



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

Board of Public Works

Monday, January 27, 2025

10:00 AM

Council Chambers
City Hall, First Floor

The Board of Public Works meeting is open for in-person attendance and will also be conducted through video conferencing. The meeting can be viewed by visiting the Legislative Information Center (<https://cityoflacrosse.legistar.com/Calendar.aspx>) and clicking on the video link to the far right in the meeting list.)

Call to Order

Roll Call

Approval of Minutes

Minutes from January 21, 2025.

Agenda Items:

- [24-0945](#) Bidder's Proof of Responsibility.
- [25-0089](#) Resolution approving lease with Gary Arneson for the property at 500 Rose Street (parcel #17-10040-40).
- [25-0091](#) Wakeen Properties LLC Street Privilege Permit request for an awning over right-of-way at 135 4th St South.

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.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 24-0945

Agenda Date: 1/27/2025

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0089

Agenda Date: 1/27/2025

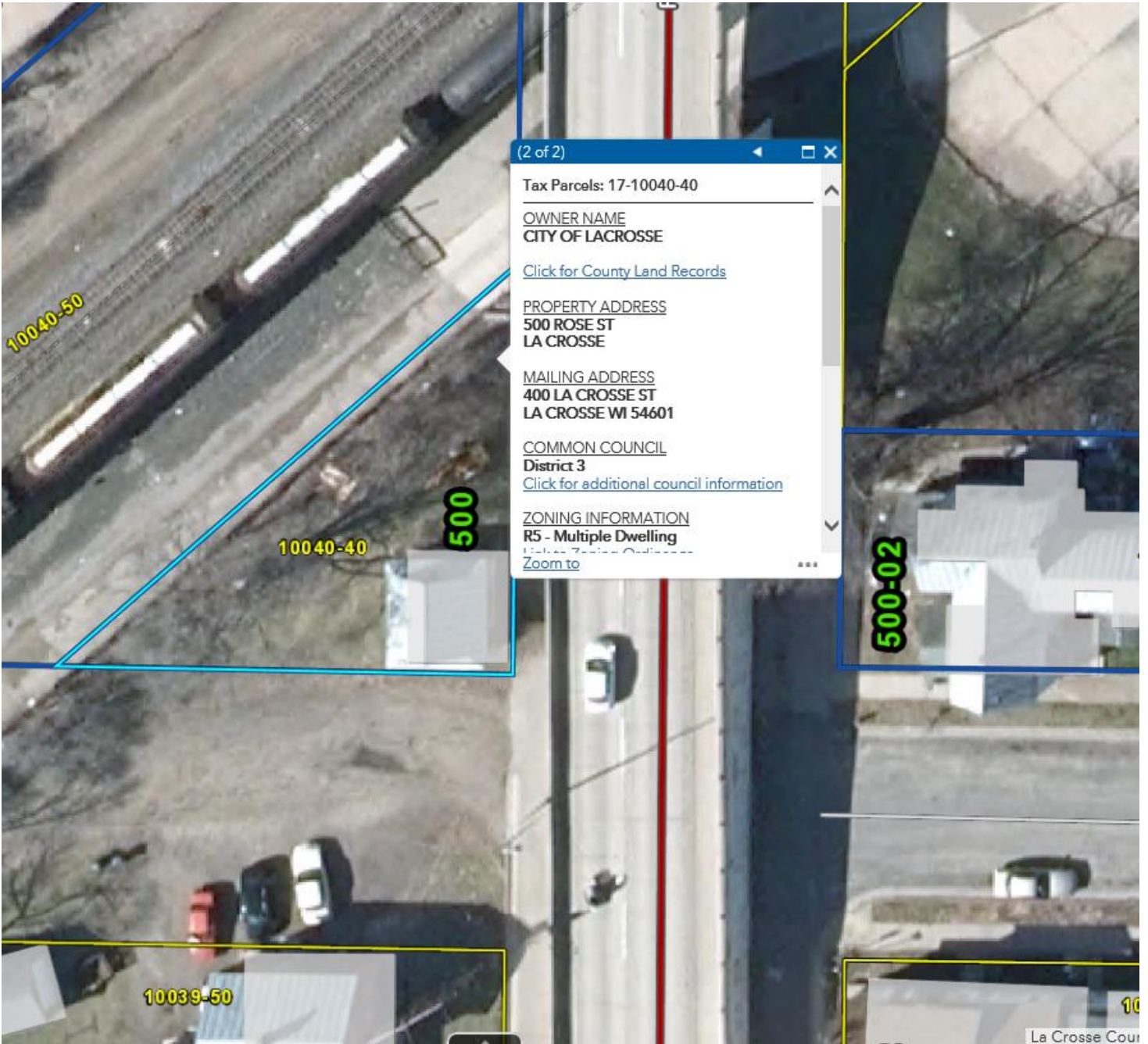
Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: Resolution

Agenda Number:



LEASE AGREEMENT

This Lease Agreement dated this day of January 2025, by and between Gary Arneson, 2321 13th PI S, La Crosse, Wisconsin, hereinafter referred to as "Lessee" and the City of La Crosse, a municipal corporation, La Crosse County, Wisconsin, hereinafter referred to as "Lessor."

WITNESSETH:

The Lessor and Lessee for the consideration herein agree to as follows:

1. That the Lessor does hereby lease and demise unto the Lessee a certain parcel of land including building located at the intersection of Rose and Island Streets, known as Lot 9 in Block 3 of Southeastern Addition to the Village of North La Crosse, now City of La Crosse, consisting of approximately 4,200 square feet more fully depicted on the attached map as Exhibit "A."
2. Except as otherwise provided for herein, the Lessee shall lease said premises for a term of three (3) years, commencing January 1, 2025, and terminating December 31, 2027.
3. The Lessee shall pay the Lessor as rental for said premises to be paid annually, in advance, the sum of \$525.00 for the first year (2025) of the lease, 550.00 for the second year (2026) of the lease, 575.00 for the third and last year (2027) of the lease, with the first payment to be made upon execution of this lease, and then on the first day of each January thereafter until termination.
4. The Lessor is leasing the above-described premises to the Lessee for the purpose of storage of personal property and for no other purpose without the express written consent of Lessor.
5. The Lessee specifically agrees that he shall not structurally alter the building on the premises known as the old voting building and maintain and preserve the same as an historical building. No remodeling or other alterations shall be made to the building without the express written consent of the Lessor.
6. The Lessee agrees to maintain the leased property in good and safe condition at his sole cost and expense.
7. Either party may terminate the lease for any reason upon the sixty (60) days notice.
8. Holdover. Should Lessee remain in possession of any part of the Leased Premises after the expiration or other termination of this Lease, without extending the term or executing a new lease, then such holding over shall be construed as a tenancy from month-to-month, subject to all of the conditions, provisions and obligations of this Lease insofar as the same are applicable to a month-to-month tenancy. Notwithstanding, rent for any holdover tenancy shall be calculated as three (3) times the rental value as defined in Wis. Stat. 5 704.27. Rental value shall be determined by the City's Assessor, in his/her sole and absolute discretion.
9. Lessee agrees to provide bodily injury insurance with an aggregate of at least \$1,000,000 combined bodily injury and property damage per occurrence naming the city of La Crosse, Wisconsin, as additional insured. Lessee further agrees to indemnify and hold harmless the City of La Crosse, its agents, officers and employees from any and all claims, damages or loss that may arise from the use of the leased premises by Lessee. A copy of the current policy must be on file with the City Clerk.
10. Lessor, through its officers and employees, reserves the right, at all reasonable times, to inspect the premises to insure that the premises are being used and occupied in accordance with the terms and provisions of this lease.

IN WITNESS WHEREOF the parties have hereto caused this instrument to be executed the day and year first written above.

LESSEE

Catherine Arneson

WITNESS

Gary D. Arneson
GARY ARNESON

LESSOR: CITY OF LA CROSSE

BY: _____

MITCH REYNOLDS, MAYOR

WITNESS

BY: _____

NIKKI ELSEN-CITY CLERK



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0091

Agenda Date: 1/27/2025

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item

Agenda Number:



REVOCABLE OCCUPANCY / STREET PRIVILEGE PERMIT APPLICATION

City of La Crosse Engineering Department

Phone: 608-789-7505 Email: engineering@cityoflacrosse.org <http://cityoflacrosse.org>

Property Owner: Wakeen Properties LLC
Address: 175 4th St. South City: LaCrosse State: WI Zip: 54601
Phone # 608-385-9021 Email Address josephzenz@gmail.com

Application Preparer (if different from above) La Crosse Sign Group
Relationship with Owner: Sign Contractor
Phone # 608-781-1450 Email Address theresa.besse@lacrossesign.com

Description of Proposed Encroachment:

Re-skin existing awning

Encroachment Address(es):

135 4th St. S, La Crosse, WI 54601

Benefiting Tax Parcel ID #(s):

17-20033-050

I certify that I have reviewed the Municipal Code and understand all that is related to this permit request. I further certify that I have the full authority to make the foregoing application; the information in the application and the required submittals are complete and correct; the Work or Use performed shall comply with all the laws of the State of Wisconsin, and all ordinances, rules, regulations, policies and special conditions of the City of La Crosse. The applicant agrees to perform the work covered by an approved permit with diligence and convenience to the public.

1/6/2025

Signature of Owner : [Signature] Date: _____

Print Name and Title: xin jian li Owner

Please return this completed application along with required information and fees noted on checklist below to: City of La Crosse, Engineering Department, 400 La Crosse Street, La Crosse, WI 54601. You will then be given notice of when your request will be on the Board of Public Works agenda for consideration. Once approved an agreement document will be drafted by City and sent to Owner for signatures. Permit will then be valid once recorded with the County's Register of Deeds department. Applicant shall obtain all other necessary permits as required by City Departments. **Average completion time for validation 45 days.**

BELOW THIS LINE TO BE COMPLETED BY CITY STAFF ONLY

Required items to be provided by Applicant:

- Scale Drawing of encroachment on letter size paper(s)
- Legal Description of benefiting parcel(s)
- Certificate of Insurance (City as additional Insured)
- Initial Application / Annual Fee \$ _____
- City Utility Potential Conflict Notification and Sign-Off

Board of Public Works

Approval Date:

Encroachment Type:

Permit Number:

All Fees are Non-Refundable & Subject to change by City Council



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/3/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement.

PRODUCER: Fleis Insurance Agency, Inc. 1824 E Main Street PO Box 537 Onalaska, WI 54650. CONTACT NAME: Interim CL CSA - Zach Schild. PHONE: (A/C, No, Ext): FAX: (A/C, No): E-MAIL ADDRESS: zschild@fleisinsurance.com. INSURER(S) AFFORDING COVERAGE: INSURER A: Society Insurance NAIC #: 15261. INSURED: Wakeen Properties LLC 145 4th St S La Crosse, WI 54601. INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

Table with columns: INSR LTR, TYPE OF INSURANCE, ADDL INSD, SUBR WVD, POLICY NUMBER, POLICY EFF (MM/DD/YYYY), POLICY EXP (MM/DD/YYYY), LIMITS. Includes rows for Commercial General Liability, EPL, Automobile Liability, Umbrella Liab, Excess Liab, and Workers Compensation and Employers' Liability.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER: City of La Crosse 400 La Crosse St La Crosse, WI 54601. CANCELLATION: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE: [Signature]



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/3/2025

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IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Fleis Insurance Agency, Inc 1824 E Main Street PO Box 537 Onalaska, WI 54650	CONTACT NAME: Interim CL CSA - Zach Schild PHONE (A/C, No, Ext): _____ FAX (A/C, No): _____ E-MAIL ADDRESS: zschild@fleisinsurance.com	
	INSURER(S) AFFORDING COVERAGE	
INSURED Wakeen Properties LLC 145 4th St S La Crosse, WI 54601	INSURER A : Society Insurance	
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

NAIC #
15261

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EPL (See Addl Covera	X		ROP 588471	2/1/2025	2/1/2026	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						MED EXP (Any one person)	\$ 5,000
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						PERSONAL & ADV INJURY	\$ 1,000,000
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						GENERAL AGGREGATE	\$ 2,000,000
	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PRODUCTS - COMP/OP AGG	\$ 2,000,000
							LIQUOR LIABILITY	\$ 1,000,000
							COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
							EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
							PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

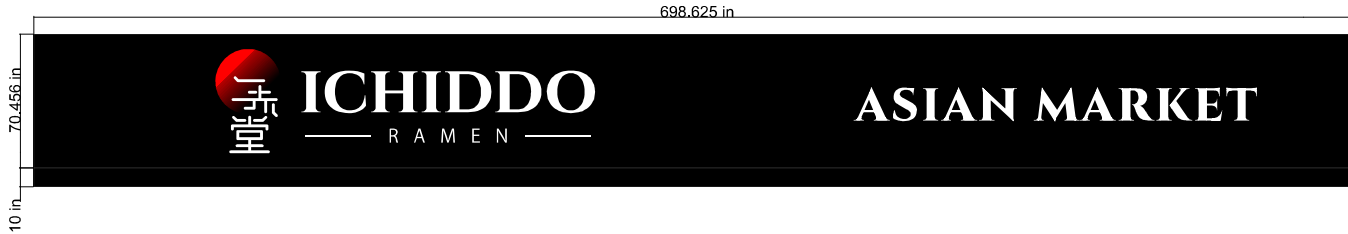
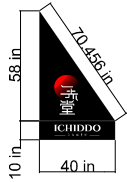
CANCELLATION

City of La Crosse
400 La Crosse St
La Crosse, WI 54601

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

This artwork is copyright La Crosse Sign Group and may not otherwise be used without permission. It is the property of La Crosse Sign Group and must be returned to them upon request.



Client
Ichiddo Ramen
135 4th St S
La Crosse, WI 54601

Project
A - Reskin Awning

Consultant **Design Art**
Jeff Brezinka Jason Burrows

Awning Specifications
- Reskin Awning
- Black Canvas

Area
- Approx. 106 sqft Total

- Color Key**
- 1 Black
 - 2 White
 - 3 Red
 - 4
 - 5

Job Number
127362-2 A

Creation Date
11/14/2024

Revision Date **Revision Number**
11/15/2024 2

File Path
\\NICHIDDO RAMEN\LA CROSSE\127362-Reskin Awning\
Design



Approved by: _____ Date: _____ Landlord: _____ Date: _____

Design Artwork not for Production

*Colors on sketch are only a representation, actual color of finished product may differ from this sketch.
*To make the best use of standard sized materials and control costs the size of the finished product may vary slightly.