCMA
Village Administrator	Bristol, Village of			Chamber of Commerce, APWA, WRWA, KABA, LWM, WEDA
Village Manager	Brown Deer, Village of	\$2,800		WCMA, ICMA, Local Service Club
Town Administrator	Buchanan, Town of			WCMA, WTA, APA
City Administrator	Burlington, City of		Conference amount + lodging	WCMA, ICMA, WGFOA, WPELRA, Local Service Club, APWA
County Administrator	Burnett County	As necessary		WCMA, WPELRA, WACPD
Village Administrator	Caledonia, Village of	\$1,000		WCMA, ICMA
Village Administrator	Campbellsport, Village of	\$1,500		WCMA, Chamber of Commerce
City Administrator	Cedarburg, City of	\$3,000		WCMA, ICMA
Administrator	Chetek, City of	\$6,000		WCMA, ICMA, WGFOA, MTAW
City Administrator Clerk Treasurer	Chilton, City of	unlimited		WCMA, ICMA, WMCA, Chamber of Commerce, Local Service Club, MTAW

2025 WCMA Member Salary Survey

Title	Organization	Annual Conference Allowance Amount	Conference Comments	Organizations that Employer pays dues for
Director of Village Services	Cleveland, Village of	Available through training/travel budget for all employees		WCMA, ICMA, WGFOA, APA, MTAW, APWA, WEDA, AWWA, GFOA, WRWA
City Administrator	Clintonville, City of	If budgeted		WCMA, ICMA, WGFOA, Chamber of Commerce, Local Service Club
City Administrator	Columbus, City of	\$4,000		WCMA, ICMA
Village Administrator	Cottage Grove, Village of			WCMA, ICMA, Chamber of Commerce
City Administrator	Cudahy, City of			WCMA, ICMA, APA, Chamber
City Administrator	Cumberland, City of	As needed		WCMA, ICMA, Chamber of Commerce
Village Administrator	DeForest, Village of			WCMA, ICMA
City Administrator	Delavan, City of	\$1,900		WCMA, ICMA, WPELRA, Local Service Club
County Administrator	Dodge County	\$1,000		WCMA, ICMA, WGFOA, Wisconsin Counties Association (WCA)
County Manager	Dunn County		ICMA, WCMA, WCA(2), and NACO	WCMA, ICMA, WGFOA, Chamber of Commerce
City Administrator	Eagle River, City of	\$3,500		WCMA, Chamber of Commerce
City Administrator	Edgerton, City of			WCMA, ICMA, WMCA, Local Service Club, MTAW
Village Administrator/Clerk-Treasurer	Ellsworth, Village of	\$1,000		WCMA

2025 WCMA Member Salary Survey

Title	Organization	Annual Conference Allowance Amount	Conference Comments	Organizations that Employer pays dues for
Village Manager	Elm Grove, Village of			WCMA, ICMA, WGFOA
City Administrator/ Finance Director	Evansville, City of	\$5,000	requires prior approval in some cases	ICMA, APA, AICP
Village Administrator/ Public Works Director	Fall Creek, Village of	\$2,000		WMCA
City Administrator	Fitchburg, City of	\$5,000		WCMA, ICMA
City Manager	Fort Atkinson, City of	\$3,500		WCMA, ICMA, Chamber of Commerce
Village Manager	Fox Crossing, Village of	\$3,000		WCMA, ICMA
Town Administrator	Freedom, Town of	Adjustable for actual cost.		WCMA
Village Administrator	Germantown, Village of	\$2,000		WCMA, Chamber of Commerce, Wisconsin Policy Forum
Town Administrator	Gibraltar, Town of	\$1,000		WMCA, WTA
Assistant to the City Administrator	Glendale, City of			League of Wisconsin Municipalities
Village Administrator	Grafton, Village of	per budget		WCMA, ICMA
Town Administrator	Grand Chute, Town of	\$3,600	I have budgeted for both the Winter and the Summer Conference and if I skip one I can attend the national ICMA Conference.	ICMA, WMCA, Chamber of Commerce, SHRM
Assistant Village Manager	Greendale, Village of			WCMA, ICMA
Village Manager	Greendale, Village of			WCMA, ICMA, Chamber of Commerce

2025 WCMA Member Salary Survey

Title	Organization	Annual Conference Allowance Amount	Conference Comments	Organizations that Employer pays dues for
Village Manager	Hartland, Village of			WCMA, WGFOA
Village Administrator	Holmen, Village of	\$2,500		Any
Village Administrator	Hortonville, Village of	\$2,000		WCMA, Chamber of Commerce
City Administrator	Hudson, City of	\$3,000	Attend Conferences of Choice	WCMA, ICMA, Chamber of Commerce, AICP
Administrator	Jackson, Village of	Depending on conference I select and budgetary capacity I can choose to travel out of state but have never done so.		WCMA, Chamber of Commerce, MEA SEW
Village Administrator	Johnson Creek, Village of	\$3,000	\$3,000 for all training and education	WCMA, ICMA, WEDA
Village Administrator	Kewaskum, Village of			WCMA, ICMA, WMCA, Chamber of Commerce, MTAW
City Administrator	Kiel, City of	varies	In state conferences are typically approved	WCMA, Chamber of Commerce
City Administrator	Lancaster , City of	\$2,000	Generally covers 2-3 conferences per year	WCMA, WMCA, WGFOA, League of Wisconsin Municipalities, Grant County Economic Development Corp.
Town Adminstrator	Lawrence, Town of	\$1,500		WCMA, ICMA
Administrator	Ledgeview, Town of	\$3,000		WCMA, ICMA, WTA
Administrator	Lisbon, Village of	As needed		WCMA, WMCA, Chamber of Commerce
Village Administrator	Little Chute, Village of	\$2,500	Contract allows in and out of state conferences, budgets change depending on ICMA conference attendance.	WCMA, ICMA, WMCA, WGFOA, Chamber of Commerce, APA, AICP, APWA
Administrator	Maple Bluff, Village of	N/A		WCMA
Deputy County Administrator & Facilities Director	Marathon County	Registration. Taken from department budget.		WCMA, Wisconsin Facilities Management Association

2025 WCMA Member Salary Survey

Title	Organization	Annual Conference Allowance Amount	Conference Comments	Organizations that Employer pays dues for
City Administrator	Marshfield, City of	Not specified. Usually 2/year (between WCMA and LWM)	Usually attend both WCMA conferences, but sometimes attend 1 WCMA conference and annual LWM conference	WCMA, Chamber of Commerce
Administrator	Mayville, City of	1200		WMCA
Village Administrator	McFarland, Village of	8,000		WCMA, ICMA, Chamber of Commerce
Administrator	Menomonie, City of	\$10,000	I share some of that expense account with the Mayor and others when appropriate.	WCMA, ICMA, Chamber of Commerce
City Administrator	Mequon, City of	\$2,700		WCMA, ICMA, WGFOA, WPELRA, Chamber of Commerce, GFOA; NPELRA
Administrator	Milton, City of			WCMA, ICMA
City Administrator	Mineral Point, City of			WCMA
County Administrator	Monroe County	\$905		WCMA, ICMA, GFOA
City Administrator	Mosinee, City of	\$1,600		WCMA, APA
Administrator	Mount Horeb, Village of	\$3,000		WCMA, ICMA
Village Administrator	Mukwonago, Village of			WCMA, ICMA, WMCA, Chamber of Commerce, Local Service Club
City Administrator	New London, City of	\$2,000		WCMA, Chamber of Commerce, Local Service Club
City Administrator & Utilities Manager	New Richmond, City of	\$3,000		WCMA, ICMA, Local Service Club
Deputy City Administrator / Finance Officer	Oak Creek, City of			WCMA, WGFOA, Chamber of Commerce, GFOA
City Administrator	Oconto, City of	\$1,000		WCMA, WMCA, Chamber of Commerce
Administrator	Oconto Falls, City of	By budget		WCMA, ICMA, Chamber of Commerce
City Administrator	Onalaska, City of	\$4,000		WCMA, Chamber of Commerce, League of Wisconsin Municipalities
City Manager	Oshkosh, City of	\$9,000		WCMA, ICMA, LWM, Alliance for Innovation, WEDA

2025 WCMA Member Salary Survey

Title	Organization	Annual Conference Allowance Amount	Conference Comments	Organizations that Employer pays dues for
City Manager	Oshkosh, City of	\$6,000		WCMA, ICMA, WMCA, Chamber of Commerce, Local Service Club, MTAW
Administrator	Park Falls, City of	\$2,000		WCMA, ICMA
Village Administrator	Pewaukee, Village of	\$3,000		WCMA, WMCA, WGFOA, MTAW
City Manager	Platteville, City of	\$2,500		WCMA
Director of Administration	Platteville, City of	Actual cost		WCMA, WGFOA
Village Administrator	Pleasant Prairie, Village of			WCMA, ICMA, WGFOA, GFOA
Assistant Village Administrator	Pleasant Prairie, Village of	\$5,000		WCMA, ICMA, APA, League of Wisconsin Municipalities
City Administrator/Utilities Manager	Plymouth, City of	\$6,000		WCMA, ICMA, Local Service Club
County Administrator	Polk County	cost coverage		ICMA, WGFOA, WCA, NACA, NaCO
City Administrator	Prairie du Chien, City of	\$1,000		WMCA, Chamber of Commerce, Local Service Club
Village Administrator	Prairie du Sac, Village of			ICMA, WMCA
City Administrator	Reedsburg, City of	\$1,500		WCMA, ICMA, State Bar of Wisconsin
Administrator	Rib Mountain, Village of	\$3,800	Includes conference fees and travel expenses	WCMA, ICMA, WTA, Chamber of Commerce, Local Service Club, League of Wisconsin Municipalities
Village Administrator	Richfield, Village of	\$750		WCMA, WMCA
City Administrator	Richland Center, City of			WCMA
City Administrator	Ripon, City of	\$1,500		WCMA, ICMA, Local Service Club
City Administrator	River Falls, City of		Cost of ICMA and WCMA Conferences approved	Commerce, Local Service Club, APA, AICP, WACPD, WETA, MTAW, MAMEA, APWA, MTAW
Assistant to the City Administrator	River Falls, City of		Every conference is on a case-by-case basis.	WCMA, ICMA, Chamber of Commerce

2025 WCMA Member Salary Survey

Title	Organization	Annual Conference Allowance Amount	Conference Comments	Organizations that Employer pays dues for
Administrator	Rochester, Village of			WCMA
Assistant to County Administrator	Rock County	Subject to location.		ICMA,WMCA,NACA
County Administrator	Rock County	as budgeted		WCMA,ICMA
Assistant Village Manager	Shorewood, Village of	\$4,200	Budget split between Village Manager and Assistant Village Manager	WCMA,ICMA,Municipal Employers Association of Southeast Wisconsin
Village Administrator	Sister Bay, Village of			
Village Administrator	Slinger, Village of	\$1,500		WCMA,WMCA,WGFOA,Local Service Club,WACPD,MAMEA,APWA,MTAW
City Administrator / Economic Development Director	South Milwaukee, City of			WCMA,ICMA
County Administrator	St. Croix County			WCMA,ICMA
Village Administrator	Suamico, Village of	\$2,500		WCMA,ICMA
Director of Administrative Services	Sun Prairie, City of	\$5,700		WCMA,ICMA,WPELRA,SHRM & ELGL
Assistant Village Administrator	Sussex, Village of	\$3,500		WCMA,ICMA,WPELRA,SHRM
Village Administrator	Sussex, Village of	\$5,000		WCMA,ICMA
Village Administrator/Treasurer/Interim Clerk	Thiensville, Village of	\$2,250		WCMA,ICMA,WGFOA,Chamber of Commerce,Local Service Club,MTAW,MAMEA
Administrator & Finance Director	Trempealeau, Village of	Conferences at my discretion.		WCMA,WGFOA,WICPA
Village Administrator	Union Grove, Village of			WCMA,ICMA
Administrative Coordinator	Vernon County			WCMA,WMCA,WGFOA

2025 WCMA Member Salary Survey

Title	Organization	Annual Conference Allowance Amount	Conference Comments	Organizations that Employer pays dues for
City Administrator	Verona, City of	\$2,000		WCMA, WMCA, WGFOA, Chamber of Commerce, AICP, APWA
City Administrator	Viroqua, City of	\$1,000		WCMA
Administrator	Waterford, Village of	\$5,000		ICMA, WMCA
Village Administrator	Waunakee, Village of	\$5,000		WCMA, ICMA, Local Service Club, Rotary, Lions
Deputy Administrator	Waunakee, Village of			WCMA, WPELRA, Local Service Club, SHRM
City Administrator	Waupaca, City of			WCMA, ICMA, Local Service Club
County Administrator	Waushara County,			WMCA, Chamber of Commerce, WACPD
City Administrator	Wauwatosa, City of	budget	annual ICMA Conference	ICMA, Wisconsin Public Policy Forum
City Administrator	West Bend, City of	budgeted amount		WCMA, ICMA, Chamber of Commerce
Administrator	Weston, Village of		\$1,000 registration fees, \$1,000 meeting expenses, and \$1,000 lodging annually	WCMA
Village Manager	Whitefish Bay, Village of	As needed		WCMA, ICMA, SHRM
City Manager	Whitewater, City of	No set limit. Budget 5K annually		WCMA, ICMA, Chamber of Commerce, Local Service Club, APA, AAME
Administrator/Clerk-Treasurer	Wind Point, Village of	\$4,500		WCMA, ICMA, WMCA, WGFOA
Administrator	Wrightstown, Village of	\$4,000		WCMA, ICMA, Chamber of Commerce, APA, APWA

2025 WCMA Member Salary Survey

Title	Organization	Do you have an employment contract	Paid severance duration (months)	Health Insurance	Insurance Premium Amount (annual)	Employee Contribution Amount (annual)	Carrier WI State	Carrier Self?	Other Carrier
Administrator	Algoma, Town of	Yes	6	Yes	\$23,756	\$2,850	Yes	No	No
City Administrator	Ashland, City of								
Village Manager	Ashwaubenon, Village of	Yes	6	Yes	\$25,077	\$1,254		Yes	
County Admininstrator	Barron County	Yes	6	Yes	\$30,132	\$1,200	No	Yes	No
Village Administrator	Belleville, Village of	Yes	4	Yes	88%	22%	Yes	No	No
Village Administrator	Bellevue, Village of	Yes	6	Yes	\$34,086	\$5,112.90 (15%)	No	No	Yes
Town Administrator	Beloit, Town of	Yes	3	Yes			Yes	No	No
Administrator	Brillion, City of	No		Yes	\$31,701	\$3,804	Yes	No	No
Village Administrator	Bristol, Village of	Yes		Yes	\$42,606	\$12,744	Yes	No	No
Village Manager	Brown Deer, Village of	No	6	Yes	\$21,951	\$2,634	No	No	Yes
Town Administrator	Buchanan, Town of	Yes	3	Offered but do not take			Yes		
City Administrator	Burlington, City of	Yes	9	Yes	\$36,623	\$4,395	No	Yes	No
County Administrator	Burnett County	Yes	12	Yes	\$16,000	\$1,920		No	
Village Administrator	Caledonia, Village of	Yes	staggered up to 6 months after	Yes	\$27,725	\$4,253	No	No	Yes
Village Administrator	Campbellsport, Village of	Yes	6	Yes	\$11,000	\$1,100	No	No	Yes
City Administrator	Cedarburg, City of	Yes	6	Yes	\$27,896	\$3,347	Yes	No	
Administrator	Chetek, City of	No		Yes	95%	5%	Yes	No	No
City Administrator Clerk Treasurer	Chilton, City of	Yes	12	Waiver in lieu			Yes		

2025 WCMA Member Salary Survey

Title	Organization	Do you have an employment contract	Paid severance duration (months)	Health Insurance	Insurance Premium Amount (annual)	Employee Contribution Amount (annual)	Carrier WI State	Carrier Self?	Other Carrier
Director of Village Services	Cleveland, Village of	Yes	6	Yes	\$40,000	\$7,000	No	No	Yes
City Administrator	Clintonville, City of	Yes	6	Yes	\$4,302	\$23,154	Yes	No	No
City Administrator	Columbus, City of	Yes	6	Yes			Yes	No	No
Village Administrator	Cottage Grove, Village of	Yes	12	Yes	\$31,100	\$4,700	Yes	No	No
City Administrator	Cudahy, City of	Yes	6	Yes	\$23,000	\$2,760	No	No	Yes
City Administrator	Cumberland, City of	Yes	4	Yes			Yes	No	No
Village Administrator	DeForest, Village of	Yes	6	Yes			No		
City Administrator	Delavan, City of	Yes	3	Yes	\$37,898	\$10,805	Yes	No	No
County Administrator	Dodge County	Yes	3	Yes			No	No	Yes
County Manager	Dunn County	Yes	6	Yes			No	Yes	No
City Administrator	Eagle River, City of	Yes	12	Yes	\$8,111	15%	No	No	Yes
City Administrator	Edgerton, City of	No		Yes	\$24,545	\$2,248	Yes	No	No
Village Administrator/Clerk-Treasurer	Ellsworth, Village of	Yes	6	Yes					

2025 WCMA Member Salary Survey

Title	Organization	Do you have an employment contract	Paid severance duration (months)	Health Insurance	Insurance Premium Amount (annual)	Employee Contribution Amount (annual)	Carrier WI State	Carrier Self?	Other Carrier
Village Manager	Elm Grove, Village of	Yes	6	Yes					Yes
City Administrator/ Finance Director	Evansville, City of	Yes	4	Yes	\$25,000	\$2,000	Yes	No	No
Village Administrator/ Public Works Director	Fall Creek, Village of	Yes		Yes	\$37,400	\$3,714	No	No	Yes
City Administrator	Fitchburg, City of	Yes	6	Yes	\$24,360	\$4,320	Yes	No	No
City Manager	Fort Atkinson, City of	Yes	6	Yes	\$11,572	\$1,389	Yes	No	No
Village Manager	Fox Crossing, Village of	No		Yes	\$31,437	\$4,715.60	Yes	No	No
Town Administrator	Freedom, Town of	Yes	3-6 months, depending on service length.	Yes	\$7,800	\$780	Yes	No	No
Village Administrator	Germantown, Village of	Yes	3	Yes	\$25,000	\$3,200	No	Yes	
Town Administrator	Gibraltar, Town of	Yes	3	Yes	\$27,000	10%	Yes	No	No
Assistant to the City Administrator	Glendale, City of	No		Yes		1600	Yes	No	Yes
Village Administrator	Grafton, Village of	Yes	6	Yes			Yes	No	No
Town Administrator	Grand Chute, Town of	Yes	3	Yes	\$37,898	\$10,866	Yes	No	No
Assistant Village Manager	Greendale, Village of	No		Yes	\$26,621	\$3,195	No	No	Yes
Village Manager	Greendale, Village of	Yes	6	Yes		12%	No	No	Yes

2025 WCMA Member Salary Survey

Title	Organization	Do you have an employment contract	Paid severance duration (months)	Health Insurance	Insurance Premium Amount (annual)	Employee Contribution Amount (annual)	Carrier WI State	Carrier Self?	Other Carrier
Village Manager	Hartland, Village of	Yes	24	Yes	\$31,380	\$4,347	Yes	No	
Village Administrator	Holmen, Village of	Yes	9	Yes		12%	Yes	No	No
Village Administrator	Hortonville, Village of	Yes	3	Declined for Voucher	88%	12%	No	Yes	No
City Administrator	Hudson, City of	Yes	Open ended	Yes					Yes
Administrator	Jackson, Village of	Yes	3	Yes	88% of premium \$27,033 annually for family	12% of premium \$3,614.28 annually family	Yes	No	No
Village Administrator	Johnson Creek, Village of	Yes	6	Yes	\$32,430	\$3,892	Yes	No	No
Village Administrator	Kewaskum, Village of	Yes	6	Yes	12%	88%	Yes	No	No
City Administrator	Kiel, City of								
City Administrator	Lancaster , City of	Yes	3	Yes	\$21,335	0	No	No	Yes
Town Adminstrator	Lawrence, Town of	Yes	6	Yes		12%	Yes	No	No
Administrator	Ledgeview, Town of	No		Yes	\$30,264	\$2,700	No	No	Yes
Administrator	Lisbon, Village of	Yes	3	Offered but not taken	dependent on age of employee	dependent on age of employee	No	No	Yes
Village Administrator	Little Chute, Village of	Yes	5	Receive Opt Out payments			Yes	No	No
Administrator	Maple Bluff, Village of	Yes	3	Yes			Yes		
Deputy County Administrator & Facilities Director	Marathon County	No		Yes	\$27,665.28 (with wellness credit \$128.08/month)	\$4,610.76			Yes

2025 WCMA Member Salary Survey

Title	Organization	Do you have an employment contract	Paid severance duration (months)	Health Insurance	Insurance Premium Amount (annual)	Employee Contribution Amount (annual)	Carrier WI State	Carrier Self?	Other Carrier
City Administrator	Marshfield, City of	No		Yes	\$10,522 (single); \$24,319 (family)	\$1,578 (single); \$3,648 (family)	No	No	Yes
Administrator	Mayville, City of	No		Yes			Yes		
Village Administrator	McFarland, Village of	Yes	6	Yes	\$29,665	\$4,432	Yes	No	No
Administrator	Menomonie, City of	Yes	3	Yes	\$1,800	None	No	Yes	No
City Administrator	Mequon, City of	Yes	10	Yes	\$2,642	\$317	Yes	No	No
Administrator	Milton, City of	Yes	6	Yes	\$7,020	\$983	No	No	Yes
City Administrator	Mineral Point, City of	Yes	6	Yes			Yes		
County Administrator	Monroe County	Yes	6	Yes	\$34,320	\$5,148	No	Yes	No
City Administrator	Mosinee, City of	Yes	6	Yes	\$19,224	\$17,302	No	No	Yes
Administrator	Mount Horeb, Village of	Yes	10	Yes	\$26,700	\$3,204	Yes	No	No
Village Administrator	Mukwonago, Village of	Yes	3	Yes	\$32,000	\$5,000	Yes	No	Yes
City Administrator	New London, City of	Yes	3	Yes	\$26,175	\$1,047	No	No	Yes
City Administrator & Utilities Manager	New Richmond, City of	Yes	6	Yes			No	No	Yes
Deputy City Administrator / Finance Officer	Oak Creek, City of	No		Yes			No	Yes	
City Administrator	Oconto, City of	No		Yes	\$9,825	\$982	Yes	Yes	
Administrator	Oconto Falls, City of	No	3	Yes			Yes	No	No
City Administrator	Onalaska, City of	Yes	3	Yes	\$61,000	\$12,000	Yes	No	No
City Manager	Oshkosh, City of	Yes	6	Yes	\$29,516.16	\$3,541.92	No	Yes	No

2025 WCMA Member Salary Survey

Title	Organization	Do you have an employment contract	Paid severance duration (months)	Health Insurance	Insurance Premium Amount (annual)	Employee Contribution Amount (annual)	Carrier WI State	Carrier Self?	Other Carrier
City Manager	Oshkosh, City of	Yes	6, increases one month per year of tenure after that	Yes				Yes	
Administrator	Park Falls, City of	Yes	6	Yes		12%	Yes	No	No
Village Administrator	Pewaukee, Village of	Yes	6	Yes	\$28,872	\$3,465	Yes	No	No
City Manager	Platteville, City of	Yes	6	Yes	\$3,370	\$24,700	Yes	No	Yes
Director of Administration	Platteville, City of	No		Yes	\$30,568	\$3,668	No	No	Yes
Village Administrator	Pleasant Prairie, Village of	Yes	6	Yes			No	No	Yes
Assistant Village Administrator	Pleasant Prairie, Village of	No		Village offers health insurance, but I am on my spouse's plan					
City Administrator/Utilities Manager	Plymouth, City of	Yes	6 months, or 12 months within 100 days of local election	Yes	\$24,000	\$2,880	No	Yes	No
County Administrator	Polk County	Yes	6	Yes	\$6,342	\$19,027	No	Yes	
City Administrator	Prairie du Chien, City of	Yes	6	Per contract I take my spouses			No	No	No
Village Administrator	Prairie du Sac, Village of	Yes	12	Yes	\$31,163	\$2,624	Yes	No	No
City Administrator	Reedsburg, City of	No		Yes	\$36,500	\$5,760	No	No	Yes
Administrator	Rib Mountain, Village of	Yes	3	Yes			No	Yes	No
Village Administrator	Richfield, Village of	Yes	9	Yes	\$27,000	12%	Yes	No	No
City Administrator	Richland Center, City of	Yes	6	Yes	\$32,430	\$3,892	Yes		
City Administrator	Ripon, City of	Yes	12	Yes		12%	Yes		
City Administrator	River Falls, City of	Yes	12	Yes			Yes	Yes	No
Assistant to the City Administrator	River Falls, City of	No		Yes	\$30,000	\$6,000	Yes	No	No

2025 WCMA Member Salary Survey

Title	Organization	Do you have an employment contract	Paid severance duration (months)	Health Insurance	Insurance Premium Amount (annual)	Employee Contribution Amount (annual)	Carrier WI State	Carrier Self?	Other Carrier
Administrator	Rochester, Village of	No	3	Yes			Yes		
Assistant to County Administrator	Rock County	No		Yes	\$11,684.16 (single plan)	\$915.26 (6%)	Yes		Yes
County Administrator	Rock County	Yes	3	Yes	\$38,557.68 (family plan)	\$3020.35 (6%)	Yes		
Assistant Village Manager	Shorewood, Village of								
Village Administrator	Sister Bay, Village of								
Village Administrator	Slinger, Village of	Yes	3	Yes	\$12,491	\$1,500	Yes	No	No
City Administrator / Economic Development Director	South Milwaukee, City of	Yes	9	Yes					
County Administrator	St. Croix County	Yes	6	Yes	90%	10%	No	Yes	No
Village Administrator	Suamico, Village of	Yes	5	Yes	\$26,333	\$2,633	No	No	Yes
Director of Administrative Services	Sun Prairie, City of	No		Yes	\$23,296.68 (family)	\$0	No	No	Yes
Assistant Village Administrator	Sussex, Village of	No		Yes	\$11,688	1,285.68	No	No	Yes
Village Administrator	Sussex, Village of	Yes	12	Yes	\$27,000	12%	No	No	Yes
Village Administrator/Treasurer/Interim Clerk	Thiensville, Village of	Yes	9	Yes	\$27,033	\$3,686	Yes	No	No
Administrator & Finance Director	Trempealeau, Village of	Yes	6	Pay in Lieu of Health Insurance			Yes	Yes	No
Village Administrator	Union Grove, Village of	Yes	6	Yes			Yes		
Administrative Coordinator	Vernon County	No		Yes	\$7237.20 plus \$1,200 HSA contribution	\$987	No	No	Yes

2025 WCMA Member Salary Survey

Title	Organization	Do you have an employment contract	Paid severance duration (months)	Health Insurance	Insurance Premium Amount (annual)	Employee Contribution Amount (annual)	Carrier WI State	Carrier Self?	Other Carrier
City Administrator	Verona, City of	Yes	6	Yes	\$24,000	\$2,526	Yes	No	No
City Administrator	Viroqua, City of	No		Yes					
Administrator	Waterford, Village of	Yes	5	Yes	\$18,500	\$2,352	No	No	Yes
Village Administrator	Waunakee, Village of	Yes	12	Yes					
Deputy Administrator	Waunakee, Village of	No		Yes			No	No	Yes
City Administrator	Waupaca, City of	Yes	6	Yes			No	Yes	
County Administrator	Waushara County,	Yes	3	Yes	\$25,900	\$381	No	No	Yes
City Administrator	Wauwatosa, City of	Yes	12	Yes	\$28,553	\$4,283		Yes	
City Administrator	West Bend, City of	Yes	6	Yes	\$8,314	\$1,200	No	Yes	
Administrator	Weston, Village of	Yes		Yes		85/15 split	Yes	No	
Village Manager	Whitefish Bay, Village of	Yes	3	Yes			No	Yes	Yes
City Manager	Whitewater, City of	Yes	15	\$400 monthly buyout	\$20,000	\$3,000	No	Yes	
Administrator/Clerk-Treasurer	Wind Point, Village of	Yes	3	Yes			Yes	No	No
Administrator	Wrightstown, Village of	Yes	6	Yes	\$10,000	\$18,000	Yes	No	No

2025 WCMA Member Salary Survey

Title	Organization	Name of Other Carrier?	Annual Paid sick leave (days)	Annual Paid leave vacation (days)	Annual Paid leave holidays (days)	Annual Paid leave other (days)	Wisconsin Retirement System	WRS % Employer Contribution	Retirement Other Text	Life Insurance Provided
Administrator	Algoma, Town of		10	22	9.5	0	Yes	6.90%		Yes
City Administrator	Ashland, City of									
Village Manager	Ashwaubenon, Village of		12	20	8	0	Yes	6.95%		Yes
County Admininstrator	Barron County		12	28	7	1	Yes	7.20%	\$100/month matching for a 401A account	Yes
Village Administrator	Belleville, Village of		36	30	11		Yes	6.70%		Yes
Village Administrator	Bellevue, Village of	Anthem BCBS	0	0	9	23	Yes	6.90%	\$2,000 Annual IRA	Yes
Town Administrator	Beloit, Town of						Yes			
Administrator	Brillion, City of		12	20		4	Yes	6.95%		Yes
Village Administrator	Bristol, Village of		8	25	11		Yes	9.55%		Yes
Village Manager	Brown Deer, Village of	UHC	12	17	11	2	Yes			Yes
Town Administrator	Buchanan, Town of		10	25	9		Yes	State Required.		Yes
City Administrator	Burlington, City of	Self-funded	12	20	12	1	Yes	6.95%		Yes
County Administrator	Burnett County			0	10	33	Yes			
Village Administrator	Caledonia, Village of	UMR	12	21	10	2 floating holidays	Yes	88%		No
Village Administrator	Campbellsport, Village of	United Health Care	12	15	11	0	Yes			Yes
City Administrator	Cedarburg, City of		12	25	11		Yes	6.95%		Yes
Administrator	Chetek, City of		12	20	10	3	No		457 - 18%	Yes
City Administrator Clerk Treasurer	Chilton, City of		12	25	10	1	Yes	6.95%		Yes

2025 WCMA Member Salary Survey

Title	Organization	Name of Other Carrier?	Annual Paid sick leave (days)	Annual Paid leave vacation (days)	Annual Paid leave holidays (days)	Annual Paid leave other (days)	Wisconsin Retirement System	WRS % Employer Contribution	Retirement Other Text	Life Insurance Provided
Director of Village Services	Cleveland, Village of	Anthem Blue Cross Blue Shield	5	25	10	1	Yes	6.95%		Yes
City Administrator	Clintonville, City of		12	17	10.5	2	Yes	6.95%		Yes
City Administrator	Columbus, City of		12	20	9	3	Yes			Yes
Village Administrator	Cottage Grove, Village of		12	27	9	3	Yes			
City Administrator	Cudahy, City of	UHC	6	25	10	3	Yes			Yes
City Administrator	Cumberland, City of		12	80	10	2	Yes			Yes
Village Administrator	DeForest, Village of		13	15	13	30 days (parental leave) and 10 days (Compassionate Leave)	Yes	6.95%		Yes
City Administrator	Delavan, City of	N/A	8	27	11	7	Yes	6.95%	N/A	Yes
County Administrator	Dodge County	Dean/SSM Health	20 Days (PTO) - includes vacation	20 Days (PTO) - includes sick	9	Jury Duty Leave & Military Leave	Yes	50%		Yes
County Manager	Dunn County						Yes			Yes
City Administrator	Eagle River, City of	Security	12	20	10	1	Yes	6.95%		Yes
City Administrator	Edgerton, City of		12	25	9	4	Yes	6.95%		Yes
Village Administrator/Clerk-Treasurer	Ellsworth, Village of			32	12		Yes			

2025 WCMA Member Salary Survey

Title	Organization	Name of Other Carrier?	Annual Paid sick leave (days)	Annual Paid leave vacation (days)	Annual Paid leave holidays (days)	Annual Paid leave other (days)	Wisconsin Retirement System	WRS % Employer Contribution	Retirement Other Text	Life Insurance Provided
Village Manager	Elm Grove, Village of		12	20	10		Yes			Yes
City Administrator/ Finance Director	Evansville, City of		120	30	8	4	Yes			Yes
Village Administrator/ Public Works Director	Fall Creek, Village of	Security Health Plan	12	17	9	1	Yes			Yes
City Administrator	Fitchburg, City of		13	21	12		Yes			Yes
City Manager	Fort Atkinson, City of		13	18	10	2	Yes	6.95%		Yes
Village Manager	Fox Crossing, Village of		12	25	9	2	Yes			Yes
Town Administrator	Freedom, Town of	N.A.	0	20	8	0	Yes	6.95%	Optional 457	No
Village Administrator	Germantown, Village of		12	20	11	1	Yes	50%		Yes
Town Administrator	Gibraltar, Town of		pto	pto	9	26 total pto Includes sick, personal, flex holiday, vacation.	Yes	6%		Yes
Assistant to the City Administrator	Glendale, City of		4	23	11	1	Yes	6.95		Yes
Village Administrator	Grafton, Village of						Yes			Yes
Town Administrator	Grand Chute, Town of		12	20	10	0	Yes	6.80%		Yes
Assistant Village Manager	Greendale, Village of	WCA Group Health Trust	12	25	9	2	Yes			Yes
Village Manager	Greendale, Village of	WCA	12	15	8	2	Yes			Yes

2025 WCMA Member Salary Survey

Title	Organization	Name of Other Carrier?	Annual Paid sick leave (days)	Annual Paid leave vacation (days)	Annual Paid leave holidays (days)	Annual Paid leave other (days)	Wisconsin Retirement System	WRS % Employer Contribution	Retirement Other Text	Life Insurance Provided
Village Manager	Hartland, Village of		12	25	11	2	Yes	6.95%	Wisconsin Deferred comp self contribution	Yes
Village Administrator	Holmen, Village of				14	30	Yes	50%		Yes
Village Administrator	Hortonville, Village of		12	17	10	2	Yes	6.90%		Yes
City Administrator	Hudson, City of	UMR	14	20	14	1	Yes	Standard Rate	None	Yes
Administrator	Jackson, Village of		12	17	10	2	Yes			Yes
Village Administrator	Johnson Creek, Village of		12	30	12	3	Yes	6.95%	50% WRS contribution	Yes
Village Administrator	Kewaskum, Village of		N/A	N/A	11	PTO - Earned 9.24 Hours Bi-Weekly	Yes			Yes
City Administrator	Kiel, City of									
City Administrator	Lancaster , City of	Medical Associates	12	15	10	2	Yes	7%		Yes
Town Adminstrator	Lawrence, Town of		6	20	8.5	3	Yes			Yes
Administrator	Ledgeview, Town of	United Healthcare Anthem 2025 HSA Bpref Gold	No set amount	20	6	3	Yes	6.95%		Yes
Administrator	Lisbon, Village of		12	15	11	0	Yes	6.95%		Yes
Village Administrator	Little Chute, Village of		9	19.5	9	2	Yes	6.95%		Yes
Administrator	Maple Bluff, Village of									
Deputy County Administrator & Facilities Director	Marathon County	GHT	20	It's all PTO (see above)	9	0	Yes	6.95%	13.9% WRS total. Split 50-50.	No

2025 WCMA Member Salary Survey

Title	Organization	Name of Other Carrier?	Annual Paid sick leave (days)	Annual Paid leave vacation (days)	Annual Paid leave holidays (days)	Annual Paid leave other (days)	Wisconsin Retirement System	WRS % Employer Contribution	Retirement Other Text	Life Insurance Provided
City Administrator	Marshfield, City of	Security Health Plan	12	27	8	2 (personal holidays)	Yes	City's share	Self-funded retirement account (Nationwide)	Yes
Administrator	Mayville, City of		12	20	10	2	Yes	not protected %		Yes
Village Administrator	McFarland, Village of		12	25	11	2	Yes	6.95%		Yes
Administrator	Menomonie, City of		12	30	9	5	Yes	Standard		Yes
City Administrator	Mequon, City of		0	28	9.5	5	Yes	6.95%		Yes
Administrator	Milton, City of	Dean	NA	31	10	3	Yes	6.95%		Yes
City Administrator	Mineral Point, City of		12	15	10	2	Yes			Yes
County Administrator	Monroe County		12	20	9	1.5	Yes	6.95%		Yes
City Administrator	Mosinee, City of	Security Health Plan	12	25	9	4	Yes	6.95%		Yes
Administrator	Mount Horeb, Village of			25	12		Yes	6.95%		Yes
Village Administrator	Mukwonago, Village of	Dean Health ETF	12	15	11	3	Yes			Yes
City Administrator	New London, City of	United Healthcare	12	25	10	0	Yes	6.80%		No
City Administrator & Utilities Manager	New Richmond, City of	Medica				27	Yes			Yes
Deputy City Administrator / Finance Officer	Oak Creek, City of				10	27	Yes	General employee rate		Yes
City Administrator	Oconto, City of		12	15	9		Yes	6.90%		Yes
Administrator	Oconto Falls, City of		13	20	10	1	Yes	6%		Yes
City Administrator	Onalaska, City of		12	15	9	4	Yes			Yes
City Manager	Oshkosh, City of		12	25	8	4 - Floating Holiday	Yes	6.95%	401A- \$207.98 Biweekly	Yes

2025 WCMA Member Salary Survey

Title	Organization	Name of Other Carrier?	Annual Paid sick leave (days)	Annual Paid leave vacation (days)	Annual Paid leave holidays (days)	Annual Paid leave other (days)	Wisconsin Retirement System	WRS % Employer Contribution	Retirement Other Text	Life Insurance Provided
City Manager	Oshkosh, City of						Yes			Yes
Administrator	Park Falls, City of		12	20	11	2	Yes			Yes
Village Administrator	Pewaukee, Village of		0	0	10	33	Yes	6.95%		
City Manager	Platteville, City of	Quartz	12	17	13		Yes	6.95%		Yes
Director of Administration	Platteville, City of	Quartz	12	22	9	4	Yes	6.95%		Yes
Village Administrator	Pleasant Prairie, Village of	UnitedHealthcare					Yes			Yes
Assistant Village Administrator	Pleasant Prairie, Village of		12	35.5	10	8	Yes			Yes
City Administrator/Utilities Manager	Plymouth, City of		12	15	12		Yes	Standard		Yes
County Administrator	Polk County	Health partners	NA	240 hours of PTO	10		Yes	6.95%		No
City Administrator	Prairie du Chien, City of		12	25	12		Yes			Yes
Village Administrator	Prairie du Sac, Village of		12	25	8	4	Yes	6.95%		Yes
City Administrator	Reedsburg, City of	GHC-SCW Neighbors	12	20	8	5	Yes	6.95%		Yes
Administrator	Rib Mountain, Village of	N/A	12	25	9	4	Yes	6.95%		Yes
Village Administrator	Richfield, Village of									
City Administrator	Richland Center, City of		12	15	12	0	Yes	6.95%		Yes
City Administrator	Ripon, City of						Yes			Yes
City Administrator	River Falls, City of		NA	NA	8	30	Yes	Max state amount		Yes
Assistant to the City Administrator	River Falls, City of	NA								

2025 WCMA Member Salary Survey

Title	Organization	Name of Other Carrier?	Annual Paid sick leave (days)	Annual Paid leave vacation (days)	Annual Paid leave holidays (days)	Annual Paid leave other (days)	Wisconsin Retirement System	WRS % Employer Contribution	Retirement Other Text	Life Insurance Provided
Administrator	Rochester, Village of		3	15	10	1	Yes	6.95%		Yes
Assistant to County Administrator	Rock County	Mercy Health System	96	25	12	1	Yes	6.95%	None	Yes
County Administrator	Rock County	Dean Health System	12	20	11	1	Yes	6.95%		Yes
Assistant Village Manager	Shorewood, Village of									
Village Administrator	Sister Bay, Village of									
Village Administrator	Slinger, Village of		12	25	10	1	Yes	6.90%		Yes
City Administrator / Economic Development Director	South Milwaukee, City of		6	20	10	8	Yes			
County Administrator	St. Croix County		0	36	10	0	Yes			Yes
Village Administrator	Suamico, Village of	BCBS	0	15	8	10	Yes	standard		Yes
Director of Administrative Services	Sun Prairie, City of	GHC of SCW	12 days	30 days	12 days	Up to 10 days of paid parental leave, if needed	Yes	6.95%		Yes
Assistant Village Administrator	Sussex, Village of	United Healthcare	12	15	11		Yes	6.95%		Yes
Village Administrator	Sussex, Village of	United Health Care	12	30	13		Yes	6.95%		Yes
Village Administrator/Treasurer/Interim Clerk	Thiensville, Village of		12	22	9	2	Yes	6.95%	2% of salary contribution to 457 plan	Yes
Administrator & Finance Director	Trempealeau, Village of		12	25	10	1	Yes	6.90%		Yes
Village Administrator	Union Grove, Village of		12	15	10	1	Yes			Yes
Administrative Coordinator	Vernon County	Quartz	0	25	11		Yes	6.95%		Yes

2025 WCMA Member Salary Survey

Title	Organization	Name of Other Carrier?	Annual Paid sick leave (days)	Annual Paid leave vacation (days)	Annual Paid leave holidays (days)	Annual Paid leave other (days)	Wisconsin Retirement System	WRS % Employer Contribution	Retirement Other Text	Life Insurance Provided
City Administrator	Verona, City of		12	20	9	4	Yes	50%		Yes
City Administrator	Viroqua, City of		12	15	9	3	Yes			
Administrator	Waterford, Village of	Teamcare			12	37	Yes			No
Village Administrator	Waunakee, Village of		12	30	9	3	Yes	100%		Yes
Deputy Administrator	Waunakee, Village of	Quartz	12	17.5	10	3	Yes	6.95%	Deferred Comp offered as well	Yes
City Administrator	Waupaca, City of		12	20	11.5		Yes			
County Administrator	Waushara County,	UMR--GHT	0	20	9	13 ETO	Yes	6.95%		Yes
City Administrator	Wauwatosa, City of		12	25	12	2	Yes	50%		Yes
City Administrator	West Bend, City of	TPA-Surest UHC	0	35	10	0	Yes	6.95%		Yes
Administrator	Weston, Village of		n/a Medical Leave Bank	7.0769 biweekly accrual, 23 days annually	9	n/a	Yes	6.95%		Yes
Village Manager	Whitefish Bay, Village of	UHC	12	22	11		Yes			Yes
City Manager	Whitewater, City of		12	20	11		Yes	required share		No
Administrator/Clerk-Treasurer	Wind Point, Village of		12	15	12	0	Yes	6.95%		Yes
Administrator	Wrightstown, Village of	WRS	12	35	9	3	Yes	7%		Yes

2025 WCMA Member Salary Survey

Title	Organization	Life Insurance provided value amount	Other compensation NOT covered in survey
Administrator	Algoma, Town of	5 times salary, town pays base fee (for value of salary) employee can add 4 additional units	
City Administrator	Ashland, City of		
Village Manager	Ashwaubenon, Village of	1 year of gross annual earnings	
County Admininstrator	Barron County	\$50,000.00	None
Village Administrator	Belleville, Village of		
Village Administrator	Bellevue, Village of	1.0 times pay	\$6,000 annual additional pay if not under municipal Health insurance
Town Administrator	Beloit, Town of		
Administrator	Brillion, City of	\$50,000	
Village Administrator	Bristol, Village of	\$115,000	
Village Manager	Brown Deer, Village of	One time annual earnings	
Town Administrator	Buchanan, Town of	Salary	
City Administrator	Burlington, City of	Salary	Dental insurance paid for by the city, \$5 towards vision insurance paid for by the city, cell phone provided, longevity, \$20 monthly fitness reimbursement.
County Administrator	Burnett County		
Village Administrator	Caledonia, Village of		
Village Administrator	Campbellsport, Village of		
City Administrator	Cedarburg, City of		
Administrator	Chetek, City of	70,000	
City Administrator Clerk Treasurer	Chilton, City of		

2025 WCMA Member Salary Survey

Title	Organization	Life Insurance provided value amount	Other compensation NOT covered in survey
Director of Village Services	Cleveland, Village of	\$50,000	Meeting Pay: \$75-board; \$30-committee
City Administrator	Clintonville, City of	Base salary	
City Administrator	Columbus, City of		
Village Administrator	Cottage Grove, Village of		
City Administrator	Cudahy, City of		
City Administrator	Cumberland, City of		
Village Administrator	DeForest, Village of		
City Administrator	Delavan, City of	\$131,000	Short-term disability
County Administrator	Dodge County		
County Manager	Dunn County		
City Administrator	Eagle River, City of	annual salary	
City Administrator	Edgerton, City of	equal to one years salary	Dental- 100% employer paid
Village Administrator/Clerk-Treasurer	Ellsworth, Village of		

2025 WCMA Member Salary Survey

Title	Organization	Life Insurance provided value amount	Other compensation NOT covered in survey
Village Manager	Elm Grove, Village of		
City Administrator/ Finance Director	Evansville, City of	\$400,000	
Village Administrator/ Public Works Director	Fall Creek, Village of	\$115,000	
City Administrator	Fitchburg, City of		
City Manager	Fort Atkinson, City of	1 x salary	
Village Manager	Fox Crossing, Village of	\$25,000	
Town Administrator	Freedom, Town of	N.A.	N.A.
Village Administrator	Germantown, Village of	\$150,000	
Town Administrator	Gibraltar, Town of	\$10,000	Dental, vision options
Assistant to the City Administrator	Glendale, City of		
Village Administrator	Grafton, Village of	1x salary provided by village w/ additional available at employee cost	
Town Administrator	Grand Chute, Town of	\$151,382	
Assistant Village Manager	Greendale, Village of	\$109,328	
Village Manager	Greendale, Village of		

2025 WCMA Member Salary Survey

Title	Organization	Life Insurance provided value amount	Other compensation NOT covered in survey
Village Manager	Hartland, Village of		ICI
Village Administrator	Holmen, Village of		
Village Administrator	Hortonville, Village of	3 Times salary	Longevity - Year 7 - 2.4% Annual Salary
City Administrator	Hudson, City of	Annual Salary	
Administrator	Jackson, Village of	prior year annual salary	
Village Administrator	Johnson Creek, Village of	2 times salary	\$5,000 annual retention bonus after year is completed
Village Administrator	Kewaskum, Village of		
City Administrator	Kiel, City of		
City Administrator	Lancaster , City of	1 year's salary provided; can purchase supplemental	\$300 flexible spending contribution each year, long-term disability
Town Adminstrator	Lawrence, Town of	1x - State Plan	
Administrator	Ledgeview, Town of	50000	
Administrator	Lisbon, Village of		Phone stipend - \$600 per year
Village Administrator	Little Chute, Village of	\$25,000	
Administrator	Maple Bluff, Village of		
Deputy County Administrator & Facilities Director	Marathon County	Employees can opt into this. I have a non-county policy.	Dental insurance is available. Employee contributes 50%. FSA. ICI. PEHP. Deferred Comp programs are optional.

2025 WCMA Member Salary Survey

Title	Organization	Life Insurance provided value amount	Other compensation NOT covered in survey
City Administrator	Marshfield, City of	One times annual salary	None
Administrator	Mayville, City of	one year salary	
Village Administrator	McFarland, Village of	\$142,792	
Administrator	Menomonie, City of	Basic coverage provided	
City Administrator	Mequon, City of	\$185,000	Unused PTO (Up to 50 Hours)
Administrator	Milton, City of	\$118,000	Phone Stipend \$50/month
City Administrator	Mineral Point, City of		
County Administrator	Monroe County	\$10,000	
City Administrator	Mosinee, City of	\$94,000	Annual HSA Contribution = \$6,250 Dental Insurance 100%
Administrator	Mount Horeb, Village of	\$130,000	
Village Administrator	Mukwonago, Village of	ETF Employee Choice	
City Administrator	New London, City of		
City Administrator & Utilities Manager	New Richmond, City of		
Deputy City Administrator / Finance Officer	Oak Creek, City of		
City Administrator	Oconto, City of		
Administrator	Oconto Falls, City of	100% of Wage	Free Dental
City Administrator	Onalaska, City of		
City Manager	Oshkosh, City of	\$210,000	Cell phone allowance- \$50 a month Employee Development Program (Tuition reimbursement)

2025 WCMA Member Salary Survey

Title	Organization	Life Insurance provided value amount	Other compensation NOT covered in survey
City Manager	Oshkosh, City of		
Administrator	Park Falls, City of		
Village Administrator	Pewaukee, Village of		None.
City Manager	Platteville, City of		
Director of Administration	Platteville, City of	\$210,000	
Village Administrator	Pleasant Prairie, Village of		
Assistant Village Administrator	Pleasant Prairie, Village of	\$490/month	\$30/month for cell phone 40 hours Comp Time
City Administrator/Utilities Manager	Plymouth, City of	Base Salary	HSA Contribution \$2300
County Administrator	Polk County		
City Administrator	Prairie du Chien, City of		
Village Administrator	Prairie du Sac, Village of	\$155,191	
City Administrator	Reedsburg, City of	1 Year Salary	
Administrator	Rib Mountain, Village of	\$109,664	Disability Insurance, Health, Dental, Vision, etc. Also, paid meeting allowance of \$35/meeting up to 6 a month for attending meetings outside normal work hours.
Village Administrator	Richfield, Village of		
City Administrator	Richland Center, City of		
City Administrator	Ripon, City of		Contribution to deferred compensation. Cellphone allowance (\$50/month)
City Administrator	River Falls, City of	\$750,000	
Assistant to the City Administrator	River Falls, City of		

2025 WCMA Member Salary Survey

Title	Organization	Life Insurance provided value amount	Other compensation NOT covered in survey
Administrator	Rochester, Village of	1x annual salary	
Assistant to County Administrator	Rock County	Annual Salary	
County Administrator	Rock County	Annual Salary	Deferred Compensation Contribution
Assistant Village Manager	Shorewood, Village of		
Village Administrator	Sister Bay, Village of		
Village Administrator	Slinger, Village of	\$118,000	
City Administrator / Economic Development Director	South Milwaukee, City of		
County Administrator	St. Croix County	\$150,000	
Village Administrator	Suamico, Village of		
Director of Administrative Services	Sun Prairie, City of		
Assistant Village Administrator	Sussex, Village of	Salary, up to \$100,000	
Village Administrator	Sussex, Village of		
Village Administrator/Treasurer/Interim Clerk	Thiensville, Village of	\$595,000	
Administrator & Finance Director	Trempealeau, Village of	\$25,000	Payment in Lieu of Health Insurance - receive the amount the Village saves in premiums as additional compensation \$24,978 in 2025
Village Administrator	Union Grove, Village of		
Administrative Coordinator	Vernon County	\$10,000	

2025 WCMA Member Salary Survey

Title	Organization	Life Insurance provided value amount	Other compensation NOT covered in survey
City Administrator	Verona, City of	1x salary	Cell phone: \$60/mo.
City Administrator	Viroqua, City of		
Administrator	Waterford, Village of		
Village Administrator	Waunakee, Village of	\$177,000	Receive 5% of Salary either paid out in cash or contributed to tax deferred savings (for 2025, amount was \$8,859)
Deputy Administrator	Waunakee, Village of	Equal to 1-year salary	We now offer paid parental leave (6 weeks) and compassionate leave (2 weeks) in addition to other times off
City Administrator	Waupaca, City of		
County Administrator	Waushara County,		Annual PEHP = \$1,290 Annual
City Administrator	Wauwatosa, City of	equal to annual salary	Deferred Compensation 3% of Salary
City Administrator	West Bend, City of	\$360,000	
Administrator	Weston, Village of		
Village Manager	Whitefish Bay, Village of	Annual salary	
City Manager	Whitewater, City of		cell phone reimbursement \$50/month
Administrator/Clerk-Treasurer	Wind Point, Village of	55	Phone allowance
Administrator	Wrightstown, Village of	75% annual income	



Outlook

Response to Department Head Memo - January 8, 2026

From Newberry, Aron <newberrya@cityoflacrosse.org>

Date Wed 7/8/2026 8:30 AM

To ZZ Dept. Heads Managers <ZZDept.HeadsManagers@cityoflacrosse.org>

Cc ZZ Council Members <council@cityoflacrosse.org>

 1 attachment (436 KB)

WCMA 2025 Salary Survey Results.pdf;

To the City of La Crosse Department Heads,

Thank you for the thoughtful and professionally presented memo you submitted to Council in January. The questions you raised were legitimate ones that deserved a direct response.

I recognize that a response did not come before the February vote, and I understand why that was frustrating. That was a reasonable expectation, and I am addressing it now.

Many of the questions you raised in January are answered directly in the latest amended version of the ordinance itself, and I encourage you to read it carefully with that in mind.

I have grouped your concerns into three categories and will address each one in turn.

Before addressing those categories, I want to provide some context on the legislation itself.

The ordinance being submitted is the same charter ordinance that received majority Council support in February 2026, shaped by over an hour of debate and amendments contributed by six Council members. It incorporates the input of the City Attorney, UW-Extension, the Wisconsin City/County Management Association, and municipal management professionals, and was validated through that process prior to the February vote. It is now co-sponsored by Council Member Slezniow.

Governance Structure and Authority

Your questions about reporting structure, the Administrator's individual powers, what remains with the Mayor and Council, and how decision-making authority is delineated in areas of overlap are all answered explicitly in the ordinance.

Section I(f) enumerates eight specific powers and duties of the Administrator. Section I(g) enumerates six specific responsibilities that remain with the Mayor. Section I(h) establishes a single chain of command, defines access and communication rights for elected officials, clarifies how the Council as a body directs the Administrator, and preserves the Mayor's emergency powers. These provisions were drafted specifically in response to the governance questions your memo raised and the input provided by the City Attorney, UW-Extension, and WCMA.

The question of what specific problem this position aims to solve is answered in Section I(a) and in the supporting documentation that will be distributed throughout July. The short answer is this: the 2025 budget cycle produced \$830,000 in departmental overruns with no mid-year mechanism to flag, address, or prevent them. No single position currently has both the authority and the operational expertise to provide that oversight. That is the main problem this position will address.

On the question of whether more cost-effective alternatives exist, that is a fair question and one the Council has and will consider carefully. The supporting documentation will address it directly. Professional administrative oversight is not a luxury; it is a governance standard that 212 Wisconsin municipalities and 341 comparable U.S. communities between 45,000 and 65,000 population have already adopted. La Crosse is the exception to this widely accepted standard.

Selection and Transition

Your questions about who selects the Administrator, how the transition is managed, and how continuity is maintained are addressed in Section VI of the ordinance.

Section VI(b) establishes that the search process includes participation by the Director of Human Resources, the Mayor, and a subcommittee of the Common Council in preliminary screening before finalists come to the full Council for interviews. Human Resources is explicitly part of that process.

Section VI(a) establishes that the office is created effective December 30, 2027, or upon appointment, whichever comes first. The Mayor retains full statutory authority until that date. This is not a mid-election disruption. It is a planned, orderly 2027 transition that gives the city ample time to conduct a professional search.

The question of whether the Mayor's position changes from full-time to part-time is not within the scope of this charter ordinance. That is a separate Council decision that will need to be made.

Fiscal Impact

Your fiscal questions are the ones most directly addressed by the supporting documentation rather than the ordinance itself, and that documentation is still being finalized. A comprehensive funding framework will be distributed as part of the supporting documentation package throughout July and will be available in full before the August 5th public comment hearing.

What I can share now is the WCMA 2025 Salary Survey, which provides statewide compensation benchmarks for municipal administrators. That survey is attached and provides useful market context for understanding the cost of this position in comparable Wisconsin communities.

On timing and fiscal impact, if this legislation passes in August 2026, it requires a 60-day waiting period before it can take effect. A professional search and hiring process of six to nine months would place a start date somewhere between April and July of 2027. That means the fiscal impact to the 2027 operating budget will be approximately half of the full annual cost. The first full year budget impact will not be realized until 2028. This is an important distinction that changes the near-term fiscal picture considerably and gives the city ample time to plan and budget appropriately.

On the interim administrator question raised in your memo, the ordinance establishes that the Mayor retains full statutory authority until the Administrator is appointed and qualified. There will be no interim administrator. The Mayor's office continues uninterrupted through the transition.

The recruitment firm cost of \$30,000 to \$50,000 is a real and anticipated expense that will be addressed in the funding framework when it is distributed.

On the funding question, there is significant fiscal analysis currently underway that will help inform how to budget for this position, and that analysis will be shared through the supporting documentation package before the August 5th meeting. Department heads will have the opportunity to participate in that conversation through the regular budget process, and their expertise and institutional knowledge will be valuable in making this work. In my opinion, this is not a question of whether we can afford a city administrator. La Crosse cannot afford not to have one. The question before us is how we make it work, and we would welcome your help in answering it.

Finally, on the workforce study, the Council approved that study, and it will proceed. But the independent research already gathered from UW-Extension, WCMA, and municipal management professionals provides a more than sufficient basis for this decision. Waiting for an internal study to validate what independent experts have already confirmed is not a reason to delay legislation. The two efforts can proceed in parallel.

What Remains for the Council to Decide

There are questions your memo raised that are not answered in the ordinance itself and that remain as decisions to be made after adoption. The question of what physical space in City Hall will become the office of the City Administrator is one the Council will address through the administrative process that follows adoption. The City has existing administrative space that can reasonably accommodate this position, and the specifics will be determined accordingly. Any additional employment terms will be established through the employment contract.

This governance model works because the Mayor, the Council, and department heads all vest meaningful authority in the Administrator. That is not a sacrifice; it is what makes the position effective enough to recruit top talent, retain them, and allow for the successful administration of this city's work. The ordinance before you is a serious, well-researched, legally compliant response to a real governance gap. I look forward to your continued engagement through the public comment process on August 5th.

Thank you for your professionalism and your service to this city.

Aron Newberry

Council Member, City of La Crosse

Co-sponsored by Council Member Slezniow

ATTACHMENT: 2025 WCMA Salary Survey

Disclaimer: *The following document was prepared by Council Member Aron Newberry in his individual capacity as the primary author of Charter Ordinance File 26-0741. It is provided to ensure that residents, Council members, and community stakeholders have access to complete and accurate information about the legislation prior to the August 5th public comment hearing.*

This document does not represent an official position of the City of La Crosse, the Common Council, or any city department. It is the work product of an elected official communicating with constituents about legislation he has authored and submitted through the official process.

Charter Ordinance File 26-0741 is currently under official review and is expected to be published on Legistar no later than Friday July 17th. This document is being shared publicly to ensure residents have the maximum amount of time to review and consider the legislation before the August 5th public comment hearing.

Executive Summary

This document explains the source, rationale, and expert input behind each major of the proposed City Administrator Charter Ordinance. The ordinance would create a professional City Administrator position responsible for day-to-day management and administration of City operations while preserving the Mayor's role as the City's elected political and policy leader.

The proposal responds to concerns identified during review of the 2024 ordinance, including the absence of a fixed contract term, lack of an evaluation process, unclear lines of authority, unresolved transition questions, and insufficient definition of the Mayor's continuing role. The revised ordinance also incorporates legal review by the City Attorney, input from department heads, guidance from municipal management professionals, and benchmarking data from Wisconsin and comparable communities across the country.

The central purpose of the ordinance is to modernize the City's administrative structure while maintaining democratic accountability. The Common Council would appoint and evaluate the Administrator,

the Mayor would continue to provide public leadership and policy direction, and the Administrator would provide professional management of City operations.

Key Objectives

- Create professional administrative oversight for increasingly complex municipal operations.
- Clarify the distinct roles of the Mayor, Common Council, and City Administrator.
- Establish clear accountability for budgeting, department coordination, and organizational performance.
- Create a single operational chain of command while preserving access to information for elected officials.
- Ensure compliance with Wisconsin statutes governing charter ordinances, removal authority, mayoral duties, and transition.
- Provide a transparent, professional search process and a clear transition timeline.

How to Read This Document

Each section below identifies what is being explained, the source of the language, the rationale for including it, the expert or stakeholder input received, and the resolution or recommendation reflected in the final

draft. The document is intended to serve both as a public-facing explanation and as a technical record of how the ordinance evolved.

Contents

- Executive Summary
- Title
- Section I(a): Office of the City Administrator
- Section I(b): Appointment, Term of Office, and Removal
- Section I(c): Evaluation
- Section I(d): Residency
- Section I(e): Qualifications
- Section I(f): Functions and Duties of the Administrator
- Section I(g): Role of the Mayor
- Section I(h): Lines of Authority
- Section II: Severability
- Section III: Removal of Mayor Duties
- Section IV: Emergency Personnel Designation
- Section V: Effective Date
- Section VI: Transition and Acting Administrator
- Summary of Key Sources
- Key Improvements Over 2024 Ordinance
- Conclusion

Title

“A CHARTER ORDINANCE to create Section 20 of Appendix A of the Code of Ordinances of the City of La Crosse creating the position, duties and responsibilities of the Office of the City Administrator and removing duties from the Office of the Mayor.”

Source

City Attorney (Stephen Matty)

Rationale

Charter ordinances must follow specific statutory formatting requirements under Wis. Stat. The title must clearly state both what is being created and what is being removed. This language satisfies that requirement.

Section I(a): Office of the City Administrator

Creates the Office of City Administrator to ensure efficient, effective, and responsible government in a context of increasing municipal complexity, while acknowledging La Crosse’s structure of a full-time Mayor and part-time Common Council.

Source

UW-Extension presentation (December 2025); consistent with 2024 charter amendment language

Rationale

Establishes the “why” of the ordinance. UW-Extension identified that La Crosse’s operational scope has outgrown its current governance structure. The ordinance explicitly recognizes the city’s unique institutional setup. This rationale is further supported by the 2025 year-end budget overruns of \$830,000 across two departments with no mid-year oversight mechanism to prevent or flag them.

Expert Input

- **UW-Extension:** Emphasized administrative complexity as the core justification
- **Department Heads:** Questioned whether this was the specific problem being solved
- **ICMA (Rob Carty):** Provided data confirming 212 Wisconsin entities and 341 comparable U.S. communities between 45,000 and 65,000 population operate with professional management, establishing that this is a mainstream governance model not an experimental one

Resolution

Retained UW-Extension framing as it provides clear policy rationale.

Strengthened by new data gathered since February 2026.

Section I(b): Appointment, Term of Office, and Removal

Appointment

Administrator appointed by majority vote of those present and voting, based on merit and professional qualifications.

Source

Standard municipal management language; validated by WCMA

Rationale

Ensures merit-based hiring using standard Council voting thresholds.

Term of Office

Administrator serves under a renewable contract of three (3) to five (5) years.

Source

WCMA best practices; UW-Extension presentation

Rationale

Addresses concerns raised about the 2024 ordinance's indefinite term, which created instability. A fixed contract balances accountability with continuity.

Expert Input

- **2024 Ordinance:** Indefinite term

- **UW-Extension:** Flagged indefinite term as problematic
- **WCMA:** Typical contracts range from 1–3 years
- **WCMA 2025 Salary Survey:** Confirms employment contracts are standard across Wisconsin municipal administrators, with most administrators serving 1–5 years in current role

Recommendation

A 3–5 year term provides greater stability than WCMA’s minimum while avoiding an indefinite appointment.

Removal

Administrator may be removed by a three-fourths (3/4) vote of the full Council, consistent with contract terms.

Source

City Attorney (Wis. Stat. compliance)

Rationale

2024 ordinance's "Mayor with approval of $\frac{3}{4}$ of Council" language violated Wis. Stat. This version complies with statute by making removal a Council-only action.

Expert Input

- **2024 Ordinance:** "Mayor with approval of $\frac{3}{4}$ of Council" (legally non-compliant)
- **City Attorney:** Must be Council-only removal to comply with Wis. Stat.

Section I(c): Evaluation

Administrator evaluated jointly by the Common Council and Mayor using agreed-upon performance metrics established jointly by the Director of Human Resources, Council and Mayor.

Source

Original drafting, responding to Department Heads' memo (January 2026)

Rationale

Directly addresses the question “How is the Administrator held accountable?” Joint evaluation preserves accountability while ensuring the Mayor has a meaningful role.

Expert Input

- **2024 Ordinance:** No evaluation
- **Department Heads:** Requested clarity on accountability
- **WCMA:** Recommends annual evaluation

Section I(d): Residency

Administrator must reside within 15 miles of the city within three months of appointment.

Source

City Attorney (Wis. Stat.)

Rationale

Residency language was provided to ensure statutory compliance. The 15-mile standard mirrors common emergency-personnel requirements.

Expert Input

- **2024 Ordinance:** No residency requirement
- **City Attorney:** Required if residency is imposed; must comply with Wis. Stat.

Section I(e): Qualifications

Minimum Qualifications

Master's degree from an accredited university and a minimum of five (5) years of progressively responsible municipal or county government experience in a senior leadership role. A master's degree in public administration, public policy, public finance, business administration, or a closely related field is required.

Source

Amended language adopted following February 2026 J&A hearing

Rationale

Sets a professional baseline while maintaining specificity around public-sector leadership experience. The master's degree requirement signals the professional caliber of the position and aligns with WCMA 2025 Salary Survey findings that MPA is the dominant credential among Wisconsin municipal administrators.

Expert Input

- **2024 Ordinance:** Required prior Administrator/Manager title, which severely limited candidate pool
- **Chamber panel and public comment:** Recommended broadening qualifications to expand candidate pool while maintaining professional standards
- **WCMA 2025 Salary Survey:** Confirms MPA is the dominant credential with MBA also common among Wisconsin municipal administrators

Additional Qualifications

Council may establish additional qualifications consistent with professional standards.

Source

Original drafting

Rationale

Allows flexibility to tailor searches to evolving city needs without amending the ordinance.

Section I(f): Functions and Duties of the Administrator

Administrator serves as the City's chief administrative officer, responsible to the Common Council.

Source

WCMA best practices; standard municipal administrator language

Rationale

Clarifies reporting structure and resolves prior ambiguity about who Administrator reports to.

Expert Input

- **UW-Extension:** Asked “Who does Administrator report to?”
- **Department Heads:** Asked “Who does Administrator report to day-to-day?”
- **Comparable Cities:** Most have Administrator report to Council as body
- **ICMA data:** Confirms Council reporting structure is standard across comparable Wisconsin and national communities

Resolution

Administrator reports to Council as body (standard practice).

Key Duties

1. Supervise department heads (excluding Police, Fire, Library Directors) and collaborate with protected departments

Source

City Attorney (statutory protections) and original drafting

Rationale

Police Chief, Fire Chief, and Library Director have statutory protections under Wisconsin law that limit Administrator’s direct supervisory

authority. “Collaborate” language ensures coordination without violating statutes.

Expert Input

2024 Ordinance: Unclear about authority over department heads

City Attorney: Must respect statutory protections for Police, Fire, Library

WCMA: Warned that excluding department heads from Administrator supervision “can lead to issues”

Resolution

Excluded Police/Fire/Library per statute, but included “collaborate” language to maintain coordination. Will address coordination through employment contract and administrative policies.

2. Manage the recruitment and selection process for department head positions, recommend candidates to the appropriate appointing authority as specified in applicable charter ordinances, and supervise,

evaluate, and discipline department heads consistent with the statutes of the State of Wisconsin, City charter ordinances, and City policies. Recommend removal of department heads to the appropriate authority.

Source

Amended language adopted February 2026; City Attorney review;
WCMA recommendation

Rationale

Makes Administrator's authority over department heads explicit while respecting existing charter ordinances governing appointments.

Addresses UW-Extension's question "Is firing clear?" from the 2024 ordinance review.

Expert Input

- **City Attorney:** Identified conflict with existing charter ordinances governing department head appointments

- **WCMA:** Recommended adding language clarifying Administrator’s authority over subordinate officers and employees

3. Prepare and submit the annual budget to the Common Council for adoption

Source

Standard administrator duty; addresses City Attorney concern

Rationale

City Attorney noted 2024 ordinance had “budget preparation vacuum.”

This makes responsibility explicit. This duty is central to the accountability argument — the 2025 overruns of \$830,000 across Police, Fire, and Highway departments occurred in part because no single position had both the authority and the expertise to flag and address budget trends mid-year.

4. Execute the adopted budget and ensure fiscal responsibility

Source

Standard administrator duty

Rationale

Administrator implements budget Council adopts.

5. Implement ordinances, resolutions and policies adopted by the Mayor and Common Council

Source

Standard administrator duty

Rationale

Administrator implements policy set by elected officials.

6. Serve as the City's Public Information Officer or designate a department head or City Staff Person to serve in this capacity

Source

Addresses City Attorney concern about 2024 ordinance

Rationale

City Attorney noted 2024 ordinance assigned PIO role to Administrator but “creates practical problems.” “Or designate” language provides flexibility.

7. Keep the Common Council and Mayor regularly informed about City operations through oral or written reports

Source

Standard administrator duty

Rationale

Ensures transparency and accountability to elected officials. Directly addresses the Council’s current inability to receive mid-year budget trend information in a timely manner.

8. Perform such other duties as may be prescribed by the Common Council in the employment contract

Source

Standard flexibility

Rationale

Allows Council to assign additional duties through contract without amending ordinance.

Section I(g): Role of the Mayor

Purpose

Explicitly defines the Mayor's political and strategic role, which was absent in the 2024 ordinance.

Source

Original drafting, addressing Department Heads' and UW-Extension concerns

Rationale

2024 ordinance had no Mayor role definition, creating a governance vacuum. Department Heads asked "What is Mayor's role?" and "What powers will remain with Mayor and Common Council collectively?" This section addresses those concerns by explicitly defining the Mayor's

political and strategic role as distinct from the Administrator's operational role. It also responds to concerns that the ordinance represents a power grab by making clear that the Mayor retains significant and meaningful responsibilities.

Expert Input

- **2024 Ordinance:** No Mayor role definition
- **UW-Extension:** Noted absence of Mayor role definition as significant gap
- **Department Heads:** Asked "What powers will remain with Mayor and Common Council collectively?"
- **WCMA:** Confirmed that in comparable Wisconsin cities the Mayor retains political and intergovernmental leadership while the Administrator handles operational management
- **ICMA data:** Shows that the majority of comparable Wisconsin and national communities operate under a Mayor-Council-Administrator structure where the Mayor retains a meaningful political executive role

Resolution

Created explicit Mayor role definition to fill governance gap and address opposition concerns about loss of democratic accountability.

Mayor Responsibilities

Key Duties

1. Serve as the City's chief public representative and spokesperson on matters of policy

Mayor remains public face of city on policy matters. Administrator handles operational communications.

2. Set strategic vision and policy priorities for the City with collaboration from the Common Council

Mayor is elected official who sets direction. Administrator implements that direction.

3. Introduce initiatives and legislation to the Common Council

Existing Mayor power under La Crosse charter. Made explicit that Mayor retains this authority.

4. Serve as lead negotiator with other governments, institutions, and stakeholders

Mayor is political executive who represents city in external relationships.

5. Participate in the City Administrator search process and joint evaluation of the City Administrator

Ensures Mayor has meaningful role in Administrator selection and accountability even though Council formally appoints.

6. Retain all emergency powers provided by law and charter

Makes explicit that Mayor retains statutory emergency powers. WCMA noted need for policies and procedures document to clarify operational roles during emergencies. Will be addressed through administrative policies after Administrator is hired.

Section I(h): Lines of Authority

Purpose

Creates a single chain of command to prevent operational interference and confusion.

Source

Standard council-manager governance principle; WCMA best practices

Rationale

Addresses Department Heads' question "How will decision-making authorities be delineated in areas where responsibilities may overlap?"

Creates clear chain of command to prevent confusion and political interference in operations. This section is particularly important given the current environment in which the absence of a clear chain of command has contributed to budget overruns going unreported and unaddressed mid-year.

Expert Input

- **2024 Ordinance:** No lines of authority
- **Department Heads:** Asked about decision-making authority delineation
- **WCMA:** Emphasized importance of Mayor and Council being "aligned in their support for the city administrator and remain firm in letting folks know that they need to work through that person"

(h)(1) Single Chain of Command

Neither Mayor nor individual Council Members shall direct, supervise, or give orders to City staff or department heads except through the City Administrator.

Rationale

Prevents confusion and political interference in operations.

(h)(2) Access and Communication

Individual Council Members and Mayor may communicate with Administrator at any time to request information, ask questions, provide input or discuss City matters. Administrator shall provide requested information in a timely manner. Individual Council Members and the Mayor may contact department heads directly to request information or address constituent service issues. Council Members should inform the Administrator of such contacts in a timely manner.

Rationale

Ensures elected officials can get information they need without violating chain of command. Administrator is responsive to elected officials while maintaining operational authority.

(h)(3) Council Direction

Common Council, acting as a body, may direct Administrator to take specific actions through duly adopted resolutions or ordinances, through direction provided during Council meetings, or through consensus expressed by the Council. Individual Council Members may request that Administrator consider specific actions but may not direct Administrator or staff to act.

Rationale

Clarifies that Council as body — not individual members — directs Administrator. Allows flexibility for Council direction through formal and informal means while preventing individual Council members from giving orders.

(h)(4) Emergency Exception

Nothing in this section shall prevent the Mayor from exercising emergency powers as provided by law and charter.

Rationale

Ensures lines of authority don't interfere with Mayor's statutory emergency powers.

Overall Recommendation

Strong expert consensus. WCMA emphasized importance of this section.

Section II: Severability

Standard severability clause ensuring that if one is found legally invalid, the remainder of the ordinance remains in effect.

Source

City Attorney — standard legal language

Rationale

Standard severability clause protects ordinance from complete invalidation if one is challenged.

Recommendation

No disagreement. This is boilerplate legal language.

Section III: Removal of Mayor Duties

“This charter ordinance specifically removes those duties from the Office of Mayor to oversee the day-to-day operations, management and administration of the City of La Crosse that are found under § 62.09(8)(a), Wis. Stat. Any charter or any previously enacted ordinance or charter ordinance inconsistent or in conflict with this ordinance is expressly repealed.”

Source

City Attorney — legal requirement

Rationale

Wisconsin statute gives Mayor authority over day-to-day operations.

Charter ordinance must explicitly remove those duties and transfer them to Administrator. Second sentence ensures this ordinance supersedes any conflicting s.

Recommendation

No disagreement. This is legally required language.

Section IV: Emergency Personnel Designation

“Pursuant to Wis. Stat § 66.0503, the Common Council finds and determines that the City Administrator is emergency personnel.”

Source

City Attorney

Rationale

City Attorney provided this language as a legal basis for the residency requirement in Section I(d). Wis. Stat. allows municipalities to require residency for “emergency personnel.”

Expert Input

- **City Attorney:** Provided this language to enable the residency requirement

Section V: Effective Date

“This charter ordinance shall take effect sixty (60) days after its passage and publication subject to the s of Section 66.0101(5) Wis. Stat.”

Source

City Attorney — statutory requirement

Rationale

Wis. Stat. requires a 60-day waiting period for charter ordinances to allow for a referendum petition. Reference to statute ensures compliance with referendums.

Section VI: Transition and Acting Administrator

Section VI(a): Transition

The office of the City Administrator is created effective (1) December 30, 2027; or (2) upon the appointment and qualification of a City Administrator by the Common Council, including without limitation, the execution of a valid employment contract with a first date of employment in 2027, whichever occurs first. The office of Mayor shall continue with all statutory roles, responsibilities and duties until the office of the City Administrator is created.

Source

Original drafting as amended; addresses UW-Extension and Department Heads concerns

Rationale

UW-Extension presentation ended with “What does the transition look like??” Department Heads asked, “How will continuity of operations be

maintained during a transition period?” This addresses both concerns by establishing a clear effective date while ensuring the Mayor retains full authority until the Administrator is in place. The 2027 effective date also aligns with the funding framework — if approved in July 2026 and posted by October 1st, a realistic hiring cycle places the first start date in early 2027, meaning first year costs will be a fraction of the full annual cost.

Expert Input

- **2024 Ordinance:** No transition
- **UW-Extension:** Raised transition as major unanswered question
- **Department Heads:** Asked about continuity during transition
- **City Attorney:** Noted that under Wis. Stat., Mayor is likely prohibited from serving as Acting Administrator

Section VI(b): Search Process

“Upon the effective date of this ordinance, the City shall immediately initiate a transparent, professional search for a permanent City

Administrator. The search process shall include participation by the Director of Human Resources, the Mayor, and a subcommittee of the Common

Council in the preliminary screening before bringing finalists to the entire Council for interviews. The search shall be conducted in accordance with best practices for municipal executive recruitment.”

Source

Amended language adopted following February 2026 J&A hearing incorporating WCMA recommendation

Rationale

UW-Extension noted the 2024 ordinance had “No public engagement s” and “No process defined for public participation in hiring.” This addresses that concern. The addition of a Council subcommittee to the preliminary screening process ensures broader Council ownership of the search while maintaining efficiency.

Expert Input

- **2024 Ordinance:** No search process.
- **UW-Extension:** Noted absence of public engagement as a significant gap

- **WCMA:** Recommended adding subcommittee language — adopted as amended
- **Experienced Public Administration Professionals:** Recommended the use of a qualified search firm and noted that the search process significantly impacts the quality of candidates attracted to the position

Summary of Key Sources

Primary Sources

- UW-Extension Presentation (December 2025) — identified gaps in 2024 ordinance and provided governance framework
- City Attorney Legal Review (December 2025–January 2026) — ensured statutory compliance
- Department Heads Memo (January 2026) — raised governance and implementation questions
- WCMA Best Practices Report — provided professional management standards
- Municipal Administrator feedback (Chamber panel, informal consultations) — provided practitioner perspective

Additional Sources Gathered Since February 2026

- *Still being compiled and will be available before the August 5th Judiciary and Administration Committee, allowing time for residents to review and make public comment.*

Key Improvements Over 2024 Ordinance

- Fixed contract term of 3–5 years instead of indefinite
- Joint evaluation by Council and Mayor with performance metrics
- Explicit Mayor role definition addressing governance vacuum
- Clear lines of authority preventing operational interference
- Transition s establishing clear effective date and search process
- Legal compliance with Wis. Stat. on removal, Mayor duties, and succession
- Broadened qualifications attracting a stronger candidate pool
- Clearer department head authority respecting existing charter ordinances
- Council subcommittee participation in search process
- Comprehensive funding framework developed and validated by independent experts

Conclusion

The proposed City Administrator Charter Ordinance reflects a substantial revision from the 2024 proposal. It was developed with direct

input from Council colleagues, shaped by over an hour of debate and amendments contributed by several Council members at the February 2026 Common Council meeting, and received majority support. It responds directly to concerns raised by legal counsel, UW-Extension, department heads, municipal management professionals, and public stakeholders. The revised ordinance creates a professional administrative structure while preserving the Mayor's political and strategic leadership role and the Common Council's authority as the City's legislative body.

Taken together, the revisions create a clearer, more accountable, and more durable governance model for La Crosse. The ordinance addresses the key implementation questions that were unresolved in the prior version: appointment, removal, evaluation, qualifications, department head authority, budget responsibility, mayoral role, chain of command, transition, and search process.

Document prepared by Council Member Aron Newberry. July 2026.

Craig, Sondra

From: City of La Crosse Notices - No Reply
Sent: Monday, July 27, 2026 8:58 AM
To: Craig, Sondra; Elsen, Nikki; Janssen, Barb; Kahlow, Chris; Sleznikow, Larry; Trost, Jennifer; Mindel, Mackenzie; Dickinson, Tamra; Goggin, Erin; Steele, Annette; Washington-Spivey, Shaundel; Weston, Lisa; Newberry, Aron; Bedford, Crystal; Padesky, Gary; Stine, Olivia; Northwood, Rosanne
Subject: City Council Contact Form: File 26-0741 La Crosse City Administrator

Do not reply to this email. This email is sent from an unmonitored account. Please send responses to the email address listed below.

Submitted on: 7/27/2026
Name: Joe Kovacevich
Email Address: joe.kovacevich@gmail.com
Address: 1002 Eastwood Street
Municipality: Village of Holmen
Is this related to a legislative agenda item: Yes
Agenda item number: 26-0741

Subject: File 26-0741 La Crosse City Administrator

Dear Council Members,

I am writing to you to express my support for the policy changes proposed in File 26-0741.

Strong leadership requires making difficult decisions that balance fiscal responsibility, quality public services, and long-term planning. I cannot understand how a city the size of La Crosse, a \$74 million dollar entity with over 500 employees does not have a professional manager who has been educated and built a career in City governance.

I am currently serving my second term on the La Crosse County Board representing District 22 in Holmen and have seen first-hand the benefits of having a County Administrator and professional staff help the Board navigate the complexities of County government.

I encourage the Council to carefully consider these recommendations based on their long-term benefits rather than short-term challenges. Effective governance depends on working collaboratively, making informed decisions, and focusing on what is in the best interest of the entire community. By the entire community I am referencing the 18 municipalities that make up the entirety of La Crosse County which includes the city of La Crosse, what happens in the city effects all of us, which cannot be overstated.

Thank you for your service to the residents of La Crosse and for considering these policy changes. I respectfully ask you to support the creation of a City Administrator and vote in favor at the committee level on August 5th and at the full council meeting on August 13th.

Sincerely,

Joe Kovacevich



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0746

Agenda Date: 8/5/2026

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Resolution

Resolution approving Certified Survey Map for parcel located at 748 Losey Blvd. N. (Parcel 17-20260-10) and request for dedication of right-of-way and waiver of platting requirements.

RESOLUTION

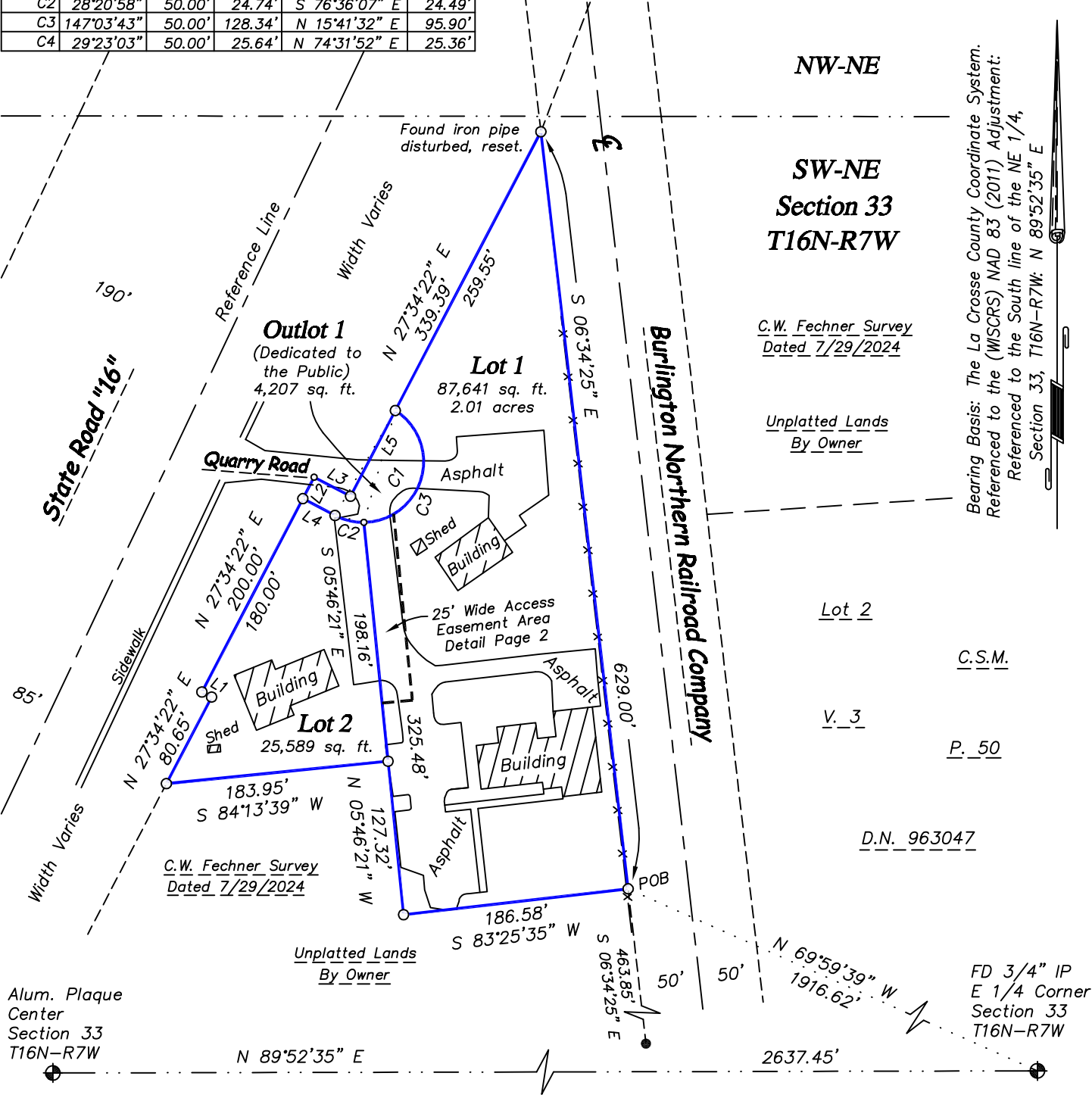
BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby approves the Certified Survey Map - Located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 33, Township 16 North, Range 7 West (748 Losey Blvd N Parcel 17-20260-10), City of La Crosse, La Crosse County, Wisconsin and request for right-of-way dedication and waiver of platting requirements.

BE IT FURTHER RESOLVED that the City Clerk and other required City staff or officers are authorized to sign said map after reports of full compliance have been received from the departments at the City and County of La Crosse who review said map as required by Municipal Code.

CERTIFIED SURVEY MAP No. _____

PART OF THE
SW 1/4 - NE 1/4, Section 33, T16N-R7W;
City of La Crosse, La Crosse County, Wisconsin;

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT BEARING
C1	175°24'41"	50.00'	153.08'	N 29°52'01" E	99.92'	N 57°50'19" W
C2	28°20'58"	50.00'	24.74'	S 76°36'07" E	24.49'	
C3	147°03'43"	50.00'	128.34'	N 15°41'32" E	95.90'	
C4	29°23'03"	50.00'	25.64'	N 74°31'52" E	25.36'	



Bearing Basis: The La Crosse County Coordinate System.
Referenced to the (NAD 83) (2011) Adjustment:
Referenced to the South line of the NE 1/4,
Section 33, T16N-R7W: N 89°52'35" E

Total Acreage
117,437 sq. ft.
2.70 acres

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.00'	N 62°25'38" W
L2	20.00'	N 27°34'22" E
L3	34.00'	S 62°25'38" E
L4	30.00'	S 62°25'38" E
L5	79.84'	N 27°34'22" E
EASEMENT LINE TABLE		
E1	150.00'	S 05°46'21" E
E2	25.00'	N 84°13'39" E
E3	154.27'	N 05°46'21" W

LEGEND

- = Found 1" Iron Pipe (unless stated otherwise)
- = Set 3/4" x 20" Rebar (1.50 lb/lin. ft.)
- () = Recorded dimensions
- = Set MAG nail
- ⊕ = Found County marker
- = Boundary of this survey
- — — = Centerline
- x — x — = Fence line
- POB = Point of beginning

Graphic Scale

120' 0' 60' 120' 240'

(IN FEET)

1 inch = 120 ft.

S-6836C

SHEET 1 OF 2

CERTIFIED SURVEY MAP

PART OF

**SW 1/4 - NE 1/4, Section 33, T16N-R7W;
City of La Crosse, La Crosse County, Wisconsin;**

SURVEYOR'S CERTIFICATE

I, Travis J. Severson, Professional Land Surveyor, do hereby certify that I have surveyed and mapped this Certified Survey Map being part of the SW 1/4 of the NE 1/4, Section 33, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin described as follows:

Commencing at the East 1/4 corner of Section 33, thence N 69°59'39" W 1916.62 feet to the West right-of-way line of the Burlington Northern Railroad Company and the point of beginning of this description:

thence S 83°25'35" W 186.58 feet;
thence N 05°46'21" W 127.32 feet;
thence S 84°13'39" W 183.95 feet to the East right-of-way line of State Road "16";
thence, along said East right-of-way line, N 27°34'22" E 80.65 feet;
thence, continuing along said East right-of-way line, N 62°25'38" W 9.00 feet;
thence, continuing along said East right-of-way line, N 27°34'22" E 200.00 feet;
thence, continuing along said East right-of-way line, S 62°25'38" E 34.00 feet;
thence, continuing along said East right-of-way line, N 27°34'22" E 339.39 feet to said West right-of-way line;
thence, along said West right-of-way line, S 06°34'25" E 629.00 feet to the point of beginning of this description.

Together with and subject to an access easement for ingress and egress. Subject to any easements, covenants and restrictions of record.

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

That such map is a correct representation of the exterior boundaries of the land surveyed, subdivision and dedicated thereof made.

That I have fully complied with the provisions of s.236.34, Wisconsin Statutes and with the subdivision ordinances of the City of La Crosse in surveying and mapping the same.

Travis J. Severson PLS #4067
Coulee Region Land Surveyors
2845 Midwest Drive, STE 103
Onalaska, WI 54650

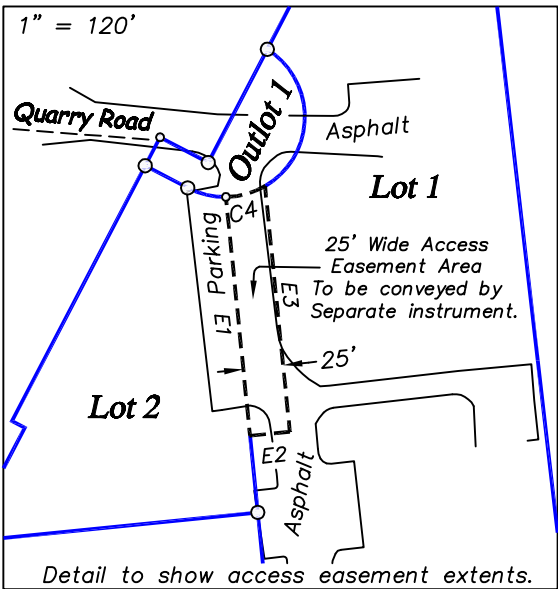
Owner:
C/O James Flottmeyer
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

CITY OF LA CROSSE APPROVAL

Resolved that this Certified Survey Map is hereby approved by the City of La Crosse.

City Clerk

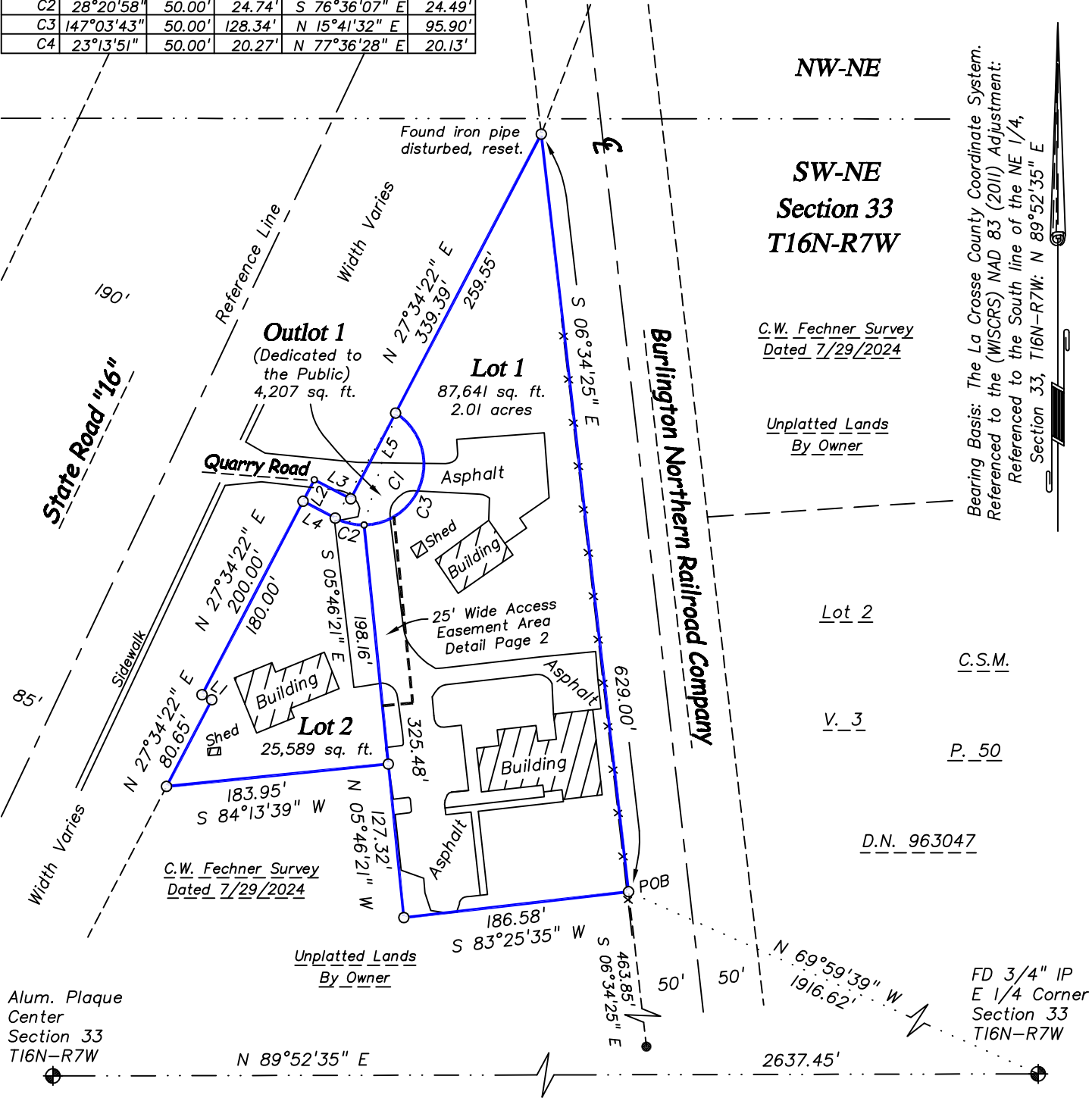
Date



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Alum. Plaque
Center
Section 33
T16N-R7W

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2.70 acres

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S-6836C

SHEET 1 OF 2

CERTIFIED SURVEY MAP

PART OF

SW 1/4 - NE 1/4, Section 33, T16N-R7W;
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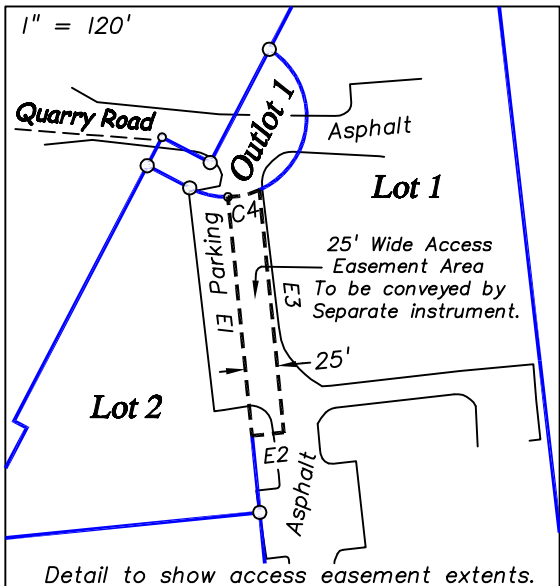
Owner:
C/O James Flottmeyer
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

CITY OF LA CROSSE APPROVAL

Resolved that this Certified Survey Map is hereby approved by the City of La Crosse.

City Clerk

Date



3. Reservation by Grantor/Non-Exclusive Use. All right, title and interest in and to any easement area under this Agreement which may be used and enjoyed without interfering with the rights conveyed by this Agreement are reserved to Grantor, provided, however, that Grantor shall not enact or maintain any buildings which may cause damage to or interfere with the access to Lot 2 by Grantee.

4. Construction of Improvements.

4.1 Restoration. In the event the surface of any easement area is disturbed by Grantor's or Grantee's exercise of any of its easement rights under this Agreement, such area shall be restored to the condition in which it existed at the commencement of such activities, at the expense of the party which caused the disturbance.

4.2 At some point of time at which the pavement within the easement area has reached the end of its useful life, as mutually agreed upon, and must be reconstructed in order to continue access to Lot 1 and/or Lot 2, the cost of such reconstruction shall be split equally between the owners of Lot 1 and Lot 2.

5. General Provisions.

5.1 Covenants Running with the Land/Assignment. The parties to this Agreement acknowledge and agree that the easements and other rights conferred by this Agreement are intended to, and do, constitute covenants that run with the land and shall inure to the benefit of and be binding upon the parties and their respective grantees, heirs, successors and assigns. Without limiting the foregoing, Grantor acknowledges that Grantee's rights under this Agreement are assignable; that Grantee may enter into agreements to sell or otherwise may transfer Grantee's Property, either to affiliates of Grantee or to third parties, and that Grantor hereby consents to Grantee's assignment of all of its right, title and interest and its delegation of all of its obligations created under this Agreement upon any such the sale or transfer and, upon any such assignment, Grantee shall be forever released and discharged from any and all claims, demands and damages which Grantor may have, make or suffer as a result of any thing done or occurring after the date of such assignment. Nothing contained in this Section 5.1, however, shall in any way be construed as releasing Grantee's successors and assigns from any obligations to Grantor created by this Agreement or to in any way limit Grantor's remedies at law or in equity as against such successors and assigns.

5.2 Effective Date. This agreement shall be effective upon the date it is executed by an authorized representative of each signing party.

5.3 Authorized Representative. Each individual signing on behalf of a party to this Agreement states that he or she is the duly authorized representative of the signing party and that his or her signature on this Agreement has been duly authorized by, and creates the binding and enforceable obligation of, the party on whose behalf the representative is signing.

5.4 Attorney's Fees. In the event of any dispute between the parties regarding the enforcement or effect of this Agreement, including one subject to arbitration, the non-prevailing party in any such dispute shall pay the prevailing party's reasonable attorney's fees and costs incurred. In the event of arbitration, the fees of the arbitrator and the cost of the arbitration shall be paid by the non-prevailing party. In the event that neither party wholly prevails, the court or arbitrator, as applicable, may apportion the costs or fees as the court or arbitrator deems appropriate.

5.5 Further Cooperation. Each of the signatures to this Agreement agree to execute such other documents and to perform such other acts as may be reasonably necessary or desirable to further the expressed and intent purpose of this agreement.

IN WITNESS of this, the undersigned have executed this Agreement as of this _____ day of _____, _____.

Dated this _____ day of _____, _____.

Signature _____
Printed Name _____
Capacity _____

Signature _____
Printed Name _____
Capacity _____

STATE OF WISCONSIN
COUNTY OF _____

ON THIS _____ day of _____, 202__, before me, personally appeared _____
and _____, personally known to me (or proved to me on the basis of satisfactory
evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that
they executed the same in their authorized capacities, and that by their signatures on the instrument the
persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

[SEAL]

Signature _____
Print Name _____
My Commission Expires _____

This document drafted by:
Makepeace Engineering LLC
2845 Midwest Drive #103
Onalaska, WI 54650



CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID	26-0746	Caption	Resolution approving Certified Survey Map for parcel located at 748 Losey Blvd. N. (Parcel 17-20260-10) and request for dedication of right-of-way and waiver of platting requirements.
---------	---------	---------	---

Staff/Department Responsible for Legislation

Parks, Recreation and Forestry Department
Planning Department

Requestor of Legislation

Jay Odegaard/Andrea Trane

Location, if applicable

748 LOSEY BLVD N
Parcel 17-20260-10

Summary/Purpose

The applicant requests approval of a waiver of the platting requirements under Chapter 113 of the City of La Crosse Municipal Code to facilitate the division of one existing parcel into two separate parcels by Certified Survey Map. Thereby helping to facilitate the future of these parcels.

Background

The one parcel currently holds three buildings, two of which have long-term leases, this waiver would separate the buildings into two parcels that could then be dealt with on an individual or combined basis. This waiver of platting requirements opens up different avenues that the City can identify as the best use of these parcels moving forward.

Fiscal Impact

Long-term option for increased lease revenue or revenue from the sale and the properties being placed back on the tax rolls.

Staff Recommendation

Approval

Craig, Sondra

From: Dale Hewitt <DHewitt@lacrossecounty.org>
Sent: Thursday, July 16, 2026 1:18 PM
To: Craig, Sondra; Bryan Meyer; Coman, Kyle
Subject: La Crosse County Deputy County Surveyor (CSM 2026-22 City of La Crosse/Severson) - For Review: Certified Survey Map - 748 Losey Blvd N

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

Good afternoon Sondra,

One comment regarding the proposed CSM.

1. Please have the Surveyor verify C4 horizontal curve data, easement line E2 and the width of the easement labeling. The easement width is depicted to be 25', but the information provided would indicate that it is 20-ft in width.

Thank you,

Dale

Dale E. Hewitt, PLS-4062

Deputy County Surveyor
212 6th Street North – Room 1200
La Crosse, WI 54601
608-785-9626

From: Craig, Sondra <craigs@cityoflacrosse.org>
Sent: Thursday, July 16, 2026 12:16 PM
To: Acklin, Tim <Acklint@cityoflacrosse.org>; Asp, Brian <aspb@cityoflacrosse.org>; Coman, Kyle <comank@cityoflacrosse.org>; Crandall, Jay <CrandallJ@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>; Matthew Gallager <gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Kroll, Dammon <krolld@cityoflacrosse.org>; Neumann, Shannon <Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>; Trane, Andrea <tranea@cityoflacrosse.org>; Dale Hewitt <DHewitt@lacrossecounty.org>; Bryan Meyer <bmeyer@lacrossecounty.org>
Subject: For Review: Certified Survey Map - 748 Losey Blvd N

Good afternoon,

Attached for your review is a Certified Survey Map for property at 748 Losey Blvd N in the City of La Crosse. In addition to the internal review, this CSM will be routed through to Council for final approval (waiver of platting requirements and dedication of public right-of-way).

Please let me know if you approve or have any comments that I can pass along to the surveyor.

Thank you,

SONDRA CRAIG, WCMC (she/her)

Deputy City Clerk

City Clerk's Office

City of La Crosse

400 La Crosse Street

La Crosse WI 54601

craigs@cityoflacrosse.org

Direct: 608.789.7549 | Office: 608.789.7510

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

City Clerk's Office hours:

8:00 a.m. to 4:30 p.m., Monday through Thursday

8:00 a.m. to 2:00 p.m., Friday

Public Service (walk in) hours 8:00 a.m. to 4:00 p.m. Monday through Thursday & 8:00 a.m. to 12:00 p.m. on Friday in the City Hall Lobby

PRIVATE AND CONFIDENTIAL

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Craig, Sondra

From: Acklin, Tim
Sent: Thursday, July 16, 2026 3:08 PM
To: Craig, Sondra
Cc: Trane, Andrea
Subject: RE: For Review: Certified Survey Map - 748 Losey Blvd N

Planning approves

Tim Acklin, AICP

Deputy Director

Planning & Development
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

acklint@cityoflacrosse.org

Office: 608.789.7391

From: Craig, Sondra <craigs@cityoflacrosse.org>
Sent: Thursday, July 16, 2026 12:16 PM
To: Acklin, Tim <Acklint@cityoflacrosse.org>; Asp, Brian <aspb@cityoflacrosse.org>; Coman, Kyle <comank@cityoflacrosse.org>; Crandall, Jay <CrandallJ@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>; Gallagher, Matthew <gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Kroll, Dammon <KrollD@cityoflacrosse.org>; Neumann, Shannon <Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>; Trane, Andrea <tranea@cityoflacrosse.org>; Hewitt, Dale <DHewitt@lacrossecounty.org>; Meyer, Bryan <bmeyer@lacrossecounty.org>
Subject: For Review: Certified Survey Map - 748 Losey Blvd N

Good afternoon,

Attached for your review is a Certified Survey Map for property at 748 Losey Blvd N in the City of La Crosse. In addition to the internal review, this CSM will be routed through to Council for final approval (waiver of platting requirements and dedication of public right-of-way).

Please let me know if you approve or have any comments that I can pass along to the surveyor.

Thank you,

SONDRA CRAIG, WCMC (she/her)

Deputy City Clerk

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

La Crosse WI 54601

craigs@cityoflacrosse.org

Direct: 608.789.7549 | Office: 608.789.7510

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

City Clerk's Office hours:

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Craig, Sondra

From: Reinhart, David
Sent: Friday, July 17, 2026 8:31 AM
To: Craig, Sondra
Subject: RE: For Review: Certified Survey Map - 748 Losey Blvd N

Approve.

Thanks,

David Reinhart

Chief Building Inspector

Building & Inspections

400 La Crosse St., La Crosse, WI 54601

Office: 608-789-7564

From: Craig, Sondra <craigs@cityoflacrosse.org>
Sent: Thursday, July 16, 2026 12:16 PM
To: Acklin, Tim <Acklint@cityoflacrosse.org>; Asp, Brian <aspb@cityoflacrosse.org>; Coman, Kyle <comank@cityoflacrosse.org>; Crandall, Jay <CrandallJ@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>; Gallagher, Matthew <gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Kroll, Dammon <KrollD@cityoflacrosse.org>; Neumann, Shannon <Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>; Trane, Andrea <tranea@cityoflacrosse.org>; Hewitt, Dale <DHewitt@lacrossecounty.org>; Meyer, Bryan <bmeyer@lacrossecounty.org>
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City of La Crosse

400 La Crosse Street

La Crosse WI 54601

craigs@cityoflacrosse.org

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Craig, Sondra

From: Kroll, Dammon
Sent: Friday, July 17, 2026 11:01 AM
To: Craig, Sondra
Subject: RE: For Review: Certified Survey Map - 748 Losey Blvd N

Good Morning Sondra,

Assessor's Office approves.

Thank you,

Dammon M. Kroll
Deputy City Assessor

Assessor's Office
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

krolld@cityoflacrosse.org

Main Line: 608.789.7525

Office: 608.789.8626

From: Craig, Sondra <craigs@cityoflacrosse.org>
Sent: Thursday, July 16, 2026 12:16 PM
To: Acklin, Tim <Acklint@cityoflacrosse.org>; Asp, Brian <aspb@cityoflacrosse.org>; Coman, Kyle <comank@cityoflacrosse.org>; Crandall, Jay <CrandallJ@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>; Gallagher, Matthew <gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Kroll, Dammon <KrollD@cityoflacrosse.org>; Neumann, Shannon <Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>; Trane, Andrea <tranea@cityoflacrosse.org>; Hewitt, Dale <DHewitt@lacrossecounty.org>; Meyer, Bryan <bmeyer@lacrossecounty.org>
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Please let me know if you approve or have any comments that I can pass along to the surveyor.

Thank you,

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

400 La Crosse Street
La Crosse WI 54601

craigs@cityoflacrosse.org

Direct: 608.789.7549 | Office: 608.789.7510

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Craig, Sondra

From: Dale Hewitt <DHewitt@lacrossecounty.org>
Sent: Friday, July 17, 2026 11:13 AM
To: Flottmeyer, James; Bryan Meyer; Coman, Kyle
Cc: Craig, Sondra; travis@couleeregionlandsurveyors.com
Subject: La Crosse County Deputy County Surveyor - Certified Survey Map - 748 Losey Blvd N

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

Good morning everyone,

There are no concerns with the revised CSM.

Thank you,

Dale

Dale E. Hewitt, PLS-4062

Deputy County Surveyor
212 6th Street North – Room 1200
La Crosse, WI 54601
608-785-9626

From: Flottmeyer, James <flottmeyerj@cityoflacrosse.org>
Sent: Friday, July 17, 2026 8:38 AM
To: Dale Hewitt <DHewitt@lacrossecounty.org>; Bryan Meyer <bmeyer@lacrossecounty.org>; Coman, Kyle <comank@cityoflacrosse.org>
Cc: Craig, Sondra <craigs@cityoflacrosse.org>; travis@couleeregionlandsurveyors.com
Subject: Certified Survey Map - 748 Losey Blvd N

Some people who received this message don't often get email from flottmeyerj@cityoflacrosse.org. [Learn why this is important](#)

Please find attached the revised CSM pages, including corrected curve and line length calls, as well as an updated label calling out 25' easement width. Let me know if any additional information is needed.

Thanks,

Jim Flottmeyer
Parks, Forestry, Building and Grounds
Facilities and Marine Operations Manager
608-789-7559
City of La Crosse
Parks and Recreation
<http://www.cityoflacrosse.org/parks>

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City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0749

Agenda Date: 8/5/2026

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Ordinance

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to create Section 115-413 of the Code of Ordinances of the City of La Crosse to establish a temporary moratorium on data centers.

ORDINANCE

WHEREAS, Data Centers may be permitted in certain City of La Crosse Zoning Districts;

WHEREAS, the La Crosse Municipal Code does not currently define “Data Centers” and does not sufficiently address the possible environmental, economic, health, safety, land use, infrastructural, and general welfare concerns that may result from the location, construction, and operation of Data Centers;

WHEREAS, the City is currently undergoing a recodification of its Zoning Code that entails, among other things, updating and clarifying definitions, permitted uses, zoning district regulations, and more;

WHEREAS, Data Centers typically feature high-performance servers, storage arrays, networking equipment, cooling systems, and power backup solutions to ensure uninterrupted operation;

WHEREAS, concerns have been raised about the potential environmental, economic, health, safety, land use, infrastructural, and general welfare issues related to the location, construction, and operation of Data Centers, including electrical connections, energy demand, electromagnetic fields, noise pollution, impacts on air quality and water resources, water use, and fire hazards;

WHEREAS, in May of 2026, the La Crosse County Board of Supervisors authorized the creation of an ad hoc committee (Educational Committee on Data Centers) to study Data Centers and make recommendations to the Executive Committee and full Board of Supervisors [Resolution #2-5/26];

WHEREAS, the City will be a participating member of such ad hoc committee;

WHEREAS, in June of 2026, the La Crosse County Board of Supervisors approved an eighteen (18) month moratorium “on the receipt of applications and the granting of all permits or approvals for the siting or construction of Data Centers” to allow the ad hoc committee to complete their study and make recommendations to the Executive Committee and full Board of Supervisors [Resolution #6-6/26];

WHEREAS, a moratorium would allow the City time to fully explore, analyze, and research the environmental, economic, health, safety, land use, infrastructural, and general welfare impacts of Data Centers and develop consistent zoning and regulatory standards to be applied to Data Centers in the City of La Crosse;

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

SECTION I: Section 115-413 is created to read as follows:

Sec. 115-413. – Temporary moratorium on data centers.

- (a) Notwithstanding any other provision in La Crosse Municipal Code Ch 115, there shall be a moratorium on the receipt of applications and the granting of all permits or approvals for the siting or construction of Data Centers. The purpose of this moratorium is to allow the City of La Crosse and La Crosse County time to research the possible environmental, economic, health, safety, land use, infrastructural, and general welfare effects of Data Centers and establish consistent zoning and regulatory standards to be applied to Data Centers in the City of La Crosse and La Crosse County. The City of La Crosse is in the process of recodifying its Zoning Code; the moratorium will allow City staff time to research these effects and provide recommendations to the City Council. It will also allow the County's ad hoc committee to complete its study and make recommendations. The City desires to see the results and recommendations of this study.
- (b) The moratorium shall be in effect for a period of eighteen (18) months from the date this ordinance is published or until the City Council adopts any amendments to the Zoning Code recommended by the ad hoc committee, adopts any amendments to the Zoning Code recommended by City staff pursuant to the Zoning Code recodification project or other specified research, rescinds this moratorium, or any combination of these.
- (c) For purposes of this moratorium only, "data center" and "data centers, data hosting and similar data storage or processing" means one or more facilities housing computing, networking, or data-management equipment that can store, process, retrieve, or distribute more than 1 petabyte (1,000 terabytes) of data or that consume more than 2MW of electricity.

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

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

Shaundel Washington-Spivey, Mayor

Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:



CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID	26-0749	Caption	AN ORDINANCE to create Section 115-413 of the Code of Ordinances of the City of La Crosse to establish a temporary moratorium on data centers.
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Staff/Department Responsible for Legislation

Mayor

Requestor of Legislation

Mayor

Location, if applicable

N/A

Summary/Purpose

This ordinance is proposed to provide a temporary pause on the creation of data centers in the City of La Crosse to allow the City and County to study possible impacts that data centers may cause to the environment, economy, as well as the health, safety and welfare of the citizens.

Background

See ordinance for additional details.

Fiscal Impact

N/A

Staff Recommendation

Approve

NOTICE OF HEARING ON
AMENDMENT TO ZONING RESTRICTION

TO WHOM IT MAY CONCERN:

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

AN ORDINANCE to create Section 115-413 of the Code of Ordinances of the
City of La Crosse to establish a temporary moratorium on data centers.

The City Plan Commission will meet to consider such application on Monday, August 3, 2026 at 4:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

A public hearing before the Judiciary & Administration Committee will be held on Wednesday, August 5, 2026 at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the Common Council on Thursday, August 13, 2026 at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

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

The materials relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 26-0749).

Dated this 14th day of July, 2026.

Nikki M. Elsen, City Clerk
City of La Crosse

Publish: July 21 & 28, 2026
One (1) Affidavit