



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Agenda - Final

### City Plan Commission

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Tuesday, January 3, 2023

4:00 PM

Council Chambers

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The meeting is open for in-person attendance and will also be conducted through video conferencing. The meeting can be viewed by clicking this link (or typing the URL in your web browser address bar): <https://stream.lifesizecloud.com/extension/4796124/c7d43560-fea7-4613-9625-63af875bee87>

If you wish to speak on an agenda item, arrive early to sign up before the meeting begins. If attending virtually and you wish to speak, contact the Department of Planning, Development and Assessment at the email or phone number below so we can provide you with the necessary information to join in.

Members of the public who would like to provide written comments on any agenda may do so by emailing [tranea@cityoflacrosse.org](mailto:tranea@cityoflacrosse.org), using a drop box outside of City Hall or mailing the Department of Planning, Development and Assessment, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7512.

#### Call to Order

#### Roll Call

#### Approval of Minutes from the November 28, 2022 meeting.

#### Agenda Items:

- 1      [22-1467](#)      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 Special Multiple Dwelling District allowing for commercial and multi-family use including a walking and biking trail and a canoe and kayak boat landing at a portion of 3102 Chestnut Place.

**Attachments:** [Ordinance](#)

[Rezoning Petition](#)

[Notice of Hearing](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[CPC Staff Report 1.3.2023; 22-1467.pdf](#)

- 2      [22-1483](#)      AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Washburn Residential District to the Residence District allowing for a two-unit duplex as a rental at 530 8th St S.
- Attachments:** [Ordinance](#)  
                          [Rezoning Petition](#)  
                          [Notice of Hearing](#)  
                          [200-Foot Buffer List](#)  
                          [Buffer Map](#)  
                          [Undeliverable Notice - 12.19.2022](#)  
                          [CPC Staff Report 1.3.2023; 22-1483.pdf](#)
- 3      [22-1497](#)      Request for Exception to Commercial Design Standards by La Crosse Fire Department allowing for facade exceptions for a project at 920 Gillette St., 1534 Liberty St., and 1540 Liberty St.
- Attachments:** [Request for Exception](#)  
                          [Site Plans](#)  
                          [Notice of Hearing](#)  
                          [200-Foot Buffer List](#)  
                          [Buffer Map](#)  
                          [CPC Staff Report 1.3.2023; 22-1497.pdf](#)
- 4      [22-1498](#)      AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Special Multiple Dwelling District to the Planned Development District - General allowing for the construction of a 4-story, 64-unit multi-family residential building with community/classroom facility at 410 and 414 Mississippi St, 1107, 1113, 1117, 1119, 1123, 1125 and 1127 4th St S, and 403 and 409-411 Jackson St.
- Attachments:** [Ordinance](#)  
                          [Rezoning Petition](#)  
                          [Notice of Hearing](#)  
                          [200-Foot Buffer List](#)  
                          [Buffer Map](#)  
                          [Undeliverable Notices - 12.19.2022](#)  
                          [CPC Staff Report 1.3.2023; 22-1498.pdf](#)

- 5      [22-1523](#)      Resolution approving a Wisconsin Department of Transportation - Transportation Alternatives Program State/Municipal Grant Agreement to construct the Wagon Wheel Trail.
- Sponsors:** Sleznikow
- Attachments:** [Resolution](#)
- [Grant Agreement](#)
- [Resolution 21-1468 - For Reference](#)
- [2022 Wagon Wheel TAP Application](#)
- [Staff Report](#)
- [CPC Staff Report 1.3.2023; 22-1523.pdf](#)
- 6      [23-0006](#)      Request of Pump House Regional Arts Center, Inc. for an Exception to Minimum Height Standards allowing for an infill project to add adequate restrooms at 119 King Street.
- Attachments:** [Request for Exception](#)
- [Plans](#)
- [Hearing Notice](#)
- [200-Foot Buffer List](#)
- [Buffer Map](#)
- [CPC Staff Report 1.3.2023; 23-0006.pdf](#)
- 7      [23-0016](#)      Request from the Pump House Regional Arts Center to modify the area regulations for the property located at 119 King Street in the Public/Semi-Public Zoning District.
- Attachments:** [Pump House Variance Cover Letter](#)
- [Pump House Variance Exhibit 1](#)
- [Pump House Variance Exhibit 2](#)
- [Pump House Variance Exhibit 3](#)
- [Pump House Addition Plans](#)
- [CPC Staff Report 1.3.2023; 23-0016.pdf](#)
- 8      [23-0019](#)      January 2023- Comprehensive Plan Update.
- Attachments:** [Comprehensive Plan Analytics Dec 26 2022.pdf](#)

## 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](mailto:ADAcityclerk@cityoflacrosse.org), with as much advance notice as possible.*

**City Plan Commission Members:**

**Mayor Mitch Reynolds, Chris Kahlow, Elaine Yager, Jacob Sciammas, James Cherf, Jennifer Trost, Matt Gallagher, Nabamita Dutta, & Jenasea Hameister.**





# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 22-1467

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**Agenda Date:** 1/3/2023

**Version:** 1

**Status:** New Business

**In Control:** Judiciary & Administration Committee

**File Type:** Ordinance

**Agenda Number:** 1

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 Special Multiple Dwelling District allowing for commercial and multi-family use including a walking and biking trail and a canoe and kayak boat landing at a portion of 3102 Chestnut Place.

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 Commercial District to the Special Multiple Dwelling District on the Master Zoning Map, to-wit:

*Tax Parcel 17-10315-618  
CERTIFIED SURVEY MAP NO. 42 VOL 18 LOT 1 DOC NO. 1729106 SUBJ TO NSP  
ESMT IN V1522 P226 SUBJ TO ACCESS RESTR IN DOC NO. 1430650 & SUBJ TO  
ESMT IN DOC NO. 1446731*

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

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

\_\_\_\_\_  
Mitch Reynolds, Mayor

\_\_\_\_\_  
Nikki M. Elsen, City Clerk

Passed:  
Approved:  
Published:

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

JOE VAN AELSTYN Nextgen LLC Realtors  
3152 So 33rd St  
LA CROSSE, WI 54601

Owner of site (name and address):

Elmer Joint Revocable Trust, dated Tim Elmer, Trustee  
614 28th St. So  
LaCrosse, WI 54601

Address of subject premises:

Portion of  
3102 CHESTNUT Pl., LA CROSSE, WI

Tax Parcel No..

17-10315-618 (Portion of)

Legal Description:

SEE ATTACHED

Zoning District Classification:

C-2 Commercial

Proposed Zoning Classification:

R6-Special multiple

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

Yes  No

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

Yes  No

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

Yes  No

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

Yes  No

Property is Presently Used For:

VACANT LAND

Property is Proposed to be Used For:

Commercial Multi Family, Walking & Biking Trail, Canoe & Kayak Boat Landing

Proposed Rezoning is Necessary Because (Detailed Answer):

Zoning NOT CONSISTANT with proposed use

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

PROPOSED rezoning is CONSISTANT with Long range plan. Building will complete the subdivision, has been VACANT 30+ years

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

PROPOSAL IS CONSISTANT WITH SMART GROWTH GOALS  
X PLAN

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 melus on the \_\_\_\_\_ day of \_\_\_\_\_.

THIS APPLICATION IS CONTINGENT UPON SALE OF PROPERTY.

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.

Edner Joint Revocable Trust

[Signature], Trustee  
(signature)

(608) 792-9867 Nov. 17, 2022  
(telephone) (date)

timebner@charter.net  
(email)

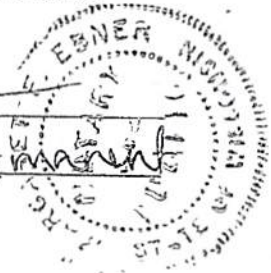
STATE OF WISCONSIN )

COUNTY OF LA CROSSE ) ss.

Personally appeared before me this 17th day of November, 2022 the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]  
Notary Public

My Commission Expires: 13 Permanent



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

Review was made on the 15th day of December, 2022.

Signed: [Signature]  
Director of Planning & Development



Nextgen LLC Realtors

November 14<sup>th</sup> 2022  
22<sup>nd</sup>

Dear Common Council,



We are requesting to rezone part of 3102 Chestnut Place, Tax parcel 17 - 10315 - 618, from C - 2 , Commercial to R - 6 ,Special Multiple. The part to be rezoned is that part South of the centerline of the easement described in Volume 673 Page 122-125, as shown on the attached map. This is a step to increase the workforce housing stock in the City of La Crosse. It is our intention to subdivide the parcel into commercial along the street and multifamily south of the commercial and north of the La Crosse River. Access to the multifamily will be from the joint access driveway along the border with Pizza Ranch. This road is built. The exact layout of lots will be determined, potential layouts are attached.

The City has a large deficit of Workforce housing, creating a demand for all income levels. long term plan is to develop the southern portion into residential units. The initial phase would be the Southeast section with first floor parking and 3-4 floors above.

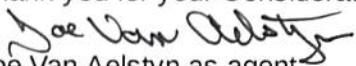
The rezoning is consistent with the desired future land use stated in the City's current Comprehensive Plan. The future land use map depicts the property as "High Intensity Retail, Office or Housing" The proposed use is consistent with the Comprehensive plan .

This Parcel and the immediate area were originally planned to be part of the DOT extension of Highway 157 through the marsh to 7th and La Crosse Streets. The DOT announced it has abandoned that concept, and the area is less attractive for commercial / retail / office and more attractive for residential. There is currently a historically high vacancy in retail and office space. The property has been vacant forever.

There is over 500 feet of frontage on the La Crosse River, and the developer has met with City personnel regarding a landing for canoes and kayaks. Hopefully this project will act as a catalyst for future use of this underutilized recreational asset.

We request approval with the condition that the zoning only goes into effect upon the Sale of the property by the existing owners.

Thank you for your Consideration.

  
Joe Van Aelstyn as agent  
Principal Broker Nextgen LLC Realtors













# LEGAL Description of proposed rezoning

## **Ebner rezoning Description of land to be zoned Special Multiple**

A parcel of Land Located in part of Government Lot 5, Section 15, T16N, R7W,  
City of La Crosse, La Crosse County, Wisconsin.

Part of the Certified Survey Map filed January 15th, 2019 in Volume 18 of Certified Survey  
Maps, Pages 42 and 42A as document No. 1729106

Except the following described parcel that shall remain Commercial

Commencing at a point on the South line of Chestnut Pl, 40 feet West of the NW corner of said Lot 1, thence South parallel to the east line of Lot 1 a distance of 85 feet more or less to the center line of the 50 foot Natural Gas Easement recorded in Vol 678 Pages 122-125 and 40 feet west of the east line of said Lot 1, thence west along the centerline of said easement a distance of 290 feet more or less to a point 93 feet east of the west boundary of Lot 1, thence Northerly parallel to the 30 foot easement recorded in Volume 758 Page 872 to a point on the south boundary of Chestnut Place 93 feet east of the NW corner of Lot 1, thence east along the south boundary of Chestnut Place 261 feet more or less to the Point of Beginning. Containing 22,700 square feet more or less.

The area rezoned to Special Multiple will contain about 201,000 square feet.

**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 Special Multiple Dwelling District allowing for commercial and multi-family use including a walking and biking trail and a canoe and kayak boat landing at a portion of 3102 Chestnut Place.**

**Property is presently: vacant land**

**Property is proposed to be used as: commercial, multi-family, walking & biking trail, canoe & kayak boat landing**

**Rezoning is necessary because: zoning is not consistent with proposed use**

*Tax Parcel 17-10315-618*

*CERTIFIED SURVEY MAP NO. 42 VOL 18 LOT 1 DOC NO. 1729106 SUBJ TO NSP ESMT IN V1522 P226 SUBJ TO ACCESS RESTR IN DOC NO. 1430650 & SUBJ TO ESMT IN DOC NO. 1446731*

The City Plan Commission will meet to consider such application on **Tuesday, January 3, 2023 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 **Tuesday, January 3, 2023 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, January 12, 2023 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 be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

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](http://www.cityoflacrosse.org) (search for File 22-1467).

Dated this 6<sup>th</sup> day of December, 2022.

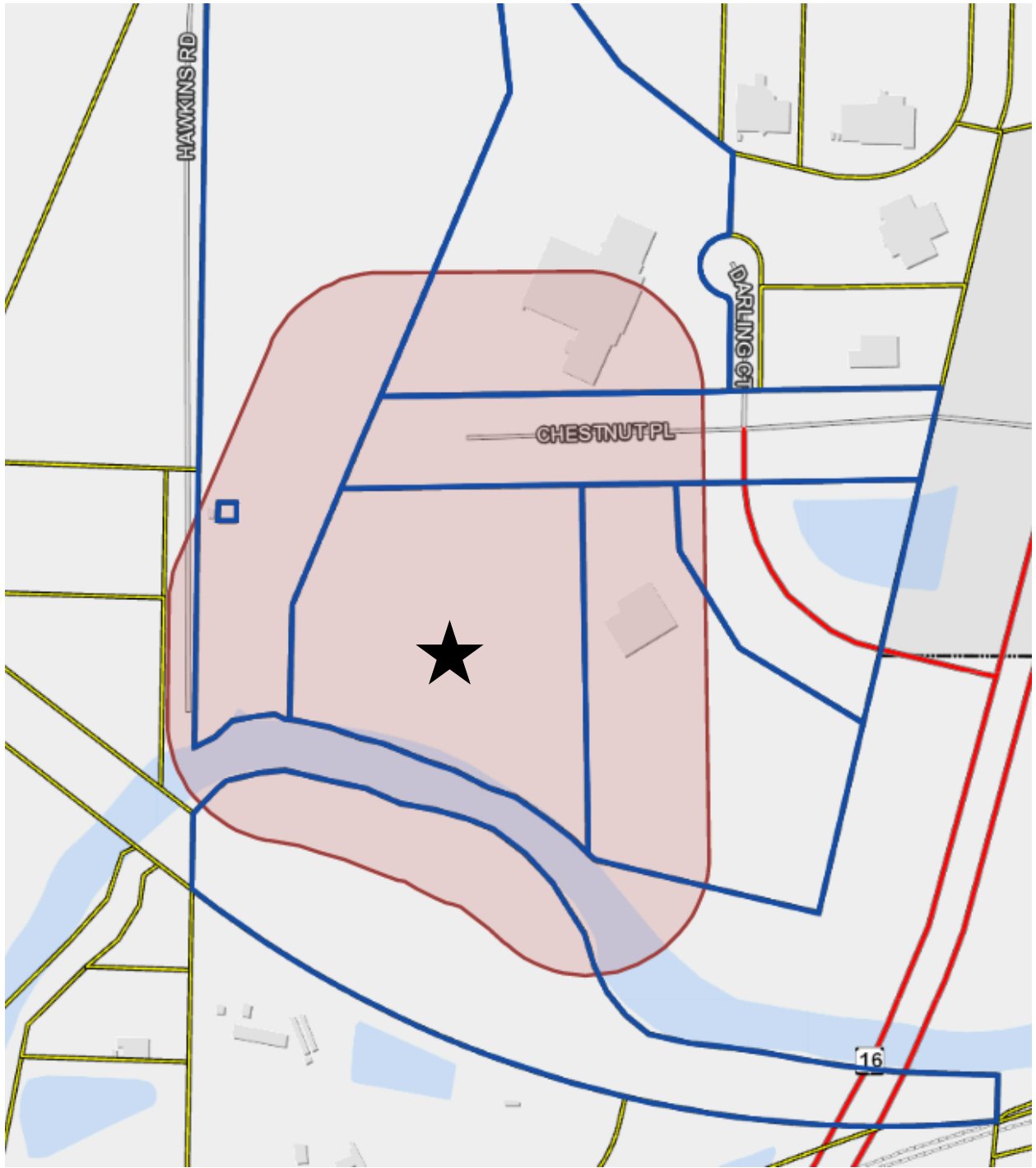
Nikki M. Elsen, City Clerk  
City of La Crosse

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Publish: December 13 and 20, 2022  
One (1) Affidavit

<b>Tax Parcel Number</b>	<b>OwnerName</b>	<b>PROPADDCOMP</b>	<b>Mailing Address</b>	<b>MailCityStateZip</b>
17-10315-901	CITY OF LACROSSE	CHESTNUT PL	400 LA CROSSE ST	LA CROSSE WI 54601
17-10315-900	CITY OF LACROSSE		400 LA CROSSE ST	LA CROSSE WI 54601
17-10315-612	KWIK TRIP INC	2835 DARLING CT	PO BOX 2107	LA CROSSE WI 54602-2107
17-10315-612	KWIK TRIP INC	2837 DARLING CT	PO BOX 2107	LA CROSSE WI 54602-2107
17-10315-612	KWIK TRIP INC	2839 DARLING CT	PO BOX 2107	LA CROSSE WI 54602-2107
17-10315-612	KWIK TRIP INC	2841 DARLING CT	PO BOX 2107	LA CROSSE WI 54602-2107
17-10315-619	LACROSSE PR INC	3130 CHESTNUT PL	PO BOX 282	WATERLOO WI 53594
17-10315-600	NORTHERN NATURAL GAS COMPANY	3100 HAWKINS RD	PO BOX 3330	OMAHA NE 68103-0330
17-10315-840	STATE OF WISCONSIN DNR		PO BOX 7921	MADISON WI 53707-7921
17-10315-617	STATE OF WISCONSIN DOT	STATE ROAD 157	3550 MORMON COULEE RD	LA CROSSE WI 54601

**Properties within 200 feet of 3102 Chesnut PL**

Applicant: NEXTGEN LLC REALTORS 3102 CHESTNUT PL 3142 33RD ST S LA CROSSE WI 54601



**Agenda Item 22-1467 (Andrea Trane)**

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 Special Multiple Dwelling District allowing for commercial and multi-family use including a walking and biking trail and a canoe and kayak boat landing at a portion of 3102 Chestnut Place.

**General Location**

Council District 1. Not in a neighborhood association. West of Highway 16 and south of 157.

**Background Information**

This area, which was previously undeveloped has seen significant development over the past several years. Current commercial neighbors include Pizza Ranch to the east, Kwik Trip's child care facility to the north, and a dental office and chiropractor office to the north east. The site is 5.1 acres.

There is a mix of commercial and residential in the area with commercial nearby and residential on the east side of Highway 16.

The application is contingent on the sale of the property.

The developer understands the requirements for development given the environmental conditions.

**Recommendation of Other Boards and Commissions**

None

**Consistency with Adopted Comprehensive Plan**

The future land use map indicates this site to be HIR - High Intensity Retail, Office or Housing. This proposal is consistent with the Plan.

**Staff Recommendation**

The Certified Survey Map would need to be completed prior to the rezoning. The reason for this is that if it is not, there would be two separate zonings on the same parcel which is something to be avoided.

Planning staff recommend approval of the application.

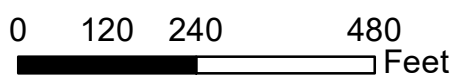
**Routing J&A 1.3.2023**



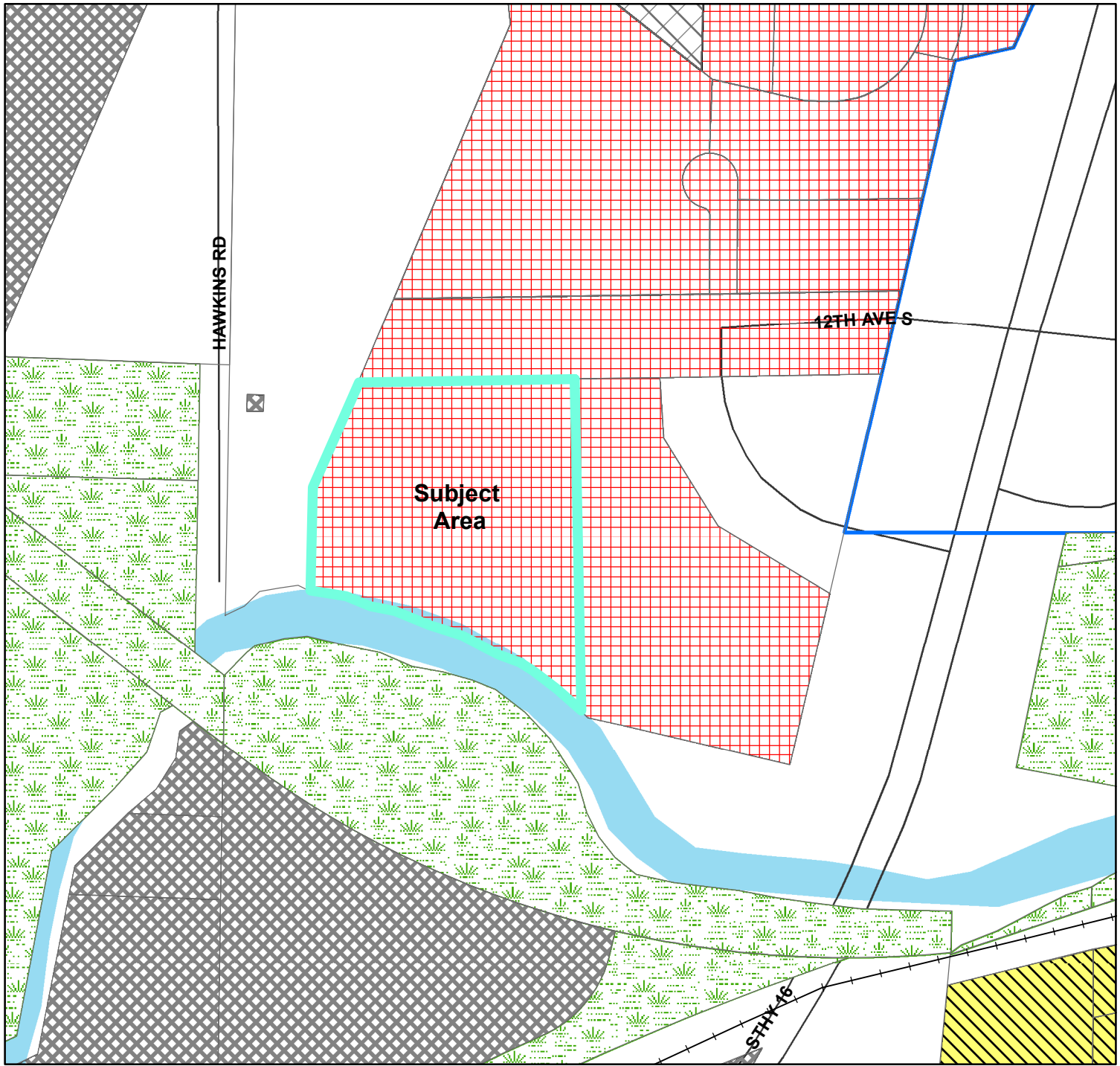


## BASIC ZONING DISTRICTS

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

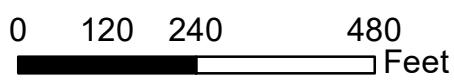






## BASIC ZONING DISTRICTS

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	C1 - LOCAL BUSINESS
	C2 - COMMERCIAL
	C3 - COMMUNITY BUSINESS
	M1 - LIGHT INDUSTRIAL
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	SUBJECT PROPERTY







# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 22-1483

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**Agenda Date:** 1/3/2023

**Version:** 1

**Status:** New Business

**In Control:** Judiciary & Administration Committee

**File Type:** Ordinance

**Agenda Number:** 2

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 Washburn Residential District to the Residence District allowing for a two-unit duplex as a rental at 530 8th 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 Washburn Residential District to the Residence District on the Master Zoning Map, to-wit:

*Tax Parcel 17-30070-40  
STEVENS ADDITION S 67FT OF LOT 6 EX W 12FT BLOCK 10 LOT SZ: 67 X 48*

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

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

\_\_\_\_\_  
Mitch Reynolds, Mayor

\_\_\_\_\_  
Nikki M. Elsen, City Clerk

Passed:  
Approved:  
Published:

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES



Petitioner (name and address):

Cheryl Beck  
15815 Bowden Ave  
Morgan Hill, CA 95037

Owner of site (name and address):

Cheryl Beck; 15065 Bowden Ave, Morgan Hill, CA 95037

Address of subject premises:

530 8th St S, La Crosse, WI 54601

Tax Parcel No.: 17-30070-40

Legal Description: STEVENS ADDITION S 67FT OF LOT 6 EX W 12FT BLOCK 10 LOT SZ: 67 X 48

Zoning District Classification: \_\_\_\_\_ Washburn Residential District (WR)

Proposed Zoning Classification: R2- Residence

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:

Property is unoccupied

Property is Proposed to be Used For:

Rental as 2 unit duplex

Proposed Rezoning is Necessary Because (Detailed Answer):

The property is currently zoned for a single household. Need rezoning to allow for 2 distinct households.

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

The property is already served with city services such as utilities and public transportation. It improves neighborhood and public welfare by creating additional affordable housing in an existing property





11/27/22

To Whom It May Concern:

My name is Cheryl Beck; I'm 67 years old and was born and raised in La Crosse, but currently reside in Morgan Hill, California. I am the owner of a duplex property in La Crosse located at 528-530 S. 8<sup>th</sup> Street. The property sits on a corner lot across from Lincoln Middle School. Prior to my ownership this duplex was owned by my mother and younger sister and before that my Grandmother. It's been in the family for a long time.

During my ownership I have made many upgrades to the property using local contractors; improvements such as electrical, plumbing, flooring, interior paint & tile, exterior paint & trim, new appliances, etc. This brings me to my dilemma.

After a long and drawn out period of vacancy while working on this property I have just learned that the building has lost its "duplex" status and is now zoned as a "single-family" unit. The current tax bill refers to it as Older Duplex as it has been for decades; however the Zoning Dept is showing single-family. I've learned the entire neighborhood is zoned single-family but most properties in that area are duplex or multi-plex under the grandfather clause. I have a perspective buyer for the property but they need the "duplex" zoning in order to fit their portfolio of over 20 rental units.

My petition to the City is asking for rezoning of this property back to duplex like it has been for many, many years. This will allow the property to continue as safe, well maintained, older affordable housing units in the Washburn neighborhood, which again is mostly duplex/multi-unit rental properties.

My brother Robert (Bob) Wienke, is very familiar with the property and will be representing me locally, along with his Attorney Galen Pittman from Pittman & Pittman Law Offices.

Thank you for your consideration.

*2 - 1 bedroom Units  
2 parking spaces stacked.*

Sincerely,

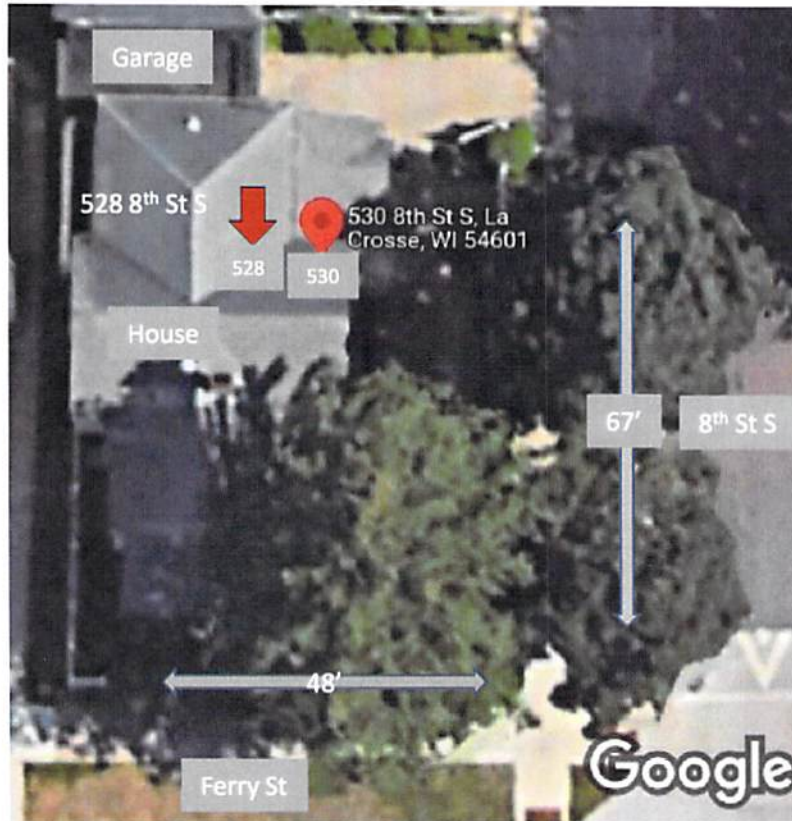
Cheryl Beck





# REZONING PETITION EXHIBIT

- Lot Size: 67'x48'
- The property is in good condition available and ready for habitation
- No building/property improvements are proposed
- 530 8<sup>th</sup> St S is the downstairs unit
- 528 8<sup>th</sup> St S is the upstairs unit
- Each unit has its own separate entrance



**DOCUMENT NO.**

RETURN ADDRESS: Attorney Kevin J. Roop  
Hale, Skemp, Hanson, Skemp & Sleik  
P. O. Box 1927  
La Crosse, WI 54602-1927

1511174

LACROSSE COUNTY  
REGISTER OF DEEDS  
CHERYL A. MCBRIDE

RECORDED ON  
10/13/2008 02:49PM

REC FEE: 11.00  
TRANSFER FEE: 141.30  
EXEMPT #:

PAGES: 1

**WARRANTY DEED**

THIS DEED is made between Kristine J. Wienke and Gretchen L. Wienke ("GRANTORS"), and Cheryl A. Beck, a married person, and Gretchen L. Wienke, a single person, as joint tenants with right of survivorship ("GRANTEES").

GRANTORS, for a valuable consideration, convey and warrant to GRANTEES the following described real estate in La Crosse County, State of Wisconsin:

COPY

#47

This Space Reserved for Recording

17-30070-040

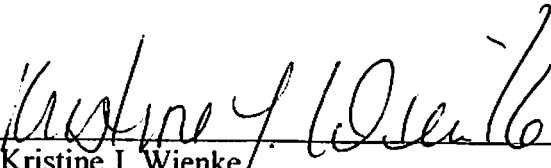
Parcel Identification Number

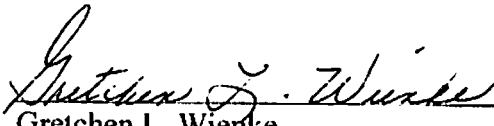
The South 67 feet of Lot 6, EXCEPT the West 12 feet, all in Block 10 of Steven's Addition to the City of La Crosse, La Crosse County, Wisconsin.

This is homestead property.

Exception to warranties: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general and special taxes levied in the year of closing.

Dated this 9th day of October, 2008.

  
\_\_\_\_\_  
Kristine J. Wienke

  
\_\_\_\_\_  
Gretchen L. Wienke

Signatures of Kristine J. Wienke and Gretchen L. Wienke authenticated this 9th day of October, 2008.

  
\_\_\_\_\_  
Kevin J. Roop  
TITLE: MEMBER STATE BAR OF WISCONSIN

THIS INSTRUMENT WAS DRAFTED BY  
Attorney Kevin J. Roop  
Hale, Skemp, Hanson, Skemp & Sleik  
P. O. Box 1927  
La Crosse, WI 54602-1927



**530 8TH ST S LA CROSSE**

**Parcel:** 17-30070-40  
**Internal ID:** 31404  
**Municipality:** City of La Crosse  
**Record Status:** Current  
**On Current Tax Roll:** Yes  
**Total Acreage:** 0.074  
**Township:** 15  
**Range:** 07  
**Section:** 05

**Abbreviated Legal Description:**

STEVENS ADDITION S 67FT OF LOT 6 EX W 12FT BLOCK 10 LOT SZ: 67 X 48

**Property Addresses:**

Street Address	City(Postal)
530 8TH ST S	LA CROSSE

**Owners/Associations:**

Name	Relation	Mailing Address	City	State	Zip Code
CHERYL A BECK	Owner	15065 BOWDEN AVE	MORGAN HILL	CA	95037

**Districts:**

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N

**Additional Information:**

Code	Description	Taxation District
2020+ VOTING SUPERVISOR	2020+ Supervisor District 9	
2020+ VOTING WARDS	2020+ Ward 14	
Use	OLDER DUPLEX	

**Lottery Tax Information:**

**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 Washburn Residential District to the Residence District allowing for a two-unit duplex as a rental at 530 8th St S.**

**Property is presently: unoccupied**

**Property is proposed to be used as: two-unit duplex as rental**

**Rezoning is necessary because: rezoning is needed to allow for two distinct households**

*Tax Parcel 17-30070-40*

*STEVENS ADDITION S 67FT OF LOT 6 EX W 12FT BLOCK 10 LOT SZ: 67 X 48*

The City Plan Commission will meet to consider such application on **Tuesday, January 3, 2023 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 **Tuesday, January 3, 2023 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, January 12, 2023 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 be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

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](http://www.cityoflacrosse.org) (search for File 22-1483).

Dated this 6<sup>th</sup> day of December, 2022.

Nikki M. Elsen, City Clerk  
City of La Crosse

-----  
Publish: December 13 and 20, 2022  
One (1) Affidavit

Tax Parcel Number	OwnerName	PROPADDCOMP	Mailing Address	MailCityStateZip
17-30070-70	ANTHONY C NEHRING	713 & 715 FERRY ST	2012 ADAMS ST	LA CROSSE WI 54601
17-30068-130	BIG CAT REAL ESTATE LLC	810 FERRY ST	417 22ND ST N	LA CROSSE WI 54601
17-30068-30	BIG CAT REAL ESTATE LLC	816 FERRY ST	417 22ND ST N	LA CROSSE WI 54601
17-30069-110	BIG CAT REAL ESTATE LLC	708 & 710 DIVISION ST	417 22ND ST N	LA CROSSE WI 54601
17-30068-110	C&T LEASING LLC CLASSIC HOUSING II LLC	607 & 609 8TH ST S	52301 BELVIDERE RIDGE RD	COCHRANE WI 54622-8209
17-30121-50	C/O KEVIN BIONDO	625 8TH ST S APT 1 - 8	PO BOX 3630	LA CROSSE WI 54602
17-30069-20	COULEECAP INC	606, 608, 610, 612 8TH ST S	201 MELBY ST	WESTBY WI 54667
17-30069-30	COULEECAP INC	614, 616, 618, 620 8TH ST S	201 MELBY ST	WESTBY WI 54667
17-30070-30	CRAIG STOA	518, 520, 522 8TH ST S	121 RAMPART BLVD N	LOS ANGELES CA 90026
17-30068-90	DEAN A SLINDEE	613 8TH ST S	613 8TH ST S	LA CROSSE WI 54601-4665
17-30068-50	DOUGLAS G BUCHNER	608 9TH ST S APT 1 & 2	2704 7TH ST S	LA CROSSE WI 54601
17-30069-130	GEORGE KEITH BROWN	720 DIVISION ST 726 FERRY ST	2945 BAIER LN	LA CROSSE WI 54601
17-30069-10	GOEHNER INVESTMENTS LLC	604 8TH ST S	1516 NAKOMIS AVE	LA CROSSE WI 54603
17-30069-80	H & H REAL ESTATE LLC	603 7TH ST S	PO BOX 417	HOLMEN WI 54636-0417
17-30121-70	H&H INVESTMENT PROPERTIES LLC	622 8TH ST S APT 101 - 201	PO BOX 417	HOLMEN WI 54636-0417
17-30070-10	HEAD DEVELOPMENT ASSOCIATES LLC	512 8TH ST S	209 7TH ST S	LA CROSSE WI 54601
17-30068-140	JAMES D STINGL, LISA A STINGL	718 FERRY ST	626 8TH ST S	LA CROSSE WI 54601
17-30069-140	JBS PROPERTY MANAGEMENT LLC	728 DIVISION ST APT 1-4	PO BOX 451	ONALASKA WI 54650-0451
17-30069-120	JOANN NEVE, JANICE L HAUSWIRTH	712, 714, 716, 718 DIVISION S	510 MARKET ST	LA CROSSE WI 54601
17-30070-60	KRISTINE J WIENKE	717 & 719 FERRY ST	W5106 COUNTY ROAD B	LA CROSSE WI 54601-4660
17-30070-80	NEIGHBORHOOD CITY CHURCH OF LACROSSE INC	525 7TH ST S	525 7TH ST S	LA CROSSE WI 54601
17-30068-70	NRE PROPERTIES LLC	612 & 614 9TH ST S	1400 PINE ST	LA CROSSE WI 54601
17-30069-60	OFFCAMPUSLACROSSE LLC	607 7TH ST S	PO BOX 417	HOLMEN WI 54636-0417
17-30068-60	PREMIER REAL ESTATE PROPERTIES LLC	610 9TH ST S 721 FERRY ST APT 1 - 6	610 9TH ST S	LA CROSSE WI 54601
17-30070-50	RIVERLAND INVESTMENTS LLC	723 FERRY ST APT 1 - 4	1231 EAST AVE N	ONALASKA WI 54650
17-30070-90	RIVERLAND RENTALS LLC	709 & 711 FERRY ST	1231 EAST AVE N	ONALASKA WI 54650
17-30068-120	ROSS A PATZNER	603 8TH ST S 802 FERRY ST	N24121 COUNTY ROAD J	ARCADIA WI 54612
17-30069-90	ROSS PATZNER	700, 702, 704 DIVISION ST 505 7TH ST S	N24121 COUNTY ROAD J	ARCADIA WI 54612
17-30068-20	SCHOOL DISTRICT OF LA CROSSE	510 9TH ST S	807 EAST AVE S	LA CROSSE WI 54601
17-30069-70	SHEA EALEY RENTALS LLC	708 & 710 FERRY ST	PO BOX 863	WEST SALEM WI 54669-0863
17-30070-20	SONNY RAY EISENHUTH	508 8TH ST S	110 2ND ST	HOKAH MN 55941
17-30069-50	WA CHENG B XIONG, MAI HOUA XIONG	615, 617, 619 7TH ST S	615 7TH ST S	LA CROSSE WI 54601-4672

**Properties within 200 Feet of 530 8th St S**

<b>Applicant:</b>	CHERYL A BECK	530 8TH ST S	15065 BOWDEN AVE	MORGAN HILL CA 95037
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CITY CLERK  
400 LA CROSSE ST  
LA CROSSE WI 54601-3396

RETURN SERVICE REQUESTED



CLASSIC HOUSING II LLC  
C/O KEVIN BIONDO  
PO BOX 3630  
LA CROSSE WI 546

54601339699  
N55

Presort  
First Class Mail  
CombAsPrice



US POSTAGE<sup>SM</sup> FITNEY BOWES  
ZIP 54601 \$000.51<sup>5</sup>  
02 1W  
0001399329DEC 09 2022

7

MIAMI 553 DE 1 0012/14/22  
RETURN TO SENDER  
NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES  
RC: 54601339699 \*0178-00318-10-15

**Agenda Item 22-1483 (Lewis Kuhlman)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Washburn Residential District to the Residence District allowing for a two-unit duplex as a rental at 530 8th St S.

**General Location**

Council District 9, Washburn Neighborhood, on the northwest corner of 8<sup>th</sup> St and Ferry St as depicted in Map 22-1483. It is adjacent to Lincoln Middle School, a nondescript mixed-use building, and multi-unit and single unit housing.

**Background Information**

This residence was converted to a duplex years ago, but the use for more than a single household is not allowed in the Washburn Residential District. It has lost its legally nonconforming status due to its vacancy. Since it is not a new or significantly renovated building, it would not need to meet design requirements. It is already served by utilities. The address is “very walkable” according to Walkscore.com. This rezoning would not impact the impermeable surface of the parcel since the building is already in place. While each unit has one bedroom, the zoning code requires two parking spaces for each unit for a total of four. This is a corner lot adjacent to about four on-street parking spaces. It is within 3 blocks of bus stops for MTU routes 1 and 2.

**Recommendation of Other Boards and Commissions**

None

**Consistency with Adopted Comprehensive Plan**

The Future Land Use Map indicates this parcel as Traditional Neighborhood Development, which includes a variety of housing types. This rezoning would meet land use objectives to maintain traditional urban character (the house is similar in size and scale to adjacent residences) and for compact growth (the parcel is in a built-out area of the city).

**Staff Recommendation**

**Approval** - Allowing an additional housing unit would be the sort of organic, incremental growth that would likely not have a significant negative impact on the City or citizens. The neighborhood’s walkability means occupants would likely have a minimal impact on traffic congestion as well.

Requiring at least four parking spaces for two one-bedroom units seems onerous and the Common Council may want to consider amending the minimum parking requirements in Sec. 115-393.

**Routing J&A 1.3.2023**



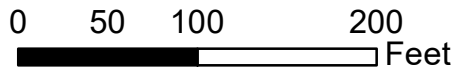




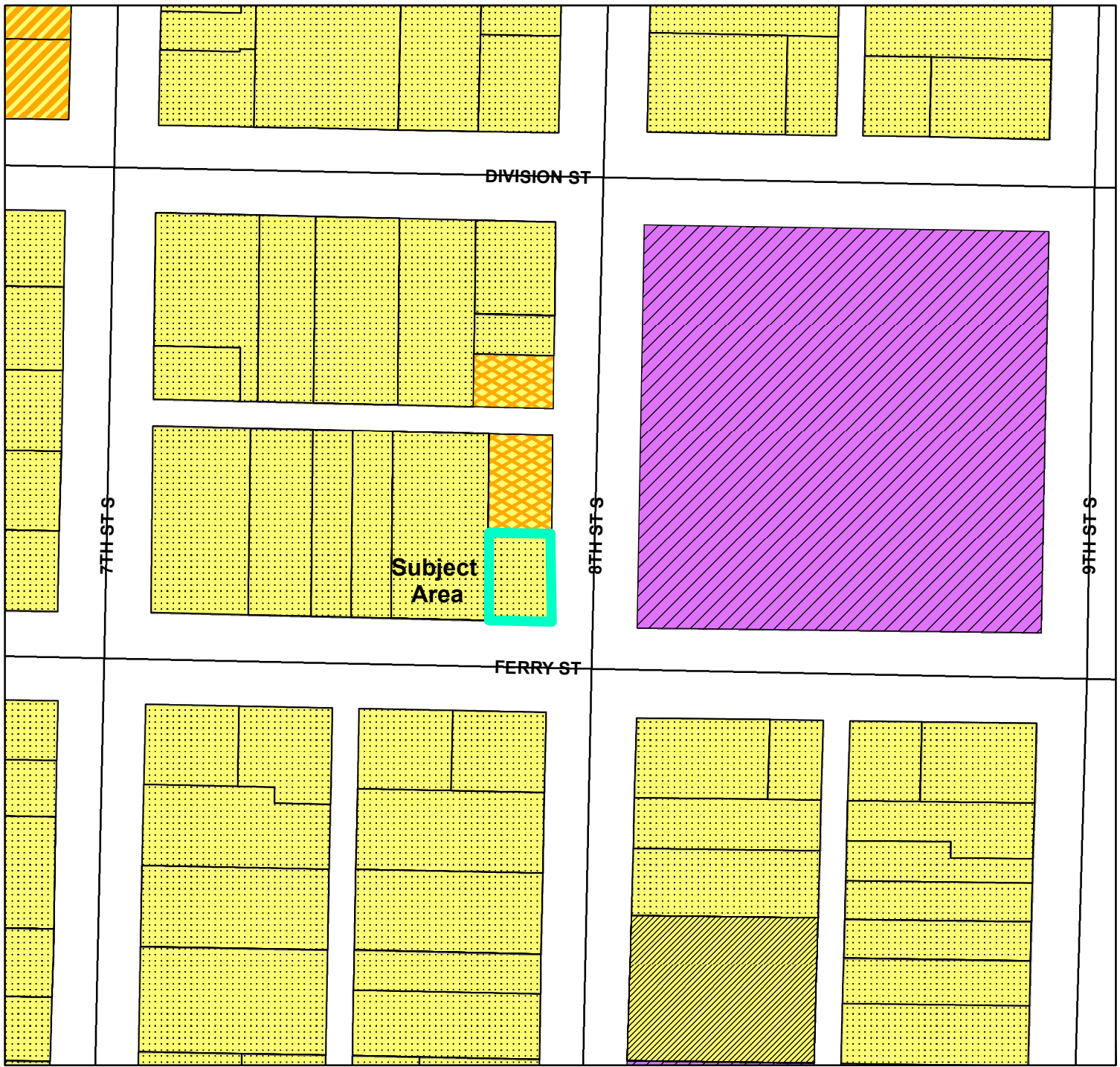
## BASIC ZONING DISTRICTS

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



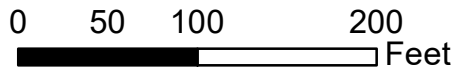






## BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
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- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY





# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 22-1497

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**Agenda Date:** 1/3/2023

**Version:** 1

**Status:** New Business

**In Control:** Judiciary & Administration Committee

**File Type:** Application

**Agenda Number:** 3

REQUEST FOR EXCEPTION TO STANDARDS

(Check One)

MULTI-FAMILY HOUSING DESIGN  
 COMMERCIAL DESIGN

Applicant (name and address):

LA CROSS FIRE DEPARTMENT

726 5TH AVE S. LA CROSSE, WI 54601

Owner of site (name and address):

CITY OF LA CROSSE

400 LA CROSSE STREET, LA CROSSE, WI 54601

Architect (name and address), if applicable:

WENDEL COMPANIES, ATTN JENNIFER POLACEK & LAURA EYSNOGLE

204 E GRAND AVE, SUITE 200, FAUCLAIRE, WI 54701

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

Address of subject premises:

920 GILLETTE STREET, LA CROSSE, WI , 1540 Liberty St , 1534 Liberty St

Tax Parcel No.: 17-10105-40, 17, 10104-22 , 17-10104-40

Legal Description:

SEE ATTACHED LEGAL DESCRIPTIONS

Details of Exception Request:

K5 - FIRST FLOOR FACADE SHALL INCLUDE WINDOWS TO PROVIDE VISUAL INTEREST AND VISUAL CONNECTION.

TOTAL AREA OF WINDOWS AND DOORS ON THE STREET FACING FACADE, INCLUDING TRIM, SHALL NOT BE LESS

THAN 20% OF THE TOTAL AREA OF THE FACADE.

Please explain why the standards of this ordinance should not apply to your property:

920 GILLETTE STREET WILL BE HOME TO THE NEW FIRE STATION #4. DUE TO THE SIZE OF THE STRUCTURE, THE PROPERTY WILL HAVE STREET-FACING FACADES ON THREE SIDES OF THE FACILITY. THE WESTERN FACADE, FACING LIBERTY STREET, WILL NOT BE ABLE TO MEET THE K5 STANDARD OF 20% DUE TO THIS FACADE BEING THE APPARATUS BAY EXTERIOR WALL AND THE OVERALL FUNCTION OF THE STATION.

THE NEW FACILITY WILL BE ABLE TO MEET THIS STANDARD ON THE TWO OTHER STREET-FACING FACADES.

What other options have you considered and why were they not chosen:

THIS FACILITY HAS UNDERGONE SEVERAL DESIGN CONSIDERATIONS INCLUDING A MULTIPLE-STORY CONCEPT AND REORIENTATION OF THE FACILITY. HOWEVER, DUE TO IT'S SCALE, THE IMPORTANCE OF RESPONSE TIMES FOR THE RESPONDERS, AND THE SIZE OF THE APPARATUS BY, WE WERE NOT ABLE TO CREATE A CONCEPT WHICH MEETS THE OWNERS NEEDS AS WELL AS THIS ORDINANCE.

Please explain how granting this/these exceptions is consistent with protecting the public interest; in particular, explain how it will impact adjacent properties:

AS AN EMERGENCY RESPONSE FACILITY, THE DESIGN NEEDS TO FOCUS ON HOW QUICKLY AND SAFELY APPARATUS CAN LEAVE THE STATION. THE ORIENTATION OF THIS FACILITY IS THE SAFEST FOR THE COMMUNITY, BOTH IN TERMS OF TRAFFIC FLOW AND IN THE FASTEST RESPONSE TIMES.

ADDITIONALLY THE FACADE ON LIBERTY STREET WILL BE SET BACK FROM THE STREET OVER 100'. THE FACADES THAT ARE CLOSER TO THE STREETS (GILLETTE AND CHARLES) WILL MEET THIS ORDINANCE.

Please explain the granting of the requested waiver(s) is consistent with the spirit and intent of the Ordinance; in particular, how will it meet the purpose of the Commercial District in which your property is located:

UNDERSTANDING THAT THIS WALL NEEDS TO REMAIN SOLID/WITHOUT WINDOWS AND DOORS FOR THE FUNCTION OF THE DEPARTMENT, ELEMENTS OF VISUAL INTEREST WILL BE PROVIDED ON THAT FACADE, INCLUDING INCLUDING SOLDIER COURSING AND AREAS OF RECESSED BRICKWORK.

THE OVERALL AESTHETIC OF THE FACILITY WAS DESIGNED TO BE REMINISCENT OF THE EXISTING STATION 4, WHICH IS LOCATED ON THE CORNER OF LIBERTY AND GILLETTE STREETS.

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 request and that the above statements and any attachments submitted hereto are true and correct to the best of my knowledge and belief.

  
(signature)

715-823-4848 (telephone) 12-02-2022 (date)

jpolacek@wendelcompanies.com (email)

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

Personally appeared before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

Applicant shall, before filing with the City Clerk's Office, have this application reviewed and the information verified by the Director of Planning & Development.

Review was made on the 5<sup>th</sup> day of December, 2022.

  
\_\_\_\_\_  
Notary Public

Chapter 115, Article VII, Divisions 3 or 4 of the La Crosse Municipal Code (Rev. 03/2022)



Signed: \_\_\_\_\_  
Director of Planning & Development



[Parcel Search](#) | [Permit Search](#)

### 920 GILLETTE ST LA CROSSE



Parcel:	17-10105-40	Internal ID:	74878
Municipality:	City of La Crosse	Record Status:	Current

#### Parcel Information:

Parcel:	17-10105-40
Internal ID:	74878
Municipality:	City of La Crosse
Record Status:	Current
On Current Tax Roll:	No
Total Acreage:	0.870
Township: ⓘ	16
Range: ⓘ	07
Section: ⓘ	20

[Parcel](#)

[Taxes](#)

[Outstanding Taxes](#)

[Assessments](#)

[Deeds](#)

[Permits](#)

[History](#)

#### Legal Description:

FIRST ADDITION TO P.S. DAVIDSONS ADDN LOTS 18, 19, 20, 21 & 22 BLOCK 13 & PRT NE-SW BEING E1/2 VAC ALLEY LYG W & ADJ TO PER RESL IN DOC NO. 1800802

#### Property Addresses:

<u>Street Address</u>	<u>City (Postal)</u>
920 GILLETTE ST	LA CROSSE

#### Owners/Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
CITY OF LA CROSSE	Owner	400 LA CROSSE ST	LA CROSSE	WI	54601

#### Districts:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

#### Additional Information

<u>Category</u>	<u>Description</u>
2020+ VOTING SUPERVISOR	2020+ Supervisor District 2
2020+ VOTING WARDS	2020+ Ward 4
Use	VACANT LOT

#### Lottery Tax Information ⓘ

Lottery Credits Claimed:	0
Lottery Credit Application Date:	



[Parcel Search](#) | [Permit Search](#)

### 1534 LIBERTY ST LA CROSSE



Parcel: 17-10104-40 Internal ID: 74881  
 Municipality: City of La Crosse Record Status: Current

#### Parcel Information:

Parcel: 17-10104-40  
 Internal ID: 74881  
 Municipality: City of La Crosse  
 Record Status: Current  
 On Current Tax Roll: No  
 Total Acreage: 0.230  
 Township: 16  
 Range: 07  
 Section: 20

- [Parcel](#)
- [Taxes](#)
- [Outstanding Taxes](#)
- [Assessments](#)
- [Deeds](#)
- [Permits](#)
- [History](#)

#### Legal Description:

FIRST ADDITION TO P.S. DAVIDSONS ADDN S 1/3 LOT 4 & ALL LOT 5 BLOCK 13 & PRT NE-SW BEING W1/2 VAC ALLEY LYG E & ADJ TO PER RESL IN DOC NO. 1800802

#### Property Addresses:

<u>Street Address</u>	<u>City (Postal)</u>
1534 LIBERTY ST	LA CROSSE
1532 LIBERTY ST	LA CROSSE

#### Owners/Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
CITY OF LACROSSE	Owner	400 LA CROSSE ST	LA CROSSE	WI	54601
ATTN: DAWN REINHART	Attention	400 LA CROSSE ST	LA CROSSE	WI	54601

#### Districts:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

#### Additional Information

<u>Category</u>	<u>Description</u>
2020+ VOTING SUPERVISOR	2020+ Supervisor District 2
2020+ VOTING WARDS	2020+ Ward 4
Use	2 HOUSES ON 1 LOT

#### Lottery Tax Information ⓘ

Lottery Credits Claimed: 0  
 Lottery Credit Application Date:



[Parcel Search](#) | [Permit Search](#)

### 1540 LIBERTY ST LA CROSSE

[Print View](#)

Parcel:	17-10104-22	Internal ID:	74880
Municipality:	City of La Crosse	Record Status:	Current

#### Parcel Information:

Parcel:	17-10104-22
Internal ID:	74880
Municipality:	City of La Crosse
Record Status:	Current
On Current Tax Roll:	No
Total Acreage:	0.340
Township: ⓘ	16
Range: ⓘ	07
Section: ⓘ	20

- [Parcel](#)
- [Taxes](#)
- [Outstanding Taxes](#)
- [Assessments](#)
- [Deeds](#)
- [Permits](#)
- [History](#)

#### Legal Description:

CERTIFIED SURVEY MAP NO. 144 VOL 19 LOT 2 DOC NO. 1791328 & PRT NE-SW BEING W1/2 VAC ALLEY LYG E & ADJ TO PER RESL IN DOC NO. 1800802

#### Property Addresses:

<u>Street Address</u>	<u>City (Postal)</u>
1540 LIBERTY ST	LA CROSSE

#### Owners/Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
CITY OF LACROSSE	Owner	400 LA CROSSE ST	LA CROSSE	WI	54601

#### Districts:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

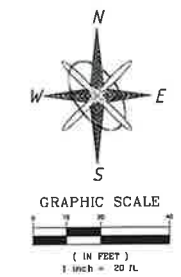
#### Additional Information

<u>Category</u>	<u>Description</u>
2020+ VOTING SUPERVISOR	2020+ Supervisor District 2
2020+ VOTING WARDS	2020+ Ward 4
Use	1 UNIT

#### Lottery Tax Information ⓘ

Lottery Credits Claimed:	0
Lottery Credit Application Date:	





**LEGEND**

P.U.	PUBLIC UTILITY EASEMENT	-CN	FOUND CROSS-CUT
D.E.	DRAINAGE EASEMENT	⊙	FOUND P.K. NAIL
P.S.E.	PUBLIC WALK EASEMENT	X (EX.XX)	PROPOSED SPOT ELEVATIONS
PROP.	PROPOSED FEATURE	X (EX.XX)	EXISTING SPOT ELEVATIONS
EXIST.	EXISTING	---	EXISTING CONTOURS
MH	MANHOLE	⊙	BUFFALO BOX
T/F	TOP OF FOUNDATION	⊙	CLEANOUT
F/C	FINAL GRADE	⊙	A/C UNIT
CONC.	CONCRETE	→	DRAINAGE FLOW ARROW
ME	MEET EXISTING	⊙	WATER VALVE VAULT
M-	MEASURED DIMENSION	⊙	SEWER CATCH BASIN/ INLET
R-	RECORDED DIMENSION	⊙	SEWER MANHOLE
BLDG.	BUILDING	⊙	TREE W/ SIZE
RAD.	RADIUS	⊙	FIRE HYDRANT
⊙	FOUND IRON PIPE	⊙	BOLLARD
⊙	FOUND IRON ROD	⊙	POWER POLE
⊙	INLET BASKET FILTER	⊙	EXISTING CONCRETE PAVEMENT
⊙	LIGHT POLE	⊙	EXISTING BITUMINOUS PAVEMENT
⊙	OUT WIRE	⊙	EXISTING GRAVEL PAVEMENT
---	PROPERTY LINE	⊙	STRUCTURE OR ITEM TO BE REMOVED
---	WATER MAIN	⊙	TO BE REMOVED
---	GAS MAIN	⊙	OVERLAND FLOOD ROUTE
---	COMBINED SEWER LINE		
---	STORM SEWER LINE		
---	CABLE/TV LINE		
---	TELEPHONE/COMMUNICATION LINE		
---	ELECTRIC LINE		
---	OVERHEAD LINE		
---	SILT FENCING		
---	CHAIN LINK CONSTRUCTION FENCING		

- GENERAL NOTES:**
- ELEVATIONS BASED ON (WCCS) NAD 83 (2011) ADJUSTMENT.
  - BEFORE ANY EXCAVATION, THE CONTRACTOR SHALL CALL DIGGER (811) OR 1-800-242-8511 TO LOCATE ALL EXISTING UTILITIES ON SITE. THE CONTRACTOR SHALL FAMILIAR WITH THE LOCATIONS OF ALL BURIED UTILITIES PRIOR TO THE START OF CONSTRUCTION.
  - ALL WORK PROPOSED HEREON SHALL BE IN ACCORDANCE WITH THE CITY OF LA CROSSE - STANDARD SPECIFICATIONS AND PROCEDURES, LATEST EDITION UNLESS OTHERWISE NOTED IN THESE PLANS IN THE EVENT OF CONFLICTING REQUIREMENTS, THE CITY OF LA CROSSE'S REQUIREMENTS WILL GOVERN.
  - THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO THE START OF WORK. ANY DISCREPANCIES FOUND SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
  - THE CONTRACTOR SHALL EXAMINE THE PLANS AND NOTES, VISIT THE SITE OF THE WORK AND FAMILIARIZE HIMSELF FULLY WITH THE WORK INVOLVED, GENERAL AND LOCAL CONDITIONS, ALL FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS AND ALL OTHER PERTINENT ITEMS PRIOR TO THE START OF THIS PROJECT.
  - NEITHER THE ENGINEER NOR THE OWNER GUARANTEE THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS REGARDING UTILITIES, EITHER PUBLIC OR PRIVATE, SUCH AS SEWERS, MANHOLES, CATCH BASINS, GAS AND WATER MAINS, TELEPHONE AND ELECTRICAL DUCT LINES AND SIMILAR STRUCTURES. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION OPERATIONS, AND SHALL REPORT TO THE ENGINEER ANY DIFFERENCES FROM THE LOCATIONS SHOWN ON THE PLANS. THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. BY FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE.
  - THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OR PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
  - ANY UTILITY TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER, PROJECT OWNER AND UTILITY OWNER, BY THE CONTRACTOR AT HIS/HER OWN EXPENSE.
  - THE CONTRACTOR SHALL KEEP A SET OF CONSTRUCTION PLANS ON THE JOB SITE, AND SHALL MAINTAIN A LEGIBLE RECORD ON SAID PLANS OF ANY ALTERATIONS TO PLANS AND SPECIFICATIONS OF PROPOSED IMPROVEMENTS, ETC. UPON COMPLETION OF THE CONTRACTOR'S WORK, SAID PLANS AND INFORMATION SHALL BE PROVIDED TO THE ENGINEER.
  - THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS INCLUDING THOSE FROM THE CITY OF LA CROSSE, PRIOR TO COMMENCING CONSTRUCTION.
  - THE CONTRACTOR SHALL RESTORE ANY AREA DISTURBED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL USE. THE CONTRACTOR SHALL NOT EXCAVATE OR DISTURB BEYOND PROPERTY LINE BOUNDARIES, UNLESS OTHERWISE INDICATED ON THE PLANS.
  - DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE CONCLUSION OF EACH DAY. SITE DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING OR ANY OTHER ACCEPTABLE METHOD.

- PAVING NOTES:**
- ALL CONCRETE CURB AND GUTTER ON SITE, UNLESS OTHERWISE NOTED, SHALL BE TYPE 'L' CURB. TYPE 'L' CURB SHALL HAVE A 6" EXPOSURE UNLESS OTHERWISE NOTED.
  - PREFORMED EXPANSION JOINT FILLERS SHALL BE PLACED AT ALL LOCATIONS WHERE CONCRETE PAVEMENT IS ABUTTING THE BUILDINGS.
  - ALL CONCRETE SIDEWALK TO BE 4-INCH UNLESS OTHERWISE NOTED.
  - HMA DRIVEWAY & PARKING SHALL CONFORM TO CITY OF LA CROSSE SPECIFICATIONS FOR BITUMINOUS CONCRETE MIXES SEC 130 AND FOR AGGREGATE MATERIALS SEC 100.  
STANDARD ASPHALT:  
SINGLE ASPHALT LAYER: 3 1/2" HMA 3 LT 58-285  
BASE AGGREGATE: 8" BASE AGGREGATE DENSE (BAD) 1 1/4-INCH  
HEAVY DUTY ASPHALT:  
UPPER ASPHALT LAYER: 2" HMA 4 MT 58-285  
LOWER ASPHALT LAYER: 3" HMA 3 LT 58-285  
BASE AGGREGATE: 9" BAD 1 1/4-INCH
  - DO ALTERNATE #5: PAVE DRIVEWAY WITH CONCRETE PAVEMENT 7-INCH OVER 6-INCH BAD 1 1/4-INCH.

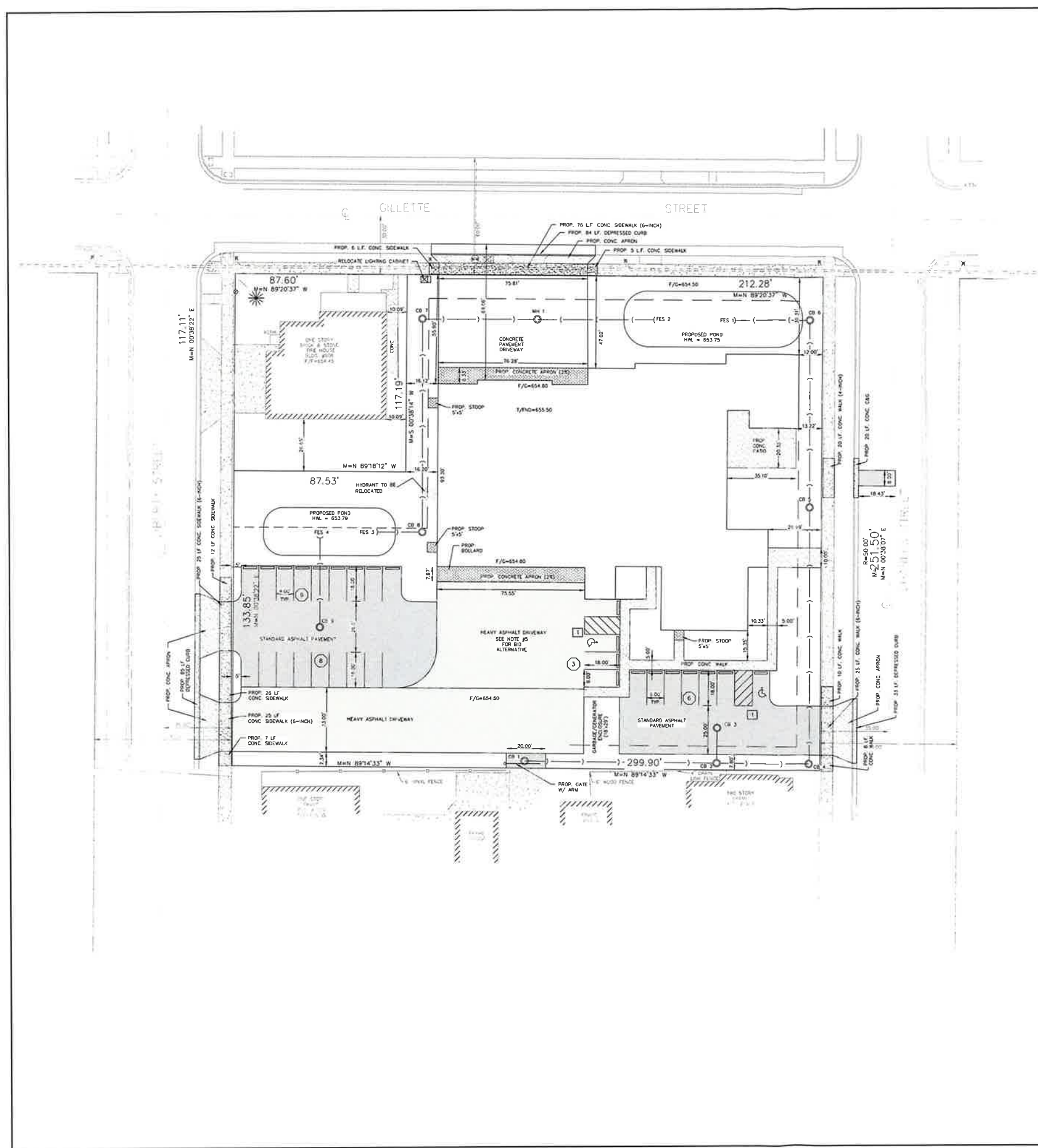
- ⊙ # OF STANDARD PARKING STALLS  
⊙ # OF ADA PARKING STALLS WITH 8' ACCESSIBILITY AISLE

REVISIONS

NO.	REVISIONS	DATE

**SITE PLAN**

GENERIC SCALE BAR  
DATE: 05/20/22  
SCALE: AS SHOWN  
SHEET: WAM DWT: R53A  
PROJECT: 60182C  
DWG NO: C301















**NOTICE OF HEARING ON  
REQUEST FOR EXCEPTION TO STANDARDS  
FOR COMMERCIAL DESIGN STANDARDS**

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Common Council of the City of La Crosse by its Judiciary and Administration Committee will hold a public hearing upon the **Request of La Crosse Fire Department for an Exception to Commercial Design Standards** under Chapter 115, Article VII of the Code of Ordinances of the City of La Crosse **allowing for an exception to the following requirements: that the first floor facade shall include windows to provide visual interest and visual connection to the street and that the total area of windows and doors on the street-facing facade, including trim shall not be less than 20 percent of the total area of the facade, excluding gables.**

Said property is generally located at **920 Gillette St., 1534 Liberty St., and 1540 Liberty St.** and is further described as follows:

*Tax Parcel 17-10105-40*

*FIRST ADDITION TO P.S. DAVIDSONS ADDN LOTS 18, 19, 20, 21 & 22 BLOCK 13 & PRT NE-SW BEING E1/2 VAC ALLEY LYG W & ADJ TO PER RESL IN DOC NO. 1800802*

*Tax Parcel 17-10104-40*

*FIRST ADDITION TO P.S. DAVIDSONS ADDN S 1/3 LOT 4 & ALL LOT 5 BLOCK 13 & PRT NE-SW BEING W1/2 VAC ALLEY LYG E & ADJ TO PER RESL IN DOC NO. 1800802*

*Tax Parcel I 17-10104-22*

*CERTIFIED SURVEY MAP NO. 144 VOL 19 LOT 2 DOC NO. 17913238 & PRT NE-SW BEING W1/2 VAC ALLEY LYG E & ADJ TO PER RESL IN DOC NO. 1800802*

The City Plan Commission will meet to consider such application on **Tuesday, January 3, 2023 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 **Tuesday, January 3, 2023 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, January 12, 2023 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 be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

The application and supporting documentation 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, or in the Legislative Information Center which can be accessed from the City website at [www.cityoflacrosse.org](http://www.cityoflacrosse.org) (search for File 22-1497).

Dated this 6<sup>th</sup> day of December, 2022.

Nikki M. Elsen, City Clerk  
City of La Crosse

-----  
Publish: December 13 and 20, 2022  
One (1) Affidavit

Tax Parcel Number	OwnerName	PROPADDCOMP	CompleteAddress	MailCityStateZip
17-10092-130	CATHOLIC CHARITIES OF THE DIOCESE OF LACROSSE	1603 LIBERTY ST	1603 LIBERTY ST	LA CROSSE WI 54603-2255
17-10092-140	WILTRUD D AUMAN	816 GILLETTE ST	816 GILLETTE ST	LA CROSSE WI 54603-2223
17-10093-10	STEVEN T EIDE	1551 LIBERTY ST	2520 LOSEY CT	LA CROSSE WI 54601-3938
17-10093-100	BRIAN ALBERT	1519 LIBERTY ST	1519 LIBERTY ST	LA CROSSE WI 54603-2256
17-10093-110	RWR PROPERTIES LLC	1513 LIBERTY ST	1400 PINE ST	ONALASKA WI 54650
17-10093-20	ANDREW E KAPPMAYER	820 GILLETTE ST	820 GILLETTE ST	LA CROSSE WI 54603
17-10093-30	CORNERSTONE FLATS LLC	1553 LIBERTY ST	27445 COUNTY ROAD 23	ALBANY MN 56307
17-10093-40	SHARON C HANSON	1549 LIBERTY ST	1549 LIBERTY ST	LA CROSSE WI 54603-2256
17-10093-50	PROPERTY LOGIC LLC	1541 LIBERTY ST	PO BOX 2132	LA CROSSE WI 54602-2132
17-10093-60	COREY LAHR, MACKENZIE LAHR	1537 LIBERTY ST	1537 LIBERTY ST	LA CROSSE WI 54603-2256
17-10093-70	JOSHUA R HALDORSON	1533 LIBERTY ST	1533 LIBERTY ST	LA CROSSE WI 54603
17-10093-80	BO NELSON	1527 LIBERTY ST	W5969 COUNTY ROAD S	ONALASKA WI 54650
17-10093-90	ABRAHAM J CHASE	1523 LIBERTY ST	1523 LIBERTY ST	LA CROSSE WI 54603-2256
17-10104-140	ANDAR LLC	1515 CHARLES ST	N1955 WEDGEWOOD DR W	LA CROSSE WI 54601
17-10104-21	CITY OF LACROSSE	906 GILLETTE ST	400 LA CROSSE ST	LA CROSSE WI 54601
17-10104-50	KYLE JAHNKE, KATIE SPILLANE	1526 LIBERTY ST	1526 LIBERTY ST	LA CROSSE WI 54603-2231
17-10104-60	DESMOND INVESTMENTS II LLC	1522 LIBERTY ST	620 CASS ST	LA CROSSE WI 54601
17-10104-70	MARK FRANCKSEN, CAROL L FRANCKSEN	1518 LIBERTY ST	1518 LIBERTY ST	LA CROSSE WI 54603-2231
17-10104-80	CITY OF LACROSSE	1512 LIBERTY ST	400 LA CROSSE ST	LA CROSSE WI 54601
17-10105-10	ROBERT W CASSILL, ANGELA M CASSILL	1517 CHARLES ST	1517 CHARLES ST	LA CROSSE WI 54603
17-10105-20	HERITAGE RENTALS LLC	1521 CHARLES ST	PO BOX 101	EAU CLAIRE WI 54702
17-10105-30	JOSEPH R DUNHAM, CECILIA A DUNHAM	1525, 1527 CHARLES S	1527 CHARLES ST	LA CROSSE WI 54603-2233
17-10106-20	TRACY J JR MILLER, MAGGIE A HEGY	1612 LIBERTY ST	1612 LIBERTY ST	LA CROSSE WI 54603-2264
17-10106-30	PAUL M REARDON, ELIZABETH A WESTLEY	1606 LIBERTY ST	1606 LIBERTY ST	LA CROSSE WI 54603-2264
17-10106-40	MARILYNN D WHITE	1602 LIBERTY ST	1602 LIBERTY ST	LA CROSSE WI 54603-2264
17-10106-50	RONALD EDWARD BROWN	911 GILLETTE ST	W5831 COUNTY ROAD S	ONALASKA WI 54650
17-10106-60	DESMOND INVESTMENTS II LLC	1603 CHARLES ST	620 CASS ST	LA CROSSE WI 54601
17-10106-70	CD TAYLOR HOLDINGS LLC	1607 & 1609 CHARLES	PO BOX 291	HOLMEN WI 54636-0291
17-10106-80	SHEA EALEY RENTALS LLC	1611 & 1613 CHARLES	PO BOX 863	WEST SALEM WI 54669-0863
17-10108-10	SCHOOL DISTRICT OF LACROSSE	1611 KANE ST	807 EAST AVE S	LA CROSSE WI 54601
17-10109-10	HERITAGE RENTALS LLC	1550, 1552, 1554 CHA	4344 HERITAGE DR	EAU CLAIRE WI 54703
17-10109-20	VINCENT D WROBEL, KELLY R WROBEL	1546 CHARLES ST	1546 CHARLES ST	LA CROSSE WI 54603-2215
17-10109-30	JUDITH A FORD, JULIE K SMITH	1542 CHARLES ST	1542 CHARLES ST	LA CROSSE WI 54603-2215
17-10109-40	JOSEPH R DUNHAM, CECILIA A DUNHAM	1536 & 1538 CHARLES	1527 CHARLES ST	LA CROSSE WI 54603-2233
17-10109-50	BIG RIVER GROUP LLC	1530 & 1532 CHARLES	N2948 SMITH VALLEY RD	LA CROSSE WI 54601
17-10109-60	CAITLYN M JOHNSON	1526 CHARLES ST	1526 CHARLES ST	LA CROSSE WI 54603-2215
17-10109-70	PHASE TWO PROPERTIES LLC	1522 & 1524 CHARLES	705 GRANUM ST	HOLMEN WI 54636
17-10109-80	DESMOND INVESTMENTS II LLC	1516 CHARLES ST	620 CASS ST	LA CROSSE WI 54601
17-10109-90	NRE PROPERTIES LLC	1512 CHARLES ST	543 DRIFTWOOD ST	WEST SALEM WI 54669

**Properties within 200 feet of 920 Gillette, 1534 & 1540 Liberty Street**

Applicant: City of La Crosse Fire Department 400 LA CROSSE ST LA CROSSE WI 54601



**Agenda Item 22-1497 (Tim Acklin)**

Request for Exception to Commercial Design Standards by La Crosse Fire Department allowing for facade exceptions for a project at 920 Gillette St., 1534 Liberty St., and 1540 Liberty St.

**General Location**

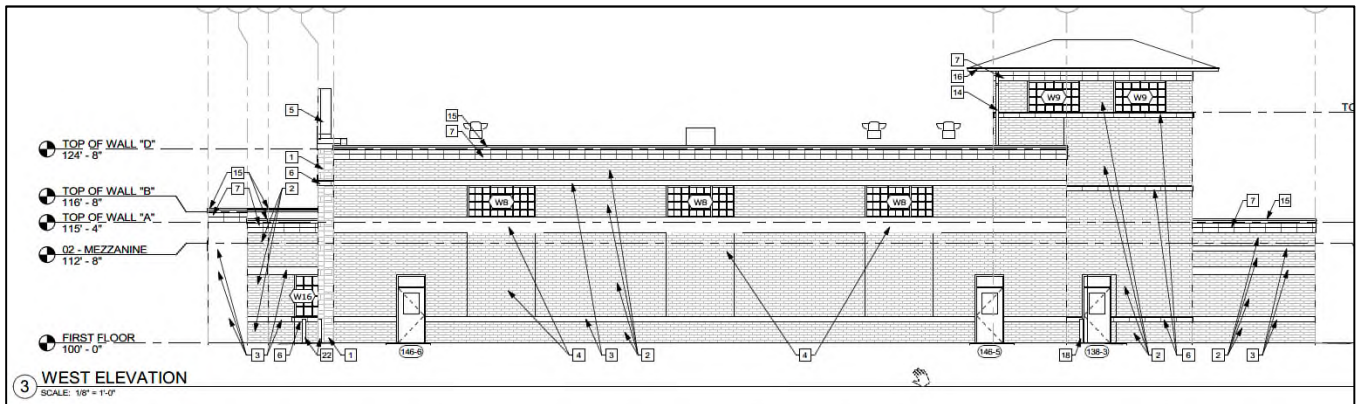
Council district 1, Logan Northside Neighborhood, located on the south side of Gillette St, 3 1/2 blocks east of Rose St, as depicted in attached MAP 22-1497. The project site is primarily surrounded by single family homes, with the exception of the existing Fire Station #4.

**Background Information**

In preparing/finalizing final plans for the new Fire Station #4 on Gillette Street, the Fire Department is requesting an exception to following design review requirement:

*K5-The first floor façade shall include windows to provide visual interest and visual connection to the street. The total area of windows and doors on the street-facing façade, including trim, shall not be less than 20% of the total area of the façade, excluding gables.*

The proposed building façade (west) facing Liberty Street does not meet this requirement.



**Recommendation of Other Boards and Commissions**

The Design Review Committee reviewed preliminary plans for the new fire station on November 18, 2022.

**Consistency with Adopted Comprehensive Plan**

Adopting design standards and requiring new buildings to respect the established or traditional characteristics of the surrounding neighborhood in terms of scale, materials, and orientation to the street are a major objective in the Urban Design Element of the Comprehensive Plan. Any exceptions to the adopted design standards may not be consistent with the comprehensive plan.



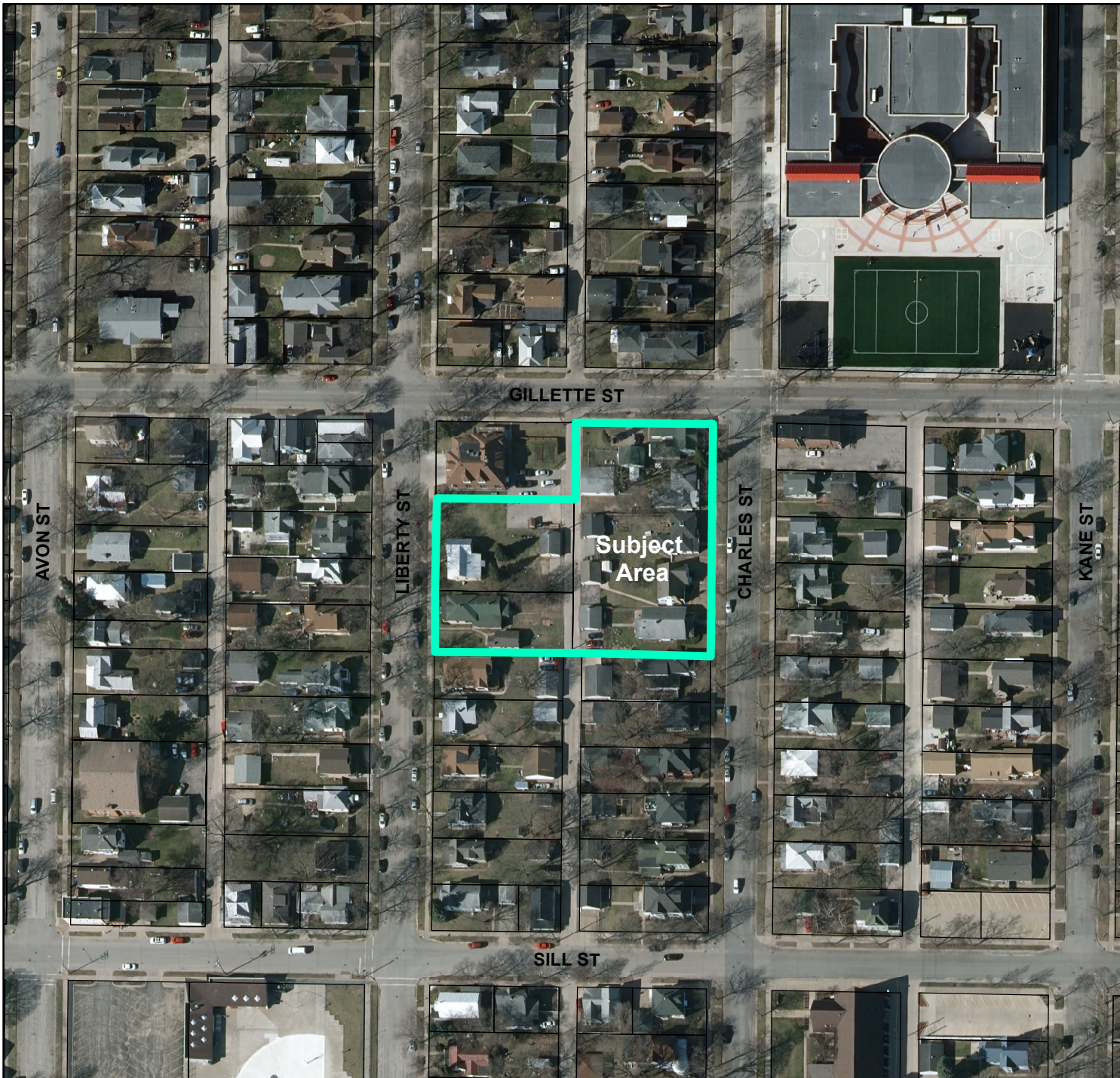
**Staff Recommendation**

Staff has no concerns of this request due to the following:

















- 1) Due to the size of the proposed building it will have street-facing facades on Liberty Street, Gillette Street, and Charles Street. The facades facing Gillette Street and Charles Street meets this requirement.
- 2) The interior layout of the facility has led to this façade not having any first-floor windows as this is main garage where the fire trucks are parked and stored. Revising the interior layout would likely require a façade facing one of the other streets to not meet this requirement.
- 3) The Liberty Street Façade is not immediately adjacent to the public sidewalk. It is setback from the sidewalk by approximately 103ft with a bio-filtration pond located between them. This stormwater management facility will help screen this façade and reduce the visual impact of a solid wall.
- 4) Preliminary discussions during the design review process indicated that additional landscaping would be installed on this side of the building to help reduce the visual impact of a solid wall.

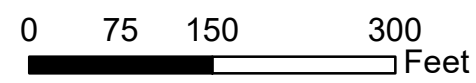
**This item is recommended for approval.**

**Routing** J&A 1.3.2023

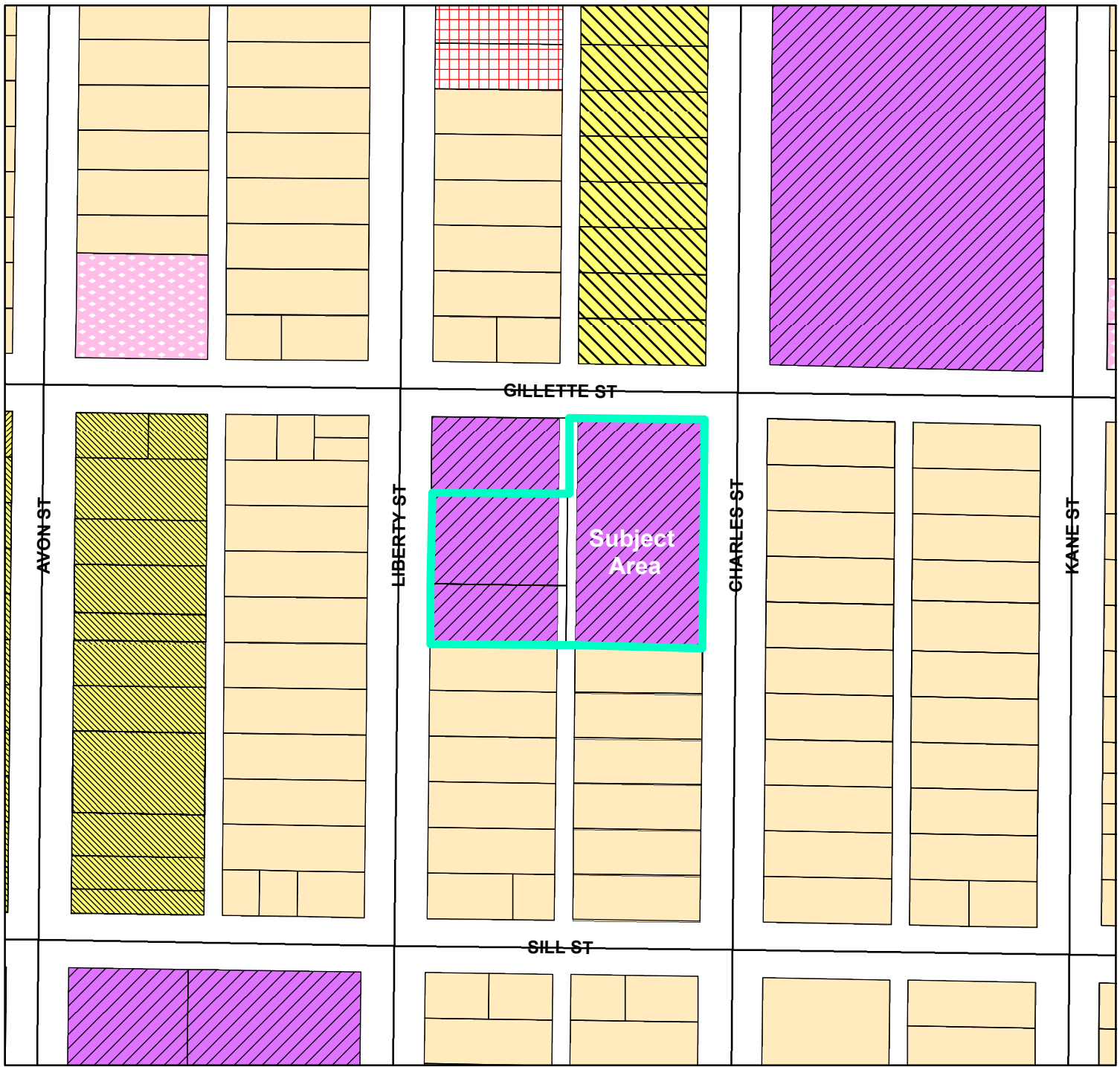


# BASIC ZONING DISTRICTS

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

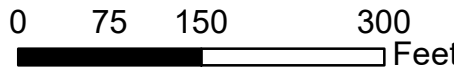






## BASIC ZONING DISTRICTS

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- City Limits
- SUBJECT PROPERTY





# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 22-1498

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**Agenda Date:** 1/3/2023

**Version:** 1

**Status:** New Business

**In Control:** Judiciary & Administration Committee

**File Type:** Ordinance

**Agenda Number:** 4

ORDINANCE NO.: \_\_\_\_\_

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Special Multiple Dwelling District to the Planned Development District - General allowing for the construction of a 4-story, 64-unit multi-family residential building with community/classroom facility at 410 and 414 Mississippi St, 1107, 1113, 1117, 1119, 1123, 1125 and 1127 4th St S, and 403 and 409-411 Jackson 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 Special Multiple Dwelling District to the Planned Development District - General on the Master Zoning Map, to-wit:

*Tax Parcel 17-30088-120: BURNS ADDITION W 48FT OF E 90FT LOT 1 BLOCK 4 LOT SZ: 48 X 49*

*Tax Parcel 17-30088-130: BURNS ADDITION E 42FT LOT 1 BLOCK 4 LOT SZ: 42 X 49*

*Tax Parcel 17-30088-140: BURNS ADDITION LOT 2 BLOCK 4 LOT SZ: 49 X 172*

*Tax Parcel 17-30089-10: BURNS ADDITION LOT 3 BLOCK 4 LOT SZ: 49 X 172*

*Tax Parcel 17-30089-20: BURNS ADDITION LOT 4 BLOCK 4 LOT SZ: 49 X 172*

*Tax Parcel 17-30089-30: BURNS ADDITION LOT 5 EX S 34FT OF E 93FT & EX S 29 1/2FT OF W 79FT BLOCK 4 SUBJ TO 36 INCH SIDEWALK ESMT LOT SZ: IRR*

*Tax Parcel 17-30089-40: BURNS ADDITION S 34FT OF E 93FT OF LOT 5 BLOCK 4 SIDEWALK EASEMENT LOT SZ: 34 X 93*

*Tax Parcel 17-30089-50: BURNS ADDITION S 29 1/2FT OF W 79FT LOT 5 BLOCK 4 SUBJ TO 36 INCH SIDEWALK EASEMENT LOT SZ: IRR*

*Tax Parcel 17-30089-60: BURNS ADDITION LOT 6 BLOCK 4 LOT SZ: 49 X 172*

*Tax Parcel 17-30089-70: BURNS ADDITION W 69FT LOT 7 BLOCK 4 EX 18 SQ FT TAKEN FOR R/W IN DOC NO. 1394479*

*Tax Parcel 17-30089-80: BURNS ADDITION E 43FT OF W 112FT LOT 7 BLOCK 4 LOT SZ: 43 X 49*

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

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

\_\_\_\_\_  
Mitch Reynolds, Mayor

\_\_\_\_\_  
Nikki M. Elsen, City Clerk

Passed:  
Approved:  
Published:



PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Cinnaire Solutions Corp City of LaCrosse  
10 E. Doty St #445 400 La Crosse St  
Madison, WI 53703 La Crosse, WI 54601

Owner of site (name and address):

See attached Spreadsheet

Address of subject premises:

See attached Spreadsheet

Tax Parcel No.:

See attached Spreadsheet

Legal Description:

See attached Spreadsheet

Zoning District Classification:

R6 - Special Multiple

Proposed Zoning Classification:

Planned Development - General (PD-General)

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

Yes  No

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

Yes  No

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

Yes  No

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

Yes  No

Property is Presently Used For:

Vacant land - various housing types.

Property is Proposed to be Used For:

64-unit, four-story multifamily residential Building  
Building will also include a Community/classroom facility to  
be used by tenants and general public.

Proposed Rezoning is Necessary Because (Detailed Answer):

Proposed classroom/community facility is not permitted in the  
existing zoning district because of the desire for it to be  
used by the general public.

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

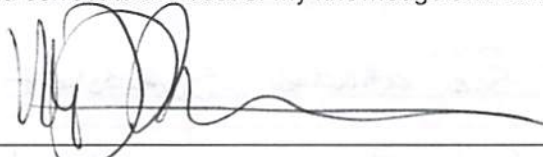
Project will replace aging housing stock w/ new, quality, Affordable  
housing units. Provide more housing options and remove blight.

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

Project will provide new affordable housing which meets to Housing Objectives in the Comp Plan. Also, future land use designation on the Future Land Use Map in the Land Use Element of the Comp Plan.

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 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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)

\_\_\_\_\_  
(telephone)

\_\_\_\_\_  
(date)

\_\_\_\_\_  
(email)

STATE OF WISCONSIN )

) ss.

COUNTY OF LA CROSSE )

Personally appeared before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

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

Review was made on the 5<sup>th</sup> day of December, 2022.

Signed: \_\_\_\_\_

[Signature]  
Director of Planning & Development

Plan Admin

AFFIDAVIT

STATE OF )  
COUNTY OF ) ss  
)

The undersigned, Joseph Arentz, being duly sworn states:

1. That the undersigned is an adult resident of the City of La Crosse, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 409-41 Jackson St.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Joseph Arentz  
Property Owner

Subscribed and sworn to before me this 2nd day of December, 2022.

\_\_\_\_\_  
Notary Public  
My Commission expires \_\_\_\_\_.

Address	PIN	Owner	Size (ac)	Current Zoning	Requested Zoning	Legal Description
410 Mississippi St	17-30088-120	City of La Crosse	0.054	R6	Planned Dev	BURNS ADDITION W 48FT OF E 90FT LOT 1 BLOCK 4 LOT SZ: 48 X 49
414 Mississippi St	17-30088-130	City of La Crosse	0.047	R6	Planned Dev	BURNS ADDITION E 42FT LOT 1 BLOCK 4 LOT SZ: 42 X 49
1107 4th St S	17-30088-140	City of La Crosse	0.194	R6	Planned Dev	BURNS ADDITION LOT 2 BLOCK 4 LOT SZ: 49 X 172
1113 4th St S	17-30089-10	City of La Crosse	0.194	R6	Planned Dev	BURNS ADDITION LOT 3 BLOCK 4 LOT SZ: 49 X 172
1117 4th St S	17-30089-20	City of La Crosse	0.194	R6	Planned Dev	BURNS ADDITION LOT 4 BLOCK 4 LOT SZ: 49 X 172
						BURNS ADDITION LOT 5 EX S 34FT OF E 93FT & EX S 29 1/2FT OF W 79FT BLOCK 4 SUBJ TO 36 INCH SIDEWALK ESMT LOT SZ: IRR
1119 4th St S	17-30089-30	City of La Crosse	0.068	R6	Planned Dev	BURNS ADDITION S 29 1/2FT OF W 79FT LOT 5 BLOCK 4 SUBJ TO 36 INCH SIDEWALK EASEMENT LOT SZ: IRR
1123 4th St S	17-30089-50	City of La Crosse	0.053	R6	Planned Dev	BURNS ADDITION S 34FT OF E 93FT OF LOT 5 BLOCK 4 SIDEWALK EASEMENT LOT SZ: 34 X 93
1125 4th St S	17-30089-40	City of La Crosse	0.073	R6	Planned Dev	BURNS ADDITION LOT 6 BLOCK 4 LOT SZ: 49 X 172
1127 4th St S	17-30089-60	City of La Crosse	0.194	R6	Planned Dev	BURNS ADDITION W 69FT LOT 7 BLOCK 4 EX 18 SQ FT TAKEN FOR R/W IN DOC NO. 1394479
403 Jackson St	17-30089-70	City of La Crosse	0.077	R6	Planned Dev	BURNS ADDITION E 43FT OF W 112FT LOT 7 BLOCK 4 LOT SZ: 43 X 49
409-411 Jackson St	17-30089-80	Joseph Arentz (Under Contract w CS)	0.049	R6	Planned Dev	BURNS ADDITION LOT 7 EX W 112FT BLOCK 4 LOT SZ: 60 X 49
<del>415-417 Jackson St</del>	<del>17-30089-90</del>	<del>William Breidel (Under Contract w CS)</del>	<del>0.068</del>	<del>R6</del>	<del>Planned Dev</del>	<del>X 49</del>
			<b>1.265</b>			





Tim Acklin, AICP  
Planning Administrator  
City of La Crosse  
400 La Crosse St  
La Crosse, WI 54601

December 1, 2022

Mr. Acklin:

Please accept this Planned Development Rezoning Petition for twelve parcels on the east side of 4th Street South between Mississippi Street and Jackson Street in La Crosse. Cinnaire Solutions is requesting re-zoning to accommodate the development of a 64-unit mixed-income multifamily building on the site. In a competitive RFP process, Northernstar Companies and Cinnaire Solutions were selected by the Community Development Committee in 2021 to redevelop this site. properties with mixed-income multifamily housing, with a particular focus on serving people who have been homeless.

**Our proposed development encompasses the following:**

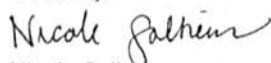
- A 4-story, 64-unit building containing 3 studios, 22 1BR, 28 2BR, and 11 3BR units as well as a common room and onsite leasing office.
- 38 covered parking spaces and 19 additional surface parking spaces.
- A first floor classroom/community facility space (approx. 350 SF) that will be open to residents as well as the public for programs and services. This includes programming such as: financial literacy classes, Employment counseling, Job readiness skills and job placement assistance, ESL/GED classes, and more. The on-site property manager will coordinate programming and scheduling for the space.

The apartments will be affordable to a range of income levels between 30% - 60% AMI as well as market rate. Serving families at a range of incomes in one building aligns with City goals of ending chronic homelessness and fosters a thriving mixed-income community.

**This property was rezoned from R4 to R6 in Fall 2021 to allow for the 64-unit residential building, in advance of the 2021 WHEDA application deadline.** The proposed development was not successful in receiving a funding award, and we are re-submitting to WHEDA in January 2023. The requested Planned Development zoning would permit the inclusion of the community facility space, which is eligible for 5 points in WHEDA's application process and would make the project more competitive. The space would also enhance the services and programs available to residents and the neighborhood. The overall footprint, setbacks, and heights of the current plans remain the same as what was submitted in Fall 2021 for the R6 re-zoning – included an expanded 20'-6" setback on the north side to preserve privacy for the adjacent homeowners.

The proposed \$16.25M development would be financed with \$9.4M in 9% LIHTC equity; a \$3.5M mortgage; a \$900,000 FHLB Affordable Housing Program grant, and developer equity. We previously received a \$1M award of Affordable Housing Revolving Loan Fund dollars from the City and will be pursuing additional gap funding sources as the development progresses.

Sincerely,



Nicole Solheim  
Vice President-Development, Cinnaire Solutions

**Lansing | Corporate Headquarters**  
1118 South Washington Avenue  
Lansing, Michigan 48910  
517 482 8555

**Detroit**  
2111 Woodward Avenue, Suite 600  
Detroit, Michigan 48201  
313 841 3751

**Chicago**  
225 West Washington Street, Suite 1350  
Chicago, Illinois 60606  
312 957 7283

**Madison**  
10 East Doty Street, Suite 445  
Madison, Wisconsin 53703  
608 234 5291

**Grand Rapids**  
100 Grandville Avenue SW, Suite 202  
Grand Rapids, Michigan 49503  
616 272 7880

**Indianapolis**  
320 North Meridian, Suite 515  
Indianapolis, Indiana 46204  
317 423 8880

**Wilmington**  
100 West 10th Street, Suite 502  
Wilmington, Delaware 19801  
302 655 1420

**General Development Plan.**

Include the following information:

1. Total area to be included in the Planned Development District, area of open space in acres and percent, proposed uses of land keyed to the comparable existing zoning districts, residential density computations (gross and net), proposed number of dwelling units, the approximate location of different types or densities of dwelling units, population analysis, availability of or requirements for municipal services and utilities and any other similar data pertinent to a comprehensive evaluation of the proposed development.  
**Please see conceptual plans attached as well as detail on parcels/addresses. The total site area is 1.265 acres. A total of 64 residential units is proposed (50.6 DU/ac). Open space is proposed on the north and southeast portions of the site. The current proposal meets all height/setback requirements of the R6 zoning district. Planned Development zoning is being pursued solely to allow for a first floor classroom/community facility space which is estimated to be approx. 350 SF.**
2. A general summary of the estimated value of structures and site improvement costs, including landscaping and special features.  
**Total construction costs, including landscaping/site improvement costs, are currently estimated at \$12.7 million.**
3. A general outline of the organizational structure of a property owner's or management's association, which may be proposed to be established for the purpose of providing any necessary private services including proposed restrictive covenants.  
**The property will be owned by a special purpose entity (LLC) that is controlled and managed by Cinnaire Solutions Corporation. The building will be managed by a qualified property management company (Lutheran Social Services) and will have an on-site management office. There is not a proposed association for the purpose of restrictive covenants, etc.**
4. Any proposed departures and requested waivers from the standards of development as set forth in other City zoning regulations, land division ordinance, sign ordinance and other applicable regulations.  
**The current proposal meets all height/setback requirements of the R6 zoning district. Planned Development zoning is being pursued solely to allow for a first floor classroom/community facility space which is estimated to be approximately 350 square feet. No other waivers are requested.**
5. The expected date of commencement of physical development as set forth in the proposal and also an outline of any development staging which is planned.  
**If the proposed development receives a WHEDA funding award in spring 2023, we would anticipate starting construction in summer 2024.**
6. A sketch plan depicting the proposed lot layout, street configuration, utilities, and open space.  
**See attached – please note that detailed plans and construction drawings will be provided for further City and community review and approval if the development receives the WHEDA funding award that is necessary to proceed.**
7. A legal description of the boundaries of lands included in the proposed Planned Development District.

**Please see attached property list with address/parcel/legal description information.**

8. A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.  
**The property is bound by Mississippi St to the North, 4<sup>th</sup> St S to the West, Jackson St to the South, and the alley between 4<sup>th</sup>/5<sup>th</sup> St to the East. Please see attached property map and list with address/parcel/legal description information.**
9. The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks, and drainageways.  
**The development will include standard public sidewalks for public access. The project will also feature a first floor classroom/community facility space (approx. 350 SF) that will be open to residents as well as the public for programs and services. This includes programming such as: financial literacy classes, Employment counseling, Job readiness skills and job placement assistance, ESL/GED classes, and more. The on-site property manager will coordinate programming and scheduling for the space**
10. Characteristics of soils related to contemplated specific uses.  
**Extensive soil borings will be completed during preparation of the detailed plans and construction draws to confirm soil characteristics and necessary engineering design.**
11. Existing topography on site with contours at no greater than two-foot intervals City Datum where available.  
**This information is not currently available but can be provided with the detailed plan submittal.**
12. General landscaping treatment.

***Additional material.*** Additional material and information shall be provided for specific types of uses when petitioning for a change in zoning under a general development plan as follows, with the exception that the standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development shall only be required to be submitted as part of a specific comprehensive development plan:

1. Wherever residential development is proposed within a Planned Development District, the general development plan shall contain at least the following information:
  - (i) The approximate number of dwelling units proposed by type of dwelling and the density (i.e., the number of dwelling units proposed per gross and net acre for each type of use).

**The total site area is 1.265 acres. A total of 64 residential units is proposed (50.6 DU/ac) – this includes 3 studios, 22 1BR, 28 2BR, and 11 3BR units. Amenity space includes a common room and onsite leasing office. A first floor classroom/community facility space (approx. 350 SF) will be open to residents as well as the public for programs and services.**

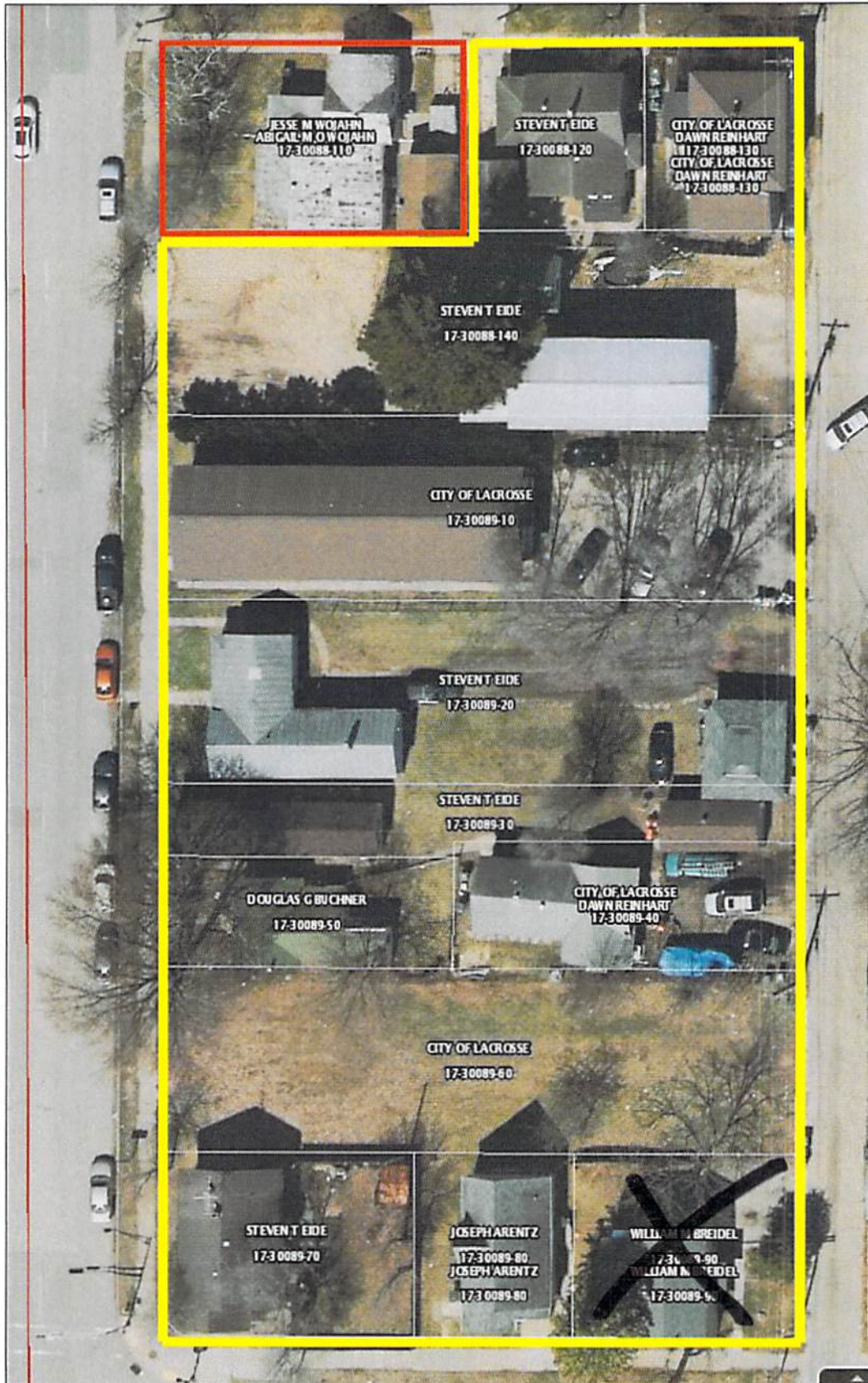
**There are 38 covered parking spaces and 19 additional surface parking spaces in the proposed plan.**


- (ii) The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development.


**The current proposal meets all height/setback requirements of the R6 zoning district. Planned Development zoning is being pursued solely to allow for a first floor classroom/community facility space which is estimated to be approximately 350 square feet.**



Properties to Rezone – 1100 E. Block of 4<sup>th</sup> Street South.

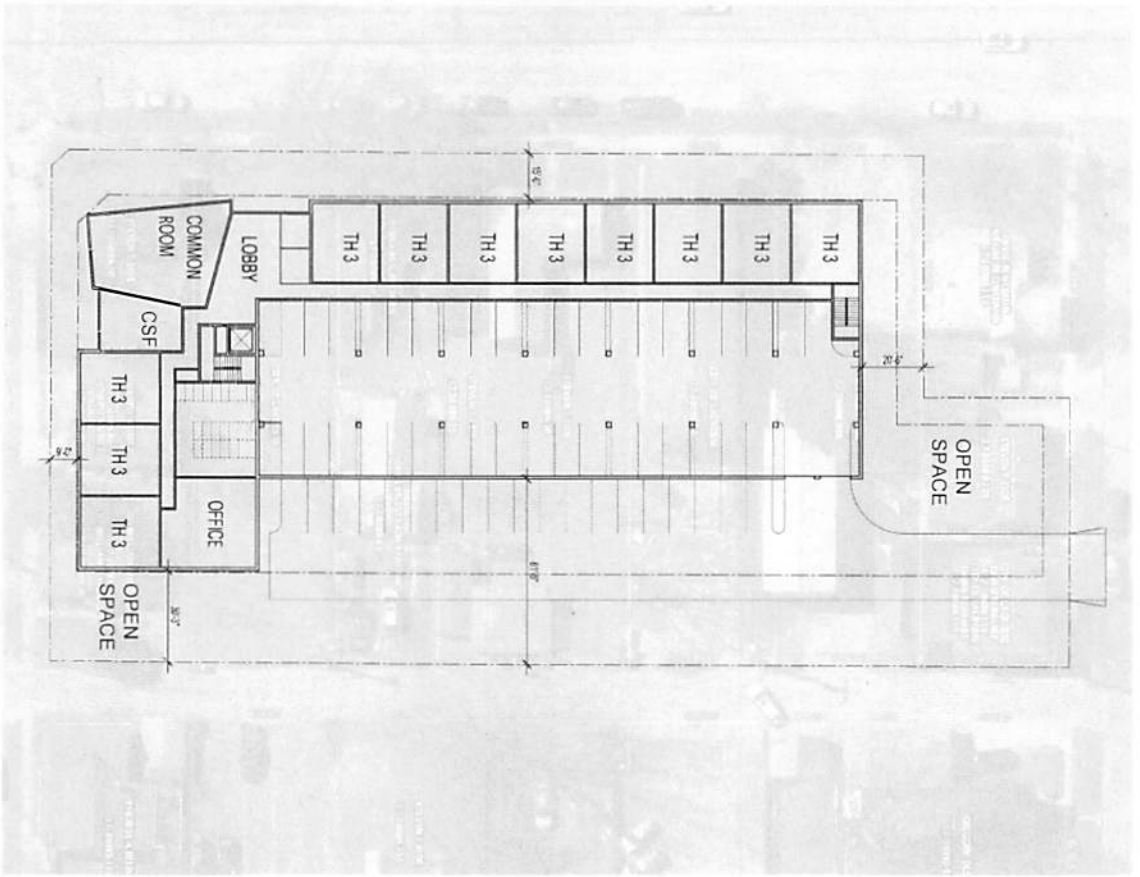


 Included in Development

 Excluded from Development



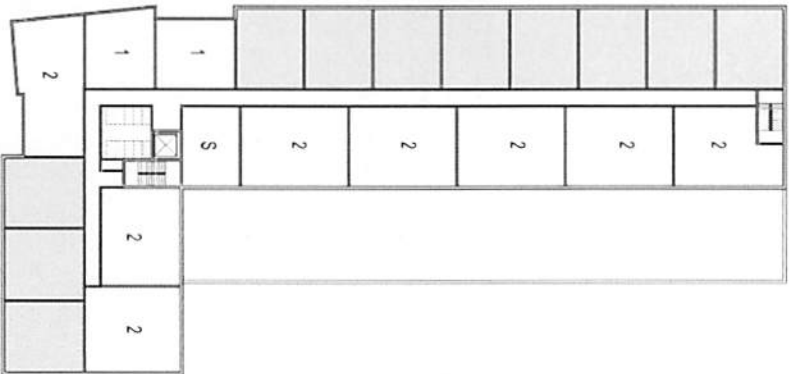




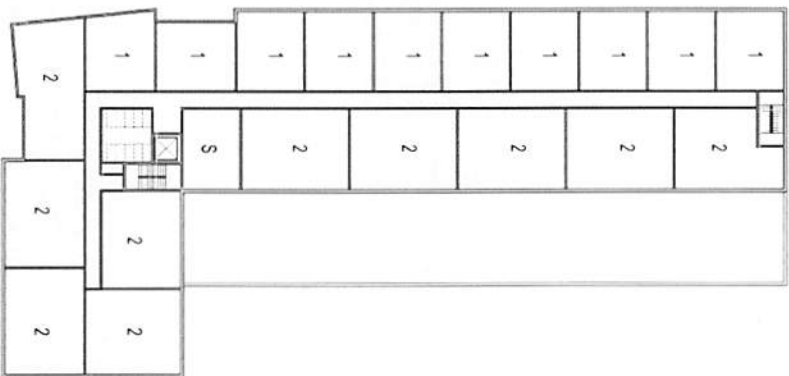
**LACROSSE, WI - 4TH STS**

1" = 40'-0"  
10.07.2021

SECOND FLOOR



THIRD - FOURTH FLOOR



**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 transferring certain property from the Special Multiple Dwelling District to the Planned Development District - General allowing for the construction of a 4-story, 64-unit multi-family residential building with community/classroom facility at 410 and 414 Mississippi St, 1107, 1113, 1117, 1119, 1123, 1125 and 1127 4th St S, and 403 and 409-411 Jackson St.**

**Property is presently: vacant land – various housing types**

**Property is proposed to be used as: 4-story, 64-unit multi-family residential building with community/classroom facility**

**Rezoning is necessary because: proposed classroom/community facility is not permitted in the existing zoning district because of the desire for it to be used by the general public**

*Tax Parcel 17-30088-120: BURNS ADDITION W 48FT OF E 90FT LOT 1 BLOCK 4 LOT SZ: 48 X 49*

*Tax Parcel 17-30088-130: BURNS ADDITION E 42FT LOT 1 BLOCK 4 LOT SZ: 42 X 49*

*Tax Parcel 17-30088-140: BURNS ADDITION LOT 2 BLOCK 4 LOT SZ: 49 X 172*

*Tax Parcel 17-30089-10: BURNS ADDITION LOT 3 BLOCK 4 LOT SZ: 49 X 172*

*Tax Parcel 17-30089-20: BURNS ADDITION LOT 4 BLOCK 4 LOT SZ: 49 X 172*

*Tax Parcel 17-30089-30: BURNS ADDITION LOT 5 EX S 34FT OF E 93FT & EX S 29 1/2FT OF W 79FT BLOCK 4 SUBJ TO 36 INCH SIDEWALK ESMT LOT SZ: IRR*

*Tax Parcel 17-30089-40: BURNS ADDITION S 34FT OF E 93FT OF LOT 5 BLOCK 4 SIDEWALK EASEMENT LOT SZ: 34 X 93*

*Tax Parcel 17-30089-50: BURNS ADDITION S 29 1/2FT OF W 79FT LOT 5 BLOCK 4 SUBJ TO 36 INCH SIDEWALK EASEMENT LOT SZ: IRR*

*Tax Parcel 17-30089-60: BURNS ADDITION LOT 6 BLOCK 4 LOT SZ: 49 X 172*

*Tax Parcel 17-30089-70: BURNS ADDITION W 69FT LOT 7 BLOCK 4 EX 18 SQ FT TAKEN FOR R/W IN DOC NO. 1394479*

*Tax Parcel 17-30089-80: BURNS ADDITION E 43FT OF W 112FT LOT 7 BLOCK 4 LOT SZ: 43 X 49*

The City Plan Commission will meet to consider such application on **Tuesday, January 3, 2023 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 **Tuesday, January 3, 2023 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, January 12, 2023 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 be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

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](http://www.cityoflacrosse.org) (search for File 22-1498).

Dated this 6<sup>th</sup> day of December, 2022.

Nikki M. Elsen, City Clerk  
City of La Crosse

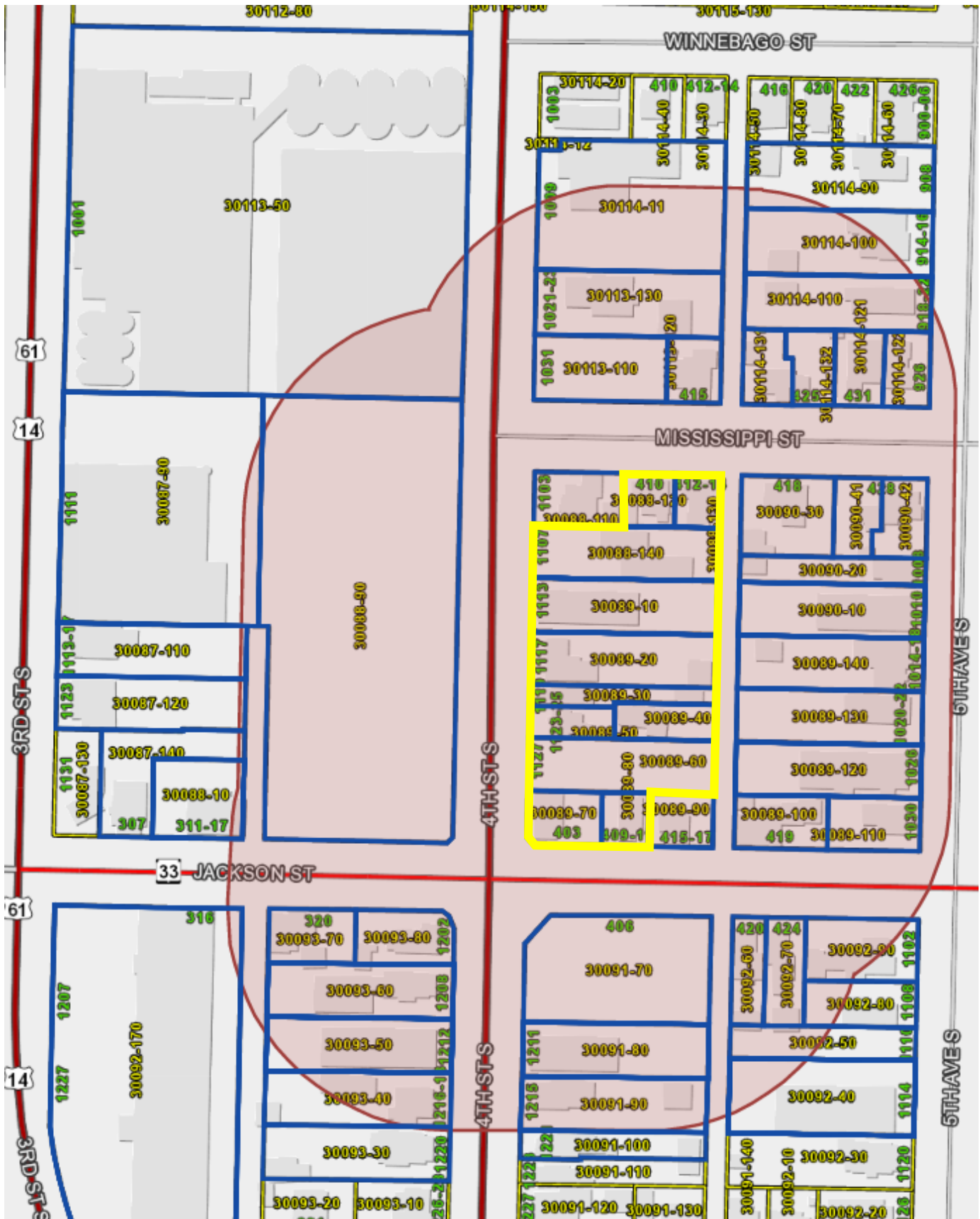
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Publish: December 13 and 20, 2022  
One (1) Affidavit

Tax Parcel Number	OwnerName	PROPADDCOMP	Mailing Address	MailCityStateZip
17-30087-110	DAVID J RUDRUD	1113, 1115, 1117 3RD ST S	120 3RD ST S	LA CROSSE WI 54601-3211
17-30087-120	MICHAEL J ALIESCH	1123 3RD ST S	1123 3RD ST S	LA CROSSE WI 54601
17-30087-140	JAMES G HERLITZKA, MARY C MERCER	307 JACKSON ST	307 JACKSON ST	LA CROSSE WI 54601
17-30087-90	CBLCW1001 LLC	1111 3RD ST S STE A - B	30 N LA SALLE ST	CHICAGO IL 60602
17-30088-10	BENJAMIN J KIMMET	311, 313, 315, 317 JACKSON ST	S4665 SHERRY PL	VIROQUA WI 54665-7878
17-30088-110	JESSE M WOJAHN, ABIGAIL M O WOJAHN	1103 4TH ST S	1103 4TH ST S	LA CROSSE WI 54601
17-30088-90	CBLCW1001 LLC	1116 4TH ST S	30 N LA SALLE ST	CHICAGO IL 60602
17-30089-100	THERESE A BOISVERT	419 JACKSON ST	419 JACKSON ST	LA CROSSE WI 54601-5341
17-30089-110	JAMES HARTJE, DAYNA HARTJE	1030 5TH AVE S	1030 5TH AVE S	LA CROSSE WI 54601
17-30089-120	JCH THREE LLC	1026 5TH AVE S APT 1 - 5	236 LARKSPUR LN E	ONALASKA WI 54650
17-30089-130	CITY OF LACROSSE	1020 & 1022 5TH AVE S	400 LA CROSSE ST	LA CROSSE WI 54601
17-30089-140	HIGHER HOUSE PROPERTIES LLC	1014, 1016, 1018 5TH AVE S	PO BOX 3692	LA CROSSE WI 54602-3692
17-30089-90	WILLIAM M BREIDEL	415 & 417 JACKSON ST	526 OAK AVE S	ONALASKA WI 54650
17-30090-10	LOPEZ V INC	1010 5TH AVE S APT 1 - 5	4343 MARIAH DR S	LA CROSSE WI 54601
17-30090-20	DAVID OSWALD	1008 5TH AVE S	1008 5TH AVE S	LA CROSSE WI 54601
17-30090-30	GREGORY OLSON	418 MISSISSIPPI ST	418 MISSISSIPPI ST	LA CROSSE WI 54601-4575
17-30090-41	ARIEL FERDOCK	428 MISSISSIPPI ST	428 MISSISSIPPI ST	LA CROSSE WI 54601
17-30090-42	CHARLES E II HERRERA	1002 5TH AVE S	1002 5TH AVE S	LA CROSSE WI 54601
17-30091-100	BUMPER LLC	1221 4TH ST S	2115 E CLAIREMONT AVE	EAU CLAIRE WI 54701
17-30091-70	DAVID BENTZ LLC	406 JACKSON ST	3100 LAUDERDALE CT	LA CROSSE WI 54601
17-30091-80	CJC PROPERTIES LLC	1211 4TH ST S APT 1 - 5	207 8TH ST S	LA CROSSE WI 54601
17-30091-90	GOEHNER INVESTMENTS LLC	1215 4TH ST S APT 1 - 3	PO BOX 1085	LA CROSSE WI 54602-1085
17-30092-170	GUITARLAND PROPERTIES LLC	1207 3RD ST S STE 101 & 102	1227 3RD ST S	LA CROSSE WI 54601
17-30092-40	BENSON PROPERTIES 1 LLC	1114 5TH AVE S APT 1 - 12	N1693 BOULDER CT	LA CROSSE WI 54601
17-30092-50	BENSON PROPERTIES 1 LLC	1110 5TH AVE S	N1693 BOULDER CT	LA CROSSE WI 54601
17-30092-60	TRAVIS J POWERS, HOLLY A POWERS	420 JACKSON ST	W2420 COUNTY ROAD DE	BANGOR WI 54614
17-30092-70	TRAVIS POWERS, HOLLY POWERS	424 JACKSON ST	W2420 COUNTY ROAD DE	BANGOR WI 54614
17-30092-80	JOHN W WATERS	1108 5TH AVE S	1108 5TH AVE S	LA CROSSE WI 54601
17-30092-90	LEE XIONG, BOON YANG XIONG	1102 5TH AVE S	N8918 US HIGHWAY 53	HOLMEN WI 54636
17-30093-30	GUITARLAND PROPERTIES LLC	1220 4TH ST S	1227 3RD ST S	LA CROSSE WI 54601
17-30093-40	GUITARLAND PROPERTIES LLC	1216 & 1218 4TH ST S	1227 3RD ST S	LA CROSSE WI 54601
17-30093-50	RIVERLAND RENTALS LLC	1212 4TH ST S APT 1 - 12	N415 BARTSCH RD	COON VALLEY WI 54623
17-30093-60	GUITARLAND PROPERTIES LLC	1208 4TH ST S APT 1 - 6	1227 3RD ST S	LA CROSSE WI 54601
17-30093-70	GUITARLAND PROPERTIES LLC	320 JACKSON ST	1227 3RD ST S	LA CROSSE WI 54601
17-30093-80	GUITARLAND PROPERTIES LLC	1202 4TH ST S	1227 3RD ST S	LA CROSSE WI 54601
17-30113-110	GAMOKE ENTERPRISES INC	1031 4TH ST S	2144 KING ST	LA CROSSE WI 54601
17-30113-120	GORDON J CLANCY, MICHELLE L CLANCY	415 MISSISSIPPI ST	415 MISSISSIPPI ST	LA CROSSE WI 54601
17-30113-130	GAMOKE ENTERPRISES INC	1021 & 1023 4TH ST S	2144 KING ST	LA CROSSE WI 54601
17-30113-50	CBLCW1001 LLC	1001 3RD ST S	30 N LA SALLE ST	CHICAGO IL 60602
17-30114-100	MATTHEW J SHEPARD, ALICIA R SHEPARD	914 & 916 5TH AVE S	2521 BANK DR W	LA CROSSE WI 54601
17-30114-11	SHELTER DEVELOPMENT INC	1009 4TH ST S	1009 4TH ST S	LA CROSSE WI 54601
17-30114-110	MELISSA KOCHAGIAN	918, 920, 922 5TH AVE S	920 5TH AVE S	LA CROSSE WI 54601
17-30114-121	RENEE DUMARS RUSSELL	431 MISSISSIPPI ST	431 MISSISSIPPI ST	LA CROSSE WI 54601
17-30114-122	JENNA L BRIGHT	926 5TH AVE S	926 5TH AVE S	LA CROSSE WI 54601
17-30114-131	KADEN L LAUFENBERG	421 MISSISSIPPI ST	421 MISSISSIPPI ST	LA CROSSE WI 54601
17-30114-132	RYAN J FAAS	425 MISSISSIPPI ST	425 MISSISSIPPI ST	LA CROSSE WI 54601
17-30114-90	MICHAEL A CAUCUTT, NANCY CAUCUTT	908 5TH AVE S	908 5TH AVE S	LA CROSSE WI 54601

**Properties within 200 feet of 410 & 414 Mississippi St, 1107, 1113, 1117, 1119, 1123, 1125, and 1127 4th St S, and 403 and 409-411 Jackson St.**

Applicant:	CINNAIRE SOLUTIONS CORP. City of La Crosse	10 E DOTY ST #445 400 LA CROSSE ST	MADISON WI 53703 LA CROSSE WI 54601
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Subject parcels outlined in yellow.

CITY CLERK  
400 LA CROSSE ST  
LA CROSSE WI 54601-3396  
RETURN SERVICE REQUESTED



Presort  
First Class Mail  
ComBasPrice

US POSTAGE TM PITNEY BOWES  
ZIP 54601 \$000.51<sup>6</sup>  
02 1W  
0001399329 DEC 09 2022

7  
HH

RIVERLAND RENTALS LLC  
N415 BARTSCH RD  
COON VALLEY WI 5

NIXIE 553 FE 1260 0012/15/22  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

72 JRC I 4 1 5 4 6 0 1 3 3 9 6  
UTF  
54601-3396

BC: 546013339699 #2878-04573-15-21  
[Barcode]

CITY CLERK  
400 LA CROSSE ST  
LA CROSSE WI 54601-3396  
RETURN SERVICE REQUESTED



Presort  
First Class Mail  
ComBasPrice

US POSTAGE TM PITNEY BOWES  
ZIP 54601 \$000.51<sup>6</sup>  
02 1W  
0001399329 DEC 09 2022

7

BENSON PROPERTIES 1 LLC  
N1693 BOULDER CT  
LA CROSSE WI 5460

T 553 NFE 1260C22C0012/14/22  
RETURN TO SENDER  
TEMPORARILY AWAY

FWD

BC: 546013339699 #0878-10457-14-30  
[Barcode]

74 JRC I 4 1 5 4 6 0 1 3 3 9 6 9 6

### Agenda Item 22-1498 (Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Special Multiple Dwelling District to the Planned Development District - General allowing for the construction of a 4-story, 64-unit multi-family residential building with community/classroom facility at 410 and 414 Mississippi St, 1107, 1113, 1117, 1119, 1123, 1125 and 1127 4th St S, and 403 and 409-411 Jackson St.

### General Location

Council District 9. Washburn Neighborhood. Primarily located along the 400 block of Jackson Street, the 1100 block of 4<sup>th</sup> Street S, and the 400 block of Mississippi Street. The project site encompasses nearly the entire block as depicted in attached MAP 22-1498.

### Background Information

The zoning request intended to be to amend the zoning from R6-Special Multiple to Traditional Neighborhood Development- General (TND) and not Plan Development District- General. (PDD)

The applicant, Cinnaire Solutions, is requesting to transfer the subject parcels from the R6-Special Multiple to TND-General in order to incorporate a classroom/community facility space into the design. The proposed development will encompass the following:

- A 4-story, 64-unit building containing 3 studios, 22- 1 bedroom, 28- 2 bedroom, and 11- 3 bedroom units. (This has not changed from the original proposal)
- 38 covered parking spaces and 19 additional surface parking spaces. (This was reduced to 38 from 39.)
- A first floor classroom/community facility space (approx. 350 SF) that will be open to residents as well as the public for programs and services. This includes programming such as: financial literacy classes, Employment counseling, Job readiness skills and job placement assistance, ESL/GED classes, and more. The on-site property manager will coordinate programming and scheduling for the space. (Because this aspect of the development would be open to the general public, and not restricted to the tenants only, a zoning change was required as that use is not permitted in R6-Special Multiple zoning.)

The apartments will be affordable to a range of income levels between 30% - 60% AMI as well as market rate. Serving families at a range of incomes in one building aligns with City goals of ending chronic homelessness and fosters a thriving mixed-income community.

This property was rezoned from R4 to R6 in Fall 2021 to allow for the 64-unit residential building, in advance of the 2021 WHEDA application deadline. The proposed development was not successful in receiving a funding award, and Cinnaire is re-submitting to WHEDA in January 2023. The requested zoning change would permit the inclusion of the community facility space, which is eligible for 5 points in WHEDA's application process and would make the project more competitive. The space would also enhance the services and programs available to residents and the neighborhood. The overall footprint, setbacks, and heights of the current plans remain the same as what was submitted in Fall 2021 for the R6 re-zoning — included an expanded 20'-6" setback on the north side to preserve privacy for the adjacent homeowners.

The proposed \$16.25M development would be financed with \$9.4M in 9% LIHTC equity: a \$3.5M mortgage; a \$900,000 FHLB Affordable Housing Program grant, and developer equity. Cinnaire previously received a \$1M award of Affordable Housing Revolving Loan Fund dollars from the City and will be pursuing additional gap funding sources as the development progresses. Cinnaire Solutions was selected by the Community Development Committee to through a

competitive bidding process to redevelop the site. Cinnaire's proposal was in response to the City's request to replace aging, blighted properties with mixed-income multi-family housing, with a focus on serving people who have been homeless.

### **Recommendation of Other Boards and Commissions**

The Common Council approved rezoning these parcels to R6-Special Multiple for this development at their November 11, 2021 Meeting.

### **Consistency with Adopted Comprehensive Plan**

The Future Land Use map in Confluence, our Comprehensive plan designates these parcels as Traditional Neighborhood Development (TND). This designation encompasses existing traditional neighborhoods as well as high amenity or high-activity locations near downtown and major institutions. The density of this development exceeds our TND district density guidelines; however, these are only guidelines and the other aspects of the proposed development agree with the TND district.

The proposed development is in the Washburn Neighborhood and the Washburn Neighborhood plan states, "While the overall goal is a reduction in the number of rental properties, encouraging larger, high-density rental properties can work to retain density. The main issues to consider for these properties will be their location, their design, and provisions for parking."

Development of high-density housing along our urban arterial corridors is consistent with our Comprehensive plan and the Washburn Neighborhood plan.

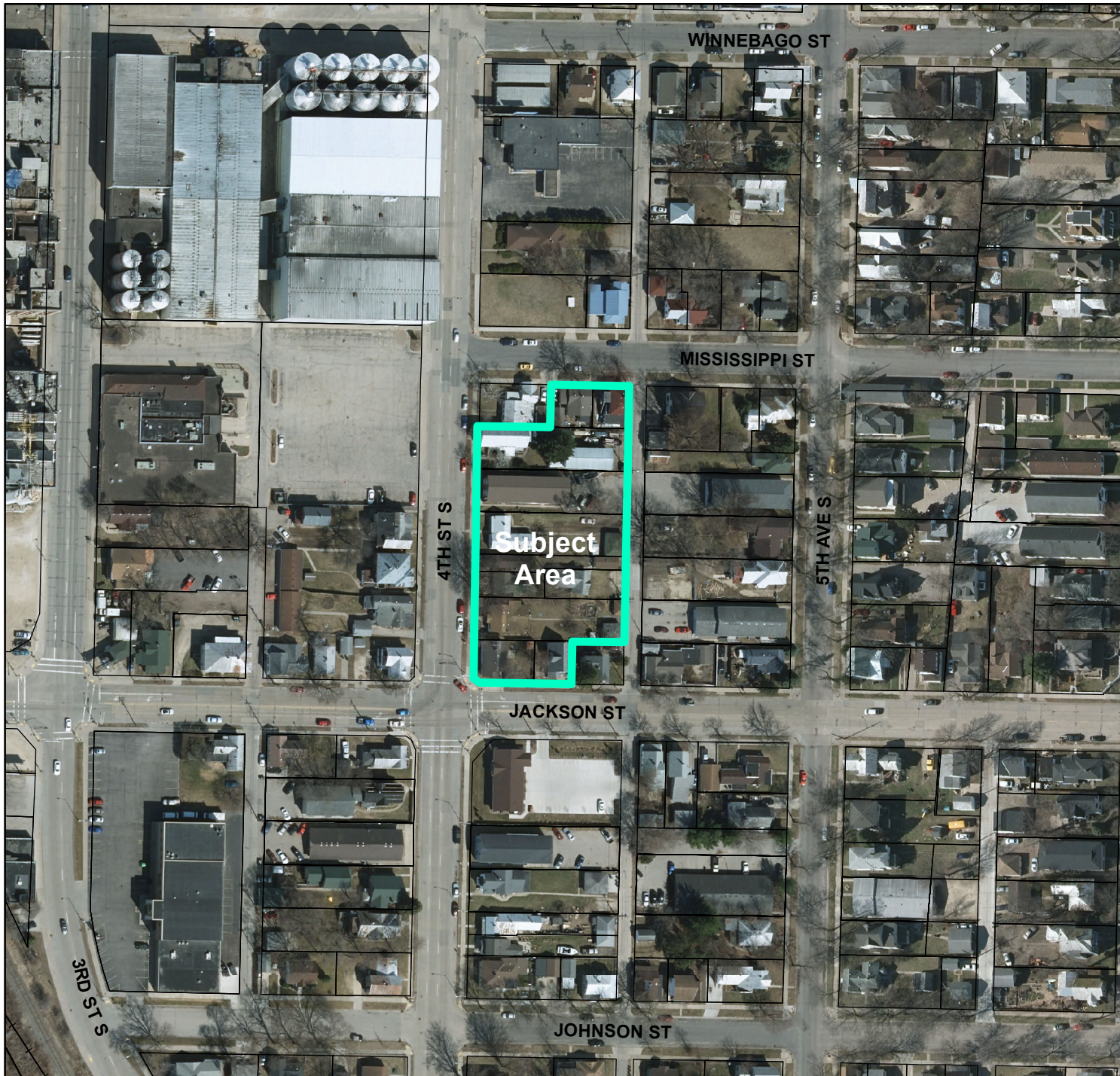
### **Staff Recommendation**

This development is not eligible for Planned Development District zoning as the project site has to be at least 2 acres minimum. This site is approximately 1.19 acres.





















This item is recommended for approval to the Traditional Neighborhood District- General with the revision to the caption per approval by the City Clerk's Office, otherwise this item will have to be denied and a new application will have to be submitted.

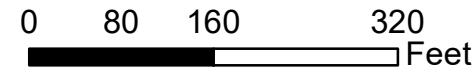
### **Routing J&A 1.3.2023**



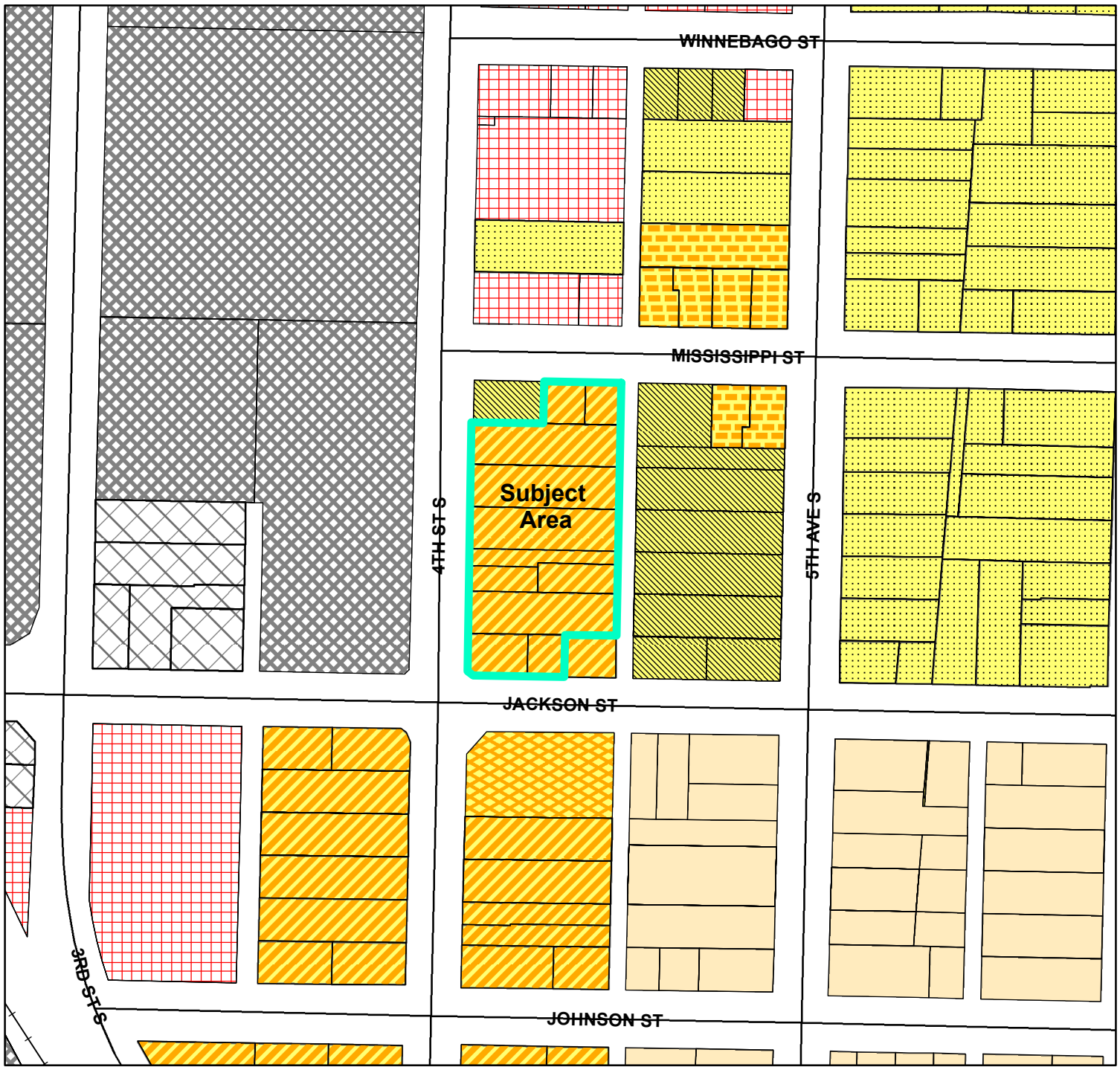


# BASIC ZONING DISTRICTS

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

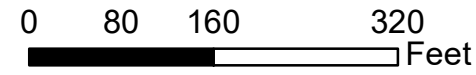






# BASIC ZONING DISTRICTS

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# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 22-1523

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**Agenda Date:** 1/5/2023

**Version:** 1

**Status:** New Business

**In Control:** Finance & Personnel Committee

**File Type:** Resolution

**Agenda Number:** 5

Resolution approving a Wisconsin Department of Transportation - Transportation Alternatives Program State/Municipal Grant Agreement to construct the Wagon Wheel Trail.

RESOLUTION

WHEREAS, the Wagon Wheel Trail will serve as a link between La Crosse, WI and La Crescent, MN along US Highway 14 west of the Cass St/Cameron Ave Bridges to the West Channel Boat Landing via a shared use trail and separate bridge adjacent to the West Channel Bridge; and

WHEREAS, the trail has been identified as a high priority in La Crosse's Comprehensive Plan, La Crescent Bicycle and Pedestrian Master Plan, and the 2035 Coulee Regional Bicycle Plan; and

WHEREAS the City Planning, Development, and Assessment Department, on behalf of the Bicycle and Pedestrian Advisory Committee, applied for, and received, a Transportation Alternative Program grant in the amount of \$4,010,400 to fund 80% of the estimated cost to construct the Wagon Wheel Trail; and

WHEREAS, Resolution 2021-11-010 (Legistar #21-1468) supports funding the project should the City be awarded the grant; and

WHEREAS, a request will be submitted for the 2024-2028 CIP Budget to fund construction and partial design of the project where, upon completion, \$4,010,400 of the construction costs will be reimbursed back to the City.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby approves the State/Municipal Agreement Project I.D. 5991-07-72/73 to accept and receive funding for the project.

BE IT FURTHER RESOLVED that the project would begin 2024 and completed in 2025.

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





**STATE/MUNICIPAL AGREEMENT FOR A INFRASTRUCTURE TRANSPORTATION ALTERNATIVES PROGRAM (TAP) PROJECT**

Subprogram #: 290  
Program Name: TAP

Date: **October 19, 2022**  
I.D.: **5991-07-72/73**  
WisDOT UEI (Unique Entity Identifier) #: **CBE4JHP1S8H7**  
Project Sponsor UEI #: **To Be Determined**  
FAIN ID: **To Be Determined**  
Project Title: **C La Crosse, Wagon Wheel Trail**  
Location/Limit: **La Crescent MN to C La Crosse**  
Project Length (if applicable): **1.33 miles**  
Project Sponsor: **City of La Crosse**  
County: **La Crosse**  
MPO Area (if applicable): **La Crosse MPO**

The signatory, the **City of La Crosse**, hereinafter called the Project Sponsor, through its undersigned duly authorized officers or officials, hereby requests the State of Wisconsin Department of Transportation, hereinafter called the State, to initiate and effect the transportation project hereinafter described.

Wisconsin Statute 85.021 authorizes the State to administer a program to award grants of assistance to certain political subdivisions, state agencies, counties, local government units, and Indian tribes consistent with federal law 23 USC sec. 213 (revised to 23 U.S.C. sec. 133 per the FAST Act of 2015).

The authority for the Project Sponsor to enter into this State/Municipal Agreement with the State is provided by Sections 86.25(1), (2), and (3) and Section 66.0301(2) of the Wisconsin Statutes.

**NEEDS AND ESTIMATE SUMMARY:**

All components of the project must be defined in the environmental document if any portion of the project will be submitted for approval in a federally funded program. The Project Sponsor agrees to complete all participating and any non-participating work included in this improvement consistent with the environmental document. No work on final engineering and design may occur prior to approval of the environmental document.

**Existing Facility – The completion of the Wagon Wheel Trail Link from La Crosse to La Crescent would create a connection between; the economic and employment centers of both communities, intercity/interstate/intrastate transit, four schools, Regional Bicycle Route 1, the Mississippi River Trail (MRT), La Crosse’s shared-use trail network, the original Rails to Trails segment in Sparta, La Crosse/La Crescent; parks, beaches, and greenspace, the Upper Mississippi National Wildlife and Fish Refuge, and the Great River Road.**

**Proposed Improvement – The proposed improvements will begin at the terminus of the existing Wagon Wheel Trail and terminate Third Street in downtown La Crosse. The proposed improvements are to construct a separate bicycle and pedestrian bridge structure to the north of the existing West Channel Bridge, widen the existing north sidewalk to create a 10-foot wide shared-use trail between West Channel Bridge and underpass west of the Cass Street Bridge, widen the sidewalk to a 10-foot wide shared-use path south of USH 14 between existing RRFB and Cameron Street Bridge, and install/modify signage & pavement markings.**

The Project Sponsor agrees to the following State Fiscal Year 2022-2026 TAP project funding conditions:

All Project Sponsors and processes, including real estate acquisition and environmental documentation, must comply with *A Sponsor's Guide to Non-Traditional Transportation Project Implementation* (Sponsor's Guide) and the current WisDOT Facilities Development Manual (FDM).

The subject project is funded with 80% federal funding up to a maximum of \$4,010,400 for all federally-funded project phases when the Project Sponsor agrees to provide funds in excess of the \$4,010,400 federal funding maximum, in accordance with TAP guidelines. Non-participating costs are 100% the responsibility of the Project Sponsor. Any work performed by the Project Sponsor prior to federal authorization is not eligible for federal funding. The Project Sponsor will be notified by the State when each project phase or ID is authorized and available for charging.

The project is subject to a discretionary Disadvantaged Business Enterprise (DBE) goal assessment. The Catalogue of Federal Domestic Assistance (CFDA) number for this project is 20.205 – Highway Planning and Construction.

The subject project must be commenced within four (4) years of the project award date or the grant is rescinded. Sec. 85.021, Wis. Stats.

- 1) For construction projects, a project is commenced when construction is begun.
- 2) For planning projects, a planning project is commenced when the planning study is begun.
- 3) For non-infrastructure projects that do not fall within any of the above categories, a project is considered commenced on the date that the State receives the first reimbursement request from the Project Sponsor, as noted on form DT1713 in the 'Date Received' field.

**Project Award date: 8/25/2022**

**Commencement deadline: 8/25/2026**

**Completion deadline: 6/30/2029**

**The project commencement deadline is fixed by statute and may not be extended.**


The subject project must be completed by 6/30/2029, and the Project Sponsor must submit a project completion certificate to the State central office on or before this date. The State may consider a written request to extend the completion deadline from the Project Sponsor and may approve such a request in the presence of extenuating circumstances. The written request shall explain the reasons for project implementation delay and revised timeline for project completion.

In the summary funding table below, the federal share of the total estimated cost distribution indicates the maximum amount of federal funding available to the project, to be distributed across federally-funded project phases. The final Project Sponsor share is dependent on the final federal participation, and the actual costs will be used in the final division of costs for billing and reimbursement.

SUMMARY OF COSTS					
PROJECT TYPE	Total Est. Cost	Federal Funds	%	Project Sponsor Funds	%
<b>Design ID 5991-07-72</b>					
Design	\$0	\$0	0%	\$0	100%
State Review	\$28,200	\$0	0%	\$28,200	100%
<i>Project Totals</i>	\$28,200	\$0		\$28,200	
<b>Construction ID 5991-07-73</b>					
Participating Construction	\$4,709,000	\$3,766,899.43	80%	\$942,100.57	20% + BAL
Construction Engineering	\$280,000	\$223,982.13	80%	\$56,017.87	20% + BAL
State Review	\$24,400	\$19,518.44	80%	\$4,881.56	20% + BAL
Non-Participating Construction	\$0	\$0	0%	\$0	100%
<i>Project Totals</i>	\$5,013,400	\$4,010,400		\$1,003,000	
<b>Total Est. Cost Distribution</b>	<b>\$5,041,600</b>	<b>\$4,010,400</b>	<b>MAX*</b>	<b>\$1,031,200</b>	<b>N/A</b>

\*This project has a TAP federal funding maximum of \$4,010,400. This maximum is cumulative for all federally funded project phases.

This request is subject to the terms and conditions that follow (pages 4–10) and is made by the undersigned under proper authority to make such request for the designated Project Sponsor and upon signature by the State shall constitute agreement between the Project Sponsor and the State. No term or provision of neither this State/Municipal Agreement nor any of its attachments may be changed, waived or terminated orally but only by an instrument in writing duly executed by both parties to this State/Municipal Agreement.

Signed for and in behalf of:  (please sign in blue ink)		
<u>Mitch Reynolds</u>	<u>Mayor</u>	<u>10/26/2022</u>
Name	Title	Date
Signed for and in behalf of the <b>State</b> _____ (please sign in blue ink)		
_____	_____	_____
Name	Title	Date

## GENERAL TERMS AND CONDITIONS:

1. All projects must be in an approved Transportation Improvement Program (TIP) or State Transportation Improvement Program (STIP) prior to requesting authorization.
2. Work prior to federal authorization is ineligible for federal funding. The Project Sponsor will be notified by the State when each project phase or ID is authorized and available for charging.
3. The initiation and accomplishment of the project will be subject to the applicable federal and state regulations, as referenced in the document *A Sponsor's Guide to Non-Traditional Project Implementation*. The Project Sponsor, throughout the entire project, commits to comply with and promote all applicable federal and state laws and regulations that include, but are not limited to, the following:
  - a. Environmental requirements, including but not limited to those set forth in 23 U.S.C. 139 and the National Environmental Policy Act (42 U.S.C. 4321 et seq.).
  - b. Equal protection guaranteed under the U.S. Constitution, WI Constitution, Title VI of the Civil Rights Act and Wis. Stat. Sec. 16.765. The Project Sponsor agrees to comply with and promote applicable Federal and State laws, Executive Orders, regulations, and implementing requirements intended to provide for the fair and equitable treatment of individuals and the fair and equitable delivery of services to the public. In addition the Project Sponsor agrees not to engage in any illegal discrimination in violation of applicable Federal or State laws and regulations. This includes but is not limited to Title VI of the Civil Rights Act of 1964 which provides that "no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance." The Project Sponsor agrees that public funds, which are collected in a nondiscriminatory manner, should not be used in ways that subsidize, promote, or perpetuate illegal discrimination based on prohibited factors such as race, color, national origin, sex, age, physical or mental disability, sexual orientation, or retaliation.
  - c. All applicable DBE requirements that the State specifies.
  - d. Federal and state statutes that govern the Transportation Alternatives Program including 23 USC sec. 213 (revised to 23 U.S.C. sec. 133 per the FAST Act of 2015).
4. Additional applicable state and federal requirements may include, but are not limited to, the following:
  - a. Prevailing wage requirements, including but not limited to 23 U.S.C. 113 and Wis. Stat. Sec. 103.50.
  - b. Buy America Provision and its equivalent state statutes, set forth in 23 U.S.C. 313 and Wis. Stat. Sec. 16.754.
  - c. Competitive bidding requirements set forth in 23 U.S.C. 112 and Wis. Stat. Sec. 84.06.

## STATE RESPONSIBILITIES AND REQUIREMENTS:

5. Funding for the project is subject to inclusion in Wisconsin's approved Transportation Alternatives Program. Federal funding will be limited to participation in the costs of the following items, as applicable to the project:
  - a. The grading, base, pavement, curb and gutter, sidewalk, and replacement of disturbed driveways in kind.
  - b. Storm sewer mains necessary for the surface water drainage.
  - c. Catch basins and inlets for surface water drainage of the improvement, with connections to the storm sewer main.
  - d. Construction engineering incident to inspection and supervision of actual construction work (except for inspection, staking, and testing of sanitary sewer and water main).



- e. Signing and pavement marking, including marking of detour routes. Detour routes and haul roads are not eligible on local projects.
  - f. New installations or alteration of street lighting and traffic signals or devices.
  - g. Landscaping.
  - h. Preliminary Engineering.
  - i. State Review Services.
  - j. Other eligible TAP non-infrastructure items as enumerated in the approved application.
6. Project items purchased with federal funding are for the primary use of the Transportation Alternatives Program.
7. State Disbursements:
- a. Payment by the State to the Project Sponsor shall be made on a regular basis upon presentation of Reimbursement Requests for expenditures incurred during prior periods of the project duration subject to the allowable maximum payment. Exceptions to this schedule will be made as appropriate. In general, State reimbursements will be made after sufficient proof of payment is sent to the state.
  - b. A final adjustment of state payments will be made upon completion of the State's audit of the project. If the State's audit establishes that the State paid more than its share of the eligible project costs, the Project Sponsor shall refund to the State upon demand a sum equal to the overpayment.

**PROJECT SPONSOR RESPONSIBILITIES AND REQUIREMENTS:**

8. Work necessary to complete the TAP project to be financed entirely by the Project Sponsor or other utility or facility owner includes the items listed below, when applicable to the project.
- a. New installations of or alteration of sanitary sewers and connections, water, gas, electric, telephone, telegraph, fire or police alarm facilities, parking meters, and similar utilities.
  - b. Damages to abutting property after project completion due to change in street or sidewalk widths, grades or drainage.
  - c. Detour routes and haul roads. The Project Sponsor is responsible for determining the detour route.
  - d. Conditioning, if required and maintenance of detour routes.
  - e. Repair of damages to roads or streets caused by reason of their use in hauling materials incident to the improvement.
  - f. All work related to underground storage tanks and contaminated soils.
  - g. Street and bridge width in excess of standards, in accordance with the current WisDOT Facilities Development Manual (FDM).
  - h. Real estate for the improvement.

9. The work eligible for Federal and State participation will be administered by the Project Sponsor. The Project Sponsor is an eligible recipient of these grant funds pursuant to Wis. Stat. Sec. 85.021 and all applicable federal laws 23 USC sec. 213 (revised to 23 U.S.C. sec. 133 per the FAST Act of 2015).
10. Where applicable, all contracts will be let by competitive bid and awarded to the lowest responsible bidder in accordance with the requirements set forth in 23 U.S.C. 112 and Wis. Stat. Sec. 84.06. Where applicable, all contracts for design related services shall be awarded and administered in accordance with the requirements of 23 CFR 172 and procedures published in the Wisconsin Department of Transportation Facilities Development Manual (FDM), Chapter 8, Consulting Services.
11. The Project Sponsor must receive, read, and agree to meet the requirements outlined in the *Sponsor's Guide to Non-Traditional Transportation Project Implementation*. The Project Sponsor must indicate this understanding and agreement by submitting the *Sponsor's Guide Acknowledgement Form*, which must be accepted by the State before approval of this State/Municipal Agreement shall be granted
12. The Project Sponsor must complete and submit *Certification for Non-Traditional Project Administration and Delivery* documentation, and this documentation must be accepted by the State, before approval of this State/Municipal Agreement shall be granted. The Project Sponsor, and all consultants and other entities working on behalf of the Project Sponsor, are required to comply with the federal and state rules and requirements for projects being administered through a local letting process.
13. The project, in accordance with its scope, must employ the services of a registered professional engineer, architect or landscape architect, to be responsible for design and construction engineering and related activities.
14. A copy of the plans, specifications, and estimates containing the engineer's, architect's, or landscape architect's seal as prepared for bidding purposes (in accordance with project scope) must be provided to the State for approval prior to advertising the project for bids.
15. The improvement will take place in accordance with the appropriate standards unless an exception to standards is granted by the State prior to construction. The entire cost of the construction project, not constructed to standards, will be the responsibility of the Project Sponsor unless such exception is granted.
16. Work to be performed by the Project Sponsor without Federal funding participation, necessary to ensure a complete improvement acceptable to the Federal Highway Administration and/or the State may be done in a manner at the election of the Project Sponsor but must be coordinated with all other work undertaken during construction.
17. The Project Sponsor is responsible for financing administrative expenses related to Project Sponsor responsibilities.
18. The project is subject to a discretionary DBE goal assessment.
19. The Project Sponsor will not proceed with any State/Municipal Agreement revisions without first receiving prior approval from the State. A change order must be executed for revisions to the State/Municipal Agreement prior to the Project Sponsor's request for reimbursement for the revisions.
20. If reviews or audits show any of the work to be ineligible for Federal funding, the Project Sponsor will be responsible for any withdrawn costs associated with the ineligible work.
21. If the Project Sponsor should withdraw the project, it will reimburse the State for any costs incurred by the State on behalf of the project upon demand.
22. Sponsors of TAP projects within the Safe Routes to School eligibility category are required to conduct pre and post project/activity surveys using the SRTS Parent Survey and Student Tally Sheets. The results will be provided to the State at the conclusion of the project.
23. The Project Sponsor will assume all responsibility for retaining a complete project file that includes not only construction documentation but also copies of letting documents, all Local and State submittals and approvals

contained in these instructions, and other pertinent documents to support project procurement, development, implementation and cost and any other item required by 49 CFR part 18 and submitting such information, upon request, in order to receive reimbursement. The Project Sponsor will keep all project records and have them available for inspection by representatives of the Federal Government and the State and will furnish copies thereof when requested.

24. The Project Sponsor shall allow the State and US Department of Transportation auditors to have access to the Project Sponsor's records and financial statements as necessary for determining the presence of and compliance with all information and requirements specified in 2 CFR 200.332-(a) as amended effective November 12, 2020.
25. In connection with the performance of work under this State/Municipal Agreement, the Project Sponsor agrees not to discriminate against any employee or applicant for employment because of age, race, religion, color, handicap, sex, physical condition, developmental disability as defined in S. 51.01(5), sexual orientation or national origin. This provision shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Except with respect to sexual orientation, the Project Sponsor further agrees to take affirmative action to ensure equal employment opportunities. The Project Sponsor agrees to post in conspicuous places, available for employees and applicants for employment, notices to be provided by the employment officer setting forth the provisions of the nondiscrimination clause.
26. The Project Sponsor will include in all contracts executed by them a provision obligating the contractor not to discriminate against any employee or applicant for employment because of age, race, religion, color, handicap, sex, physical condition, developmental disability as defined in s. 51.01 (5), sexual orientation as defined in s. 111.32 (13m), or national origin.
27. When applicable to the project, the Project Sponsor will at its own cost and expense:
  - a. Maintain all portions of the project that lie within its jurisdiction (to include, but not limited to, cleaning storm sewers, removing debris from sumps or inlets, and regular maintenance of the catch basins, curb and gutter, parking lanes, bicycle lanes, trails, and other facilities, sidewalks and other pedestrian facilities, and other project infrastructure) for such maintenance through statutory requirements in a manner satisfactory to the State, and will make ample provision for such maintenance each year.
  - b. Regulate [or prohibit] parking at all times in the vicinity of the proposed improvements during their construction.
  - c. Regulate [or prohibit] all parking at locations where and when the pavement area usually occupied by parked vehicles will be needed to carry active traffic in the street.
  - d. Assume general responsibility for all public information and public relations for the project and to make fitting announcement to the press and such outlets as would generally alert the affected property owners and the community of the nature, extent, and timing of the project and arrangements for handling traffic within and around the projects.
  - e. Provide relocation orders and real estate plats and easements, as required by the project.
  - f. Use the *WisDOT Utility Accommodation Policy* unless it adopts a policy, which has equal or more restrictive controls.
  - g. Provide maintenance and energy for lighting.
  - h. Provide proper care and maintenance of all landscaping elements of the project including replacement of any plant materials damaged by disease, drought, vandalism or other cause.
28. It is further agreed by the Project Sponsor that:

- a. The Project Sponsor assumes full responsibility for the design, installation, testing and operation of any sanitary sewer and water main infrastructure within the improvement project and relieves the State and all of its employees from liability for all suits, actions, or claims resulting from the sanitary sewer and water main construction under this State/Municipal Agreement.
  - b. The Project Sponsor assumes full responsibility for the plans and special provisions provided by their designer or anyone hired, contracted or otherwise engaged by the Project Sponsor. The Project Sponsor is responsible for any expense or cost resulting from any error or omission in such plans or special provisions. The Project Sponsor will reimburse the State if the State incurs any cost or expense in order to correct or otherwise remedy such error or omission or consequences of such error or omission.
  - c. The Project Sponsor will be 100% responsible for all costs associated with utility issues involving the Contractor, including costs related to utility delays.
  - d. All signs and traffic control devices and other protective structures erected on or in connection with the project including such of these as are installed at the sole cost and expense of the Project Sponsor or by others, will be in conformity with such "Manual on Uniform Traffic Control Devices" as may be adopted by the American Association of State Highway and Transportation Officials, approved by the State, and concurred in by the Federal Highway Administration.
29. The subject project must be completed by the project completion date, listed on page 2 of this agreement, and the Project Sponsor must submit a project completion certificate to WisDOT central office on or before this date. The State may consider a written request to extend the completion deadline from the Project Sponsor and may approve such a request in the presence of extenuating circumstances. The written request shall explain the reasons for project implementation delay and revised timeline for project completion.

#### **LEGAL RELATIONSHIPS:**

30. Responsibility for Damage and Tort Claims: The Project Sponsor and the Project Sponsor's surety shall indemnify and save harmless the State, its officers and employees, from all suits, actions or claims of any character brought because of any injuries or damages received or sustained by any person, persons or property on account of the operations of the Project Sponsor; or on account of or in consequence of any neglect in safeguarding the work; or because of any act or omission, neglect or misconduct of the Project Sponsor; or because of any claims or amounts recovered for any infringement by the Project Sponsor of patent, trademark or copyright; or from any claims or amounts arising or recovered under the Worker's Compensation Act, relating to the Project Sponsor's employees; or any other law, ordinance, order or decree relating to the Project Sponsor's operations. So much of the money due the Project Sponsor under and by virtue of the contract as shall be considered necessary by the State for such purposes, may be retained for the use of the State; or, in case no money or insufficient money is retained, the Project Sponsor's surety may be held until such suit or suits, action or actions, claim or claims for injuries or damages as aforesaid shall have been settled and suitable evidence to that effect furnished to the State; except that money due the Project Sponsor will not be withheld when the Project Sponsor produces satisfactory evidence that the Project Sponsor is adequately protected by public liability and property damage insurance. The Project Sponsor also shall comply with all of the above requirements indemnifying and saving harmless the county, town, or municipality in which the improvement is made and each of them separately or jointly and officers and employees.

The State shall not be liable to the Project Sponsor for damages or delays resulting from work by third parties. The State also shall be exempt from liability to the Project Sponsor for damages or delays resulting from injunctions or other restraining orders obtained by third parties except where the damage or delay is a direct result of an injunction or restraining order obtained by a citizen's action alleging violations of 42 U.S.C. 4331 - 4332, 23 U.S.C. 138 or Public Law 91-646.

It shall be the Project Sponsor's responsibility to see that all of the contract operations incident to the completion of the contract are covered by public liability and property damage liability insurance so the general public or any representative of the contracting authority may have recourse against a responsible party for injuries or damages sustained as a result of the contract operations. This requirement shall apply with equal force, whether the work is performed by the Project Sponsor, by a subcontractor or by anyone directly or indirectly employed by either of them.



It is the express intent of this provision that a Project Sponsor that is a county, town or municipality may and should contractually pass on this entire Responsibility for Damage and Tort Claims provision to any public and private entities with which it may subcontract any of the work covered by this State/Municipal Agreement.

- a. The word, "surety" in the above paragraphs refers to the issuer of a payment and performance bond under Wis. Stat. Sec. 779.14.
- b. Nothing in this section should be construed as a waiver of any statutory defenses that may be available to any governmental party.

31. The Project Sponsor, also known as the primary participant, as that term is defined in 49 CFR Part 29, certifies to the best of its knowledge and belief, that it and its principals, as that term is defined in 49 CFR Part 29:

- a. Are not currently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded by any State of Wisconsin or Federal department or agency;
- b. Have not, within a three-year period preceding this State/Municipal Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or Local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- c. Are not currently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or Local) with commission of any of the offenses enumerated above;
- d. Have not within a three-year period preceding this State/Municipal Agreement had one or more public transactions (Federal, State or Local) terminated for cause or default; and
- e. That all grantees, contractors, and suppliers, including what is also known as lower tier participants as that term is used in 49 CFR Part 29 and the Appendix to Part 29 -- Covered Transactions, have certified in writing that neither they or their principals are currently debarred, suspended, proposed for debarment or suspension, have been declared ineligible, or have voluntarily been excluded from participating in this or any other Federal, State or Local transaction by any Federal, State or Local department, agency or official.

32. *Contract Modification:* This State/Municipal Agreement can only be modified by written instruments duly executed by both parties. No term or provision of neither this State/Municipal Agreement nor any of its attachments may be changed, waived or terminated orally.

33. *Binding Effects:* All terms of this State/Municipal Agreement shall be binding upon and inure to the benefits of the legal representatives, successors and executors. No rights under this State/Municipal Agreement may be transferred to a third party. This State/Municipal Agreement creates no third-party beneficiary rights to be held by any person or entity who is not a party to this State/Municipal Agreement. Nor does it accord on any non-party the right of enforcement.

34. *Choice of Law and Forum:* This State/Municipal Agreement shall be interpreted and enforced in accordance with the laws of the State of Wisconsin. The Parties hereby expressly agree that the terms contained herein and in any deed executed pursuant to this State/Municipal Agreement are enforceable by an action in the Circuit Court of Dane County, Wisconsin.

35. Nothing in this State/Municipal Agreement shall be construed as a waiver of the State's sovereign immunity.

#### **PROJECT FUNDING CONDITIONS**

36. *Non-Appropriation of Fund:* With respect to any payment required to be made by the Department under this State/Municipal Agreement, the parties acknowledge the Department's authority to make such payment is

contingent upon appropriation of funds and required legislative approval sufficient for such purpose by the Legislature. If such funds are not so appropriated, either the Project Sponsor or the Department may terminate this State/Municipal Agreement after providing written notice not less than thirty (30) days before termination.

37. Maintenance of Records: During the term of performance of this State/Municipal Agreement, and for a period not less than three years from the date of final payment to the Project Sponsor, records and accounts pertaining to the performance of this State/Municipal Agreement are to be kept available for inspection and audit by representatives of the Department. The Department reserves the right to audit and inspect such records and accounts at any time. The Project Sponsor shall provide appropriate accommodations for such audit and inspection.

In the event that any litigation, claim or audit is initiated prior to the expiration of said records maintenance period, the records shall be retained until such litigation, claim or audit involving the records is complete.

Records pertaining to the performance of the State/Municipal Agreement are subject to disclosure pursuant to Wis. Stats. Sec. 19.31 et seq., and shall be preserved by the Project Sponsor.

38. The Project Sponsor agrees to the following State Fiscal Year 2022-2026 TAP project funding conditions: The maximum participation of federal funding will be limited to 80% of the actual eligible project cost or the total cost distribution of TAP funds shown on page 3 of this State/Municipal Agreement, whichever is less. The project federal funding maximum of \$4,010,400 is cumulative for all federal funded project phases.

**[END OF DOCUMENT]**

Resolution authorizing acceptance of Department of Transportation - Transportation Alternative Program grant funding.

RESOLUTION

WHEREAS, the City of La Crosse is applying for a Wisconsin Department of Transportation - Transportation Alternative Program (TAP) grant to fund the Wagon Wheel Trail connection and other proposed bicycle-pedestrian projects which may emerge from committee or community feedback; and

WHEREAS, the Wisconsin Department of Transportation (WisDOT) requires a local resolution of support for the proposed project, executed by a governing body that has the authority to make financial commitment on behalf of the project sponsor; and

WHEREAS, the City of La Crosse commits to funding 100% of the project initially and will seek the 80% reimbursement after project completion. WisDOT reimburses project sponsors 80% of the approved TAP project costs and the City would be responsible for 20%.

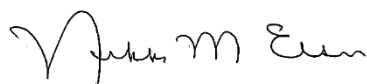
NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that if the City of La Crosse is awarded funding by WisDOT for the 2022-2026 TAP award cycle, the City of La Crosse is authorized to and agrees to accept the award and enter into all necessary agreements with WisDOT for the above-referenced project and commits to securing the matching funds.

BE IT FURTHER RESOLVED that the City of La Crosse agrees to comply with all applicable laws, requirements and regulations as outlined in the WisDOT 2022-2026 TAP application materials, the state-municipal agreement between WisDOT and City of La Crosse, and any other program and/or project documentation.

BE IT FURTHER RESOLVED that the Director of Engineering and Public Works, Director of Planning, Economic Development and Assessment and Director of Finance & Human Resources are hereby authorized to perform all duties to effectuate this resolution.

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*I, Nikki M. Elsen, certify that this resolution was duly and officially adopted by the Common Council of the City of La Crosse on November 11, 2021.*



---

*Nikki M. Elsen, WCMC, City Clerk  
City of La Crosse, Wisconsin*



## WisDOT 2022-2026

### Transportation Alternatives Program (TAP) Application

<http://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/aid/tap.aspx>

Review and utilize TAP guidelines and application instructions when completing this document.

As discussed in the WisDOT TAP Guidelines, this application will go through a two-step process. The first step will be an assessment by the region as to eligibility and whether or not the project will be able to meet the rigorous, statutorily mandated commencement deadline. The second step will be an assessment of the relative merits of the application compared to other eligible applications. **Applicants will be notified if their application is found ineligible.**

#### Application Type

**Select one and only one box for the application type.** Please note that projects which are within the boundaries of a TMA will need to either compete locally within the MPO or as part of the Statewide solicitation. Refer to this map (<http://wisconsindot.gov/Documents/doing-bus/local-gov/plning-orgs/map.pdf>) for more information about the TMA areas.

- Appleton Area Metropolitan Planning Organization (MPO) –
- Green Bay MPO
- Madison Area MPO
- Southeastern Wisconsin Regional Planning Commission (Milwaukee OR Round Lake Beach)

If none of the above, project application is from:

- Area with population between 5,000 and 200,000
- Area with population of 5,000 or less
- Region-wide:           % of population within a TMA area  
  % of population between 5000 and 200,000

#### Project Applicant

##### Name, Location of Public Sponsor and Sponsor Type:

Sponsor Name: **City of La Crosse**

Sponsor Type (Check appropriate box):

- Local government (check one):  County    City    Village    Town
- Regional transportation authority    Transit agency
  - State or federal natural resource/public land agency
  - School district or school(s)
  - Non-Profit entities responsible for administration of local transportation safety programs
  - Tribal Nation

Project Title: **Wagon Wheel Trail Link**

Describe location, boundaries and length of the project: **Beginning at the eastern terminus of La Crescent Minnesota's Wagon Wheel trail at the border of Minnesota and Wisconsin, running east to to the eastern end of Cameron Avenue Bridge in Downtown La Crosse. The project is approxiamtely 7000 ft or 1.33 miles long.**

County: **La Crosse**

Street Address of Project (if located on a highway or road): **U.S. Highway 14**



**Note: For infrastructure projects, attach an electronic project location map in PDF Format, size 8½ by 11.**

## Project Contact

### Primary Public Sponsor Agency Contact Information:

Name: **Jack Zabrowski** Title: **Associate Planner** Street Address: **400 La Crosse St.** Phone: **(608)789-8676**  
Municipality: **La Crosse** State: **WI** Zip: **54601**

Secondary E-mail: **zabrowskij@cityoflacrosse.org**

### Secondary Public Sponsor Agency or Private Organization Contact Information (if applicable):

Organization / Agency Name: **City of La Crosse**

Name: **Tim Acklin** Title: **Senior Planner** Street Address: **400 La Crosse St.** Phone : **(608) 789-7512**  
Municipality: **La Crosse** State: **WI** Zip: **54601**  
E-mail: **acklint@cityoflacrosse.org**

### Head of the Local Public Sponsor Agency or Private Organization Contact Information:

Organization / Agency Name: **City of La Crosse**

Name: **Mitch Reynolds** Title: **Mayor** Street Address: **400 La Crosse St.** Phone : **(608) 789-7500**  
Municipality: **La Crosse** State: **WI** Zip: **54601**  
E-mail: **reynoldsm@cityoflacrosse.org**

## MPO, if applicable

Select one, if applicable,

- Bay Lake RPC (Sheboygan),
- Brown County Planning Commission (Green Bay)
- Chippewa-Eau Claire MPO (WCWRPC – Eau Claire)
- Duluth/Superior Metropolitan Interstate Committee (Superior)
- East Central Wisconsin RPC (Appleton, Oshkosh)
- Fond du Lac MPO (Fond du Lac)
- Janesville MPO (Janesville)
- La Crosse Area Planning Committee (La Crosse)
- Madison Area MPO (Madison)
- Marathon County MPO (Wausau)
- Southeastern Wisconsin RPC (SEWRPC - Waukesha)
- Stateline Area Transportation Study (Beloit)

Refer to this map (<http://wisconsin.gov/Documents/doing-bus/local-gov/plning-orgs/map.pdf>) for more information about the TMA areas.

### MPO Project Prioritization

If an MPO is submitting more than one project in an urbanized area within an MPO, the sponsor must rank each project in priority order, e.g., 1 (highest priority) to 5 (lowest), for the local priority among five projects. Local ranking will be used as a guide in project selection. **Project Priority:** TAP applications will be prioritized By the LAPC's (MPO) Committee on Transit and Active Transportation on March 9, 2022.

**Please Note: MPO Project Prioritization is due by January 28, 2022.**

## Project Activity

### TAP Eligibility Category:

Indicate which **ONE** of below categories best identifies the proposed project:

- Bicycle-Pedestrian Facilities: construction, planning, and design of on-road and off-road trail facilities for pedestrians, bicyclists and other non-motorized forms of transportation (**this category includes on-road bicycle lanes, sidewalks, etc.**)
- Safe routes for non-drivers, including children, older adults, and individuals with disabilities
- Conversion and use of abandoned railroad corridors for trails for pedestrians, bicyclists, or other non-motorized transportation users
- Construction of turnouts, overlooks, and viewing areas
- Historic preservation and rehabilitation of historic transportation facilities
- Safe Routes to School (SRTS) (this category includes infrastructure and non-infrastructure activities)

**NOTE:** Applicants proposing a project within the SRTS eligibility category **MUST** complete the 'School Demographics' and 'Safe Routes to School Plan' sections on page A-5 below.

### Project Summary (400 words or less). Please copy and paste your response from a Word Document.

Applicants must fill out the project summary field below. This summary is also the first question in the narrative section.

Completion of the Wagon Wheel Trail Link from La Crosse to La Crescent would create a connection between; the economic and employment centers of our communities, intercity/interstate/intrastate transit, four schools, Regional Bicycle Route 1, the Mississippi River Trail (MRT), La Crosse's shared-use trail network, the original Rails to Trails segment in Sparta, La Crosse/La Crescent; parks, beaches, and greenspace, the Upper Mississippi National Wildlife and Fish Refuge, and Great River Road.

The Wagon Wheel trail link opens a world of opportunities for bicycling as; outdoor recreation, transportation, and tourism. This connection serves not only utilitarian bicycle commuters but Wisconsin recreational cyclist who can access to the hundreds of miles of quiet rural Minnesota roads. Completion of the Wagon Wheel Trail Link affords people living in densely populated urban areas of La Crosse easy non-motorized access to nature. The Wagon Wheel Trail Link would grant access to the historic Pettibone Beach house and Pettibone Beach for people not comfortable bicycling or walking on the shoulder of US Highway 14. The proposed improvements will begin at the terminus of the current Wagon Wheel Trail, just west of the West Channel Bridge, continuing east across the Cameron Street Bridge and terminating at Third Street in Downtown La Crosse. Moving west to east through the corridor we will:

- Construct a separate bicycle and pedestrian bridge structure to the north of the existing West Channel Bridge.
- Widen existing north sidewalk to create 10 foot shared-use trail between West Channel Bridge and underpass west of the Cass Street Bridge.
- Widen sidewalk to 10 foot shared-use trail south of US Highway 14 between existing RRFB and Cameron Bridge.
- Install and/or modify signage and pavement markings where required, mainly at each end of the main channel Mississippi River bridges.

Significant investment has been made to create this connection, the City of La Crescent and State of Minnesota have spent more than \$ 1.7 million to-date to build their portion of the Wagon Wheel Trail and will complete a \$3.5 million highway overpass in the Summer of 2022. Completion of the Wagon Wheel Trail link would not only connect our community to La Crescent, but everything to the west of the Mississippi River.

## Project Benefit

Check all applicable project benefits, then describe in application narrative:

- ENVIRONMENTAL**
- Increases likelihood of modal shift to biking, walking or transit from utilitarian car travel.
  - Increases access and connection to the natural environment.
- PUBLIC HEALTH** - Project would have a demonstrable impact upon public health of applicant community.
- ECONOMIC JUSTICE** - Project would go beyond community enhancement to address a specific “communities of concern,” including elderly, disabled, minority, and low-income population? The project within close proximity of public parks, schools, libraries, public transit, employment and/or retail centers, and residential areas. The project improves low income access to transit, jobs, education, and essential services.
- SAFETY** - Project addresses a specific safety concern. The project contains or addresses:
- Collision data
  - Lack of adequate safe crossing or access
  - Lack of separated facility
  - High speed/volume
  - Provides sidewalk or pathway, with curb-cuts
  - Provides bike lanes, markings, and signage
  - Implements traffic calming measures
  - Signage and/or markings directed to safety concern
  - Provides crosswalk enhancement (striping, refuge island, signal, etc.)
- For SRTS Projects there is:**
- Documented bike/pedestrian crash involving school age children or crossing guard at arrival/dismissal times near the school.
  - Crossings of state highways, main arterial roads or other high speed or high traffic volume roads.
  - Lack of bicycle and pedestrian facilities or lack of connectivity of facilities that do exist.
  - High level of parental concern documented in survey data.
  - Few or no children who live within 1 mile walk or bike. Busing may be offered to everyone because of documented hazards.
  - Children are walking but application shows that unsafe conditions exist.
- HISTORICAL AND/OR PRESERVATION SIGNIFICANCE** – Project would have strong historical or preservation benefit.
- ECONOMIC DEVELOPMENT** – Project facilitates economic development by increasing bicycle/pedestrian traffic in commercial corridors or by creating a destination that will help retail.

## Local Resolution of Support

There is or there will be a local resolution of support for the proposed project, executed by a governing body that has the authority to make financial commitment on behalf of the project sponsor (i.e., County Board, City Council, or Regional Planning Commission Policy Board).

Yes  No

Please note that a resolution **will be required** for an application to be eligible, which means a **copy of the resolution** should be submitted to the **Region Local Program Manager** no later than **5:00 PM April 18, 2022**.

**Existing Facilities & Projects that Impact the Proposed Project**

Rail Facilities:

Does a railroad facility exist within 1,000 feet of the project limits?  Yes  No  
 If yes, specify: Choose an item.

If yes, does the project physically cross a rail facility?  Yes  No  
 Owner of Rail Facility:

Will an easement from OCR be required?  Yes  No

Is the proposed project location in an area with known safety issues?  Yes  No  
 If yes, specify: **bicycle crash per DOT data** and (consider applying for Highway Safety Improvement Program (HSIP) funds if applicable)

Is this project on or parallel to a local road or street?  Yes  No  
 If Yes, provide the name of the road or street: **Cameron Ave.**

Does this project cross a state or federal highway?  Yes  No  
 Does this project run parallel to a state or federal highway?  Yes  No  
 If Yes to any of these questions attach an existing typical cross-section of the roadway, showing right of way, travel lanes, shoulder and sidewalk (if applicable). Examples are available in [FDM15-1-5 attachment 5.3](#) of the WisDOT facilities Development Manual.

Will this project be constructed as part of another planned road project?  Yes  No  
 If Yes, specify if this is a state, county, or local project and when the road project is scheduled for construction:

Will any exceptions to standards be requested?  Yes  No  
 If Yes, provide a brief description of the exceptions that may be requested:

**Real Estate (RE) /Right of Way (ROW)**

Was any real estate acquired or transferred in anticipation of this project?  Yes  No  
 If yes, please explain.

List any other funding (past or present) used within the proposed project limits (i.e. DNR Stewardship)

Is the project on an existing right of way (ROW)?  Yes  No  
**(NOTE: It is recommended that local funds be used to acquire right of way)**  
 If Yes, have you obtained a permit from the WisDOT Regional Office Maintenance Section to conduct work on the right of way?  Yes  No

**Check all boxes that apply to ROW acquisition for this project:**

None  Less than ½ acre  More than ½ acre  
 Parklands  Large parcels  Temporary interests

List any other funding (past or present) used within the proposed project limits (i.e. DNR Stewardship)

**City of La Crosse installed rectangular rapid flashing beacons using City of La Crosse Capital Improvement Funding in 2020 to facilitate crossing of US Highway 14.**

**If right of way was acquired in anticipation of this project**, attach a detailed list of available, completed project and parcel acquisition documentation. Refer to Section 11.2, Records Management, found in the *Local Program Real Estate Manual (LP RE Manual)*:  
<http://wisconsin.gov/dtsdManuals/re/lpa-manual/lpa-manual-ch11.pdf>.



**PLEASE NOTE:** Except for existing or new sidewalks, and existing bicycles or pedestrian pathways, State law prohibits the use of condemnation to establish or extend a recreational trail, a bicycle way, a bicycle lane, or pedestrian way. Refer to Section 6.3.5, Condemnation Limitations, found in the LP RE Manual:

<https://wisconsin.gov/dtsdManuals/re/lpa-manual/lpa-manual.pdf>

If right of way was acquired in anticipation of this project, did the acquisition contain any buildings or relocation?

Yes  No

If yes, Please read Section 6.2, Relocation Assistance, found in the *LP RE Manual* to determine if relocation assistance was properly offered and documented: <http://wisconsin.gov/dtsdManuals/re/lpa-manual/lpa-manual-ch6.pdf>

Does the project include the need for new ROW for a sidewalk, recreational trail, or bike/pedestrian way?

Yes  No

If right of way is required, acquisition will occur through a transfer of an adequate interest in real property.

Yes  No

**For real estate questions, please contact Abigail Ringel, WisDOT Local Public Agency Real Estate Statewide Facilitator, at (414) 220-5461 or [Abigail.Ringel@dot.wi.gov](mailto:Abigail.Ringel@dot.wi.gov)**

### Environmental/Cultural Issues

Agriculture	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Investigated
Comments:			
Archaeological sites	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Investigated
Comments:			
Historical sites	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Investigated
Comments:			
Designated Main Street area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Investigated
Comments:			
Lakes, waterways, floodplains	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Investigated
Comments:			
Wetland	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Investigated
Comments:			
Storm water management	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Investigated
Comments:			
Hazardous materials sites	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Investigated
Comments:			
Hazardous materials on existing structure	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Investigated
Comments:			
Upland habitat	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Investigated
Comments:			
Endangered/threatened/migratory species	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Investigated
Comments:			
Section 4(f)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Investigated
Comments:			
Section 6(f)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Investigated
Comments:			
Through/adjacent to tribal land	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Investigated
Comments:			

## Miscellaneous Issues

**Construction Schedule Restrictions** (trout, migratory bird, local events):

**Local Force Account (LFA):** Will the proposed project utilize municipal employees to complete any portion of the construction activities?  Yes  No

If yes, explain the desired LFA portion of the project.

NOTE: LFA work must include labor, equipment and materials. The purchase of materials only is not considered to be a legitimate project.

NOTE: Please review WisDOT TAP Guidelines for restrictions on certain LFA work as of July 1, 2015.

**Maintenance** (only complete this section if project application involves a trail project):

Will the facility be snowplowed in the winter?  Yes  No

Comment:

If no to the above question, will the trail allow snowmobile use in the winter?  Yes  No

Comment:

Anticipated fee for trail use:  Yes  No

Comment:

Anticipated equestrian use on trail:  Yes  No

Comment:

**Other Concept Notes:** Provide any additional relevant project information that has not been covered in another section of the application.

## School Demographics (Complete ONLY if submitting a project within the SRTS Programming / Planning eligibility category)

**What are the name(s) and demographics for each school affected by the proposed program or project?**

**Optional: Alternatively, SRTS project applicants may submit a narrative response detailing school demographics provided that all fields below are answered in such attachment.**

School name:                      School population:                      Grades of students at school:

Estimated number of students currently walking to school (if known):

Estimated number of students currently biking to school (if known):

Does the school have any policies related to walking or biking?

Distance eligibility for riding a bus:                      Number of children not eligible for busing:

Number of students eligible for busing because of a hazard situation:

Percentage of students living within one mile of the school:

Percentage of students living within two miles of the school:

Percentage of students eligible for free or reduced-cost school meals:

Community(s) served by school:                      Community(s) population:

## Safe Routes to School Infrastructure (Complete ONLY if submitting a project within the SRTS eligibility category)

**Does your school or community have a Safe Routes to School plan?**  Yes  No

If yes, can it be viewed online?  Yes, the website address is                       No, it is attached with the application.

If no; in no more than 400 words, attach a Word document describing any SRTS-related planning efforts undertaken by the school or community.

**CONFIDENTIAL INFORMATION**

**Project Costs, Priorities, and State Fiscal Years:**

**NOTE: Do not include pages A-7 and A-8 in the Concept Definition Report (CDR) for approved TAP projects.**

Complete the table below for the appropriate fiscal years of the application/project cycle (2022-2026). If a sponsor proposes to construct a project in phases throughout multiple years, schedule the project costs as appropriate and provide further details in the project description.

In addition to the table below, **attach a detailed breakdown of project costs in Microsoft Excel.** This detailed breakdown must clarify assumptions made in creating the budget such that a third-party reviewer would be able to substantiate the assumptions.

Submit a separate application and budget for each project or stand-alone project segment for which you are willing to accept funding, or for a bike trail section that could function as a separate facility. Project requests are not considered for partial funding.

Applicants may work with the Local Program Manager within their region for assistance to more accurately estimate costs. All estimates will be reviewed by WisDOT Region staff for consistency with current practices and approaches. Also, WisDOT Region staff may revise estimates in these categories due to the complexity of the project or other factors. WisDOT will notify the sponsor of any changes to estimates within the application and determine whether the sponsor wishes to continue with the application with the revised estimate.

**NOTE: Requesting design and construction projects in the same fiscal year is not allowed.**

**Project Prioritization**

If a sponsor is submitting more than one project the sponsor must rank each project in priority order, e.g., 1 (highest priority) to 5 (lowest), for the local priority among five projects. Local ranking will be used as a guide in project selection. **Project Priority: 2**

**Design:**

100% Locally Funded (state review is required to be included as 100% locally funded) **OR**

80% Federally Funded (“state review only” projects are not allowed)

FY 2023     FY 2024     FY 2025

**NOTE: Requesting design and construction projects in the same fiscal year is not allowed.**

	Total Funding	Federal Funding	Local Funding
<b>A. Design Plan Development</b>	\$	\$	\$
<b>B. State Review for Design</b> (provided by WisDOT Region)	<b>\$11,760</b>	\$	<b>\$11,760</b>
<b>Total Design Cost Estimate with State Review</b> (sum lines A and B)	<b>\$11,760</b>	\$	<b>\$11,760</b>

**Construction:**  
**Basis for Construction Estimate:**  Itemized     Per Square Foot     Past Projects  
 Other, please specify:  
**Schedule Preference:**  FY 2024     FY 2025     FY 2026

	Total Funding	Federal Funding	Local Funding
--	---------------	-----------------	---------------

Total Participating Construction Cost	\$4,709,000	\$3,767,200	\$941,800
Total Non-Participating Construction Cost	\$	\$0	\$
<b>A. Subtotal Construction Costs</b>	<b>\$4,709,000</b>	<b>\$3,767,200</b>	<b>\$941,800</b>
<b>B. Construction Engineering Costs</b> (Coordinate with WisDOT Region)	<b>\$280,000</b>	<b>\$224,000</b>	<b>\$56,000</b>
<b>C. State Review for Construction</b> (Provided by WisDOT Region)	<b>\$24,400</b>	<b>\$19,520</b>	<b>\$4,880</b>
<b>Total Construction Cost Estimate with Construction Engineering and State Review</b> (sum lines A, B and C)	<b>\$5,013,000</b>	<b>\$4,010,720</b>	<b>\$1,002,680</b>

**Real Estate:** (Recommend funding with local funds.)  
 FY 2023     FY 2024     FY 2025  
**Total Real Estate Cost** (round to next \$1,000) **\$0**

**Utility:** (Compensable utility costs must be \$50,000 minimum per utility. Recommend funding with local funds.)  
 FY 2023     FY 2024     FY 2025     FY 2026  
**Total Utility Cost** (round to next \$1,000) **\$0**

**Other:** (Planning or SRTS Non-Infrastructure Programming):  
 FY 2023     FY 2024     FY 2025     FY 2026  
**Total Other Cost** (round to next \$1,000) **\$0**

**NOTE: WisDOT Policy link:** <http://wisconsin.gov/rdwy/fdm/fd-18-01.pdf>.

**NOTE: WisDOT Region staff may revise estimates in the Plan Development, State Review for Design, and State Review for Construction categories based on the complexity of the project or other factors.**

**Narrative Response**

Provide a narrative response attachment answering questions 1 through 6, making sure to provide information in response to each sub-question. Please limit the response to three (3) double-spaced pages, using a **minimum 11-point font size and a 1-inch margin.**

**1. PROJECT DESCRIPTION AND OVERVIEW.**

This is the summary from page A-3 of the application. It is a general overview of the project, including type of facility or project, location (please attach a location map or maps) and any other information about the project. It is brief. Limited to about 400 words.

## **2. PROJECT PLANNING & PREPARATION & LOCAL SUPPORT**

Describe the degree to which this project was planned for and the local support and commitment for the project. If this project is part of a plan, describe that plan and the project's priority in that plan. If this is a planning project describe how this project will be integrated into other efforts. For SRTS projects, describe walk/ bike audits, parent surveys and data on crashes that support the selection of this project. Provide data that supports the selection of your project.

## **3. PROJECT UTILITY & CONNECTIVITY**

### **For Infrastructure Projects**

Describe the degree to which this project serves utilitarian rather than recreational purposes and how, if at all, the project adds connectivity to the state's multi-modal transportation network, including bicycle, pedestrian and transit facilities. Make specific reference to distance between modal connections and destinations. Describe how, if at all, the proposed project would connect to these existing land uses: park, school, library, public transit, employment and/or retail centers, residential areas, other. Describe how this project fills a multimodal gap or serves as a backbone to a local multimodal network.

### **For Planning Projects**

Implementation of plan would serve a broad geographic area and adds connectivity to the state's multimodal transportation network. Describe how this project fills a multimodal gap or serves as a backbone to a local multimodal network.

### **For Safe Routes to School Programming Projects**

Will the project get a higher percentage of children walking and biking to school - addresses clear safety problems for children already walking/biking. Address the following desired outcomes: reduction in parent concerns that keep them from allowing children to walk/bike; potential for changes in hazard busing; change in policy limiting walking/biking to school; increased school commitment to promoting walking/biking; improved driver behaviors in the school zone; making it more appealing for children to walk/bike; more law enforcement participation in walking/biking issues

## **4. PROJECT BENEFIT– ENVIRONMENTAL, LIVABILITY, ECONOMIC JUSTICE, PUBLIC HEALTH, HISTORICAL PRESERVATION, & SAFETY**

Describe the benefits likely derived from the proposed project, this description should correspond to the project benefit section on page A-3.

*NOTE: A TAP projects should contribute to a community benefit. Projects that contributes to more than one benefit or have significant impact on a particular benefit will receive more points.*

## **5. HISTORY OF SPONSOR SUCCESS, DELIVERABILITY AND COMMITMENT TO MULTIMODAL**

How will the project be implemented on time? What obstacles or problems must be overcome to implement this project, and in light of project obstacles, describe how the project sponsor will comply with state law and policy requiring project commencement within four years of the award date, and project completion within approximately six years? Please describe prior experience with other multimodal projects and success in delivering those projects in the year in which they were scheduled. For example, were you able to deliver the project in the year it was programmed? Have you ever had to turn back awarded federal funds? Please explain. If problems were experienced in the past, what will be done on this project to ensure successful completion? Describe the project sponsor's commitment to multimodal programs and facilities generally like a complete



streets ordinance, advisory committees, or inclusion of multimodal accommodations in any other local program projects.

### Key Program Requirements Confirmation

Please confirm your understanding of the following project condition by **typing your name, title and initials** at the bottom of this section. **A Head of Government/Designee with fiscal authority for the project sponsor must initial this section and sign this application. Sponsor consultant(s) should not initial or sign project applications.**

**WisDOT will deem ineligible any application that does not provide confirmation to this section.**

- a. Private organizations proposing projects must have a public project sponsor such as a local government unit.
- b. The project sponsor or private partner must provide matching dollar funding of at least 20% of project costs.
- c. This is a reimbursement program. The project sponsor must finance the project until federal reimbursement funds are available.
- d. The project sponsor will pay to the state all costs incurred by the state in connection with the improvement that exceed federal financing commitments or other costs that ineligible for federal reimbursement. In order to guarantee the project sponsor's foregoing agreements to pay the state, the project sponsor, through its duly executed officers or officials, agrees and authorized the state to set off and withhold the required reimbursement amount as determined by the state from any monies otherwise due and payable by the state to the municipality.
- e. The project sponsor must not incur costs for any phase of the project until that phase has been authorized for federal charges and the WisDOT Region has notified the sponsor that it can begin incurring costs. Otherwise, the sponsor risks incurring costs that will not be eligible for federal funding.
- f. The project sponsor will follow the applicable federal and state regulations required for each phase of the project. Some of these are described in the Guidelines. The requirements include, but are not limited to, the following: a Qualifications Based Selection (QBS) process for design and engineering services (Brooks Act); real estate acquisition requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and amendments; competitive procurement of construction services; Davis-Bacon wage rates on federal highway right-of-way projects; WisDOT FDM & Bicycle Facilities Handbook; ADA regarding accessibility for the disabled; MUTCD regarding signage; U.S. Department of the Interior standards for historic buildings. Each WisDOT Region can provide copies of the current *Sponsor's Guide to Non-Traditional Transportation Project Implementation*, and references for sections of the Facilities Development Manual (FDM) and other documents necessary to comply with federal and state regulations. **Applicants who plan to implement their projects as Local Let Contracts using the Sponsor's Guide must become certified that they are capable of undertaking these projects.**
- g. If applying for a bicycle facility, it is understood that All Terrain Vehicles (ATVs) are not allowed. Snowmobile use is only allowable by local ordinance. Trail fees may only be charged on a facility if the fees are used solely to maintain the trail. WisDOT reserves the right to require that facilities be snowplowed as part of a maintenance agreement where year-round use by bicyclists and pedestrians is expected.
- h. The project sponsor agrees to maintain the project for its useful life. Failure to maintain the facility, or sale of the assets improved with FHWA funds prior to the end of its useful life, will subject the sponsor to partial repayment of federal funds or additional stipulations protecting the public interest in the project for its useful life.
- i. If the project sponsor should withdraw the project, it will reimburse the state for any costs incurred by the state on behalf of the project.

- j. The project sponsor agrees to state delivery and oversight costs by WisDOT staff and their agents. These costs include review of Design and Construction documents for compliance with federal and state requirements, appropriate design standards, and other related review. These costs will vary with the size and complexity of the project. The sponsor agrees to add these costs to the project under the same match requirements 80% / 20% match requirements.
- k. Projects that are fully or partially federally funded must be designed in accordance with all applicable federal design standards, even if design of the project was 100% locally funded.
- l. As the project progresses, the state will bill the project sponsor for work completed that is ineligible for federal reimbursement. Upon project completion, a final audit will determine the final division of costs as between the state and the project sponsor. If reviews or audits reveal any project costs that are ineligible for federal funding, the project sponsor will be responsible for any withdrawn costs associated with the ineligible work.
- m. \*\*\*For 100% locally-funded design projects, costs for design plan development and state review for design are 100% the responsibility of the local project sponsor. Project sponsors may not seek federal funding only for state review of design projects.
- n. The project sponsor acknowledges that the requisite project commencement requirement and that failure to comply with the applicable commencement deadline will jeopardize federal funding. Commencement is within four years of the date of the project award. The project must be commenced within four (4) years of the project award date according to Sec. 85.021, Wis. Stats. For construction projects, a project is commenced when construction is begun. For planning projects, a planning project is commenced when the planning study is begun. For non-infrastructure projects that do not fall within any of the above categories, a project is considered commenced on the date that WisDOT receives the first reimbursement request from the project sponsor, as noted on form DT1713 in the 'Date Received' field.
- o. The project sponsor acknowledges that the requisite project completion timeline for approved TAP projects will be memorialized in a state-municipal agreement, and failure to comply with the applicable project timeline will jeopardize federal funding.
- p. Federally-funded transportation construction projects, with the exception of sidewalks, are likely improvements that benefit the public at large. Improvements of this type cannot generally be the basis of levying a special assessment pursuant to Wis. Stat. § 66.0703. Municipalities who wish to obtain project funding via special assessment levied against particular parcels should seek advice of legal counsel. See Hildebrand v. Menasha, 2011 WI App. 83.

Please confirm your understanding of the following project condition by typing your name, title and initials at the bottom of this section. A Head of Government/Designee with fiscal authority for the project sponsor must initial this section and sign this application. Sponsor consultant(s) should not initial or sign project applications.

I confirm that I have read and understand project conditions (a) through (o) above:

Name: *Jack Zabrowski*

Title: *Associate Planner City of La Crosse*

Accepted (please initial here): *JZ*

### Fiscal Authorization and Signature

Application prepared by a consultant?  Yes  No

If yes, consultant information and signature required below.

Consultant Company Name: \_\_\_\_\_ Company Location (City, State): \_\_\_\_\_

Consultant Signature (electronic only): \_\_\_\_\_

Date: \_\_\_\_\_

**NOTE:** On Local Program projects, it is not permissible for a consultant to fill out applications gratis (or for a small fee) for a municipality and then be selected to do the design work on a project **unless** the municipality either:

- a.) uses a one-step QBS process with the scope of work to include the grant application and the design services, if authorized; or
- b.) uses a two-step QBS process with the scope of work for the first selection for the preparation of the grant application(s) and the second selection for the actual design(s).

In either case, all costs incurred prior to WisDOT project authorization are the responsibility of the municipality. See FDM 8-5-3 for additional information: <https://wisconsindot.gov/rdwy/fdm/fd-08-05.pdf#fd8-5-3>

Sponsor Agency: **City of La Crosse**

Contact Person: **Jack Zabrowski** (Note: must be Head of Government or Designee)

Title: **Associate Planner**

Address: **400 La Crosse St.**

Telephone: **608-381-1033**

Email: **[zabrowskij@cityoflacrosse.org](mailto:zabrowskij@cityoflacrosse.org)**

Only one project sponsor is allowed per project. As a representative of the project sponsor, the individual that signs below is confirming that the information in this project application is accurate. A local official, not a consultant, must sign the application. I understand that completion of this application does not guarantee project approval for federal funding.

**Head of Government/Designee Signature (electronic only): *Jack Zabrowski* Date: **1/27/22****

### Application and Attachments Checklist

Submit applications and attachments utilizing the contact information contained in the corresponding TAP Pre-Scoping Application Instructions. Applicants must **submit eligible applications on or before 5PM on January 28, 2022**, and must include the following documents:

- A completed application **in Microsoft Word format**
- Narrative Response: maximum of **three double-spaced** pages, **11-point font size with 1-Inch margins**
- Cost Estimate Detail as required in the **'Project Costs and Dates'** section of this application
- For infrastructure projects, an 8½ by 11 project map submitted in PDF format
- If available, a **local resolution of support** for the proposed project
- Non-Profit Entities Only:** A resolution ratified by "Secondary Municipal Agency" listed on page A-2, certifying the Non-Profit as "Responsible for administration of local transportation safety programs"
- If right of way was acquired in anticipation of this project**, attach a detailed list of available, completed project and parcel acquisition documentation (**see page A-2**)
- If proposed project crosses or runs parallel to a local road, street, or state or federal highway**, attach an existing typical cross-section of the roadway, showing right of way, travel lanes, shoulder and sidewalk (if applicable) (**see page A-2**).
- SRTS Non-Infrastructure Applicants Only:** School Demographics Information (Page A-7)
- SRTS Applicants Only:** Description of Existing Planning Efforts (400 words or less)
- Up to **three pages** of additional attachments (photos, letters of support, etc.)

**FOR WISDOT USE ONLY –This information must be entered on the spreadsheet and on the application.**

WisDOT Region comments on application, including eligibility concerns:

Region Reviewer's Name:	
Reviewer's Title:	Date Received:

### **1. Project Summary/Description/Overview.**

The Wagon Wheel Trail Link (WWTL) will fill a non-motorized transportation gap along USH 14/61/STH 16 between the current terminus of the Wagon Wheel Trail at the DNR boat launch at the West Channel Bridge and downtown La Crosse. *Please see the application for full project description.*

### **2. Project Planning, Preparation, and Local Support.**

The WWTL has been a recommendation in the City of La Crescent's Bicycle and Pedestrian plan for 15 years and it continues to be on the city's priority list after a 2017 update to the plan. It is also a recommendation in the 2035 Coulee Regional Bicycle Plan as one of its long-term projects that will connect to the 3 Rivers Trail in La Crosse. The continued inclusion of the WWTL within bike-ped plans reflects an effort to prioritize multimodal transportation, not just within La Crosse, but throughout the Coulee Region. The City of La Crosse has created a 5-year phased approach to constructing the WWTL. Phase 1 of the WWTL is included in the City's 2023 Capital Improvement Program (CIP).

### **3. Project Utility and Connectivity.**

Completion of the WWTL from La Crosse, WI to La Crescent, MN would create a non-motorized connection between the economic and employment centers of our communities, public transit, and four schools. The city of La Crescent is a short, 3 mile or 15-minute bicycle ride to Downtown La Crosse. Given that this is the ideal distance most bicycle commuters are willing to undertake it presents a robust opportunity to create a safe, off-road connection for bicycle commuters. 70% of the jobs in La Crosse county are contained within Downtown La Crosse. Some of the largest employers in the county are within an additional 5-10-minute ride: Gundersen Health System; Mayo Health System; Logistics Health; University of Wisconsin-La Crosse; Viterbo University; and Western Technical College. Improving a safe non-motorized connection from La Crescent would encourage La Crescent and La Crosse residents to explore non-motorized means for commuting to work, which has the added benefit of reducing greenhouse gas emissions. The Grand River Transit Station is just three blocks from the terminus of the WWTL in Downtown La Crosse. The Grand River Station is a transit hub for La Crosse Municipal Transit Utility (MTU), Scenic Mississippi Regional Transit (SMRT), and Jefferson Lines regional charter bus service. Transfers to surrounding communities transit systems, Onalaska/Holmen/West Salem Public Transit (OHWSPT) system can be made through the Grand River Station. The



SMRT extends transit access to Viroqua, Prairie du Chien, and Tomah. Jefferson Lines connects La Crosse to Milwaukee, Madison, and the Twin Cities, and many communities along the way.

The WWTL would connect four schools near the east and west project termini—one school (La Crosse Polytechnic School) in La Crosse is three blocks from the Cameron St. Bridge at 3<sup>rd</sup> St and the elementary, middle, and high schools are within 10 blocks of the Wagon Wheel terminus at Main St. This connection would provide students safe, non-motorized access to the outdoor classroom that is the Mississippi Wildlife Refuge.

#### **4. Project Benefit – Environmental, Livability, Economic Justice, Public Health, Historical Preservation and Safety.**

*Environmental Benefit*-The project will fill a trail system gap between La Crescent and La Crosse and thus provide a safe opportunity for commuters to shift from driving to non-motorized transportation trips. The WWTL will provide residents and visitors of the area access to such natural and green spaces as Pettibone Park, the Mississippi River, and the Upper Mississippi River National Wildlife and Fish Refuge. Constructing the WWTL will provide a safe travel option and less threatening environment for those using active modes of like bicycling and walking.

*Economic Justice Benefit*-The project addresses economic justice by providing access to resources and travel options to non-drivers (30% of La Crosse's population) and low-income and limited-English proficient (LEP) populations. The WWTL would positively impact low-income persons in Tracts 3 and 4 (57.3% and 80.3%, respectively), disabled persons in Tracts 3 and 9 (22.8% and 17.4%, respectively), and LEP persons in Tract 4 (7.1% in the City of La Crosse).

*Public Health Benefit*-The WWTL fills a gap in a regional bike/ped system that connects area residents to work, shopping, and recreation through healthy, active transportation. The trail link provides a safe separated facility and access to commercial, retail, residential, recreational, natural, educational, and institutional land uses.

*Safety Benefit*- The WWTL will be constructed adjacent to USH 14/61—a four-lane, principal arterial with an AADT of 14,100 and posted speed limits ranging from 45 mph at the state line to 25 mph over the Main Channel Bridge to 3<sup>rd</sup> St in La Crosse. Currently bicyclists and pedestrians must use a too-narrow sidewalk for shared use or a wide shoulder immediately adjacent to high-speed traffic. This segment of USH 14 has experienced 46 crashes (excludes deer crashes) during the 2016-2020 time period. Twelve of the crashes were due to inattentive driving, 11 to following too close, 6 to failure to yield (one of which resulted in a B injury to a bicyclist), 5 to too fast for conditions, 5 to alcohol/drugs,

and 2 to speed. A separated trail will take vulnerable users out of the path of drivers whose behaviors mortally threaten bicyclists and pedestrians.

*Economic Dev. Benefit-* The WWTL provides an economic benefit by connecting workers, residents, and tourists to the downtown business districts of La Crosse, WI and La Crescent, MN as well as providing access to such destinations along the USH 14 corridor as Pettibone Park, new residential development, and the DNR boat landing to name a few.

## **5. History of Sponsor Success, Deliverability, and Commitment to Multimodal.**

*History of Success* - The project has unified support from local governments including the cities of La Crescent and La Crosse and their planning and engineering departments, and the La Crosse Area Planning Committee.

Coordination among these agencies ensures the project will be implemented on time.

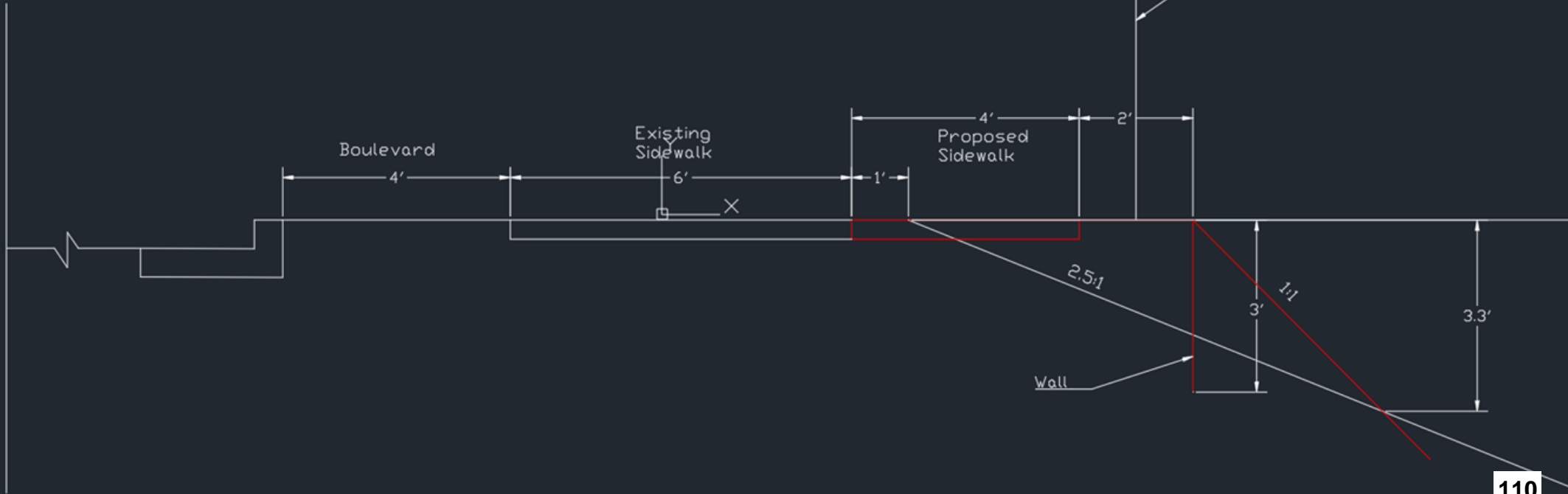
*Deliverability* - We are not aware of any obstacles to overcome to implement the project. Work can begin as soon as funding is awarded. The project will be completed within six years per TAP requirements. The City of La Crosse has designed and delivered several multimodal projects over the past 30 years through cooperation among its engineering and planning departments, the Common Council, and the Mayor. Examples of completed projects funded with state and federal funds include such trail projects as Pammel Creek Multiuse Trail, Southern Bluffs Trail, STH 16 Side Path, VIP Trail, Gund Trail, 3 Rivers Trail, North La Crosse River Trail, and North Bank Trail, and such on-road projects as adding bike lanes to Gillette St. On one occasion (2007) Federal National Scenic Byway funds were returned due to a FEMA floodplain determination in the project area. This problem was specific to the project location and no similar issue will impact this project.

*Commitment to Multimodal* – The city's commitment to multimodal projects spans several plans, committees, and area initiatives. The city has a Bicycle-Pedestrian Advisory Committee that updates, maintains, and implements the city's Bicycle and Pedestrian Master Plan. The city adopted a Green Complete Streets Ordinance in 2011. In addition, the city recently updated its Safe Routes to School (SRTS) plan and continues to implement SRTS programs to encourage school aged children to bike and/or walk to school. La Crosse has also earned a Silver-Level Bicycle Friendly Community designation.





CL



Command: Specify opposite corner on [Fence/HPolygon/CPolygon]:





# **CITY OF LA CROSSE**

**400 La Crosse Street  
La Crosse, Wisconsin 54601  
(608) 789-CITY  
[www.cityoflacrosse.org](http://www.cityoflacrosse.org)**

## LEGISLATION STAFF REPORT FOR COUNCIL

File ID            Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation

**Agenda Item 22-1523 (Tim Acklin)**

Resolution approving a Wisconsin Department of Transportation - Transportation Alternatives Program State/Municipal Grant Agreement to construct the Wagon Wheel Trail.

**General Location**

Council District 6 & 9. Primarily located along the north side of Hwy 14/61 from the Cass Street and Cameron Ave bridges west to the West Channel Boat Landing in Minnesota as depicted in attached MAP 22-1523.

**Background Information**

The Bicycle and Pedestrian Advisory Committee (BPAC) applied for, and was awarded, a grant from the WisDOT Transportation Alternatives Program to construct the Wagon Wheel Trail will serve as a link between La Crosse, WI and La Crescent, MN along US Highway 14/61 west of the Cass St/Cameron Ave Bridges to the West Channel Boat Landing via a shared use trail and separate bridge adjacent to the West Channel Bridge.

The City was awarded just over \$4 million. The estimated construction cost of the project was just over \$5 million though it is anticipated that this will be higher when construction begins. The BPAC will be requesting funding in the 2024-2028 & 2025-2029 Capital Improvement Program Budgets for design and its share of construction costs. Construction of the project is intended to be started in 2026 with design taking place in 2024-2025.

**Recommendation of Other Boards and Commissions**

The Common Council passed Resolution #21-1468 on November 11, 2021 supporting this project, which included accepting any grant awards, enter into all necessary agreements with WisDOT and committing to securing funding.

**Consistency with Adopted Comprehensive Plan**

The trail has been identified as a high priority in La Crosse's Comprehensive Plan, La Crescent Bicycle and Pedestrian Master Plan, and the 2035 Coulee Regional Bicycle Plan.

**Staff Recommendation**

**This item is recommended for approval**

**Routing F&P 1.5.2023**



PC22-1523

B-32-164

Construct connection between Wagon Wheel Trail terminus and US 14 north sidewalk

**Pedestrian Structure**

Short-term: Widen existing north sidewalk between West Channel Bridge and Underpass to 8-ft minimum--10 ft preferred. Use existing north sidewalk on West Channel Bridge. Consider curb ramps at bridge ends to connect roadway to sidewalk.

Mid-term: Install jersey barrier on north shoulder of West Channel Bridge for 6-ft separated path between US 14 traffic and eastbound bicyclists. Sidewalk will be for westbound users.

Long-term: Reconstruct West Channel Bridge with 8-ft minimum--10-ft preferred--shared-use paths on north and south sides of span.

La Crescent to conduct feasibility study for grade-separated crossing of US 14 between boat landing and south side of US 14.

Install marked crosswalk with RRFB and directional signage; exact location TBD.

Widen US 14 south sidewalk to 8-ft minimum, 10-ft preferred

Install directional signage on both ends of underpass

Long-term: Reconstruct westbound USH 14/61 Mississippi River bridge (Cass St) to accommodate westbound bicyclists.

Remove pavement marking directing bicyclists onto Cass St Bridge sidewalk. Add signage for narrow sidewalk and directing bikes to Cameron bridge.

Install directional signage for routing between Cameron Ave Bridge path and Regional Route 1.

**City of La Crosse**





# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 23-0006

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**Agenda Date:** 1/3/2023

**Version:** 1

**Status:** New Business

**In Control:** Judiciary & Administration Committee

**File Type:** Request

**Agenda Number:** 6

**REQUEST FOR EXCEPTION TO MINIMUM HEIGHT STANDARDS**

Applicant (name and address):

THE PUMP HOUSE REGIONAL ARTS  
119 KING STREET

Owner of site (name and address):

THE CITY OF LA CROSSE  
LA CROSSE

Architect (name and address), if applicable:

VANTAGE  
750 3RD ST W LA CROSSE

Professional Engineer (name and address), if applicable:

\_\_\_\_\_

Contractor (name and address), if applicable:

NA

Address of subject premises:

119 KING STREET LA CROSSE

Tax Parcel No.:

17-20026-60

Current Zoning:

PS-Public / Semi-Public

Legal Description:

See Attached.

Details of Exception Request:

THIS IS A SMALL INFILL PROJECT TO ADD  
ADEQUATE REST ROOMS

Please explain why the standards of this ordinance should not apply to your property:

THIS INFILL PROJECT IS AT THE REAR OF  
THE PROPERTY AND IS CONNECTED TO AN  
EXISTING ONE STORY ADDITION



What other options have you considered and why were they not chosen:

A TWO STORY ADDITION WOULD HAVE NO ACCESS  
TO AN ISOLATED SECOND LEVEL

Please explain how granting this/these exceptions is consistent with protecting the public interest; in particular, explain how it will impact adjacent properties:

AS A PUBLIC STRUCTURE ENGAGED IN  
PUBLIC SERVICE AS A TREATY AND AIDS CENTER  
ADEQUATE RESTROOMS IS ESSENTIAL IN THE PUBLIC  
INTEREST. THE STRUCTURE IS 140 YEARS OLD AND  
HAS MANY YEARS OF USEFUL SERVICE

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 request and that the above statements and any attachments submitted hereto are true and correct to the best of my knowledge and belief.

DONALD FURZ AMPHOUSE / WREST CTRY  
(signature)

\_\_\_\_\_  
(telephone) (date)

\_\_\_\_\_  
(email)

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

Personally appeared before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**Applicant shall, before filing with the City Clerk's Office, have this application reviewed and the information verified by the Director of Planning & Development.**

Review was made on the 16th day of December, 2022.

Signed: \_\_\_\_\_  
Director of Planning & Development

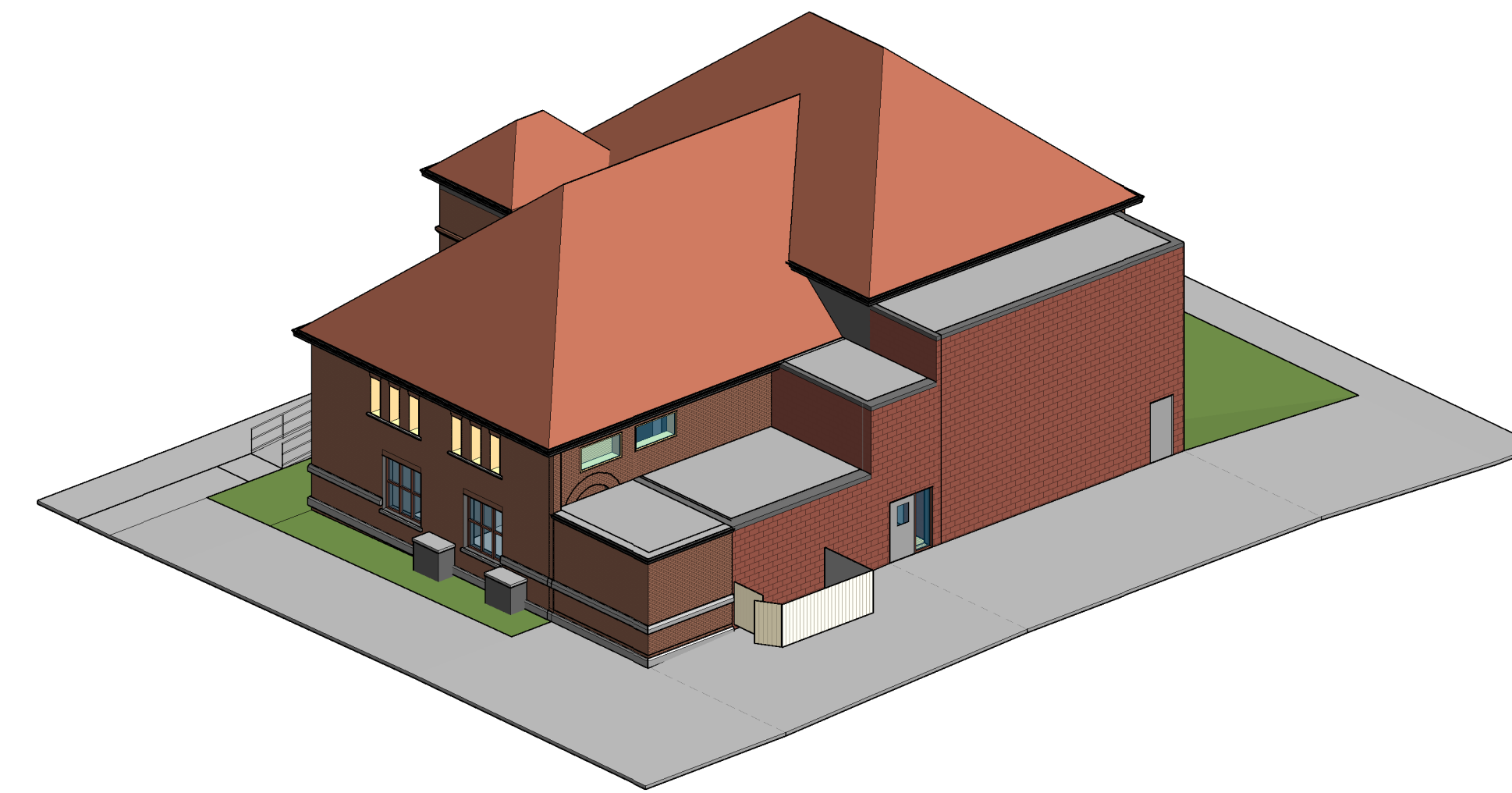
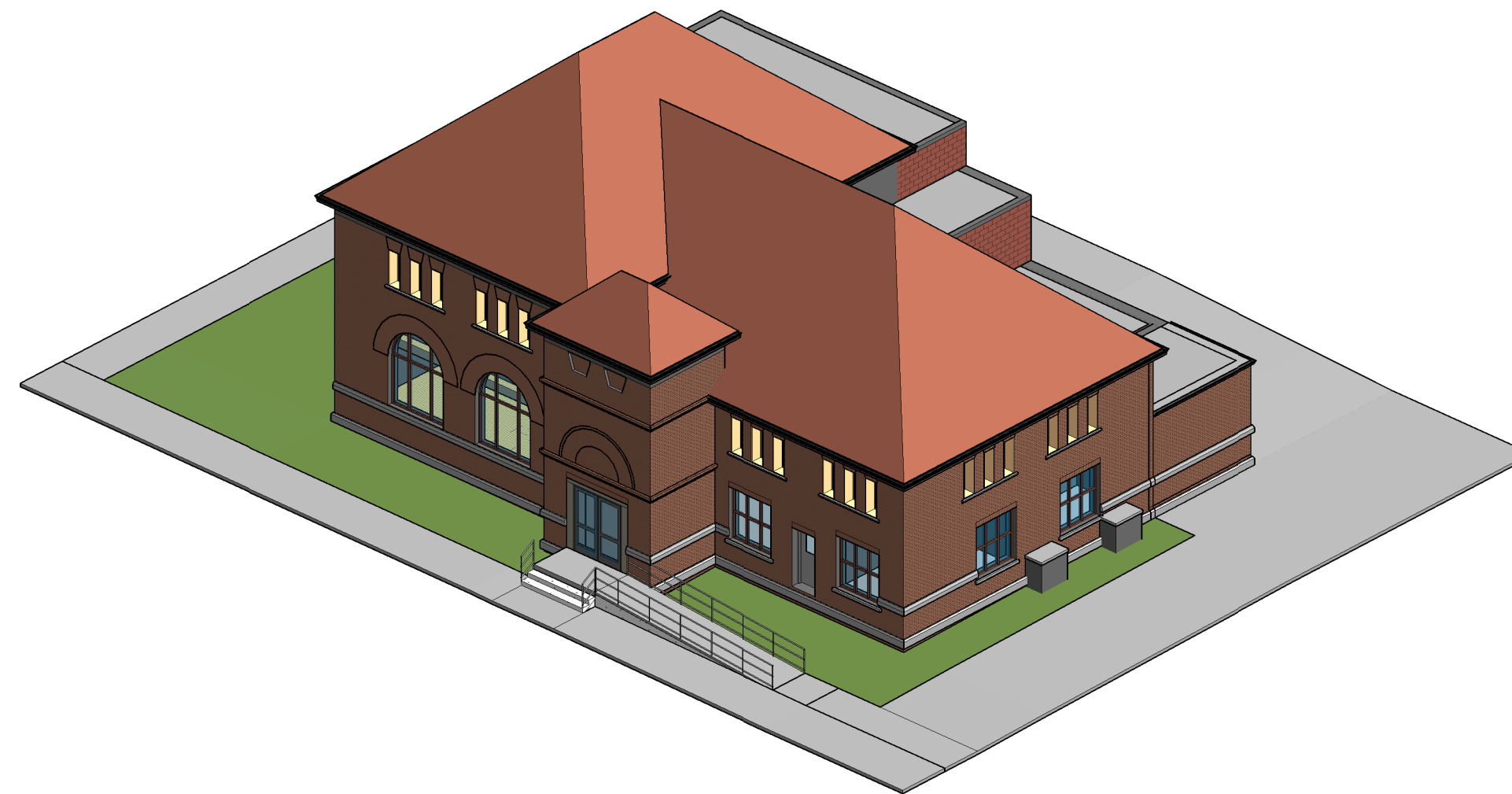




# Pump House Regional Arts Center

# Toilet Addition

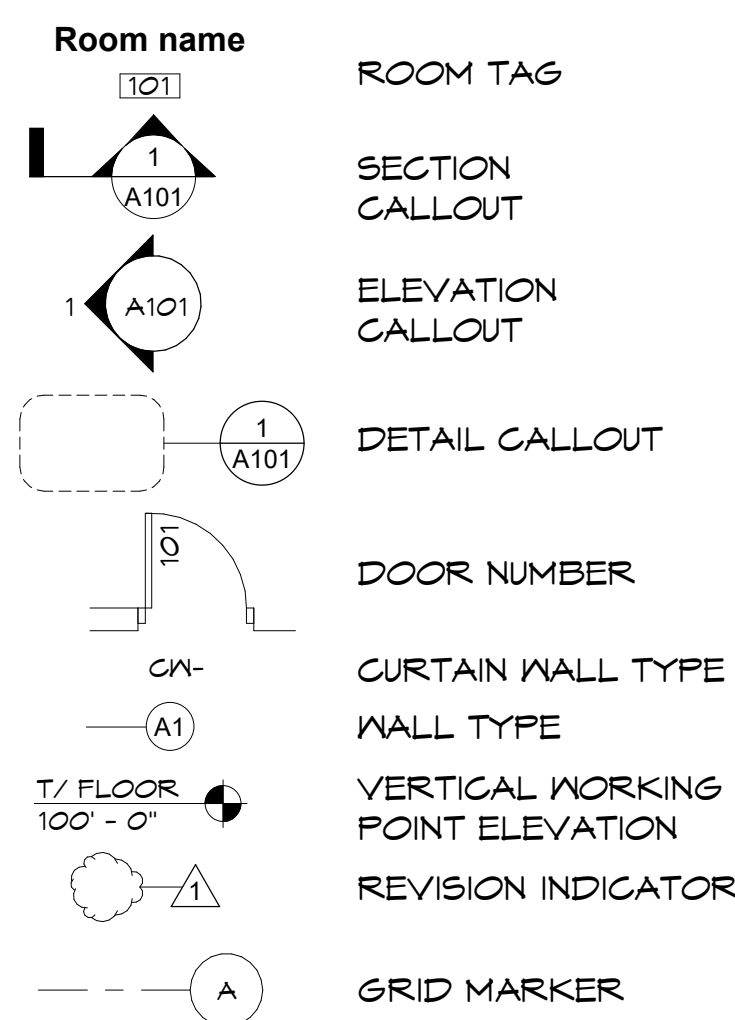
119 King Street  
La Crosse, WI 54601



## Consultants

Mechanical & Electrical

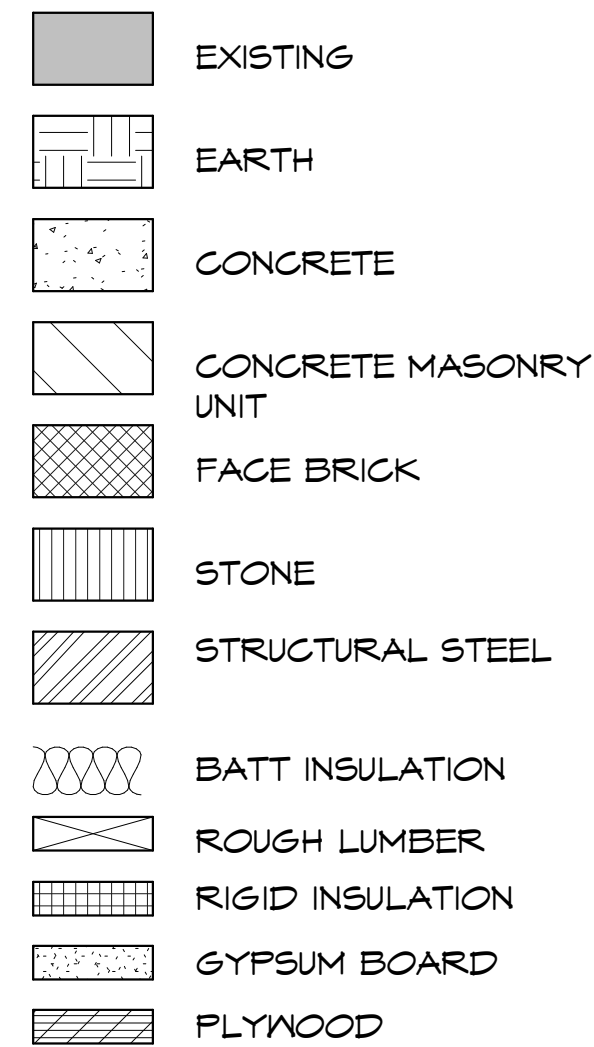
## Graphic Symbols



## Typical Abbreviations List

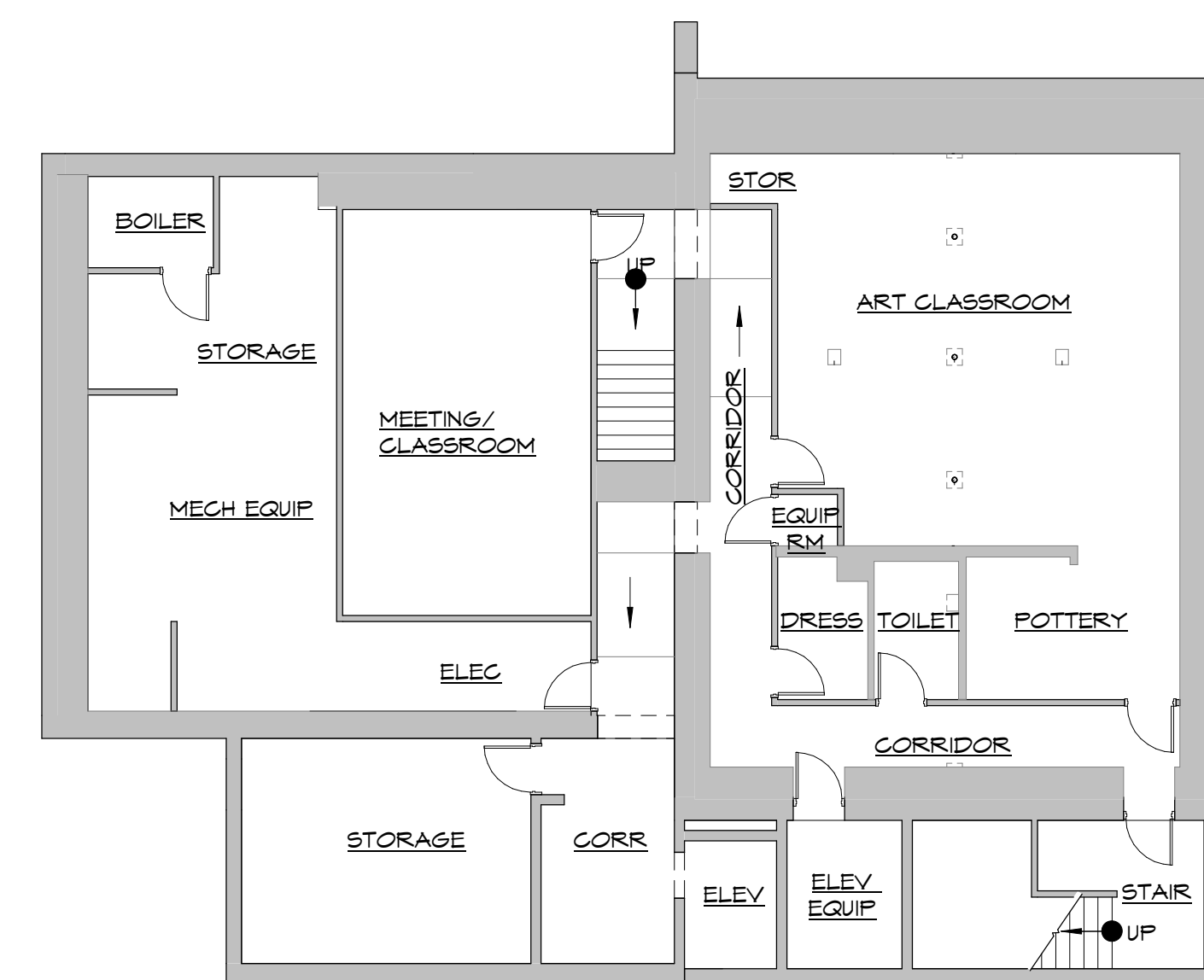
AD	AREA DRAIN	MBD	MARKER BOARD
AFF	ABOVE FINISHED FLOOR	MAS	MASONRY
ACT	ACOUSTICAL CEILING TILE	MO	MASONRY OPENING
ADJ	ADJUSTABLE	MAX	MAXIMUM
ALT	ALTERNATE	MECH	MECHANICAL
ALUM	ALUMINUM	MTL	METAL
@	AT	MIN	MINIMUM
BRG	BEARING	NIC	NOT IN CONTRACT
BIT	BITUMINOUS	NTS	NOT TO SCALE
BLK'G	BLOCKING	OC	ON CENTER
BR	BRICK	OD	OUTSIDE DIAMETER
BLDG	BUILDING	OH	OVERHEAD
CAB	CABINET	FNT	PAINT
CPT	CARPET	PLAS	PLASTER
CLG	CEILING	FLAM	PLASTIC LAMINATE
CT	CERAMIC TILE	PL	PLATE
COL	COLUMN	PLBG	PLUMBING
CONC	CONCRETE	PLYWD	PLYWOOD
CB	CONCRETE BLOCK	PCT	PORCELAIN CERAMIC TILE
CMU	CONCRETE MASONRY UNIT	P/C	PRECAST
CONT	CONTINUOUS	P/C TERR	PRECAST TERRAZZO
CONTR	CONTRACTOR	PREFAB	PREFABRICATED
CJ	CONTROL JOINT	PREFIN	PREFINISHED
COORD	COORDINATE	PT	PRESSURE TREATED
DIA	DIAMETER	QT	QUARRY TILE
DRS	DOORS	REINF	REINFORCING OR REINFORCEMENT
DS	DOWNSPOUT	REQD	REQUIRED
EWC	ELECTRIC WATER CHILLER	R	RISERS
ELECT	ELECTRICAL	RD	ROOF DRAIN
EL	ELEVATION	RFG	ROOFING
ELEV	ELEVATOR	RFS	ROOM FINISH SCHEDULE
EP	EPOXY PAINT	RM	ROOM
EQUIP	EQUIPMENT	SCHED	SCHEDULE
EXIST	EXISTING	S	SEALED
EPS	EXPANDED POLYSTYRENE	SIM	SIMILAR
EXP	EXPOSED	SC	SOLID CORE
EXT	EXTERIOR	S.SURF	SOLID SURFACE
EIFS	EXTERIOR INSULATION FINISH SYSTEM	SPEC	SPECIFICATION
FV	FIELD VERIFY	ST	STAIN
FIN	FINISH	SS	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STRUCT	STRUCTURE OR STRUCTURAL
FL	FLOOR	TBD	TACKBOARD
FD	FLOOR DRAIN	TEMP	TEMPERED
FTG	FOOTING	TERR T	TERRAZZO TILE
FDN	FOUNDATION	T&G	TONGUE & GROOVE
GEN	GENERAL	T/	TOP OF
GC	GENERAL CONTRACTOR	TP	TOILET PARTITION
GL	GLASS OR GLAZING	TR	TREADS
GFCMU	GROUND FACE CMU	TYP	TYPICAL
GYP BD	GYP SUM BOARD	UNFIN	UNFINISHED
H&V	HEATING & VENTILATION	VB	VAPOR BARRIER
HC	HOLLOW CORE	VERT	VERTICALLY
HM	HOLLOW METAL	VCT	VINYL COMPOSITION TILE
HO	HOLD OPEN ARM	VAC	VINYL WALL COVERING
HR	HOURS	VB	VINYL BASE
HYD	HYDRANT	WNF	WELDED WIRE FABRIC
INSUL	INSULATION	WDW	WINDOW
INT	INTERIOR	W/	WITH
JT	JOINT	WD	WOOD
JST	JOIST		

## Material Symbols

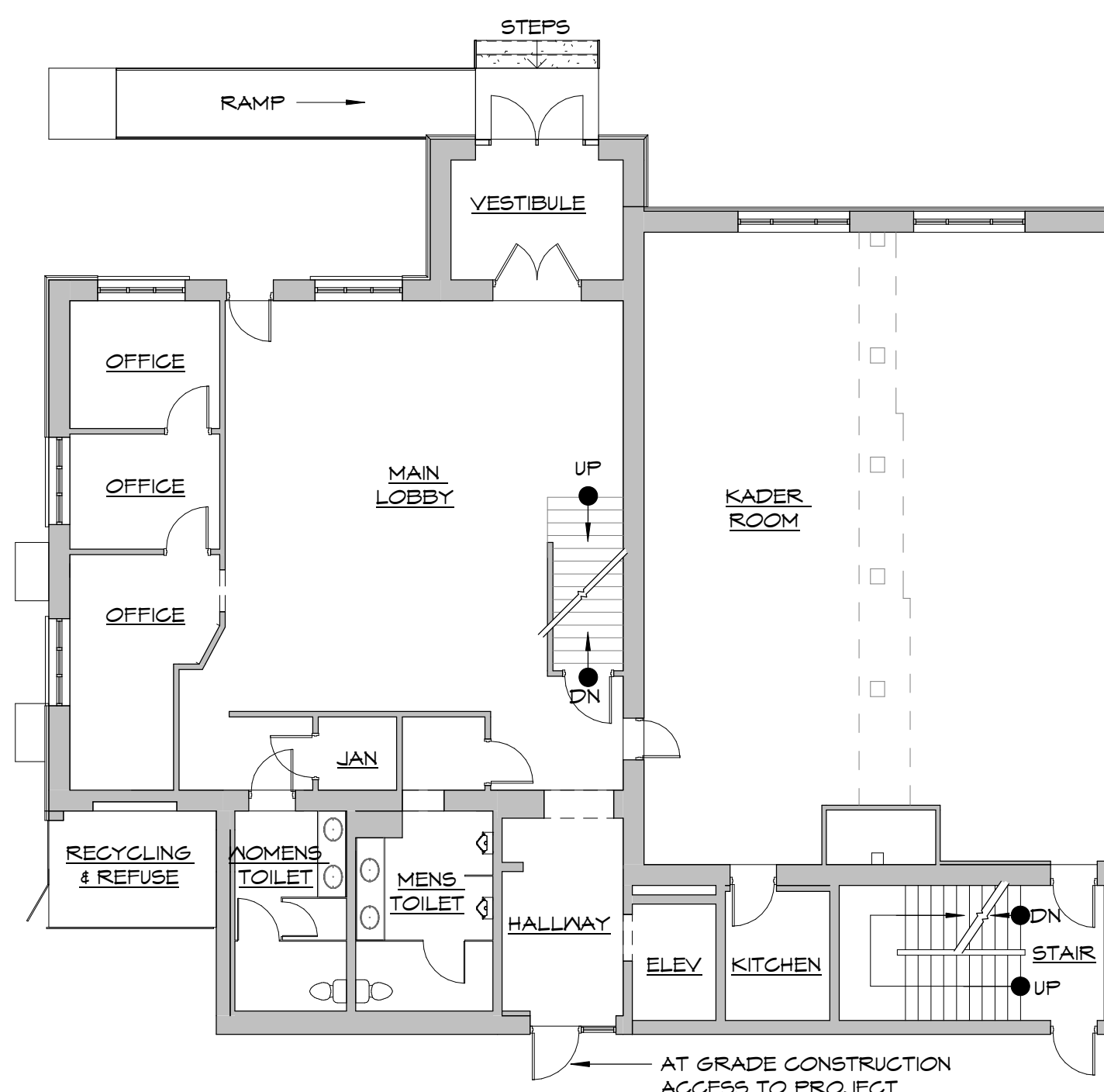


## Sheet Index

- GENERAL  
G000 Cover Sheet
- ARCHITECTURAL  
A000 Toilet Addition & Renovations



**1 BASEMENT - EXISTING OVERALL**  
3/32" = 1'-0"



**2 1ST FLOOR PLAN - EXISTING OVERALL**  
3/32" = 1'-0"



CONSTRUCTION STAGING  
WILL OCCUR IN PUMP  
HOUSE PARKING LOT

REVISIONS NO.	DATE







**NOTICE OF HEARING ON  
REQUEST FOR EXCEPTION TO MINIMUM HEIGHT STANDARDS**

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Common Council of the City of La Crosse by its Judiciary and Administration Committee will hold a public hearing upon the **Request of Pump House Regional Arts Center, Inc. for an Exception to Minimum Height Standards** under Chapter 115, Article VII of the Code of Ordinances of the City of La Crosse **allowing for an infill project to add adequate restrooms.**

Said property is generally located at **119 King Street** and is further described as follows:

*Tax Parcel 17-20026-60  
C & F J DUNN, H L DOUSMAN & PETER CAMERONS ADDITION LOTS 4, 5, 6 & 9 BLOCK 5  
EX PRT LOT 6 & PRT LOT 9 BEG NW COR LOT 6 ALG N LN N89D 40M23SE 120.41FT TO NE  
COR LOT 9 ALG E LN LOT 9 S0D16M 54SW 30.35FT TO INTER ELY EXTENSION S LN LOT 3  
BLK 5 ALG S LN EXTD S89D39M13SW 120.38FT TO SE COR LOT 3 N0D 12M35SE 30.39FT  
TO POB SUBJ TO ESMT IN DOC NO. 1550390 PUMP HOUSE MUSEUM*

The City Plan Commission will meet to consider such application on **Tuesday, January 3, 2023 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 **Tuesday, January 3, 2023 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, January 12, 2023 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 be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

The application and supporting documentation 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, or in the Legislative Information Center which can be accessed from the City website at [www.cityoflacrosse.org](http://www.cityoflacrosse.org) (search for File 23-0006).

Dated this 16<sup>th</sup> day of December, 2022.

Nikki M. Elsen, City Clerk  
City of La Crosse

-----  
Mailed to property owners: 12/16/2022.

<b>Tax Parcel Number</b>	<b>OwnerName</b>	<b>PROPADDCOMP</b>	<b>Mailing Address</b>	<b>MailCityStateZip</b>
17-20025-59	CITY OF LACROSSE		400 LA CROSSE ST	LA CROSSE WI 54601
17-20026-80	CITY OF LACROSSE	424 2ND ST S 501 FRONT ST S	400 LA CROSSE ST	LA CROSSE WI 54601
17-20025-90	CTR INVESTMENTS LLC	120 KING ST	710 GROVE ST	ONALASKA WI 54650
17-20025-62	LACROSSE PERFORMING ARTS CENTER INC	428 FRONT ST S	428 FRONT ST	LA CROSSE WI 54601
17-20025-61	LCN UHS LACROSSE LLC	332 FRONT ST S	888 SEVENTH AVE	NEW YORK NY 10019
17-20026-55	LCN UHS LACROSSE LLC	102 JAY ST	888 SEVENTH AVE	NEW YORK NY 10019
17-20025-100	RCS DEVELOPMENT LLC	500 2ND ST S	2809 LAKESHORE DR	LA CROSSE WI 54603
17-20025-70	RIVERFRONT INVESTORS LLC	502 FRONT ST S	509 2ND ST N	LA CROSSE WI 54601

**Properties with 200 feet of 119 King St**

Applicant: Pump House Regional Arts Center 119 KING ST LA CROSSE WI 54601



Subject Property – 119 King St

**Agenda Item 23-0006 (Tim Acklin)**

Request of Pump House Regional Arts Center, Inc. for an Exception to Minimum Height Standards allowing for an infill project to add adequate restrooms at 119 King Street.

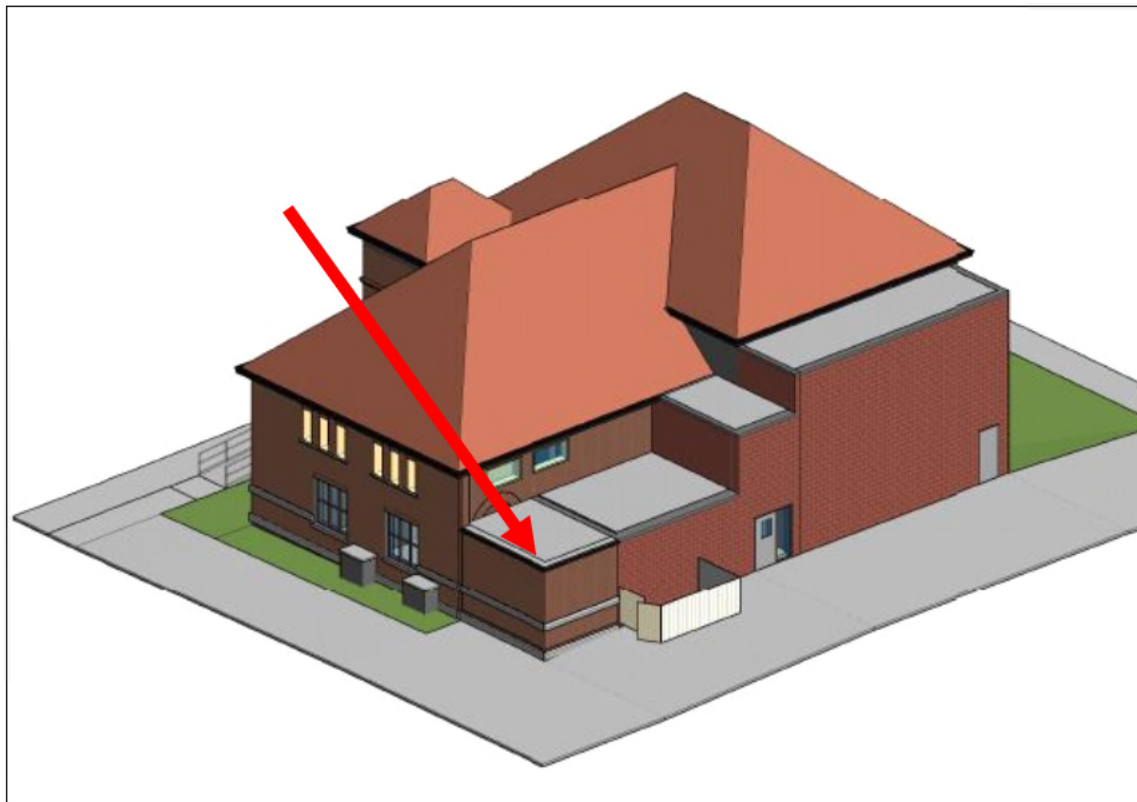
**General Location**

Council district 6, Downtown Neighborhood, located on the north side of King Street between Front Street and 2<sup>nd</sup> Street S, as depicted in attached MAP 23-0016. The project site is primarily surrounded by multi-story commercial and office buildings, a multi-story parking ramp, a community theater and restaurants.

**Background Information**

This item is related to Agenda Item #23-0016.

The applicant (Pump House Regional Arts Center) is proposing to construct a one-story, brick addition on the NE corner of the Pump House Regional Arts Center Building, which is both locally designated and listed on the National Register of Historic Places. The proposed addition is approximately 12ft x 16ft and is intended to expand the women’s first floor restrooms. The proposed exterior material is brick in order to match the existing building. It also includes an extension of the belt course that is on the existing building. The addition also includes a simple cornice around a flat roof. The trash/recycling enclosure currently occupying this space will be relocated but remain at the rear of the building.





During plan review by staff it was determined that, if the applicant wants to move forward with the plans as submitted, they would also need to request a waiver to the City's two-story height requirement and the 10ft building setback requirement in the Public/Semi-Public zoning district.

The two-story minimum height requirement falls within an area bounded by Cameron Ave, 8<sup>th</sup> Street, the La Crosse River, and the Mississippi River and is intended to promote a greater level of investment to offset the costs of downtown infrastructure and an urban development pattern and atmosphere (in contrast to suburban or rural development patterns) in which land utilization is optimized, architecture dominates the street frontage rather than parking or open space, and mixed, complimentary uses are encouraged.

### **Recommendation of Other Boards and Commissions**

The Heritage Preservation Commission approved the plans for the proposed addition at their December 15, 2022 Special Meeting.

### **Consistency with Adopted Comprehensive Plan**

Inappropriate building design is major issue that was identified in the Urban Design Element in the Comprehensive Plan. Staff feels that the proposed design does not detract from the character and appearance of the community and the surrounding neighborhood.

### **Staff Recommendation**

Staff has no concerns of this request for the following reasons:

- 1) The proposed addition fits into the existing character of the building and with the height of past additions. (See illustration above)
- 2) It is located to the rear of the existing building and designed to be flush with the east façade.
- 3) A two-story addition would not be appropriate with the building's existing architectural features and style.
- 4) The two-story minimum height requirement is intended for much larger developments in order to maximize the highest and best use in the commercial core of the city, not necessarily for a 12ftx16ft (192sqft) addition located on the rear of a building.

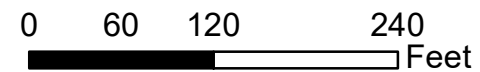
**This item is recommended for approval.**

**Routing J&A 1.3.2023**

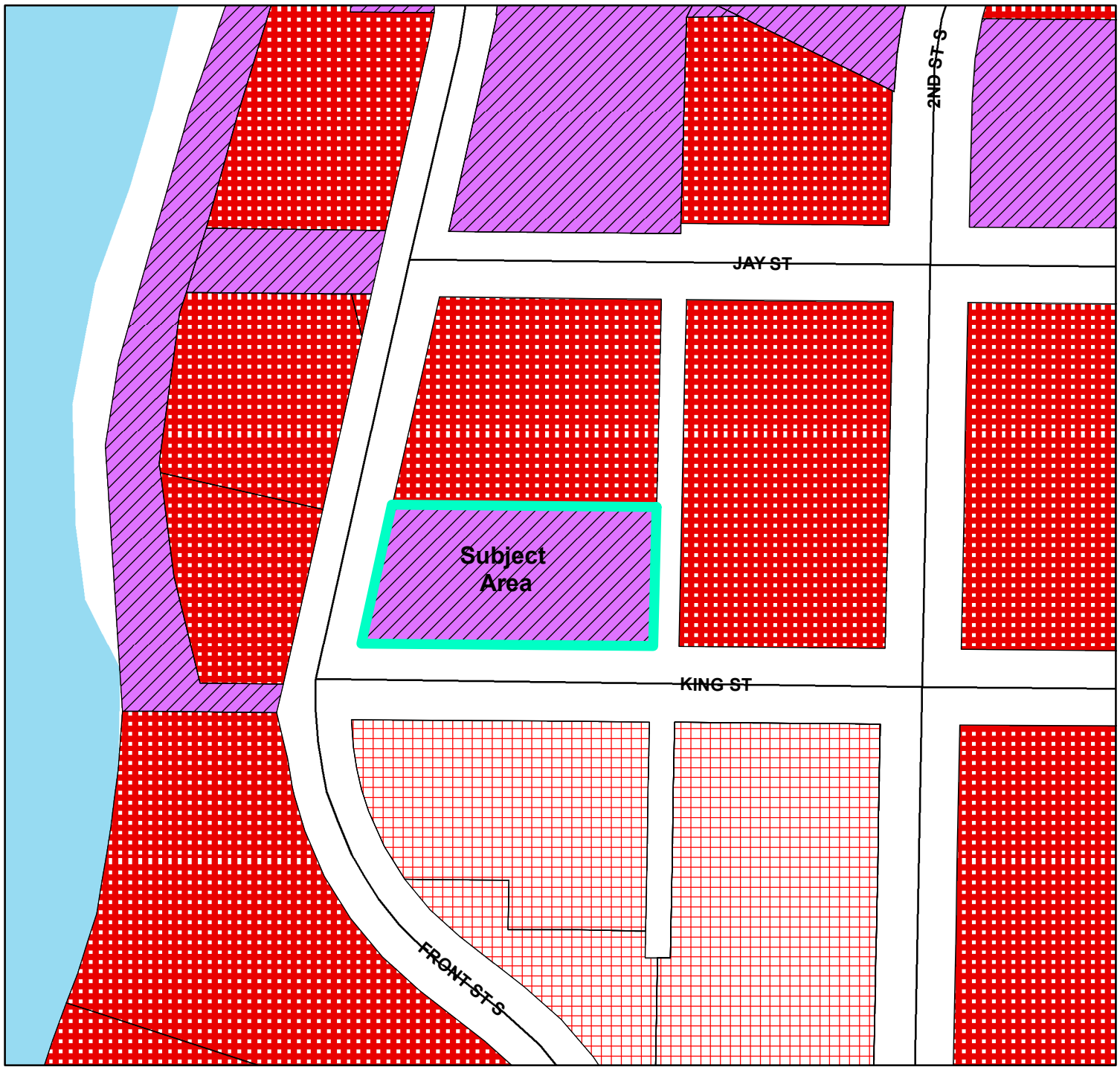


# BASIC ZONING DISTRICTS

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

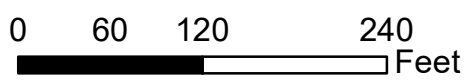






## BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
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- WR - WASHBURN RES
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- SUBJECT PROPERTY





# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 23-0016

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**Agenda Date:** 1/3/2023

**Version:** 1

**Status:** Agenda Ready

**In Control:** Planning & Development

**File Type:** Request for Variance

**Agenda Number:** 7





Regards: Setback variance for Pump House Regional Arts Center  
119 King Street

Dear La Crosse City Officials.

The Pump House has received grant funding to “Expand and Renovate Existing Restroom Facilities” in the Pump House facility, which is managed by the Pump House Regional Arts Center, Inc. under a long-term lease from the City of La Crosse.

This will be the seventh major renovation and upgrade to the Pump House facility undertaken since 2005. Each has been done in cooperation and participation with the City of La Crosse. The Pump House is proud of that relationship and thanks the City for the spirit of cooperation and our joint achievements. The City was recently recognized with ‘The Wisconsin Creative Community Champion Award’ presented to the Mayor of La Crosse at the League of Wisconsin Municipalities meeting held in La Crosse.

The Pump House Regional Arts Center, Inc. hereby requests a side yard setback variance.

In support of the variance the following facts are provided.

1. The encroachment is for an ‘infill’ to accommodate an expansion and renovation of the existing restrooms.
2. The encroachment is no greater than the existing encroachment of a building set in place in 1880. [Exhibits 1 & 2]
3. The infill project is a one story addition since it is adjacent to a one story addition constructed in the 1970’s as part of the original conversion of the Pumping Station Building to the regional arts center.
4. Seven different schemes were examined with two different architectural firms and a bathroom designer provided to us by the courtesy of a major distributor and designer of plumbing fixtures. No alternatives provided adequate space without major encroachment on gallery space. No design was more space efficient than the chosen alternative because of the relationship to the existing restroom facilities. [Exhibit 1].
5. The infill will not be visible of from the alley shown in Exhibit 3 as the ‘infill’ is behind the Pump House. In relative encroachments of the City Parking Structure and the Riverside 3 structure, in the background, appear closer to the alley way than the Pump House. Both the Parking structure and the Pump House appear to be about 1.5 feet from the lot lines.
6. The need for additional restroom facilities and especially for the women’s restroom which currently has no circulation space. This is especially obvious if one imagines a wheel chair or other assist device being used by a patron. There are only two stalls which is not adequate for code in some

**Pump House Regional Arts Center**  
**119 King Street**  
**La Crosse, WI 54601**

**608.785.1434**  
**[www.thepumphouse.org](http://www.thepumphouse.org)**  
**[contact@thepumphouse.org](mailto:contact@thepumphouse.org)**

occupancies. There is a saying around the Pump House: “How long does intermission last?” “As long as the line at the women’s restroom”.

7. Engaged in the business of public accommodation, appropriate restroom facilities is essential.
8. The architectural design has been reviewed by the City of La Crosse Historic Preservation Commission and received a Certificate of their approval.
9. The Pump House is also requesting through separate process a waiver from a two story structure requirement. In that application we noted that to comply with a two story requirement would result in a two story structure with no access and function adjacent to the existing one story structure. [Exhibit 1]

Thus it is our conclusion:

1. That no other reasonable alternative to our proposal, to improve the restroom facilities, exists.
2. That the request for the variance is limited to the extent possible and is no greater than the exiting setback.
3. That there is no harm to the neighborhood as the addition is attached to an existing one story structure.
4. That there is no visual change to the public view from King Street.

The Pump House requests the granting of the variance and thanks the City for its review of our request.

Sincerely, for the Pump House,

Donald Smith, Agent and Project Manager.



3 BARRIERS - TOILET ADDITION



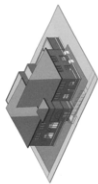
2 BARRIERS - TOILET RENOVATION



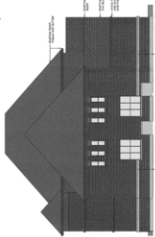
1 SET A/C UNIT PLUMBING - TOILET RENOVATION



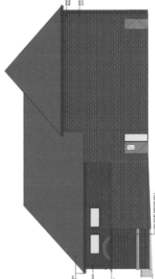
4 30'x30' TOILET ADDITION & RENOVATION



**INFILL**

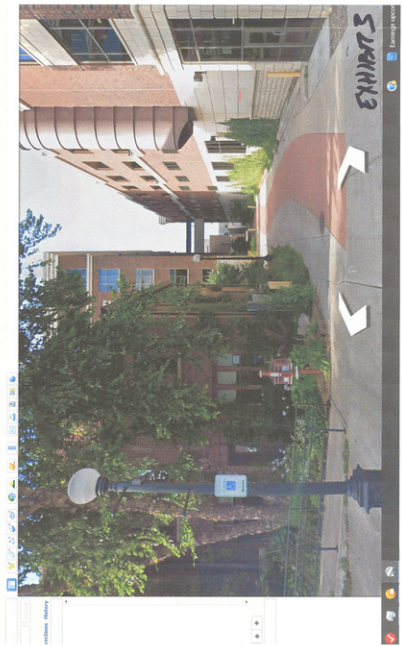


6 EAST ELEVATION - TOILET ADDITION



7 NORTH ELEVATION - TOILET ADDITION

**19128.4**





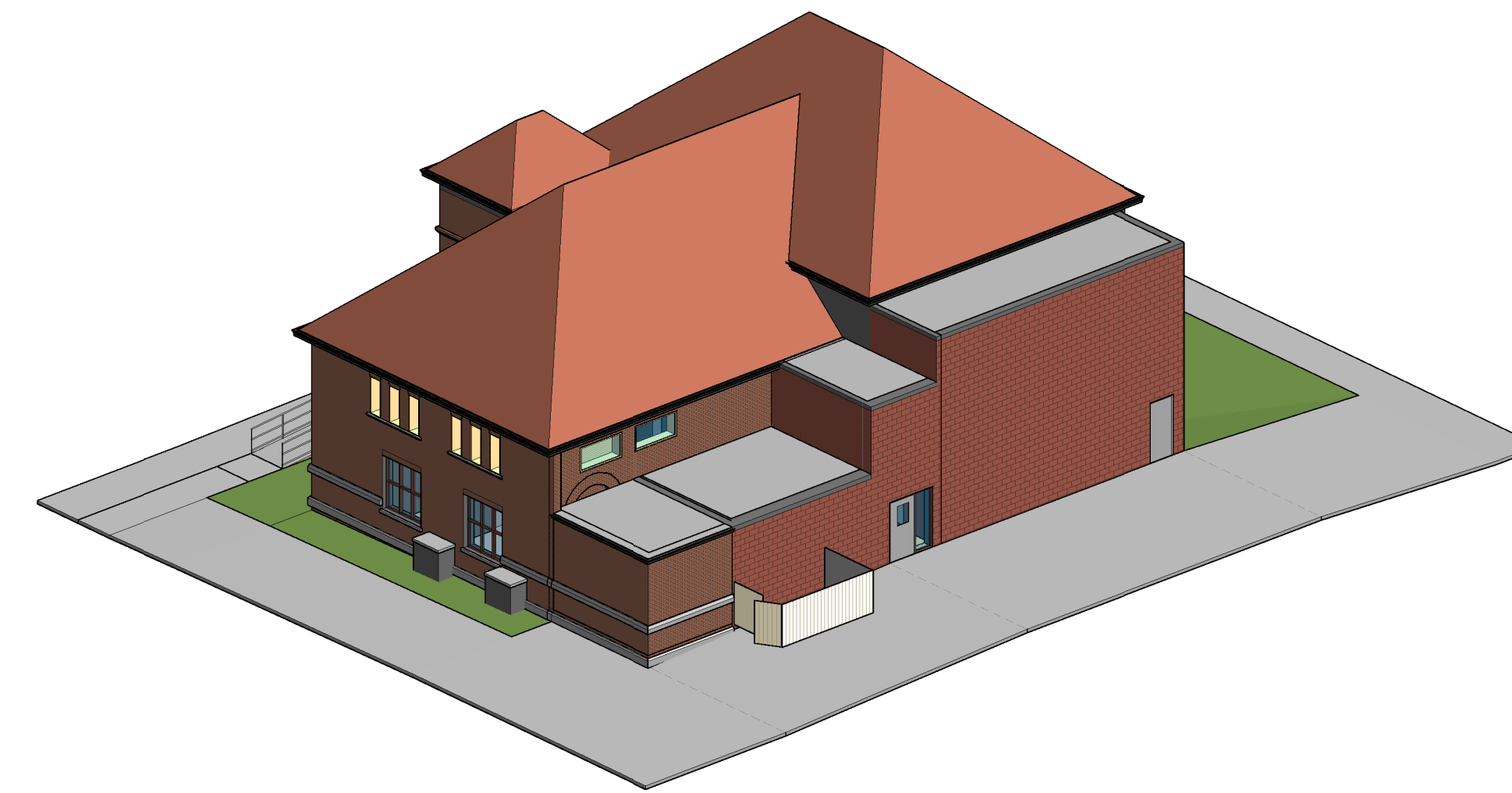
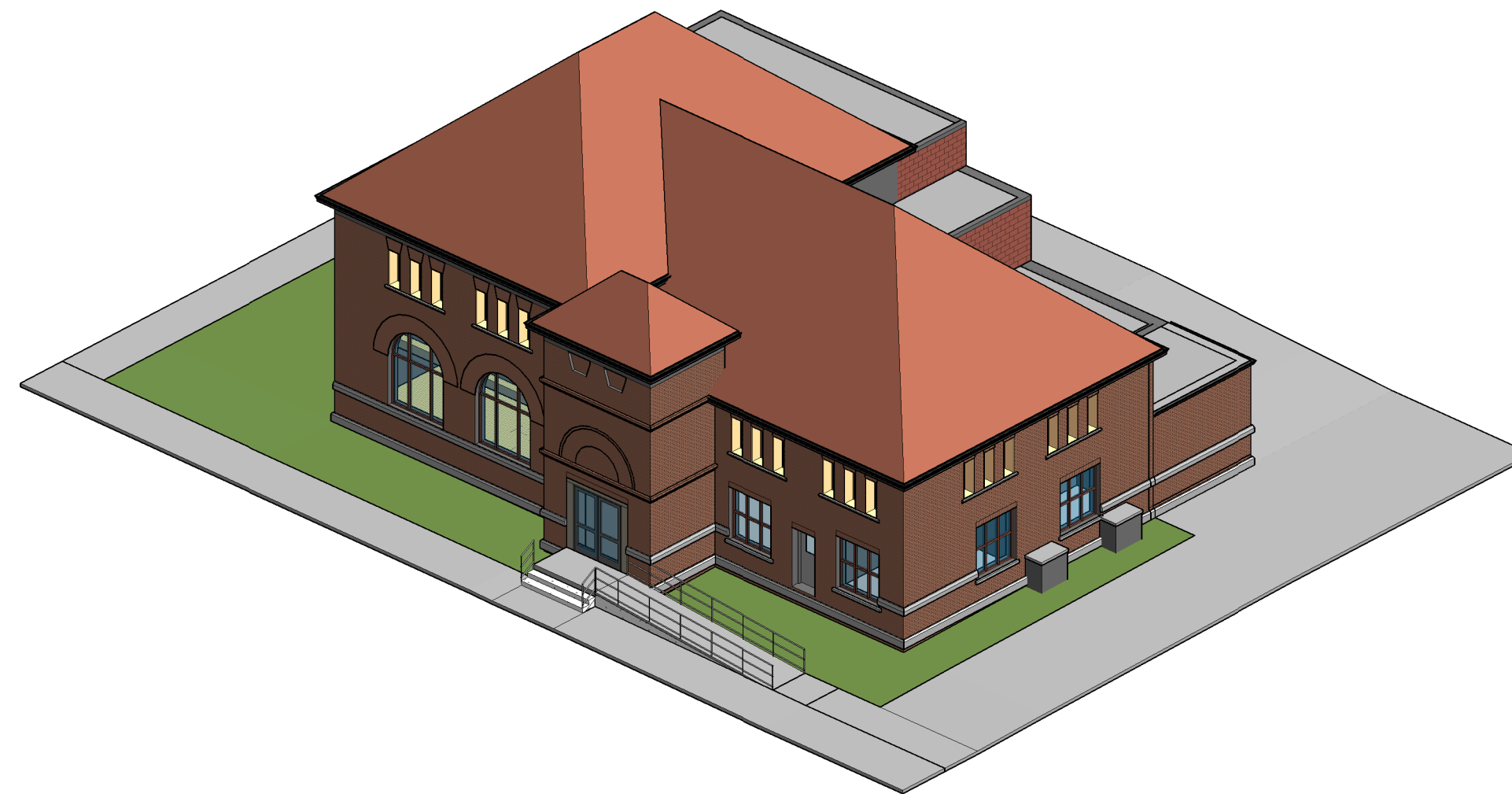


**132**

# Pump House Regional Arts Center

# Toilet Addition

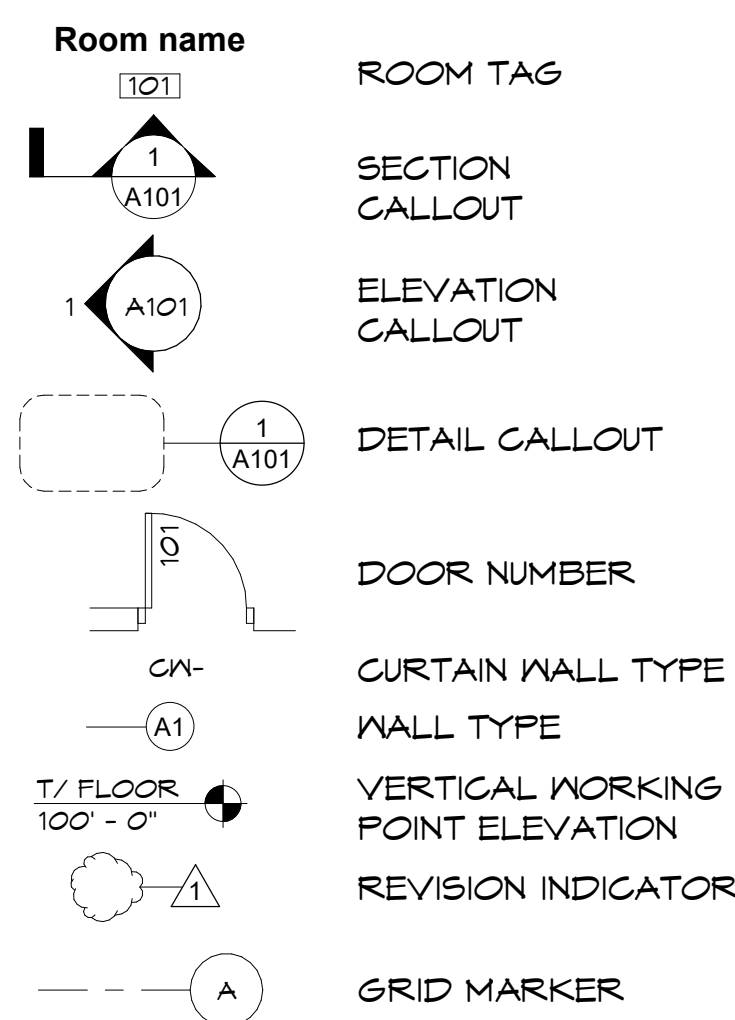
119 King Street  
La Crosse, WI 54601



## Consultants

Mechanical & Electrical

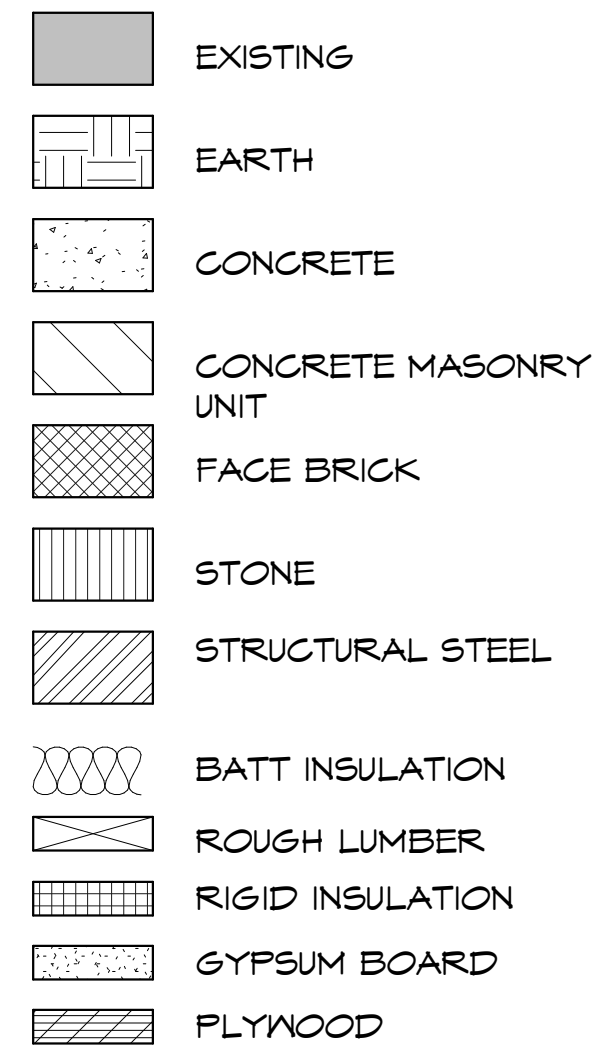
## Graphic Symbols



## Typical Abbreviations List

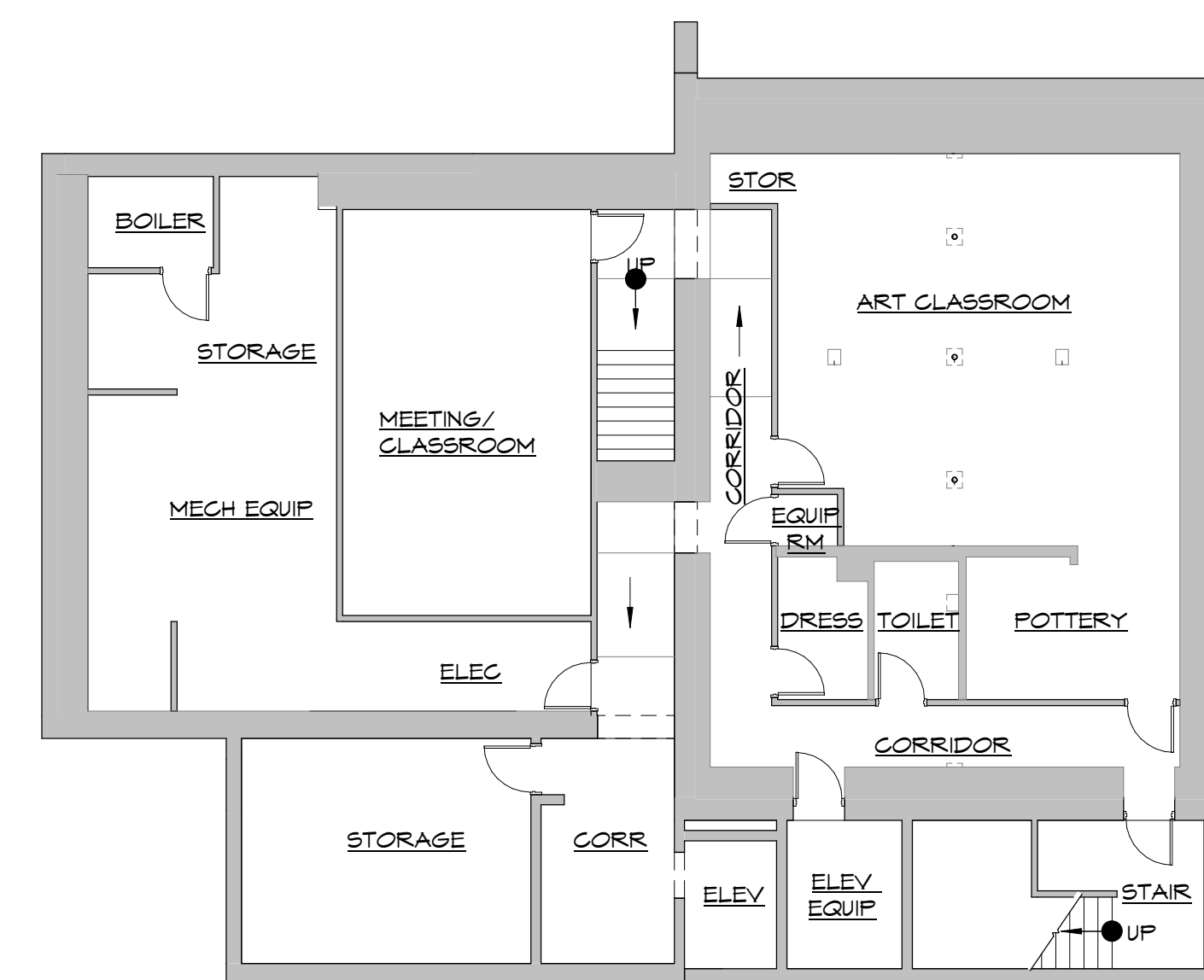
AD	AREA DRAIN	MBD	MARKER BOARD
AFF	ABOVE FINISHED FLOOR	MAS	MASONRY
ACT	ACOUSTICAL CEILING TILE	MO	MASONRY OPENING
ADJ	ADJUSTABLE	MAX	MAXIMUM
ALT	ALTERNATE	MECH	MECHANICAL
ALUM	ALUMINUM	MTL	METAL
@	AT	MIN	MINIMUM
BRG	BEARING	NIC	NOT IN CONTRACT
BIT	BITUMINOUS	NTS	NOT TO SCALE
BLK'G	BLOCKING	OC	ON CENTER
BR	BRICK	OD	OUTSIDE DIAMETER
BLDG	BUILDING	OH	OVERHEAD
CAB	CABINET	FNT	PAINT
CPT	CARPET	PLAS	PLASTER
CLG	CEILING	FLAM	PLASTIC LAMINATE
CT	CERAMIC TILE	PL	PLATE
COL	COLUMN	PLBG	PLUMBING
CONC	CONCRETE	PLYWD	PLYWOOD
CB	CONCRETE BLOCK	PCT	PORCELAIN CERAMIC TILE
CMU	CONCRETE MASONRY UNIT	P/C	PRECAST
CONT	CONTINUOUS	P/C TERR	PRECAST TERRAZZO
CONTR	CONTRACTOR	PREFAB	PREFABRICATED
CJ	CONTROL JOINT	PREFIN	PREFINISHED
COORD	COORDINATE	PT	PRESSURE TREATED
DIA	DIAMETER	QT	QUARRY TILE
DRS	DOORS	REINF	REINFORCING OR REINFORCEMENT
DS	DOWNSPOUT	REQD	REQUIRED
EWC	ELECTRIC WATER CHILLER	R	RISERS
ELECT	ELECTRICAL	RD	ROOF DRAIN
EL	ELEVATION	RFG	ROOFING
ELEV	ELEVATOR	RFS	ROOM FINISH SCHEDULE
EP	EPOXY PAINT	RM	ROOM
EQUIP	EQUIPMENT	SCHED	SCHEDULE
EXIST	EXISTING	S	SEALED
EPS	EXPANDED POLYSTYRENE	SIM	SIMILAR
EXP	EXPOSED	SC	SOLID CORE
EXT	EXTERIOR	S.SURF	SOLID SURFACE
EIFS	EXTERIOR INSULATION FINISH SYSTEM	SPEC	SPECIFICATION
FV	FIELD VERIFY	ST	STAIN
FIN	FINISH	SS	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STRUCT	STRUCTURE OR STRUCTURAL
FL	FLOOR	TBD	TACKBOARD
FD	FLOOR DRAIN	TEMP	TEMPERED
FTG	FOOTING	TERR T	TERRAZZO TILE
FDN	FOUNDATION	T&G	TONGUE & GROOVE
GEN	GENERAL	T/	TOP OF
GC	GENERAL CONTRACTOR	TP	TOILET PARTITION
GL	GLASS OR GLAZING	TR	TREADS
GFCMU	GROUND FACE CMU	TYP	TYPICAL
GYP BD	GYP SUM BOARD	UNFIN	UNFINISHED
H&V	HEATING & VENTILATION	VB	VAPOR BARRIER
HC	HOLLOW CORE	VERT	VERTICALLY
HM	HOLLOW METAL	VCT	VINYL COMPOSITION TILE
HO	HOLD OPEN ARM	VAC	VINYL WALL COVERING
HR	HOURS	VB	VINYL BASE
HYD	HYDRANT	WNF	WELDED WIRE FABRIC
INSUL	INSULATION	WDW	WINDOW
INT	INTERIOR	W/	WITH
JT	JOINT	WD	WOOD
JST	JOIST		

## Material Symbols

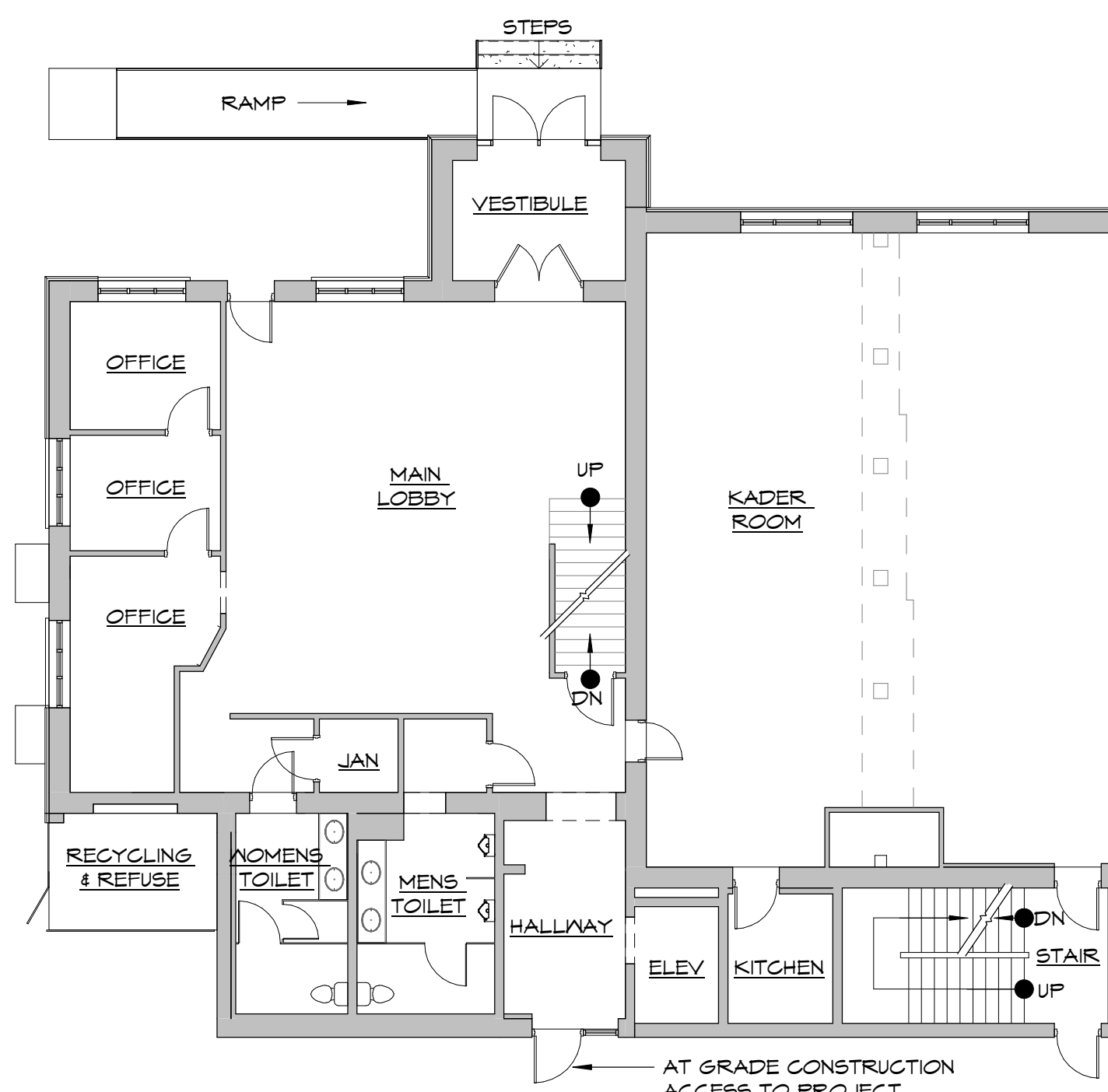


## Sheet Index

- GENERAL  
G000 Cover Sheet
- ARCHITECTURAL  
A000 Toilet Addition & Renovations



**1 BASEMENT - EXISTING OVERALL**  
3/32" = 1'-0"



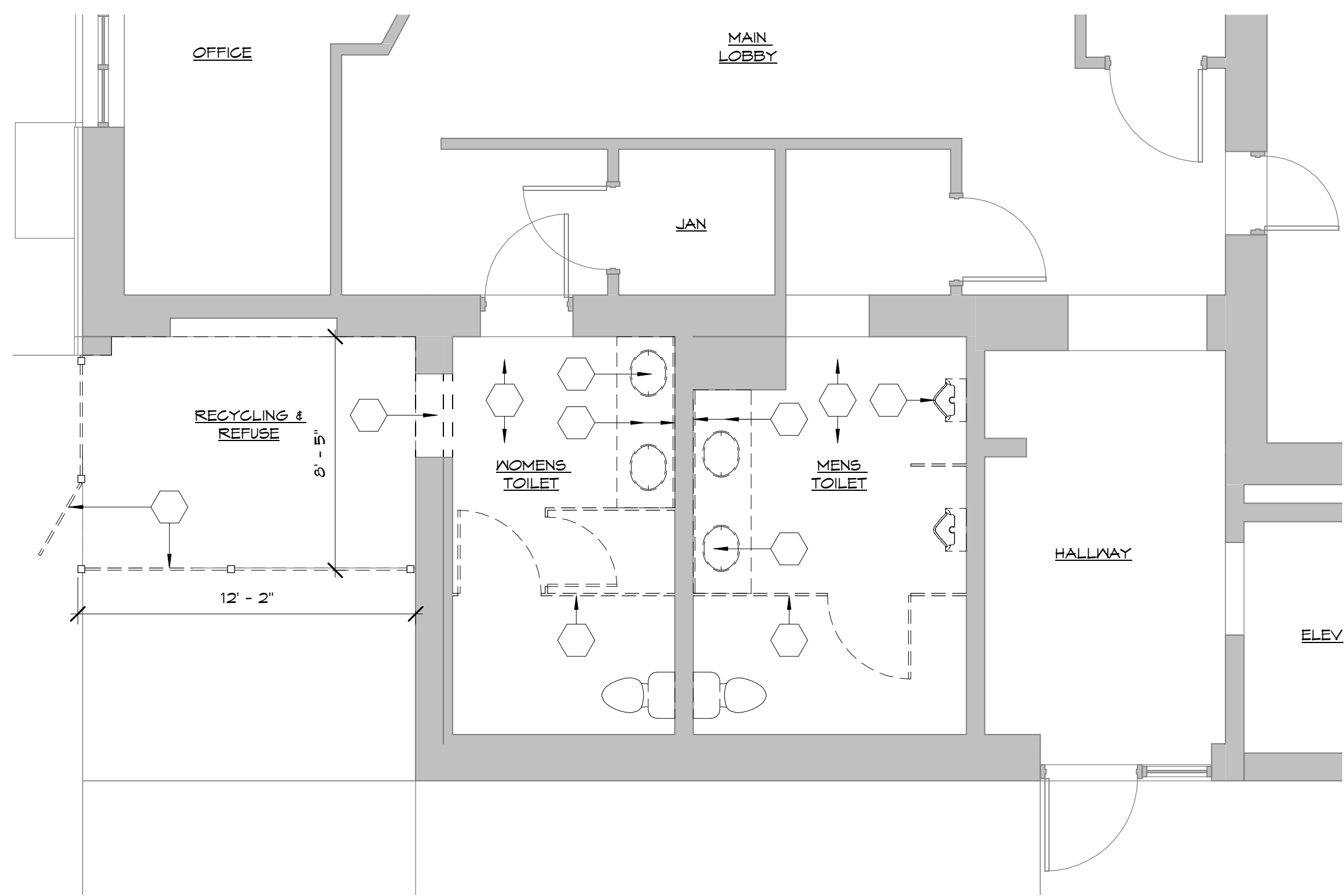
**2 1ST FLOOR PLAN - EXISTING OVERALL**  
3/32" = 1'-0"



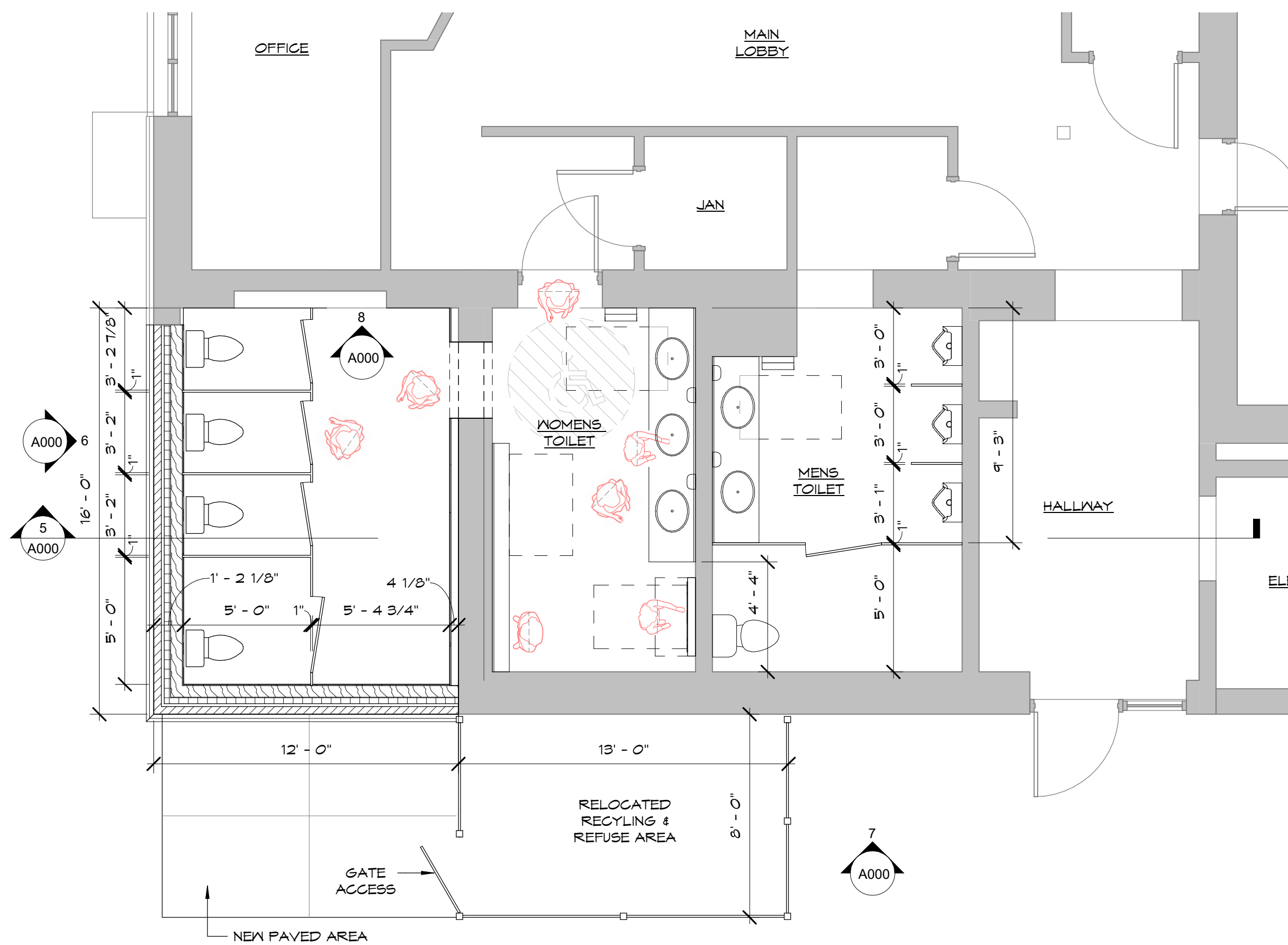
CONSTRUCTION STAGING  
WILL OCCUR IN PUMP  
HOUSE PARKING LOT

REVISIONS NO.	DATE

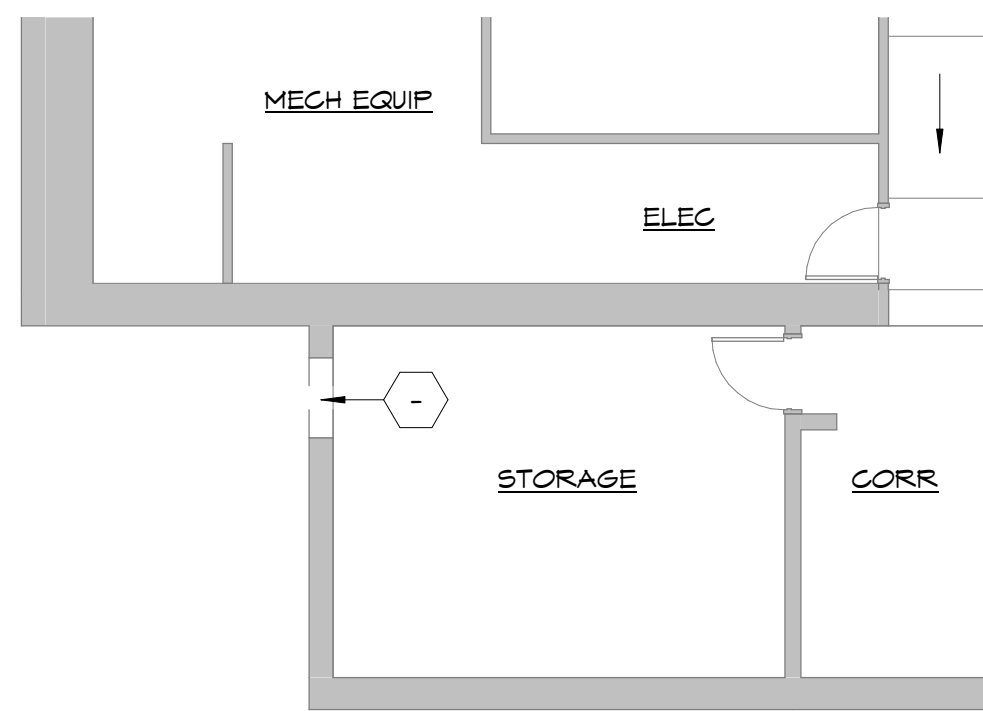




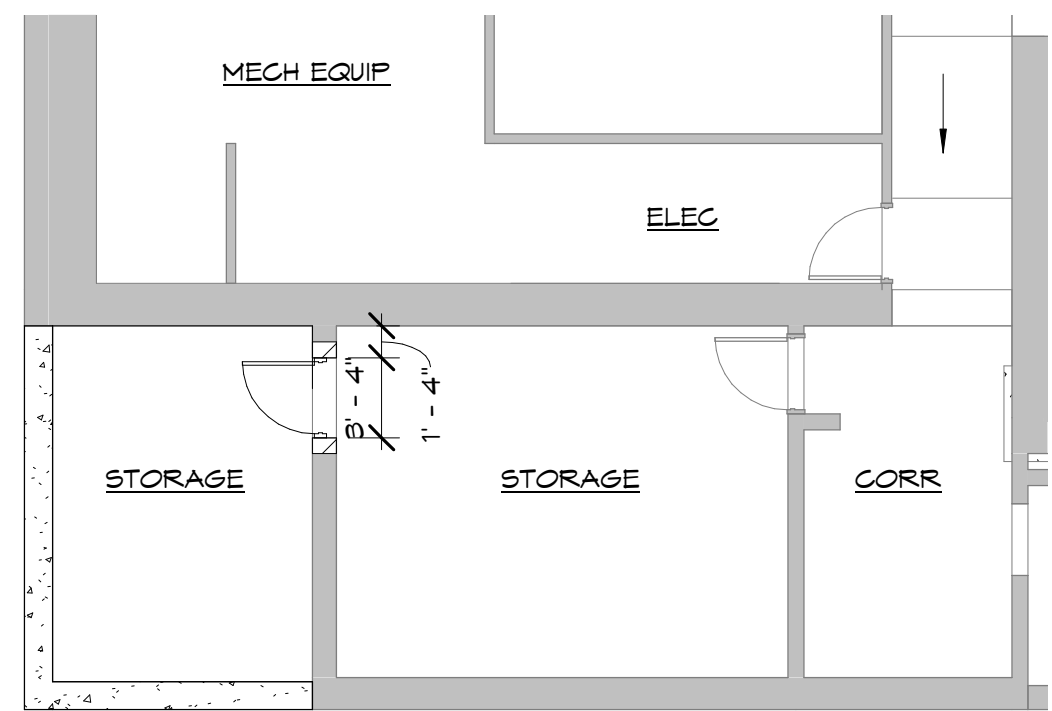
**1 1ST FLOOR PLAN - TOILET DEMOLITION**  
1/4" = 1'-0"



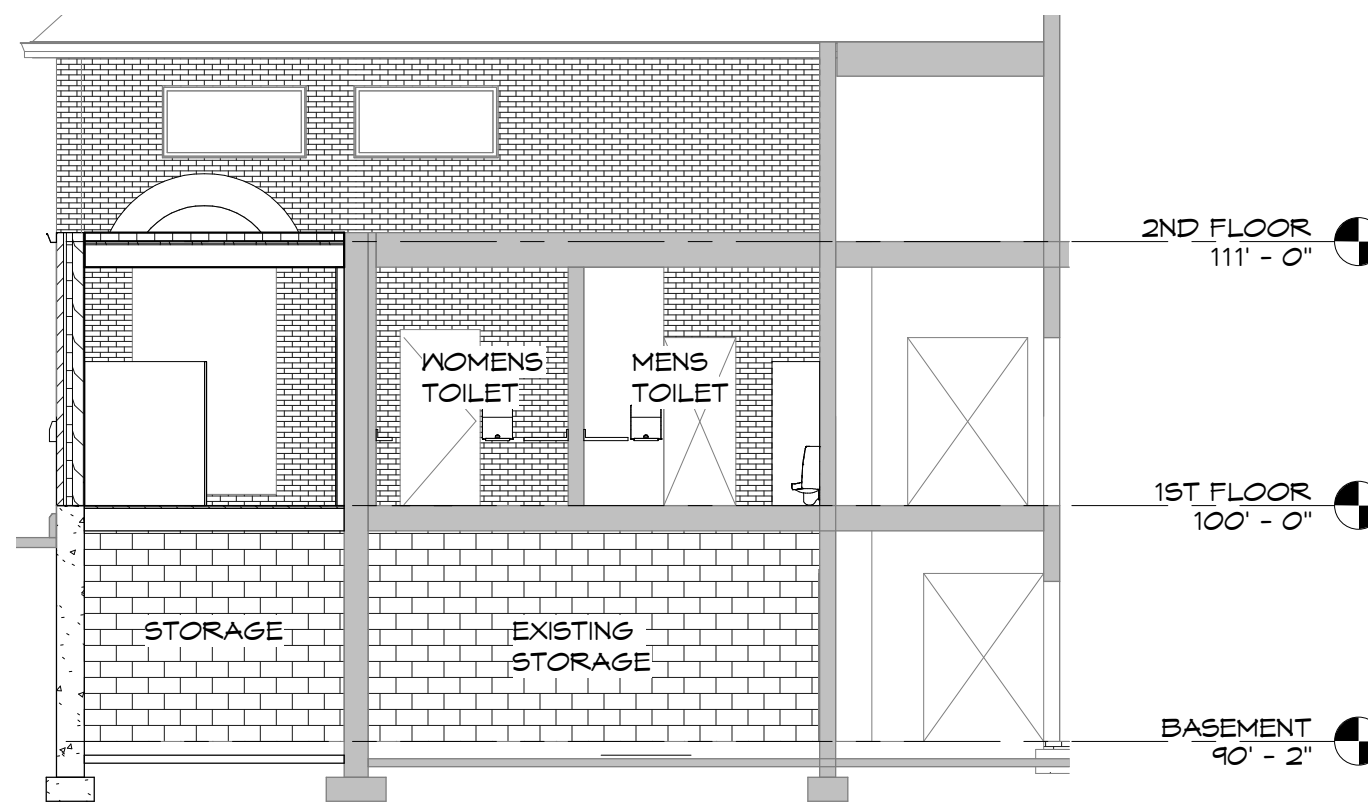
**2 1ST FLOOR PLAN - TOILET ADDITION & RENOVATION**  
1/4" = 1'-0"



**3 BASEMENT - TOILET DEMOLITION**  
1/8" = 1'-0"



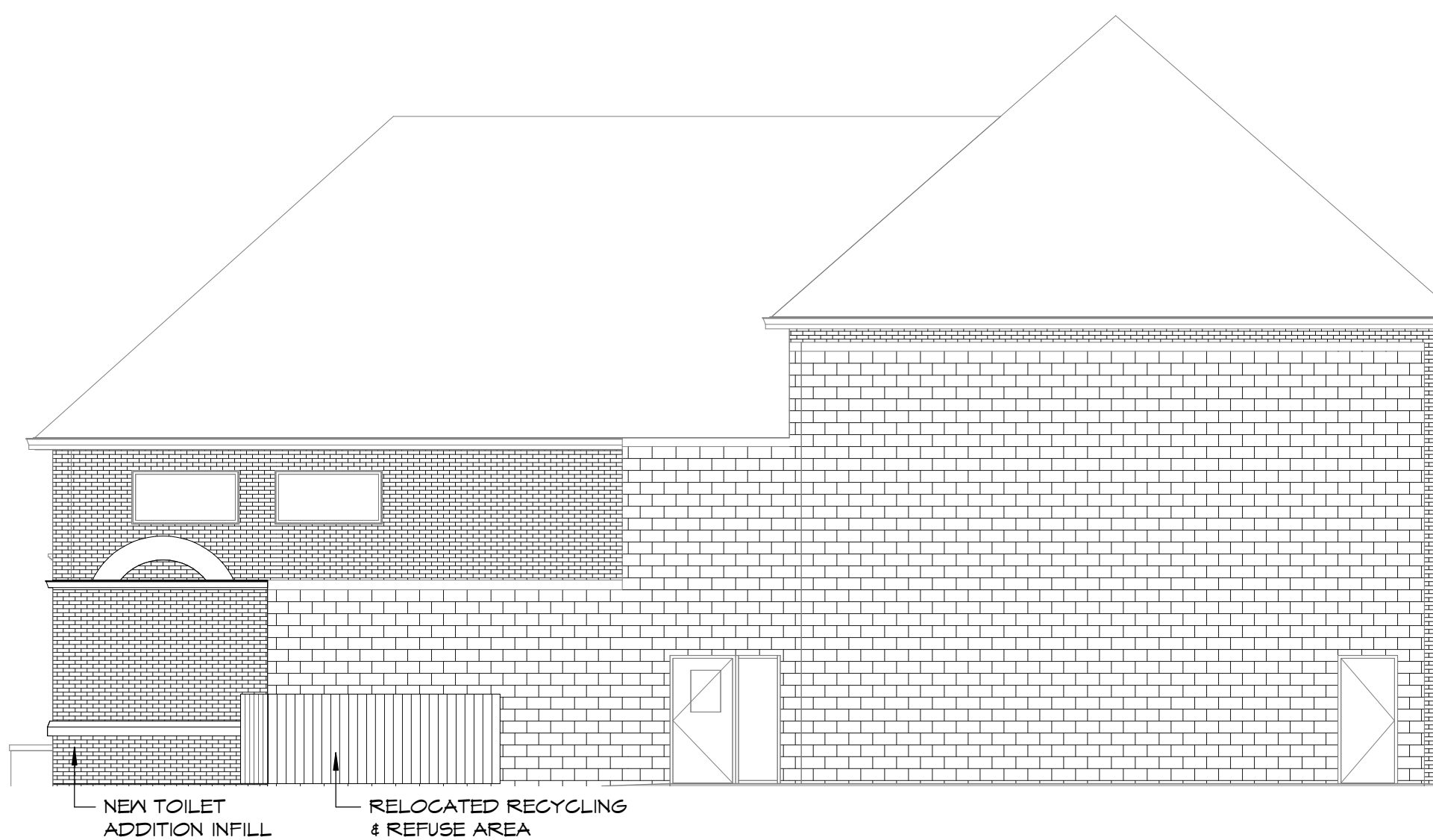
**4 BASEMENT - TOILET ADDITION**  
1/8" = 1'-0"



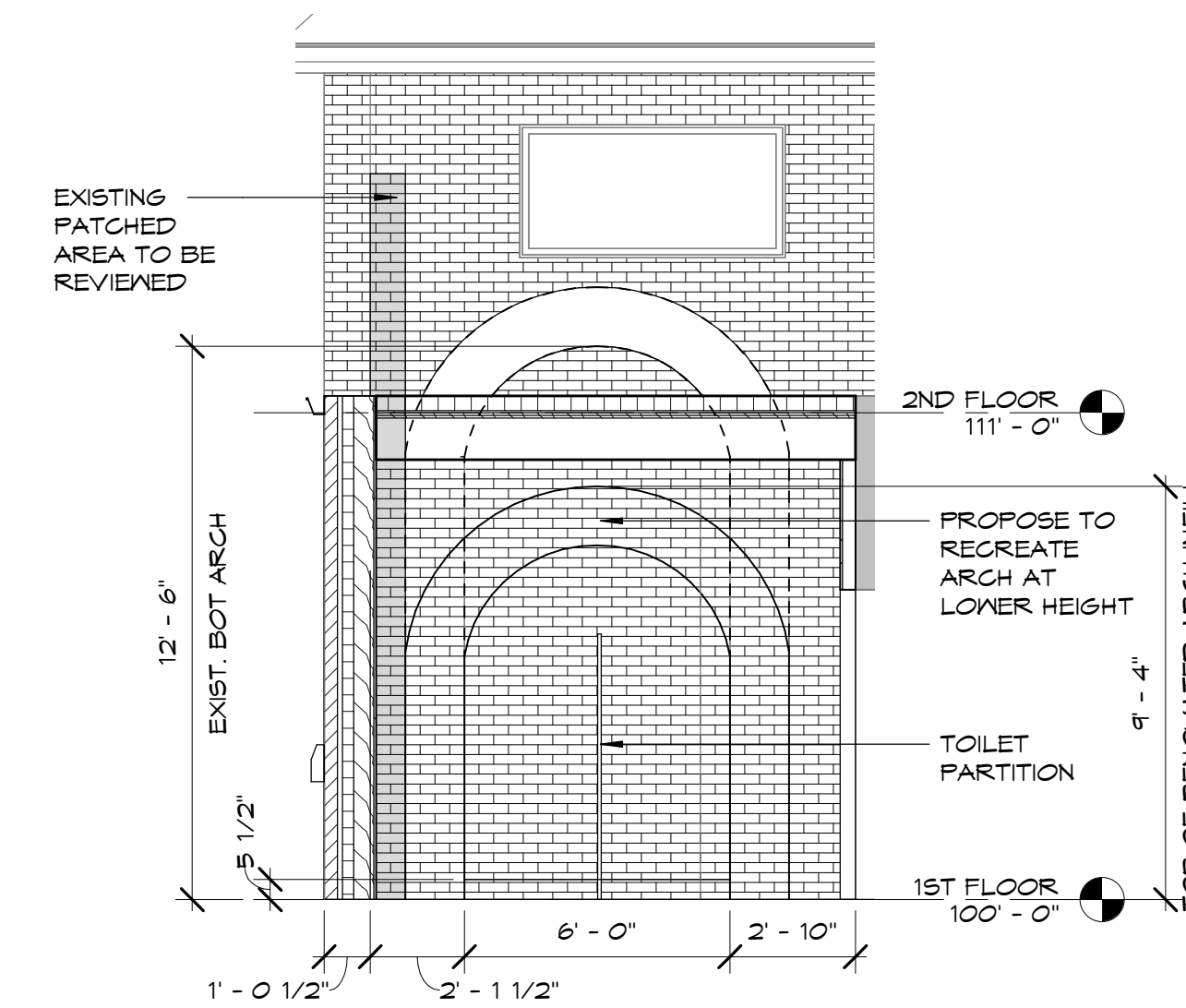
**5 BUILDING SECTION - ADDITION**  
1/8" = 1'-0"



**6 EAST ELEVATION - TOILET ADDITION**  
1/8" = 1'-0"



**7 NORTH ELEVATION - TOILET ADDITION**  
1/8" = 1'-0"



**8 INT. ELEVATION - SOUTH AT ADDITION**  
1/4" = 1'-0"

REVISIONS NO.	DATE

**Agenda Item 23-0016 (Tim Acklin)**

Request from the Pump House Regional Arts Center to modify the area regulations for the property located at 119 King Street in the Public/Semi-Public Zoning District.

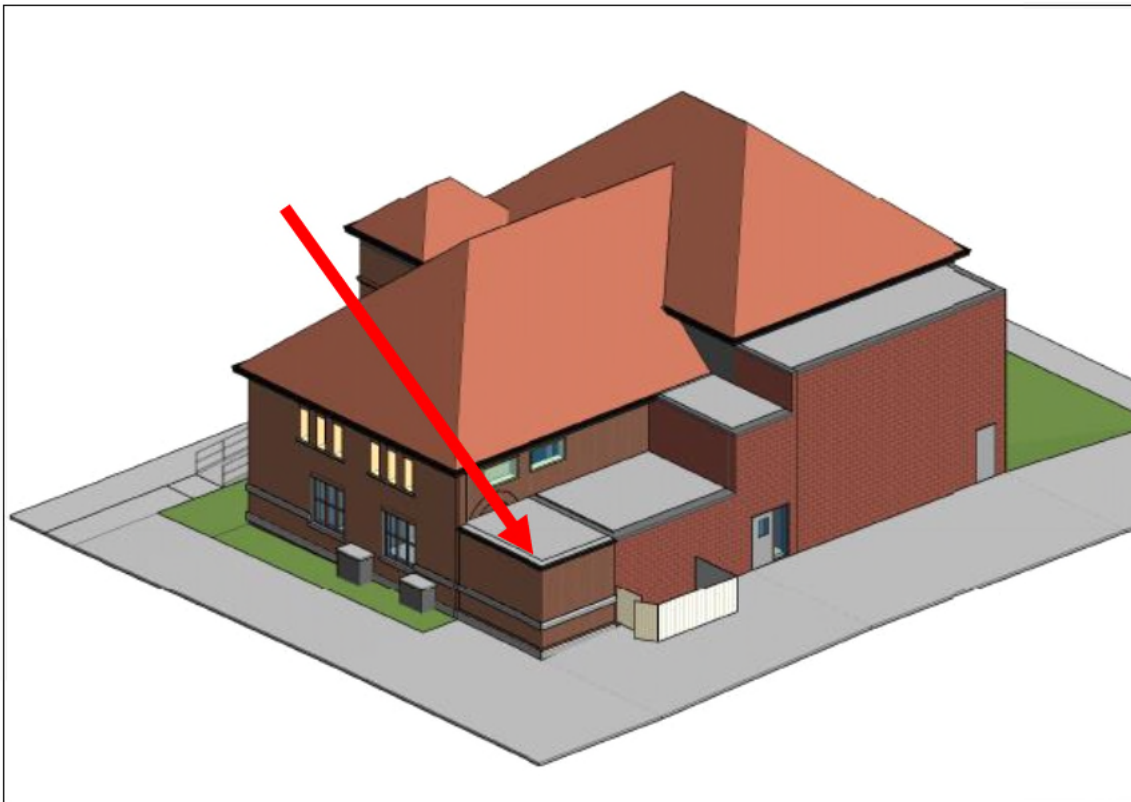
**General Location**

Council district 6, Downtown Neighborhood, located on the north side of King Street between Front Street and 2<sup>nd</sup> Street S, as depicted in attached MAP 23-0016. The project site is primarily surrounded by multi-story commercial and office buildings, a multi-story parking ramp, a community theater and restaurants.

**Background Information**

This item is related to Agenda Item #23-0006.

The applicant (Pump House Regional Arts Center) is proposing to construct a one-story, brick addition on the NE corner of the Pump House Regional Arts Center Building, which is both locally designated and listed on the National Register of Historic Places. The proposed addition is approximately 12ft x 16ft and is intended to expand the women’s first floor restrooms. The proposed exterior material is brick in order to match the existing building. It also includes an extension of the belt course that is on the existing building. The addition also includes a simple cornice around a flat roof. The trash/recycling enclosure currently occupying this space will be relocated but remain at the rear of the building.



During plan review by staff it was determined that, if the applicant wants to move forward with the plans as submitted, they would also need to request a waiver to the City’s two-story height requirement and



the 10ft building setback requirement in the Public/Semi-Public zoning district. The Pump House Regional Arts Center is zoned Public/Semi-Public.

Public/Semi-Public zoning is unique as it allows for the City Plan Commission to review requests to modify the area regulations as stated below.

115-157(e)

*Modification. The City Plan Commission may modify the area regulations as well as the required off-street parking after review of any and all site plans as well as considering the impact to the surrounding neighborhood. Such modification shall only be made after the public hearing and upon notification to the property owners within 300 feet of any proposed new structure with such notice being given.*

A notice was sent to all property owners with 300ft of the parcel.

### **Recommendation of Other Boards and Commissions**

The Heritage Preservation Commission approved the plans for the proposed addition at their December 15, 2022 Special Meeting.

### **Consistency with Adopted Comprehensive Plan**

Inappropriate building design is major issue that was identified in the Urban Design Element in the Comprehensive Plan. Staff feels that the proposed design does not detract from the character and appearance of the community and the surrounding neighborhood.

### **Staff Recommendation**

Staff has no concerns of this request. The proposed addition is located to the rear of the existing building and designed to be flush with the east façade. The current building is located along the north/south alley and is less than 10ft from the property line. Additionally, the parking ramp located immediately to the east across the alley and the LHI office building located immediately to the north are all built right up to the property line. **This item is recommended for approval.**

**Routing** CPC only 1.3.2023



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 23-0019

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**Agenda Date:** 1/3/2023

**Version:** 1

**Status:** Agenda Ready

**In Control:** City Plan Commission

**File Type:** Status Update

**Agenda Number:** 8



## Forward La Crosse: Comprehensive Plan Analytics

December 26, 2022

[www.forwardlacrosse.org](http://www.forwardlacrosse.org)

May 23rd Comprehensive Plan Analytics: [LINK](#)

June 27th Comprehensive Plan Analytics: [LINK](#)

July 25th Comprehensive Plan Analytics: [LINK](#)

August 23rd Comprehensive Plan Analytics: [LINK](#)

September 25th Comprehensive Plan Analytics: [LINK](#)

October 23rd Comprehensive Plan Analytics: [LINK](#)

November 20th Comprehensive Plan Analytics: [LINK](#)

**Google Analytics** - [www.forwardlacrosse.org](http://www.forwardlacrosse.org)

[Google Analytics Report](#)

### **E-newsletter Analytics**

Current Total Emails: **4799** Contacts

See archived/sent campaigns [here](#)

### **Recent E-newsletter Sends**

Sent 11/30/22 - [Equity & Diversity Survey: You are invited to participate in the City of La Crosse's](#)

Sent 11/14 /22 - [Do you feel there are sufficient opportunities to secure a living wage job in the City?](#)



## Facebook Analytics

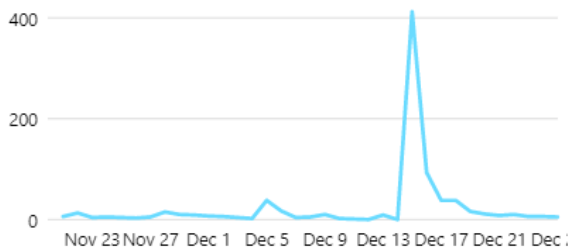
November 21 through December 25, 2022

Reach

Export

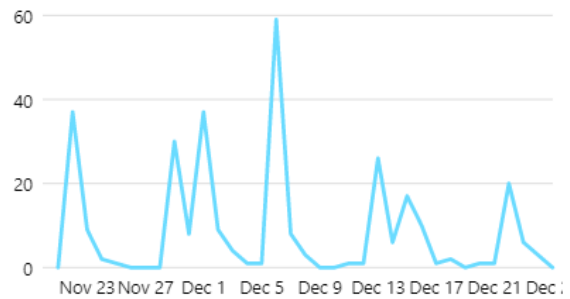
Facebook Page reach ⓘ

738 ↑ 42.5%



Instagram reach ⓘ

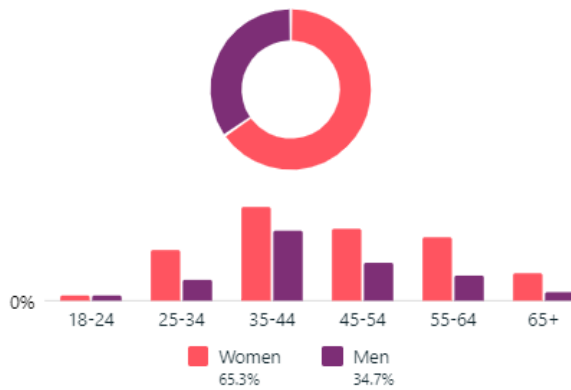
141 ↓ 24.6%



Facebook Page followers ⓘ

250

Age & gender ⓘ



Instagram followers ⓘ

157

Age & gender ⓘ

