



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

Board of Public Works

Monday, August 3, 2026

10:00 AM

Council Chambers
City Hall, First Floor

Zoom - [https://cityoflacrosse-org.zoom.us/j/87196173073?](https://cityoflacrosse-org.zoom.us/j/87196173073?pwd=YXIT4HHImBxVTm4l8uqPaTLCeg6Yv.1)

[pwd=YXIT4HHImBxVTm4l8uqPaTLCeg6Yv.1](https://cityoflacrosse-org.zoom.us/j/87196173073?pwd=YXIT4HHImBxVTm4l8uqPaTLCeg6Yv.1)

Passcode: BPW2026

Call In (audio only): +13126266799, Meeting ID: 817 9617 3073

Call to Order

Roll Call

Mayor Shaundel Washington-Spivey, Tamra Dickinson, Erin Goggin, Matthew Gallager, Andrea Trane.

Approval of Minutes

Minutes from July 27, 2026.

Agenda Items:

- [25-1189](#) Bidder's Proof of Responsibility.
- [25-1190](#) Construction Contract Final Payments.
- [26-0787](#) Construction Contract Change Orders.
- [26-0685](#) Resolution and report of the Board of Public Works on the costs of operating and maintaining the parking system in downtown La Crosse.
Sponsors: Goggin
Public Hearing
- [26-0779](#) Sanitary Sewer District #1 Rates for the year July 1, 2025 to June 30, 2026.
- [26-0793](#) Doc's Hideout LLC Street Privilege Permit (ROWP-046269-2026) request for placement of dumpsters at 200 Main St.
- [26-0794](#) Approval of Payment List of ROW Acquisitions for Losey Blvd.
- [25-1457](#) Street Department Updates.

Adjournment

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

NOTICE TO PERSONS WITH A DISABILITY

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



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-1189

Agenda Date: 8/3/2026

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item

BIDDERS PROOF OF RESPONSIBILITY FOR BPW MEETING			
8/3/2026			
CONTRACTOR	ADDRESS	2026-2027 BID	WORK PERFORMED
		PRE-QUALIFICATION	
VEIT & COMPANY, INC.	14000 VEIT PLACE, ROGERS, MN 55374	\$345,012,990.00	Earthworks, Foundations, CIPP, Demolition, Diving, Dredging, Utility Construction, Roadway Grading, Blasting, Site Grading, Water Main Construction, Sanitary & Storm Sewer Construction



City of La Crosse, Wisconsin

City Hall
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Text File

File Number: 25-1190

Agenda Date: 8/3/2026

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item

BOARD OF PUBLIC WORKS - MONTHLY ESTIMATE

	FINAL
Estimate Number	#3 August
Resolution Number	25-0671
Contingency Amount	\$6,154.29
Contract Amount	\$93,845.71
Change Order #2	\$86,246.06

[illegible]

BOARD OF PUBLIC WORKS - MONTHLY ESTIMATE

Contractor	Henrickson & Company, Inc.	Estimate Number	#3 August
	1101 W. Thorndale Ave. Itasca, IL 60143	Resolution Number	25-0671
Contract	La Crosse Public Library Furniture - Contract 05 - Bookstacks	Contingency Amount	\$6,154.29
Date	August-26	Contract Amount	\$93,845.71
EDF #	25-056.05	Change Order #2	\$86,246.06
Job Number	BLDG-25-43		

Section Title	Line Item	Item Code	Item Description	Unit of Measure	Quantity	Unit Price	Total
			Current Payment is for 2026 Work				
Total Completed							\$86,246.06
Less 0% Retainage							\$0.00
Amount due on Contract of total amount of work to date:							\$86,246.06

Signed by:
David Tauscher
Audited *B7509F2EE0F24E5...*

7/27/2026
.....20.....

Signed by:
Dan DeGier
COMPROLLER *C5134A8A54494EF...*

Total Previous Estimates \$84,089.91
Estimate No. #3 August \$2,156.15

RESOLUTION

RESOLVED: That an order be drawn in favor of Henrickson & Company, Inc..... for the sum of \$2,156.15 the same being payment of the estimate for the La Crosse Public Library Furniture - Contract 05 - Bookstacks

Respectfully Submitted,
COUNCIL COMMITTEE

APPROVED BY BOARD OF PUBLIC WORKS



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0787

Agenda Date: 8/3/2026

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item

Agenda Number:



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0685

Agenda Date: 8/6/2026

Version: 1

Status: New Business

In Control: Finance & Personnel Committee

File Type: Resolution

Agenda Number:

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

RESOLUTION

WHEREAS, the Board of Public Works of the City of La Crosse held a public hearing on Monday, August 3, 2026 at 10:00 a.m. for the purpose of hearing all interested persons concerning the preliminary resolution and report of the Board of Public Works on the costs of operating and maintaining the parking system in downtown La Crosse for the assessment district which is set forth in the legal description attached hereto, and has heard all persons desiring audience at such hearings along with considering any objections to the special assessment district.

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

1. That the report of the Board of Public Works pertaining to the costs of operating and maintaining the La Crosse downtown parking system from September 1, 2026 through August 31, 2027, including a credit for revenue from the parking system within the proposed district boundaries is hereby adopted and approved.
2. That a portion of the payment for the costs of operating and maintaining the downtown parking system be made by assessing the sum of \$187,325.50 to the property benefited as set forth in the schedule of benefits in said report.
3. That the benefits shown on the report are true and correct and are hereby confirmed.
4. That the assessments shall be placed in full on the 2026 tax roll and payable no later than January 31, 2027. Assessments not paid when due shall bear interest on the amount due at the rate of one percent per month from February 1, 2027, and may be subject to an additional penalty imposed by the County.
5. The City Clerk is directed to publish this resolution in the official newspaper for the City of La Crosse.
6. The City Clerk is further directed to mail a copy of this resolution to every property owner whose name appears on the assessment roll whose post office address is known or can be ascertained with reasonable diligence.

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

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

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

PARKING DISTRICT BOUNDARY

REVISED 4/12/2019

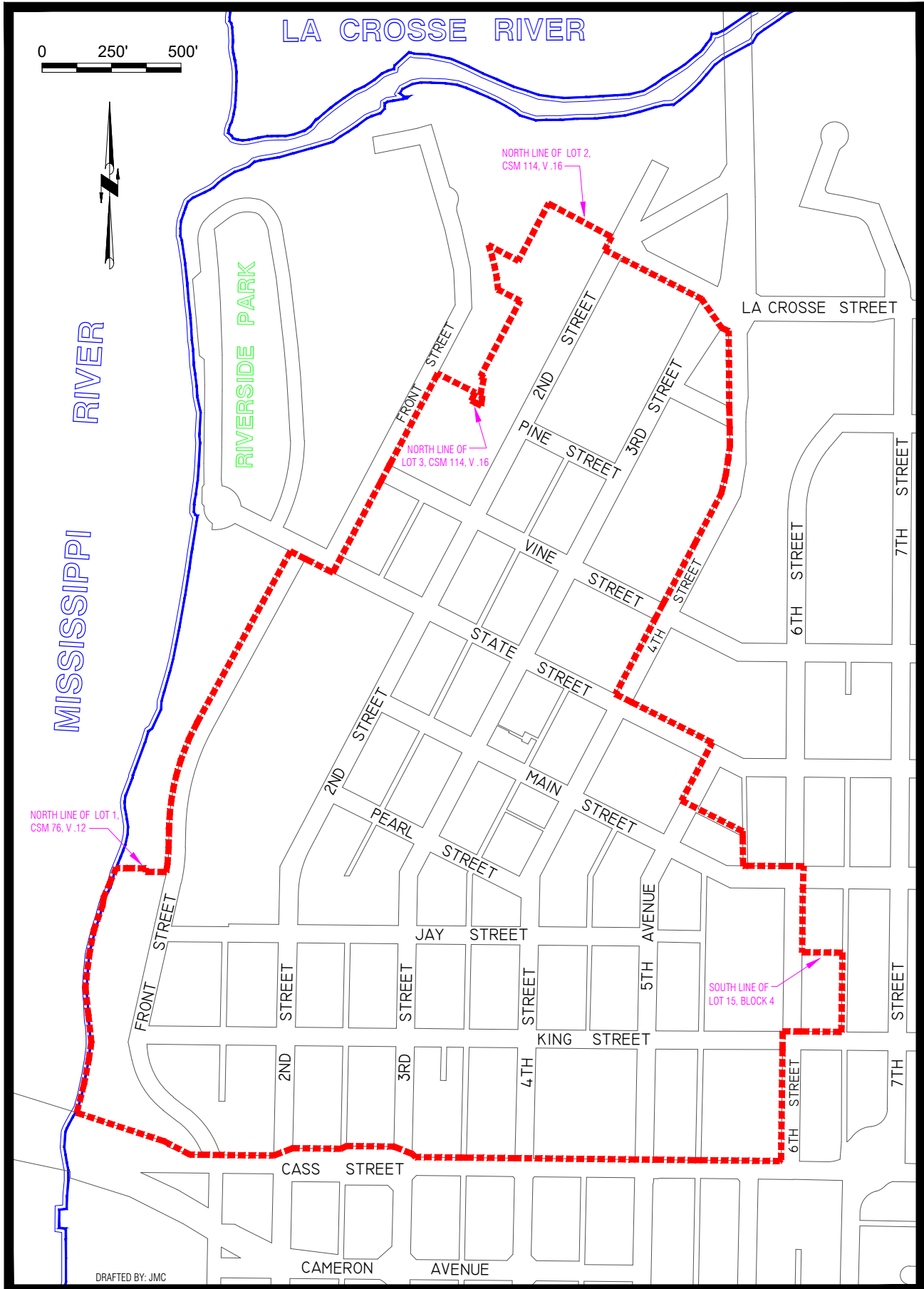


EXHIBIT B

**BOUNDARY DESCRIPTION
FOR
DOWNTOWN PARKING AREA**

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

Revised: 7/13/2002

Revised by: pc 9/11/2002

Revised by: jmc 4/12/2019

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



LA CROSSE WISCONSIN

2026 Operating Budget

BOARD OF ESTIMATES RECOMMENDED
OCTOBER 9, 2025

COMMON COUNCIL ADOPTED
NOVEMBER 17, 2025

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Parking Enterprise

Description/Services:

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

2025 Accomplishments/Highlights

1. Fully outfitted the Main St. Ramp with a security camera system.
2. Increase in contactless transactions (375,000) /users (45,000) via ParkMobile App.
3. Updated ramp fee structure hours of operation: Monday - Saturday 6am-10pm.
4. All downtown ramps were professionally washed and all parking stall lines were repainted.
5. Public access doors that were deteriorated were replaced as necessary.

2026 Goals

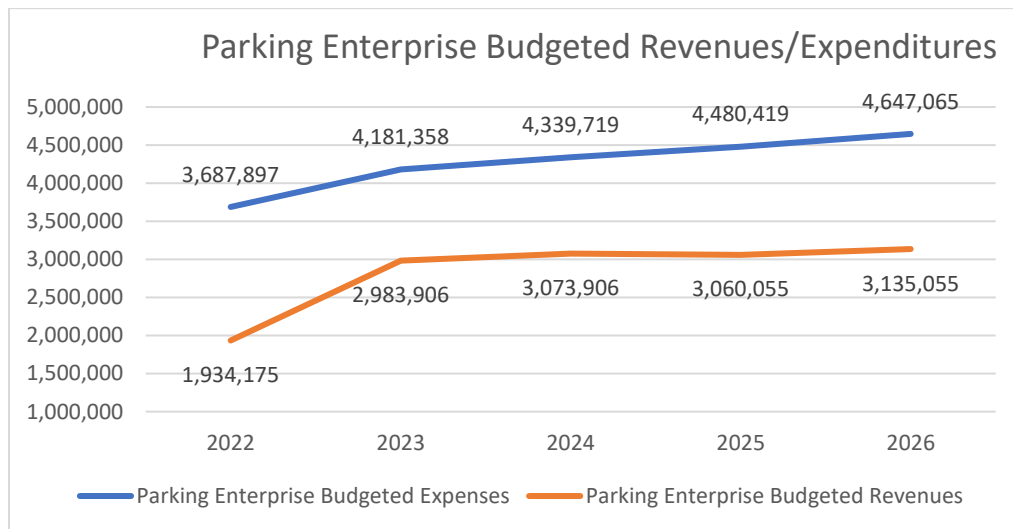
1. Replace leaking roof membranes at the La Crosse Center Ramp.
2. Revitalize the east side of the Main St. Ramp along 3rd street.
3. Successfully complete the first phase of the Pine St. Ramp skywalk addition.
4. Replace alley lights at Market Square Ramp and convert to LED canopy lights.
5. Install Security Cameras in the Pine St. Ramp as well as top level cameras in all ramps.

Performance Measures	Projected 2025	2026 Goal/Benchmark
Contactless Transactions	100,000	115,500
Pay Station Transactions	75,000	85,000
Ramp Permits	1,400	1,500
Ramp Security Cameras	120	134
Citation Collection rate	97%	98%
Enforcement Actions Taken	35,000	36,000

Parking Enterprise

Staffing

	2024	2025	2026
Full Time Equivalents	21	21	21



Revenues

	2024 Actual	2025 Budget	2026 Budget	\$ Change- 2026 v 2025
Parking Revenue	\$3,460,227	\$3,060,055	\$3,135,055	\$75,000

Expenditures

	2024 Actual	2025 Budget	2026 Budget	\$ Change- 2026 v 2025
Personnel	\$1,154,252	\$1,507,121	\$1,579,211	\$72,090
Contractual Services	\$716,379	\$1,085,762	\$1,180,318	\$94,556
Commodities	\$46,963	\$51,700	\$51,700	\$0
Capital Outlay	\$1,680,521	\$1,835,836	\$1,835,836	\$0
Total Expenses	\$3,598,115	\$4,480,419	\$4,647,065	\$166,646

SCHEDULE B - DOWNTOWN PARKING ASSESSMENT BY PARCEL 2026-2027

Updated 06-22-2026

File #26-0685

2001-2002 Assessment Revenue	76819.62	2026-2027 Revenue Unadjusted	\$187,325.50
All-US December 2001 CPI	176.70	CPI Adjustment Factor	1.0000
All-US December 2025 CPI	324.05	2026-2027 Revenue Adjusted	\$187,325.50
Increase Dec/01 to Dec/25	0.83	Last Year's Assessment Revenue	\$175,776.21
2026-2027 Revenue Target	140881.18	Percent Increase from Last Year	6.57%

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

Based on district boundaries
approved by City Council 4/11/19

Parking Assessment Exemption Codes			
Assessable	0	Parking	3
Tax Exempt	1	Accessory	4
Residential	2	Utility	5
		Warehouse, etc	6

TAX ID 2025 DATA	PARKING SPACES	OWNER NAME	EX EM PT	PROPERTY ADDRESS NUMBER STREET TYPE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PARKING SPACE CREDIT	NET ASSESS. VALUE	PARKING ASSESSMENT	UNADJUSTED ADJ PARCEL COLUMN	ADJ PARCEL TOTAL	CPI PARKING ADJUSTMENT
17-020001-010	92	100 HARBORVIEW PARTNERS LLC	0	100 2ND ST N	1,576,500	5,091,000	6,667,500	184,000	6,483,500	502.43	1,500.00		502.43
17-020007-010	87	100 HARBORVIEW PARTNERS LLC	0	100 2ND ST N	884,000	110,800	994,800	174,000	820,800	502.43	1,500.00		502.43
17-020008-040	42	100 HARBORVIEW PARTNERS LLC	0	129 STATE ST	242,400	28,500	270,900	84,000	186,900	128.34	383.15		128.34
17-020008-050	28	100 HARBORVIEW PARTNERS LLC	0	121 STATE ST	231,900	31,700	263,600	56,000	207,600	142.55	425.58		142.55
17-020008-060	84	100 HARBORVIEW PARTNERS LLC	0	229 2ND ST N	439,900	54,700	494,600	168,000	326,600	224.26	669.53		224.26
	333	Combination of above 5 records					8,691,400	666,000	8,025,400		1,500.00	1,500.01	
17-020025-110	45	100 HARBORVIEW PARTNERS LLC	0	511 FRONT ST S	321,500	42,800	364,300	90,000	274,300	408.99	562.32		408.99
17-020025-070	88	RIVERFRONT INVESTORS LLC	0	502 FRONT ST S	1,537,100	5,517,800	7,054,900	178,000	6,876,900	1,091.01	1,500.00		1,091.01
	133	Combination of above 2 records					7,419,200	266,000	7,153,200		1,500.00	1,500.00	
17-020028-130	4	A & B PROPERTIES INC	0	405 3RD ST S	78,400	221,800	300,200	8,000	292,200	599.01			599.01
17-020018-010	0	KWAK 4 LLC	0	112 4TH ST S	60,000	230,500	290,500	0	290,500	595.53			595.53
17-020017-100	0	DOCTOR WINTERS LLC	0	317 PEARL ST	104,500	133,400	237,900	0	237,900	487.70			487.70
17-020031-012	6	HAYASU LIMITED REVOCABLE TRUST	0	318 4TH ST S	140,700	433,000	573,700	12,000	561,700	1,151.49	1,151.49		1,151.49
17-020031-016	8	HAYASU LIMITED REVOCABLE TRUST	0	312 4TH ST S	43,700	79,500	123,200	16,000	107,200	219.76	219.76		219.76
	14	Combination of above 2 records					696,900	28,000	668,900		1,371.25	1,371.25	
17-020014-120	0	A & L MCCORMICK LLC	0	125 2ND ST S	56,600	411,900	468,500	0	468,500	960.43			960.43
17-020029-010	5	ALLEN C HULETT	0	409 3RD ST S	43,600	63,500	107,100	10,000	97,100	200.00			200.00
17-020033-120	0	STATE & WEST LLC	0	401 JAY ST	74,100	657,200	731,300	0	731,300	1,499.17			1,499.17
17-020013-060	0	BBL REAL ESTATE HOLDINGS LLC	0	227 MAIN ST	70,700	505,900	576,600	0	576,600	1,182.03			1,182.03
17-020031-040	0	PLAY AT WORK LLC	0	332 JAY ST	134,300	400,900	535,200	0	535,200	1,097.16			1,097.16
17-020018-140	0	LAYNE LLC	0	110 3RD ST N	13,900	0	13,900	0	13,900	200.00			200.00
17-020019-010	0	LAYNE LLC	0	110 3RD ST N	40,100	186,200	226,300	0	226,300	463.92			463.92
17-020025-056	31	LCN UHS LACROSSE LLC	0	328 FRONT ST S	664,000	9,957,200	10,621,200	62,000	10,559,200	1,500.00			1,500.00
17-020015-110	0	CARL SCHNEIDER TRUST	0	114 3RD ST S	208,200	375,900	584,100	0	584,100	1,197.41			1,197.41
17-020012-010	0	FIRST BANK LACROSSE BUILDING CORP	0	201 MAIN ST	0	0	0	0	0	176.47	200.00		176.47
17-020013-010	11	FIRST BANK LACROSSE BUILDING CORP	0	201 MAIN ST	975,300	10,244,700	11,220,000	22,000	11,198,000	1,323.53	1,500.00		1,323.53
	11	Combination of above 2 records					11,220,000	22,000	11,198,000		1,500.00	1,500.00	
17-020031-020	0	JUC CDP LLC	0	306 4TH ST S	182,200	1,606,800	1,789,000	0	1,789,000	1,500.00			1,500.00
17-020028-030	Warehouse	PARKK REAL ESTATE LLC	6	515 2ND ST S	888,400	1,469,700	2,358,100	Exempt	Exempt	0.00			0.00
17-020014-100	0	PAMPERIN PROPERTY LLC	0	115 2ND ST S	116,700	410,400	527,100	0	527,100	1,080.56	1,080.56		1,080.56
17-020014-110	26	PAMPERIN LEASING LLC	0	117 2ND ST S	159,400	26,200	185,600	52,000	133,600	273.88	273.88		273.88
	26	Combination of above 2 records					712,700	52,000	660,700		1,354.44	1,354.44	
17-020017-020	14	RRJ HOLDINGS LLC	0	107 3RD ST S	122,800	448,400	571,200	28,000	543,200	1,036.38	1,113.56		1,036.38
17-020017-010	0	BRONCOS OF LACROSSE LLC	0	105 3RD ST S	39,100	203,900	243,000	0	243,000	463.62	498.15		463.62
	14	Combination of above 2 records					814,200	28,000	786,200		1,500.00	1,500.00	
17-020030-110	7	S & S RENTALS INC	0	326 4TH ST S	135,300	0	135,300	14,000	121,300	248.67	248.67		248.67
17-020030-120	6	CARL SCHNEIDER	0	323 KING ST	68,300	51,200	119,500	12,000	107,500	220.38	220.38		220.38
	13	Combination of above 2 records					254,800	26,000	228,800		469.04	469.05	
17-020290-010	0	CARRIAGE HOUSE PROPERTIES LLC	0	415 JAY ST	38,100	266,800	304,900	0	304,900	625.05			625.05
17-020016-070	0	DANIEL J SCHMITZ	0	304 PEARL ST	31,500	219,900	251,400	0	251,400	515.37			515.37
17-020037-050	5	NICKELATTI REAL ESTATE INC	0	511 MAIN ST	92,100	912,800	1,004,900	10,000	994,900	1,500.00			1,500.00
17-020036-020	Exempt	CHILDRENS MUSEUM OF LACROSSE INC	1	209 5TH AVE S	0	0	0	Exempt	Exempt	0.00			0.00
17-020036-080	0	HOLLYWOOD PROPERTIES LLC	0	125 5TH AVE S	131,300	80,600	211,900	0	211,900	434.40			434.40
17-020028-120	2	FLOTTMEYER INVESTMENT PROPERTIES LLC	0	401 3RD ST S	50,100	187,100	237,200	4,000	233,200	478.06			478.06
17-020017-110	0	MERAKI PROPERTIES LLC	0	323 PEARL ST	104,500	517,300	621,800	0	621,800	1,274.69			1,274.69
17-020029-020	2	FORTE PROPERTIES LLC	0	411 3RD ST S	46,200	370,400	416,600	4,000	412,600	845.83			845.83
17-020001-020	Exempt	CITY OF LA CROSSE	1	N/A FRONT ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020013-040	Exempt	CITY OF LA CROSSE	1	115 3RD ST N	0	0	0	Exempt	Exempt	0.00			0.00
17-020002-080	Exempt	CITY OF LA CROSSE	1	300 HARBORVIEW PLZ	0	0	0	Exempt	Exempt	0.00			0.00
17-020016-010	Exempt	CITY OF LA CROSSE	1	N/A PEARL ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020016-060	Exempt	CITY OF LA CROSSE	1	210 3RD ST S	0	0	0	Exempt	Exempt	0.00			0.00
17-020025-057	Exempt	CITY OF LA CROSSE	1	N/A FRONT ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020025-059	Exempt	CITY OF LA CROSSE	1	N/A N/A	0	0	0	Exempt	Exempt	0.00			0.00

TAX ID 2025 DATA	PARKING SPACES	OWNER NAME	EX PT	PROPERTY ADDRESS NUMBER STREET	TYPE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PARKING SPACE CREDIT	NET ASSESS. VALUE	PARKING ASSESSMENT	UNADJUSTED ADJ PARCEL COLUMN	ADJ PARCEL TOTAL	CPI PARKING ADJUSTMENT
17-020025-080	Exempt	CITY OF LA CROSSE	1	100 CASS	ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020026-120	Exempt	CITY OF LA CROSSE	1	201 JAY	ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020026-060	Exempt	CITY OF LA CROSSE	1	119 KING	ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020027-080	Exempt	CITY OF LA CROSSE	1	212 3RD	ST S	0	0	0	Exempt	Exempt	0.00			0.00
17-020027-090	74	A1 HOSPITALITY LLC	0	210 JAY	ST	922,300	9,635,200	10,557,500	148,000	10,409,500	1,500.00			1,500.00
17-020028-065	Exempt	CITY OF LA CROSSE	1	N/A CASS	ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020028-080	Exempt	CITY OF LA CROSSE	1	400 2ND	ST S	0	0	0	Exempt	Exempt	0.00			0.00
17-040381-020	Exempt	CITY OF LA CROSSE	1	315 KING	ST	0	0	0	Exempt	Exempt	0.00			0.00
17-040381-030	Exempt	CITY OF LA CROSSE	1	305 3RD	ST S	0	0	0	Exempt	Exempt	0.00			0.00
17-040381-060	Exempt	CITY OF LA CROSSE	1	314 JAY	ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020034-130	Exempt	CITY OF LA CROSSE	1	400 KING	ST	0	0	0	Exempt	Exempt	0.00			0.00
17-040372-115	Exempt	CITY OF LA CROSSE	1	410 JAY	ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020020-040	0	TGAAR LLC	0	111 4TH	ST N	29,600	244,700	274,300	0	274,300	562.32			562.32
17-020018-130	32	608 PROPERTIES LLC	0	118 3RD	ST N	298,000	43,400	341,400	64,000	277,400	276.93	568.67		276.93
17-020019-100	0	608 PROPERTIES LLC	0	N/A 3RD	ST N	27,400	0	27,400	0	27,400	97.39	200.00		97.39
17-020019-040	0	608 PROPERTIES LLC	0	311 MAIN	ST	34,800	258,600	293,400	0	293,400	292.90	601.47		292.90
17-020019-060	0	608 PROPERTIES LLC	0	307 MAIN	ST	96,200	1,356,000	1,452,200	0	1,452,200	730.46	1,500.00		730.46
17-020019-070	0	608 PROPERTIES LLC	0	301 MAIN	ST	91,200	11,300	102,500	0	102,500	102.32	210.13		102.32
	32	Combination of above 5 records						2,216,900	64,000	2,152,900		1,500.00	1,500.00	
17-020019-045	0	608 PROPERTIES LLC	0	313 MAIN	ST	34,800	479,700	514,500	0	514,500	1,054.73			1,054.73
17-020023-060	0	422 MAIN LLC	0	424 MAIN	ST	90,200	535,800	626,000	0	626,000	1,283.30			1,283.30
17-020018-150	Accessory	312 STATE LLC	4	310 STATE	ST	3,500	0	3,500	Exempt	Exempt	0.00			0.00
17-020018-080	0	312 STATE LLC	0	312 STATE	ST	65,300	345,200	410,500	0	410,500	841.53			841.53
17-020029-025	Exempt	CITY OF LACROSSE	1	N/A N/A	N/A	0	0	0	Exempt	Exempt	0.00			0.00
17-020015-095	0	DAVID J RUDRUD	0	120 3RD	ST S	28,300	261,400	289,700	0	289,700	593.89			593.89
17-020033-060	0	STATE & WEST LLC	0	203 4TH	ST S	43,600	521,600	565,200	0	565,200	1,158.66			1,158.66
17-020017-040	9	BIG ALS PROPERTIES LLC	0	111 3RD	ST S	244,800	468,300	713,100	18,000	695,100	1,424.96			1,424.96
17-020036-050	Parking	ST JOSEPH THE WORKMAN CATHEDRAL PARISH	3	515 KING	ST	256,900	64,200	321,100	Exempt	Exempt	0.00			0.00
17-020174-030	Parking	ST JOSEPH THE WORKMAN CATHEDRAL PARISH	3	525 KING	ST	294,000	27,400	321,400	Exempt	Exempt	0.00			0.00
17-020022-110	0	DOERFLINGERS SECOND CENTURY INC	0	400 MAIN	ST	330,600	2,336,700	2,667,300	0	2,667,300	1,500.00			1,500.00
17-020008-090	4	129 VINE LLC	0	129 VINE	ST	209,400	914,000	1,123,400	8,000	1,115,400	1,500.00			1,500.00
17-020174-090	8	DUANE W RING REVOCABLE TRUST, JANET H RING RE	0	533 CASS	ST	100,600	19,800	120,400	16,000	104,400	214.02			214.02
17-020017-050	5	F F & F OF THIRD STREET LLC	0	119 3RD	ST S	122,800	0	122,800	10,000	112,800	231.24			231.24
17-020023-080	0	I & B OF LACROSSE LLC	0	444 MAIN	ST	152,500	822,300	974,800	0	974,800	1,323.53	1,500.00		1,323.53
17-020037-010	9	I & B OF LACROSSE LLC	0	501 MAIN	ST	77,600	3,000	80,600	18,000	62,600	176.47	200.00		176.47
	9	Combination of above 2 records						1,055,400	18,000	1,037,400		1,500.00	1,500.00	
17-020015-060	0	JPV PROPERTIES LLC	0	221 PEARL	ST	40,100	279,000	319,100	0	319,100	654.16			654.16
17-020015-080	0	JPV PROPERTIES LLC	0	225 PEARL	ST	109,800	754,500	864,300	0	864,300	1,500.00			1,500.00
17-020029-100	20	MOAB ENTERPRISES LLC	0	303 CASS	ST	369,500	233,300	602,800	40,000	562,800	593.46	1,153.74		593.46
17-020029-130	0	MOAB ENTERPRISES LLC	0	434 4TH	ST S	958,200	823,800	1,782,000	0	1,782,000	771.57	1,500.00		771.57
17-020029-070	81	MOAB ENTERPRISES LLC	0	421 3RD	ST S	277,500	12,500	290,000	162,000	128,000	134.97	262.40		134.97
	101	Combination of above 3 records						2,674,800	202,000	2,472,800		1,500.00	1,500.00	
17-020010-100	0	FAMILY RADIO INC	0	201 STATE	ST	207,400	458,100	665,500	0	665,500	1,364.28			1,364.28
17-020034-040	7	I & B OF LACROSSE LLC	0	114 5TH	AVE S	124,400	734,300	858,700	14,000	844,700	1,500.00			1,500.00
17-020174-080	8	AMW EQUITIES LLC	0	230 6TH	ST S	150,300	264,900	415,200	16,000	399,200	818.36			818.36
17-020016-090	0	FORTNEY FORTNEY & FORTNEY	0	302 PEARL	ST	82,200	323,300	405,500	0	405,500	831.28			831.28
17-020031-050	Accessory	FORTNEY FORTNEY & FORTNEY	4	302 PEARL	ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020031-070	0	FORTNEY FORTNEY & FORTNEY	0	213 3RD	ST S	57,500	210,200	267,700	0	267,700	548.79			548.79
17-020017-080	0	FORTNEY FORTNEY & FORTNEY LLP	0	125 3RD	ST S	67,100	375,100	442,200	0	442,200	906.51			906.51
17-020027-140	20	FORTNEY FORTNEY & FORTNEY LLP	0	308 3RD	ST S	177,700	270,600	448,300	40,000	408,300	537.23	837.02		537.23
17-020028-010	0	FORTNEY FORTNEY & FORTNEY LLP	0	300 3RD	ST S	177,700	1,088,500	1,266,200	0	1,266,200	962.77	1,500.00		962.77
	20	Combination of above 2 records						1,714,500	40,000	1,674,500		1,500.00	1,500.00	
17-020031-060	0	FORTNEY FORTNEY & FORTNEY	0	306 PEARL	ST	0	0	0	0	0	200.00			200.00
17-020016-080	0	FORTNEY FORTNEY & FORTNEY LLP	0	306 PEARL	ST	211,700	404,600	616,300	0	616,300	1,263.42			1,263.42
17-020034-131	Exempt	FRATERNAL ORDER OF EAGLES	1	N/A KING	ST	5,600	0	5,600	Exempt	Exempt	0.00			0.00
17-020034-080	Exempt	SCHOOL DISTRICT OF LA CROSSE	1	228 5TH	AVE S	0	0	0	Exempt	Exempt	0.00			0.00
17-020033-050	4	WAKEEN PROPERTIES LLC	0	135 4TH	ST S	170,300	690,000	860,300	8,000	852,300	1,500.00			1,500.00
17-020015-070	2	GEORGE JR MARKOS	0	219 PEARL	ST	5,800	0	5,800	4,000	1,800	176.47	200.00		176.47
17-020015-090	0	JPV PROPERTIES LLC	0	122 3RD	ST S	106,200	948,100	1,054,300	0	1,054,300	1,323.53	1,500.00		1,323.53
	2	Combination of above 2 records						1,060,100	4,000	1,056,100		1,500.00	1,500.00	
17-020033-080	Accessory	JAMES J DEBOER, DONNA J DEBOER, CEDAR HILL MU	4	411 JAY	ST	8,700	0	8,700	Exempt	Exempt	0.00			0.00
17-020008-020	0	CHARMANT REAL ESTATE LLC	0	101 STATE	ST	218,400	6,853,900	7,072,300	0	7,072,300	1,500.00			1,500.00
17-020018-040	0	1ST & MAIN LLC	0	320 MAIN	ST	98,300	274,700	373,000	0	373,000	764.65			764.65

TAX ID 2025 DATA	PARKING SPACES	OWNER NAME	EX EM PT	PROPERTY ADDRESS NUMBER STREET	TYPE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PARKING SPACE CREDIT	NET ASSESS. VALUE	PARKING ASSESSMENT	UNADJUSTED ADJ PARCEL COLUMN	ADJ PARCEL TOTAL	CPI PARKING ADJUSTMENT
17-020033-070	0	CEDAR HILL MULTI-FAMILY PROPERTIES LLC	0	413 JAY	ST	29,600	380,200	409,800	0	409,800	840.09			840.09
17-020037-020	0	DAVID J INGRAM, NANCY M INGRAM	0	112 5TH	AVE N	34,600	108,400	143,000	0	143,000	293.15			293.15
17-020032-020	0	JAE ENTERPRISES LLC	0	206 4TH	ST S	40,100	268,400	308,500	0	308,500	632.43			632.43
17-020035-090	Residential	JAE ENTERPRISES LLC	2	505 CASS	ST	194,100	1,205,300	1,399,400	Exempt	Exempt	0.00			0.00
17-020017-130	0	JEFFREY W HOTSON	0	122 4TH	ST S	127,100	351,700	478,800	0	478,800	981.54			981.54
17-020018-050	6	DJH HOLDINGS LLC	0	324 MAIN	ST	210,400	435,300	645,700	12,000	633,700	1,299.09			1,299.09
17-020031-030	5	KELLOGG INVESTMENTS LLC	0	322 JAY	ST	82,900	292,400	375,300	10,000	365,300	748.87			748.87
17-020014-130	0	JOHN J SATORY JR	0	201 PEARL	ST	50,000	320,050	370,050	0	370,050	758.60			758.60
17-020033-131	0	421 JAY ST LLC	0	122 5TH	AVE S	119,400	120,500	239,900	0	239,900	491.80			491.80
17-020009-120	97	MARINE CREDIT UNION	0	300 2ND	ST N	846,500	2,522,200	3,368,700	194,000	3,174,700	1,500.00			1,500.00
17-020010-120	0	GUNDERSEN LUTHERAN ADMINISTRATIVE SERVICES	0	209 3RD	ST N	783,200	8,941,700	9,724,900	0	9,724,900	1,500.00			1,500.00
17-020011-020	0	SCIART HOLDINGS LLC	0	225 3RD	ST N	55,100	312,600	367,700	0	367,700	753.79			753.79
17-020018-020	0	THOMAS J KAPELLAS	0	114 4TH	ST S	52,300	108,300	160,600	0	160,600	329.23			329.23
17-020028-070	93	LACROSSE WI HOTEL LLC	0	434 3RD	ST S	1,038,400	8,442,200	9,480,600	186,000	9,294,600	1,500.00			1,500.00
17-040380-970	0	PHILLIP JAMES ADDIS	0	500 MAIN	ST	17,300	132,900	150,200	0	150,200	307.91			307.91
17-040380-980	0	PHILLIP JAMES ADDIS	0	500 MAIN	ST	17,300	128,500	145,800	0	145,800	298.89			298.89
17-040380-990	0	PAMELA COX-OTTO, FRED OTTO	0	500 MAIN	ST	17,300	238,900	256,200	0	256,200	525.21			525.21
17-040381-010	0	WIN-WIN HOMES LLC	0	113 5TH	AVE S	17,300	112,400	129,700	0	129,700	265.89			265.89
17-020020-070	10	232 3RD ST N LLC	0	232 3RD	ST N	592,000	17,737,200	18,329,200	20,000	18,309,200	1,500.00			1,500.00
17-040381-200	0	THIRD AND PINE LLC	0	319 3RD	ST N	239,400	3,222,100	3,461,500	0	3,461,500	1,500.00			1,500.00
17-040381-190	Exempt	CITY OF LACROSSE	1	222 PINE	ST	0	0	0	Exempt	Exempt	0.00			0.00
17-040381-180	10	232 3RD ST N LLC	0	318 VINE	ST	210,800	2,065,700	2,276,500	20,000	2,256,500	1,500.00			1,500.00
17-040381-220	10	BELLE SQUARE PROPCO LLC	0	320 VINE	ST	210,800	1,143,300	1,354,100	20,000	1,334,100	1,500.00			1,500.00
17-040381-160	10	232 3RD ST N LLC	0	303 STATE	ST	246,600	765,300	1,011,900	20,000	991,900	1,500.00			1,500.00
17-040381-140	59	232 3RD ST N LLC	0	319 STATE	ST	107,200	382,900	490,100	118,000	372,100	762.81			762.81
17-040381-150	0	COWGILL PROPERTIES LLC	0	307 STATE	ST	107,200	1,184,500	1,291,700	0	1,291,700	1,500.00			1,500.00
17-040381-170	60	BELLE SQUARE PROPCO LLC	0	323 STATE	ST	93,800	14,524,600	14,618,400	120,000	14,498,400	1,500.00			1,500.00
17-040381-130	10	ASSOCIATED BANK NATIONAL ASSOCIATION	0	205 4TH	ST N	107,200	2,644,700	2,751,900	20,000	2,731,900	1,500.00			1,500.00
17-020020-080	Exempt	LACROSSE COUNTY	1	300 3RD	ST N	0	0	0	Exempt	Exempt	0.00			0.00
17-020025-100	130	KSJ PROPERTIES LLC	0	500 2ND	ST S	999,500	3,868,700	4,868,200	260,000	4,608,200	1,500.00			1,500.00
17-020027-130	12	FORTNEY FORTNEY & FORTNEY LLP	0	312 3RD	ST S	192,500	433,600	626,100	24,000	602,100	1,234.31			1,234.31
17-020176-010	8	PROPERTY LOGIC LLC	0	149 6TH	ST S	120,200	392,200	512,400	16,000	496,400	1,017.62			1,017.62
17-020034-100	Utility	CENTURYTEL OF WISCONSIN LLC	5	206 5TH	AVE S	0	0	0	Exempt	Exempt	0.00			0.00
17-020034-070	Utility	CENTURYTEL OF WISCONSIN LLC	5	419 KING	ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020034-090	Utility	CENTURYTEL OF WISCONSIN LLC	5	206 5TH	AVE S	0	0	0	Exempt	Exempt	0.00			0.00
17-020020-050	0	117 NORTH 4TH ST LLC	0	115 4TH	ST N	370,300	440,200	810,500	0	810,500	1,500.00			1,500.00
17-020176-040	0	DAVY PROPERTIES LLP	0	123 6TH	ST S	156,200	386,400	542,600	0	542,600	1,112.33			1,112.33
17-020036-010	0	EXCHANGE BUILDING LLC	0	205 5TH	AVE S	112,200	1,551,400	1,663,600	0	1,663,600	1,500.00			1,500.00
17-020017-140	0	LEITHOLD PIANO CO INC	0	118 4TH	ST S	122,800	387,900	510,700	0	510,700	1,046.94			1,046.94
17-020022-020	0	LYNNE GERMANSON	0	429 MAIN	ST	25,500	214,300	239,800	0	239,800	491.59			491.59
17-040380-330	0	RYAN PROPERTIES LLC	0	318 MAIN	ST	7,800	146,300	154,100	0	154,100	261.01	315.91		261.01
17-040380-340	0	RYAN PROPERTIES LLC	0	318 MAIN	ST	7,800	63,100	70,900	0	70,900	165.24	200.00		165.24
17-040380-350	0	RYAN PROPERTIES LLC	0	318 MAIN	ST	7,800	67,200	75,000	0	75,000	165.24	200.00		165.24
17-040380-360	0	RYAN PROPERTIES LLC	0	318 MAIN	ST	7,800	63,100	70,900	0	70,900	165.24	200.00		165.24
17-040380-370	0	RYAN PROPERTIES LLC	0	318 MAIN	ST	9,000	234,700	243,700	0	243,700	412.77	499.59		412.77
17-040380-380	0	RYAN PROPERTIES LLC	0	318 MAIN	ST	7,800	63,400	71,200	0	71,200	165.24	200.00		165.24
17-040380-400	0	RYAN PROPERTIES LLC	0	318 MAIN	ST	7,800	64,000	71,800	0	71,800	165.24	200.00		165.24
	0	Combination of above 7 records	0					757,600	0	757,600		1,500.00	1,499.98	
17-040380-390	Residential	RYAN PROPERTIES LLC	2	318 MAIN	ST	9,000	276,600	285,600	Exempt	Exempt	0.00			0.00
17-020029-030	0	MOAB ENTERPRISES LLC	0	316 KING	ST	104,300	51,200	155,500	0	155,500	318.78			318.78
17-020016-140	0	BRONCOS OF LACROSSE LLC	0	300 MAIN	ST	38,100	0	38,100	0	38,100	200.00			200.00
17-020022-010	0	608 PROPERTIES LLC	0	427 MAIN	ST	25,500	375,100	400,600	0	400,600	821.23			821.23
17-040372-120	0	608 OTHQ LLC	0	301 4TH	ST S	6,100	126,000	132,100	0	132,100	270.81			270.81
17-040372-130	0	608 OTHQ LLC	0	305 4TH	ST S	3,500	76,400	79,900	0	79,900	200.00			200.00
17-040372-140	0	608 OTHQ LLC	0	309 4TH	ST S	4,400	74,800	79,200	0	79,200	200.00			200.00
17-040372-150	0	608 OTHQ LLC	0	311 4TH	ST S	3,500	74,500	78,000	0	78,000	200.00			200.00
17-040372-160	0	608 OTHQ LLC	0	313 4TH	ST S	4,400	76,800	81,200	0	81,200	200.00			200.00
17-040372-170	Exempt	BIG BROTHERS BIG SISTERS OF THE 7 RIVERS REGION	1	315 4TH	ST S	0	0	0	Exempt	Exempt	0.00			0.00
17-040372-180	0	SCS DEVELOPMENT LLC	0	317 4TH	ST S	5,200	91,200	96,400	0	96,400	200.00			200.00
17-040372-190	0	SCS DEVELOPMENT LLC	0	325 4TH	ST S	2,600	51,300	53,900	0	53,900	200.00			200.00
17-040372-200	0	ROMAN EMPIRE LLC	0	401 KING	ST	6,100	136,200	142,300	0	142,300	291.72			291.72
17-040372-210	0	CORY F CAMPBELL	0	411 KING	ST	1,700	42,400	44,100	0	44,100	200.00			200.00
17-040372-220	0	ROBERT J VOSIKA, MARIANA K VOSIKA	0	417 KING	ST	6,100	123,200	129,300	0	129,300	265.07			265.07

TAX ID 2025 DATA	PARKING SPACES	OWNER NAME	EX PT	PROPERTY ADDRESS NUMBER STREET TYPE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PARKING SPACE CREDIT	NET ASSESS. VALUE	PARKING ASSESSMENT	UNADJUSTED ADJ PARCEL COLUMN	ADJ PARCEL TOTAL	CPI PARKING ADJUSTMENT
17-040372-230	Residential	MHCP PROPCO LLC	2	415 KING ST	57,800	107,600	165,400	Exempt	Exempt	0.00			0.00
17-040372-240	Residential	MHCP PROPCO LLC	2	415 KING ST	57,800	107,600	165,400	Exempt	Exempt	0.00			0.00
17-040372-250	Residential	MHCP PROPCO LLC	2	415 KING ST	237,100	6,236,400	6,473,500	Exempt	Exempt	0.00			0.00
17-020017-070	0	RICHARD E MARKOS; GREGORY C MARKOS FAMILY TR	0	127 3RD ST S	72,100	455,600	527,700	0	527,700	1,081.79			1,081.79
17-020037-030	0	CEDAR HILL MULTI-FAMILY PROPERTIES LLC	0	509 MAIN ST	92,100	593,100	685,200	0	685,200	1,404.66			1,404.66
17-020036-070	0	SCENIC CENTER LLC	0	115 5TH AVE S	161,100	2,619,300	2,780,400	0	2,780,400	1,500.00			1,500.00
17-020021-140	0	MEDDAUGH HOLDINGS LLC	0	421 MAIN ST	86,300	578,500	664,800	0	664,800	1,362.84			1,362.84
17-020034-140	8	METZ BAKING INC	0	334 5TH AVE S	97,800	301,000	398,800	16,000	382,800	784.74			784.74
17-020025-090	28	WEISLER PROPERTIES LLC	0	501 FRONT ST S	741,300	2,422,900	3,164,200	56,000	3,108,200	1,500.00			1,500.00
17-020017-090	0	FORTNEY FORTNEY & FORTNEY LLP	0	313 PEARL ST	115,000	503,100	618,100	0	618,100	1,267.11			1,267.11
17-020021-110	132	NEW STATE BANK OF LA CROSSE	0	120 4TH ST N	395,500	49,700	445,200	264,000	181,200	180.18	371.46		180.18
17-020021-120	0	NEW STATE BANK OF LA CROSSE	0	401 MAIN ST	574,300	1,533,900	2,108,200	0	2,108,200	727.58	1,500.00		727.58
17-020022-050	0	NEW STATE BANK OF LA CROSSE	0	111 5TH AVE N	377,900	61,300	439,200	0	439,200	436.72	900.36		436.72
17-020022-080	0	NEW STATE BANK OF LA CROSSE	0	416 STATE ST	128,100	28,300	156,400	0	156,400	155.52	320.62		155.52
	132	Combination of above 4 records					3,149,000	264,000	2,885,000		1,500.00	1,500.00	
17-020008-010	72	NORTH CENTRAL TRUST COMPANY	0	230 FRONT ST N	781,500	3,800,400	4,581,900	144,000	4,437,900	1,500.00			1,500.00
17-020036-060	Utility	NORTHERN STATES POWER CO	5	550 JAY ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020016-110	0	DAVID H PRETASKY REVOCABLE TRUST	0	310 MAIN ST	30,100	160,600	190,700	0	190,700	390.94			390.94
17-020022-040	0	608 PROPERTIES LLC	0	423 MAIN ST	54,200	576,300	630,500	0	630,500	1,292.53			1,292.53
17-020016-015	21	RIVERSTONE HOSPITALITY LLC	0	200 PEARL ST	648,300	8,872,900	9,521,200	42,000	9,479,200	1,500.00			1,500.00
17-020015-010	0	PEARL STREET WEST LLC	0	205 PEARL ST	83,600	641,800	725,400	0	725,400	1,487.07			1,487.07
17-020015-020	0	PEARL STREET WEST LLC	0	211 PEARL ST	57,500	170,700	228,200	0	228,200	467.81			467.81
17-020015-030	0	PEARL STREET WEST LLC	0	213 PEARL ST	24,400	181,400	205,800	0	205,800	421.89			421.89
17-020015-040	0	PEARL STREET WEST LLC	0	215 PEARL ST	23,500	181,000	204,500	0	204,500	419.23			419.23
17-020027-120	0	324 LLC	0	324 3RD ST S	341,400	326,000	667,400	0	667,400	1,368.17			1,368.17
17-020290-020	0	CARRANZA VENTURES LLC	0	417 JAY ST	30,500	203,900	234,400	0	234,400	480.52			480.52
17-020033-030	0	PENNY L FASSLER	0	129 4TH ST S	58,500	275,300	333,800	0	333,800	684.29			684.29
17-020035-060	32	PEOPLES FOOD COOPERATIVE INC	0	315 5TH AVE S	274,400	2,525,000	2,799,400	64,000	2,735,400	1,500.00			1,500.00
17-020022-090	0	GR412 LLC	0	412 MAIN ST	34,100	167,100	201,200	0	201,200	412.46			412.46
17-020024-030	0	PHILLIP JAMES ADDIS	0	506 MAIN ST	137,200	618,200	755,400	0	755,400	1,500.00			1,500.00
17-020019-030	0	DAVID H PRETASKY REVOCABLE TRUST	0	108 3RD ST N	40,100	153,300	193,400	0	193,400	396.47			396.47
17-020016-100	0	DAVID H PRETASKY, KIMBERLY A PRETASKY	0	312 MAIN ST	32,100	172,400	204,500	0	204,500	419.23			419.23
17-020176-020	10	QUEENB TELEVISION LLC	0	141 6TH ST S	250,100	1,559,300	1,809,400	20,000	1,789,400	1,500.00			1,500.00
17-020013-070	0	RALPHS LLC	0	109 3RD ST N	35,100	141,000	176,100	0	176,100	361.01			361.01
17-020013-080	0	RALPHS LLC	0	111 3RD ST N	32,800	141,000	173,800	0	173,800	356.29			356.29
17-020176-030	0	M&R APARTMENTS LLC	0	127 6TH ST S	128,700	376,600	505,300	0	505,300	1,035.87			1,035.87
17-020022-100	0	AZARA PROPERTIES LLC	0	410 MAIN ST	27,400	165,200	192,600	0	192,600	394.83			394.83
17-020029-040	0	GERRARD STAFF III LLC	0	413 3RD ST S	93,900	287,800	381,700	0	381,700	782.49			782.49
17-020002-081	28	REINHART REAL ESTATE GROUP INC	0	N/A 2ND ST S	36,100	0	36,100	56,000	(19,900)	176.47	200.00		176.47
17-020001-070	154	RLH SUB INC	0	111 FRONT ST S	1,576,500	8,552,000	10,128,500	308,000	9,820,500	1,323.53	1,500.00		1,323.53
	182	Combination of above 2 records					10,164,600	364,000	9,800,600		1,500.00	1,500.00	
17-020026-110	0	REINHART REAL ESTATE GROUP INC	0	300 2ND ST S	562,900	1,173,100	1,736,000	0	1,736,000	1,323.53	1,500.00		1,323.53
17-020002-040	0	REINHART REAL ESTATE GROUP INC	0	300 2ND ST S	0	0	0	0	0	176.47	200.00		176.47
	0	Combination of above 2 records					1,736,000	0	1,736,000		1,500.00	1,500.00	
17-020026-080	Parking	CITY OF LACROSSE	3	424 2ND ST S	0	0	0	Exempt	Exempt	0.00			0.00
17-020010-110	11	215 STATE STREET LLC	0	215 STATE ST	183,000	637,600	820,600	22,000	798,600	1,500.00			1,500.00
17-020014-080	0	XIAOXU WU, YINGMIN LIN	0	212 MAIN ST	47,900	510,700	558,600	0	558,600	1,145.13			1,145.13
17-020020-030	1	BATAVIAN BUILDING LLC	0	319 MAIN ST	210,000	624,200	834,200	2,000	832,200	1,500.00			1,500.00
17-020033-040	0	4 SISTERS CATERING LLC	0	133 4TH ST S	68,900	548,900	617,800	0	617,800	1,266.49			1,266.49
17-020015-050	0	RONALD J KIND	0	219 PEARL ST	27,000	192,300	219,300	0	219,300	449.57			449.57
17-020022-030	0	NANCY J ROSE, STEPHEN G ROSE	0	431 MAIN ST	34,600	197,400	232,000	0	232,000	475.60			475.60
17-020016-050	20	ROTTINGHAUS REAL ESTATE LLC	0	202 3RD ST S	298,600	215,700	514,300	40,000	474,300	972.32			972.32
17-020010-060	13	MBW INVESTMENT LLC	0	214 VINE ST	284,000	350,000	634,000	26,000	608,000	1,246.40			1,246.40
17-020010-070	Parking	MBW INVESTMENT LLC	3	220 2ND ST N	79,300	5,200	84,500	Exempt	Exempt	0.00			0.00
17-020010-080	Parking	MBW INVESTMENT LLC	3	216 2ND ST N	182,100	12,800	194,900	Exempt	Exempt	0.00			0.00
17-020015-120	0	CROW PROPERTIES LLC THE	0	100 3RD ST S	185,500	1,385,900	1,571,400	0	1,571,400	1,500.00			1,500.00
17-020015-140	0	MAIN STREET RENAISSANCE INC	0	218 MAIN ST	80,200	435,100	515,300	0	515,300	1,056.37			1,056.37
17-020028-140	Warehouse	JOHN J STORY JR, BETH M SATORY	6	403 3RD ST S	34,800	71,000	105,800	Exempt	Exempt	0.00			0.00
17-020037-060	0	WIN-WIN HOMES LLC	0	515 MAIN ST	47,700	103,000	150,700	0	150,700	308.94	308.94		308.94
17-020037-070	5	WIN-WIN HOMES LLC	0	519 MAIN ST	67,300	98,000	165,300	10,000	155,300	318.37	318.37		318.37
	5	Combination of above 2 records					316,000	10,000	306,000		627.30	627.31	
17-020032-050	0	RRJ HOLDINGS LLC	0	316 PEARL ST	28,700	337,500	366,200	0	366,200	750.71		203.16	750.71
17-020020-060	16	PROJECT LEO LLC	0	125 4TH ST N	212,400	965,300	1,177,700	32,000	1,145,700	1,500.00			1,500.00

TAX ID 2025 DATA	PARKING SPACES	OWNER NAME	EX EM PT	PROPERTY ADDRESS NUMBER STREET TYPE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PARKING SPACE CREDIT	NET ASSESS. VALUE	PARKING ASSESSMENT	UNADJUSTED ADJ PARCEL COLUMN	ADJ PARCEL TOTAL	CPI PARKING ADJUSTMENT
17-020032-040	0	320 PEARL LLC	0	322 PEARL ST	130,700	834,800	965,500	0	965,500	1,500.00			1,500.00
17-020032-030	0	STEPHEN D HARM	0	200 4TH ST S	95,800	406,500	502,300	0	502,300	1,029.72			1,029.72
17-020023-050	0	DLL PROPERTIES LLC	0	418 MAIN ST	107,200	785,900	893,100	0	893,100	1,500.00			1,500.00
17-020034-050	Accessory	DLL PROPERTIES LLC	4	418 MAIN ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020016-020	0	THE AMERICAN HOUSE LLC	0	222 PEARL ST	103,700	522,700	626,400	0	626,400	1,103.44	1,284.12		1,103.44
17-020016-040	6	THE AMERICAN HOUSE LLC	0	216 PEARL ST	5,000	2,700	7,700	12,000	(4,300)	171.86	200.00		171.86
	6	Combination of above 2 records					634,100	12,000	622,100		1,275.31	1,275.30	
17-020034-030	6	MICHAEL R KEIL, KAREN H KEIL	0	116 5TH AVE S	47,600	294,400	342,000	12,000	330,000	676.50			676.50
17-020015-100	1	THIRD STREET CENTER LLC	0	116 3RD ST S	129,800	496,500	626,300	2,000	624,300	1,279.82			1,279.82
17-020011-010	0	CHRISTENE M BREININGER	0	229 3RD ST N	30,500	218,200	248,700	0	248,700	509.84			509.84
17-020018-060	0	STATE ROOM PROPERTIES LLC	0	128 3RD ST N	52,100	261,500	313,600	0	313,600	642.88			642.88
17-020033-130	0	DOERFLINGERS SECOND CENTURY INC	0	120 5TH AVE S	72,000	264,500	336,500	0	336,500	689.83			689.83
17-020023-010	2	CARRANZA VENTURES LLC	0	113 4TH ST S	56,400	608,800	665,200	4,000	661,200	1,355.46			1,355.46
17-020018-070	0	ALYSHAS APARTMENTS LLC	0	126 3RD ST N	124,600	725,900	850,500	0	850,500	1,500.00			1,500.00
17-020018-090	Accessory	ALYSHAS APARTMENTS LLC	4	312 STATE ST	8,700	0	8,700	Exempt	Exempt	0.00			0.00
17-020016-120	0	AIRAM GROUP LLC	0	308 MAIN ST	73,100	161,200	234,300	0	234,300	480.32			480.32
17-020014-090	14	VISKER PROPERTIES LLC	0	111 2ND ST S	65,300	348,600	413,900	28,000	385,900	791.10			791.10
17-020034-010	0	KELLOGG INVESTMENTS LLC	0	124 5TH AVE S	103,200	382,800	486,000	0	486,000	996.30			996.30
17-020035-100	0	WELLS FARGO BANK NA	0	519 CASS ST	211,100	34,300	245,400	0	245,400	376.72	503.07		376.72
17-020174-040	0	WELLS FARGO BANK NA	0	200 6TH ST S	663,600	637,500	1,301,100	0	1,301,100	1,123.28	1,500.00		1,123.28
	0	Combination of above 5 records					1,546,500	0	1,546,500		1,500.00	1,500.00	
17-020035-130	0	LEROS LLC	0	305 5TH AVE S	108,200	29,000	137,200	0	137,200	188.46	281.26		188.46
17-020035-140	0	LEROS LLC	0	520 KING ST	192,100	31,000	223,100	0	223,100	306.45	457.36		306.45
17-020035-050	92	LEROS LLC	0	305 5TH AVE S	277,000	2,038,200	2,315,200	184,000	2,131,200	1,005.09	1,500.00		1,005.09
	92	Combination of above 5 records					2,675,500	184,000	2,491,500		1,500.00	1,500.00	
17-020014-070	0	DOCS HIDEOUT LLC	0	200 MAIN ST	292,600	1,114,200	1,406,800	0	1,406,800	1,500.00			1,500.00
17-020031-080	22	W-MONARCH PROPERTIES LLC	0	217 3RD ST S	179,200	139,300	318,500	44,000	274,500	562.73	562.73		562.73
17-020031-090	30	W-MONARCH PROPERTIES LLC	0	227 3RD ST S	179,900	73,100	253,000	60,000	193,000	395.65	395.65		395.65
	52	Combination of above 2 records					571,500	104,000	467,500		958.38	958.38	
17-020032-015	19	KLC PROPERTIES LLC	0	208 4TH ST S	230,400	1,266,600	1,497,000	38,000	1,459,000	1,500.00			1,500.00
17-020020-010	0	2ND & MAIN LLC	0	333 MAIN ST	94,200	658,400	752,600	0	752,600	1,500.00			1,500.00
17-020020-020	0	WILLIAM A STORY	0	327 MAIN ST	47,900	205,000	252,900	0	252,900	518.45			518.45
17-020013-050	0	WOLF RENTALS LLC	0	221 MAIN ST	71,400	434,400	505,800	0	505,800	1,036.89			1,036.89
17-020036-030	0	I&B LLC	0	505 KING ST	371,700	1,561,600	1,933,300	0	1,933,300	1,500.00			1,500.00
17-020023-011	Accessory	DOERFLINGERS SECOND CENTURY INC	4	N/A N/A N/A	26100	5,100	31,200	Exempt	Exempt	0.00			0.00
17-020023-035	2	DALE B BERG	0	119 4TH ST S	208,800	2,805,300	3,014,100	4,000	3,010,100	1,500.00			1,500.00
17-020025-058	Exempt	REDEVELOPMENT AUTHORITY OF LA CROSSE	1	N/A N/A N/A	0	0	0	Exempt	Exempt	0.00			0.00
17-020025-061	0	LCN UHS LACROSSE LLC	0	332 FRONT ST S	606,100	10,825,600	11,431,700	0	11,431,700	1,500.00			1,500.00
17-020025-062	Exempt	LACROSSE PERFORMING ARTS CENTER INC	1	428 FRONT ST S	0	0	0	Exempt	Exempt	0.00			0.00
17-020026-055	300	LCN UHS LACROSSE LLC	0	102 JAY ST	732,900	20,652,600	21,385,500	600,000	20,785,500	1,500.00			1,500.00
17-020034-141	Accessory	EARTHGRAINS BAKING COMPANIES INC	4	320 5TH AVE S	624,700	1,705,200	2,329,900	Exempt	Exempt	0.00			0.00
17-020174-010	Exempt	ST JOSEPH THE WORKMAN CATHEDRAL PARISH	1	530 MAIN ST	497,100	105,600	602,700	Exempt	Exempt	0.00			0.00
17-020174-020	Exempt	ST JOSEPH THE WORKMAN CATHEDRAL PARISH	1	140 6TH ST S	235,900	20,400	256,300	Exempt	Exempt	0.00			0.00
17-020174-081	Exempt	CITY OF LACROSSE	1	N/A 6TH ST S	0	0	0	Exempt	Exempt	0.00			0.00
17-040381-040	Accessory	GRAND RIVER STATION APARTMENTS LLC	4	315 3RD ST S	361,400	2,943,600	3,305,000	Exempt	Exempt	0.00			0.00
17-040381-050	Accessory	GRS HOMES LLC	4	315 3RD ST S	147,200	1,527,500	1,674,700	Exempt	Exempt	0.00			0.00
17-040381-230	Exempt	LA CROSSE COUNTY	1	322 VINE ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020009-075	125	LACROSSE HOTEL GROUP LLC	0	511 3RD ST N	1,451,900	10,622,300	12,074,200	250,000	11,824,200	1,500.00			1,500.00
17-020064-010	80	VINE STREET REALTY LLC	0	107 VINE ST	699,300	1,074,600	1,773,900	160,000	1,613,900	1,500.00			1,500.00
17-020008-110	0	JJAWC LLC	0	401 2ND ST N	1,562,900	16,972,000	18,534,900	0	18,534,900	1,500.00			1,500.00
17-020300-040	153	JJAWC SOUTH LLC	0	N/A VINE S	616,700	92,900	709,600	306,000	403,600	827.38			827.38
17-020009-080	0	THE CHALMERS RESIDENCES LLC	0	215 PINE ST	618,500	0	618,500	0	618,500	1,267.93			1,267.93
17-020009-095	52	CLIFFORD LECLAIR REVOCABLE TRUST, SANDRA LEG	0	224 LA CROSSE ST	405,100	0	405,100	104,000	301,100	617.26			617.26
17-020009-110	76	THE CHALMERS RESIDENCES LLC	0	401 3RD ST N	981,400	611,700	1,593,100	152,000	1,441,100	1,500.00			1,500.00
17-020020-120	10	DEES HOLDINGS LLC	0	419 4TH ST N	243,900	220,900	464,800	20,000	444,800	911.84			911.84
17-020021-010	30	DANIEL FELD REVOCABLE LIVING TRUSH, ERIKA TOTH	0	507 4TH ST N	446,700	365,800	812,500	60,000	752,500	1,500.00			1,500.00
17-020030-131	0	TRISCHOOL ENTERPRISES LLC		322 4TH ST S	181,400	0	181,400	0	181,400	371.87			371.87
17-020032-070	0	ALEXANDER MCMILLAN		N/A N/A N/A	1,300	0	1,300	0	1,300	200.00			200.00
TOTAL										187,325.50			187,325.50



CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID	26-0685	Caption	Resolution and report of the Board of Public Works on the costs of operating and maintaining the parking system in downtown La Crosse.
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Staff/Department Responsible for Legislation

Police Parking Utility

Requestor of Legislation

Police Parking Utility

Location, if applicable

Downtown Parking District as defined by Exhibits A and B.

Summary/Purpose

This is the final resolution for the statutorily required annual Downtown Parking Assessment process. This defines the total amount assessed against each property owner in the Downtown Parking District.

Background

This process has been completed since 1982 when the City first began the Downtown Parking Assessment.

Fiscal Impact

The Downtown Parking Assessment process assesses property owners within the defined area so that the assessed fees cover the cost of maintaining the parking system.

Staff Recommendation

Recommend to adopt.

AFFIDAVIT OF PUBLICATION

See Proof on Next Page

La Crosse Tribune
1407 St. Andrew St., La Crosse, WI 54603
(866) 735-5631

Retain this portion for your records. Please do not remit payment until you receive your advertising invoice.

State of Florida, County of Broward, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC and duly authorized agent of Lee Enterprises, publishers of La Crosse Tribune, a newspaper at, La Crosse, for county of La Crosse, in the state of Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, was published, therein on the dates listed below.

PUBLICATION DATES:

July. 2 2026

NOTICE ID: tUQJ5xY0Ke5ESJ4QZ92U

PUBLISHER ID: COL-WI-102521

NOTICE NAME: NOTICE TO PROPERTY OWNERS

Publication Fee: \$193.58

Section: Legals

Category: 0001 Wisconsin Legals

Anjana Bhadoriya

(Signed) _____

VERIFICATION

State of Florida
County of Broward



Subscribed in my presence and sworn to before me on this: 07/02/2026

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

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

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

Pursuant to Section 66.0703 WI Statutes, the undersigned Board of Public Works of said City hereby gives notice that all persons owning or interested in the real estate outlined on the below map are entitled to examine said costs and assessments, and that on **Monday, August 3, 2026** at 10:00 am, the Board will be in session in the Council Chambers, 1st Floor - City Hall, 400 La Crosse Street, to consider any objections that may be filed, and to hear all persons desiring to be heard. Property owners will be able to examine assessments for their property.

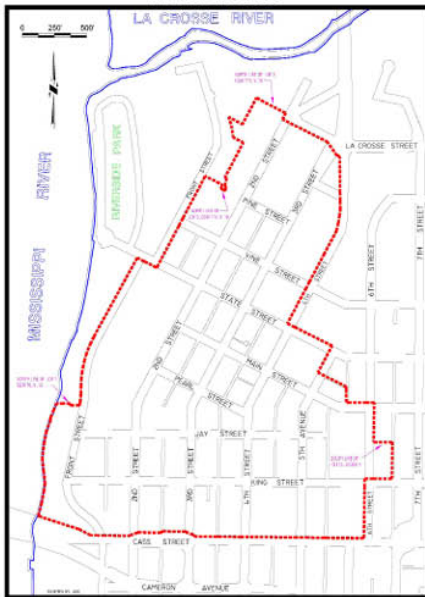
The assessment rate of \$2.05 per \$1,000.00 of appraised value remains unchanged from previous years. Actual parking assessments may change if the appraised values of the properties have changed since the last assessment date. The boundaries of the parking assessment district were updated and approved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

Notice is further given that at 6:00 PM on Thursday, August 6, 2026 the Finance and Personnel Committee of the City Council will hear testimony and consider approval of the 2026-2027 parking assessment. Final Council approval of the assessment rate will occur at a 6:00 meeting on Thursday, August 13, 2026. No public testimony will be heard at the August 13th Council meeting, except by special council vote. The committee and council meetings will all be held in the Council Chambers of City Hall, 400 La Crosse Street.

Dated this 2nd day of July 2026. BOARD OF PUBLIC WORKS

EXHIBIT A

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



7/2 LAC
COL-WI-102521 WNAXLP

DAVY PROPERTIES LLP

115 6th St S
La Crosse, WI 54601
(608) 519-4475

July 27, 2026

Board of Public Works
Attn: Nikki Elsen, City Clerk
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

RE: Assessment for Downtown
La Crosse Parking System

Ladies/Gentlemen:

We object to having any parking assessment for our property at 123-125 6th St S.

1. The property is located too far from any parking ramp to benefit from those facilities.
2. The redesign of 6th St. eliminated all parking on the west side of the street and reduced parking on the east side. Parking is no longer viable to sustain the same level of Commercial use of these parcels.

Sincerely,

DAVY PROPERTIES LLP


Michael F. Davy

Craig, Sondra

From: Davy, Michael F. <MFDavy@Davyinc.com>
Sent: Monday, July 27, 2026 10:22 AM
To: Craig, Sondra; Elsen, Nikki
Cc: Chadwick, Bridget
Subject: Parking Assessment Objection
Attachments: Parking Assessment Objection 123-125 6th St S.pdf

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

Attached is an objection to the Parking Lot Assessment proposed for 123-125 6th St S. Please include this on the agenda for the Board of Public Works session at 10:00 AM, Monday, August 2, 2026.

Sincerely,
Michael F. Davy
Davy Properties LLP
115 6th St S
La Crosse WI 54601
Direct (608) 519-4475



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0779

Agenda Date: 8/3/2026

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item

Agenda Number:

Sanitary District No. 1 Charges

For the year July 1, 2025 to June 30, 2026

07/22/26

	Current Year's Empty Lot Rate	Current Year's Connection Rate	Last Year's Empty Lot Rate	Last Year's Connection Rate
	-----	-----	-----	-----
Bond Redemption	0.00	0.00	0.00	0.00
Maintenance	48.59	48.59	35.32	35.32
Operation	48.91	48.91	55.08	55.08
Sewage Treatment	0.00	207.10	0.00	241.53
	-----	-----	-----	-----
Totals	\$97.50	\$304.60	\$90.40	\$331.93

Operation	13,988.26
Mtce	13,896.74
Sewage	42,041.30
Commercial	12,783.96
Multi	925.90
Trailer	27,229.00
Total	110,865.16
Billed	110,865.16

mtce	13,896.74
comm mtce	1,117.57
multi mtce	48.59
trailer mtce	1,700.65
total mtce	16,763.55

resid sewage	42,041.30
comm swge	10,541.46
multi swge	828.40
trailer swge	23,816.50
total swge	77,227.66

	93,991.21
Operation	16,873.95
Total	110,865.16

SANITARY SEWER DISTRICT #1

The Sanitary Sewer District #1 is comprised of approximately 300 parcels located within The Town of Shelby. Parcels ranging from Ward Ave to Bluffside Dr to Oak Dr.

Each parcel located within the district shares equally in the charges for operation and maintenance for the district. Sewage treatment charges only apply to a parcel when there is an actual connection to sewer.

OPERATION AND MAINTENANCE:

Each parcel has a minimum of one charge for operation and maintenance. If the lineal feet (LF) of the parcels' frontage exceeds 60 LF there may be an additional charge. For example:

A parcel having 185 LF of frontage would be charged for 3 charges of operation and maintenance.

A parcel having 65 LF of frontage would be charged for 1 charge of operation and maintenance.

Operation charges are calculated based on administration costs of the district (salaries, postage, supplies, etc).

Maintenance charges are calculated based on maintenance costs of the district (cleaning of mains, minor repair costs, etc).

SEWAGE TREATMENT:

Each parcel connected to sewer has a minimum of one charge for sewage treatment.

If residential the charge is calculated as follows:

Average cubic feet per water usage	15.0000	cubic feet
X Usage charge per quarter	<u>3.100</u>	
Sub Total	46.5000	
+ Service charge per quarter	<u>18.5400</u>	
Sub Total	65.0400	
X Number quarters per year	<u>4</u>	
Sub Total	260.1600	
+ Lift Station Cost	12.8100	
- Mtce	(48.5900)	
- Water Dept Svces	<u>(17.2800)</u>	
Net Residential Sewage charge	207.10	

If Commercial the charge is calculated as follows:

The City of La Crosse Water Department will calculate the average usage of water based on either the property having a meter (the sewer usage will be based on actual usage then) or it will estimate the water usage based on a similar type of business located within the city that is metered.

Net Residential Sewage charge	207.1000
/ by average cu ft of water	<u>6.0000</u>
Cost per cu ft of water	34.5170
X either actual metered/estimate usage	<u>6000</u>
Cost per cu ft of water	207102.00
/ by 1000	207.10

In the case that the commercial property uses more than 7200 cubic feet of water the property would then be charged: Cost per cu ft of water

Cost per cu ft of water	34.5170
Either Actual or estimated usage	<u>10000.00</u>
Cost per cu ft of water	345170.00
/ by 1000	<u>1000.00</u>
Comm Chg for sewage	345.17

Note: If the parcel has more than one sewage connection the parcel would be charged for the number of connections. The actual charges would be based on either residential or commercial connections.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0793

Agenda Date: 8/3/2026

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item

Agenda Number:



PERMIT APPLICATION

Revocable Occupancy / Street Privilege

City of La Crosse Engineering Department

Phone: (608) 789-7505

engineering@cityoflacrosse.org

Property Owner

Name: Doc's Hideout LLC

Address: 200 Main Street City: La Crosse State: WI Zip: 54601

Phone: 6087974372 Email: management@greatriverproperties.com

Application Preparer (if different from above)

Name: Brad Frahm

Relationship with owner: Managing Member

Phone: 6087974372 Email: management@greatriverproperties.com

Proposed Encroachment

Description: Placement of (1) 2yd trash dumpster, (1) 2yd cardboard recycling dumpster, & (2) 95g commingle recycle carts

Encroachment address(es): 200 Main St, La Crosse WI 54601

Benefiting Tax Parcel ID number(s): 17-20014-070

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

Signature of owner or designee: Brad Frahm Date: 4/15/26

Print name and title: Brad Frahm - Managing Member

Below this line to be completed by City staff only

Required items to be provided by Applicant:

- ☒ Scale drawing of encroachment on letter-size paper(s)
- ☒ Legal description of benefiting parcel(s)
- ☒ Certificate of Insurance (City as additional insured)
- ☒ Initial application / annual Fee \$ 75.00
- ☒ City Utility Potential Conflict Notification and Sign-Off

Encroachment type: DUMPSTER

Permit number: ROWP-046269-2026

Board of Public Works approval date: _____

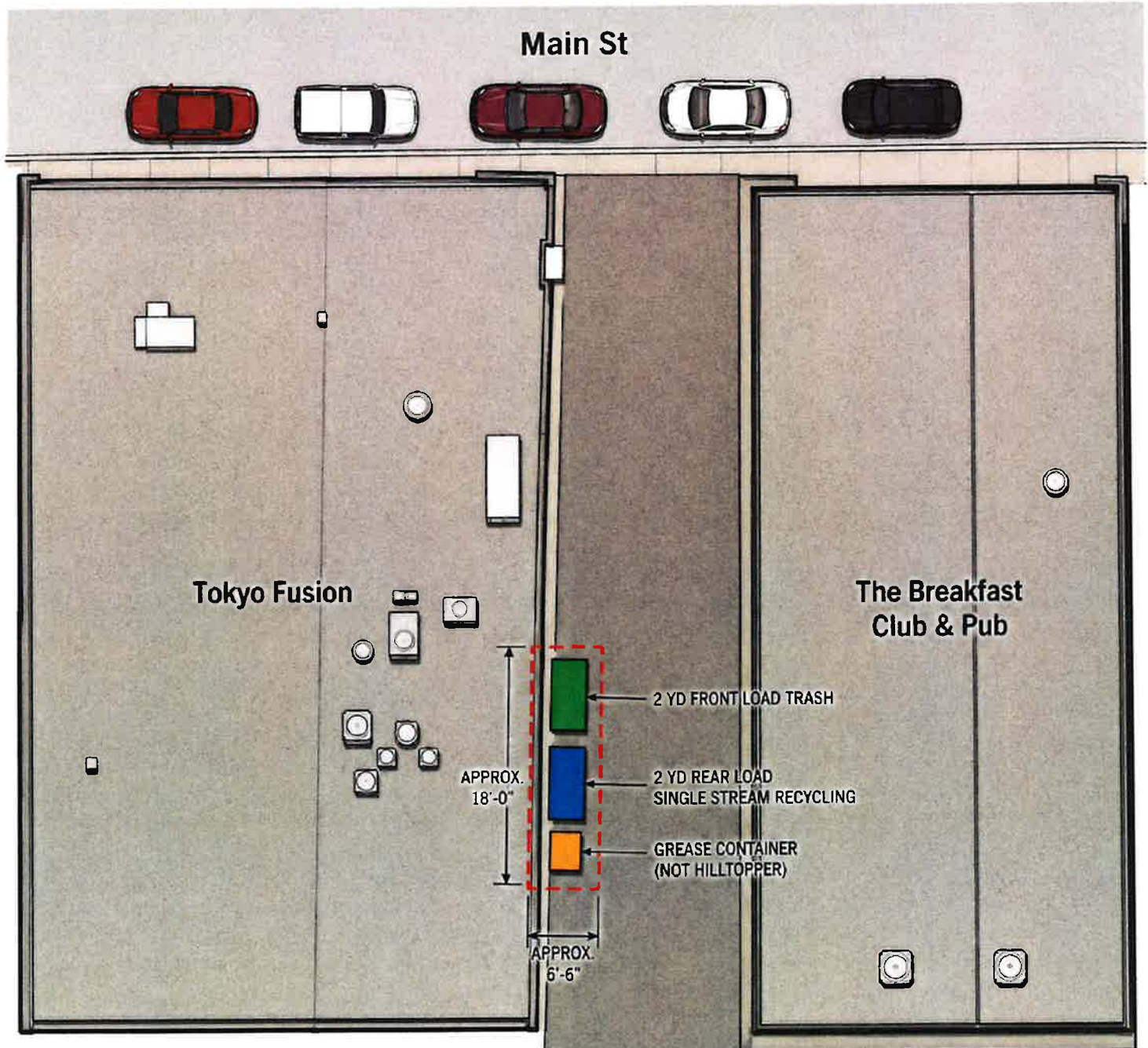
Refuse & Recycle Mike Seng

Fire Chief Mike Seng

All fees are non-refundable.

Dumpster Placement Plan

Proposed container layout



LEGEND - CONTAINER TYPES

-  2 YD FRONT LOAD TRASH
6'-10" W x 3'-3" L x 3'-5" H
-  2 YD REAR LOAD SINGLE STREAM RECYCLING
6'-6" W x 3'-2" L x 4'-0" H
-  GREASE CONTAINER
(size approximate, not provided)

GRAPHIC SCALE



1 inch = 10 feet (approx.)

NORTH



Approximate placement based on provided aerial image.
Field verification recommended. Not to be used as a surveyed site plan.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0794

Agenda Date: 8/3/2026

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item

Agenda Number:

CHECK REQUEST Week of 8/3/2026

Project 5991-07-82
City of La Crosse, Losey Blvd
La Crosse County, La Crosse, WI

Mail the checks to:
Todd Wright
Right of Way Professionals, Inc.
2215 E. Clairemont Avenue, Suite 1
Eau Claire, WI 54701

Parcel	Amount	Payable to	Conveyance
8	\$4,050.00	Jared L. Szabo 2971 Losey Blvd S La Crosse, WI 54601	TLE
9	\$500.00	Lloyd J. & Rhonda Marsh 2961 Losey Blvd S La Crosse, WI 54601	TLE
10	\$500.00	Property Logic, LLC PO Box 2132 La Crosse, WI 54602	TLE
Total	\$5,050.00		

Submitted by: Todd Wright

Date: 7/30/2026

RIGHT OF WAY PROFESSIONALS, INC.

PROJECT MANAGEMENT, ACQUISITION, RELOCATION & PROPERTY MANAGEMENT

July 23, 2026

VIA EMAIL

City of La Crosse
Attn: Stephanie Sward, P.E. – Project Manager
400 La Crosse Street
La Crosse, WI 54601

Re: Project ID: 5991-07-82
Losey Blvd
City of La Crosse – La Crosse County
Parcel 8

Dear Ms. Sward:

Enclosed is a signed copy of the Conveyance, Nominal Payment Parcel – Waiver of Appraisal Recommendation and Approval, Statement to Construction Engineer, Closing Statement and W-9 for Parcel 8 on the Losey Blvd project. The amount of the offer was based on the approved Nominal Payment Parcel Report dated July 10, 2026.

If you agree, please return to me a check payable to the following for the below amount:

Parcel	Check Payable To	Check Amount
8	Jared L. Szabo 2971 Losey Blvd S La Crosse, WI 54601	\$4,050.00

Please mail the check directly to me:

Right of Way Professionals, Inc.
Attn: Todd Wright
2215 E. Clairemont Avenue, Suite 1
Eau Claire, WI 54701

I will distribute the check to the owner and record the conveyance with the La Crosse County Register of Deeds following receipt of the check.

If you have questions, please call me at 715-830-0544. Thank you!

Sincerely,
Right of Way Professionals, Inc.



Todd Wright, RWA
Agent for City of La Crosse

Attachments

TEMPORARY LIMITED EASEMENT

Exempt from fee: s. 77.25(2r) Wis. Stats.

Exempt from filing transfer form [s. 77.21(1), 77.22(1) Wis. Stats.]

RE1577 01/2023

THIS EASEMENT, made by **Jared L. Szabo** GRANTOR, conveys a temporary limited easement as described below to the **City of La Crosse**, GRANTEE, for the sum of **Four Thousand Fifty and 00/100 Dollars (\$4,050.00)** for the purpose of **Grading**.

Any person named in this conveyance may make an appeal from the amount of compensation within six months after the date of recording of this conveyance as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the conveyance shall be treated as the award, and the date the conveyance is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property: None

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

This space is reserved for recording data

Return to

City of La Crosse

Attn: Right of Way Professionals, Inc.

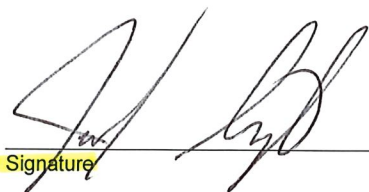
c/o Todd Wright

2215 E. Clairemont Avenue, STE 1

Eau Claire, WI 54701

Parcel Identification Number/Tax Key Number

17-50170-020



Signature

07/20/26

Date

Jared L. Szabo

Print Name

Date

7/20/2026

State of Wisconsin

LA CROSSE

County)

SS.

On the above date, this instrument was acknowledged before me by the above person(s).

The signer was: ☒ Physically in my presence. OR ☐ In my presence involving the use of communication technology.




Signature, Notary Public, State of Wisconsin

Danielle P. Martin
Print or Type Name, Notary Public, State of Wisconsin

09-24-2026
Date Commission Expires

Project ID
5991-07-82

This instrument was drafted by
Todd Wright of Right of Way
Professionals, Inc.
Page 1 of 2

Parcel No.
8

LEGAL DESCRIPTION

Temporary Limited Easement is a right for construction purposes, as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

A parcel located in Lot 14 in Block 1 of Elm Grove Addition, Town of Shelby, now in the City of La Crosse, located in the Southwest 1/4 of the Northeast 1/4 of Section 16, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, more fully described as follows:

The Southerly 8.43 feet of the Westerly 54.17 feet and also the Westerly 15.91 feet said Lot 8, said lands being adjacent to the easterly right-of-way line of Losey Boulevard and northerly right-of-way line of Hewitt St.

Said parcel contains 1692 square feet, more or less.

Project ID
5991-07-82

This instrument was drafted by
Todd Wright of Right of Way
Professionals, Inc.
Page 2 of 2

Parcel No.
8

NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL RECOMMENDATION AND APPROVAL

City of La Crosse

RE1897 01/2023 Ch. 32 Wis. Stats.

Owner name(s) Jared L Szabo	Area and interest required 1,692.00 sq. ft. of Temporary Limited Easement (TLE)
--------------------------------	--

Allocation

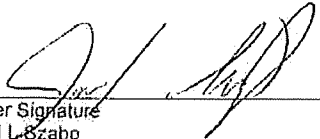
Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	See Attached	1,692.00	Sq Ft	\$0.91	\$1,545.75
Other	Move & Restore Irrigation System				\$2,500.00
Other	Rounding				\$4.25

Total Allocation
Rounded To \$4,050.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of La Crosse.

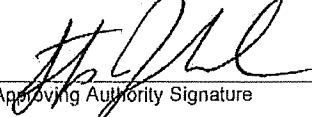
The undersigned owner(s) further states that they waived the right to an appraisal without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of La Crosse agents or representatives.

X  07/18/26
Owner Signature Date
Jared L Szabo

Approved for City of La Crosse

For Office Use Only

 7/22/26
Approving Authority Signature Date
Stephanie Sward, P.E., City of La Crosse Project Manager
Approving Authority Name and Title

Parcel 8**Temporary Limited Easement:**

Size of Temporary Limited Easement (TLE)	:	1,692
Unit value of the unencumbered fee within the TLE:		\$ 4.50
Effective Date of the Sales Study:		6/1/2026
Expiration Date of the TLE :		6/30/2028
Term of Encumbrance of TLE:		2.0822

Annual Rental Rate

· Basic Safe Investment Rate (per year):	4.75%
· Expected Inflation Rate (per year):	3.00%
· Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	9.75%
Annual Rent for Land Within TLE:	\$ 742.37

Lump Sum Payment of Annual Rent

· First Year:	\$ 742.37
· Second Year:	\$ 742.37
· Third Year:	\$ 61.02
· Fourth Year:	\$ -
· Fifth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 1,545.75

STATEMENT TO CONSTRUCTION ENGINEER

RE1528 10/2024 s. 84.09 Wis. Stats.

City of La Crosse

Copies to: project engineer and owner

Owner Name(s) Jared L. Szabo	Property Address 2971 LOSEY BLVD S LA CROSSE, WI 54601 Mailing Address 2971 LOSEY BLVD S LA CROSSE, WI 54601	Area code - phone Home: Cell: 563-379-8176 Work: Email: pinersitw@gmail.com
Tenant, if any	Property Address Mailing Address	Area code - phone Home: Cell: Work: Email:

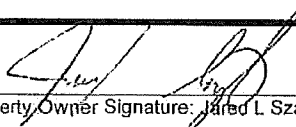
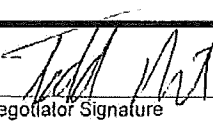
- All commitments agreed upon between negotiator and property owner are listed below.
- All commitments are subject to approval of the City of La Crosse.
- Basic concepts of construction project have been explained to owner.
- No other commitments, either verbal or implied, are valid.

Commitments made (fences, driveways, trees, drainage or other items):

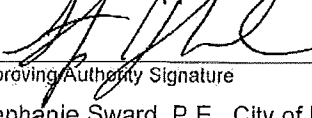
- The property owner has been compensated to move the lawn irrigation prior to construction and restore when construction is complete.

Other matters of interest and owner concerns:

- None

	07/19/26		7/22/2026
Property Owner Signature: Jared L. Szabo	Date	Negotiator Signature	Date
		Todd Wright	
		Print Negotiator Name	

Commitments Approved:

	7/22/2026
Approving Authority Signature	Date
Stephanie Sward, P.E., City of La Crosse Project Manager	
Approving Authority Name and Title	

Project ID
5991-07-82County
La CrosseParcel No.
8

CLOSING STATEMENT

RE1617 01/2023 Ch. 709 Wis. Stats.

City of La Crosse

Seller / Property owner name and address Jared L Szabo 2971 LOSEY BLVD S LA CROSSE, WI 54601		Buyer City of La Crosse	
		Due Property Owner	Deductions
Agreed upon purchase price		\$4,050.00	XXXXXXXXXX
1st mortgage release Amount \$ _____		\$	\$
2nd mortgage release Amount \$ _____		\$	\$
Land contract payment Amount \$ _____		\$	\$
Tax proration for year , prorated from to Last year's tax \$ (attach Form RE1616)		\$0.00	\$
Delinquent taxes for years _____		\$	\$
Special assessments unpaid, delinquent and future (Form RE1616)		\$	\$
Estimated water and/or sewer service charges		\$	\$
Rent prorated, if tenant occupied		\$	\$
LP _____ gals./ \$ _____ Fuel oil _____ gals./ \$ _____		\$	\$
Retention of improvements - list (if none, so state) _____ \$ _____		\$	\$
_____ \$ _____		\$	\$
Other: _____		\$	\$
TOTAL DUE		\$4,050.00	\$
Less deductions		\$	XXXXXXXXXX
Balance due property owner		\$4,050.00	XXXXXXXXXX
Total settlement due property owner		\$4,050.00	

This statement is accepted as correct.

Seller's Signature (Jared L. Szabo)

Date

Closing Agent (Todd Wright)

Date

**Transaction Over \$600
IRS 1099-S Purposes**

Total compensation attributable to real estate	\$2,504.25
--	------------

RIGHT OF WAY PROFESSIONALS, INC.

PROJECT MANAGEMENT, ACQUISITION, RELOCATION & PROPERTY MANAGEMENT

July 29, 2026

VIA EMAIL

City of La Crosse
Attn: Stephanie Sward, P.E. – Project Manager
400 La Crosse Street
La Crosse, WI 54601

Re: Project ID: 5991-07-82
Losey Blvd
City of La Crosse – La Crosse County
Parcel 9

Dear Ms. Sward:

Enclosed is a signed copy of the Conveyance, Nominal Payment Parcel – Waiver of Appraisal Recommendation and Approval, Statement to Construction Engineer and W-9 for Parcel 9 on the Losey Blvd project. The amount of the offer was based on the approved Nominal Payment Parcel Report dated June 10, 2026.

If you agree, please return to me a check payable to the following for the below amount:

Parcel	Check Payable To	Check Amount
9	Lloyd J. & Rhonda Marsh 2961 Losey Blvd S La Crosse, WI 54601	\$500.00

Please mail the check directly to me:

Right of Way Professionals, Inc.
Attn: Todd Wright
2215 E. Clairemont Avenue, Suite 1
Eau Claire, WI 54701

I will distribute the check to the owner and record the conveyance with the La Crosse County Register of Deeds following receipt of the check.

If you have questions, please call me at 715-830-0544. Thank you!

Sincerely,
Right of Way Professionals, Inc.



Todd Wright, RWA
Agent for City of La Crosse

Attachments

TEMPORARY LIMITED EASEMENT

Exempt from fee: s. 77.25(2r) Wis. Stats.

Exempt from filing transfer form [s. 77.21(1), 77.22(1) Wis. Stats.]

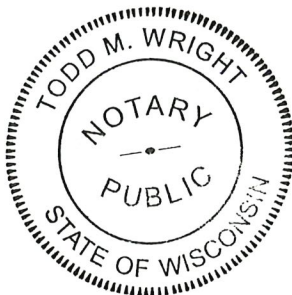
RE1577 01/2023

THIS EASEMENT, made by **Lloyd J. Marsh and Rhonda Marsh**, GRANTOR, conveys a temporary limited easement as described below to the **City of La Crosse**, GRANTEE, for the sum of **Five Hundred and 00/100 Dollars (\$500.00)** for the purpose of **Grading**.

Any person named in this conveyance may make an appeal from the amount of compensation within six months after the date of recording of this conveyance as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the conveyance shall be treated as the award, and the date the conveyance is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property: None

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.



This space is reserved for recording data

Return to

City of La Crosse

Attn: Right of Way Professionals, Inc.

c/o Todd Wright

2215 E. Clairemont Avenue, STE 1

Eau Claire, WI 54701

Parcel Identification Number/Tax Key Number

17-50170-010

Lloyd J. Marsh 7-24-24
 Signature Date

Date

State of Wisconsin

La Crosse)) ss.
County)

Lloyd J. Marsh
 Print Name

On the above date, this instrument was acknowledged before me by the above person(s).

The signer was: ☒ Physically in my presence. OR ☐ In my presence involving the use of communication technology.

Rhonda Marsh 7/24/26
 Signature Date

Rhonda Marsh
 Print Name

Todd M Wright
 Signature, Notary Public, State of Wisconsin

Todd M Wright
 Print or Type Name, Notary Public, State of Wisconsin

9/27/27
 Date Commission Expires

Project ID
 5991-07-82

This instrument was drafted by
 Todd Wright of Right of Way
 Professionals, Inc.
 Page 1 of 2

Parcel No.
 9

LEGAL DESCRIPTION

Temporary Limited Easement is a right for construction purposes, as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

A parcel located in Lot 13 in Block 1 of Elm Grove Addition, Town of Shelby, now in the City of La Crosse, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 16, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, more fully described as follows:

The Westerly 7.00 feet said Lot 13, said lands being adjacent to the easterly right-of-way line of Losey Boulevard.

Said parcel contains 420 square feet, more or less.

Project ID
5991-07-82

This instrument was drafted by
Todd Wright of Right of Way
Professionals, Inc.
Page 2 of 2

Parcel No.
9

NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL RECOMMENDATION AND APPROVAL

City of La Crosse

RE1897 01/2023 Ch. 32 Wis. Stats.

Owner name(s) Lloyd J Marsh and Rhonda Marsh	Area and interest required 420.00 sq. ft. of Temporary Limited Easement (TLE)
---	--

Allocation

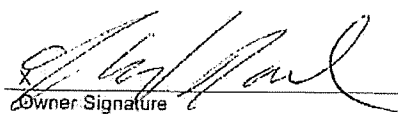
Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)		420.00	Sq Ft	\$0.91	\$383.70
Other	Rounding				\$116.30

Total Allocation
Rounded To \$500.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of La Crosse.

The undersigned owner(s) further states that they waived the right to an appraisal without undue influences or coercive action of any nature.

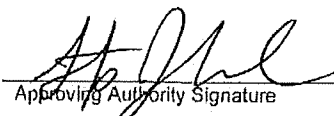
It is intended that the instrument of conveyance will be executed upon presentation by City of La Crosse agents or representatives.


7-24-26
 Owner Signature Date
 Lloyd J Marsh


7/24/26
 Owner Signature Date
 Rhonda Marsh

Approved for City of La Crosse

For Office Use Only


7/29/26
 Approving Authority Signature Date
 Stephanie Sward, P.E., City of La Crosse Project Manager
 Approving Authority Name and Title

STATEMENT TO CONSTRUCTION ENGINEER

RE1528 10/2024 s. 84.09 Wis. Stats.

City of La Crosse

Copies to: project engineer and owner

Owner Name(s) Lloyd J Marsh and Rhonda Marsh	Property Address 2961 LOSEY BLVD S LA CROSSE, WI 54601	Area code - phone Home: 608-790-7430 Lloyd Cell: 608-792-6861 Rhonda Work: Email: rhondajoboardman@gmail.com
Tenant, if any	Property Address	Area code - phone Home:
	Mailing Address 2961 LOSEY BLVD S LA CROSSE, WI 54601	Cell: Work: Email:

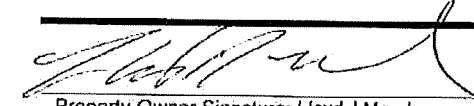
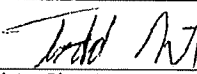
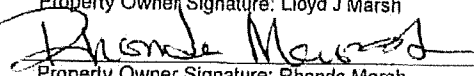
- All commitments agreed upon between negotiator and property owner are listed below.
- All commitments are subject to approval of the City of La Crosse.
- Basic concepts of construction project have been explained to owner.
- No other commitments, either verbal or implied, are valid.

Commitments made (fences, driveways, trees, drainage or other items):

None

Other matters of interest and owner concerns:

- Please call Rhonda before the area is seeded with new grass seed.

	7-24-26		7/24/2026
Property Owner Signature: Lloyd J Marsh	Date	Negotiator Signature	Date
	7/24/26	Todd Wright	
Property Owner Signature: Rhonda Marsh	Date	Print Negotiator Name	

Commitments Approved:


 Approving Authority Signature

Stephanie Sward, P.E., City of La Crosse Project Manager

Approving Authority Name and Title

7/29/2026
DateProject ID
5991-07-82County
La CrosseParcel No.
9

RIGHT OF WAY PROFESSIONALS, INC.

PROJECT MANAGEMENT, ACQUISITION, RELOCATION & PROPERTY MANAGEMENT

July 29, 2026

VIA EMAIL

City of La Crosse
Attn: Stephanie Sward, P.E. – Project Manager
400 La Crosse Street
La Crosse, WI 54601

Re: Project ID: 5991-07-82
Losey Blvd
City of La Crosse – La Crosse County
Parcel 10

Dear Ms. Sward:

Enclosed is a signed copy of the Conveyance, Nominal Payment Parcel – Waiver of Appraisal Recommendation and Approval, Statement to Construction Engineer and W-9 for Parcel 10 on the Losey Blvd project. The amount of the offer was based on the approved Nominal Payment Parcel Report dated June 10, 2026.

If you agree, please return to me a check payable to the following for the below amount:

Parcel	Check Payable To	Check Amount
10	Property Logic, LLC PO Box 2132 La Crosse, WI 54602	\$500.00

Please mail the check directly to me:

Right of Way Professionals, Inc.
Attn: Todd Wright
2215 E. Clairemont Avenue, Suite 1
Eau Claire, WI 54701

I will distribute the check to the owner and record the conveyance with the La Crosse County Register of Deeds following receipt of the check.

If you have questions, please call me at 715-830-0544. Thank you!

Sincerely,
Right of Way Professionals, Inc.



Todd Wright, RWA
Agent for City of La Crosse

Attachments

TEMPORARY LIMITED EASEMENT

Exempt from fee: s. 77.25(2r) Wis. Stats.
Exempt from filing transfer form [s. 77.21(1), 77.22(1) Wis. Stats.]
RE1577 01/2023

THIS EASEMENT, made by **Property Logic, LLC**, GRANTOR, conveys a temporary limited easement as described below to the **City of La Crosse**, GRANTEE, for the sum of **Five Hundred and 00/100 Dollars (\$500.00)** for the purpose of **Grading**.

Any person named in this conveyance may make an appeal from the amount of compensation within six months after the date of recording of this conveyance as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the conveyance shall be treated as the award, and the date the conveyance is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property: None

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

Property Logic, LLC

In executing this document, the undersigned affirms that he/she has the signing authority of the Property Logic, LLC to execute this document.

This space is reserved for recording data

Return to
City of La Crosse
Attn: Right of Way Professionals, Inc.
c/o Todd Wright
2215 E. Clairemont Avenue, STE 1
Eau Claire, WI 54701

Parcel Identification Number/Tax Key Number
17-50323-060

Signature

Date

Date

State of Wisconsin

BY: *for Property Logic - Karl Schilling*
Print Name & Title

La Crosse County) SS.

On the above date, this instrument was acknowledged before me by the above person(s).

The signer was: ☒ Physically in my presence. OR ☐ In my presence involving the use of communication technology.

Signature

Date

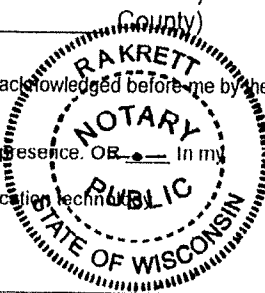
BY:

Print Name & Title

Signature, Notary Public, State of Wisconsin

Print or Type Name, Notary Public, State of Wisconsin

Date Commission Expires



Project ID
5991-07-82

This instrument was drafted by
Todd Wright of Right of Way
Professionals, Inc.

Parcel No.
10

LEGAL DESCRIPTION

Temporary Limited Easement is a right for construction purposes, as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

A parcel located in the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, more fully described as follows:

The Easterly 5.00 feet of the lands described in Document Number 1708615, said lands being adjacent to the westerly right-of-way line of Losey Boulevard.

Said parcel contains 233 square feet, more or less.

Project ID
5991-07-82

This instrument was drafted by
Todd Wright of Right of Way
Professionals, Inc.
Page 2 of 2

Parcel No.
10

NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL RECOMMENDATION AND APPROVAL

City of La Crosse

RE1897 01/2023 Cti, 32 Wfs, Stals.

Owner name(s) Property Logic, LLC	Area and interest required 233.00 sq. ft. of Temporary Limited Easement (TLE)
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Allocation

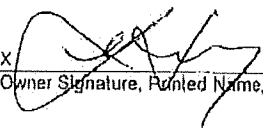
Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)		233.00	Sq Ft	\$0.91	\$212.86
Other	Rounding				\$287.14

Total Allocation
Rounded To \$500.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of La Crosse.

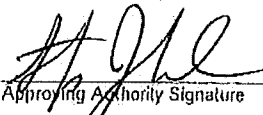
The undersigned owner(s) further states that they waived the right to an appraisal without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of La Crosse agents or representatives.

X  for property logic 7/27/26 x
Owner Signature, Printed Name, & Title Karl Schilling Date Owner Signature, Printed Name, & Title Date

Approved for City of La Crosse

For Office Use Only

 7/29/26
Approving Authority Signature Date
Stephane Sward, P.E., City of La Crosse Project Manager
Approving Authority Name and Title

STATEMENT TO CONSTRUCTION ENGINEER

RE1528 10/2024 s. 84.09 Wis. Stats.

City of La Crosse

Copies to: project engineer and owner

Owner Name(s) Property Logic, LLC	Property Address 2938 LOSEY BLVD S LA CROSSE, WI 54601 Mailing Address PO BOX 2132 LA CROSSE, WI 54601	Area code - phone Home: Cell: Work: 608-881-6222 Email: ks.propertylogic@gmail.com
Tenant, if any	Property Address Mailing Address	Area code - phone Home: Cell: Work: Email:

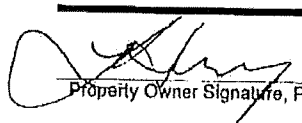
- All commitments agreed upon between negotiator and property owner are listed below.
- All commitments are subject to approval of the City of La Crosse.
- Basic concepts of construction project have been explained to owner.
- No other commitments, either verbal or implied, are valid.

Commitments made (fences, driveways, trees, drainage or other items):

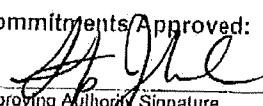
• None

Other matters of interest and owner concerns:

• None

 <i>Karl Schilling</i> Property Owner Signature, Printed Name, & Title	Date 7/27/2026	 Negotiator Signature	Date 7/27/2026
Property Owner Signature, Printed Name, & Title	Date	Todd Wright Print Negotiator Name	

Commitments Approved:

 Approving Authority Signature	Date 7/29/2026
Stephanie Sward, P.E., City of La Crosse Project Manager Approving Authority Name and Title	

Project ID
5991-07-82County
La CrosseParcel No.
10



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-1457

Agenda Date: 8/3/2026

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item

Agenda Number:

BOARD OF PUBLIC WORKS - MONTHLY ESTIMATE

	FINAL
Estimate Number	#3 August
Resolution Number	25-0671
Contingency Amount	\$6,154.29
Contract Amount	\$93,845.71
Change Order #2	\$86,246.06

[illegible]

BOARD OF PUBLIC WORKS - MONTHLY ESTIMATE

Contractor	Henrickson & Company, Inc. 1101 W. Thorndale Ave. Itasca, IL 60143	Estimate Number	#3 August
Contract	La Crosse Public Library Furniture - Contract 05 - Bookstacks	Resolution Number	25-0671
Date	August-26	Contingency Amount	\$6,154.29
EDF #	25-056.05	Contract Amount	\$93,845.71
Job Number	BLDG-25-43	Change Order #2	\$86,246.06

FINAL

Section Title	Line Item	Item Code	Item Description	Unit of Measure	Quantity	Unit Price	Total
			Current Payment is for 2026 Work				
Total Completed							\$86,246.06
Less 0% Retainage							\$0.00
Amount due on Contract of total amount of work to date:							\$86,246.06

Signed by: 7/27/2026
 Audited *David Tauscher*20.....
 B7509F2EE0F24E5...
 COMPROLLER *Dan DeGier*
 C5134A8A54494EF...

Total Previous Estimates \$84,089.91
 Estimate No. #3 August \$2,156.15

RESOLUTION

RESOLVED: That an order be drawn in favor of Henrickson & Company, Inc..... for the sum of **\$2,156.15**
 the same being payment of the estimate for the La Crosse Public Library Furniture - Contract 05 - Bookstacks

Respectfully Submitted,
 COUNCIL COMMITTEE

APPROVED BY BOARD OF PUBLIC WORKS