

City of La Crosse, Wisconsin

City Hall 400 La Crosse Street La Crosse, WI 54601

Meeting Agenda - Final-revised

Judiciary & Administration Committee

Tuesday, July 1, 2025 6:00 PM Council Chambers
City Hall, First Floor

This meeting is open for in-person attendance and will also be available through video conferencing. The meeting can be viewed (no participation) by visiting the Legislative Information Center Meetings calendar (https://cityoflacrosse.legistar.com/Calendar.aspx) - find the scheduled meeting and click on the "In Progress" video link to the far right in the meeting list.

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

- Register online at https://www.cityoflacrosse.org/city-services/meeting-registration
- Contact the City Clerk's Office no later than 4:00p on the day of the meeting, with the following information: name, municipality of residence, if you are representing an organization or a person other than yourself at the meeting, and if you are speaking in favor, opposition or neutral.
 - Sign up in person no less than ten (10) minutes before the start of the meeting.

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

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

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

Call To Order

Roll Call

Agenda Items:

UNFINISHED BUSINESS

25-0466 Preliminary Plat of Chambers-Markle Farmstead Subdivision to the City of

La Crosse, La Crosse County, Wisconsin.

Referred from June meetings.

NEW BUSINESS

25-0656 Various license applications pursuant to Chapters 4, 6, and/or 10 of the La

Crosse Municipal Code for the license period 2025-2026 (July).

<u>25-0657</u>	AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business District to the Public and Semi-Public District, allowing for a Vibrant Space (pocket park area) and parking lot at 1210, 1214, and 1216 Caledonia St.
	Public hearing.
<u>25-0661</u>	AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Traditional Neighborhood District - Specific to the to the Traditional Neighborhood District - Specific, allowing for a primary care clinic at 406 Jackson St.
	Public hearing.
<u>25-0666</u>	AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Traditional Neighborhood District - Specific to the to the Traditional Neighborhood District - Specific, allowing for a bakery and cafe at 1513 Market St.
	Public hearing.
<u>25-0667</u>	Resolution designating concessionaire for alcohol sales at the La Crosse Regional Airport. <u>Sponsors:</u> Dickinson
<u>25-0741</u>	Final Plat of Chambers-Markle Farmstead Subdivision to the City of La Crosse, La Crosse County, Wisconsin.

Adjournment

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

NOTICE TO PERSONS WITH A DISABILITY

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

Judiciary & Administration Committee Members:

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



City of La Crosse, Wisconsin

City Hall 400 La Crosse Street La Crosse, WI 54601

Text File

File Number: 25-0466

Agenda Date: 7/1/2025 Version: 1 Status: Referred

In Control: Judiciary & Administration Committee File Type: Plat/Certified Survey

Мар

Agenda Number:

From: Elsen, Nikki

Sent:Tuesday, June 3, 2025 8:46 AMTo:Karl Schilling; James MakepeaceCc:Trane, Andrea; Craig, SondraSubject:RE: Property Logic Preliminary Plat

Received. The Plan Commission and Council Members will be notified.

The final plat, checklist and applicable fee should be submitted by end of day Monday, June 16th for consideration in July. Plat webpage: https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.cityoflacrosse.org%2Fyourgovernment%2Fdepartments%2Fcity-clerk%2Fforms-chart%2Fplat-

submittal&data=05%7C02%7Ccraigs%40cityoflacrosse.org%7C1d0a3eabd7d54bf83eb808dda2a5061c%7Cb9bc47de972a4482ad 22b9c21b74e467%7C0%7C0%7C638845551863617054%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsllYiOilwLj AuMDAwMCIsllAiOiJXaW4zMiIslkFOIjoiTWFpbCIslldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=7%2F0idCsbcOpQdF1lgTQG8jd1Q 3yf9TrL9yZx6JsYigU%3D&reserved=0

Thank you.

NIKKI M. ELSEN, WCMC City Clerk

elsenn@cityoflacrosse.org

Direct: 608.789.7555 | Office: 608.789.7510

----Original Message----

From: Karl Schilling <ks.propertylogic@gmail.com>

Sent: Monday, June 2, 2025 2:50 PM

To: Elsen, Nikki <elsenn@cityoflacrosse.org>; James Makepeace <james@makepeaceengineering.com>

Subject: Property Logic Preliminary Plat

[You don't often get email from ks.propertylogic@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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

Good afternoon Nikki,

We would like to refer the preliminary plat of Chambers-Markle Farmstead Subdivision to the following month's meeting. We will plan to have the preliminary plat as well as the final plat for that meeting next month, to try and streamline the process.

Karl Schilling

CHAMBERS-MARKILE FARMSTIEAD SUBDIVISION

ALL OF LOT 21, WATERVIEW SUBDIVISION; LOCATED IN THE SE 1/4 - NW 1/4, SECTION 27, T15N-R7W CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

OWNERS CERTIFICATE:

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of La Crosse Wisconsin Department of Transportation Wisconsin Department of Administration (Plat Review)	
Witness the hand and seal of said owners thisday of	_,2025.
In the presence of: Witness	
Karl Schilling (Property Logic, LLC)	
State of Wisconsin) County of La Crosse) ss	
Personally came before me thisday of, 2025, Karl Schilling, to me known to be the person who executed the foregoing instrument and acknowledged the same.	
Notary Public	
Notary Public,, Wisconsin	

CITY TREASURER CERTIFICATE

State of Wisconsin) County of La Crosse) ss

My Commission Expires_

I, Chadwick Hawkins, being the duly appointed, qualified and acting treasurer of the City of La Crosse, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of ,2025, on any of the land included in this plat.

Notary Public Printed Name

Chadwick Hawkins,	Treasurer	Date:

COUNTY TREASURER CERTIFICATE:

State of Wisconsin) County of La Crosse) ss

I, Amy L. Twitchell, being the duly appointed, qualified and acting Treasurer of the County of La Crosse, do hereby certify that the records in my office show there are no unpaid taxes or unpaid special assessments as of ________,2025, affecting the lands included in this plat.

Amy L.	Twitchell,	Treasurer	Date:

 $REGISTER\ OF\ DEEDS\ CERTIFICATE:$

State of Wisconsin) County of La Crosse) ss

I, Robin Kadrmas, being duly appointed, qualified and acting Register of Deeds of the County of La Crosse, do hereby certify that the Plat of Waterview Subdivision was received for record this _______day of _______,2025, at _______o'clock ___m.

Robin	Kadrmas.	Reaister	of	Deeds	Date:	

CITY COMMON COUNCIL CERTIFICATE:

Resolved that the Plat of Subdivision of Lot 21 of Waterview Subdivision, is hereby approved by the Common Council of the City of La Crosse.

Shaundel Washington—Spivey, Mayor Date:

I hereby certify that the foregoing is a copy of a resolution adopted by the

Nikki Elsen , City Clerk

Date:

Legal Description

I, Christopher W. Fechner, Professional Land Surveyor, do hereby certify that I have surveyed and mapped this Certified Survey Map being all of Lot 2I, Waterview Subdivision, located in the SE I/4 of the NW I/4, Section 27, TI5N-R7W, City of La Crosse, La Crosse County, Wisconsin.

Subject to any easements, covenants and restrictions of record.

That such plat is a correct representation of all of the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of La Crosse in surveying and mapping the same.

nristopher W. Fechner rofessional Land Surveyor # S-2448	Notary Public, Wisconsin	
	My Commission Expires	

LEGEND • = Found I" O.D. Iron Pipe (unless stated otherwise) $O = Set 3/4" \times 20"$ Iron Bar (1.50 lb/lin. ft.) () = Recorded dimensions ● = Found 3/4" Iron Bar → = Found County marker — = Boundary of this survey —— — = Centerline ---x---x--- = Fence line U.S.C.E. = United States Army Corps of Engineers = No Access Note: Any land below the ordinary high water mark of a lake or a naviaable stream is subject to the public trust doctrine in navigable waters that is established under Article IX, Section I, of the State constitution. All easements shown hereon are existing from Waterview Subdivision. 10' Utility Easement along streets. 50' Highway setback from State Road "35" right-of-way line. 110' Highway setback from State Road "35" centerline. 50' Building setback from the wetland delineation boundary. Highway setback required by Department of transportation per Wisconsin Statutes 236.293. ' Side yard setback for R-2 25' and 30' Rear yard setback for R-2. Lot 21 zoned R-2. Base Flood Elevation (B.F.E.) = 640.0' Ordinary High Water Mark (O.H.W.M.) = 633.8' Lot 21 does not fall in the floodplain There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats. Certified

Department of Administration

COULEE REGION LAND SURVEYORS, LLC

Professional Land Surveyor # S 2448

Christopher W. Fechner

LA CROSSE, WI 54601

Property Logic LLC

(Karl Schilling, Owner)

La Crosse, WI 54602

P.O. BOX 1954

(608) 784-1614

(608) 784-1408

P.O. Box 2132

(608) 317-4481

917 SOUTH 4th STREET

<u>P. 20</u> <u>D.N. 1745443</u> *30'* 30' <u>Michael Voss</u> <u>Dennis</u> <u>Blihovde</u> <u>Living Trust</u> <u>Lot 1</u> <u>С. S. М.</u> <u>V</u>.__1<u>9</u> <u>P</u>._20 <u>D.N. 1745443</u> <u>Lot 2</u> John Schroeder <u>Morgan Hartman</u> Road <u>Lot 1</u> Run <u>С. S. М.</u> <u>V._18</u> <u>P._57</u> <u>D.N. 1734174</u> <u>Lot 2</u> <u>Laura Thoftne</u> <u>Jeri Sebo</u> <u>Lot 1</u> <u>С. S. М.</u> <u>V._18</u> <u>P._27</u> <u>D.N. 1726059</u> <u>Lot 2</u> <u>Richard Middleton Joint</u> Revocable Trust

FD U.S.C.E. Brass Mon. on the North line

<u>Lot 2</u>

<u>С. S. М.</u>

<u>V._19</u>

of the NW-NW

Section 27

TI5N-R7W

Graphic Scale

(IN FEET)

I inch = 30 ft.

N 89°25'35" E

<u>Lot 2</u>

20' Utility Easement

<u>C.S.M.</u>

<u>Jacqueline Kettner—Sieber</u>

<u>21</u>

N 89°28'00"

2611,400 sq. ft.

27

10,777 sq. ft.

0.25 acres

S 89°28'00" W

28

10,256 sq. ft.

0.24 acres

167.60'

S 89°28'00" W

SL VON SEHT FAMILY, LLC

1→ 25′ Building Setback

<u>C.S.M.</u>

<u>D.N. 1782287</u>

N 85°00'24'

<u>V</u>._1<u>9</u>

Not setting at

this time, due

Buildings to be razed

CONSENT OF CORPORATE MORTGAGEE:

River Bank, A corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certification of Property Logic, LLC, owner.

In witness whereof, the said River Bank, has caused these presents to be signed by Jim Thompson, EVP & Chief Lending Officer, and its corporate seal to be hereunto affixed this_______day of________, 2025.

Executive Vice President, Jim Thompson

State of Wisconsin) La Crosse County) ss

Personally came before me this _____ day of _____ , 2025, the above named mortgagee to me known to be the persons who executed the foregoing instruments and acknowledged the same.

My commission expires:

Notary Public — State of Wisconsin

Notary Public Printed Name
________, Wisconsin

SHEET 1 OF 1

HIGHWAY/ROAD BUILDING SETBACK:

<u>V._19</u>

|→ 50' Highway Line Setback →

<u>P._I2I</u>

The Highway Setback Line (H.S.L.) is either 50' from the highway right—of—way line, or 110' from the highway centerline and labeled accordingly. Building setbacks from all other roads and cul—de—sacs is 25' from the road right—of—way line.

1968.36

29

32,428 sq. ft.

0.74 acres

s 78°03'29" W

D.N. 1154972

State of WI_DOT

<u>D.N._1768841</u>

LINE LENGTH BEARING

LI 10.00' S 00°21'22" W

L2| 5.60'| N 89°28'00" E

51.39'

Waterview Subdivision

N I/4 Corner

Section 27

Old Town

Hall Road

<u>Madeline</u> <u>Bliss</u>

<u>Nelson</u>

<u>Joan</u>

<u>Reince</u>

SW - NE

TI5N-R7W

SE - NW

Section 27

T15N-R7W

50'

ACCESS RESTRICTIONS:

All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right—of—way of U.S. Highway "14/61" and State Road "35", it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation.

HIGHWAY SETBACK RESTRICTION:

No improvements or structures are allowed between the right—of—way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in s236.293, Wisconsin Statues, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the county highway department.

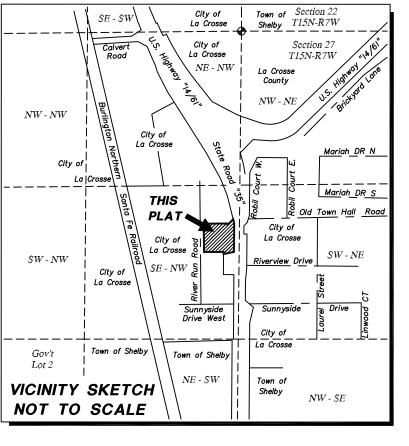
NOISE NOTATION:

The lots of this land division may experience noise at levels exceeding levels in s. Trans 405.04, Table I. These levels are based on federal standards. The Wisconsin Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through—lane capacity.

SE 1/4 - NW 1/4 SECTION 27, T15N-R7W CITY OF LA CROSSE, LA CROSSE COUNTY, WI

S I/4 Corner Section 27

TI5N-R7W



Notary Public Printed Name

Dated this_____day of______, 2025.

S-7283D

CITY ENGINEER



CITY HALL 400 LA CROSSE ST LA CROSSE WI 54601-3396 (608) 789-7505

(PRELIMINARY AND FINAL) PLAT SUBMITTAL CHECK LIST

To be completed by Engineering before filing with the City Clerk

(Note: More than one checklist item may be on a sheet of paper) Preliminary Plat (Face Plat) PLATITING OUBL PART OF Survey Plat (Existing Conditions) Site Plan (Tree, Lighting, Parks) Grading Plan (Proposed Grades) DIUGION LLOT ZI, WATERVIEW, **Erosion Control Plan** ZOIS). INFRASTRUCTURE IN a. Silt fence Ъ. Mats **Tracking Pads** c. 30 % Slopes (If Necessary) Rip-Rap e. f. Grades (Proposed/Existing) Hydrology (Pre/Post), Soils, and Calculations book a. Storm water Narrative Utility Plan Sanitary Water Storm Plan and Profile Street a. Utility b. Structure Details **Erosion Protection** Street Utilities (If Necessary) Covenants and Restrictions To be completed by City Clerk at time of filing: 11_%_____ Twelve (12) sets; five (5) of those full sets (i.e. site plan, grading plan, erosion control, etc.) Public Site Fee (Due at Final Plat Submittal - \$100/lot in lieu of public lands dedication) (Applies to all residential projects, including condos; does not apply to commercial plats or commercial condos.) **Reviewing Fees** Preliminary \$500.00 Final \$200.00 (If filing prelim and final simultaneously, \$700.00 is due at filing.) Reapplication \$100.00

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

Town Board Approved:	La Crosse County Approved:	
Date		Date

From: Reinhart, David

Sent: Tuesday, April 15, 2025 10:30 AM

To: Craig, Sondra

Subject: RE: For Review: Preliminary Plat - Chambers-Markle Subdivision

Approved.

Thanks,

David Reinhart

Chief Building Inspector Building & Inspections 400 La Crosse St., La Crosse, WI 54601

Office: 608-789-7564

From: Craig, Sondra <craigs@cityoflacrosse.org>

Sent: Monday, April 14, 2025 12:07 PM

To: Acklin, Tim <Acklint@cityoflacrosse.org>; Asp, Brian <aspb@cityoflacrosse.org>; Coman, Kyle <comank@cityoflacrosse.org>; Crandall, Jay <CrandallJ@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>; Gallager, Matthew <gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Neumann, Shannon <Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>; Trane, Andrea <tranea@cityoflacrosse.org>

Subject: For Review: Preliminary Plat - Chambers-Markle Subdivision

Good morning,

Attached for your review is the preliminary plat of Chambers-Markle Farmstead Subdivision. This is being routed through the May meetings (CPC 4/28, J&A 4/29, and Council 5/8) – as file 25-0466.

Please let me know if you approve or have any comments.

Thank you,

SONDRA CRAIG (she/her)

Deputy City Clerk

City Clerk's Office City of La Crosse 400 La Crosse Street La Crosse WI 54601

craigs@cityoflacrosse.org

Direct: 608.789.7549 | Office: 608.789.7510

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

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City Clerk's Office hours: 8:00 a.m. to 4:30 p.m., Monday through Friday
Public Service hours 8:00 a.m. to 4:00 p.m. Monday through Thursday in the City Hall Lobby

Elected Officials and Members of Official Committees:

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

From: Dale Hewitt < DHewitt@lacrossecounty.org>

Sent: Tuesday, April 15, 2025 12:28 PM

To: chris@couleeregionlandsurveyors.com; 'James Makepeace'

Cc: 'Karl Schilling'; Christina Peterson; Reinhart, David; Craig, Sondra; Bryan Meyer; Coman, Kyle

Subject: RE: (Waterview)

Attachments: Chambers-Markle Farmstead Subdivision-Inverse With Area-Lot26.txt; Chambers-Markle

Farmstead Subdivision-Inverse With Area-Lot27.txt; Chambers-Markle Farmstead Subdivision-Inverse With-Lot28 Area.txt; Chambers-Markle Farmstead Subdivision-Inverse With Area-

Lot29.txt

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

Good morning everyone,

This subdivision plat does not fall under La Crosse County jurisdiction for review.

I did run a closure on the proposed subdivision. See attached closures.

One thing of note is to add a bearing/distance on the line between Lot 26 & 27.

Thank you,

Dale

Dale E. Hewitt - PLS 4062

La Crosse County Assistant County Surveyor 212 6th Street North, Room 1200 La Crosse, Wisconsin 54601 Phone 608-785-9626

From: chris@couleeregionlandsurveyors.com < chris@couleeregionlandsurveyors.com>

Sent: Thursday, April 10, 2025 4:03 PM

To: 'James Makepeace' <james@makepeaceengineering.com>

Cc: 'Karl Schilling' <ks.propertylogic@gmail.com>; Christina Peterson <cpeterson@townofshelby.com>; 'Reinhart, David' <Reinhartd@cityoflacrosse.org>; 'Craig, Sondra' <craigs@cityoflacrosse.org>; Bryan Meyer <bmeyer@lacrossecounty.org>; Dale

1

Hewitt <DHewitt@lacrossecounty.org>; 'Coman, Kyle' <comank@cityoflacrosse.org>

Subject: RE: (Waterview)

All,

On behalf of Makepeace Engineering and Property Logic, I am submitting a pdf of the Plat for review.

If hard copies are still required, I will be happy to provide them.

Mr. Schilling is attached to this email.

Thank you

Chris

Christopher W. Fechner, PLS 2448 Coulee Region Land Surveyors, LLC 917 South 4th Street, Ste. 104 La Crosse, WI 54601 Phone 608-784-1614

From: James Makepeace < james@makepeaceengineering.com >

Sent: Thursday, April 10, 2025 9:36 AM **To:** chris@couleeregionlandsurveyors.com **Cc:** Karl Schilling ks.propertylogic@gmail.com

Subject: RE: Karl's plat.

Thanks Chris. Can we remove "Historical Site" from the name of the subdivision? Would love to get this to city surveyor today with the revised name if possible.

Thanks, James Makepeace, P.E. Makepeace Engineering LLC 608.881.6030 Office 608.797.1025 Cell

From: chris@couleeregionlandsurveyors.com <chris@couleeregionlandsurveyors.com>

Sent: Wednesday, April 9, 2025 4:42 PM

To: James Makepeace < <u>james@makepeaceengineering.com</u>>

Subject: Karl's plat.

I've attached the drawing file and a pdf. I came up with the name...
Change it if you'd like.
Have a good evening!

Looking forward to talking real soon. Thank you Chris

Christopher W. Fechner, PLS 2448 Coulee Region Land Surveyors, LLC 917 South 4th Street, Ste. 104 La Crosse, WI 54601 Phone 608-784-1614

PRIVATE AND CONFIDENTIAL

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From: Coman, Kyle

Sent: Thursday, May 1, 2025 2:44 PM

To: chris@couleeregionlandsurveyors.com; James Makepeace

Cc: Craig, Sondra

Subject: Chambers-Markle Farmstead Pre-Plat

Attachments: Preliminary Plat-REVIEW.pdf

Good afternoon,

Please see review comments below, and the attachment for reference.

- 1. It appears land is not being dedicated; the word "dedicated", and "dedication" might be removed from the Owner's Certificate and Consent of Corporate Mortgagee.
- 2. Please correct the plat name in the Register of Deeds Certificate.
- 3. The City Common Council Certificate might be confusing to approvers. Consider revising to read "Resolved that the Chambers-Markle Farmstead Subdivision of Lot 21..." or similar.
- 4. Please correct language in the Legal Description to read "that I have surveyed, divided and mapped the Chambers-Markle Farmstead subdivision plat..."
- 5. Correct misspelling of the word "from" in the 4th line of the notes describing setbacks.
- 6. Please double check the CSM volume, page, and document numbers listed.
- 7. Ensure the sewer lateral immediately north of the existing driveway will not be crossed by the proposed lot line.
- 8. Add bearing and distance to lot line.
- 9. Trim lines as to not enter monument symbol (I know, I know, very minor but I still like to bring it to your attention).

Thank you, gentlemen and please reach out with any questions or concerns.

Kyle Coman, PLS

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

comank@cityoflacrosse.org

Office: 608.789.7366 Cell: 608.790.0309

CHAMBERS-MARKILE FARMSTIEAD SUBDIVISION

ALL OF LOT 21, WATERVIEW SUBDIVISION; LOCATED IN THE SE 1/4 - NW 1/4, SECTION 27, T15N-R7W CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

OWNERS CERTIFICATE:
As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: City of La Crosse
Wisconsin Department of Transportation Wisconsin Department of Administration (Plat Review)
Witness the hand and seal of said owners thisday of,2025.
In the presence of: Witness
Karl Schilling (Property Logic, LLC)
State of Wisconsin) County of La Crosse) ss
Personally came before me thisday of, 2025, Karl Schilling, to me known to be the person who executed the foregoing instrument and acknowledged the same.
Notary Public
Notary Public,, Wisconsin My Commission Expires
Notary Public Printed Name
CITY TREASURER CERTIFICATE State of Wisconsin)
County of La Crosse) ss I, Chadwick Hawkins, being the duly appointed, qualified and acting treasurer of
the City of La Crosse, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of,2025, on any of the land included in this plat.
Chadwick Hawkins, Treasurer Date:
COUNTY TREASURER CERTIFICATE:
State of Wisconsin) County of La Crosse) ss
I, Amy L. Twitchell, being the duly appointed, qualified and acting Treasurer of the County of La Crosse, do hereby certify that the records in my office show there are no unpaid taxes or unpaid special assessments as of,2025, affecting the lands included in this plat.
Amy L. Twitchell, Treasurer Date:
REGISTER OF DEEDS CERTIFICATE:
State of Wisconsin) County of La Crosse) ss
I, Robin Kadrmas, being duly appointed, qualified and acting Register of Deeds of the County of La Crosse, do hereby certify that the Plat of Waterview Subdivision was received for record thisday of,2025, ato'clockm.
Robin Kadrmas, Register of Deeds Date:
CITY COMMON COUNCIL CERTIFICATE: 3.
Resolved that the Plat of Subdivision of Lot 21 of Waterview Subdivision, is hereby approved by the Common Council of the City of La Crosse.
Shaundel Washington—Spivey, Mayor Date:
I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council.
Nikki Elsen , City Clerk Date:
Legal Description 4.
I, Christopher W. Fechner, Professional Land Surveyor, do hereby certify that I have surveyed and mapped this Certified Survey Map being all of Lot 2I, Waterview Subdivision, located in the SE I/4 of the NW I/4, Section 27, TI5N-R7W, City of La Crosse, La Crosse County, Wisconsin.
Subject to any easements, covenants and restrictions of record.
That such plat is a correct representation of all of the exterior

LEGEND • = Found I" O.D. Iron Pipe (unless stated otherwise) $O = Set 3/4" \times 20"$ Iron Bar (1.50 lb/lin. ft.) () = Recorded dimensions ● = Found 3/4" Iron Bar → = Found County marker = Boundary of this survey —— — = Centerline ---x---x--- = Fence line U.S.C.E. = United States Army Corps of Engineers = No Access Note: Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust doctrine in navigable waters that is established under Article IX, Section I, of the State constitution. All easements shown hereon are existing from Waterview Subdivision. 10' Utility Easement along streets. 50' Highway setback from State Road "35" right-of-way line. 110' Highway setback from State Road "35" centerline. 50' Building setback from the wetland delineation boundary. Highway setback required by Department of transportation

per Wisconsin Statutes 236.293. 7' Side yard setback for R-2

Lot 21 zoned R-2.

Certified

25' and 30' Rear yard setback for R-2.

Base Flood Elevation (B.F.E.) = 640.0'

Lot 21 does not fall in the floodplain

There are no objections to this plat with respect to

Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),

COULEE REGION LAND SURVEYORS, LLC

Professional Land Surveyor # S 2448

Christopher W. Fechner

LA CROSSE, WI 54601

Property Logic LLC

(Karl Schilling, Owner)

La Crosse, WI 54602

P.O. BOX 1954

(608) 784-1614

(608) 784-1408

P.O. Box 2132

(608) 317-4481

917 SOUTH 4th STREET

Wis. Stats. as provided by s. 236.12, Wis. Stats.

Department of Administration

<u>V._19</u> <u>P. 20</u> <u>D.N. 1745443</u> <u>Michael Voss</u> <u>Dennis</u> <u>Blihovde</u> <u>Living Trust</u> <u>Lot 1</u> <u>C.S.M.</u> 6. <u>V. 19</u> <u>P</u>._2<u>0</u> <u>D.N. 1745443</u> <u>Lot 2</u> <u>John Schroeder</u> <u>Morgan Hartman</u> <u>Lot 1</u> <u>C.S.M.</u> <u>V._18</u> <u>P</u>._<u>57</u> <u>D.N. 1734174</u> <u>Lot 2</u> <u>Laura Thoftne</u> <u>Jeri Sebo</u> <u>Lot 1</u> <u>С. S. М.</u> <u>V._18</u> <u>P</u>._27 <u>D.N. 1726059</u> <u>Lot 2</u> <u>Richard Middleton Joint</u> Ordinary High Water Mark (O.H.W.M.) = 633.8' Revocable Trust

FD U.S.C.E. Brass Mon. on the North line

<u>С. S. М.</u>

of the NW-NW

Section 27

TI5N-R7W

30' River Run Road

30'

N 89°25'35" E

<u>Lot 2</u>

L2| 5.60'| N 89°28'00" E N 89°28'00" 51.39' 20' Utility Easement 21 26 II,400 sq. ft. 0.26 acres Not setting at this time, due Buildings to be razed 27 10,777 sq. ft. 29 0.25 acres 32,428 sq. ft. 0.74 acres N 85°00'24" Waterview Subdivision S 89°28'00" W 28 10,256 sq. ft. 0.24 acres 167.60' S 89°28'00" W 5 78°03'29" W <u>С. S. М.</u> Lot 1 <u>V._19</u> SL VON SEHT FAMILY, LLC

<u>C.S.M.</u>

<u>Jacqueline Kettner-Sieber</u>

<u>V</u>._1<u>9</u>

1968.36

<u>D.N._1768841</u>

LINE LENGTH BEARING LI 10.00' S 00°21'22" W N I/4 Corner

Section 27

Old Town

Hall Road

<u>Madeline</u> <u>Bliss</u>

<u>Nelson</u>

<u>Joan</u>

<u>Reince</u>

SW - NE

TI5N-R7W

SE - NW

Section 27

T15N-R7W

50'

HIGHWAY/ROAD BUILDING SETBACK: The Highway Setback Line (H.S.L.) is either 50' from the highway right—of—way line, or 110' from the highway centerline and labeled accordingly. Building setbacks from all other roads and cul-de-sacs is 25' from the road right-of-way line.

<u>D.N. 1782287</u>

|-- 50' Highway Line Setback --

<u>P._I2I</u>

user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right—of—way of U.S. Highway "14/61" and State Road "35", it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation.

No improvements or structures are allowed between the right-of-way systems, drainage facilities buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the county highway department.

NOISE NOTATION:

The lots of this land division may experience noise at levels exceeding levels in s. Trans 405.04, Table I. These levels are based on federal standards. The Wisconsin Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the

ACCESS RESTRICTIONS: All lots and blocks are hereby restricted so that no owner, possessor,

D.N. 1154972

<u>State_of_WI_DOT</u>

HIGHWAY SETBACK RESTRICTION:

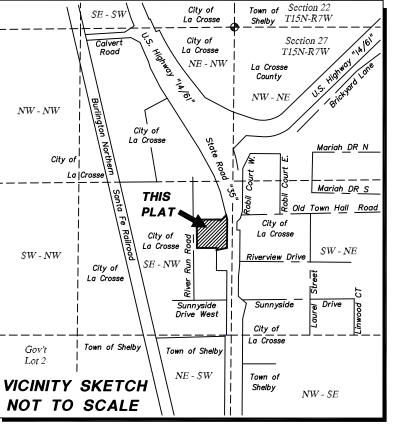
line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic in s236.293, Wisconsin Statues, and shall be enforceable by the

highway's through—lane capacity.

$SE \ 1/4 - NW \ 1/4$ SECTION 27, T15N-R7W CITY OF LA CROSSE, LA CROSSE COUNTY, WI

FD 1.25" IP S 1/4 Corner Section 27

TI5N-R7W



boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of La Crosse in surveying and mapping the same.

ted	this	day of	, 2025.	

Christopher W. Fechner Notary Public Professional Land Surveyor # S-2448

, Wisconsin

My Commission Expires_____

Notary Public Printed Name

CONSENT OF CORPORATE MORTGAGEE:

River Bank, A corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certification of Property Logic, LLC, owner.

In witness whereof, the said River Bank, has caused these presents to be signed by Jim Thompson, EVP & Chief Lending Officer, and its corporate seal to be hereunto affixed this_____day of ______, 2025.

Executive Vice President, Jim Thompson

State of Wisconsin) La Crosse County) ss

Personally came before me this _____ day of _____ , 2025, the above named mortgagée to me known to be the persons who executed the foregoing instruments and acknowledged the same.

My commission expires:

Notary Public - State of Wisconsin

Graphic Scale

(IN FEET)

I inch = 30 ft.

Notary Public Printed Name Wisconsin

S-7283D SHEET 1 OF 1

1→ 25′ Building Setback

Office of City Clerk



May 13, 2025

ATTN: KARL SCHILLING PROPERTY LOGIC PO BOX 2132 LA CROSSE WI 54602

Re: Plat Submittal

We are in receipt of the *Preliminary Plat of Chambers-Markle Farmstead Subdivision to the City of La Crosse, La Crosse County, Wisconsin.*

The Plat will be considered at the following meetings:

City Plan Commission Monday, June 2, 2025 at 4:00 p.m.

Council Chambers, City Hall - first floor

Judiciary & Administration Committee Tuesday, June 3, 2025, at 4:00 p.m.

Council Chambers, City Hall - first floor

Common Council Thursday, June 12, 2025 at 6:00 p.m.

Council Chambers, City Hall - first floor

We recommend someone attend the CPC and J&A meetings where public hearing is allowed; there may be questions or comments from a committee or council member or another citizen. Public hearing is not allowed at the Council meeting, although you are welcome to attend. The Plat will appear on the agendas as file 25-0466.

Attendance at the meetings is allowed either in person or virtual. If you wish to attend virtually, please email me at craigs@cityoflacrosse.org for the link to participate. If you have any questions, comments, or concerns; do not hesitate to contact me.

Sincerely,

Sondra Craig, Deputy City Clerk

(608) 789-7549

craigs@citvoflacrosse.org

Sondra Craig

cc: Christopher Fechner, Coulee Region Land Surveyors LLC James Makepeace, Makepeace Engineering LLC

From: Erickson, Tina

Sent: Wednesday, May 21, 2025 1:40 PM

To: Craig, Sondra

Cc: Gallager, Matthew; Coman, Kyle

Subject: FW: Utilities review of Preliminary Plat of Chambers-Markle Farmstead Subdivision

Attachments: 6103 River Run Road (Parcel 17-50782-10) water lateral location 05192025.pdf; 6103 River Run

Road (Parcel 17-50782-10) sewer lateral location 05212025.pdf

Importance: High

Sondra,

The Utilities are currently denying the proposed plat because it will create a non-compliant sanitary sewer lateral. However, I have spoken with and emailed Karl Schilling letting him know of our plan to deny, and what his options are. Please see the email below. If he can prove that the sanitary lateral does not cross through a neighboring parcel to feed the existing home, we will amend our response. Otherwise, he may also have to amend his plat or update the plumbing if he does find that the sanitary lateral would be non-compliant.

Sincerely,

Tina Erickson

Utilities Finance & Compliance Manager

La Crosse Utilities (Water – Sewer - Storm) City of La Crosse 400 La Crosse Street La Crosse, WI 54601

Office: 608.789.7520 Cell: 608.860.0981

Alternate Email: <u>utilities@cityoflacrosse.org</u> Webpage: <u>www.cityoflacrosse.org/utilities</u>

From: Erickson, Tina

Sent: Wednesday, May 21, 2025 1:36 PM

To: ks.propertylogic@gmail.com

Cc: Asp, Brian <aspb@cityoflacrosse.org>

Subject: Utilities review of Preliminary Plat of Chambers-Markle Farmstead Subdivision

Importance: High

Dear Karl,

I am reviewing the Preliminary Plat that was submitted to ensure the parcel changes will not result in a non-compliant utility service for both water and sewer laterals that feed the existing structure at 6103 River Run Road (currently parcel 17-50782-10).

The water service for this property appears to remain compliant after the split, as it is tapped off the watermain that comes in on the north side of the property from the highway and will not cross through any other parcels to connect to the home. I have attached a map that shows where the water service is located.

1

However, the sanitary sewer lateral for this property looks like it may not be compliant with the proposed changes. That sanitary lateral that comes off River Run Road (See attachment that includes a screenshot that shows approximate location to the sanitary sewer main), can't cross through any other parcel other than the one it serves. Therefore, since it is serving Lot 29, the sanitary lateral must stay within the parcel boundaries of lot 29.

Based on what we can see, the sanitary lateral may go through Lot 27 and the Utilities will be denying the request as proposed based on the information available at this time. The options to resolve a situation like this are either 1) Prove that the sanitary lateral does not cross into Lot 27 by providing a map with the path of the private sanitary lateral from River Run Road to the house, 2) change the plat design and parcel layouts so that the sanitary lateral is only on the parcel is serves, or 3) re-plumb/move the sanitary lateral so that it stays within the proposed parcel boundaries of Lot 29.

The Utilities will be happy to review the request again if you can find proof that the sanitary lateral does stay within the parcel boundaries of Lot 29 as designed on the proposed plat. If it is non-compliant, then you will have to decide which path you would like to take to ensure the new plat will comply with utility regulations.

Feel free to give me a call if you have any questions.

Sincerely,

Tina Erickson Utilities Finance & Compliance Manager

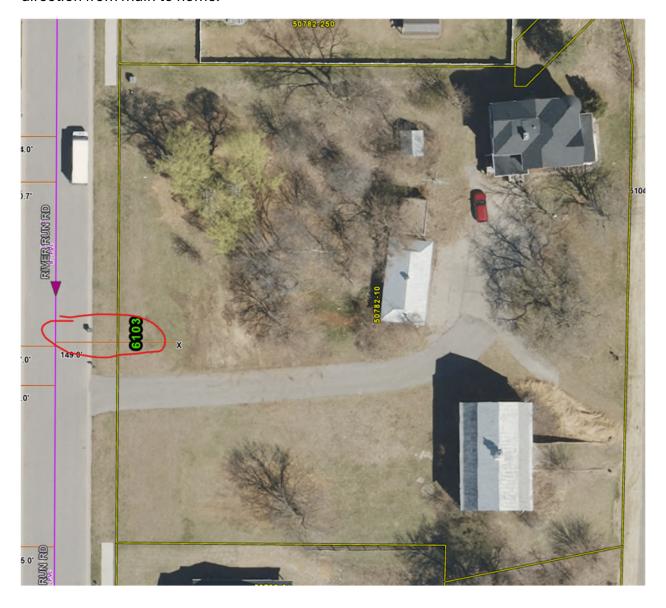
La Crosse Utilities (Water – Sewer - Storm) City of La Crosse 400 La Crosse Street La Crosse, WI 54601

Office: 608.789.7520 Cell: 608.860.0981

Alternate Email: <u>utilities@cityoflacrosse.org</u> Webpage: <u>www.cityoflacrosse.org/utilities</u>

6103 River Run Road (Parcel 17-50782-10)

Approximate location of sanitary sewer lateral connection to the sewer main. Unknown direction from main to home.



From: Coman, Kyle

Sent: Tuesday, May 27, 2025 12:54 PM

To: Erickson, Tina; James Makepeace; Gallager, Matthew **Cc:** Acklin, Tim; Nasonovs, Jurijs; Karl Schilling; Craig, Sondra

Subject: RE: Waterview Lot 21 Plat

Regarding #2, the plat cannot be submitted as only a final plat. City ordinance 113-69 (a) does require a preliminary plat. It is possible that a preliminary and final plat be submitted at once. However, you would need to provide additional information and allow staff time to review and comment. Considering the timeframe, that seems to be a tall order.

Kyle Coman, PLS

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

comank@cityoflacrosse.org

Office: 608.789.7366 Cell: 608.790.0309

From: Erickson, Tina <ericksont@cityoflacrosse.org>

Sent: Tuesday, May 27, 2025 12:02 PM

To: James Makepeace < james@makepeaceengineering.com>; Coman, Kyle < comank@cityoflacrosse.org>; Gallager, Matthew

<gallagerm@cityoflacrosse.org>

Cc: Acklin, Tim <Acklint@cityoflacrosse.org>; Nasonovs, Jurijs <nasonovsj@cityoflacrosse.org>; Karl Schilling

<ks.propertylogic@gmail.com>
Subject: RE: Waterview Lot 21 Plat

As for as #1, since this shows the sanitary lateral for the existing house comes from across the highway, that parcel would be compliant. The only additional comments now from Utilities would be that Lots 1 and 3 do not have stubbed water and/or sewer services. Lot 2 then appears to have a stubbed sewer service, but no stubbed water service. The property owner would be responsible for installation of the new services.

1

#2 and #3 will be for Engineering to reply to.

I will notify the City Clerk of the Utilities amended comments.

Sincerely,

Tina Erickson

Utilities Finance & Compliance Manager

La Crosse Utilities (Water – Sewer - Storm) City of La Crosse 400 La Crosse Street

La Crosse, WI 54601

Office: 608.789.7520 Cell: 608.860.0981

Alternate Email: <u>utilities@cityoflacrosse.org</u>
Webpage: <u>www.cityoflacrosse.org/utilities</u>

From: James Makepeace < james@makepeaceengineering.com>

Sent: Tuesday, May 27, 2025 11:47 AM

To: Coman, Kyle <<u>comank@cityoflacrosse.org</u>>; Gallager, Matthew <<u>gallagerm@cityoflacrosse.org</u>>; Erickson, Tina

<ericksont@cityoflacrosse.org>

Cc: Acklin, Tim < acklint@cityoflacrosse.org; Nasonovs, Jurijs < nasonovsj@cityoflacrosse.org; Karl Schilling

<<u>ks.propertylogic@gmail.com</u>> **Subject:** Waterview Lot 21 Plat

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

Good morning all. I've been discussing Karl Schilling's Lot 21 Waterview plat with Kyle Coman, and he asked that I email everyone. Regarding Karl Schilling's Waterview Lot 21 plat which is making its way to the meeting cycles this month, there are a couple issues Karl asked me to sort out.

#1 Existing Sewer Service

Ms. Erickson requested Karl provide evidence that the sewer service for the existing house would not cross any proposed property lines.

Attached are an exhibit showing the two sewer services which are currently serving Waterview Lot 21. You can see a service stub off River Run Road. This stub was constructed in 2018 for future development on this lot. You can also see a sewer service line heading toward Lot 21 from the sewer main which is located in the right-of-way on the east side of Highway 35. This is the existing service currently used by the existing house.

Also attached is an exhibit showing an existing cleanout on the west side of the house, another existing cleanout on the north side of the house, and the route of the service going straight east to the main. This sewer service was televised and traced from the house, through both cleanouts, all the way to the main on Thursday, May 22, 2025 and is portrayed accurately. This service will not cross any proposed property lines.

#2 Preliminary versus Final Plat

Karl requests that this plat, if allowed by ordinance, proceed though Planning Commission, J&A and Council as a Final Plat. Wisconsin Statute allows it and Karl would like to not be required to go through two sets of meetings. Karl would like to finish the platting process as quickly as possible and move on with development or sale of the lots asap. Karl is not sure if he will develop the parcels himself or not, but has interested buyers who would look to develop lots 1-3 in 2025.

Wisconsin Chapter 236 explicitly allows a developer to submit only a final plat. La Crosse Ordinance 113 does not explicitly state that, but does refer to Chapter 236. Please let us know if the plat may move forward as a final plat at this time.

#3 Stormwater

City of La Crosse Ordinance 105-55 makes it clear that post-construction performance standards must be met on all future development once the plat is approved. This will likely be some combination of stormwater detention, rain gardens, and bio-infiltration. In our experience, constructing those post-construction BMP's

prior to the actual construction results in problems related to inaccurate assumptions about the size of future improvements as well as lack of protection of those bmp's during construction of the houses/driveways.

We'd ask that the City require post-construction BMP's be designed and constructed at the time building permits are applied for for each proposed lot.

Thanks, James Makepeace, P.E. (608)881-6030 Office (608)797-1025 Cell

Agenda Item 25-0466: (Tim Acklin)

Preliminary Plat of Chambers-Markle Farmstead Subdivision to the City of La Crosse, La Crosse County, Wisconsin.

General Location

Council District 13, located south of the intersection of State Hwy 35 and State Hwy 14/61 as depicted on attached MAP 25-0413. Subject property is part of the Waterview Subdivision. Adjacent uses include two and four units to the west and north, two units, four units and apartment buildings to the south, and single-family homes to the east across Hwy 35.

Background Information

The applicant is requesting to subdivide Lot 21 of the Waterview Subdivision into four parcels. Three of the parcels will be used to construct 2-unit, owner-occupied dwelling units (twindo-miniums). The remaining parcel will continue to be used for the existing single family home and the red barn building. All of the parcels will front, and only have access to, River Run Road.

Please note that Wisconsin State Statute 236.13 states that "No approving authority or agency having the power to approve or object to plats shall condition approval upon compliance with, or base an objection upon, any requirement other than those specified in this section."

The applicant will still need to submit a Final Plat to the Common Council for approval. Stormwater management and any proposed covenants would be reviewed at that time. The proposed development will be required to manage stormwater on their own parcels.

Recommendation of Other Boards and Commissions.

This parcel is part of the Waterview Subdivision, which was approved by the Common Council at their March 2018 meeting for low-density residential development.

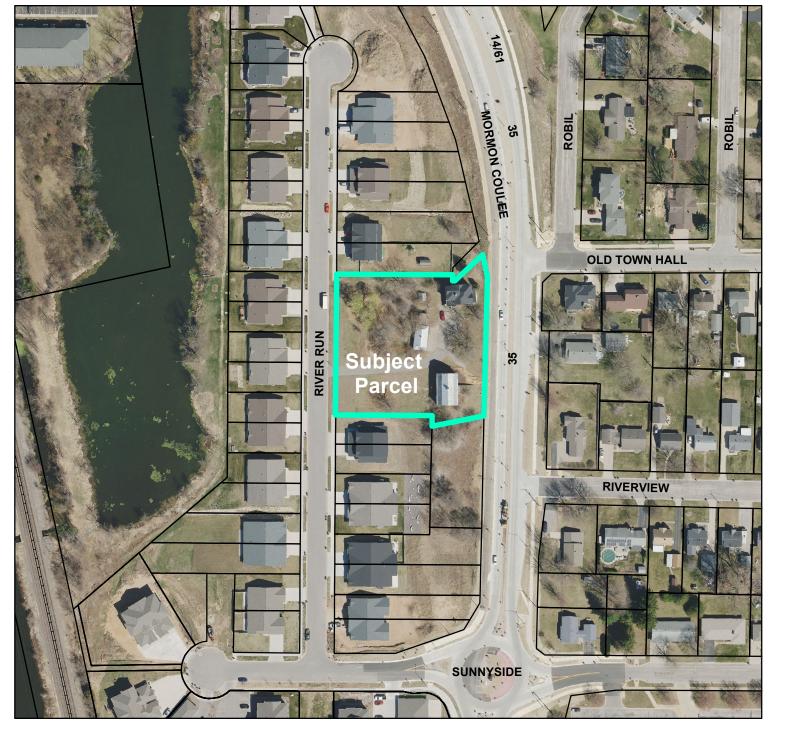
Consistency with Adopted Comprehensive Plan

According to the Land Use Element of "Forward La Crosse", Low-Density Residential, which includes 2-unit residential dwelling units, is a desirable use within the neighborhoods around Southern Bluffs Elementary.

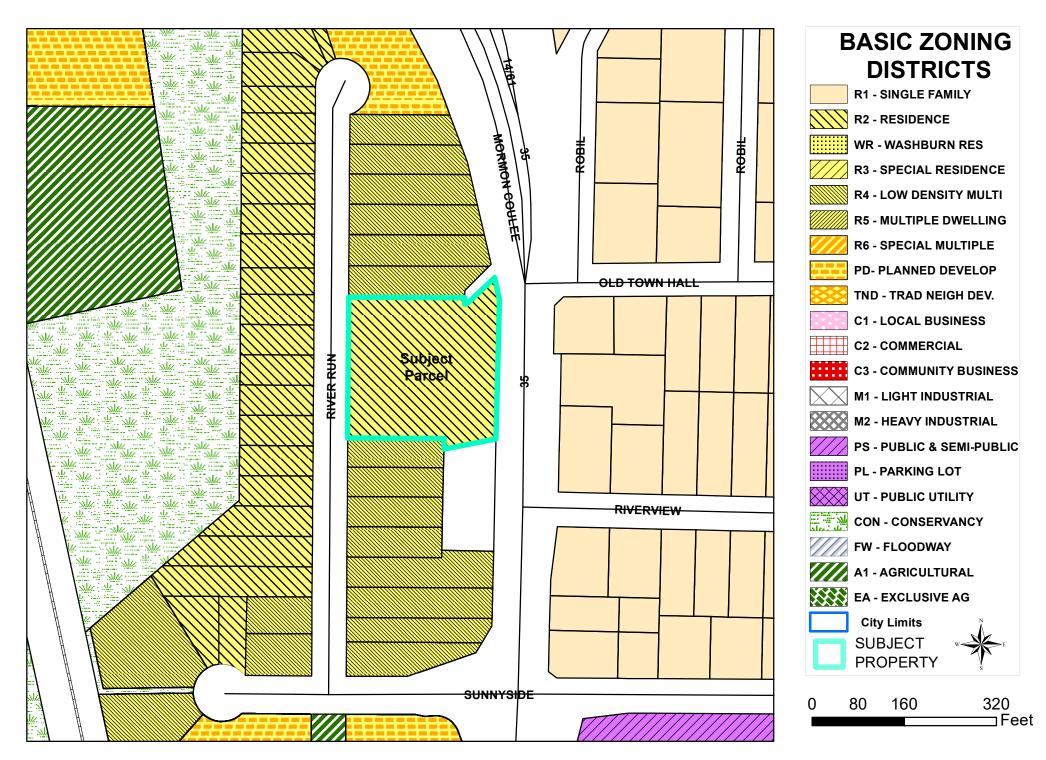
Staff Recommendation

This item is recommended for approval with the condition that any requirements from the Engineering and Utilities Department have been met.

Routing J&A 6.3.25







City of La Crosse Planning Department - 2025

Agenda Item 25-0466: (Tim Acklin)

Preliminary Plat of Chambers-Markle Farmstead Subdivision to the City of La Crosse, La Crosse County, Wisconsin.

General Location

Council District 13, located south of the intersection of State Hwy 35 and State Hwy 14/61 as depicted on attached MAP 25-0466. Subject property is part of the Waterview Subdivision. Adjacent uses include two and four units to the west and north, two units, four units and apartment buildings to the south, and single-family homes to the east across Hwy 35.

Background Information

This item is related to agenda item #25-0741. The applicant is requesting to subdivide Lot 21 of the Waterview Subdivision into four parcels. Three of the parcels will be used to construct 2-unit, owner-occupied dwelling units (twindo-miniums). The remaining parcel will continue to be used for the existing single family home and the red barn building. All of the parcels will front, and only have access to, River Run Road.

Please note that Wisconsin State Statute 236.13 states that "No approving authority or agency having the power to approve or object to plats shall condition approval upon compliance with, or base an objection upon, any requirement other than those specified in this section."

The proposed development will be required to manage stormwater on their own parcels.

Recommendation of Other Boards and Commissions.

This parcel is part of the Waterview Subdivision, which was approved by the Common Council at their March 2018 meeting for low-density residential development.

This item was requested by the applicant to be referred for 30 days by the Common Council which they approved at their May 2025 meeting.

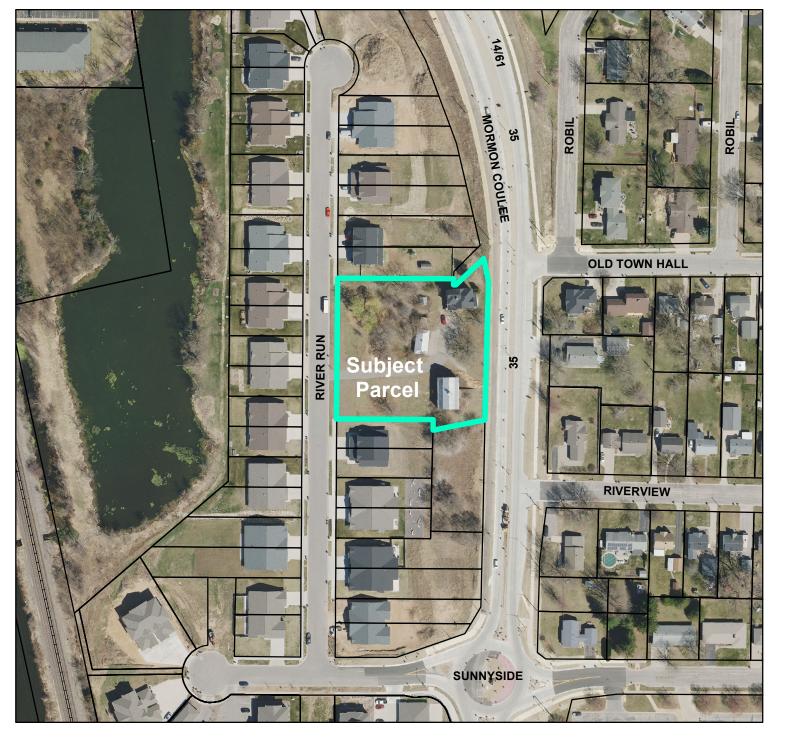
Consistency with Adopted Comprehensive Plan

According to the Land Use Element of "Forward La Crosse", Low-Density Residential, which includes 2-unit residential dwelling units, is a desirable use within the neighborhoods around Southern Bluffs Elementary.

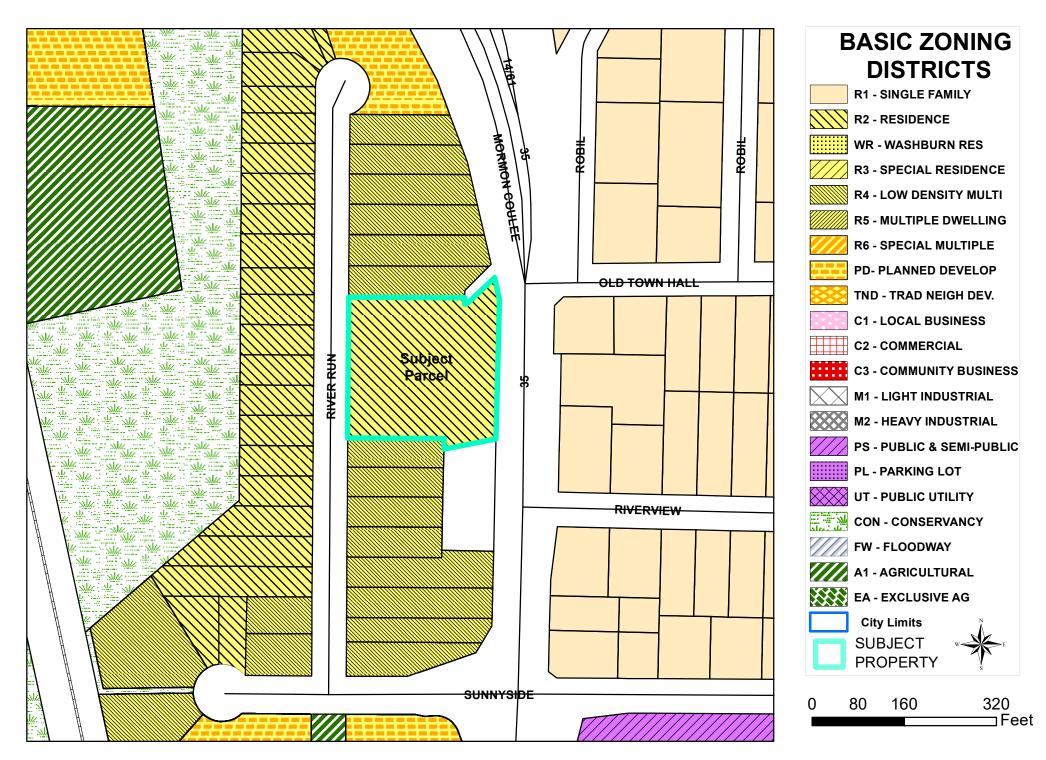
Staff Recommendation

This item is recommended for approval with the condition that any requirements from the Engineering and Utilities Department have been met.

Routing J&A 7.1.25







City of La Crosse Planning Department - 2025



City of La Crosse, Wisconsin

City Hall 400 La Crosse Street La Crosse, WI 54601

Text File

File Number: 25-0656

Agenda Date: 7/1/2025 Version: 2 Status: New Business

In Control: Judiciary & Administration Committee File Type: Application

Agenda Number:

TO THE JUDICIARY AND ADMINISTRATION COMMITTEE:

Following is a list of various licenses for the 2025-2026 license period to be considered by your committee on July 1, 2025.

Chickens July 2, 2025 through December 31, 2025

CHRISTOPHER LOYD	2206 ADAMS ST
NATHAN HARTKOPF	1320 29TH ST S
PAT MCCONAUGHEY	1510 10TH ST S

Alcohol July 11, 2025 through June 30, 2026

Change of Agent

Kwik Trip Inc dba Kwik Trip #771 71 Copeland Ave

New Agent: George Libotte − 1604 9TH ST S, La Crosse

Combination "Class B" Beer & Liquor

Surrender from 1BDT Company LLC

Pearl 19 LLC dba Boots 318 Pearl St

Agent: Brian McCarty IV - 1806 Eastwood Ln, La Crosse

Indoor Cabaret July 11, 2025 through June 30, 2026

Pearl 19 LLC dba Boots 318 Pearl St

Turtle Stack Brewery LLC 125 2nd St S

Expansion of Alcohol for Special Event

Pin Drop LLC dba Pla-Mor Lanes 807 4th St. S. – Expansion of alcohol license to west parking lot. August 16, 2025

Public Vehicle for Hire

Twilight Medical Transport LLC - Vehicle Listing 2025							
Year, Make, Model VIN License Plate Capacity							
2017 Toyota Sienna	5TDZZ3DC8HS899749	Plate # tbd	5				
2017 Toyota Sienna	5TDXZ3DC4HS7791998	AZH8830	3				
2016 Mercedes Benz Sprinter	WDZPE7CDXGP241413	AZL9215	7				
2014 Toyota Sienna	5TDKK3DC2ES476117	AYV7808	6				
2015 Toyota Venza	4T3BKBB9FU115476	AMS8764	5				
2025 Metered Rates:							
Pick Up: \$2.00	Mileage: \$2.50/mile Wait Time: \$40.00/hour						
Wheelchair Returns: \$1.00/mile (Local)							
Wheelchairs: \$25.00 \$2.00/mile (out of area)							

License Fee:	
Invoice No ·	

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

License Period: January 1, <u>25</u> to December 31, <u>25</u>

Use Conditions:

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

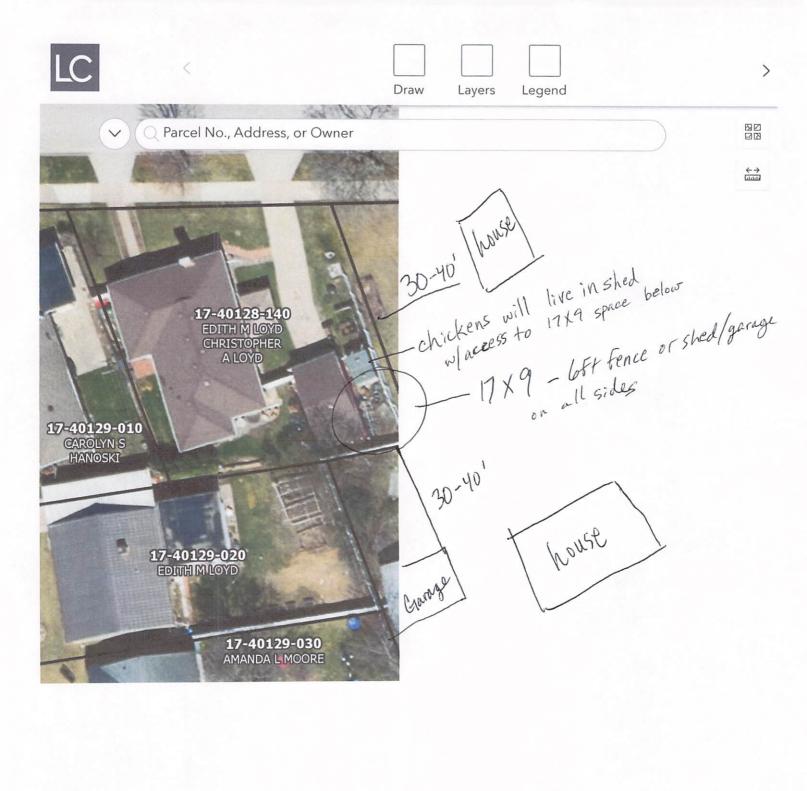
APPLICANT: Christopher Loyd
PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT: 2206 Adams St La X W I '01
PROPERTY OWNER(S): Christopher Loyd / Edith Loyd If applicant is not the owner, please provide written documentation from the owner that they have been notified. Not applicable for renewal.
Is the property ONE-FAMILY dwelling or TWO-FAMILY dwelling? (Check One) If duplex, provide written documentation from other occupant that they have been notified. Not applicable for renewal.

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

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

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

h 50	
(signature)	
(signature) 6-397-7084	6/3/4/25
(telephone)	(date)



4

 \Rightarrow

20 ft

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30

+

License Fee:	\$50
Invoice No.:	

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



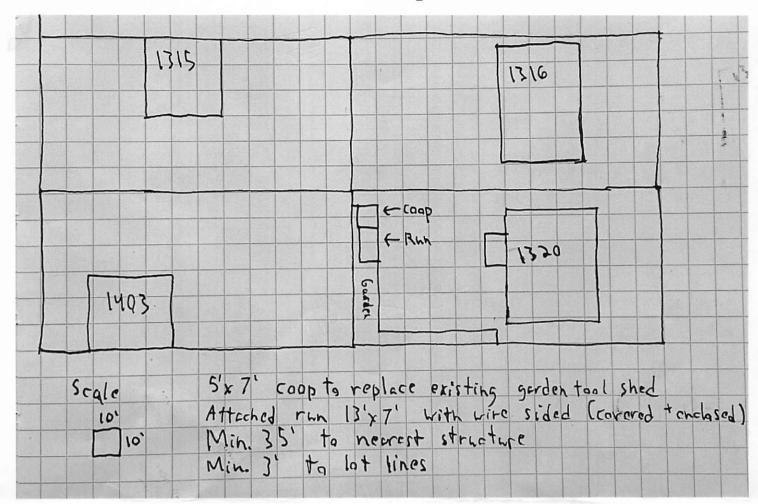
License Period: January 1, 1015 to December 31, 1017

Use Conditions:

- One property is limited to the keeping or harboring of up to eight (8) chickens.
- A person may only own, keep or harbor chickens on property be ing used as a one-family dwelling (single family) or two-family dwelling (duplex).
- the

(emigra tarring) or the farming (aspect).
No person shall keep any rooster.
No person shall slaughter any chickens.
 Chickens shall be provided with a covered enclosure that measures a minimum of three (3) square
feet per bird, and all chickens must be kept in the covered enclosure or a fenced enclosure within backyard of the property at all times.
 No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.
Norther Harthopt HartKapf
PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT: 1320 29th 5th Sough
PROPERTY OWNER(S): Wathan Hartkost Office
If applicant is not the owner, please provide written documentation from the owner that they have been notified. Not applicable for renewal. Is the property ONE-FAMILY dwelling or TWO-FAMILY dwelling? (Check One) If duplex, provide written documentation from other occupant that they have been notified.
Not applicable for renewal. Attach a scale drawing showing property lot lines, dimensions of coop/enclosure and distance from adjoining lot lines and residential structures.
Applying for and obtaining this chicken permit DOES NOT provide any authority to violate any restrictive covenants that govern the property where you reside or intend to keep chickens. Please review any Declaration of Restrictions or Restrictive Covenants that apply to the property prior to applying for a chicken permit. No permit fees will be refunded once they are paid.
I hereby certify that I have read and understand the content of this application and that the above statements are true and correct to the best of my knowledge. I further certify that I understand that any such license is subject to revocation in accordance with Municipal Code of Ordinances Sec. 6-16.
(signature)
(signature) $(12-402-1014)$ $(6/9/25)$
(telephone) (date)

Dav. 12/2022



1	License Fee:	
1	Invoice No.:	

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

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

Use Conditions:

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

APPLICANT:
Pat Mc Conzughey
PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:
1510 10th St. S Lz Crosse WI 54601
PROPERTY OWNER(S):
Pat McConzughou & Keeley McConzughey If applicant is not the owner, please provide written documentation from the owner that they have been notified.
If applicant is not the owner, please provide written documentation from the owner that they have been notified. Not applicable for renewal.
Is the property ONE-FAMILY dwelling or TWO-FAMILY dwelling? (Check One) If duplex, provide written documentation from other occupant that they have been notified. Not applicable for renewal.

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

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

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

(signature)

(signature)

(signature)

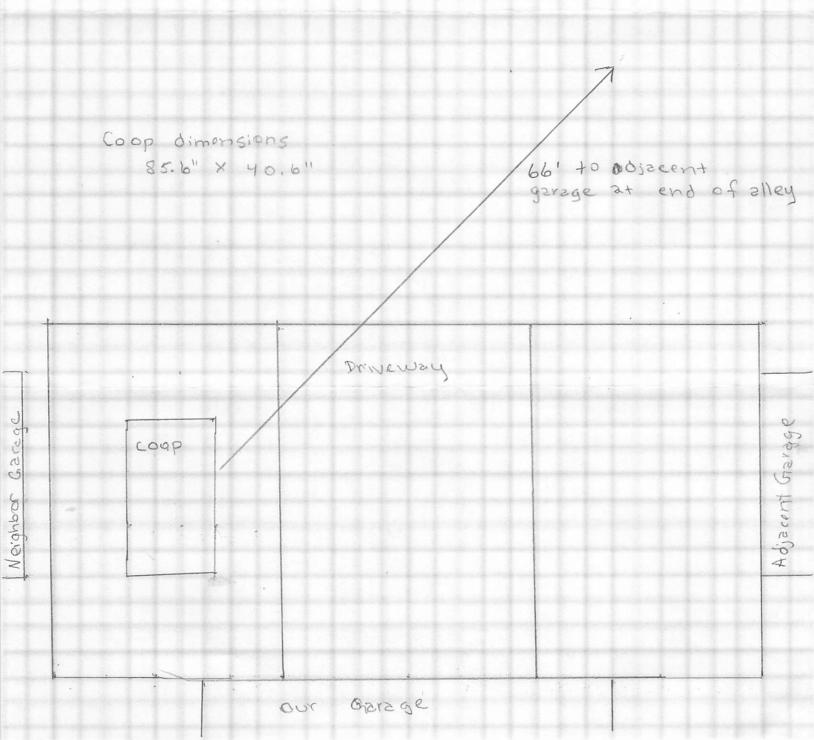
(signature)

(signature)

(concupling 5-19-25

(telephone)

I had chickens before moving to la Crosse.
They were for egg production.



Form **AB-100**

Alcohol Beverage Individual Questionnaire

Date	 	

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

	ners of a partners		members and					
ur alcol	hol beverage app	lication or renew	al is not complet	te until a	Il require	d Individual Questic	nnaires are s	ubmitted.
	Business Info							
	Business Name (ind Trip, Inc	ividual name if sole	proprietor)					
2. Busine	ss Trade Name or C)BA						
(wik T	rip 771							
3. Entity 1	Type (check one)				_	M 0		onprofit Organization
☐ So	le Proprietor	☐ Partnership	Limited	Liability	Compan	y 🕅 Corporati	011	onpront Organization
	-							
Part B:	Individual info	ormation						3, M.I.
I. Last N				2. Firs	t Name			W.
ibotte				Geo	rge			Phone
4. Relatio	onship to Business ((Title)	5 Email		01	ileberia COI	1 -	54-461-6313
Agen	it		Licen	singl	epter	wiktrip.com	1 3	34-401-0310
7. Home	Address							
1604 9	9th St. S.					Lan Zin Codo		1. Date of Birth
8. City					9. State	10. Zip Code 54601	H	
La Cro					<u>M</u>	13. Drivers License	/State ID State	of Issuance
40 Del-	ers License/State ID	Number						
12. Unve	RE FIGEURA/State ID	MOUNDE						
Bort C	· Addross Hist	OFV				WI		
Part C	: Address Hist ou currently live in	ory				WI		X Yes
Part C 1. Do you	: Address Hist ou currently live in s, provide the mon	ory n Wisconsin? nth and year whe	n you permanen	tly move	d to Wisc	WI		
Part C 1. Do you If yes 2. List i	: Address Hist ou currently live in s, provide the mon	ory n Wisconsin? nth and year whe	n you permanen	tly move	d to Wisc	WI		
Part C 1. Do you If yes 2. List i	: Address Hist ou currently live in s, provide the mon	ory n Wisconsin? nth and year whe	n you permanen	tly move ne last 5	d to Wisc	WI	ets if necessar	X Yes
Part C 1. Do you If yes 2. List i Previous 1604 §	: Address Hist ou currently live in s, provide the mod in chronological of a Address 1 9th St. S.	ory n Wisconsin? nth and year whe	n you permanen	ne last 5	d to Wisc	WI	ets if necessar	
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AB-100 (R 1-25)

-1-

Wisconsin Department of Revenue

	excluding traffic offenses of	nless related to alcohol beverag	Yes [
for violation of any federal, Wisconsin, or another	er state's laws or of any cou	inty or municipal ordinances .	🗀 165 }
If yes to question 1, please list details of each of	onviction below. Attach addi	itional sheets as needed.	
Law/Ordinance Violated	Location		Conviction Da
Penalty Imposed			
		Was sentence completed?	
Law/Ordinance Violated	Location		Conviction Da
Penalty Imposed		Was sentence completed?	Yes
	T		Conviction Da
Law/Ordinance Violated	Location		001111011011
Penalty Imposed		Was sentence completed?	Yes
2. Are charges for any offenses currently pending beverages) for violation of any federal, Wiscont	against you (excluding traff	fic offenses unless related to al	conal
beverages) for violation of any federal, Wiscont ordinances?	Sin, or another state's laws (county of momorpal	Yes
	_		! -
If yes to question 2, describe nature and statu	is or pending charges using	the space below. Attach addit	liunai
sheets as needed			
Dod C. Attochetion			
Part E: Attestation			
READ CAREFULLY BEFORE SIGNING: Unde	er penalty of law, I have a	nswered each of the above q	uestions complete
READ CAREFULLY BEFORE SIGNING: Under truthfully. I certify that I am not prohibited from	participating in this busines	is due to any involvement in a	nother tier of the a
READ CAREFULLY BEFORE SIGNING: Under truthfully. I certify that I am not prohibited from p beverage industry as a restricted investor. I under	participating in this busines derstand that any license is	is due to any involvement in a ssued contrary to Wis. Stat. C	nother tier of the a hapter 125 shall t
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Form AB-101

Alcohol Beverage Appointment of Agent

	Date	 	
	1		

AD-101		Appoint	ment of A	gene				
Agent Type (che	ck one)							
Original (no fee		Successor (\$10 fee for m	nunicipal license	es only)				
	•		***************************************					
Part A: Busines								
1 Legal Business Nar Kwik Trip		I name if sole proprietor)						
2. Business Trade Na								
Kwik Trip 77 3 Entity Type (check		Limited Liabil ty Compan	ıy 🖄 (Corporation	☐ No	nprofit Orga	nization	
4. Alcohol Beverage E			5. If successor a	igent, provide S	State Permit or M	unicipal Reta	il License N	lumber
6. Describe the reason	n for appoint	ng a successor agent, if successor	or is checked abov	е.				
Part B: Agent in	formation	l					3. M.I	
1. Last Name			2. First Name George				w.	
Libotte			George			5. Phone		
4. Email	entekw	iktrip.com				954-46	1-6313	
6. Home Address			<u></u>					
1604 9th St. S.						10. Date of	f Didh	
7 City			8. State 9	54601		Id. Date 0	Butt	
La Crosse	and ID blomb		, IVVI		License/State ID	State or issu	ance	
11. Drivers License/S	itate II) Numi	jer 		WI				
Part C: Agent C	uestions							
Have you satisf Submit proof of	ied the resp completion	oonsible beverage server train	ning requiremen	t?			X Yes	No
2. Have you comp Form AB-300, A	leted Form Vicohol Bev	AB-100, Alcohol Beverage In erage Personal Questionnaire	ndividual Questi e (permittee)?	onnaire (licen	see) or		X Yes	[] No
3. Have you been See instructions	a Wisconsi s for except	n resident for at least 90 contions	tinuous days?				X Yes	No
							Conti	nued –
AB 101 (R. 1-25)			-1-			Wisco	nisin Departme	int of Reven

Part D: Business Attestation							
READ CAREFULLY BEFORE SIGNING I. the corporation, nonprofit organization, or limited beverage activities on such premises. I certiful on behalf of the entity. If I am appointing a surfunderstand that I may be prosecuted for surfunderstand who knowingly provides materially if convicted.	I liability company with full authority and co fy that I am authorized by the above-named accessor agent, I rescind all previous agent a bmitting false statements and affidavits in c	ntrol of the premises and a entity to authorize this ind appointments for this premi connection with this applicat	of all alcohol avidual to act ses. Further ion, and that than \$1,000				
Last Name	First Name		M.I				
Zietlow	Scott		Ρ.				
Title President	Email LicensingDept@kwiktrip.	com Phone 608-79	93-4741				
Signature Scott P. Feltle Date 5/16/25							
Part E: Agent Attestation							
READ CAREFULLY BEFORE SIGNING: I, the nonprofit organization, or limited liability come on the premises for the above-named busine and affidavits in connection with this application may be required to forfeit not more	pany and assume full responsibility for the c ess. I further understand that I may be pro- ion, and that any person who knowingly pro-	onduct of all alcohol bever secuted for submitting fals	age activities e statements				
Last Name	First Name		M.I.				
Libotte ,	George		W.				
Signature #		Date 05/22/2025					

AB-101 (R 1-25)



City of La Crosse, Wisconsin:BEVERAGE OPERATORS LICENSE:

- Remove your card and always have it in your possession when serving/selling beer and/or alcohol beverages.
- Licenses should not be duplicated. If you need a replacement, please contact the City Clerk's Office. The original license should be retained by you as the licensee.
- Pursuant to Resolution 17-1333, the Common Council recognizes that sexual violence prevention is a relevant local concern and offers information provided by the National Sexual Violence Resource Center titled Engaging Bystanders to Prevent Sexual Violence. A link to the handout can be found on the City's website at this URL: https://www.cityoflacrosse.org/beverage-operator

GEORGE WILLIAM LIBOTTE 3170 35TH ST S LA CROSSE WI 54601 City of La Crosse, Wisconsin BEVERAGE OPERATORS LICENSE

Class 2-Year

GEORGE WILLIAM LIBOTTE

001481-2023

7/1/2023

Expires 6/30/2025

Nikki Elsen, City Clerk

Renew on or before 6/1/2025



City of La Crosse, Wisconsin

ORIGINAL ALCOHOL LICENSE APPLICANTS INFORMATION SUBMITTAL

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

	t to Chapter 4 of the La Crosse Municipal Code shall alcohol applications. Any false statement contained license issued pursuant thereto.					
Class A: □ Beer, □ Liquor						
Class B: 🗡 Beer, 🗹 Liquor						
Class C: □ Wine						
APPLICANT						
Legal/Real Name of Business:	Trade Name:					
Pearl 19 LLC	490TS					
Address	City State Zip Code					
Telephone Number: 608-792-8451	City State Zip Code Ca (rosse W1 54601					
Telephone Number:	Website:					
608-792-8451						
ACTIVE USE OF LICENSE						
· ·	nse must be activated within 90 days of being granted					
1 '	This means open for business with stock and equipment.					
Anticipated Date of Opening: Avgust	, 2025					
I understand that if a license is granted, said license shall be actively utilized pursuant to Municipal Code						
sec. 4-12. Actively utilized shall mean open for bus license is not actively used throughout any 90-day p	riness with regular and consistent operating hours. If a					
suspension pursuant to sec. 4-82.	renou, the license shall be subject to revocation of					
VI understand that if there is any change to the lice	ense or licensee information, including but not limited to					
	eir address/phone number, change in hours of operation,					
etc., the City Clerk will be notified within 15 days.						
BUSINESS PLAN						
Type of Establishment:						
▼ Tavern □ Nightclub □Restaurant □	Liquor Store □ Grocery Store					
☐ Convenience Store with gas pumps ☐						
☐ Other						
Hours of Operation: Tuesday - Sund	400 unt.					
10000000	29 Ifm Diviti					
Anticipated Number of Employees:						
Other Business to Be Conducted on Premise:						
	NON I					

	d and alcohol beverage sales by percentage.
(Note: Non-alcoholic drinks are class	sified as "Food.")
95 % Alcohol	5 % Food % Other
If applicable, describe "Other":	
Estimated capacity (Class B and	Class C licenses only):
Indoor	Outdoor, if applicable
Will there be any outdoor sales/s If yes, a beer garden license or outdoor	service or consumption of alcohol? If yes, explain. dining permit may be required.
No	
If yes, a cabaret license will be required	(music or dancing) on premise? If yes, explain.
yes, a cabaret needse will be required.	acoustic bands
Do you have off-street parking?	
If yes, how many parking spaces?	
If no, how will parking be accommod	lated.
	n showing overall dimensions, sales, service and
The state of the s	seating arrangements, location of coolers, and
location where records are kept	(invoices for purchase of alcohol).
Provide a site plan showing build	ling location, any outside areas where alcohol
	med, off-street parking, ingress and egress, and
existing or proposed screening.	nea, on street parking, ingress and egress, and
existing or proposed screening.	
To addition to according the above informs	abian which is how and somethin the back of any local day. T
	ation which is true and correct to the best of my knowledge, I
necessary requirements.	mittal Requirements and Information page and will comply with
necessary requirements.	
	6-24-25
Signature)	Date
Signature	Date
FOR OFFICE LICE. City Claub/a Office abo	aluliat fan aan alata aan linetian
FOR OFFICE USE – City Clerk's Office che Completed applications and fee	cklist for complete applications
Surrender of previous license, if applic	ahla
Lease, purchase agreement or other p	
Contact Information Sheet	Tool of control of premise
Articles of Incorporation	
□ WI Seller's Permit Certificate	
DEIN	
Floor Plan	
Site Plan	
	erator license or on other license within last two years.
☐ Confirm proximity to school, church or	
☐ Confirm proximity to land zoned reside	
= committee proximitely to family confed reside	



Property Type: Comm/Industrial

Status: Active Taxes: \$6,400

County: La Crosse

Seller Offers Concessions:

Est. Acreage: 0.3 Tax Year: 2023 Days On Market: 76

Est. Year Built: 1950

List Price: \$699,000

Tax Key: 017020032050

For Sale/Lease: For Sale Only

Est. Total Sq. Ft.: 2,800 Flood Plain: No Occ. Permit Required:

Year Established: Parking: 0

Zoning: COMM Bus/Com/Ind: Commercial Occupied: N

Name of Business: **Industrial Park Name:** Lease Amount: \$ / Avg Rent/SqFt: \$0

Sched. Gross Income: \$0 Gross Operating Inc: \$0 Net Operating Income: \$0 Total Operating Exp: \$0 Vacancy Allowance: \$

Directions: Take 4th Street from Cass. left on Pearl. Building is located on the left side next to Jimmy Johns.

Type Commercial:

Special Purpose

Natural Gas: Central Air: Forced Air

Type of Business:

Beer/Liquor

Water/Waste: Municipal Water; Municipal Sewer

Location:

Corner; Business District; Near Public Transit

City

of Stories:

Municipality: Miscellaneous:

Furniture

Proximity to HWY: Road Frontage:

0-1 Miles Town/City Road; High Visibility; Paved Road; Near Vacant

Public Transit

Full

Expenses Include:

Heating/Cooling:

None

Exterior: Brick

Real Estate

Roofing:

Rubber

Sale Includes:

Occupied:

Basement:

Avg Ceiling Height: Truck Door Height:

11'-15' No Truck Door Occupancy:

See Listing Broker

Remarks: Are you an Entrepreneur searching for that PRIME location for your next Tavern and would like to own a piece of Downtown La Crosse Wisconsin market? Located between two major highways with heavy walking traffic, this is a great spot for locals and visitors alike. Surrounding area is full of

Restaurants, Taverns, Local Shops, Exclusions: Seller's Personal Property

Listing Office: Gerrard-Hoeschler, REALTORS: 5006ofs

LO License #: 834038-91

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage laure footage laure footage, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing. Copyright 2025 by Multiple Listing Service, Inc. See copyright notice.

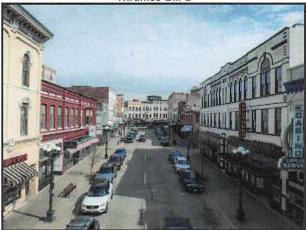
Prepared by Brian McCarty on Wednesday, June 25, 2025 11:32 AM.



Thrunies-BVM-07



Thrunies-BM-2



Thrunies-BVM-33



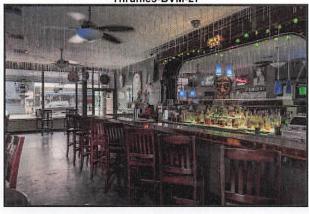
Thrunies-BVM-17



Thrunies-BVM-16



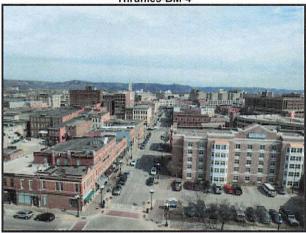
Thrunies-BVM-27



Thrunies-BVM-26



Thrunies-BM-4



Thrunies-BM-3



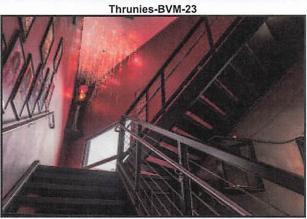
Thrunies-BVM-06





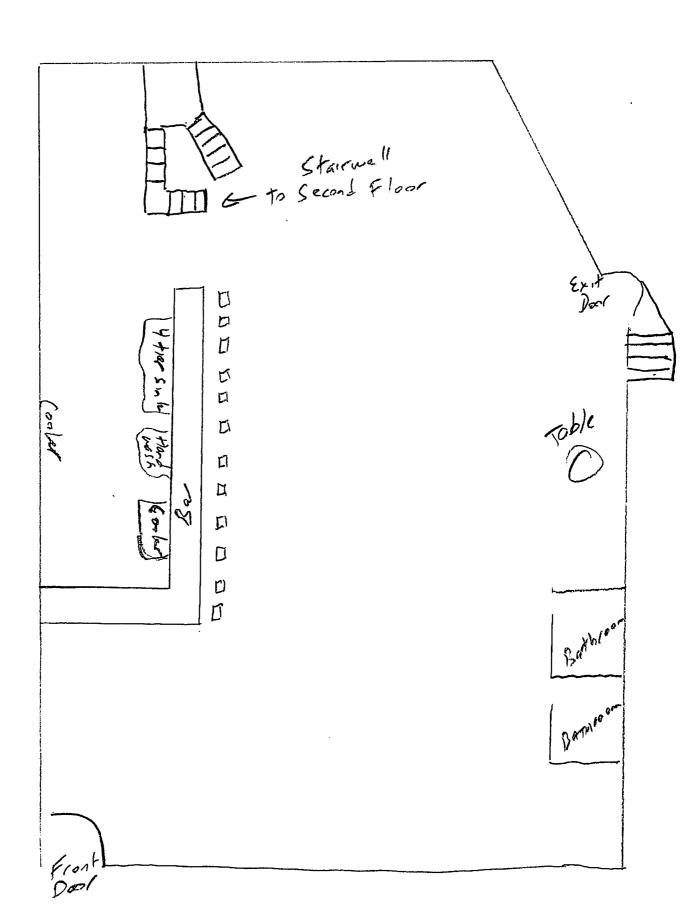


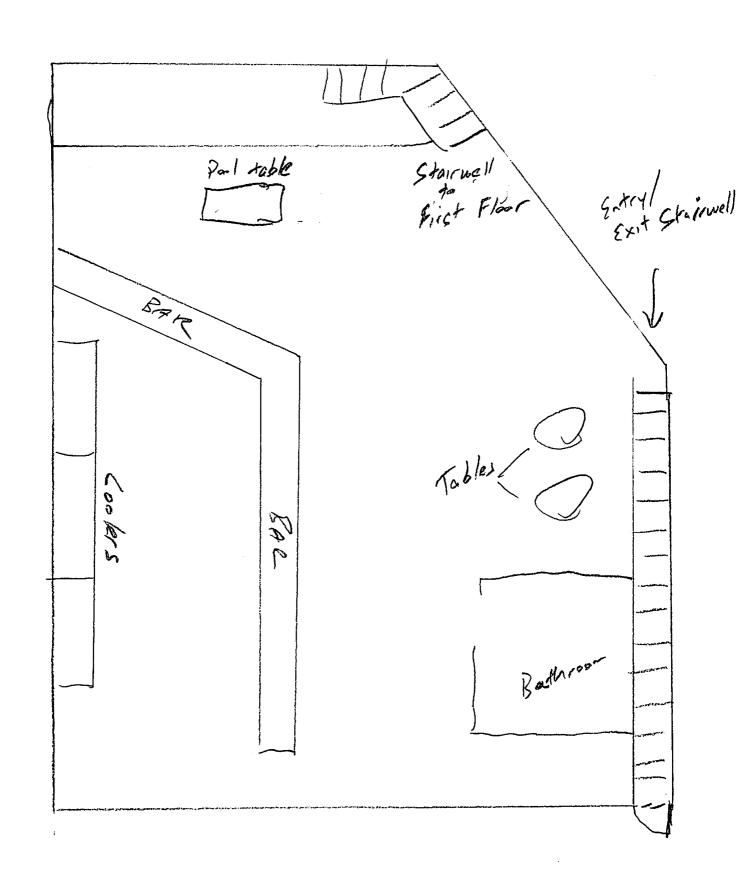












SURRENDER OF LICENSE Part I

	Legal/Real Name of Current Licensee:	Brady Desen Thrun
	Premises Address: 318 Pearl Trade Name: Thrunie's Class	
	Wholesale Beer "Class C" Wine	eer & Liquor lass A" Liquor (circle which apply)
	and understand that said license(s) wi granting of a license to the applicant nam	Al Name of Proposed Licensee and Trade Name) Il be cancelled upon the Common Council's ed herein.
	New Applicant Solan McCarty President, Member, Partner, Individual	Current Licensee Bracky Thrun President, Member, Partner, Individual
	Secretary, Member, Partner	Secretary, Member, Partner
	State of Wisconsin)) ss. County of La Crosse)	
	On the 20 ^{+h} day of	, known to me to be the person(s) who and known to me to be the Current Licensee and
		, 20, personally came before me, known to me to be the person(s) who have to me to be the Proposed New Applicant and
DOT NOT A OF	acknowledged that s/he executed the foregoing do	Notary Public County, Wisconsin My Commission expires:

SURRENDER OF LICENSE Part II

6-20-25 Date

City Clerk
400 La Crosse St.
La Crosse, WI 54601
This is to notify you that I am the owner of the building located at 318 FEARL 51. La Crosse, Wisconsin.
I have entered into a lease for the above property effectivewith
(Strike sentence if not applicable.)
Further, this letter is to document that said owner or tenant has control of the premises, and may apply for the necessary beer and/or liquor licenses for said location.
Sincerely,
Signature of owner of building
Printed name of owner: Lypn Johnson; LRJ Holdings, L.C.C. Home address of owner: 1225 Lawrenpace Pl., Ownersky, W.J. S'USC
Home address of owner: 1325 Lawenpace Pl., ONALASKA, ZLG. SUGSC
Daytime phone number of owner: 608 317.5353

Form AB-200

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	
License Period	

License(s) Requested: (up to two boxes may	be checked)		Fees				
☐ Class "A" Beer	Gla ss "B" Beer \$	Lice	nse Fees	\$			
☐ "Class A" Liquor	Lolass B" Liquor \$	Back	ground Check Fee	\$			
☐ "Class A" Liquor (cider only) \$	Reserve "Class B" Liquor \$	-	ication Fee	\$			
Class C" Liquor (wine only) \$		Tota	l Fees	\$ \$ 6000			
Part A: Premises/Business Information	1	· · · · · · · · · · · · · · · · · · ·					
1. Legal Business Name (individual name if sole pro							
2. Business Trade Name or DBA							
3. FEIN 39-2858384 4. Wisconsin Seller's Permit Number							
5. Entity Type (check one) Sole Proprietor Partnership	☐ Limited Liability Company	☐ Corpora	tion	fit Organization			
6. State of Organization	7. Date of Organization		sconsin DFI Registration	on Number			
	6-24-25		4095617				
9. Premises Address 318 Pearl Street							
10. City La Crosse		11. St	1 1 -	. /			
13. County	14. Governing Municipality: City of:	☐ Town ☐ V	/illage 15. Aldermani	c District			
16. Premises Phone	17. Premises Email	1	8. Website				
608-792-8451							
19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. Alcohol will be stored — Basement, 13th Floor Records will be stored — Basement							
20. Mailing Address (if different from premises addre	ss)						
1806 EASTWOOD 21. City	LR	22. S	tate 23. Zip Code				
21. City La Cresse		V	i / /	01			
Part B: Questions		-	· 				
Has the business (sole proprietorship, partner violating federal or state laws or local ordinal life and the state laws of the state laws or local ordinal life and the state laws of the state laws or local ordinal life and the state laws or local life and life a	inces? Exclude traffic offenses un			☐ Yes 🔀 No			
If yes, list the details of violation below. Attac	Location		Trial Date				
Penalty Imposed		Was sentence	completed?	Yes No			
Law/Ordinance Violated	Location		Trial Date				
Penalty Imposed		Was sentence	completed?	Yes No			

Are charges for any offenses pending beverages.	against the business? Exc	clude traffic offe	enses unle	ss related to alco	hol Yes	⊠ No
If yes, describe the nature and status	of pending charges using	the space belo	w. Attach a	additional sheets	as needed.	
Is the applicant business or any of its individuals or entities a restricted investigation of the restrict of the restric	estor with any interest in a	n alcohol beve	erage prod	ucer or distribute		⊁ No
Is the applicant business owned by ar If yes, provide the name(s) and FEIN(nother business entity?	unare bolow A	tach addit	ional choote as n	Yes	☐ No
4a. Name of Business Entity	s) of the business entity of	4b. Business E		ional sheets as n	eeded.	
5. Have the partners, agent, or sole prop this license period? Submit proof of co6. Is the applicant business indebted to a	ompletion				···· Þ Yes	
7. Does the applicant business owe past	due municipal property ta	xes, assessme	ents, or oth	er fees?	Yes	∭ No
Part C: Individual Information					. ,	-
List the name, title, and phone number for eac Question 4: sole proprietor, all officers, direct managers, and agent of a limited liability com	ors, and agent of a corporation	or nonprofit org	ons in the ap panization, a	oplicant business or Il partners of a part	r businesses liste nership, and all n	d in Part B, nembers,
Include Form AB-100 for each person listed b	elow. Corporations and LLCs	must appoint ar	n agent by in	cluding Form AB-1	01.	
Last Name	First Name	Tit	ile		Phone	
McCarty 1	Brian K	- !	<u>Oure</u>		608-792	2-8451
Douglass	Anthony		0 turne		44-520	-4980
, , , , , , , , , , , , , , , , , , ,	/					
,						
Part D: Attestation			 		<u>. </u>	
One of the following must sign and attes	t to this application:					
' '	al partner of a partnership		orporate of		member of an	
READ CAREFULLY BEFORE SIGNING: Un I am acting solely on behalf of the applicant I rights and responsibilities conferred by the lie according to the law, including but not limited to any portion of a licensed premises during revocation of this license. I understand that a understand that I may be prosecuted for subr ingly provides materially false information on	ousiness and not on behalf of cense(s), if granted, will not be d to, purchasing alcohol beve inspection will be deemed a r any license issued contrary t nitting false statements and a	f any other indivine assigned to an erages from state erfusal to allow in to Wis. Stat. Cha uffidavits in conne	idual or entiinother indivies authorized nspection. Sapter 125 shection with t	ty seeking the licer dual or entity. I ag I wholesalers. I und Such refusal is a mi all be void under p his application, and	nse. Further, I aging the to operate the derstand that lack is demeanor and its penalty of state late that any person	ree that the is business k of access grounds for w. I further
Last Name Mc Carty	First	Name Br19~			M.I	K
Title Owner	Email Drang	meahrea	Hors.	1	Phone 608-242.8	451
Signature			Date	6-24-2	> -	
Part E: For Clerk Use Only			1			
	nse Number		Date Lice	ense Granted	Date License Is	sued
Signature of Clerk/Deputy Clerk				Date Provisional L	icense Issued (if	applicable)

Form **AB-100**

Alcohol Beverage Individual Questionnaire

Date	

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

· sole proprietor

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

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

Part A	: Business Infor	mation							
1. Legal	Business Name (indi	vidual name if sol	e proprietor)	20	ur l	191	LC		
2. Busine	ess Trade Name or D	ВА	Ì	Ba	toc	5			5 - 10
	Type <i>(check one)</i> ole Proprietor	□ Partnership	☐ Limited	Liabilit	y Compar	ny 🗌 Co	rporation [No	onprofit Organization
Part B	: Individual Info	rmation							
1. Last N	lame		_	2. Fir	rst Name				3. M.I.
AA	· Carty		IV_		3-1	^			K
4. Relation	onship to Business (T	itle)	5. Email		,			6.	Phone /
-	v res		brian	2006	ahr	ealters.	lon	1	Phone 08-792-8451
7. Home	ACCOUNTS AND ADDRESS AND ADDRE		11/4	unia	9-11	a11-3.	COM	4	41-116-4751
		STUMA	W						
8. City	306 Ex	3) 1000			9. State	10. Zip Code)	11	Date of Birth
J. O.L.	a Croke				W.				
	ers License/State ID N				001	13 Drivers I	icense/State ID S	tate o	f Issuance
12. Dive						1/10	(ONSIN		1100001100
						14/2	(2)03/10		
	: Address Histo	-							
1. Do y	ou currently live in	Wisconsin?							Yes No
16				Ĭ	-1 t - \A!'				(MM/YYYY)
If yes	s, provide the mont	n and year wne	n you permanenti	ly move	ed to vvisc	onsin			
2 Lieti	n chronological ord	er all of your ac	dresses within th	a last 5	vears At	tach additiona	I sheets if neces	ssarv	
	Address 1	er all or your ac	diesses within th	City	years. At	tacii additiona	Stat		Zip Code
Previous	Address			City			Stat	.6	Zip Code
				011					7: 0 !
Previous	Address 2			City			Stat	e	Zip Code
Previous	Address 3			City			Stat	e	Zip Code
								_	
Previous	Address 4			City			Stat	e	Zip Code
Previous	Address 5			City			Stat	e	Zip Code
3. List a	all states and count	ies vou have liv	ed in as an adult	Attach	additiona	I sheets if nec	essarv.		
State	County	State	County		State	County	Stat	Α Ι	County
		WI			WI	La C10			County
MS	Marrison	State	County	R	State	County	Stat	0	County
State	County	State	County		State	County	Stat	.0	County

Continued \rightarrow

Part D: Criminal History						
1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances?						
If yes to question 1, please list details of each conviction below. Attach additional sheets as needed. I + cket open contained						
Law/Ordinance Violated	Location		Conviction Date			
Penalty Imposed		Was sentence completed?	. Yes No			
Law/Ordinance Violated	Location		Conviction Date			
Penalty Imposed		Was sentence completed?	. Yes No			
Law/Ordinance Violated	Location		Conviction Date			
Penalty Imposed		Was sentence completed?	. Yes No			
2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances?						
Part E: Attestation						
READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.						
Signat ure M		Date 6-2	4-25			

Form AB-101

Alcohol Beverage Appointment of Agent

Agent Type (check one)	·		
Original (no fee) Successor (\$10 fee fo	or municipal licensees only)		
7			
Part A: Business Information			
1. Legal Business Name (individual name if sole proprietor) PROFILE 1. Legal Business Name (individual name if sole proprietor)			
2. Business Trade Name or DBA			
BOOTS			
3. Entity Type (check one) Limited Liability Com	pany Corporation	☐ Nonprofit Org	janization
4. Alcohol Beverage Business Authorization (check one) Municipal Retail License State Permit	5. If successor agent, provide S	State Permit or Municipal Re	tail License Number
5. Describe the reason for appointing a successor agent, if succe			
Part B: Agent Information			
McCarty I	2. First Name '		3. M.I.
1. Email Drian maghreathers, C 3. Home Address 1806 Eastwoop L	0 1-	5. Phone 608	-792-845
6. Home Address 1806 EASTWOOP L			
7. City (a Crosse	8. State 9. Zip Code	10. Age	55
11. Drivers License/State ID Number		icense/State ID State of Issu	uance
		W	
	•		
Part C: Agent Questions			
			
 Have you satisfied the responsible beverage server tr Submit proof of completion. 	aining requirement?		Yes No
2. Have you completed Form AB-100, Alcohol Beverage Submit a completed Form AB-100 with this form.	Individual Questionnaire?		Yes No
Have you been a Wisconsin resident for at least 90 co See instructions for exceptions.	ontinuous days?		Yes No
			Continued —

AB-101 (N. 03-24)

Wisconsin Department of Revenue

	_				
Part	D:	Busi	ness	Atte	estation

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

				
Last Name	1/-	First Name		M.I.
Mc Carte -		<i>P</i> `		
101 (amg		500		/
Title	Email	,	1 , PI	hone
Owner	h/	managhrea	1000	608
000		pan ma qui rea	10 PC 3 : 29	792-8451
Signature		C 1	Date ,	
			6-1	25-25
			0 2	

Part E: Agent Attestation

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

Last Name Carky	类	First Name		M.I.
Signature		7. 100	Date 6 - 25	-25



City of La Crosse, Wisconsin

APPLICATION FOR INDOOR CABARET LICENSE

Check One: New ☐ Renewal For the license p	eriod t	o Fe	e: \$_135
Custom cust Strom = management			"
BUSINESS INFORMATION*		A CONTROL OF THE CONT	
Legal/Real Name: Pear 19 LLC Address of Above: Street 318 Pear 1 St	~		
Address of Above: Street / 1806	EASTWOOD L'CHY	State	e Zip Code
318 Pearl St	1,60	KSC WI	54601
PREMISES INFORMATION			The state of the s
Trade Name of Business:	2000 San Carlotte Commission Comm		
Address of premises to be Licensed:			
Address of premises to be Licensed:		Business Phone	Number:
318 Pearl St			
Premises are Owned By:			
Premises are Owned By: Ryan Johnson			
Address of Owner: Street	City	Stat	` ,
1225 LAVOGRAGALE PL	ELL	MASSEE WI	54650
CABARETINFORMATION			
Detailed description of cabaret area to be licensed:	- Floor 2	and Floor	
Address of Owner: Street / 2 2	, , ,		
Nature of Entertainment:			
Live Music			
Other Business Conducted upon the premises:			
Taven			
MANAGER INFORMATION*	Mariana and Carlotte (1915) and the contract of the contract o		
Cabaret Manager Name: First	Middle	Last	16
Brian	Ł	Melarty	_
Cabaret Manager Home Address: Street		ity S	tate Zip Code
	w 10	Cosa w	~//2/
Home Phone Number of Cabaret Manager:		Number of Cabaret Manager:	
608-792-8451		-797-8451	
Was the above person listed as manager on last year's applic	* -	116-040/	
Yes No	auom		
*Personal Data Sheet must be completed for each	Officer/Member of a	the Business and the Ma	mager.
	,		
The above hereby makes application for a license to op	erate an Indoor Cabar	et at the above address wi	thin the City of
La Crosse pursuant to provisions of Sec. 10-100 of the			,
			-25-25
Simple	1		
Signature of	Applicant	Da	te
OFFICEUSEONIC			
For original application: Are there lands zoned conservancy, re \(\text{Yes} \) (if yes, attach a list of those lands)	sidential or multiple dwell	ling within 100 feet of premis	es?
Signature:	Date:	Granted:	License #:

Personal Data Sheet

(Please PRINT All Information)

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

MANAGER/PERSON IN CHAR	GE			
Name: First	Middle	mental and the second s	Last	
Home Address: Street		City	State	Zip Code
Phone Number:	T =	- <u> </u>		
Phone Number:	Email:		Date of Birth: (mm/d	d/yyyy)
Violations:				
Violations.				
OFFICER/MEMBER				
Name: First	Middle		Last	
Home Address: Street		City	State	Zip Code
				•
Phone Number:	Email:		Date of Birth: (mm/d	d/yyyy)
Violations:			<u> </u>	***
OFFICER/MEMBER				
Name: First	Middle		Last	
Home Address: Street		04.		
Home Address. Office.		City	State	Zip Code
Phone Number:	Email:		Date of Birth: (mm/do	46
	Band of the Control o		Date of Birth. (Hilling)	ш/уууу <i>)</i>
Violations:				
OFFICER/MEMBER				
Name: First	Middle		Last	
Home Address: Street		City	State	Zip Code
	<u> </u>			
Phone Number:	Email:		Date of Birth: (mm/do	i/yyyy)
Violations:				
Violations.				
OFFICER/MEMBER				
Name: First	Middle	<u> 2000 - Pilipa John Johnson</u>	Last	
Home Address: Street		City	State	Zip Code
				•
Phone Number:	Email:		Date of Birth: (mm/dd	l/уууу)
Violations:			<u></u>	

Office of City Clerk



NOTICE OF APPLICATION FOR INDOOR CABARET LICENSE IN THE CITY OF LA CROSSE

This is to notify you that the following business has applied for an **Indoor Cabaret** license under Chapter 10, Article IV of the Code of Ordinances of the City of La Crosse to allow live entertainment in a designated indoor area, as described below.

Pursuant to sec. 10-140, property owners within 100 feet of the proposed premises for an Indoor Cabaret License shall receive notice of an original application.

Pearl 19 LLC dba Boots at 318 Pearl St, La Crosse, WI 54601

Indoor Cabaret description: Live music on the first and second floor of the tavern.

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

Judiciary and Administration Committee – Tuesday, July 1, 2025 at 6:00 p.m. Common Council – Thursday, 10, 2025 at 6:00 p.m.

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

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

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

Dated this 26th day of June 2025.

Nikki M. Elsen, WCMC

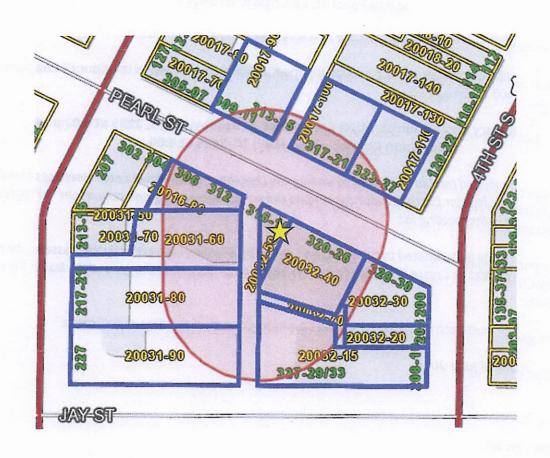
Jun M Eum

City Clerk

Alicia Smithburg Assistant Clerk

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

PEARL 19 LLC 1806 EASTWOOD LN LA CROSSE, WI 54601



Pearl 19 LLC dba Boots - Indoor Cabaret

Tax Parcel Number	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-20017-90	FORTNEY FORTNEY & FORTNEY LLP	309-315 PEARL ST	PO BOX 1621	LA CROSSE, WI 54602-1621
17-20031-80	W-MONARCH PROPERTIES LLC	217-221 3RD ST S	PO BOX 1534	LA CROSSE, WI 54602-1534
17-20017-110	MERAKI PROPERTIES LLC	323-327 PEARL ST	325 PEARL ST	LA CROSSE, WI 54601
17-20016-80	RONALD FORTNEY, ERIC M FORTNEY	306 PEARL ST APT 1-10	306 PEARL ST	LA CROSSE, WI 54601-3202
17-20032-50	RRJ HOLDINGS LLC	316-318 PEARL ST	307 MAIN ST	LA CROSSE, WI 54601
17-20032-20	JAE ENTERPRISES LLC	206 4TH ST S APT 1-4	901 ROSEST	LA CROSSE, WI 54603
17-20031-90	W-MONARCH PROPERTIES LLC	227 3RD ST S	PO BOX 1534	LA CROSSE, WI 54602-1534
17-20032-40	320 PEARL LLC	320-322 PEARL ST, 324 PEARL ST APT 201-204, 326 PEARL ST STE 101-102	2604 31ST CT S	LA CROSSE, WI 54601
17-20032-15	KLC PROPERTIES LLC	208-210 4TH ST S, 327 JAY ST, 329 JAY ST 201-301, 333 JAY ST	PO BOX 1534	LA CROSSE, WI 54602-1534
17-20017-100	ADAM KRONER CO	317-321 PEARL ST	319 PEARL ST	LA CROSSE, WI 54601-3249
17-20031-60	RONALD FORTNEY, PATRICIA FORTNEY	306 & 312 PEARL ST	306 PEARL ST	LA CROSSE, WI 54601-3202
17-20032-30	STEPHEN D HARM	200 4TH ST S, 328-330 PEARL ST	806 STARLIGHT DR	HOLMEN, WI 54636
17-20032-70	ALEXANDER MCMILLAN		NO AVAILABLE ADDRESS	LA CROSSE, WI 54601
	PEARL 19 LLC	318 PEARL ST	1806 EASTWOOD LN	LA CROSSE, WI 54601
	CITY OF LA CROSSE	400 LA CROSSE ST	400 LA CROSSE ST	LA CROSSE, WI 54601



City of La Crosse, Wisconsin

APPLICATION FOR EXPANSION OF ALCOHOL BEVERAGE LICENSE

Must be	filed in	coniunction	with a Special	Event Application.
TATOMIC OF	ruca a	r confidencial	with a openia	TACTIC LABITICATION

purpose set forth below. Check all license that apply.

Fee: \$ _____xxxxxxxx 150

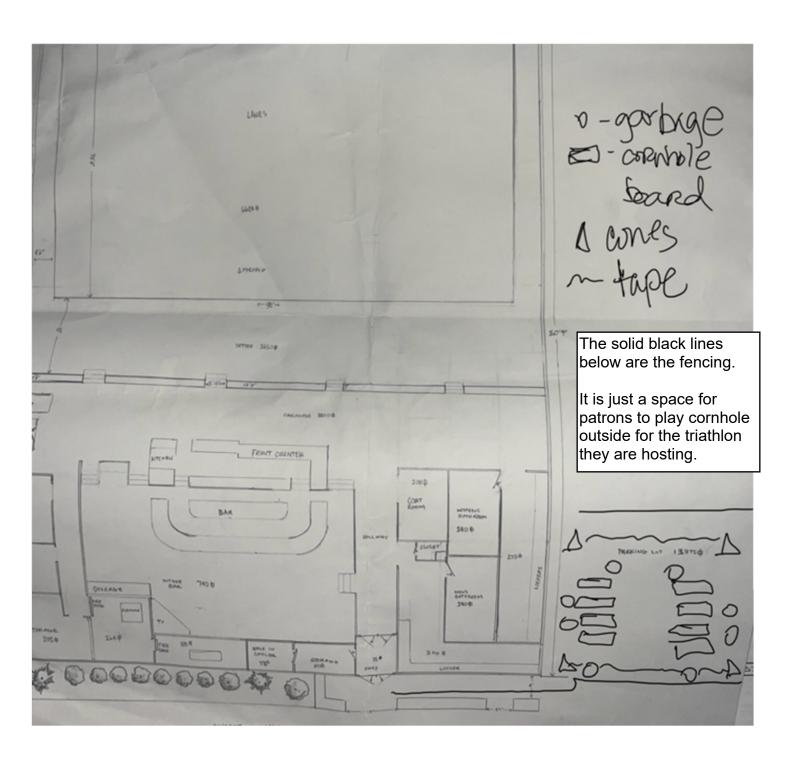
☑ Co	mbination "Class B" B	Beer & Liquor				
	ss "B" Beer					
☐ "Cl	ass C" Wine					
DITCINIECC	INTEGRALATION		······································			
Legal/Real Nam	INFORMATION e:		Trade Name:		· · · · · · · · · · · · · · · · · · ·	
Pin Drop L			Pla-Mor L	0000		
•			Pla-IVIOI L	anes		
Business Addre						
807 4th St S	8					
Business Phon	e Number:		Name of Agent (If Corporation	n/LLC):		
608784304	3		Allison Steers			
	N INFORMATION					
Date of Expansi	on:					
August 16,	2025					
Time of Expans	ion – when alcohol will be s	old, possessed or consun	ned in the public way:			
	10 am	End 10 pm				
We will be h week.			nlon and host a day of	fun for (our anniversar	у
We will be p			outside in our west (4th allowed in the tournam	, ,	king lot. If it ra	lins,
PERSON IN						
Name:	First	Middle	Last			
	Allison	Kay	Steers			
Address:	Street		City	State	Zip Code	
	1730 Ferry 9	St	La Crosse	WI	54650	
Phone Number:						
608 738 24	69		•			

The undersigned licensee requests permission to expand the following license(s) onto private property for the

The above hereby makes application to expand its alcohol beverage license onto private property as described. I agree to abide by all applicable state and local regulations including, but not limited, to the sale and service of alcoholic beverages, fencing and adherence to noise levels.

Signature of Applicant

6/11/2025



License Number		License Fee: \$
License Issued	CITY OF LA CROSSE	
	APPLICATION FOR PUBLIC VEHICLE FOR	HIRE
License Period:		·
BUSINESS INFORMATION	1	
Business Name (Real/Legal)	Twilight Medical Tr	-ansport LLC
Trade Name (DBA)		
Address	1100 Kanest Lacro	sse Wi 54601
Zoning District New addresses must be verified compliant		
by a building inspector. Telephone	1	
Wisconsin Seller Permit No.	255 188 809	
Required if vehicles are leased to drivers.		
OWNER INFORMATION		
Owner(s) Name (First, Full Middle, Last)	Ronald Chatel	
Owner(s) Date of Birth	TOTION CHIMIC	
Home Address	1441 George St. LaC	cosco uni GULONZ
Telephone	Home	COSSE WI 54603 Cell 608 667 6018
- HAVE YOU EVER BEEN CONVI	CTED OF A FELONY OR MISDEMEANOR?	[]YES (NO)
 HAVE YOU BEEN CONVICTED 	OF AN ORDINANCE VIOLATION IN THE LAST FIVE (5) CLUDE NATURE OF THE OFFENSE AND PLACE OF C	YEARS? []YES NO
• IF EITHER ANSWER IS TES, IN	CLUDE NATURE OF THE OFFENSE AND FLACE OF C	ONVICTION (use reverse side, il necessary).
INSURANCE INFORMATION		
0 : 10	estern world insurance	ce Company Brian
Address	widence Rhode Islam	
Telephone/Email Telephone	hone 952 4109 5502 Er	Tall A
ATTACK A CERTIFICATE OF MICHAEL		. 4
DURATION OF THE POLICY. ALL INSUR	NCE INDICATING THE INSURANCE CARRIER, INSU ED VEHICLES SHALL BE IDENTIFIED ON THE CERTIF	FICATE OF INSURANCE.
-	e City of La Crosse as Additional Insured and said end	dorsement page must accompany the certificate.
RATE INFORMATION Method of Charging	Metered Rates Zone Rates	Vehicle Rental Rate
Schedule of Rates		
(or attach Schedule to be posted the vehicle	s) See attached	
VEHICLE INFORMATION		
Number of Vehicles to be Licensed	# 5	
VEHICLE ID NUMBER		ACITY STATE & LICENSE NO . driver)
# 6/5TDX23DC4HS771998		WI AZH 8830
# 3/4T3BK3BB9FU115476		
# 13 STOKK3DC2 ES476 117	· · · · · · · · · · · · · · · · · · ·	
# 7/NO2PE7CDX6P241413		WI AZL9215
* 16/5TD 22 3DC 8H 5899749	2017 Toyota Sienna 5	WI
	at have both a valid USDOT and MC number are exempt.	

ATTACH ORIGINAL CERTIFICATE OF INSPECTION FOR EACH for hire is in good mechanical condition. The inspection and certific Technician.	
ATTACH A CERTIFICATE OF INSURANCE. All insured vehicles Model and VIN. Said policy must be endorsed naming the Centorsement MUST accompany the Certificate of Insurance at the insured on the certificate is not acceptable; we must receive the endorsement MUST.	ity of La Crosse as additional insured. Said etime of filing. Note: A statement of additional
ATTACH A PHOTOCOPY OF THE TITLE/CONFIRMATION OF VEHICLE (the title/confirmation must be in the name of busi application only. Note: A salvage title may not be used as a pu and inspected by an authorized salvage vehicle inspector and re must be provided).	iness or owner); required for original vehicle ublic vehicle until the vehicle has been repaired
ATTACH PHOTOCOPY OF LEASE OR RENTAL AGREEMENT , or when there is a change in business address only.	if applicable. This is required of new applicants
The above hereby makes application for a Public Vehicle For Hire Li to Chapter 10, Article XIII of the Code of Ordinances of the City of La	
I hereby attest that the information contained in this application is trinformation or making false statements on this application will be bacertify that the above automobile(s) was inspected by an A.S.E. comechanical condition at all times and will comply with the provisions (Ch. 10, Article XIII of the La Crosse Municipal Code).	sis for denial/revocation of license. I further ertified technician and will be kept in good
SIGNATURE OF APPLICANT Roughl Chart	DATE 6-17-2025
LICENSE [] APPROVED [] DENIED	
SIGNATURE OF POLICE REPRESENTATIVE	DATE

CERTIFICATE OF INSPECTION



NAME OF BUSINESS	CHT MEDICA	AL TEAMS POET	446
VEHICLE MAKE TOYO TO	MODEL_	zenin Sjenna	YEAR 2017
VIN <u>STD2</u> 23004H77	1998		•
	NEEDS REPAIR	DATE OF REPAIR	NO REPAIR NECESSARY
Headlamps (incl. cover and aim)	<u> </u>		
Parking Lamps			
Directional Lamps		*****	
Flashing Warning Lamps		-	
Side Marker Lamps/Reflectors		· · · · · · · · · · · · · · · · · · ·	
Tail Lamps (incl. cover)			
Back Up Lamps			
Brake Lamps			
Steering System			
Hood & Trunk Latches			
Emission/Exhaust System	***************************************	A = 4	/ /
Tires (incl. spare & jack) (Note: tire-tread depth shall not be less the	an 2/32 of an inch)	17932 RR-	1932 / LR 10/32
Windshield (incl. wipers & washers)			
Windows (side, rear)			
Windshield Defroster		-	
Horn		·	*
Mirrors .	<u> </u>	<u> </u>	
Speed Indicator		-	· /
Restraining Devices & Seats			
Brakes (incl. parking brake)			
Heater			
Air Conditioning	***************************************		
Door Handles (interior & exterior)	•	***************************************	
DISCLOSURE STATEMENT: I ar reasonable diligence in inspecting this be as indicated above.	n an A.S.E. Certified vehicle. On the basis of	of such inspection, I declare	e the apparent existing condition to
A.S.E. Certified Technician: Signatur	re:(<u> </u>	Lefen_Printed Nat	me: <u>HWRAW BEGEN</u> HN
Business: AND SE	RUA dedress: 64	150 JUPA	me: <u>HUNGU BESEUW</u> <u>UE</u> Date: <u>6-13-35</u>
D 6 10 100 1 11			

Per Sec. 10-589, each public passenger vehicle shall be kept and maintained in a safe and reliable condition. To insure the safe condition of all motor vehicles, applicant must present to the City Clerk an <u>original</u> certificate of inspection as to the mechanical condition of the automobile from an A.S.E. certified technician (other than vehicle owner/employee).

Rev. 11/2017



CERTIFICATE OF INSPECTION

NAME OF BUSINESS	WILICHT MED	IEAL TRANSPO	RT 44C
VEHICLE MAKE TOYOTA	MODEL_	TRUK Venza	YEAR 2015
VIN 4138 K3 889.	FU115476		
	NEEDS REPAIR	DATE OF REPAIR	NO REPAIR NECESSARY
Headlamps (incl. cover and aim)	<u></u>		
Parking Lamps			
Directional Lamps	***		
Flashing Warning Lamps			
Side Marker Lamps/Reflectors			V
Tail Lamps (incl. cover)			/
Back Up Lamps			
Brake Lamps		·	
Steering System			V
Hood & Trunk Latches			
Emission/Exhaust System			
Tires (incl. spare & jack) (Note: tire-tread depth shall not be	less than 2/32 of an inch)		
Windshield (incl. wipers & wash	ers)		
Windows (side, rear)			
Windshield Defroster			<i>V</i>
Horn		» .f	
Mirrors	-		
Speed Indicator			
Restraining Devices & Seats		<u></u>	
Brakes (incl. parking brake)		·	
Heater			
Air Conditioning			
Door Handles (interior & exterio	or)		
			red certificate and have exercised the apparent existing condition to
A.S.E. Certified Technician: Si	gnature:	Printed Nan	ne: Dor Guilbars
Business: Eds Salvice	C-11/1 Address: 360 7	Mos Mon Carles	30 Date: <u>\$1/2/25</u>

Per Sec. 10-589, each public passenger vehicle shall be kept and maintained in a safe and reliable condition. To insure the safe condition of all motor vehicles, applicant must present to the City Clerk an <u>original</u> certificate of inspection as to the mechanical condition of the automobile from an A.S.E. certified technician (other than vehicle owner/employee).

Rev. 11/2017



TWILIGHT MEDICAL TRANSPORT LLC

LA CROSSE, WI 54603-2572

0011672

1100 KANE ST

0012537

OF TRUMP	Certificate	of Vehic	cle Registra	ation	Product Number 27492250318	Registration Number
Plate Number AMS8764	Registration AUT AUT	Chassis TRUK	Gross Weight	Period A	Color	Fleet No.
Vehicle Identificat	ion Number	· 	Year	Make	Expiration Date	Amount Received
4T3BK3BE	39FU115476		2015	TOYT	03/31/2026	\$ 85.00

YEAR

THIS IS NOT A BILL
This Registration Certificate is not a
Title. Not Valid for Transfer of
Ownership.

Contact the Division of Motor Vehicles at: wisconsindmv.gov 608-264-7447





MAILING LABEL ONLY

0000008 TWILIGHT MEDICAL TRANSPORT LLC 1100 KANE ST LA CROSSE, WI 54603-2572

Amount Received: \$ 10.00

MAILING LABEL ONLY

CONFIRMATION OF OWNERSHIP

Vehicle Identification Number 4T3BK3BB9FU115476		Year 2015	Make TOYOTA			
Title Number T5037A395007-1	Issue Date 02/	06/2025	Chassis Type TRUK	Odometer Reading 178902	Odometer Status ACTUAL	Odometer Date 07/26/2024
Product Number 92579250312	Body Style SPOR	TUTILIT	Y Color WHITE		Fleet No.	

Titled Owner(s)

TWILIGHT MEDICAL TRANSPORT LLC 1100 KANE ST LA CROSSE, WI 54603-2572

In accordance with s. 342(1)(b) Wis.Stats, your title has been delivered to the first lien holder (lender) shown on this document. The department will not be responsible for false or fraudulent odometer statements made in the assignment of the Certificate of Title or for errors in reporting mileage, brand disclosures or the history of the vehicle. The department has no actual knowledge about the history of the vehicle and makes no warranty that the title brands or mileage disclosures on prior titles have been carried forward onto this document.

Lien Holder(s)

00002273 CITIZENS COMMUNITY FEDERAL NA. ALTOONA

Additional Vehicle Detail

PREVIOUSLY TITLED BY: PA

THIS IS NOT A TITLE: Title Sent to Lien Holder

This document is not valid for transfer of ownership. The title has been delivered to the lien holder listed first on this Confirmation of Ownership. You will receive your valid Wisconsin title once all liens have been paid.

Please read the reverse side of this document for more information.



Wisconsin Department of Transportation PO Box 7949, Madison, WI 53707-7949 QUESTIONS: Contact the Division of Motor Vehicles at: 414-266-1000, 608-264-7447 wisconsindmv.gov 02273

4T3BK3BB9FU115476



0004264 Registration Number Product Number Certificate of Vehicle Registration 24256PT0025 99881242566 Fleet No. Color _ Period Gross Weight 13 WHITE Chassis Registration Plate Number Α Amount Received TRUK Expiration Date AUT AUT AYV7808 Make / \$ 402.00 Vehicle Identification Number 09/30/2025 TOYT 2014 5TDKK3DC2ES476117

TWILIGHT MEDICAL TRANSPORT LLC 1645 GEORGE ST LA CROSSE, WI 54603-2284

THIS IS NOT A BILL
This Registration Certificate is not a
Title. Not Valid for Transfer of

Contact the Division of Motor Vehicles et: wisconsindmv.gov 608-264-7447



0004264

Certificate of Vehicle Registration					99881242566	24256PT0025
Plate Number	l'iogisticansii	assis	Gross Weight	Period	Color	Fleet No.
AYV7808 Vehicle Identification	7.017.01	RUK	Year	Make	Expiration Date	Amount Received
1	C2ES476117	· 	2014	TOYT	09/30/2025	/ \$ 402.00

THIS IS NOT A BILL This Registration Certificate is not a Title. Not Valid for Transfer of

Contact the Division of Motor Vehicles at: wisconsindmy.gov 608-264-7447



TWILIGHT MEDICAL TRANSPORT LLC 1645 GEORGE ST LA CROSSE, WI 54603-2284

#13

CERTIFICATE OF INSPECTION

NAME OF BUSINESS TWILLE	HT MEDICAL	TRANSPORT	LLC
VEHICLE MAKE TOSTA	MODEL	FRAK Sienna	YEAR 2014
VIN STOKK3 DEZE	5476117	1 2	1 -1 1 1 1 E
	NEEDS REPAIR	DATE OF REPAIR	NO REPAIR NECESSARY
Headlamps (incl. cover and aim)	<u> </u>		V Testing
Parking Lamps			
Directional Lamps		THE STATE OF THE S	V
Flashing Warning Lamps			
Side Marker Lamps/Reflectors			
Tail Lamps (incl. cover)		A 101 100 100 100 100 100 100 100 100 10	
Back Up Lamps			V
Brake Lamps			V
Steering System			
Hood & Trunk Latches			V
Emission/Exhaust System			
Tires (incl. spare & jack) (Note: tire-tread depth shall not be less the	un 2/32 of gn inch)	4-7-25	1
Windshield (incl. wipers & washers)	D		
Windows (side, rear)			
Windshield Defroster			
Horn			
Mirrors			
Speed Indicator	- <u>- 1</u>		
Restraining Devices & Seats		4/3/200	
Brakes (incl. parking brake)		4/5/259)	
Heater	<u> </u>	/ /	
Air Conditioning			
Door Handles (interior & exterior)			
DISCLOSURE STATEMENT: I an reasonable diligence in inspecting this be as indicated above.	n an A.S.E. Certified T vehicle. On the basis of	such inspection, I declare	the apparent existing condition to
A.S.E. Certified Technician: Signatur		Printed Nar	me: Due GalBels
Business: Eds Sellice Ca	Address: 3607	Molmon Coulte 1	RO Date: $\frac{1}{2/2}$

Per Sec. 10-589, each public passenger vehicle shall be kept and maintained in a safe and reliable condition. To insure the safe condition of all motor vehicles, applicant must present to the City Clerk an <u>original</u> certificate of inspection as to the mechanical condition of the automobile from an A.S.E. certified technician (other than vehicle owner/employee).

Real Files
Real Brakes
Water Pramp
Rf Innel tie Rad end
front sway Bor Conts
a Lindrent

adie considere de como collèges, applicaire non é program la comita de considere en effected en proposition de considere de la comitación destructural de la considerada del la considerada de la considerada del la cons



0000000

OF TRUME	Certificate	of Vehic	cle Registra	ation	Product Number 88661250305	Registration Number R5091L40046
Plate Number AZL9215	Registration AUT AUT	Chassis TRUK	Gross Weight	Period A	Color WHITE	Fleet No. ·
Vehicle Identification	on Number	***************************************	Year	Make	Expiration Date	Amount Received
WDZPE7C	DXGP24141	3 .	2016	MERZ	01/31/2026	\$ 7.00

THIS IS NOT A BILL
This Registration Certificate is not a
Title. Not Valid for Transfer of
Ownership.

Contact the Division of Motor Vehicles at: wisconsindmv.gov 608-264-7447

TWILIGHT MEDICAL TRANSPORT LLC 1100 KANE ST LA CROSSE, WI 54603-2572





#7

CERTIFICATE OF INSPECTION

		ICAL TEAMS ?	
vehicle make Merceog	S BENZMODEL	SPRINTER	YEAR 20/6
VIN W DZPE7LDXC	5P241413		
	NEEDS REPAIR	DATE OF REPAIR	NO REPAIR NECESSARY
Headlamps (incl. cover and aim)	<u> </u>		
Parking Lamps			
Directional Lamps	· · · · · · · · · · · · · · · · · · ·		
Flashing Warning Lamps			
Side Marker Lamps/Reflectors			
Tail Lamps (incl. cover)			
Back Up Lamps			
Brake Lamps			
Steering System			
Hood & Trunk Latches			
Emission/Exhaust System	1		
Tires (incl. spare & jack) (Note: tire-tread depth shall not be less	tines 4/32- than 2/32 of an inch)		
Windshield (incl. wipers & washers)			
Windows (side, rear)	 		
Windshield Defroster			
Horn		h i	\$
Mirrors .	<u> </u>		
Speed Indicator			
Restraining Devices & Seats			
Brakes (incl. parking brake)			
Heater			
Air Conditioning			
Door Handles (interior & exterior)			
<u>DISCLOSURE STATEMENT</u> : I reasonable diligence in inspecting the beas indicated above.	am an A.S.E. Certified T is vehicle. On the basis of	Pechnician with an unexp f such inspection, I declar 7	ired certificate and have exercised e the apparent existing condition to
A.S.E. Certified Technician: Signa	ture: Oslu De	Printed Na	me: <u>AUDREU BEGEU</u>
Business: AND S	EKUKARAS: 64	150 Jud 1	<u>WE</u> Date: <u>6/1/2/5</u>

Per Sec. 10-589, each public passenger vehicle shall be kept and maintained in a safe and reliable condition. To insure the safe condition of all motor vehicles, applicant must present to the City Clerk an <u>original</u> certificate of inspection as to the mechanical condition of the automobile from an A.S.E. certified technician (other than vehicle owner/employee).

Rev. 11/2017

CERTIFICATE OF INSPECTION

LL

VEHICLE MAKE TOYULA	MODEL •	TIEN AMMA	YEAR 2017
^	2 11660A 7	(10)	
VIN 5 TOZZ 309	8 175879 7	71	
	NEEDS REPAIR	DATE OF REPAIR	NO REPAIR NECESSARY
Headlamps (incl. cover and aim)			<i>V</i>
Parking Lamps			
Directional Lamps			
Flashing Warning Lamps			V
Side Marker Lamps/Reflectors			
Tail Lamps (incl. cover)			
Back Up Lamps			
Brake Lamps	<u></u>		
Steering System			
Hood & Trunk Latches			
Emission/Exhaust System			
Tires (incl. spare & jack) (Note: tire-tread depth shall not be less th	an 2/32 of an inch)		
Windshield (incl. wipers & washers)			
Windows <i>(side, rear)</i>			
Windshield Defroster			
Horn	 		
Mirrors			
Speed Indicator			
Restraining Devices & Seats			
Brakes (incl. parking brake)			
Heater			
Air Conditioning			
Door Handles (interior & exterior)			
DISCLOSURE STATEMENT: I ar reasonable diligence in inspecting this be as indicated above.	vehicle. On the basis of	such inspection, I declare	the apparent existing condition
A.S.E. Certified Technician: Signatur	re: <i>//// 😓</i>	Clar Printed Nar	me: <u>Joe Garlyars</u>
Business: Eds Selvice Cinta	4 Address: <u>3607</u>	Molmon Cauler	me: <u>Joe GurBars</u> Date: <u>1/2/25</u>

Per Sec. 10-589, each public passenger vehicle shall be kept and maintained in a safe and reliable condition. To insure the safe condition of all motor vehicles, applicant must present to the City Clerk an <u>original</u> certificate of inspection as to the mechanical condition of the automobile from an A.S.E. certified technician (other than vehicle owner/employee).

Rev. 11/2017

TMT IIc

Rate Sheet

Pickup Charge \$2.00

Mileage Rates \$2.50

Wheelchairs \$25.00

Wheelchair Returns (Local) \$1.00 per mile

Wheelchair Returns (Out of Area) \$2.00 per mile

Waiting Time

\$40.00 per hour

LEASE AGREEMENT

BETWEEN

THE COULEE REGION BUSINESS CENTER

AND

Twilight Medical Transport

THIS LEASE is made and entered into this 2nd day of December 2024 by and between the Coulee Region Business Center (the "Lessor") and Twilight Medical Transport a Limited Liability Company (the "Lessee").

WITNESSETH, the parties hereto, for the considerations hereinafter mentioned, covenant and agree as follows:

- 1. <u>Premises</u>. Lessor hereby leases to Lessee and Lessee hereby leases from Lessor the following described premises (the "Premises"):
 - One (1) office space, consisting of approximately 100 square feet, and attendant features, dedicated solely to use by the Lessee as further set forth in this Lease, located in the Coulee Region Business Center at 1100 Kane Street, La Crosse, Wisconsin. Lessee's right to the Premises shall include access to the adjacent conference room with prior approval of Lessor, off street parking, access to wireless internet, printer/scanner, trash, bathroom, breakroom area, loading dock, mail and access to utilities.
- 2. <u>Use of Premises</u>. Except as otherwise authorized in writing by Lessor, or as provided for in this Lease, Lessee shall use the Premises only for office space for the Lessee.
- 3. <u>Term, Renewals</u>. This Lease shall be a Month to Month term, commencing on December 2, 2024. Lessee shall give at least fifteen (15) business days' notice of termination. This is a trial basis, Tenant may be moved to another part of the facility by Lessor upon demand.
- 4. Rental Rate. Rent, in the amount of \$\frac{325}{.}\] per month is due on the first day of each month. Should termination occur at any time other than the end of the given month, the rental rate due for that month shall be figured on a pro-rated basis. Security Deposit shall be \$\frac{325}{.}\]
- 5. Covenants of Lessor. Lessor hereby covenants and agrees as follows:
 - a. Lessor covenants that Lessee shall have quiet use and enjoyment of the Premises; that Lessor has complete interest, right in and title to the Premises so as to enable Lessor to enter into this Lease; and that the Premises is not encumbered in any way so as to hinder or obstruct Lessee's proposed use thereof, including encumbrances or obstruction due to existing easements, zoning ordinances, or building restrictions.
 - b. Lessor shall be responsible for the real estate taxes and any assessments on the premises.

10 8 - Entra Keys

Page 1 of 4

- c. Personal Property Taxes. Lessee shall pay taxes assessed during the Term against trade fixtures or personal property placed by Lessee in or on the Premises ("Lessee's Personal Property"). If taxes with respect to Lessee's Personal Property are assessed against the Building, Lessee shall pay the taxes applicable to Lessee's Personal Property within ten (10) days after receiving Lessor's written statement setting forth the taxes applicable to Lessee's Personal Property.
- d. ALL VEHICLES OTHER THAN "IN USE NOW" must be parked ON GRAVEL LOT TO LEAVE THE FRANT DRIVE / PARKING OPEN.
- e. Lessor shall pay and provide the heat, air conditioning, electricity and water/sewer for the space.
- f. Lessor agrees that it will not take any action to compromise or share nonpublic trade secrets, business practices or financial interests of Lessee, its customers, or clients. Lessor further attests that it has no undisclosed conflicts of interests with the light Medica. Transpared. If Lessor fails to disclose a potential conflict of interest, and if Lessee determines such failure to disclose involves a material conflict of interest, Lessor's contract may be declared to be void by Lessee and any amounts paid under the contract may be recovered by Lessee. Lessor shall advise Lessee of any changes in potential conflicts of interest.
- g. Consistent with Wis. Stat. § 16.765: In connection with the performance of work under this contract, Lessor 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 § 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, Lessor further agrees to take affirmative action to ensure equal employment opportunities. Lessor agrees to post in conspicuous places, available for employees and applicants for employment, notices to be provided by the recipient officer setting forth the provisions of the nondiscrimination clause.
- h. Lessor understands that this Agreement and other materials submitted to Lessee may constitute public records subject to disclosure under Wisconsin's Public Records Law, § 19.31 et seq. Lessor will mark documents "confidential" where appropriate for financial and other sensitive materials that should be, to the extent possible, be kept in confidence. Lessee will notify Lessor if it receives a public records request for materials marked confidential.
- 6. Covenants of Lessee. Lessee hereby covenants and agrees as follows:

- a. Lessee hereby covenants, promises and agrees to pay the rent in the manner specified herein, and to comply with all other provisions of this Lease at the time and in the manner called for by this Lease.
- b. At the termination of this Lease, Lessee will return the Premises to the Lessor in as good condition as it was at the time the Lease commenced, with ordinary wear and tear and damage by the elements excepted. Lessee shall not be responsible for damage to the Premises by fire.
- c. Lessee will not make or permit anyone else to make any alterations, improvements, or additions in or to the Premises, without the prior written consent of Lessor.
- d. Lessee agrees that any improvements to the Premises made by Lessor for the benefit of Lessee shall be the property of Lessor.
- 7. <u>Insurance</u>. Lessor agrees to procure and maintain, during the term of this Lease, fire and casualty insurance for the building containing the Premises, as well as public liability insurance in the amount of not less than \$1,000,000.00. Lessor shall provide a certificate of insurance to Lessee evidencing such coverage upon request.
- 8. Maintenance. Lessor shall maintain the Premises in good repair and tenantable condition throughout the term of this Lease, except in the case of damage arising from willful misconduct of Lessee's agents. For the purpose of so maintaining the Premises, Lessor reserves the right, at reasonable times and with prior notice, to enter and inspect the Premises and to make any necessary repairs thereto.
- 9. <u>Damage or Destruction</u>. If the Premises is wholly destroyed by fire or other casualty, this Lease shall immediately terminate. In case of partial destruction or damage so as to render the Premises unrentable, either party may terminate the Lease by giving written notice to the other within fifteen (15) days after the causal event, or, if so terminated, no rent shall accrue to Lessor after such partial destruction or damage. Minor damage repair will be covered by Lessor under the Maintenance provision of this Lease, Section 9 above.

10. <u>Indemnification</u>.

- a. Lessee covenants and agrees that it will indemnify and hold harmless the Lessor from any and all claims for injury and damages to persons or property, all costs and expenses, causes of actions, suits, claims, demands, or judgments of any nature arising from Lessee's use, misuse, or occupancy of the Premises, or arising from Lessee's breach of any covenant or obligation made and to be performed by it under the terms of this Lease.
- b. Lessor covenants and agrees that it will indemnify and hold harmless the Lessee from any and all claims for injury and damages to persons or property, all costs and expenses, causes of actions, suits, claims, demands, or judgments of any nature arising from Lessor's breach of any covenant or obligation made and to be performed by it under the terms of this Lease or that result from the negligence of Lessor, its employees or agents.

- 11. Governing Law. This Lease shall be governed and construed under the laws of the State of Wisconsin.
- 12. <u>Entire Agreement</u>. This Lease constitutes the entire agreement between the parties with respect to the subject matter hereof and there are no other representations, warranties, or agreements except as herein provided.

AGREED TO AND ACCEPTED BY:

THE COULEE REGION BUSINESS CENTER	
By: Agent of CRBC	12 - 2 - 2 Y Date
Two light Medical Transport LL	
By: RONALD CHATEL	<u> 12 - 2 - 2 代</u> Date

Personal Guarantee of Lease

Guarantor(s):

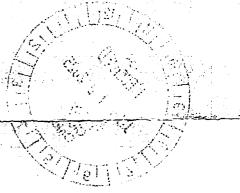
Print Name: Ronald Chafel



City of La Crosse, Wisconsin

APPLICATION FOR INDOOR CABARET LICENSE

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BUSINESS INFORMATION*				
Legal/Real Name:				
TURTLE STACK BREWERY LLC				
Address of Above: Street		City	State	Zip Code
125 2ND ST S		LA CROSSE	WI	54601
PREMISES INFORMATION				
Trade Name of Business:				
TURTLE STACK BREWERY				
Address of premises to be Licensed:			Business Phone I	lumber:
125 2ND ST S			(608) 519-22	184
Premises are Owned By:				5-1 S-1
A & L MCCORMICK LLC				
Address of Owner: Street	June 1	City	State	Zip Code
PO BOX 135		LA CRESCEN	IT MN	55947-0135
CABARET INFORMATION				
Detailed description of cabaret area to be licensed:				
Brewery tasting room seating approximat movement of tables and chairs.	ely 50 people	; performan	ces would re	equire minimal
Nature of Entertainment:				
One to two person acoustic performances	• 2			
Other Business Conducted upon the premises:				
MANAGER INFORMATION*				
Cabaret Manager Name: First	Middle	L	ast	
BRENT	ALAN	1	MARTINSON	
Cabaret Manager Home Address: Street		City	Sta	te Zip Code
125 2ND ST S		LA CROSSE	WI	54601
Home Phone Number of Cabaret Manager:	Daytime Ph	one Number of C	abaret Manager:	
(608) 397-6819			-	
Was the above person listed as manager on last year's applic ☑ Yes ☐ No	ation?	1		
	07			
The above hereby makes application for a license to op	erate an Indoor C	abaret at the ab	ove address with	in the City of
La Crosse pursuant to provisions of Sec. 10-100 of the	Code of Ordinano	es for the City	of La Crosse.	1
1121/17	A	7.	5	121.125
Signature of	Applicade			100100
Signature of	Applicant		Date	
OFFICE USE ONLY				
For original application: Are there lands zoned conservancy, res		dwelling within 10	0 feet of premises	?
☐ Yes (if yes, attach a list of those lands)	□ No			
Signature:	Date:	Granted:		License #:
Signature: 1511 Collins	(managata)			





City of La Crosse, Wisconsin

City Hall 400 La Crosse Street La Crosse, WI 54601

Text File

File Number: 25-0657

Agenda Date: 7/1/2025 Version: 1 Status: New Business

In Control: Judiciary & Administration Committee File Type: Ordinance

Agenda Number:

ORDINANCE NO.:
AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business District to the Public and Semi-Public District, allowing for a pocket park area (Vibrant Space) and parking lot at 1210, 1214, and 1216 Caledonia 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 Local Business District to the Public and Semi-Public District on the Master Zoning Map, to-wit:
Tax Parcel 17-100001-60; 1210 & 1214 Caledonia St. Tax Parcel 17-10072-130; 1216 Caledonia St.
SECTION II: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.
SECTION III: This ordinance shall take effect and be in force from and after its passage and publication.
Shaundel Washington-Spivey, Mayor

Nikki M. Elsen, City Clerk

Passed: Approved: Published:

PETITION FOR CHANGE TO ZONING CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):
City of La Crosse Planning and Development Department
Owner of site (name and address):
Caledonia Street Merchants
Address of subject premises:
1210, 1214, and 1216 Caledonia Street
Tax Parcel No.: 17-10072-130 and 17-10001-60
egal Description (must be a recordable legal description; see Requirements):
See Attachment A.
Zoning District Classification: C1 - Local Business
Proposed Zoning Classification: PS - Public and Semi-Public
s the property located in a floodway/floodplain zoning district? Yes X No
s the property/structure listed on the local register of historic places? Yes _X No
s the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? X Yes No
s the Rezoning consistent with the policies of the Comprehensive Plan? X Yes No
Property is Presently Used For:
A parking lot.
Property is Proposed to be Used For:
Vibrant Space (pocket park area) and Parking lot.
Proposed Rezoning is Necessary Because (Detailed Answer):
Current zoning is legal nonconforming. In order to redo the parking lot and add the vibrant space the property needs to be in the correct zoning district.
Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
The space will create a social place, vibrant image, and be accessible to all. The benefit this space brings will create a space near businesses for people to sit and relax, have lunch, and will bring life to a current concrete-heavy site. The social aspect of this site with tables and modular seating will support vibrancy through social interaction and human connection. The addition of plantings and trees will create a visual vibrancy in an area in need of some liveliness. The improvements will work together to create an inviting space for residents and visitors of La Crosse to explore what Caledonia Street has to offer.
Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Dijectives, Actions and Policies Because (Detailed Answer): Creating a gathering space at the 1200 block of Caledonia Street at Royal proposed parking lot was an action item presented in the plan. It states that this space is ideal for farmer's markets, movie pights, music, and to function as a third place. Additionally, the City's Highway 53.
Creating a gathering space at the 1200 block of Caledonia Street at this proposed parking lot was an action item presented in the plan. It states that this space is ideal for farmer's markets, movie nights, music, and to function as a third place. Additionally, the City's Highway 53 Corridor Plan references this area and the goal to take action on items from the Uptowne Summit Report. The community has identified the need to invigorate this area of the city and this project is a step toward accomplishing this goal.

u u	<u>, 1977</u> .	
and that I have read and under	wner or authorized agent of the owner (i erstand the content of this petition and the are true and correct to the best of my kr	at the above statements and
	Juma Din	hel
	(signature)	
	608 - 789 - 8676	61512025
	608 - 789 - 8676 (telephone)	(date)
	dinkel i @cityofia	.crosse.org
	dinkelj@cityofla	J
'ETITIONER SHALL, BEFO	RE FILING, HAVE PETITION REVIEW	ED AND INFORMATION VERIFI
Review was made or Signed:	the gth day of Thre	ED AND INFORMATION VERIFI, 2024.
Review was made or Signed:	NNING & DEVELOPMENT.	- Lab . How or all the supple has a
Review was made or Signed:	the gth day of Thre	- I de la companya de
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Review was made or Signed:	the gt day of The Duty Destriction of Planning & Development	

AFFIDAVIT

STATE	OF)	
COUNT	TY OF) ss)	
states:	The un	dersigned, Karla Desith a, being duly swo	orn
	1.	That the undersigned is an adult resident of the Configure of the State of the Configure of	City
	2.	That the undersigned is (one of the) legal owner(s) of the property located 1210, 1214, 1216 Caledonia St	at
	3.	By signing this affidavit, the undersigned authorizes the application for a conditional upermit/district change or amendment (circle one) for said property.	ise
		Karla Downittle Property Owner	
	Subscri	ibed and sworn to before me this day of, 20	
	Notary My Con	Public mmission expires	

Attachment A

Legal Description

Lot 2, and the North 10 feet of Lot 3, in Block 2, of North La Crosse, in the City of La Crosse; that part of the Fractional NW ¼ of the NW ¼ of Section 29, Township 16 North of Range 7 West, in the City of La Crosse lying North of and adjacent to said Lot 2; Part of Lot 4, in Block 3, of Northern Addition, in the City of La Crosse, described as follows: Beginning at the Southwest corner of said Lot 4 at the intersection of the North line of Section 29, Township 16 North of Range 7 West with the East line of Caledonia Street; thence North 0° 29' 20" West along said East line 18.05 feet; thence South 89° 32' 20" East 142.15 feet to the West line of the alley; thence South 0° 29; 20" East 16.82 feet along said West line to the North line of said Section 29; thence West 142.06 feet along said North line to the point of beginning.

Dear City Council,

The Caledonia Street Merchants have been working in partnership with the City of La Crosse and the North La Crosse Business Association to turn a portion of the Caledonia Street parking lot into a pocket park and vibrant space.

In October of 2016, the North La Crosse Business Association and the Caledonia Merchants worked with a planning firm to create the Uptowne Summit Report. The goal of the summit was to create a plan to make Old Towne North a more vibrant and livable space. Around 100 citizens raised over \$20,000 to create this report to have actionable goals for this area of the city. Creating a gathering space at the 1200 block of Caledonia Street at this proposed parking lot was an action item presented in the plan.

In Fall of 2024, the City of La Crosse approached us with an interest in applying for a Wisconsin Economic Development Corporation Vibrant Spaces Grant. With a desire for reducing the width of the parking lot and creating additional outdoor space for people on Caledonia Street, the Caledonia Street Merchants committed \$59,000 toward repaving the parking lot in order to help make this project a reality.

As the site stands, its sole use is a parking lot. The future goal for this area is to create something more out of the site and include seating, plantings, lighting, and other vibrancy aspects. All aspects of the pocket park are pedestrian-level enhancements that offer a warm and inviting atmosphere. This added space has the opportunity to create a more pedestrian-oriented experience on Caledonia Street, which can continue to grow and flourish after the project is complete.

In order to complete this project, we are looking to rezone these parcels to public and semi-public to make them conform with the current and future use.

Thank you for your consideration.

Karla Doolittle























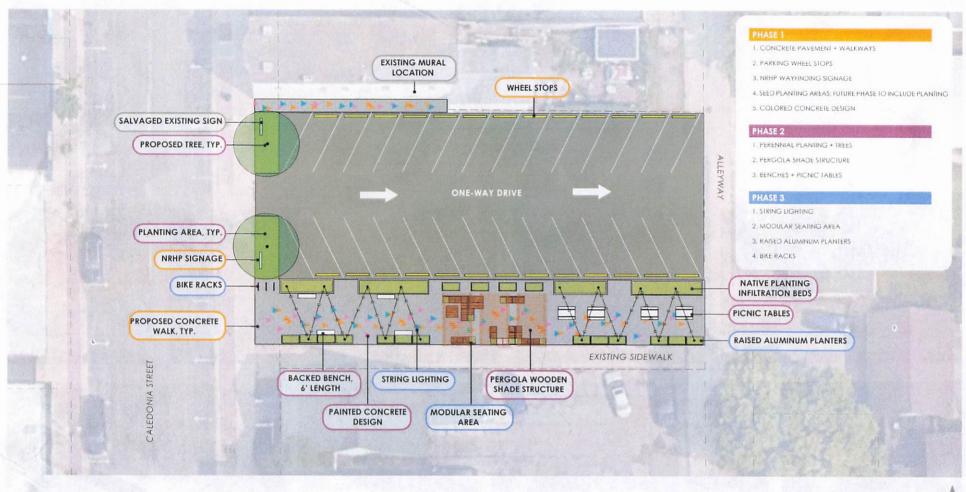




PRECEDENT IMAGES



POCKET PARK CONCEPT La Crosse, WI Dec 2024



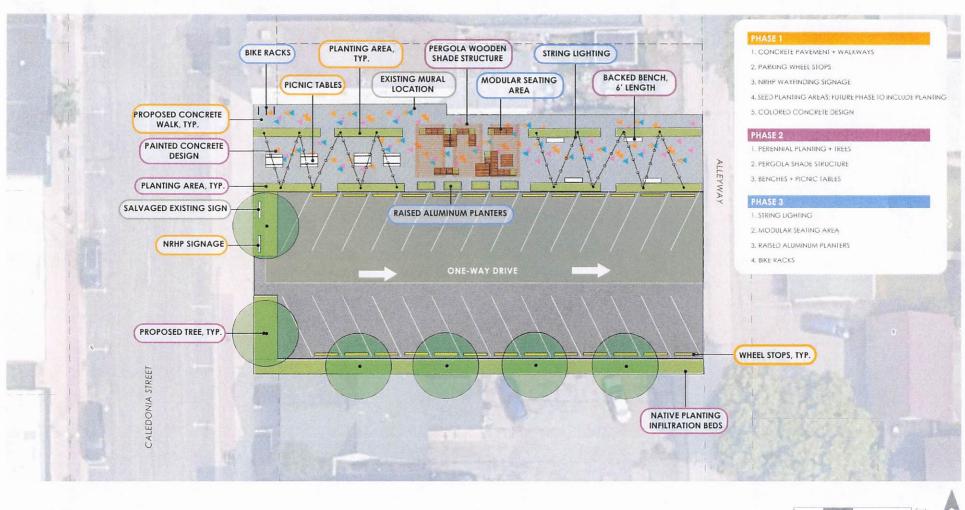
CONCEPT A





POCKET PARK CONCEPT La Crosse, WI

Dec 3036



CONCEPT B



POCKET PARK CONCEPT La Crosse, WI

Dec 2024

Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-10001-120	1213 CALEDONIA LLC	1213 & 1215 CALEDONIA ST	1213 CALEDONIA ST	LA CROSSE WI 54603-2514
17-10001 120	BARBARA J GROTH	1217 AVON ST	1217 AVON ST	LA CROSSE WI 54603
17 10072 140	D. W. D. W. V. J. G. W. C. W.	1217 / ((01/01	1217 7.00101	EX 011000E W 04000
17-10004-30	BERGER PLUMBING LLC	1132 & 1134 CALEDONIA ST	1132 CALEDONIA ST	LA CROSSE WI 54603
17-10004-30	BUCHNER PROPERTIES LLC	1208 ROSE ST	2704 7TH ST S	LA CROSSE WI 54601
17-10001-140	CALEB S HANSON, CASSANDRA LOZANO HANSON	1218 & 1220 CALEDONIA ST	1218 CALEDONIA ST	LA CROSSE WI 54603
17-10072-120	CALEDONIA ST MERCHANTS PARKING LOT INC	1210 & 1214 CALEDONIA ST	1205 CALEDONIA ST	LA CROSSE WI 54603-2514
17-10001-00	CALEDONIA ST MERCHANTS PARKING LOTING CALEDONIA ST MERCHANTS PARKING LOTING	1216 CALEDONIA ST	1205 CALEDONIA ST	LA CROSSE WI 54603-2514
17-10072-130	CODY D PITTMAN, MADELINE J MCKENNA BRUMMER	716 ST PAUL ST	716 ST PAUL ST	LA CROSSE WI 54603
17-10004-10	DEWEY ST PAUL STREET PROPERTIES LLC	621 ST PAUL ST	621 ST PAUL ST	LA CROSSE WI 54603
17-10002-30	DIANA T HOBSON REVOCABLE TRUST	1223, 1225, 1227, 1229 CALEDONIA ST	420 15TH ST S	LA CROSSE WI 54601-4826
17-10072-00	DIANA I HOBSON NEVOCABLE MOST	1223, 1223, 1227, 1229 CALLDONIA 31	420 13111313	LA CNOSSE WI 34001-4020
17-10072-110	DOUGLAS MCPHERSON	1222 & 1224 CALEDONIA ST	N21069 COUNTY ROAD T	ETTRICK WI 54627
17-10072-95	DOUGLAS A SIPOS	712 CLINTON ST	712 CLINTON ST	LA CROSSE WI 54603
17-10001-20	DOUGLAS G BUCHNER	1208 AVON ST	2704 7TH ST S	LA CROSSE WI 54601
17-10002-40	DOUGLAS G BUCHNER	607, 609, 611, 613 ST PAUL ST	2704 7TH ST S	LA CROSSE WI 54601
17-10073-40	DPJP RENTALS LLC	1232 AVON ST	614 6TH ST S	LA CROSSE WI 54601
17-1007-85	DRIFTLESS RECOVERY COMMUNITY FOUNDATION INC	1120 CALEDONIA ST	444 MAIN ST STE 301	LA CROSSE WI 54601
17-10004-83	HBC INVESTMENTS LLC	1214, 1216, 1218 AVON ST	2115 E CLAIREMONT AVE UNIT 2A-4	EAU CLAIRE WI 54701
17-10075-50	HIGHER HOUSE PROPERTIES LLC	1305 & 1307 AVON ST	PO BOX 3692	LA CROSSE WI 54602-3692
17-10075-50				
	HNTPRK LLC	1212 AVON ST	723 4TH AVE N	ONALASKA WI 54650
17-10072-40	HYER PROPERTIES LLC	1217 & 1219 CALEDONIA ST	821 SADDLEWOOD CT	WEST SALEM WI 54669
17-10073-70	IAN K ZOERB	1220 AVON ST	1220 AVON ST	LA CROSSE WI 54603-2506
17-10001-100	IMMANUEL EVANGELICAL LUTHERAN CHURCH	1201 AVON ST	1201 AVON ST	LA CROSSE WI 54603-2521
17-10001-30	IMMANUEL EVANGELICAL LUTHERAN CHURCH	803 ST PAUL ST	1201 AVON ST	LA CROSSE WI 54603-2521
17-10001-50	IMMANUEL EVANGELICAL LUTHERAN CHURCH	1213 AVON ST	1201 AVON ST	LA CROSSE WI 54603-2521
17-10005-10	IMMANUEL EVANGELICAL LUTHERAN CHURCH	806 ST PAUL ST	1201 AVON ST	LA CROSSE WI 54603-2521
17-10073-30	JAMES L KRAFT	718 CLINTON ST	1646 PROSPECT ST	LA CROSSE WI 54603-2268
17-10075-20	JAMES R ROTERING, ANDREA THORSON	711 CLINTON ST	5801 MONTICELLO WAY	FITCHBURG WI 53719
17-10073-10	JAPBLP LLC	1223 & 1225 AVON ST	614 6TH ST S	LA CROSSE WI 54601
17-10073-20	JAPBLP LLC	1229 AVON ST	614 6TH ST S	LA CROSSE WI 54601
17-10073-60	JAPBLP LLC	1228 AVON ST	614 6TH ST S	LA CROSSE WI 54601
17-10004-90	JEROLD B KING, VICKIE J KING	1117 AVON ST	1209 LA CRESCENT ST	LA CROSSE WI 54603
17-10002-10	KARLA K DOOLITTLE	1205 CALEDONIA ST	1205 CALEDONIA ST	LA CROSSE WI 54603
17-10001-90	LAURA LYNN LYSAKER	717 ST PAUL ST	717 ST PAUL ST	LA CROSSE WI 54603
17-10075-30	LEONARD A MATIAK, ROSEMARY MATIAK	721 CLINTON ST	2618 JERALD ST	LA CROSSE WI 54603
17-10004-70	LIBERTY S OLSON	1121 AVON ST	1121 AVON ST	LA CROSSE WI 54603
17-10003-20	MANUEL DE JESUS ALAS	1123 CALEDONIA ST	709 AVON ST	LA CROSSE WI 54603-2621
17-10076-120	MATTHEW A RIFFE	1307 CALEDONIA ST	1214 GRANDVIEW TER	LA CRESCENT MN 55947
		1231 & 1233 CALEDONIA ST		
17-10072-80	MATTHEW P ANDERSON	624 & 636 CLINTON ST	PO BOX 44	LA CROSSE WI 54602-0044
17-10002-130	MELISSA L HOCH	1131 CALEDONIA ST	1332 ROSE ST	LA CROSSE WI 54603-2460
17-10004-60	MINA INVESTMENTS LLC	1127 AVON ST	1705 OHLSUN CT	LA CROSSE WI 54601
17-10072-70	NICKELATTI REAL ESTATE INC	614 & 616 CLINTON ST	543 DRIFTWOOD ST	WEST SALEM WI 54669
		1300 CALEDONIA ST		
17-10074-140	NORTHSIDE COMMUNITY CHURCH INC	707 CLINTON ST	1300 CALEDONIA ST	LA CROSSE WI 54603-2414
17-10002-20	PLANNED PARENTHOOD OF WISCONSIN INC	1201 CALEDONIA ST	302 JACKSON ST N	MILWAUKEE WI 53202
		1303 CALEDONIA ST		
17-10076-110	RAKOV-ROSE LLC	617 &619 CLINTON ST	111 W MONROE	CHICAGO IL 60603
	REJR LLC			
17-10072-100	C/O RANDOLPH A EDDY JR	1226 & 1228 CALEDONIA ST	1228 CALEDONIA ST	LA CROSSE WI 54603-2513
17-10001-130	RIVER BANK	1212 & 1214 ROSE ST	4401 MORMON COULEE RD	LA CROSSE WI 54601
17-10072-20	RIVER BANK	1232 ROSE ST	4401 MORMON COULEE RD	LA CROSSE WI 54601
17-10072-30	RIVER BANK	1216 ROSE ST	4401 MORMON COULEE RD	LA CROSSE WI 54601
17-10072-50	SKEMP MORAN PROPERTIES LLC	1221 CALEDONIA ST	1927 CASS ST	LA CROSSE WI 54601
	STEVEN & DOROTHY STROSCHEIN, RONALD & PAMELA QUILLIN			
17-10001-70	C/O LAWYERS AT WORK LLC	1206 CALEDONIA ST	1206 CALEDONIA ST	LA CROSSE WI 54603
17-1000170	SWING ENTERPRISES LLC	1230, 1232, 1234, 1236 CALEDONIA ST	PO BOX 304	GALESVILLE WI 54630-0304
17-10072-30	TAMRA M NURURDIN, SETH T NURURDIN	1301 & 1303 AVON ST	N2047 VALLEY RD	LA CROSSE WI 54601
17-10073 40	THOMAS J WEBER	722 & 724 ST PAUL ST	PO BOX 1356	LA CROSSE WI 54602-1356
1, 13004 20		1200 & 1202 CALEDONIA ST	. 5 50% 2000	
17-10001-110	TINMEN HOLDINGS LLC	705, 709, 711, 713 ST PAUL ST	374 2ND ST E	WINONA MN 55987
17-10001-110	TRAVIS J TIPPERY, AMY M MADER	1132 ROSE ST	1132 ROSE ST	LA CROSSE WI 54603-2538
17-10002-140	VON RUDEN HOLDINGS LLC	1124, 1126, 1128, 1130 CALEDONIA ST	720 CASS ST	LA CROSSE WI 54601
17-10004-50	WENDY A WILLIAMSON	712 ST PAUL ST	2008 CHARLES AVE	ONALASKA WI 54650
17-10004-40	WEIND I A WILLIAMOUN	/ IZ OI I NOL OI	2000 GIANLES AVE	OINALAGRA WI 34030

Properties within 300 feet of 1210, 1214, and 1216 Caledonia St

Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-10001-120	1213 CALEDONIA LLC	1213 & 1215 CALEDONIA ST	1213 CALEDONIA ST	LA CROSSE WI 54603-2514
17-10001 120	BARBARA J GROTH	1217 AVON ST	1217 AVON ST	LA CROSSE WI 54603
17 10072 140	D. W. D. W. V. J. G. W. C. W.	1217 / ((01/01	1217 7.00101	EX 011000E W 04000
17-10004-30	BERGER PLUMBING LLC	1132 & 1134 CALEDONIA ST	1132 CALEDONIA ST	LA CROSSE WI 54603
17-10004-30	BUCHNER PROPERTIES LLC	1208 ROSE ST	2704 7TH ST S	LA CROSSE WI 54601
17-10001-140	CALEB S HANSON, CASSANDRA LOZANO HANSON	1218 & 1220 CALEDONIA ST	1218 CALEDONIA ST	LA CROSSE WI 54603
17-10072-120	CALEDONIA ST MERCHANTS PARKING LOT INC	1210 & 1214 CALEDONIA ST	1205 CALEDONIA ST	LA CROSSE WI 54603-2514
17-10001-00	CALEDONIA ST MERCHANTS PARKING LOTING CALEDONIA ST MERCHANTS PARKING LOTING	1216 CALEDONIA ST	1205 CALEDONIA ST	LA CROSSE WI 54603-2514
17-10072-130	CODY D PITTMAN, MADELINE J MCKENNA BRUMMER	716 ST PAUL ST	716 ST PAUL ST	LA CROSSE WI 54603
17-10004-10	DEWEY ST PAUL STREET PROPERTIES LLC	621 ST PAUL ST	621 ST PAUL ST	LA CROSSE WI 54603
17-10002-30	DIANA T HOBSON REVOCABLE TRUST	1223, 1225, 1227, 1229 CALEDONIA ST	420 15TH ST S	LA CROSSE WI 54601-4826
17-10072-00	DIANA I HOBOUN REVOCABLE INOSI	1223, 1223, 1227, 1229 CALEDONIA 31	420 13111313	LA CROSSE WI 54001-4620
17-10072-110	DOUGLAS MCPHERSON	1222 & 1224 CALEDONIA ST	N21069 COUNTY ROAD T	ETTRICK WI 54627
17-10072-95	DOUGLAS A SIPOS	712 CLINTON ST	712 CLINTON ST	LA CROSSE WI 54603
17-10001-20	DOUGLAS G BUCHNER	1208 AVON ST	2704 7TH ST S	LA CROSSE WI 54601
17-10001 20	DOUGLAS G BUCHNER	607, 609, 611, 613 ST PAUL ST	2704 7TH ST S	LA CROSSE WI 54601
17-10002-40	DPJP RENTALS LLC	1232 AVON ST	614 6TH ST S	LA CROSSE WI 54601
17-10073-40	DRIFTLESS RECOVERY COMMUNITY FOUNDATION INC	1120 CALEDONIA ST	444 MAIN ST STE 301	LA CROSSE WI 54601
17-10004-83	HBC INVESTMENTS LLC		2115 E CLAIREMONT AVE UNIT 2A-4	EAU CLAIRE WI 54701
17-10073-80	HIGHER HOUSE PROPERTIES LLC	1214, 1216, 1218 AVON ST 1305 & 1307 AVON ST		LA CROSSE WI 54602-3692
17-100/5-50			PO BOX 3692	
	HNTPRK LLC	1212 AVON ST	723 4TH AVE N	ONALASKA WI 54650
17-10072-40	HYER PROPERTIES LLC	1217 & 1219 CALEDONIA ST	821 SADDLEWOOD CT	WEST SALEM WI 54669
17-10073-70	IAN K ZOERB	1220 AVON ST	1220 AVON ST	LA CROSSE WI 54603-2506
17-10001-100	IMMANUEL EVANGELICAL LUTHERAN CHURCH	1201 AVON ST	1201 AVON ST	LA CROSSE WI 54603-2521
17-10001-30	IMMANUEL EVANGELICAL LUTHERAN CHURCH	803 ST PAUL ST	1201 AVON ST	LA CROSSE WI 54603-2521
17-10001-50	IMMANUEL EVANGELICAL LUTHERAN CHURCH	1213 AVON ST	1201 AVON ST	LA CROSSE WI 54603-2521
17-10005-10	IMMANUEL EVANGELICAL LUTHERAN CHURCH	806 ST PAUL ST	1201 AVON ST	LA CROSSE WI 54603-2521
17-10073-30	JAMES L KRAFT	718 CLINTON ST	1646 PROSPECT ST	LA CROSSE WI 54603-2268
17-10075-20	JAMES R ROTERING, ANDREA THORSON	711 CLINTON ST	5801 MONTICELLO WAY	FITCHBURG WI 53719
17-10073-10	JAPBLP LLC	1223 & 1225 AVON ST	614 6TH ST S	LA CROSSE WI 54601
17-10073-20	JAPBLP LLC	1229 AVON ST	614 6TH ST S	LA CROSSE WI 54601
17-10073-60	JAPBLP LLC	1228 AVON ST	614 6TH ST S	LA CROSSE WI 54601
17-10004-90	JEROLD B KING, VICKIE J KING	1117 AVON ST	1209 LA CRESCENT ST	LA CROSSE WI 54603
17-10002-10	KARLA K DOOLITTLE	1205 CALEDONIA ST	1205 CALEDONIA ST	LA CROSSE WI 54603
17-10001-90	LAURA LYNN LYSAKER	717 ST PAUL ST	717 ST PAUL ST	LA CROSSE WI 54603
17-10075-30	LEONARD A MATIAK, ROSEMARY MATIAK	721 CLINTON ST	2618 JERALD ST	LA CROSSE WI 54603
17-10004-70	LIBERTY S OLSON	1121 AVON ST	1121 AVON ST	LA CROSSE WI 54603
17-10003-20	MANUEL DE JESUS ALAS	1123 CALEDONIA ST	709 AVON ST	LA CROSSE WI 54603-2621
17-10076-120	MATTHEW A RIFFE	1307 CALEDONIA ST	1214 GRANDVIEW TER	LA CRESCENT MN 55947
		1231 & 1233 CALEDONIA ST		
17-10072-80	MATTHEW P ANDERSON	624 & 636 CLINTON ST	PO BOX 44	LA CROSSE WI 54602-0044
17-10002-130	MELISSA L HOCH	1131 CALEDONIA ST	1332 ROSE ST	LA CROSSE WI 54603-2460
17-10004-60	MINA INVESTMENTS LLC	1127 AVON ST	1705 OHLSUN CT	LA CROSSE WI 54601
17-10072-70	EC NORTH PROPERTIES LLC	614 & 616 CLINTON ST	1400 PINE ST	LA CROSSE WI 54601
		1300 CALEDONIA ST		
17-10074-140	NORTHSIDE COMMUNITY CHURCH INC	707 CLINTON ST	1300 CALEDONIA ST	LA CROSSE WI 54603-2414
17-10002-20	PLANNED PARENTHOOD OF WISCONSIN INC	1201 CALEDONIA ST	302 JACKSON ST N	MILWAUKEE WI 53202
		1303 CALEDONIA ST		
17-10076-110	RAKOV-ROSE LLC	617 &619 CLINTON ST	111 W MONROE	CHICAGO IL 60603
	REJR LLC			
17-10072-100	C/O RANDOLPH A EDDY JR	1226 & 1228 CALEDONIA ST	1228 CALEDONIA ST	LA CROSSE WI 54603-2513
17-10001-130	RIVER BANK	1212 & 1214 ROSE ST	4401 MORMON COULEE RD	LA CROSSE WI 54601
17-10001-100	RIVER BANK	1232 ROSE ST	4401 MORMON COULEE RD	LA CROSSE WI 54601
17-10072-20	RIVER BANK	1216 ROSE ST	4401 MORMON COULEE RD	LA CROSSE WI 54601
17-10072-50	SKEMP MORAN PROPERTIES LLC	1221 CALEDONIA ST	1927 CASS ST	LA CROSSE WI 54601
17 10072 00	CKEITI TIOTUTET EITHEO EEO	1221 OALLBONING	1027 070001	EX 01(000E W 04001
	STEVEN & DOROTHY STROSCHEIN, RONALD & PAMELA QUILLIN			
17-10001-70	C/O LAWYERS AT WORK LLC	1206 CALEDONIA ST	1206 CALEDONIA ST	LA CROSSE WI 54603
17-10001-70	SWING ENTERPRISES LLC	1230, 1232, 1234, 1236 CALEDONIA ST	PO BOX 304	GALESVILLE WI 54630-0304
17-10072-90	TAMRA M NURURDIN, SETH T NURURDIN	1301 & 1303 AVON ST	1303 AVON ST	LA CROSSE WI 54603
17-100/5-40	THOMAS J WEBER	722 & 724 ST PAUL ST	PO BOX 1356	LA CROSSE WI 54602-1356
17-10004-20	HIOTING J WEDEN		1 O BOX 1990	LA GROSSE W 34002-1330
17 10001 110	TINIMEN HOLDINGS LLC	1200 & 1202 CALEDONIA ST	274 2ND ST F	WINONA MN EEOOZ
17-10001-110	TINMEN HOLDINGS LLC	705, 709, 711, 713 ST PAUL ST	374 2ND ST E	WINONA MN 55987
17-10002-140	TRAVIS J TIPPERY, AMY M MADER	1132 ROSE ST	1132 ROSE ST	LA CROSSE WI 54603-2538
17-10004-50	VON RUDEN HOLDINGS LLC	1124, 1126, 1128, 1130 CALEDONIA ST	720 CASS ST	LA CROSSE WI 54601
17-10004-40	WENDY A WILLIAMSON	712 ST PAUL ST	2008 CHARLES AVE	ONALASKA WI 54650

Properties within 300 feet of 1210, 1214, and 1216 Caledonia St

NOTICE OF HEARING ON AMENDMENT TO ZONING RESTRICTION

TO WHOM IT MAY CONCERN:

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

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business District to the Public and Semi-Public District, allowing for a Vibrant Space (pocket park area) and parking lot at 1210, 1214, and 1216 Caledonia St.

Property is presently: a parking lot

Property is proposed to be: a pocket park area (Vibrant Space) and parking lot

Rezoning is necessary: because the current zoning is legal nonconforming; in order to redo the parking lot and add the Vibrant Space, the property needs to be in the correct zoning district

Tax Parcel 17-100001-60: 1210 & 1214 Caledonia St. Tax Parcel 17-10072-130; 1216 Caledonia St.

The City Plan Commission will meet to consider such application on **Monday**. June 30. 2025, at 4:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday**. July 1, 2025, 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, July 10, 2025, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

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

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 25-0657).

Dated this 10th day of June, 2025.

Nikki M. Elsen, City Clerk City of La Crosse

Published: June 17 & 24, 2025

One (1) Affidavit

CITY CLERK 400 LA CROSSE ST LA CROSSE WI 54601

RETURN SERVICE REQUESTED



Presort irst Class Mail omBasPrice



US POSTAGE MIPITNEY BOWES

ZIP 54601 \$ 000.62²

NICKELATTI REAL ESTATE INC 543 DRIFTWOOD ST WEST SALEM WI 54

RETURN TO SENDER NICKELATTI N7003 COUNTY RD W HOLMEN WI 34636-8113

」 SE PROTARE 1299 PHE INT RETURN TO SENDER

98

CITY CLERK 400 LA CROSSE ST LA CROSSE WI 54601

RETURN SERVICE REQUESTED







TAMRA M NURURDIN, SETH T NURURDIN

N2047 VALLEY RD

LA CROSSE WI 5460

ST WI 54603-2413

INT 74 FRCINNESSEL RETURN TO SENDER

CITY CLERK

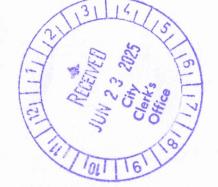
400 LA CROSSE ST LA CROSSE WI 54601

RETURN SERVICE REQUESTED









HBC INVESTMENTS LLC 2115 E CLAIREMONT AVE LINIT 24-4 EAU CLAIRE WI 54701 NIXIE

0006/20/25

UNABLE TO FORWARD

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48 FRCINGE 6643944

80: 54691337489 - 48878-84764-28-2:100



AFFIDAVIT OF PUBLICATION

Lacrosse 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 Orange, ss:

Edmar Corachia, 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 Lacrosse 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:

June. 17 2025, June. 24 2025

NOTICE ID: UEGt88moOqwluQiMpTAM PUBLISHER ID: COL-WI-101316

NOTICE NAME: Rezoning - 1210-1216 Caledonia St

Publication Fee: \$159.04

Section: Legals

Category: 0001 Wisconsin Legals

Edmar Corachia



JESSICA GORDON-THOMPSON Notary Public - State of Florida Commission # HH301656 Expires on August 17, 2026

VERIFICATION

State of Florida County of Orange

Subscribed in my presence and sworn to before me on this: 06/26/2025

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF HEARING ON AMENDMENT TO ZONING RESTRICTION TO WHOM IT MAY CONCERN: NOTICE IS HEREBY GIVEN NOTICE IS HEREBY GIVEN HAS Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

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Rezoning is necessary: because the current zoning is legal non-conforming, in order to redo the parking lot and add the Vibrant Space, the property needs to be in the correct zoning district
Tax Parcel 17-100001-60; 1210
8.1214 Caledonia St.
The City Plan Commission will meet to consider such application on Monday, June 30, 2025, at 4:00 pm. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).
A public hearing before the Judiciary & Administration Committee will be held on Tuesday, July 1, 2025, at 6:00 pm. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse St., in the City of

Final action will be determined

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Final action will be determined by the Common Council on Thursday, July 10, 2025, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

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

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk. La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityofla-crosse.org (search for File 25-0657).
Dated. Dith Clerk

Nikki M. Elsen, City Clerk

6/17, 6/24 LAC COL-WI-101316 WNAXLP

Agenda Item 25-0657 (Julie Emslie)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business District to the Public and Semi-Public District, allowing for a pocket park area (Vibrant Space) and parking lot at 1210, 1214, and 1216 Caledonia St.

General Location

Council District 2, Lower Northside and Depot Neighborhood. Located on Caledonia Street between Clinton and St. Paul Street. The property is surrounded by Local Business and Residential zoning.

Background Information

The applicant is requesting a rezoning from C1- Local Business to PS - Public and Semi-Public in order to redo the parking lot and convert approximately 1/3 of the parking lot to a vibrant, public space. The proposed project is being done in partnership with the Caledonia Street Merchants, the North La Crosse Business Association, the City of La Crosse, and the Wisconsin Economic Development Corporation. Both the City and WEDC are serving as funders for the project.

Recommendation of Other Boards and Commissions

N/A

Consistency with Adopted Comprehensive Plan

This rezoning falls within the Lower Northside and Depot Neighborhood Association. Institutional use is a desired use in this neighborhood. Additionally, the Comprehensive Plan Action 5-6 is to establish pocket parks where there are gaps in the park system. This area will offer another pocket park/vibrant space for the northside. This rezoning is consistent with the Comprehensive Plan.

Staff Recommendation

Approval

Routing J&A 7.1.25



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

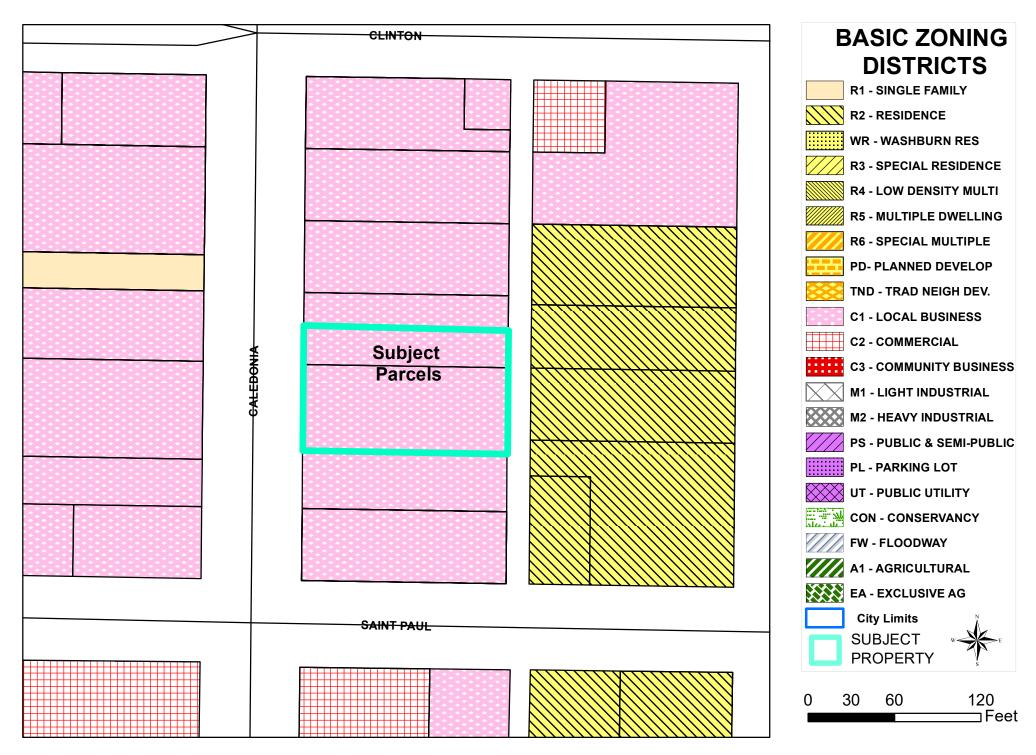
EA - EXCLUSIVE AG

City Limits

SUBJECT PROPERTY



30 60 120 Feet





City of La Crosse, Wisconsin

City Hall 400 La Crosse Street La Crosse, WI 54601

Text File

File Number: 25-0661

Agenda Date: 7/1/2025 Version: 1 Status: New Business

In Control: Judiciary & Administration Committee File Type: Ordinance

Agenda Number:

ORDINANCE NO.:
AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Traditional Neighborhood District – Specific to the to the Traditional Neighborhood District – Specific, allowing for a primary care clinic at 406 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 Traditional Neighborhood District – Specific to the to the Traditional Neighborhood District – Specific on the Master Zoning Map, towit:
Tax Parcel 17-30091-70; 406 Jackson St
SECTION II: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.
SECTION III: This ordinance shall take effect and be in force from and after its passage and publication.
Shaundel Washington-Spivey, Mayor
Nikki M. Elsen, City Clerk Passed: Approved: Published:

PETITION FOR CHANGE TO ZONING CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

For a Planned Development District or Traditional Neighborhood District

Petitioner (name and address):
Jason Larsen - Executive Director, St. Clare Health Mission 916 Ferry St, La Crosse, WI 54601
Owner of site (name and address):
Jason Larsen - Executive Director, St. Clare Health Mission 916 Ferry St, La Crosse, WI 54601
Address of subject premises:
406 Jackson St, La Crosse, WI 54601
Tax Parcel No.: 17-30091-70
Legal Description (must be a recordable legal description; see Requirements):
BURNS ADDITION LOTS 1 & 2 BLOCK 7
PDD/TND: General Specific General & Specific
Zoning District Classification: TND - Specific
Proposed Zoning Classification: TND - Specific
Is the property located in a floodway/floodplain zoning district? Yes _X No
Is the property/structure listed on the local register of historic places? Yes _X No
Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? X Yes No
Is the consistent with the policies of the Comprehensive Plan? X Yes No
Property is Presently Used For:
Chiropractor Clinic Property is Proposed to be Used For:
Primary care clinic (see attached narrative for additional details)
Proposed Rezoning is Necessary Because (Detailed Answer):
2280 square foot addition to the building (see attached narrative for additional details)
Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
The proposed project will not be not be detrimental to the neighborhood or public welfare. Please see attached narrative for more details.

Proposed Rezoning will not be Detri Objectives, Actions and Policies Because		ge Comprehensive Plan Goals,	
The proposed rezoning will not be detrimental to the City's long range			
The undersigned depose and state the petition and that said property was pully, 2025			
I hereby certify that I am the owner or a and that I have read and understand the attachments submitted hereto are true a	e content of this petition and that	the above statements and	
	Docusigned by:		
	608 385 7801	6/6/2025	
	(telephone)	(date)	
	Jasonlarsen@stclarehealthmission.org		
	(email)		
*Please see attached purchase agr by St Clare Health Mission and will		under contract for purchase	
At least 30 days prior to filing to Development District, the owner or Department, Engineering Department nature of the contemplated development of the City of La Crosse.)	his agent making such petition and Building Safety to disc	n shall meet with the Planning cuss the scope and proposed	
PETITIONER SHALL, <u>BEFORE FILIN</u> BY THE DIRECTOR OF PLANNING &	DEVELOPMENT.		
Signed: Director of Plan	day of June	., 20 <u>25</u> .	

June 6, 2026

Tim Acklin, AICP Planning Manager City of La Crosse 400 La Crosse Street La Crosse, WI 54601 acklint@cityoflacrosse.org



RE: TND Petition Cover Letter St Clare Health Mission Expansion – 406 Jackson St, La Crosse

Tim,

The St. Clare Health Mission (SCHM) was founded over 30 years ago through a partnership between the Franciscan Sisters of Perpetual Adoration (FSPA), the Franciscan Hospital, and Skemp Clinic (now part of Mayo Clinic Health Systems), along with Gundersen Clinic and Lutheran Hospital (now Emplify). For its first 24 years, SCHM operated under the legal and financial umbrella of the Franciscan Foundation of Mayo. In 2018, SCHM became an independent 501(c)(3) nonprofit organization.

SCHM currently serves approximately 2,500 patients annually, 75% of whom speak Spanish as their primary language. Today, SCHM is supported by a dedicated team of 13 staff members and over 174 volunteers—25% from Mayo Clinic Health Systems and 75% from Emplify—who work together to fulfill the mission that "Everyone in our community has access to needed medical care." SCHM's vision is realized through three core objectives:

- Expanding access to healthcare for individuals who face economic barriers.
- Providing meaningful volunteer opportunities for medical professionals.
- Educating healthcare students on the impact of poverty on health and well-being.

This petition includes a description of the proposed renovation project and demonstrates compliance with the Traditional Neighborhood Development (TND) ordinance and requirements.

PROJECT DESCRIPTION

To meet growing community needs, this project proposes relocating SCHM clinical operations from a temporary trailer on the Mayo Campus to a permanent facility at 406 Jackson Street. In order to accommodate the new use of primary care facilities, renovation and expansion to the current building is proposed. The subject property is zoned Traditional Neighborhood Development (TND) and located within the Washburn Neighborhood in La Crosse. Surrounding land uses include primarily low to medium density residential.

The existing structure at 406 Jackson Street is a single-story chiropractic clinic of approximately 2,500 square feet. The proposed project involves interior renovation a building addition to retrofit the space for primary care services. Space programming will include:

- New exam rooms, offices, and clinical support areas.
- A pharmacy for basic over-the-counter medications.
- A laboratory for essential basic diagnostic tests such as urinalysis.

The renovated clinic will serve uninsured adults aged 18–65 with a focus of provision of general medical and wellness services. Rehabilitation services will not be offered at this clinic.



Site improvements will include reconstruction of existing walkways and patio to support the building expansion and enhance site circulation. The patio will serve both patients and staff and will feature access to a pollinator garden designed to attract species such as monarch butterflies. This element holds cultural significance for SCHM's predominantly Hispanic patient population. The project also includes architectural enhancements to modernize the existing building's appearance and create a more welcoming environment. The addition of windows will increase natural light and visibility, contributing to a more hospitable and healing space for patients.

Once design, entitlements, permitting, and approvals for the project are completed this summer, construction is anticipated to run from August 8th through November 24th, with occupancy occurring shortly thereafter.

TND ORDINANCE CONFORMANCE

In accordance with City Code Sec. 115-403 Traditional Neighborhood Development, the following describes the proposed project's conformance with the TND ordinance.

i. Is compact.

The building additions tightly flank either sides of the existing footprint, minimizing impact to existing landscape and eliminating need to heavily reconfigure or expand surface parking.

ii. Is designed for the human scale.

The addition maintains single-story height of the existing building, which is harmonious and matches the character of surrounding low to medium densities.

iii. Provides a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another within the neighborhood.

The proposed project promotes mixed usage within the neighborhood. As surrounding uses are primarily low to medium density residential, the proposed primary care clinic diversifies land uses and provides a new critical service of accessible medical and wellness services to the neighborhood.

iv. Provides a mix of housing styles, types, and sizes to accommodate households of all ages, sizes, and incomes.

This project does not include any housing elements, but rather seeks to serve residents within the neighborhood and surrounding community. The subject property is located in the Washburn neighborhood, of which housing stock is comprised of a mix of homeowner, absentee landlord-owned, student rental and low-income housing. The property is directly adjacent to a new multi-family housing development, The Collective, which features mixed-income housing that seeks to address the city's goal of reducing homelessness by providing more accessible and affordable housing. As individuals and families experiencing or at-risk of homelessness often also lack access to medical insurance, the renovated clinic will serve as a critical resource to residents at the Collective and other low income housing in the neighborhood through the provision of general medical and wellness services to those without insurance.



Incorporates a system of relatively narrow, interconnected streets with sidewalks, bikeways, and transit that offer multiple routes for motorists, pedestrians, and bicyclists and provides for the connections of those streets to existing and future developments.

No impacts to the current street or transit network are proposed and the project will utilize the existing street and transit system. The project does include reconstruction of onsite walkways and patio to support the building expansion and enhance site circulation. Proximity to adjacent residential areas eliminates the need to travel far distances to access care and promotes walkability.

vi. Retains existing buildings with historical features or architectural features that enhance the visual character of the community.

The updated design embraces existing gable roof profile, emulating the surrounding residential neighborhood.

vii. Incorporates significant environmental features into the design.

The exterior envelope performance will contribute to improved building energy efficiency. Furniture, fixtures, and equipment from the chiropractor clinic will be salvaged and reused in the new development or otherwise relocated to other location to minimize waste.

In addition, intentional landscape design will include a pollinator garden to promote native plantings and species, attracting beneficial pollinators such as monarch butterflies. This element holds cultural significance for SCHM's Hispanic patient population, as monarch butterflies are symbolic in cultural and spiritual traditions. The site already hosts rain gardens as a form of green infrastructure to minimize stormwater runoff.

viii. Is consistent with the La Crosse's Comprehensive Plan or other applicable area plans.

The proposed project is consistent with future land uses as described in the La Crosse Comprehensive Plan. The proposed institutional land use is allowed within the Washburn Neighborhood (N-17) as described in the comprehensive plan and will harmoniously integrate with surrounding low and medium density residential uses. It meets the neighborhood goal of encouragement of family friendly low-density mixed usages, and goal of expansion of green space through provision of a pollinator garden and associated landscaping.

It also aligns with the vision of the Washburn neighborhood plan through the promotion of a vibrant, healthy, and livable neighborhood. The SCHM clinic will promote improved health and wellbeing through accessible provision of services.



SUPPORTING ATTACHMENTS

- Completed Application
- Site, Utility, and Landscape Plans
- Architectural Floor Plans and Elevations
- Stormwater Management Memorandum
- Check for Application Fee Amount of \$700

Please contact me at 608.789.2034or via email at Tarah.Raaum@ISGinc.com with any questions or if there is any additional information we can provide in support of this project.

Tarah Raaum, AIA

Healthcare Business Unit Leader

Jaiah J. Raaun

tarah.raaum@isginc.com

WB-15 COMMERCIAL OFFER TO PURCHASE

1	LICENSEE DRAFTING THIS OFFER ON May 12, 2025 [DATE] IS (AGENT OF BUYER)
2	(AGENT OF SELLER/LISTING FIRM) (AGENT OF BUYER AND SELLER) STRIKE THOSE NOT APPLICABLE
3	The Buyer, St. Clare Health Mission
4	offers to purchase the Property known as 406 Jackson St
5	
6	
_	[5.5], Substitutions, i dicerration (5), regar description, or insert additional description, if any, at lines 625-
, a	642, or attach as an addendum per line 668] in the
10	PURCHASE PRICE The purchase price is Five Hundred Thirty Thousand
11	INCLUDED IN PURCHASE PRICE Included in purchase price is the Property, all Fixtures on the Property as of the date
13	stated on line 1 of this Offer (unless excluded at lines 20-23), and the following additional items:
14	
15	
10	All personal property included in purchase price will be transferred by bill of sale or
17	NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are included
	or not included.
19	NOT INCLUDED IN PURCHASE PRICE Not included in purchase price is Seller's personal property (unless included at
	lines 12-15) and the following:
21	
22	
23	CAUTION II (15 to 1 5) to 1 to
24	CAUTION: Identify trade fixtures owned by tenant, if applicable, and Fixtures that are on the Property (see lines 26-
25	34) to be excluded by Seller or that are rented and will continue to be owned by the lessor.
26	"Fixture" is an item of property which is physically attached to or so closely associated with land or improvements so as to
2/	be treated as part of the real estate, including, without limitation, physically attached items not easily removable without
28	damage to the premises, items specifically adapted to the premises and items customarily treated as fixtures, including, but
29	not limited to, all: garden bulbs; plants; shrubs and trees; screen and storm doors and windows; electric lighting fixtures;
30	window shades; curtain and traverse rods; blinds and shutters; central heating and cooling units and attached equipment;
31	water heaters and treatment systems; sump pumps; attached or fitted floor coverings; awnings; attached antennas; garage
32	door openers and remote controls; installed security systems; central vacuum systems and accessories; in-ground sprinkler
33	systems and component parts; built-in appliances; ceiling fans; fences; storage buildings on permanent foundations and
34	docks/piers on permanent foundations. A Fixture does not include trade fixtures owned by tenants of the Property.
35	CAUTION: Exclude Fixtures not owned by Seller such as rented fixtures. See lines 20-23.
36	BINDING ACCEPTANCE This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer
37	on or before Seller may keep the Property
38	on the market and accept secondary offers after binding acceptance of this Offer.
39	CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.
40 J	ACCEPTANCE Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical
	copies of the Offer.
42	CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term
ا 43	deadlines running from acceptance provide adequate time for both binding acceptance and performance.
44 [CLOSING This transaction is to be closed on
45	at the place selected by seller.
46 (unless otherwise agreed by the Parties in writing. If the date for closing falls on Saturday, Sunday, or a federal or a state
47	noliday, the closing date shall be the next Business Day.
48 (CAUTION: To reduce the risk of wire transfer fraud, any wiring instructions received should be independently
49 1	rerified by phone or in person with the title company, financial institution, or entity directing the transfer. The real
50 (estate licensees in this transaction are not responsible for the transmission or forwarding of any wiring or money
51 1	ransfer instructions.
	EARNEST MONEY
53	■ EARNEST MONEY of \$ accompanies this Offer.
54	f Offer was drafted by a licensee, receipt of the earnest money accompanying this Offer is acknowledged.
55	■ EARNEST MONEY of \$ <u>5,000.00</u> will be mailed, or commercially, electronically
56 C	or personally delivered within days ("5" if left blank) after acceptance.
RE/	MAX Results, 11200 West 78th Street Eilen Prairie MN 55344 Phone: (608) 781-7689 Fax: (866) 449-6770 Javon Larven Stoppher Richtgels Produced with vio Second Nu viol exist 18070 Silven Mills Greet France Mills Greet F
mar 2 1 2 1	

	Property Address: Page 2 of 12, WB-1
57	All earnest money shall be delivered to and held by (listing Firm) (drafting Firm) (other identified as
58) STRIKE THOSE NOT APPLICABLE
59	(listing Firm if none chosen; if no listing Firm, then drafting Firm; if no Firm then Seller).
60	CAUTION: If a Firm does not hold earnest money, an escrow agreement should be drafted by the Parties or as
31	attorney as lines 64-84 do not apply. If someone other than Buyer pays earnest money, consider a specia
32	disbursement agreement.
33	■ THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise agreed in writing
64	DISBURSEMENT IF EARNEST MONEY HELD BY A FIRM: If negotiations do not result in an accepted offer and the
65	earnest money is held by a Firm, the earnest money shall be promptly disbursed (after clearance from payer's depositor
6	institution if earnest money is paid by check) to the person(s) who paid the earnest money. At closing, earnest money shall
67	be disbursed according to the closing statement. If this Offer does not close, the earnest money shall be disbursed according
38	to a written disbursement agreement signed by all Parties to this Offer. If said disbursement agreement has not been
59	delivered to the Firm holding the earnest money within 60 days after the date set for closing, that Firm may disburse the
70	earnest money: (1) as directed by an attorney who has reviewed the transaction and does not represent Buyer or Seller
71	(2) into a court hearing a lawsuit involving the earnest money and all Parties to this Offer; (3) as directed by court order; (4
72	upon authorization granted within this Offer; or (5) any other disbursement required or allowed by law. The Firm may retain
	legal services to direct disbursement per (1) or to file an interpleader action per (2) and the Firm may deduct from the
	earnest money any costs and reasonable attorneys' fees, not to exceed \$250, prior to disbursement.
75	■ LEGAL RIGHTS/ACTION: The Firm's disbursement of earnest money does not determine the legal rights of the Partie
6	in relation to this Offer. Buyer's or Seller's legal right to earnest money cannot be determined by the Firm holding the earnest
77	money. At least 30 days prior to disbursement per (1), (4) or (5) above, where the Firm has knowledge that either Part
8	disagrees with the disbursement, the Firm shall send Buyer and Seller written notice of the intent to disburse by certified
9	mail. If Buyer or Seller disagrees with the Firm's proposed disbursement, a lawsuit may be filed to obtain a court orde
10	regarding disbursement. Small Claims Court has jurisdiction over all earnest money disputes arising out of the sale of
11	residential property with one-to-four dwelling units. Buyer and Seller should consider consulting attorneys regarding their
32	legal rights under this Offer in case of a dispute. Both Parties agree to hold the Firm harmless from any liability for good
33	faith disbursement of earnest money in accordance with this Offer or applicable Department of Safety and Professiona
34	Services regulations concerning earnest money. See Wis. Admin. Code Ch. REEB 18.
5	TIME IS OF THE ESSENCE "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3
ספ	occupancy; (4) date of closing; (5) contingency Deadlines STRIKE AS APPLICABLE and all other dates and Deadlines in
	this Offer except:
8	
ה ח	failure to perform by the exact date or Deadline is a breach of contract. If "Time is of the Essence" does not apply to a date
4	or Deadline, then performance within a reasonable time of the date or Deadline is allowed before a breach occurs.
2	PROPERTY CONDITION REPRESENTATIONS Seller represents to Buyer that as of the date of acceptance Seller has no notice or knowledge of Conditions Affecting the Property or Transaction (lines 104-173) other than those identified in
3	Seller's disclosure report dated and a Real Estate Condition Report, if applicable, dated
4	Seller's disclosure report dated and a Real Estate Condition Report, if applicable, dated, which was/were received by Buyer prior to Buyer signing this Offer and which is/are made a part of this
	offer by reference COMPLETE DATE OR STRIKE AS APPLICABLE and
6	once by reference Commetere DATE OR STRIKE AS AFFEICABLE AND
7	
8	INSERT CONDITIONS NOT ALREADY INCLUDED IN THE DISCLOSURE OR CONDITION REPORT(S)
9	CAUTION: If the Property includes 1-4 dwelling units, a Real Estate Condition Report containing the disclosures
0	provided in Wis. Stat. § 709.03 may be required. Excluded from this requirement are sales of property that has
1	never been inhabited, sales exempt from the real estate transfer fee, and sales by certain court-appointed
2 .	fiduciaries, for example, personal representatives, who have never occupied the Property. Buyer may have
3	rescission rights per Wis. Stat. § 709.05.
4	"Conditions Affecting the Property or Transaction" are defined to include:
5	a. Defects in the structure or structural components on the Property, e.g. roof, foundation (including cracks, seepage, and
16	huldes) basement or other walls

107 b. Defects in mechanical systems, e.g. HVAC (including the air filters and humidifiers), electrical, plumbing, septic, wells, 108 fire safety, security or lighting.

109 c. Defects in a well on the Property or in a well that serves the Property, including unsafe well water, a joint well serving 110 the Property or any Defect related to a joint well serving the Property.

111 d. Water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead.

112 e. Defects in septic system or other private sanitary disposal system on or serving the Property or any out-of-service 113 septic system serving the Property not closed or abandoned according to applicable regulations.

114 f. Underground or aboveground storage tanks presently or previously on the Property for storage of flammable or 115 combustible liquids, including but not limited to gasoline and heating oil, or any Defects in such tanks presently or previously 116 on the Property; LP tanks on the Property or any defects in such LP tanks.

117 g. Defect or contamination caused by unsafe concentrations of, or unsafe conditions relating to, lead in paint, lead in soil, Jason Larsen

114

- 118 presence of asbestos or asbestos-containing materials, radon, radium in water supplies, mold, pesticides or other potentially 119 hazardous or toxic substances on the Property.
- 120 h. Manufacture of or spillage of methamphetamine (meth) or other hazardous or toxic substances on the Property.
- 121 i. Zoning or building code violations, any land division involving the Property for which required state or local permits had 122 not been obtained, nonconforming structures or uses, conservation easements.
- 123 j. Special purpose district, such as a drainage district, lake district, sanitary district or sewer district, that has the authority 124 to impose assessments against the real property located within the district.
- 125 k. Proposed, planned or commenced construction of public improvements which may result in special assessments or 126 otherwise materially affect the Property or the present use of the Property.
- 127 I. Federal, state or local regulations requiring repairs, alterations or corrections of an existing condition, such as orders to 128 correct building code violations.
- 129 m. Flooding, standing water, drainage problems or other water problems on or affecting the Property.
- 130 n. Material damage from fire, wind, floods, earthquake, expansive soils, erosion or landslides.
- 131 o. Nearby airports, freeways, railroads or landfills, or significant odor, noise, water intrusion or other irritants emanating 132 from neighboring property.
- 133 p. Current or previous termite, powder post beetle, or carpenter ant infestations or Defects caused by animal, reptile, or 134 insect infestations.
- 135 q. Property or portion of the Property in a floodplain, wetland or shoreland zoning area under local, state or federal 136 regulations.
- 137 r. Property is subject to a mitigation plan required under administrative rules of the department of Natural Resources 138 related to county shoreland zoning ordinances, which obligates the owner of the Property to establish or maintain certain 139 measures related to shoreland conditions and which is enforceable by the county.
- 140 s. Nonowners having rights to use part of the Property, other than public rights-of-way, including, but not limited to, private 141 rights-of-way and private easements, other than recorded utility easements; lack of legal access or access restrictions; 142 restrictive covenants and deed restrictions; shared fences, walls, wells, driveways, signage or other shared usages; or 143 leased parking.
- 144 t. Boundary or lot line disputes, encroachments, or encumbrances affecting the Property.
- ¹⁴⁵ u. High voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the ¹⁴⁶ Property.
- 147 v. Structure on the Property designated as a historic building, all or any part of the Property located in a historic district, or
 148 burial sites or archeological artifacts on the Property.
- w. All or part of the land has been assessed as agricultural land, the owner has been assessed a use-value conversion charge or the payment of a use-value conversion charge has been deferred.
- 151 x. All or part of the Property is subject to, enrolled in or in violation of a certified farmland preservation zoning district or a 152 farmland preservation agreement, or a Forest Crop, Managed Forest Law (see disclosure requirements in Wis. Stat. § 153 710.12), Conservation Reserve or a comparable program.
- 154 y. A pier is attached to the Property that is not in compliance with state or local pier regulations, a written agreement 155 affecting riparian rights related to the Property; or the bed of the abutting navigable waterway is owned by a hydroelectric 156 operator.
- 157 z. A dam is totally or partially located on the Property; or an ownership interest in a dam not located on the Property will 158 be transferred with the Property because the dam is owned collectively by a homeowners' association, lake district, or 159 similar group of which the Property owner is a member.
- 160 aa. Government investigation or private assessment/audit of environmental matters conducted.
- bb. Presence of or a Defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties.
- 163 cc. Owner's receipt of notice of property tax increases, other than normal annual increases, or notice or knowledge of a 164 pending property reassessment, remodeling that may increase the property's assessed value, or pending special 165 assessments.
- 166 dd.Agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from 167 an electric cooperative.
- 168 ee.Remodeling, replacements, or repairs affecting the Property's structure or mechanical systems that were done or 169 additions to the Property that were made during the owner's period of ownership without the required permits.
- 170 ff. Rented items located on the Property or items affixed to or closely associated with the Property.
- 171 gg. Owner is a foreign person as defined in the Foreign Investment in Real Property Tax Act in 26 IRC § 1445(f).
- 172 hh.Other Defects affecting the Property, including, without limitation, drainage easement or grading problems; or excessive 173 sliding, settling, earth movement or upheavals.

174	PROPOSED USE CONTINGENCIES: This Offer is contingent upon Buyer obtaining, at Buyer's expense, the reports or					
175	documentation required by any optional provisions checked on lines 185-197 below. The optional provisions checked on lines 185-197 shall be deemed satisfied unless Buyer, within 60 days ("30" if left blank) after acceptance, delivers: (1)					
177	written notice to Seller specifying those optional provisions checked below that cannot be satisfied and (2) written evidence					
178	substantiating why each specific provision referred to in Buyer's notice cannot be satisfied. Upon delivery of Buyer's notice,					
179	9 this Offer shall be null and void. Seller agrees to cooperate with Buyer as necessary to satisfy the contingency provisions					
	checked at lines 185-197.					
	Proposed Use: Buyer is purchasing the Property for the purpose of medical clinic and construction of the					
	attached print					
183						
	size of building, if applicable; e.g. restaurant/tavern with capacity of 350 and 3 second floor dwelling units].					
185	X ZONING: Verification of zoning and that the Property's zoning allows Buyer's proposed use described at lines					
186	101 100					
187	EASEMENTS AND RESTRICTIONS: Copies of all public and private easements, covenants and restrictions					
188						
189	significantly delay or increase the costs of the proposed use or development identified at lines 181-183.					
190	X APPROVALS: All applicable governmental permits, approvals and licenses, as necessary and appropriate, or					
191	the final discretionary action by the granting authority prior to the issuance of such permits, approvals and licenses, for					
192	the following items related to Buyer's proposed use: medical clinic and building permit for					
193	construction at the property or delivering written notice					
194	to Seller if the item(s) cannot be obtained or can only be obtained subject to conditions which significantly increase the					
195	cost of Buyer's proposed use described at lines 181-183.					
196	ACCESS TO PROPERTY: Written verification that there is legal vehicular access to the Property from public					
197	roads.					
198	X LAND USE APPROVAL/PERMITS: This Offer is contingent upon (Buyer)(Seller) STRIKE ONE ("Buyer" if neither					
200	stricken) obtaining the following, including all costs: a CHECK ALL THAT APPLY IX rezoning; — conditional use permit; — variance; IX other					
201	Seller agrees to cooperate with Buyer as necessary to satisfy this contingency. Buyer shall deliver, within days of					
202	acceptance, written notice to Seller if any item cannot be obtained, in which case this Offer shall be null and void.					
203	MAP OF THE PROPERTY: This Offer is contingent upon (Buyer obtaining) (Seller providing) STRIKE ONE ("Seller					
204	providing" if neither is stricken) asurvey					
205	(ALTA/NSPS Land Title Survey if survey type is not specified) dated subsequent to the date of acceptance of this Offer and					
206	prepared by a registered land surveyor, within days ("30" if left blank) after acceptance, at (Buyer's)					
207	(Seller's) STRIKE ONE ("Seller's" if neither is stricken) expense. The map shall show minimum of acres,					
208	maximum of acres, the legal description of the Property, the Property's boundaries and dimensions, visible					
209	encroachments upon the Property, the location of improvements, if any, and:					
	STRIKE AND COMPLETE AS ARRIVED Additional man features which may be added include to the contribution					
212	STRIKE AND COMPLETE AS APPLICABLE Additional map features which may be added include, but are not limited to: staking of all corners of the Property; identifying dedicated and apparent streets; lot dimensions; total acreage or square					
213	footage; utility installations; easements or rights-of-way. Such survey shall be in satisfactory form and accompanied by any					
214	required surveyor's certificate sufficient to enable Buyer to obtain removal of the standard survey exception(s) on the title					
215	policy.					
	CAUTION: Consider the cost and the need for map features before selecting them. Also consider the time required					
	to obtain the map when setting the deadline.					
	This contingency shall be deemed satisfied unless Buyer, within 5 days after the deadline for delivery of said map, delivers					
219	to Seller a copy of the map and a written notice which identifies: (1) a significant encroachment; (2) information materially					
220	inconsistent with prior representations; (3) failure to meet requirements stated within this contingency; or (4) the existence					
221	of conditions that would prohibit the Buyer's intended use of the Property described at lines 181-183. Upon delivery of					
222	Buyer's notice, this Offer shall be null and void. Once the deadline for delivery has passed, if Seller was responsible to					
223	provide the map and failed to timely deliver the map to Buyer, Buyer may terminate this Offer if Buyer delivers a written					
	notice of termination to Seller prior to Buyer's Actual Receipt of said map from Seller.					
225	and the state of t					
	Buyer within days ("30" if left blank) after acceptance: CHECK THOSE THAT APPLY; STRIKE AS APPROPRIATE					
227 228	□ Documents evidencing the sale of the Property has been properly authorized, if Seller is a business entity					
229	☐ A complete inventory of all furniture, fixtures, equipment and other personal property included in this transaction which is consistent with representations made prior to and in this Offer.					
230	☐ Uniform Commercial Code lien search as to the personal property included in the purchase price, showing the Property					
231	to be free and clear of all liens, other than liens to be released prior to or at closing.					
232	Rent roll.					
233	□ Other					
234						

Property Address: Page 5 of 12, WB-15
235 Additional items which may be added include, but are not limited to: building, construction or component warranties,
236 previous environmental site assessments, surveys, title commitments and policies, maintenance agreements, other
237 contracts relating to the Property, existing permits and licenses, recent financial operating statements, current and future
238 rental agreements, notices of termination and non-renewal, and assessment notices.
239 All documents Seller delivers to Buyer shall be true, accurate, current and complete. Buyer shall keep all such documents
240 confidential and disclose them to third parties only to the extent necessary to implement other provisions of this Offer. Buyer
241 shall return all documents (originals and any reproductions) to Seller if this Offer is terminated.
242 ■ CONTINGENCY SATISFACTION: This contingency shall be deemed satisfied unless Buyer, withindays ("5" if left
243 blank) after the deadline for delivery of the documents, delivers to Seller a written notice indicating this contingency has not
244 been satisfied. Such notice shall identify which document(s) have not been timely delivered or do not meet the standard set
245 forth for the document(s). Upon delivery of such notice, this Offer shall be null and void.
246 ENVIRONMENTAL EVALUATION CONTINGENCY: This Offer is contingent upon a qualified independent
247 environmental consultant of Buyer's choice conducting an Environmental Site Assessment of the Property (see lines 274-
248 291), at (Buyer's) (Seller's) expense STRIKE ONE ("Buyer's" if neither is stricken), which discloses no Defects.
249 NOTE: "Defect" as defined on lines 523-525 means a condition that would have a significant adverse effect on the
250 value of the Property; that would significantly impair the health or safety of future occupants of the Property; or
251 that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life
252 of the premises.
253 For the purpose of this contingency, a Defect is defined to also include a material violation of environmental laws, a material
254 contingent liability affecting the Property arising under any environmental laws, the presence of an underground storage
255 tank(s) or material levels of hazardous substances either on the Property or presenting a significant risk of contaminating
256 the Property due to future migration from other properties. Defects do not include conditions the nature and extent of which
257 Buyer had actual knowledge or written notice before signing the Offer.
258 ■ CONTINGENCY SATISFACTION: This contingency shall be deemed satisfied unless Buyer, within days ("30" if
259 left blank) after acceptance, delivers to Seller a copy of the Environmental Site Assessment report and a written notice
260 listing the Defect(s) identified in the Environmental Site Assessment report to which Buyer objects (Notice of Defects).
261 CAUTION: A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.
262 RIGHT TO CURE: Seller (shall) (shall not) STRIKE ONE ("shall" if neither is stricken) have a right to cure the Defects.
263 If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering written notice to Buyer within ("10" if left blank) days after Buyer's delivery of the Notice of
(To it left blank) days after buyers delivery of the Notice of
(=) seeming the a create in a good and monthly united
(a) a an anima to buyor a trittor report detaining the work defic field that three days prior to closing.
268 This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written Environmental Site 269 Assessment report and:
270 (1) Seller does not have a right to cure; or
271 (2) Seller has a right to cure but:
(a) Seller delivers written notice that Seller will not cure; or
(b) Seller does not timely deliver the written notice of election to cure.
274 ENVIRONMENTAL SITE ASSESSMENT: An "Environmental Site Assessment" (also known as a "Phase Site Assessment")
275 may include, but is not limited to: (1) an inspection of the Property; (2) a review of the ownership and use history of the
276 Property, including a search of title records showing private ownership of the Property for a period of 80 years prior to the
277 visual inspection: (3) a review of historic and recent aerial photographs of the Property if available: (4) a review of

- ENVIRONMENTAL SITE ASSESSMENT: An "Environmental Site Assessment" (also known as a "Phase|Site Assessment") may include, but is not limited to: (1) an inspection of the Property; (2) a review of the ownership and use history of the Property, including a search of title records showing private ownership of the Property for a period of 80 years prior to the 277 visual inspection; (3) a review of historic and recent aerial photographs of the Property, if available; (4) a review of 278 environmental licenses, permits or orders issued with respect to the Property (5) an evaluation of results of any 279 environmental sampling and analysis that has been conducted on the Property; and (6) a review to determine if the Property 280 is listed in any of the written compilations of sites or facilities considered to pose a threat to human health or the environment 281 including the National Priorities List, the Department of Nature Resources' (DNR) Registry of Waste Disposal Sites, the 282 DNR's Contaminated Lands Environmental Action Network, and the DNR's Remediation and Redevelopment (RR) Sites 283 Map including the Geographical Information System (GIS) Registry and related resources. Any Environmental Site 284 Assessment performed under this Offer shall comply with generally recognized industry standards (e.g. current American 285 Society of Testing and Materials "Standard Practice for Environmental Site Assessments"), and state and federal guidelines, 286 as applicable.
- 287 CAUTION: Unless otherwise agreed an Environmental Site Assessment does not include subsurface testing of the 288 soil or groundwater or other testing of the Property for environmental pollution. If further investigation is required, 289 insert provisions for a Phase II Site Assessment (collection and analysis of samples), Phase III Environmental Site 290 Assessment (evaluation of remediation alternatives) or other site evaluation at lines 625-642 or attach as an 291 addendum per line 668.
- 292 **INSPECTIONS AND TESTING** Buyer may only conduct inspections or tests if specific contingencies are included as a 293 part of this Offer. An "inspection" is defined as an observation of the Property, which does not include an appraisal or testing 294 of the Property, other than testing for leaking carbon monoxide, or testing for leaking LP gas or natural gas used as a fuel 295 source, which are hereby authorized. A "test" is defined as the taking of samples of materials such as soils, water, air or

	Property Address:
290	building materials from the Property for laboratory or other analysis of these materials. Seller agrees to allow Buyer's
29	7 inspectors, testers and appraisers reasonable access to the Property upon advance notice, if necessary, to satisfy the
298	contingencies in this Offer. Buyer or licensees or both may be present at all inspections and testing. Except as otherwise
299	provided, Seller's authorization for inspections does not authorize Buyer to conduct testing of the Property.
300	NOTE: Any contingency authorizing testing should specify the areas of the Property to be tested, the purpose of
301	the test (e.g., to determine if environmental contamination is present), any limitations on Buyer's testing and any
302	other material terms of the contingency.
303	Buyer agrees to promptly restore the Property to its original condition after Buyer's inspections and testing are completed
304	unless otherwise agreed to with Seller. Buyer agrees to promptly provide copies of all inspection and testing reports to
305	Seller. Seller acknowledges that certain inspections or tests may detect environmental pollution which may be required to
	be reported to the Wisconsin Department of Natural Resources.
307	The second of th
300	(1) This Offer is contingent upon a qualified independent inspector(s) conducting an inspection(s) of the Property which
309	
311	(2) This Offer is further contingent upon a qualified independent inspector or independent qualified third party performing an an inspection of
312	
313	
	(instance) in paramotor to be departedly inspected, e.g., dumpaite, etc.) which discloses his Delects.
315	(3) Buyer may have follow-up inspections recommended in a written report resulting from an authorized inspection,
316	Provided by a qualified
	Buyer shall order the inspection(s) and be responsible for all costs of inspection(s).
318	CAUTION: Buyer should provide sufficient time for the primary inspection and/or any specialized inspection(s), as
319	well as any follow-up inspection(s).
320	This contingency shall be deemed satisfied unless Buyer, within days ("20" if left blank) after acceptance, delivers
321	to Seller a copy of the inspection report(s) dated after the date on line 1 of this Offer and a written notice listing the Defect(s)
322	identified in the inspection report(s) to which Buyer objects (Notice of Defects).
323	CAUTION: A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.
324	For the purpose of this contingency, Defects do not include conditions the nature and extent of which Buyer had actual
325	knowledge or written notice before signing the Offer.
326	NOTE: "Defect" as defined on lines 523-525 means a condition that would have a significant adverse effect on the
	The series and series of the series of condition that would have a significant adverse effect of the
327	value of the Property; that would significantly impair the health or safety of future occupants of the Property; or
327 328	value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life
327 328 329	value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.
327 328 329 330	value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises. RIGHT TO CURE: Seller (shall)(shall not) STRIKE ONE ("shall" if neither is stricken) have the right to cure the Defects.
327 328 329 330 331	value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises. RIGHT TO CURE: Seller (shall)(shall not) STRIKE ONE ("shall" if neither is stricken) have the right to cure the Defects. If Seller has the right to cure, Seller may satisfy this contingency by:
327 328 329 330 331 332	value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises. RIGHT TO CURE: Seller (shall)(shall not) STRIKE ONE ("shall" if neither is stricken) have the right to cure the Defects. If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering written notice to Buyer within 10 days of Buyer's delivery of the Notice of Defects stating Seller's election to
327 328 329 330 331 332 333	 value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises. RIGHT TO CURE: Seller (shall)(shall not) STRIKE ONE ("shall" if neither is stricken) have the right to cure the Defects. If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering written notice to Buyer within 10 days of Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects;
327 328 329 330 331 332 333 334	 value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises. RIGHT TO CURE: Seller (shall)(shall not) STRIKE ONE ("shall" if neither is stricken) have the right to cure the Defects. If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering written notice to Buyer within 10 days of Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects; (2) curing the Defects in a good and workmanlike manner; and
327 328 329 330 331 332 333 334 335	 value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises. RIGHT TO CURE: Seller (shall)(shall not) STRIKE ONE ("shall" if neither is stricken) have the right to cure the Defects. If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering written notice to Buyer within 10 days of Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects; (2) curing the Defects in a good and workmanlike manner; and (3) delivering to Buyer a written report detailing the work done no later than three days prior to closing.
327 328 329 330 331 332 333 334 335 336	 value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises. RIGHT TO CURE: Seller (shall)(shall not) STRIKE ONE ("shall" if neither is stricken) have the right to cure the Defects. If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering written notice to Buyer within 10 days of Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects; (2) curing the Defects in a good and workmanlike manner; and (3) delivering to Buyer a written report detailing the work done no later than three days prior to closing. This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and:
327 328 329 330 331 332 333 334 335 336 337	 value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises. RIGHT TO CURE: Seller (shall)(shall not) STRIKE ONE ("shall" if neither is stricken) have the right to cure the Defects. If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering written notice to Buyer within 10 days of Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects; (2) curing the Defects in a good and workmanlike manner; and (3) delivering to Buyer a written report detailing the work done no later than three days prior to closing. This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and: (1) Seller does not have the right to cure; or
327 328 329 330 331 332 333 334 335 336 337 338	 value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises. RIGHT TO CURE: Seller (shall)(shall not) STRIKE ONE ("shall" if neither is stricken) have the right to cure the Defects. If Seller has the right to cure, Seller may satisfy this contingency by: delivering written notice to Buyer within 10 days of Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects; curing the Defects in a good and workmanlike manner; and delivering to Buyer a written report detailing the work done no later than three days prior to closing. This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and: Seller does not have the right to cure; or Seller has the right to cure but:
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327 328 329 330 331 332 333 334 335 336 337 338 339 340	 value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises. RIGHT TO CURE: Seller (shall)(shall not) STRIKE ONE ("shall" if neither is stricken) have the right to cure the Defects. If Seller has the right to cure, Seller may satisfy this contingency by: delivering written notice to Buyer within 10 days of Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects; curing the Defects in a good and workmanlike manner; and delivering to Buyer a written report detailing the work done no later than three days prior to closing. This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and: Seller does not have the right to cure; or Seller delivers written notice that Seller will not cure; or Seller does not timely deliver the written notice of election to cure.
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327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342	value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises. ■ RIGHT TO CURE: Seller (shall)(shall not) STRIKE ONE ("shall" if neither is stricken) have the right to cure the Defects. If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering written notice to Buyer within 10 days of Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects; (2) curing the Defects in a good and workmanlike manner; and (3) delivering to Buyer a written report detailing the work done no later than three days prior to closing. This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and: (1) Seller does not have the right to cure; or (2) Seller has the right to cure but: (a) Seller delivers written notice that Seller will not cure; or (b) Seller does not timely deliver the written notice of election to cure. IF LINE 342 IS NOT MARKED OR IS MARKED N/A LINES 392-403 APPLY. FINANCING COMMITMENT CONTINGENCY: This Offer is contingent upon Buyer being able to obtain a written [loan type or specific lender, if any] first mortgage loan commitment as described below, within days after acceptance of this Offer. The financing selected shall be in an amount of not less than
327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 344	value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises. RIGHT TO CURE: Seller (shall)(shall not) STRIKE ONE ("shall" if neither is stricken) have the right to cure the Defects. If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering written notice to Buyer within 10 days of Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects; (2) curing the Defects in a good and workmanlike manner; and (3) delivering to Buyer a written report detailing the work done no later than three days prior to closing. This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and: (1) Seller does not have the right to cure; or (2) Seller has the right to cure but: (a) Seller delivers written notice that Seller will not cure; or (b) Seller does not timely deliver the written notice of election to cure. IF LINE 342 IS NOT MARKED OR IS MARKED N/A LINES 392-403 APPLY. FINANCING COMMITMENT CONTINGENCY: This Offer is contingent upon Buyer being able to obtain a written [loan type or specific lender, if any] first mortgage loan commitment as described below, within days after acceptance of this Offer. The financing selected shall be in an amount of not less than years. Initial
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327 328 329 330 331 332 333 334 335 336 337 338 340 341 342 343 344 345 346 347 348 349 359 360 370 381 381 381 381 381 381 381 381	value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises. RIGHT TO CURE: Seller (shall)(shall not) STRIKE ONE ("shall" if neither is stricken) have the right to cure the Defects. If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering written notice to Buyer within 10 days of Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects; (2) curing the Defects in a good and workmanlike manner; and (3) delivering to Buyer a written report detailing the work done no later than three days prior to closing. This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and: (1) Seller does not have the right to cure; or (2) Seller has the right to cure but: (a) Seller delivers written notice that Seller will not cure; or (b) Seller does not timely deliver the written notice of election to cure. IF LINE 342 IS NOT MARKED OR IS MARKED N/A LINES 392-403 APPLY. FINANCING COMMITMENT CONTINGENCY: This Offer is contingent upon Buyer being able to obtain a written [loan type or specific lender, if any] first mortgage loan commitment as described below, within days after acceptance of this Offer. The financing selected shall be in an amount of not less than years, amortized over not less than years. Initial monthly payments of principal and interest shall not exceed \$ Buyer acknowledges that lender's required monthly payments may also include 1/12th of the estimated net annual real estate taxes, hazard insurance premiums, and private mortgage insurance premiums. The mortgage shall not include a prepayment premium. Buyer agrees to pay discount points in an amount not to exceed % ("0" if left blank) of the loan. If Buyer is using multiple loan sources or obtaining a constructio
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327 328 329 330 331 332 333 334 335 336 337 338 340 341 342 343 344 345 346 347 348 349 349 350 360 37 38 38 39 39 30 30 30 30 30 30 30 30 30 30	value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises. RIGHT TO CURE: Seller (shall)(shall not) STRIKE ONE ("shall" if neither is stricken) have the right to cure the Defects. If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering written notice to Buyer within 10 days of Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects; (2) curing the Defects in a good and workmanlike manner; and (3) delivering to Buyer a written report detailing the work done no later than three days prior to closing. This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and: (1) Seller does not have the right to cure; or (2) Seller has the right to cure but: (a) Seller delivers written notice that Seller will not cure; or (b) Seller does not timely deliver the written notice of election to cure. IF LINE 342 IS NOT MARKED OR IS MARKED N/A LINES 392-403 APPLY. FINANCING COMMITMENT CONTINGENCY: This Offer is contingent upon Buyer being able to obtain a written delivery within days after acceptance of this Offer. The financing selected shall be in an amount of not less than years, amortized over not less than years, initial monthly payments of principal and interest shall not exceed years, amortized over not less than years, initial monthly payments may also include 1/12th of the estimated net annual real estate taxes, hazard insurance premiums, and private mortgage insurance premiums. The mortgage shall not include a prepayment premium. Buyer agrees to pay discount points in an amount not to exceed % ("0" if left blank) of the loan. If Buyer is using multiple loan sources or obtaining a construction loan or land contract financing, describe at lines 625-642 or in an addendum attached per line 668. Buyer a
327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 349 350 360 37 38 38 38 38 38 38 38 38 38 38	value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises. RIGHT TO CURE: Seller (shall)(shall not) STRIKE ONE ("shall" if neither is stricken) have the right to cure the Defects. If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering written notice to Buyer within 10 days of Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects; (2) curing the Defects in a good and workmanlike manner; and (3) delivering to Buyer a written report detailing the work done no later than three days prior to closing. This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and: (1) Seller does not have the right to cure; or (2) Seller has the right to cure but: (a) Seller delivers written notice that Seller will not cure; or (b) Seller does not timely deliver the written notice of election to cure. IF LINE 342 IS NOT MARKED OR IS MARKED N/A LINES 392-403 APPLY. FINANCING COMMITMENT CONTINGENCY: This Offer is contingent upon Buyer being able to obtain a written below, within days after acceptance of this Offer. The financing selected shall be in an amount of not less than years, amortized over not less than years. Initial monthly payments of principal and interest shall not exceed \$ Buyer acknowledges that lender's required monthly payments may also include 1/12th of the estimated net annual real estate taxes, hazard insurance premiums, and private mortgage insurance premiums. The mortgage shall not include a prepayment premium. Buyer agrees to pay discount points in an amount not to exceed % ("0" if left blank) of the loan. If Buyer is using multiple loan sources or obtaining a construction loan or land contract financing, describe at lines 625-642 or in an addendum attached

	Property Address: Page 7 of 12, WB-15
357	CHECK AND COMPLETE APPLICABLE FINANCING PROVISION AT LINE 358 or 359.
358	☐ FIXED RATE FINANCING: The annual rate of interest shall not exceed%.
359	□ ADJUSTABLE RATE FINANCING: The initial interest rate shall not exceed%. The initial interest rate
360	shall be fixed for months, at which time the interest rate may be increased not more than % ("2" if
361	left blank) at the first adjustment and by not more than % ("1" if left blank) at each subsequent adjustment.
362	The maximum interest rate during the mortgage term shall not exceed the initial interest rate plus % ("6" if
363	left blank). Monthly payments of principal and interest may be adjusted to reflect interest changes.
364	NOTE: If purchase is conditioned on Buyer obtaining financing for operations or development consider adding a
	contingency for that purpose.
366	■ SATISFACTION OF FINANCING COMMITMENT CONTINGENCY: If Buyer qualifies for the loan described in this Offer
367	or another loan acceptable to Buyer, Buyer agrees to deliver to Seller a copy of a written loan commitment.
	This contingency shall be satisfied if, after Buyer's review, Buyer delivers to Seller a copy of a written loan commitment
369	(even if subject to conditions) that is:
370	(1) signed by Buyer; or
371	(2) accompanied by Buyer's written direction for delivery.
372	Delivery of a loan commitment by Buyer's lender or delivery accompanied by a notice of unacceptability shall not satisfy
373	this contingency.
374	CAUTION: The delivered loan commitment may contain conditions Buyer must yet satisfy to obligate the lender to
375	provide the loan. Buyer understands delivery of a loan commitment removes the Financing Commitment
	Contingency from the Offer and shifts the risk to Buyer if the loan is not funded.
	■ SELLER TERMINATION RIGHTS: If Buyer does not deliver a loan commitment on or before the Deadline on line 344.
378	Seller may terminate this Offer if Seller delivers a written notice of termination to Buyer prior to Seller's Actual Receipt of
	written loan commitment from Buyer.
380	■ FINANCING COMMITMENT UNAVAILABILITY: If a financing commitment is not available on the terms stated in this
381 (Offer (and Buyer has not already delivered an acceptable loan commitment for other financing to Seller), Buyer shall
	promptly deliver written notice to Seller of same including copies of lender(s)' rejection letter(s) or other evidence of
	unavailability.
384 [SELLER FINANCING: Seller shall have 10 days after the earlier of:
385 386	 Buyer delivery of written notice of evidence of unavailability as noted in lines 380-383; or the Deadline for delivery of the loan commitment set on line 344
	to deliver to Buyer written notice of Seller's decision to finance this transaction with a note and mortgage under the same
388 1	terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly.
389	If Seller's notice is not timely given, the option for Seller to provide financing shall be considered waived. Buyer agrees to
390 (cooperate with and authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit
	worthiness for Seller financing.
	IF THIS OFFER IS NOT CONTINGENT ON FINANCING COMMITMENT) Within days ("7" if left blank) after
200000	acceptance, Buyer shall deliver to Seller either:
394	(')
395	the time of verification, sufficient funds to close; or
396	(2)
397	[Specify documentation Buyer agrees to deliver to Seller].
308-4	f such written verification or documentation is not delivered, Seller has the right to terminate this Offer by delivering written
300	notice to Buyer prior to Seller's Actual Receipt of a copy of Buyer's written verification. Buyer may or may not obtain
	nortgage financing but does not need the protection of a financing commitment contingency. Seller agrees to allow Buyer's
	appraiser access to the Property for purposes of an appraisal. Buyer understands and agrees that this Offer is not subject
	o the appraisal meeting any particular value, unless this Offer is subject to an appraisal contingency, nor does the right of
-	access for an appraisal constitute a financing commitment contingency.
404	APPRAISAL CONTINGENCY: This Offer is contingent upon Buyer or Buyer's lender having the Property appraised
	at Buyer's expense by a Wisconsin licensed or certified independent appraiser who issues an appraisal report dated
	subsequent to the date stated on line 1 of this Offer, indicating an appraised value for the Property equal to or greater than
	he agreed upon purchase price.
408 I	This contingency shall be deemed satisfied unless Buyer, within days after acceptance, delivers to Seller a copy
	of the appraisal report indicating an appraised value less than the agreed upon purchase price, and a written notice objecting
	o the appraised value.
	RIGHT TO CURE: Seller (shall)(shall not) STRIKE ONE ("shall" if neither is stricken) have the right to cure.
	f Seller has the right to cure, Seller may satisfy this contingency by delivering written notice to Buyer adjusting the purchase
413 p	price to the value shown on the appraisal report within days ("5" if left blank) after Buyer's delivery of the appraisal
	eport and the notice objecting to the appraised value. Seller and Buyer agree to promptly execute an amendment initiated
TIJ	by either Party after delivery of Seller's notice, solely to reflect the adjusted purchase price.

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416	This Offer shall be null and void if Buyer makes timely delivery of the notice objecting to appraised value and the written
417	appraisal report and:
418	(1) Seller does not have the right to cure; or
419	(-)
420	(a) = and a manage with the second with the second private of
421	(b) Seller does not timely deliver the written notice adjusting the purchase price to the value shown on the appraisal
422	report.
423	The state of the s
424	delivery of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer
425	notice prior to any Deadline, nor is any particular secondary buyer given the right to be made primary ahead of other
426	secondary buyers. Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to
427	delivery of Seller's notice that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than days ("7"
428	if left blank) after acceptance of this Offer. All other Offer Deadlines that run from acceptance shall run from the time this
429	Offer becomes primary.
430	CLOSING PRORATIONS The following items, if applicable, shall be prorated at closing, based upon date of closing values:
431	real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owners or homeowners
432	association assessments, fuel and
433	
434	CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used.
435	Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing.
436	Real estate taxes shall be prorated at closing based on CHECK BOX FOR APPLICABLE PRORATION FORMULA:
437	
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443	Comments (sand and comments).
444	CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and subsequent years may be
445	substantially different than the amount used for proration especially in transactions involving new construction,
446	extensive rehabilitation, remodeling or area-wide re-assessment. Buyer is encouraged to contact the local
447	assessor regarding possible tax changes.
448	Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on
449	
	the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer shall, within 5
450	the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer shall, within 5 days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing. The Parties shall
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Property	Address:
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Page 9 of 12, WB-15

476	equivalent gap coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 482.
47	(403) .
	■ DELIVERY OF MERCHANTABLE TITLE: The required title insurance commitment shall be delivered to Buyer's attorney
	or Buyer not more than days ("15" if left blank) after acceptance showing title to the Property as of a date
	no more than 15 days before delivery of such title evidence to be merchantable per lines 454-464, subject only to liens
481	which will be paid out of the proceeds of closing and standard title insurance requirements and exceptions.
	■ TITLE NOT ACCEPTABLE FOR CLOSING: If title is not acceptable for closing, Buyer shall notify Seller in writing of
483	objections to title within days ("15" if left blank) after delivery of the title commitment to Buyer or Buyer's attorney. In
484	such event. Seller shall have days ("15" if left blank) from Duyer a delivery of the nether retire at the election of the nether retire at the election.
185	such event, Seller shall have days ("15" if left blank) from Buyer's delivery of the notice stating title objections, to
400	deliver notice to Buyer stating Seller's election to remove the objections by the time set for closing. If Seller is unable to
400	remove said objections, Buyer shall have five days from receipt of notice thereof, to deliver written notice waiving the
487	objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, this Offer shall
	be null and void. Providing title evidence acceptable for closing does not extinguish Seller's obligations to give merchantable
	title to Buyer.
490	■ SPECIAL ASSESSMENTS/OTHER EXPENSES: Special assessments, if any, levied or for work actually commenced
491	prior to the date stated on line 1 of this Offer shall be paid by Seller no later than closing. All other special assessments
492	shall be paid by Buyer. "Levied" means the local municipal governing body has adopted and published a final resolution
493	describing the planned improvements and the assessment of benefits.
	CAUTION: Consider a special agreement if area assessments, property owners association assessments, special
495	charges for current services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are
496	one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments)
497	relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all
498	sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact
499	fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).
500	LEASED PROPERTY If Property is currently legacy and legacy beyond closing. Called the II assis Called the III
501	LEASED PROPERTY If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights
501	under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the
	(written) (oral) STRIKE ONE lease(s), if any, are
503	
504	Insert additional terms, if any, at lines 625-642 or attach as an addendum per line 668.
505	ESTOPPEL LETTERS: Seller shall deliver to Buyer no later than days ("7" if left blank) before closing, estoppel
506	letters dated within days ("15" if left blank) before closing, from each non-residential tenant, confirming the lease term,
507	rent installment amounts, amount of security deposit, and disclosing any defaults, claims or litigation with regard to the lease
	or tenancy.
509	DEFINITIONS
510	■ <u>ACTUAL RECEIPT</u> : "Actual Receipt" means that a Party, not the Party's recipient for delivery, if any, has the document
511	or written notice physically in the Party's possession, regardless of the method of delivery. If the document or written notice
512	is electronically delivered, Actual Receipt shall occur when the Party opens the electronic transmission.
513	BUSINESS DAY: "Business Day" means a calendar day other than Saturday, Sunday, any legal public holiday under
514	Wisconsin or Federal law, and any other day designated by the President such that the postal service does not receive
515	registered mail or make regular deliveries on that day.
	■ <u>DEADLINES</u> : "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by
517	excluding the day the event occurred and by counting subsequent calendar days. The Deadline expires at Midnight on the
518	last day. Additionally, Deadlines expressed as a specific number of Business Days are calculated in the same manner
519	except that only Rusiness Days are counted while other days are evoluted. Deadlines expressed as a smarler result of the same manner
520	except that only Business Days are counted while other days are excluded. Deadlines expressed as a specific number of
520	"hours" from the occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by
521	counting 24 hours per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific
522	event, such as closing, expire at Midnight of that day. "Midnight" is defined as 11:59 p.m. Central Time.
523	■ <u>DEFECT</u> : "Defect" means a condition that would have a significant adverse effect on the value of the Property; that would
524	significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would
	significantly shorten or adversely affect the expected normal life of the premises.
	■ <u>FIRM</u> : "Firm" means a licensed sole proprietor broker or a licensed broker business entity.
527	■ <u>PARTY</u> : "Party" means the Buyer or the Seller; "Parties" refers to both Buyer and Seller.
528	PROPERTY: Unless otherwise stated, "Property" means the real estate described at lines 4-8.
529	INCLUSION OF OPTIONAL PROVISIONS Terms of this Offer that are preceded by an OPEN BOX () are part of
530	this offer ONLY if the box is marked such as with an "X". They are not part of this offer if marked "N/A" or are left blank.
531	PROPERTY DIMENSIONS AND SURVEYS Buyer acknowledges that any land, building or room dimensions, or total
532	acreage or building square footage figures, provided to Buyer by Seller or by a broker, may be approximate because of
533	rounding, formulas used or other reasons, unless verified by survey or other means.
	CAUTION: Buyer should verify total square footage formula, total square footage/acreage figures, and land,
535	building or room dimensions, if material.

Property Address: Page 10 of 12, WB-15

DISTRIBUTION OF INFORMATION: Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of the Offer to Buyer's lender, appraisers, title insurance companies and any other settlement service providers for the transaction as defined by the Real Estate Settlement Procedures Act (RESPA); (ii) report sales and financing concession data to multiple listing service sold databases; (iii) provide active listing, pending sale, closed sale and financing concession information and data, and related information regarding seller contributions, incentives or assistance, and third party gifts, to appraisers researching comparable sales, market conditions and listings, upon inquiry; and (iv) distribute copies of this Offer to the seller, or seller's agent, of another property that Seller intends on purchasing.

MAINTENANCE Seller shall maintain the Property and all personal property included in the purchase price until the earlier of closing or Buyer's occupancy, in materially the same condition it was in as of the date on line 1 of this Offer, except for ordinary wear and tear and changes agreed upon by Parties.

PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING If, prior to closing, the Property is damaged in an amount not more than five percent of the purchase price, other than normal wear and tear, Seller shall promptly notify Buyer in writing, and will be obligated to restore the Property to materially the same condition it was in as of the date on line 1 of this Offer. Seller shall provide Buyer with copies of all required permits and lien waivers for the lienable repairs no later than closing. If the amount of damage exceeds five percent of the purchase price, Seller shall promptly notify Buyer in writing of the damage and this Offer may be terminated at option of Buyer. Should Buyer elect to carry out this Offer despite such damage, Buyer shall be entitled to the insurance proceeds, if any, relating to the damage to the Property, plus a credit towards the purchase price equal to the amount of Seller's deductible on such policy, if any. However, if this sale is financed by a land contract or a mortgage to Seller, any insurance proceeds shall be held in trust for the sole purpose of restoring the Property.

556 **BUYER'S PRE-CLOSING WALK-THROUGH** Within three days prior to closing, at a reasonable time pre-approved by 557 Seller or Seller's agent, Buyer shall have the right to walk through the Property to determine that there has been no 558 significant change in the condition of the Property, except for ordinary wear and tear and changes agreed upon by Parties, 559 and that any Defects Seller has agreed to cure have been repaired in the manner agreed to by the Parties.

Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in this Offer at lines 625-642 or in an addendum attached per line 668. At time of Buyer's occupancy, Property shall be in broom swept condition and free of all debris, refuse, and personal property except for personal property belonging to current tenants, or sold to Buyer or left with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.

564 **DEFAULT** Seller and Buyer each have the legal duty to use good faith and due diligence in completing the terms and 565 conditions of this Offer. A material failure to perform any obligation under this Offer is a default that may subject the defaulting 566 party to liability for damages or other legal remedies.

If Buyer defaults, Seller may:

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568

- (1) sue for specific performance and request the earnest money as partial payment of the purchase price; or
- (2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for actual damages.
- 571 If <u>Seller defaults</u>, Buyer may:
- 572 (1) sue for specific performance; or
 - (2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

574 In addition, the Parties may seek any other remedies available in law or equity. The Parties understand that the availability 575 of any judicial remedy will depend upon the circumstances of the situation and the discretion of the courts. If either Party 576 defaults, the Parties may renegotiate the Offer or seek nonjudicial dispute resolution instead of the remedies outlined above. 577 By agreeing to binding arbitration, the Parties may lose the right to litigate in a court of law those disputes covered by the 578 arbitration agreement.

579 NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES 580 SHOULD READ THIS DOCUMENT CAREFULLY. THE FIRM AND ITS AGENTS MAY PROVIDE A GENERAL 581 EXPLANATION OF THE PROVISIONS OF THE OFFER BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR 582 OPINIONS CONCERNING YOUR LEGAL RIGHTS UNDER THIS OFFER OR HOW TITLE SHOULD BE TAKEN AT 583 CLOSING. AN ATTORNEY SHOULD BE CONSULTED IF LEGAL ADVICE IS NEEDED.

584 **ENTIRE CONTRACT** This Offer, including any amendments to it, contains the entire agreement of the Buyer and Seller regarding the transaction. All prior negotiations and discussions have been merged into this Offer. This agreement binds and inures to the benefit of the Parties to this Offer and their successors in interest.

NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.doc.wi.gov or by telephone at (608) 240-5830.

FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA) Section 1445 of the Internal Revenue Code (IRC) provides that a transferee (Buyer) of a United States real property interest must pay or withhold as a tax up to 15% of the total "Amount Realized" in the sale if the transferor (Seller) is a "Foreign Person" and no exception from FIRPTA withholding applies. A "Foreign Person" is a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign

641 642

594 estate. The "Amount Realized" is the sum of the cash paid, the fair market value of other property transferred, and the 595 amount of any liability assumed by Buyer.

596 CAUTION: Under this law if Seller is a Foreign Person, and Buyer does not pay or withhold the tax amount, Buyer 597 may be held directly liable by the U.S. Internal Revenue Service for the unpaid tax and a tax lien may be placed 598 upon the Property.

599 Seller hereby represents that Seller is a non-Foreign Person, unless (1) Seller represents Seller is a Foreign Person in a 600 condition report incorporated in this Offer per lines 93-95, or (2) no later than 10 days after acceptance, Seller delivers 601 notice to Buyer that Seller is a Foreign Person, in which cases the provisions on lines 607-609 apply.

602 **IF SELLER IS A NON-FOREIGN PERSON.** Seller shall, no later than closing, execute and deliver to Buyer, or a qualified 603 substitute (attorney or title company as stated in IRC § 1445), a sworn certification under penalties of perjury of Seller's 604 non-foreign status in accordance with IRC § 1445. If Seller fails to timely deliver certification of Seller's non-foreign status, 605 Buyer shall: (1) withhold the amount required to be withheld pursuant to IRC § 1445; or, (2) declare Seller in default of this 606 Offer and proceed under lines 571-578.

607 **IF SELLER IS A FOREIGN PERSON.** If Seller has represented that Seller is a Foreign Person, Buyer shall withhold the 608 amount required to be withheld pursuant to IRC § 1445 at closing unless the Parties have amended this Offer regarding 609 amounts to be withheld, any withholding exemption to be applied, or other resolution of this provision.

610 **COMPLIANCE WITH FIRPTA.** Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument, 611 affidavit, or statement needed to comply with FIRPTA, including withholding forms. If withholding is required under IRC § 612 1445, and the net proceeds due Seller are not sufficient to satisfy the withholding required in this transaction, Seller shall 613 deliver to Buyer, at closing, the additional funds necessary to satisfy the applicable withholding requirement. Seller also 614 shall pay to Buyer an amount not to exceed \$1,000 for actual costs associated with the filing and administration of forms, 615 affidavits, and certificates necessary for FIRPTA withholding and any withholding agent fees.

616 Any representations made by Seller with respect to FIRPTA shall survive the closing and delivery of the deed.

617 Firms, Agents, and Title Companies are not responsible for determining FIRPTA status or whether any FIRPTA exemption 618 applies. The Parties are advised to consult with their respective independent legal counsel and tax advisors regarding 619 FIRPTA.

820 X SELLER PAYMENT OF COMPENSATION TO BUYER'S FIRM: Seller agrees to pay to Buyer's Firm the amount of 2.4% of the purchase price (e.g., dollar amount, % of purchase price, etc.), toward Buyer's brokerage fees at closing. Payment made under this provision represents an economic adjustment only and does not create any agency relationship between Buyer's Firm and Seller, and the Parties agree Buyer's Firm is a direct and intended third party beneficiary of this contract.

ADDITIONAL PROVISIONS/CONTINGENCIES

626 This offer is contingent upon Buyer obtaining financing to purchase the property from

627 donors on or before June 30th, 2025. If buyer does not obtain such donor financing by June

628 30th, 2025, then Buyer may terminate this offer and all earnest money shall be disbursed

629 to buyer.

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TAX DEFERRED EXCHANGE If this Property is purchased or sold to accomplish an IRC § 1031 Tax Deferred exchange of like-kind property, both Parties agree to cooperate with any documentation necessary to complete the exchange. The exchangor shall hold the cooperating party harmless from any and all claims, costs or liabilities that may be incurred as a result of the exchange.

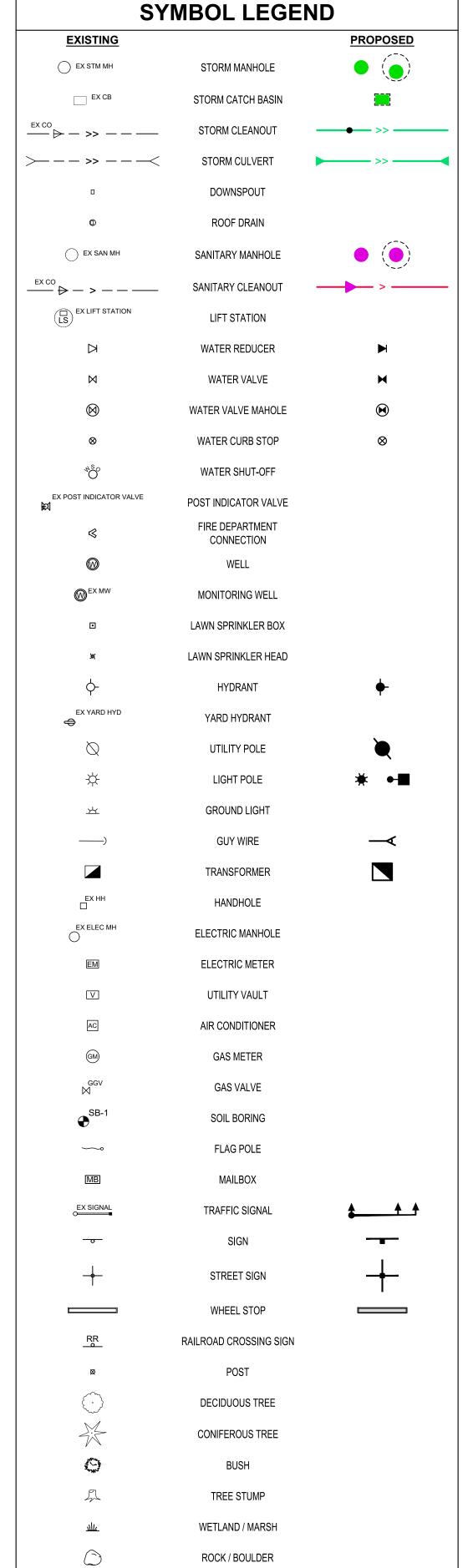
DELIVERY OF DOCUMENTS AND WRITTEN NOTICES Unless otherwise stated in this Offer, delivery of documents and written notices to a Party shall be effective only when accomplished by one of the authorized methods specified at lines 649 650-665.

650 (1) <u>Personal</u>: giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at 651 652 or 653.

652 Name of Seller's recipient for delivery, if any: David Bentz

653 Name of Buyer's recipient for delivery, if any: Jason Larsen

Property A	ddress:	Page 12 of 12, WB-15				
	(2) Fax: fax transmission of the document or written notice to the following number:	•				
56 Seller:	(3) <u>Commercial</u> : depositing the document or written notice, fees prepaid or charged to an account, v	with a				
57 comme	7 commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's					
58 addres	s at line 661 or 662.	ny to the raity s				
59	(4) U.S. Mail: depositing the document or written notice, postage prepaid, in the U.S. Mail, addres	sed either to the				
	r to the Party's recipient for delivery, for delivery to the Party's address.					
	s for Seller:					
	s for Buyer:					
3 _ X _ S	ddrogg for Coller Mi ke@OnalaskaRealty com					
	ddress for Buyer: Chris@OnalaskaRealty.com					
	NAL DELIVERY/ACTUAL RECEIPT Personal delivery to, or Actual Receipt by, any named	Buyer or Seller				
7 constitu	tes personal delivery to, or Actual Receipt by, all Buyers or Sellers.	buyer or Seller				
8 X A	2 2 2N (12) 4 () 2 () 3 () 5 ()	art of this Offer.				
	er was drafted by [Licensee and Firm] Christopher Richgels RE/MAX Results					
	or was aranted by [Electricoc and 1 mm]					
0	WIRE FRAUD WARNING! Wire Fraud is a real and serious risk. Never trust wiring instructions	7				
1	sent via email. Funds wired to a fraudulent account are often impossible to recover.	1				
2		1				
<u>.</u>	Criminals are hacking emails and sending fake wiring instructions by impersonating a real estate	1				
	agent, Firm, lender, title company, attorney or other source connected to your transaction. These communications are convincing and professional in appearance but are created to steal your	1				
	money. The fake wiring instructions may even be mistakenly forwarded to you by a legitimate	1				
	source.	1				
		1				
	DO NOT initiate ANY wire transfer until you confirm wiring instructions IN PERSON or by YOU	1				
	calling a verified number of the entity involved in the transfer of funds. Never use contact information provided by any suspicious communication.	1				
)	Real estate agents and Firms ARE NOT responsible for the transmission, forwarding, or	1				
1	verification of any wiring or money transfer instructions.	1				
2 Buver F	ntity Name (if any): St. Clare Health Mission	-				
- Buy 0)					
(x)		5.12.25				
Buye	rs/Authorized Signature A Print Name/Title Here Jason Larsen, Executive Director	Date A				
(x)						
Buye	r's/Authorized Signature ▲ Print Name/Title Here ▶	Date A				
SELLE	ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS	_				
OFFER	SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO	MADE IN THIS				
PROPE	RTY ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES	RECEIPT OF A				
	F THIS OFFER.	NEOLII I OI A				
Seller E	ntity Name (if any):					
(x) Sollo	Comp David M. Benz	5-13-20				
0	r's/Authorized Signature ▲ Print Name/Title Here ▶	Date 🛦				
(x)	wa J. Dents Lana J Bentz	5-13-2005				
Selle	's/Authorized Signature ▲ Print Name/Title Here ▶	Date ▲				
This Offe	er was presented to Seller by [Licensee and Firm]					
		a.m./ p.m				
This Off		a.iii./ p.iii; >				
THIS OIL		ls ▲ Date ▲				
	Seller milita	iia 💂 Date 🛔				



CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

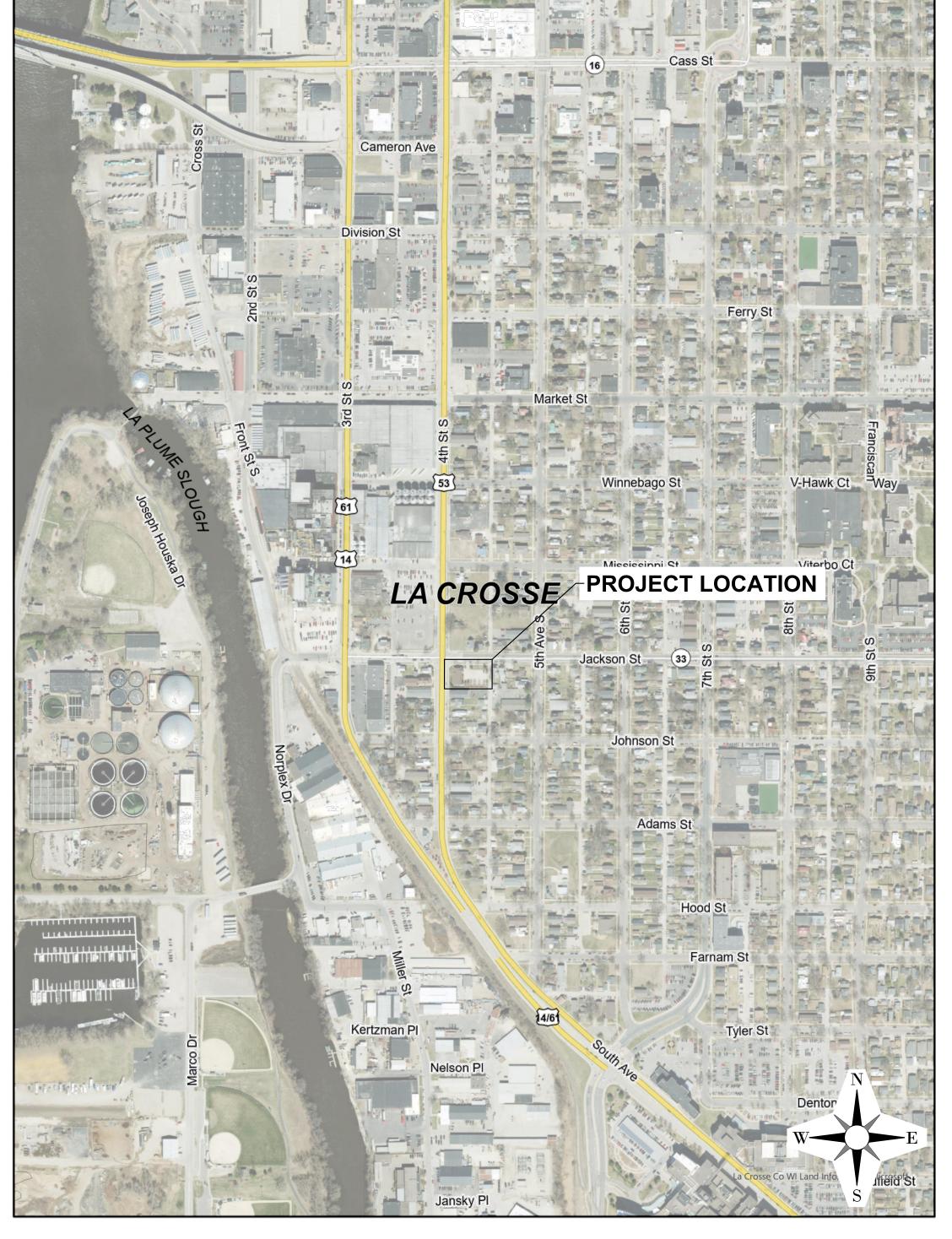
EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	
— — — II> — — —	SANITARY SEWER FORCEMAIN	>
— — I — — —	WATER MAIN	
— — — G — — —	GAS	G
OE	OVERHEAD ELECTRIC	OE
——— UE ———	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	UTV
— — — OHL — — —	OVERHEAD UTILITY	——— OHL ——
UTL	UNDERGROUND UTILITY	———UTL ——
— — FO — — —	FIBER OPTIC	FO
— — WET — — —	WETLAND	
	WATER EDGE	
→→	DITCH / SWALE	\longrightarrow $-$
xx	FENCE LINE	xx-
	TREE LINE	
	PROPERTY / LOT LINE	
	RIGHT OF WAY LINE	
ΔΔ	ACCESS CONTROL	
	EASEMENT LINE	

CONTRACT	OR SHALL FIELD VERIFY	THE LOCA	ATIONS OF ALL EXISTING	3 UTILITIES.			
A DDDEVIA TIONS							
l	ABBREVIATIONS						
	AMERICANS WITH		GENERAL		POUNDS PER		
ADA	DISABILITIES ACT	GC	CONTRACTOR	PSI	SQUARE INCH		
ADD	ADDENDUM	GFE	GARAGE FLOOR	PVC	POLYVINYL		
AFF	ABOVE FINISHED		ELEVATION		CHLORIDE		
	FLOOR	GL	GUTTER LINE	PVMT	PAVEMENT		
AGG	AGGREGATE (APPROXIMATE	GPM	GALLONS PER MINUTE	QTY	QUANTITY		
	ARCHITECT,	GV	GATE VALVE	R RAD	RIM RADIUS		
ARCH	ARCHITECTURAL	HDPE	HIGH DENSITY		REINFORCED		
BFE	BASEMENT FLOOR		POLYETHYLENE	RCP	CONCRETE PIPE		
	ELEVATION	HD	HEAVY DUTY	RD	ROOF DRAIN		
BIT BLDG	BITUMINOUS BUILDING	HH HMA	HANDHOLE HOT MIX ASPHALT	REBAR	REINFORCING BAR		
BLDG BM	BENCHMARK	HORIZ	HORIZONTAL	REM	REMOVE		
	COMPUTER-AIDED	HR	HOUR	ROW	RIGHT OF WAY		
CAD	DESIGN			R/W SAN	RIGHT OF WAY SANITARY		
СВ	CATCH BASIN	HWL	HIGH WATER LEVEL	SAN	SCHEDULE		
CFS	CUBIC FEET PER	HWY	HIGHWAY	SF	SQUARE FOOT		
CF	SECOND CUBIC FOOT	HYD	HYDRANT	SPEC	SPECIFICATION		
CF	CUBIC FOOT CAST IRON		INVERT	SQ	SQUARE		
CIP	CAST IRON PIPE	ID	INSIDE DIAMETER	STA	STATION		
	CAST IN PLACE	IN INV	INCH INVERT	STM	STORM		
CIPC	CONCRETE	IP	IRON PIPE	SY	SQUARE YARD		
CJ	CONTROL JOINT	IPS	IRON PIPE SIZE	T/C	TOP OF CURB		
CL	CENTERLINE	J-BOX	JUNCTION BOX	TEL	TELEPHONE		
CMP	CORRUGATED	JT	JOINT	TEMP	TEMPORARY		
СО	METAL PIPE CLEANOUT	LF	LINEAR FEET	THRU	THROUGH TOP NUT OF FIRE		
CONC	CONCRETE	LIN	LINEAR	TNFH	HYDRANT		
CONST	CONSTRUCTION	LPS	LOW PRESSURE	TRANS	TRANSFORMER		
CONT	CONTINUOUS		STEAM	TV	TELEVISION		
CR	COUNTY ROAD	LS	LUMP SUM LOWEST	T/W	TOP OF WALL		
CY	CUBIC YARD	LSO	STRUCTURAL	TYP	TYPICAL		
C&G	CURB AND GUTTER		OPENING	UT	UTILITY,		
DEMO	DEMOLITION	MAX	MAXIMUM	UT	UNDERGROUND TELEPHONE		
DI	DROP INTAKE	MB	MAIL BOX				
DIA	DIAMETER	MECH	MECHANICAL	VCP	VITRIFIED CLAY PIPE		
DIM DS	DIMENSION	MH	MANHOLE	W/O	WITHOUT		
EA	DOWNSPOUT EACH	MIN MISC	MINIMUM MISCELLANEOUS	W/	WITH		
ELEC	ELECTRICAL	NO NO	NUMBER	YD	YARD		
ELEV	ELEVATION	NTS	NOT TO SCALE	YR	YEAR		
EOF	EMERGENCY		NORMAL WATER				
	OVERFLOW	NWL	LEVEL				
EQ	EQUAL	OC	ON CENTER				
EX	EXISTING	OCEW	ON CENTER EACH				
F/G	FORM GRADE FIRE DEPARTMENT	ОН	WAY OVERHEAD				
FDC	CONNECTION		ORDINARY HIGH				
FDN	FOUNDATION	OHWL	WATER LEVEL				
FES	FLARED END	OHD	OVERHEAD DOOR				
, 20	SECTION EINISHED ELOOP	OZ	OUNCE				
FFE	FINISHED FLOOR ELEVATION	DCC	PORTLAND CEMENT				
FPM	FEET PER MINUTE	PCC	CONCRETE				
FPS	FEET PER SECOND	רבי	PEDESTAL,				
FT	FOOT, FEET	PED	PEDESTRIAN				
FTG	FOOTING	PERF	PERFORATED				
GA	GAUGE	PL	PROPERTY LINE				

PP POLYPROPYLENE

GAL GALLON

GALV GALVANIZED



LOCATION MAP

PROJECT GENERAL NOTES

SCALE IN FEET

- I. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
- 2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
- 3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- 4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- 5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- 6. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

- 7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- 8. THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- 9. THE CONTRACTOR IS TO CONTACT "DIGGERS HOTLINE" FOR UTILITY LOCATIONS A MINIMUM OF 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (811 OR 1-800-242-8511).



SITE/LOT AREA: (0.4 AC) **REQUIRED SETBACKS** PARKING BUILDING FRONT YARD SIDE YARD **REAR YARD** 15'

SITE SUMMARY

ADDRESS/LOCATION:

408 JACKSON STREET LA CROSSE, WI. 54601

"RADITIONAL NEIGHBORHOOD DEVELOPMEN"





CIVIL SHEET INDEX

C0-10 SITE DATA

C2-10 EXISTING SITE AND REMOVAL PLAN

C3-10 SITE PLAN

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, WITHOUT PRIOR WRITTEN CONSENT. © 2024 I & S GROUP, INC.

PROJECT

ST. CLARE **HEALTH MISSION** CLINIC **RENOVATION & EXPANSION**

REVISION SCHEDULE

DESCRIPTION

LA CROSSE

DATE

WISCONSIN

TR

			5
			Ш
PROJECT	NO.	21-31139	
FILE NAM	ΙE	31139-C0-GENERAL	U
DRAWN E	3Y		Ž
DESIGNE	D BY		

REVIEWED BY ORIGINAL ISSUE DATE --/--/--CLIENT PROJECT NO.

TITLE

SITE DATA

SHEET

C0-10

TOPOGRAPHIC SURVEY THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN MONTH YEAR

SPECIFICATIONS REFERENCE

SPECIFICATIONS, CURRENT EDITION, WISDOT STANDARD SPECIFICATIONS, 2025 EDITION,

CURRENT EDITION, AND STANDARD SPECIFICATION FOR SEWER & WATER CONSTRUCTION

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM

OF 1983 (NAD83), 2011 ADJUSTMENT (NAD83(2011)) ON THE _____ COUNTY COORDINATE

B.M. ELEVATION = XXXX.XX

WISDOT CONSTRUCTION AND MATERIALS MANUAL, CURRENT EDITION, WISCONSIN

DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES STATE PLUMBING CODE,

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LA CROSSE STANDARD

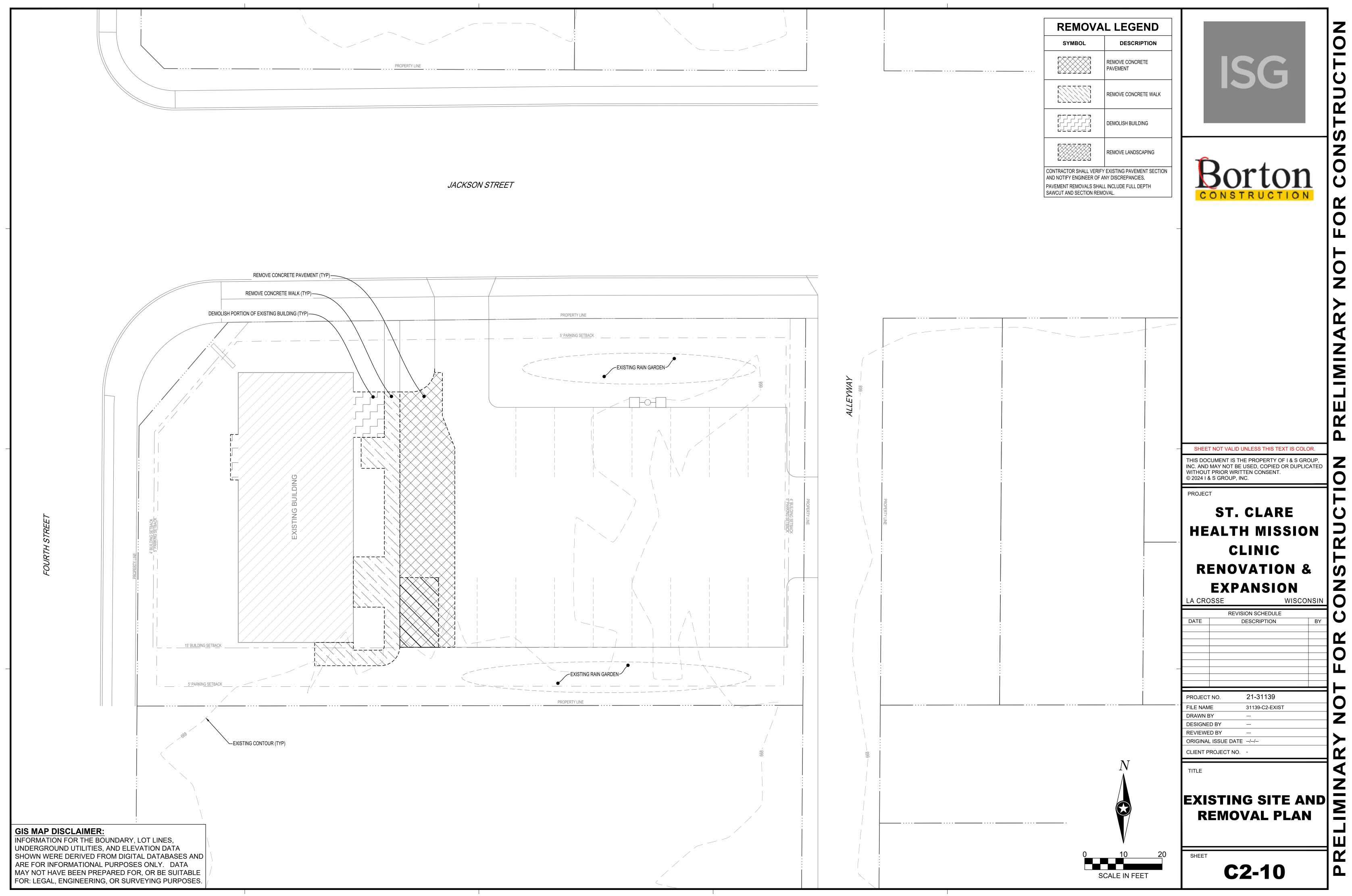
IN WISCONSIN, 6th EDITION, UNLESS DIRECTED OTHERWISE.

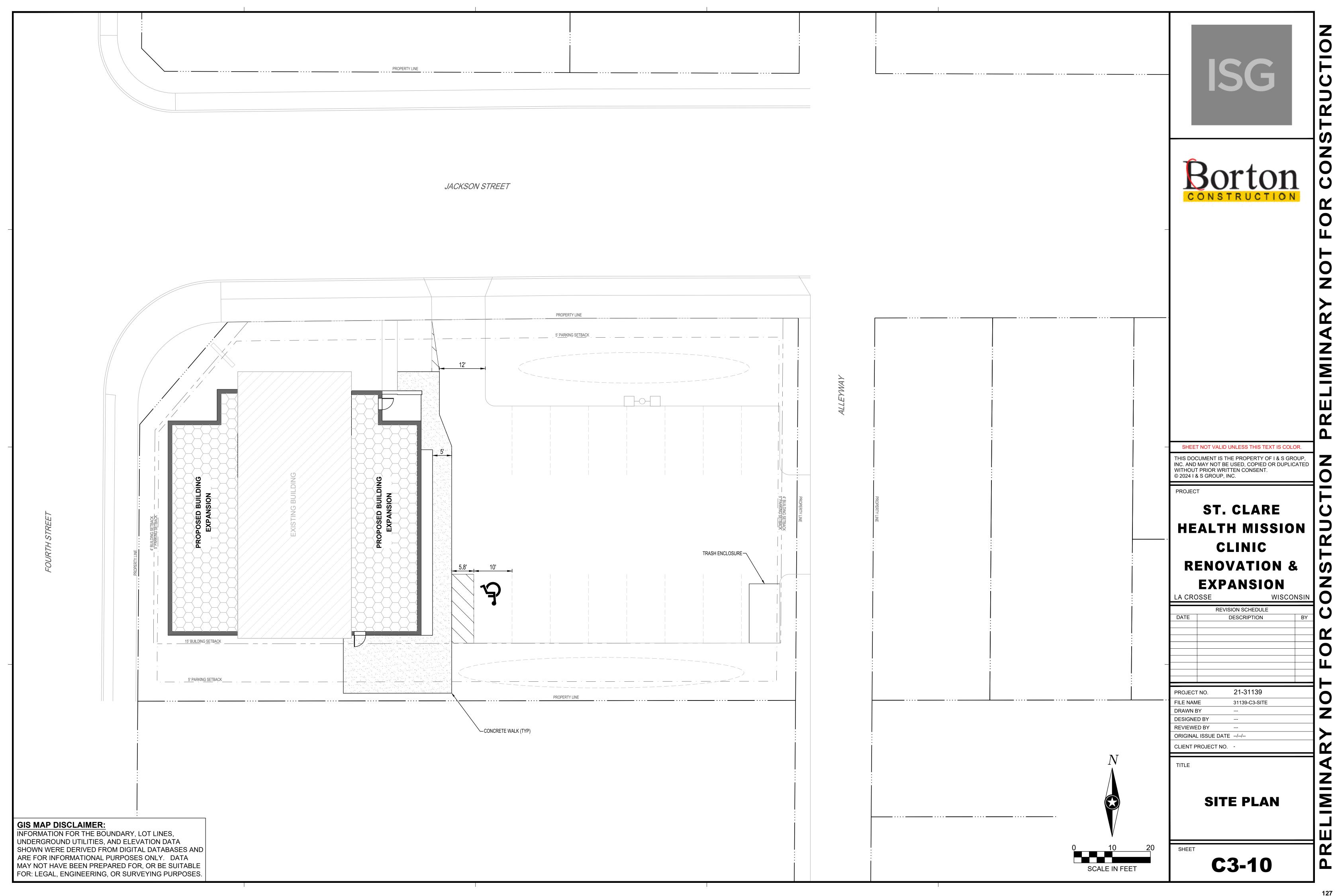
SYSTEM, IN U.S. SURVEY FEET.

BY COMPANY NAME.

PR

LIMINA







Trees Required for Frontage:

Trees Required for landscape area:

Shrubs required for landscape area:

Trees Provided:

Existing 11 + 2 New = 13 Total Trees

Shrubs Provided:

Native Forbs/Grasses:

*Site Landscape Requirements not met due to site constraints.

# Common Name	Scientific Name	# Size	#	Quantity
Eastern Redbud	Cercis canadensis	#25 CONTAINER TREE		2.00
Regent Saskatoon Serviceberry	Regent Saskatoon Serviceberry	#5 CONTAINER		6.00
Blue Muffin® Arrowwood Viburnum	Viburnum dentatum 'Christom'	#5 CONTAINER		5.00
Shrubby St. John's Wort	Hypericum prolificum	#2 CONTAINER		3.00
Purple Pavement Rose	Rosa rugosa 'Purple Pavement'	#2 CONTAINER		6.00
Fiber Optics® Buttonbush	Cephalanthus occidentalis 'Bailoptics'	#2 CONTAINER		5.00
Brilliant Red Chokeberry	Aronia arbutifolia 'Brilliantissima'	#5 CONTAINER		3.00
Glossy Black Chokeberry	Aronia melanocarpa elata	#2 CONTAINER		6.00
Dwarf Bush Honeysuckle	Diervilla Ionicera	#2 CONTAINER		12.00
Ostrich Fern	Matteuccia struthiopteris	#1 CONTAINER		6.00
Native Plant Plugs		4" container		124.00



1522 Green Bay St. La Crosse, WI 54601

(608) 799-2797

St Clare Health Mission

Landscape Plan

Project Location: 406 Jackson St. La Crosse WI

Revision Date: 06/06/2025

Scale 1:10

Sheet Number:

SCALE IN FEET

INFORMATION FOR THE BOUNDARY, LOT LINES, UNDERGROUND UTILITIES, AND ELEVATION DATA SHOWN WERE DERIVED FROM DIGITAL DATABASES AND ARE FOR INFORMATIONAL PURPOSES ONLY. DATA MAY NOT HAVE BEEN PREPARED FOR, OR BE SUITABLE FOR: LEGAL, ENGINEERING, OR SURVEYING PURPOSES.

Wild Nodding Onion (3) Regent Serviceberry (6) DING Pavement Rose (3) Existing medium tree BUIL **XPANSION** Ostrich Fern (6) PROPOSED TRASH ENCLOSURE Existing medium tree Pavement Rose (3) Blue Muffin Viburnum (5) Shrubby St. John's Wort (3) □ STORMWATER MANAGEMENT AREA Existing Acer Sp GIS MAP DISCLAIMER:

Existing Arborvitae

Existing Arborvitae

 \circ

JACKSON STREET

Existing Arborvitae

Existing Arborvitae

PROPERTY LINE



MEMORANDUM

DATE: 06/06/2025

TO: City of La Crosse – Engineering Department

Attn: Yuri Nasonovs

FROM: Shawn Demers

SUBJECT: Saint Clare Health Mission Clinic - Stormwater Management

This stormwater management memo has been prepared for the proposed Saint Clare Health Mission Clinic Expansion located at 406 Jackson Street La Crosse, WI 54601. The project will consist of the construction expansion of the existing building, concrete walk, utilities, erosion control, and landscaping.

Existing Site Information

The existing 2,220 sf facility was constructed in 2013. The site was considered a redevelopment and therefore was required to meet the water quality and quantity standards set forth by the city. The stormwater management devices chosen were two rain gardens, one on either side of the proposed parking lot. The existing site has a lot area of 16,840 sf with 9,475 sf of that being impervious areas.

Proposed Site Information

The proposed site will include two building additions, one to the east and one to the west, of the existing building. The project will disturb approximately 0.14 Acres. These additions, along with the reconstructed sidewalks and patio area, result in a total impervious area of 10,960 sf.

Applicability and Jurisdiction

Following the City of La Crosse Municipal Code of Ordinances, Section 105-55 – Applicability and Jurisdiction, the proposed building expansions will not require post construction stormwater management. The standards from Section 105-55, as well as the specific proposed site criteria are listed table below.

City of La Crosse Municipal Code of Ordinances Section 105-55

- (a) Applicability and jurisdiction
 - (1) Applicability. Where not otherwise limited by law, this article applies after final stabilization to a site of land disturbing construction activity meeting any of the criteria in this paragraph, unless the site is otherwise exempt under subsections (a)(2) or (c).
 - a. A post-construction site that had a quarter or more acres of land disturbing construction activity.
 - i. N/A Proposed project disturbance is approximately 0.14 Acres.
 - b. A post-construction site that had 400 or more cubic yards of excavation, fill, or a combination of the two.
 - i. N/A Proposed project will not require large amounts of excavation or fill.
 - c. A post-construction site that had 300 or more feet of new utility or other open trench disturbance.
 - N/A Proposed project will not require any new utility runs or utility trench disturbance exceeding 300 feet.
 - d.A post-construction site that added more than ten percent impervious surface to the landscape (roofs, pavement, etc.) and has a total surface imperviousness at or exceeding 40 percent of the site.
 - i. N/A The net increase in impervious area for this proposed project is 1,485 sf, which is an 8.8% increase in impervious area to the existing parcel.
 - e. A post-construction site that creates a new public or private road.
 - i. N/A Project does not include any new roadways.
 - f. All new subdivision plats.
 - i. N/A Project does not include any subdivision plats.

Summary

The proposed project will not require a stormwater permit or post construction stormwater management. All calculations were completed using AutoCAD drawings developed by utilizing the project design data.







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PRELIMINARY

SNO

ST. CLARE **HEALTH MISSION**

CLINIC RENOVATION & EXPANSION

LA CROSSE WISCONSIN REVISION SCHEDULE DATE DESCRIPTION FOR PROJECT NO. FILE NAME DRAWN BY DESIGNED BY Designer **REVIEWED BY** Checker

TITLE

ORIGINAL ISSUE DATE

CLIENT PROJECT NO.

EXTERIOR ELEVATIONS

SHEET

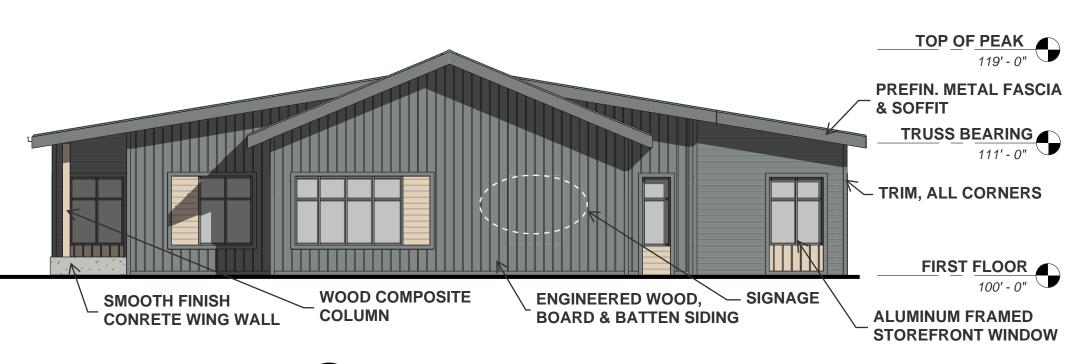
A2-11

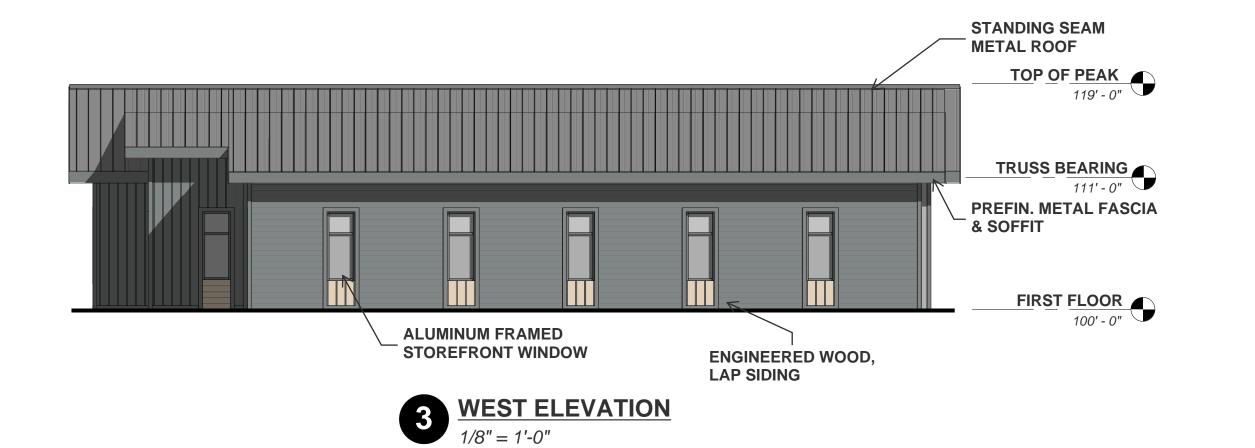


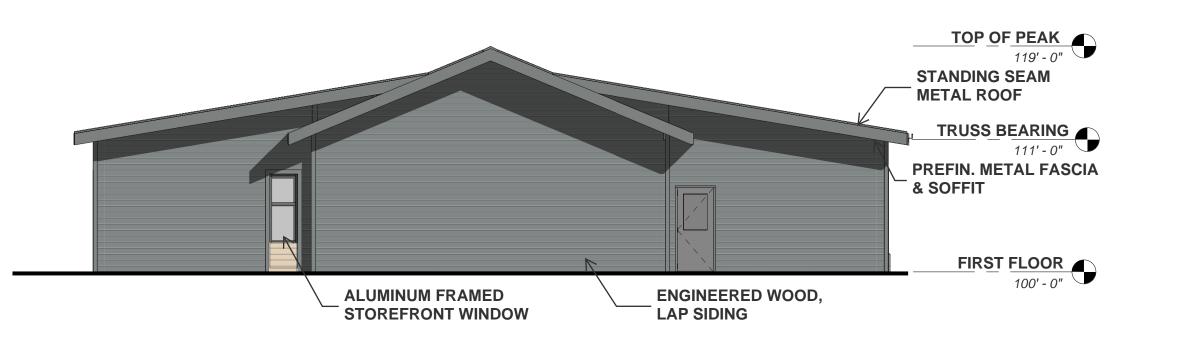
VIEW FROM NORTHWEST

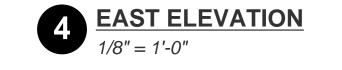












PRELIMINAR

Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-30091-40	A & J FAMILY PROPERTIES	1117 5TH AVE S	PO BOX 131	VIROQUA WI 54665
		1126 5TH AVE S		
17-30092-20	ALEC J MCGINN, ASHLEY C MCGINN	433 JONSON ST	1743 2ND AVE SE	ROCHESTER MN 55904
17-30091-30	AUSTEN SCHALOW, PEYTON ROTHERING	1115 5TH AVE S	1115 5TH AVE S	LA CROSSE WI 54601
17-30088-10	BENJAMIN J KIMMET	311, 313, 315, 317 JACKSON ST	S4665 SHERRY PL	VIROQUA WI 54665-7878
17-30092-30	BENSON PROPERTIES 1 LLC	1120 5TH AVE S	320 WEST AVE N	LA CROSSE WI 54601
17-30092-40	BENSON PROPERTIES 1 LLC	1114 5TH AVE S	320 WEST AVE N	LA CROSSE WI 54601
17-30092-50	BENSON PROPERTIES 1 LLC	1110 5TH AVE S	320 WEST AVE N	LA CROSSE WI 54601
17-30091-100	BUMPER LLC	1221 4TH ST S	2115 E CLAIREMONT AVE UNIT 2A-4	EAU CLAIRE WI 54701
17-30088-90	CBLCWI001 LLC	1116 4TH ST S	30 N LA SALLE ST STE 4140	CHICAGO IL 60602
17-30091-20	CHRISTOPHER R BROWN, RAE L BROWN	1109 5TH AVE S	1109 5TH AVE S	LA CROSSE WI 54601
17-30089-130	CITY OF LACROSSE	1020 & 1022 5TH AVE S	400 LA CROSSE ST	LA CROSSE WI 54601
17-30091-80	CJC PROPERTIES LLC	1211 4TH ST S	207 8TH ST S	LA CROSSE WI 54601
		1107, 1109, 1111, 1113, 1115, 1119, 1121, 1123 4TH ST S		
		403 & 409 JACKSON ST		
17-30088-120	COLLECTIVE ON FOURTH LLC	410 MISSISSIPPI ST	10 EAST DOTY STE 617	MADISON WI 53708
17-30091-60	DAVID J SCHROEDER, SANDRA D SCHROEDER	1127 5TH AVE S	W2351 KAMMEL COULEE RD	COON VALLEY WI 54623
	GOEHNER INVESTMENTS LLC			
17-30091-90	C/O KALI BLOMBERG	1215 4TH ST S	PO BOX 1085	LA CROSSE WI 54602-1085
17-30092-170	GUITARLAND PROPERTIES LLC	1207 & 1227 3RD ST S	1227 3RD ST S	LA CROSSE WI 54601
17-30093-10	GUITARLAND PROPERTIES LLC	1226 4TH ST S	1227 3RD ST S	LA CROSSE WI 54601
17-30093-20	GUITARLAND PROPERTIES LLC	321 JOHNSON ST	1227 3RD ST S	LA CROSSE WI 54601
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
17-30093-60	GUITARLAND PROPERTIES LLC	1208 4TH ST S	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
17-30089-140	HIGHER HOUSE PROPERTIES LLC	1014, 1016, 1018 5TH AVE S	PO BOX 3692	LA CROSSE WI 54602-3692
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	236 LARKSPUR LN E	ONALASKA WI 54650
17-30096-10	JHS INVESTMENTS LLC	1202 5TH AVE S	W4861 HARVEST LN	LA CROSSE WI 54601
17-30092-80	JOHN W WATERS	1108 5TH AVE S	1108 5TH AVE S	LA CROSSE WI 54601
17-30095-10	JOSEPH C HUHN, DEBRA A FELCH	414 JOHNSON ST	414 JOHNSON ST	LA CROSSE WI 54601
17-30092-90	LEE XIONG, BOON YANG XIONG	1102 5TH AVE S	N8918 US HIGHWAY 53	HOLMEN WI 54636
17-30090-10	LOPEZ V INC	1010 5TH AVE S	4343 MARIAH DR S	LA CROSSE WI 54601
17-30090-110	MONICA K MCKEARN	1027 5TH AVE S	1027 5TH AVE S	LA CROSSE WI 54601-4558
	NICKELATTI REAL ESTATE IN			
17-30091-50	C/O MUNSON REALTY	1121 & 1123 5TH AVE S	1400 PINE ST	LA CROSSE WI 54601
17-30093-50	NICKELATTI REAL ESTATE INC	1212 4TH ST S	1400 PINE ST	LA CROSSE WI 54601
17-30095-140	RANDY A FUCHSTEINER	422 JOHNSON ST	422 JOHNSON ST	LA CROSSE WI 54601
		505 & 507 JACKSON ST		
17-30090-120	RIVER REGION RENTALS LLC	1033 5TH AVE S	N24121 COUNTY ROAD J	ARCADIA WI 54612
17-30090-140	ROYAL W AVE LLC	1103 & 1105 5TH AVE S	W21819 PLUM CREEK RD	INDEPENDENCE WI 54747
17-30091-130	SCOTT P WARREN, JENNIFER E WARREN	415 JOHNSON ST	1000 ANGUS CT N	MAQUOKETA IA 52060
17-30094-130	SHELTER DEVELOPMENT INC	1303 4TH ST S	1009 4TH ST S	LA CROSSE WI 54601
17-30091-140	SKYLAR M RIECK, LOGAN S LANGREHR	419 JOHNSON ST	419 JOHNSON ST	LA CROSSE WI 54601
17-30094-40	STEVE EIDE	1302 4TH ST S	2520 LOSEY CT	LA CROSSE WI 54601
17-30089-100	THERESE A BOISVERT	419 JACKSON ST	419 JACKSON ST	LA CROSSE WI 54601-5341
17-30092-70	TRAVIS POWERS, HOLLY POWERS	424 JACKSON ST	W2420 COUNTY ROAD DE	BANGOR WI 54614
17-30092-60	TRAVIS J POWERS, HOLLY A POWERS	420 JACKSON ST	W2420 COUNTY ROAD DE	BANGOR WI 54614
17-30091-110	VERCRUYSSE VENTURES LLC	1223 4TH ST S	W6918 WOLFE RD	HOLMEN WI 54636
17-30089-90	WILLIAM M BREIDEL	415 & 417 JACKSON ST	526 OAK AVE S	ONALASKA WI 54650
17-30092-10	WILLIAM M BREIDEL	423 & 425 JOHNSON ST	526 OAK AVE S	ONALASKA WI 54650
17-30091-120	XE XIONG, CHEE HER	1227 4TH ST S	1227 4TH ST S	LA CROSSE WI 54601

Properties within 300 feet of 406 Jackson St.

JASON LARSON EXECUTIVE DIRECTOR

Applicant/Owner: ST. CLAIRE HEALTH MISSION 916 FERRY ST LA CROSSE WI 54601



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 Traditional Neighborhood District – Specific to the to the Traditional Neighborhood District – Specific, allowing for a primary care clinic at 406 Jackson St.

Property is presently: a chiropractic clinic

Property is proposed to be: a primary care clinic

Rezoning is necessary: to allow for a 2,280 square foot addition to the building

Tax Parcel 17-30091-70; 406 Jackson St.

The City Plan Commission will meet to consider such application on **Monday**, **June 30**, **2025**, **at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday**, **July 1**, **2025**, **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**, **July 10**, **2025**, **at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

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

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 25-0661).

Dated this 10th day of June, 2025.

Nikki M. Elsen, City Clerk City of La Crosse

Published: June 17 & 24, 2025

One (1) Affidavit



AFFIDAVIT OF PUBLICATION

Lacrosse 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 Orange, ss:

Ankit Sachdeva, 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 Lacrosse 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:

June. 17 2025, June. 24 2025

NOTICE ID: gd2guFcz6eY3kYquRs0q PUBLISHER ID: COL-WI-101317

NOTICE NAME: Rezoning - 406 Jackson St

Publication Fee: \$147.75

Section: Legals

Category: 0001 Wisconsin Legals

Ankit Sachdeva



JESSICA GORDON-THOMPSON Notary Public - State of Florida Commission # HH301656 Expires on August 17, 2026

VERIFICATION

State of Florida County of Orange

Subscribed in my presence and sworn to before me on this: 06/25/2025

Notary Public

Notarized remotely online using communication technology via Probf.

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Jackson St.
Property is presently: a chiro-practic clinic
Property is proposed to be: a pri-mary care clinic
Rezoning is necessary: to allow for a 2,280 square foot addition to

the building Tax Parcel 17-30091-70; 406

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Dated this 10th day of June, 2025.

2025. Nikki M. Elsen, City Clerk City of La Crosse 6/17, 6/24 LAC COL-WI-101317 WNAXLP

Agenda Item 25-0661 (Jenna Dinkel)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Traditional Neighborhood District - Specific to the to the Traditional Neighborhood District - Specific, allowing for a primary care clinic at 406 Jackson St.

General Location

Council District 9, Powell-Poage Hamilton Neighborhood Association. Located on Jackson Street between 4th and 5th Street as depicted on attached Map PC25-0661. The property is surrounded by Industrial, Traditional Neighborhood Development, R5 – Multiple Dwelling, R1 – Single Family, and R6 – Special Multiple.

Background Information

The applicant is requesting a rezoning from Traditional Neighborhood Development – Specific to Traditional Neighborhood Development – Specific to change the use at 406 Jackson Street. This property was first rezoned to Traditional Neighborhood Development in 2012 for the use as a chiropractic clinic. There is a desire to change the use to a primary care clinic. This will also include a 2,280 square foot addition to the current building and the addition of a trash enclosure. The applicant is requesting waivers/exceptions for the trash enclosure as it is in the vision corner clearance area off the alley.

The St. Clare Health Mission (SCHM) is planning on purchasing the property at 406 Jackson Street to relocate from their current temporary trailer on the Mayo Campus. The addition to the building is needed to accommodate the service they provide which will include new exam rooms and offices, a pharmacy for basic over-the-counter medication, and a lab for basic diagnostic tests.

The current square footage of the building is 2,500 square feet and the renovation will bring the total square footage to approximately 4,700 square feet.

The clinic will serve uninsured adults between the ages of 18-65. SCHM serves approximately 2,500 patients annually, with 75% of patients speaking Spanish as their primary language. There will be no rehabilitation services offered at this clinic.

Principles of Traditional Neighborhood 115-403 (a)(1)

- **A.** The proposed development is a compact development near the urban core of the city. It is approximately a mile from the downtown district.
- **B.** This development by design is developed for human scale, interest, and variety through emphasis of building entries, variation of materials, and variation in building form. The building front faces Jackson Street and is built for pedestrian scale.
- **C.** This rezoning will provide a more holistic mix of uses in the healthcare field than was currently operating at this location. The healthcare facility will provide services to many in the community and offers a walkable location for those living downtown or in the surrounding area. Notably, this location is across the street from the new development, the Collective on Fourth.
- **D.** No housing types are provided with this rezoning, however, the proposed use will accommodate households with a mix of ages, sizes and incomes.

- **E.** The location of this service is accessible via many forms of transportation. Jackson Street itself has bike lanes and a complete and interconnected sidewalk system. Additionally, this will be one block away from the Circulator 1 and Circulator 2 bus routes, which stop on Jackson and Fifth Street.
- F. The existing building is being utilized with an addition to suite the needs of this facility.
- **G.** Environmental features will meet Commercial Design Standards.
- **H.** Institutional use is a desirable use in the Powell-Poage Hamilton Neighborhood in the Comprehensive Plan.

Applicable Design Standards 115-403(d)

- **A.** The proposed project meets requirements for a mix of uses given the proposed development is adding a primary care clinic in an area with existing: residential uses (single family homes, multifamily developments), civic uses (university, hospital, school), and open space (Poage Park and Houska Park).
- **B.** Development Density is not applicable to this development.
- **C.** Stormwater Management will be reviewed at the final Commercial and Multi-family Design Review Meeting.
- **D.** This parcel will maintain the traditional grid system.
- E. Parking lot design must meet Commercial Design Standards.
- **F.** Architectural standards will be reviewed as part of the Commercial and Multifamily Design Review Committee Meeting.
- **G.** Landscaping Standards will be reviewed during the Commercial and Multifamily Design Review Committee Meeting.

Recommendation of Other Boards and Commissions

This redevelopment has gone to preliminary Commercial and Multi-Family Design Review on June 27, 2025.

Consistency with Adopted Comprehensive Plan

This parcel falls within the Powell-Poage Hamilton Neighborhood which notes institutional as a desired use in the Comprehensive Plan. The Comprehensive Plan notes this neighborhood has a long-standing cooperation with major healthcare facilities. This rezoning is consistent with the Comprehensive Plan.

Staff Recommendation

Approval - Staff recommends approval.

Routing J&A 7.1.25



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

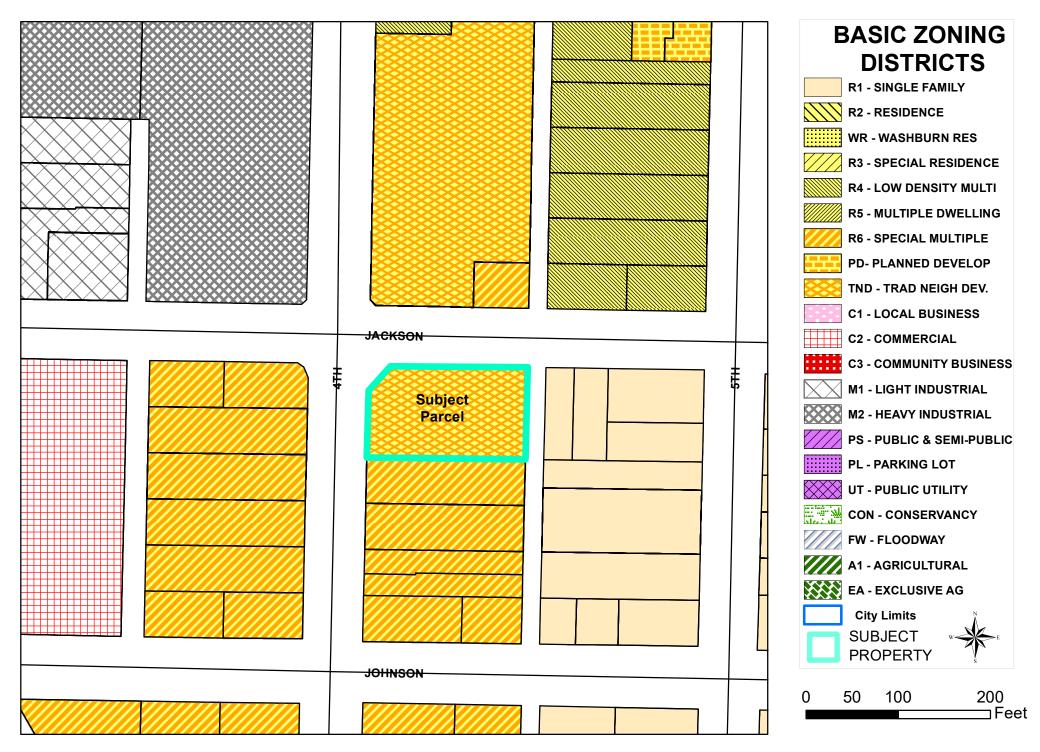
EA - EXCLUSIVE AG

City Limits

SUBJECT PROPERTY



50 100 200 Feet



Craig, Sondra

From: Trane, Andrea

Sent: Saturday, June 28, 2025 6:31 AM **To:** Elsen, Nikki; Craig, Sondra

Subject: Fw: 406 Jackson Rezoning support

Attachments: 06.16.2025 Mail - Collective - Notice of Hearing.pdf

25-0661

From: Nicole Solheim < NSolheim@cinnaire.com>

Sent: Friday, June 27, 2025 12:55:14 PM **To:** Trane, Andrea <tranea@cityoflacrosse.org> **Subject:** 406 Jackson Rezoning support

*** 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. ***

Hi Andrea,

I believe that the rezoning of 406 Jackson for St Clare Health mission is on Monday's Plan Commission Agenda (we received a notice in the mail). As a representative of the Owner of Collective on Fourth across the street, I just wanted to submit my strong support for the rezoning in the public record. We have already been in conversations with Jason at St. Clare Health, with the intent for them to provide health classes in our community classroom at the Collective. For both our residents and the overall community, it would be great to have them as a neighbor at 406 Jackson Street.

1

Sincerely, Nicole Solheim



Nicole Solheim | (She / Her / Hers) Senior Vice President, Development 608 515 5161

10. E Doty Street, Suite 617 Madison, WI 53703

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See Why

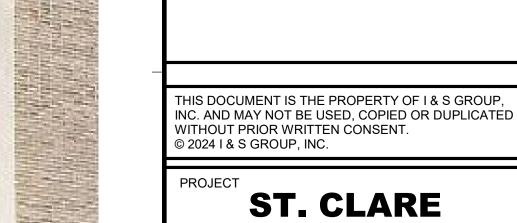
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HEA	HEALTH MISSION		
REN	CLINIC IOVATIO		STRU
LA CROSSE		WISCON	
DATE	REVISION SCHEDULE DESCRIPTION	Ξ	BY
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			╡┝
PROJECT NO.			-

PROJECT NO.	
FILE NAME	
DRAWN BY	Author
DESIGNED BY	Designer
REVIEWED BY	Checker
ORIGINAL ISSUE DATE	
CLIENT PROJECT NO.	

SIGNAGE BASIS OF DESIGN





BUILDING SIGNAGE EXAMPLES

PRELIMINAR



City of La Crosse, Wisconsin

City Hall 400 La Crosse Street La Crosse, WI 54601

Text File

File Number: 25-0666

Agenda Date: 7/1/2025 Version: 1 Status: New Business

In Control: Judiciary & Administration Committee File Type: Ordinance

Agenda Number:

ORDINA	NCE NO.:					
the City of La Crosse by transferring	ne to the Traditional Neighborhood District –					
THE COMMON COUNCIL of the City	THE COMMON COUNCIL of the City of La Crosse do ordain as follows:					
hereby amended by transferring certain pro	of the Code of Ordinances of the City of La Crosse is operty from the Traditional Neighborhood District – ood District – Specific on the Master Zoning Map, to-					
Tax Parcel 17-30172-30; 1513 Marke	et St					
SECTION II: Should any portion of the by a court of competent jurisdiction, the remains	his ordinance be declared unconstitutional or invalid ainder of this division shall not be affected.					
SECTION III: This ordinance shall ta and publication.	ake effect and be in force from and after its passage					
	Shaundel Washington-Spivey, Mayor					
Passed: Approved: Published:	Nikki M. Elsen, City Clerk					

PETITION FOR CHANGE TO ZONING CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES
Petitioner (name and address): Joseph and/or Tracy Endrizzi 236 17th Place S
Owner of site (name and address):
JME Products 236 17th PI S, La Crosse, WI 54601
Address of subject premises:
1513 Market St, La Crosse, WI 54601
Tax Parcel No.: 17-30172-30
Legal Description (must be a recordable legal description; see Requirements):
Gould Add lot 3 sz: 53 x 126
Zoning District Classification: TND - Specific
Proposed Zoning Classification: TND - Specific
Proposed Zonning Classification.
Is the property located in a floodway/floodplain zoning district? Yes _XNo
Is the property/structure listed on the local register of historic places? Yes _X No
Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? <u>X</u> Yes No
Is the Rezoning consistent with the policies of the Comprehensive Plan?X_Yes No
Property is Presently Used For:
It is currently a vacant lot
Property is Proposed to be Used For:
Neighborhood friendly business, bakery, cafe, coffee
Proposed Rezoning is Necessary Because (Detailed Answer):
The original rezoning petition was approved in July 2024. This completes the re-zoning process with detailed plans.
Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
This rezoning will add amenities to the neighborhood.
Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):
This rezoning has been evaluated and approved by the city council. This is for final approval.

	that I/we am/are the owner of the property involved in this was purchased by me/us on the Of day of
and that I have read and understand the	thorized agent of the owner (include affidavit signed by owner) content of this petition and that the above statements and nd correct to the best of my knowledge and belief.
	Mach
	(signature)
	(telephone) 46/1593 03/2005
	JMENDRIZZI JR @ GMATL. COM.
	(email)

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

Review was	made on the	94	day of	Tue	_, 20_25
Signed:	Not	4 ah		Dary	Director
	Director of	Planning	& Develo	pment	

Joseph and Tracy Endrizzi JME Products, LLC. 236 17th PI S La Crosse, WI 54601

Common Council for the City of La Crosse

Dear Council Members,

In July 2024, 1513 Market Street was rezoned during a La Crosse city council meeting from residential to TND. In March 2025, the council additionally approved a final plan for a mixed-use building that included a bakery with an apartment above. Since the initial proposal, personal and economic changes have impacted the scope of our project. This letter is to inform you of necessary changes to the project. We would like the council to approve downsizing of the project. The project we are proposing includes a bakery and garage minus the apartment space.

Since the initial conception of our project, the costs associated with the full scope have increased significantly; rising interest rates and increased construction costs have played a major role in our decision-making process. In addition, instability in the economy have caused us to reconsider our ability to commit to the size of the initial project. Since making changes, we have confirmed the commitment from the bakery tenant. Neighborhood feedback has been and continues to be very positive in regards to the project. We feel the new option still allows a third-space gathering location that will complement the make-up of Market Street, which has always been our priority of the project.

The house that formerly occupied the lot at 1513 Market St. has been demolished with the assistance of a La Crosse County revitalization grant. It is our intention to now complete the construction with the attached architectural plans. This will be a bakery, deli and coffee shop.

This project meets the principles of Traditional Neighborhood Development. This plan represents a building that is significantly updated but of similar size and appearance to those in the area. It is designed to provide a community gathering space that is accessible to neighbors, encouraging social interaction among residents. Plans show a front patio as well as bike parking areas encouraging a walk and bike friendly atmosphere. It provides a location within the neighborhood for a public commercial space. The building will upgrade the infrastructure that has been demolished. The current architectural and construction plan will more than triple the previous value of assessed property. Neighborhood feedback to date on the project has been universally positive. These points of discussion ensure that the project is consistent with La Crosse's comprehensive plan.

Please give due consideration to our requested changes. We thank you for your understanding and support as we navigate these challenges together. We are dedicated to a transparent and communicative relationship with the city during this process. Please feel free to reach out with any questions or for further discussion.

With warm regards,

Recordable Legal description:

Property: Lot 3 of Gould addition to La Crosse, in the city of La Crosse, La Crosse County, Wisconsin

Parcel identification number 17-30172-30

Property address 1513 Market St, La Crosse, WI. 54601

NEW BAKERY/SANDWICH SHOP for JOSEPH & TRACY ENDRIZZI 1513 MARKET STREET LA CROSSE, WISCONSIN 54601









INDEX OF DRAWINGS

INDEX OF DRAWINGS / CODE SUMMARY	A1
ARCHITECTURAL SITE PLAN	A2
FLOOR PLAN - DIMENSIONED	A3
CEILING PLAN	A4
ROOF PLAN / DETAILS	A5
EXTERIOR ELEVATIONS	A6
BUILDING SECTIONS	A7
CASEMORK ELEVATIONS -BAKERY	Aβ
BUILDING AND SITE DETAILS	A9
BAKERY 3D VIEWS	A10

SCALE @ 24" X 36" DATE: 6/3/2025

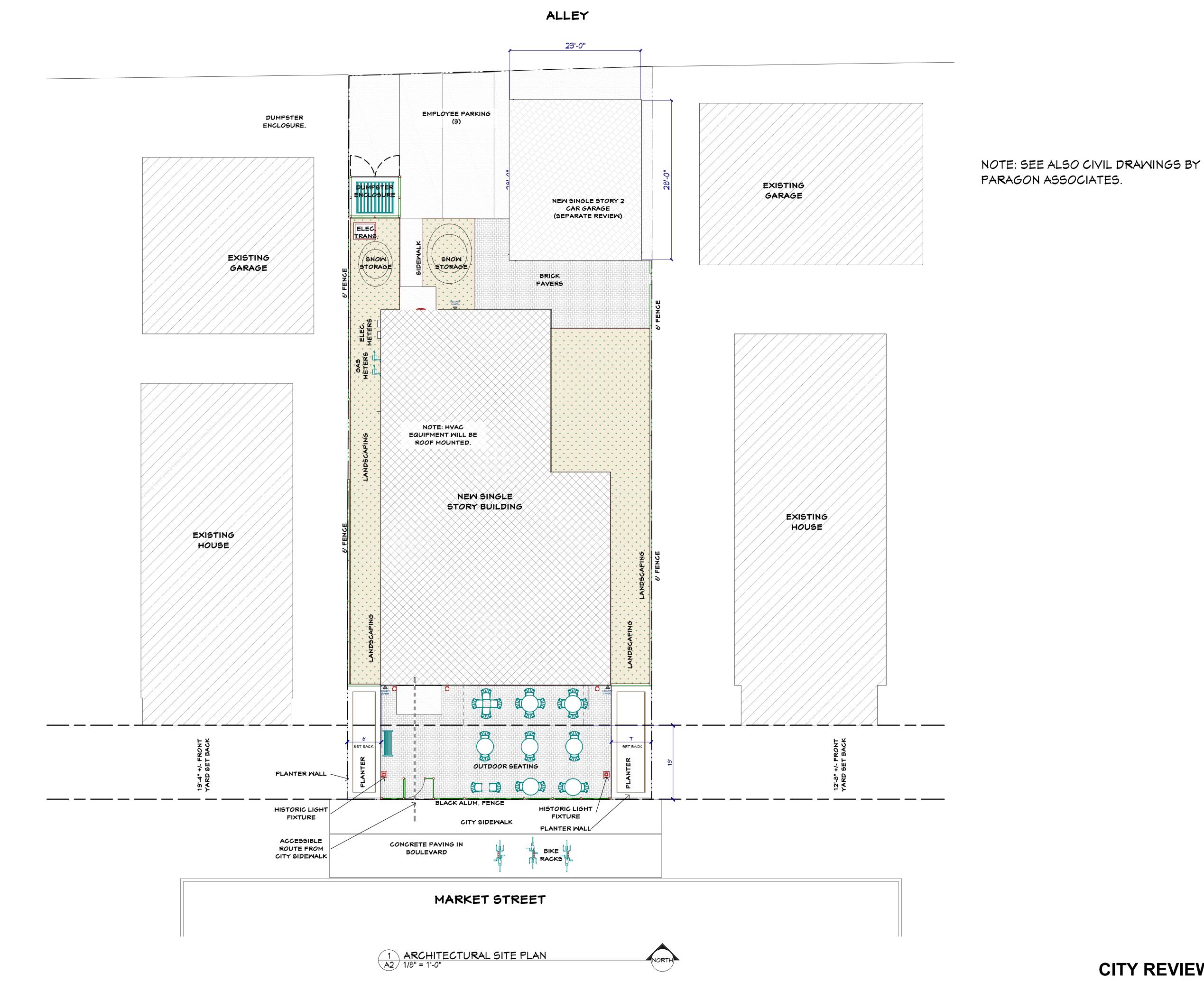


6/3/2025

SANDWICH SHOP
TRACY ENDRIZZI
KET STREET
IISCONSIN 54601 NEW BAKERY for JOSEPH 8 1513 MAI LA CROSSE,

SCALE @ 24" X 36" DATE: 6/3/2025

CITY REVIEW 2



GENERAL CONSTRUCTION NOTES

- 1. ALL LOAD BEARING WALLS TO HAVE A 1 HOUR RATING.
 2. ALL STRUCTURAL FRAMING TO HAVE A ONE HOUR RATING
- MINIMUM.
- 3. WALL AND FLOOR ASSEMBLIES TO BE RATED WHERE SHOWN ON PLANS AND WALL TYPE SCHEDULE.
- 4. SOUND INSULATE SECOND FLOOR ASSEMBLY AND WALLS WHERE SHOWN. SEE WALL TYPES.

GENERAL FINISH NOTES

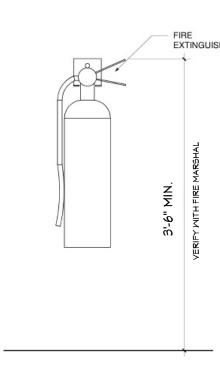
- 1. ALL DRYMALL JOINTS TO BE TAPED AND FINISHED WITH COMPOUND, SANDED SMOOTH. EXPOSED DRYMALL TO HAVE A LIGHT ORANGE PEEL FINISH. SEE FINISH SCHEDULE FOR FINISHES.
- 2. EXTERIOR FINISHES TO BE AS SHOWN ON ELEVATIONS.
- 3. PROVIDE FIBER REINFORCED PLASTIC (FRP) WALL PANELS AT MOP SINK TO 48'-0" AFF.
- 4. PROVIDE FRP ON WALL SURFACES IN COOLER.
- 5. PROVIDE FRP TO 8'-0" AFF AT ALL KITCHEN AREAS EXCEPT AS NOTED.
- 6. PROVIDE STAINLESS STEEL WALL PANELS AT EXHAUST HOOD WALLS. SEE ALSO WALL TYPE SCHEDULE.
- 7. PROVIDE SOLID SURFACE MINDOM SILLS AT ALL FIRST FLOOR MINDOMS.

MECHANICAL PLUMBING AND ELECTRICAL NOTES

MECHANICAL, PLUMBING AND ELECTRICAL DESIGN BY OTHERS.

- 1. PROVIDE HEATING AND COOLING THRU-OUT WITH RELATED CONTROLS.
- COORDINATE MECHANICAL SYSTEMS WITH OWNER AND TENANT FOR TENANT SUPPLIED FIXTURES/EQUIPMENT.
- 2. PROVIDE PLUMBING TO MEET CODE. INCLUDING ALL FIXTURES AND PIPING, ETC. AS SHOWN.
- -COORDINATE PLUMBING REQUIREMENTS WITH TENANT FOR TENANT SUPPLIED FIXTURES AND EQUIPMENT.
- -PROVIDE FLOOR DRAINS AT REST ROOMS, DISH AREA AND UTILITY ROOM.
- -PROVIDE FROST FREE HOSE BIBS AT EACH SIDE OF BUILDING. COORDINATE LOCATIONS WITH OWNER.
- 3. PROVIDE ELECTRICAL TO MEET CODE, INCLUDING OUTLETS, LIGHTING, SMITCHES, WIRING, CONDUIT, ETC.
- -COORDINATE PLUMBING REQUIREMENTS WITH TENANT FOR TENANT SUPPLIED FIXTURES AND EQUIPMENT.
- -PROVIDE LED LIGHTING THRU-OUT. -PROVIDE EXTERIOR LED WALL LIGHTING AT ENTRANCE AND
- ALL EXIT DOORS.
 -PROVIDE MEANS OF EGRESS AND EXIT LIGHTING PER CODE.
- -PROVIDE FIRE ALARM AND DETECTION SYSTEM PER CODE.
 -PROVIDE EMPTY CONDUIT & PULL WIRE FOR DATA &
 COMM IN THE FOLLOWING LOCATIONS:
 - TELEPHONES AT OFFICE AND COUNTER SERVICE.
 AT TELEVISON AT COUNTER SERVICE AREA.
- AT MISC. OTHER LOCATIONS THAT MAY BE REQUIRED BY TENANT.

SECURITY SYSTEM WITH CAMERAS WHERE SHOWN.



2 FIRE EXTINGUISHER MOUNTING DETAILS
A3 NO SCALE

CITY REVIEW 2

esignFocustic nalaska, Wisconsin 54650 Tourville Architect 608-780-18

6/3/2025

NEM BAKERY/SANDWICH SHOP for JOSEPH & TRACY ENDRIZZI 1513 MARKET STREET LA CROSSE, WISCONSIN 54601

SCALE @ 24" X 36" DATE: 6/3/2025

SHEET

A3

6/3/2025

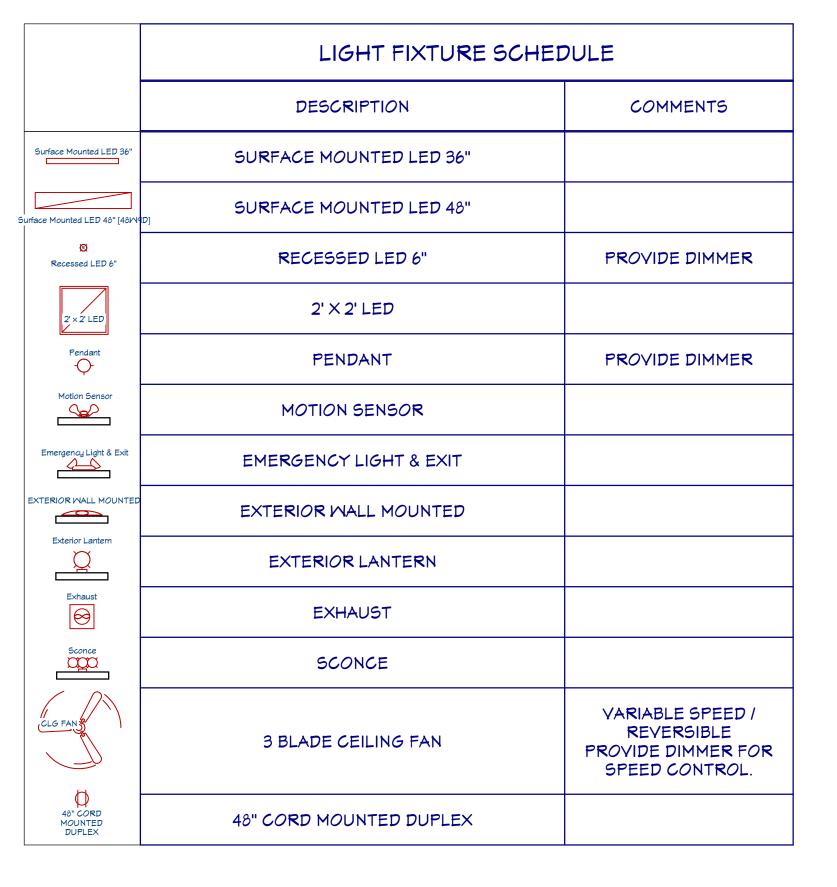
SANDWICH SHOP
TRACY ENDRIZZI
KET STREET
NISCONSIN 54601 NEW BAKERY/SAND for JOSEPH & TRAC 1513 MARKET 9 LA CROSSE, WISCC

SCALE @ 24" X 36"

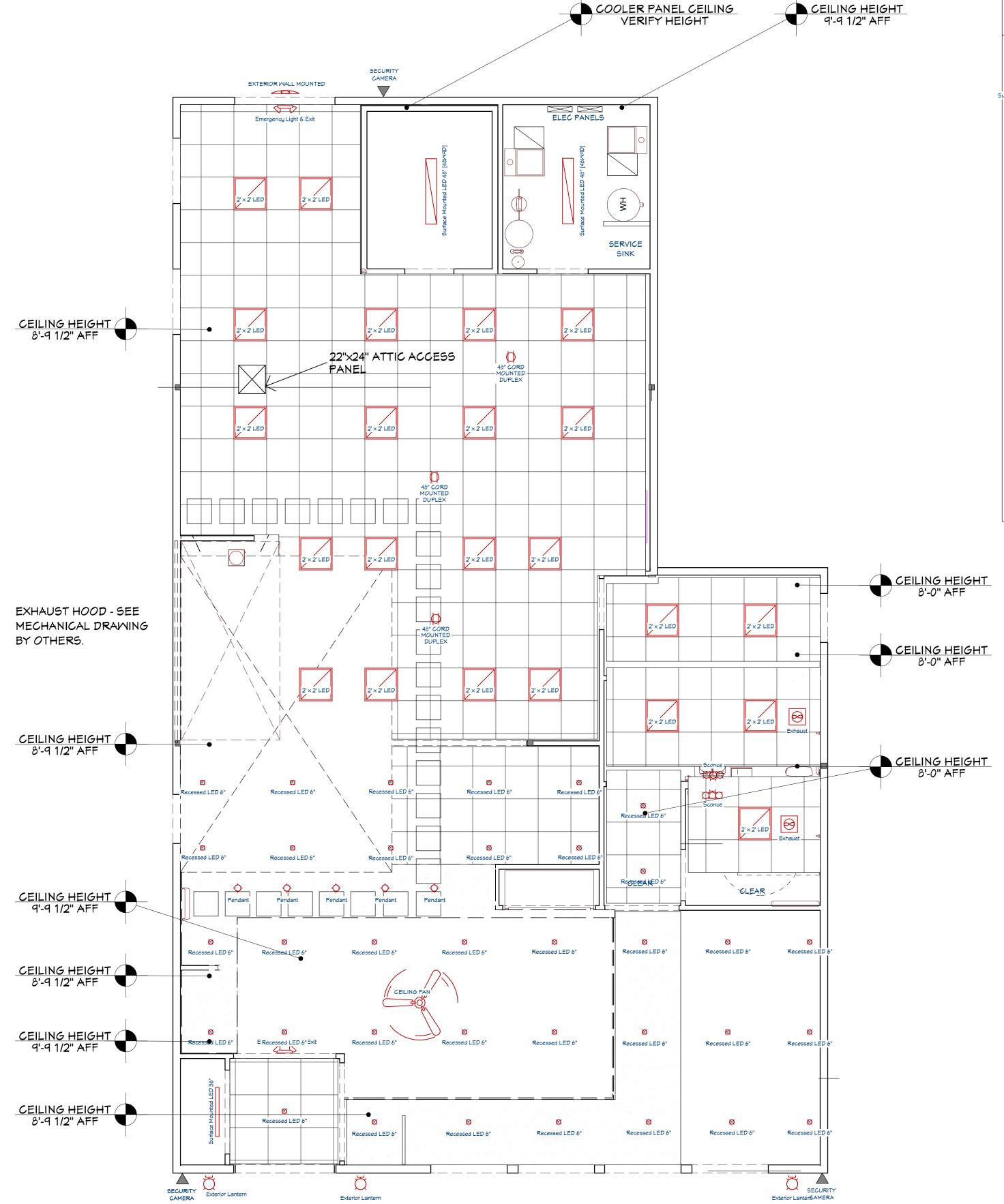
DATE: 6/3/2025

SHEET





NOTE: ENTIRE FLOOR/CEILING ASSEMBLY IS TO BE A 2 HOUR RATED ASSEMBLY - SEE 3/A5.



1 CEILING PLAN - BAKERY A4 1/4" = 1'-0"

NORTH



PIPE OR CONDUIT SEE PLUMBING FOR LOCATION &

5 ROOF PIPE FLASHING DETAIL
A5 NO SCALE

ELASTIC SEALANT -CONTINUOUS BEAD

— UNREINFORCED MEMBRANE COLLAR

ROOFING MEMBRANE SYSTEM

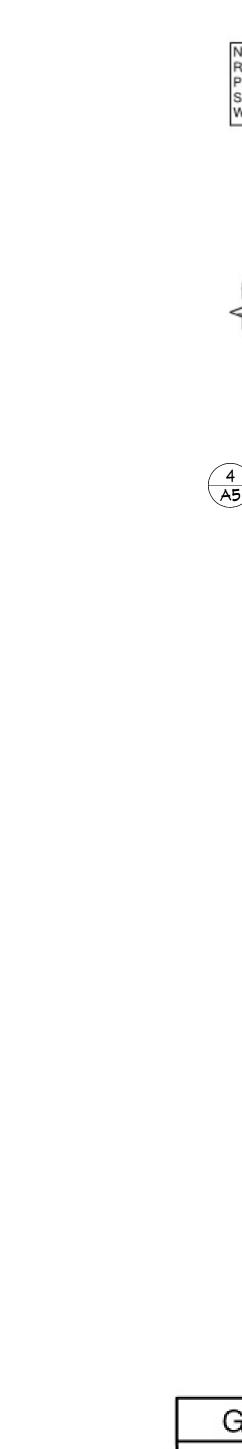
6/3/2025

SANDWICH SHOP TRACY ENDRIZZI KET STREET IISCONSIN 54601 NEW for JC

SCALE @ 24" X 36"

DATE: 6/3/2025

CITY REVIEW 2



CRICKET

NOTE:
ROOFING CONTRACTOR TO
PROVIDE DETAIL PER MANUF.
SPECIFICATIONS TO INSURE
WARRANTY COMPLIANCE. / HVAC EQUIPMENT - PREFABRICATED OR WOOD ROOF CURB ROOFING MEMBRANE SYSTEM WOOD BLOCKING REFER TO STRUCTURAL FOR ADDITIONAL SUPPORT







SEE STRUCTURAL FOR ALL TOP OF DECK ELEVATIONS, TRUSS SIZES, ETC.

COORDINATE ALL ROOF TOP UNIT LOCATIONS WITH STRUCTURAL.

ROOF CURB LAYOUTS FOR HVAC UNITS SHALL BE VERIFIED WITH STRUCTURAL ENGINEER.

OBSTRUCTIONS. ROOF INSULATION SHALL BE APPLIED OVER THE ROOF DECK IN ACCORDANCE WITH THE SPECIFIED PRODUCT

PROVIDE TAPERED INSULATION CRICKETS AT ALL ROOF SLOPE

MANUFACTURER'S WRITTEN RECOMMENDATIONS.

PAINT ALL EXPOSED GAS PIPING "OSHA YELLOW"

ROOFTOP WALKWAY PADS TO BE PLACED AS INDICATED ON PLAN

1 ROOF PLAN A5 1/4" = 1'-0"

3/4" OSB ROOF SHEATHING, (2) LAYERS -

R30 POLYISO INSULATION UNDER

MEMBRANE ROOFING

INSTALLED PER MANUFACTURER'S

RECOMMENDATIONS.

6" GUTTER

 $(4) 4" \times 6"$

DOWNSPOUTS

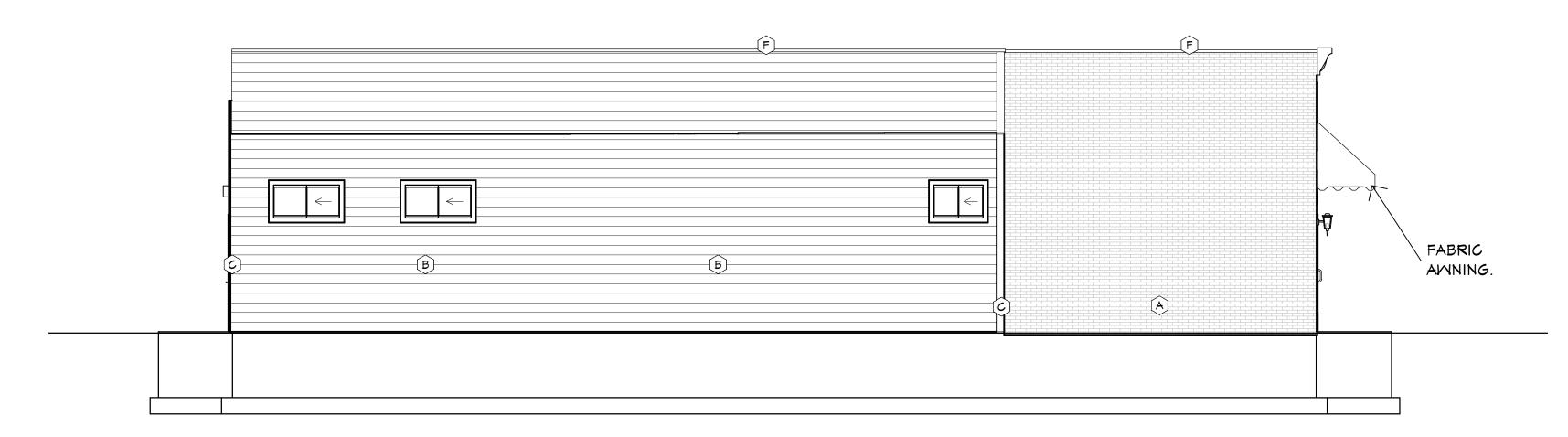
ROOF WALK WAY

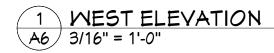
PAVERS

\\DUCT CHASE BELOW

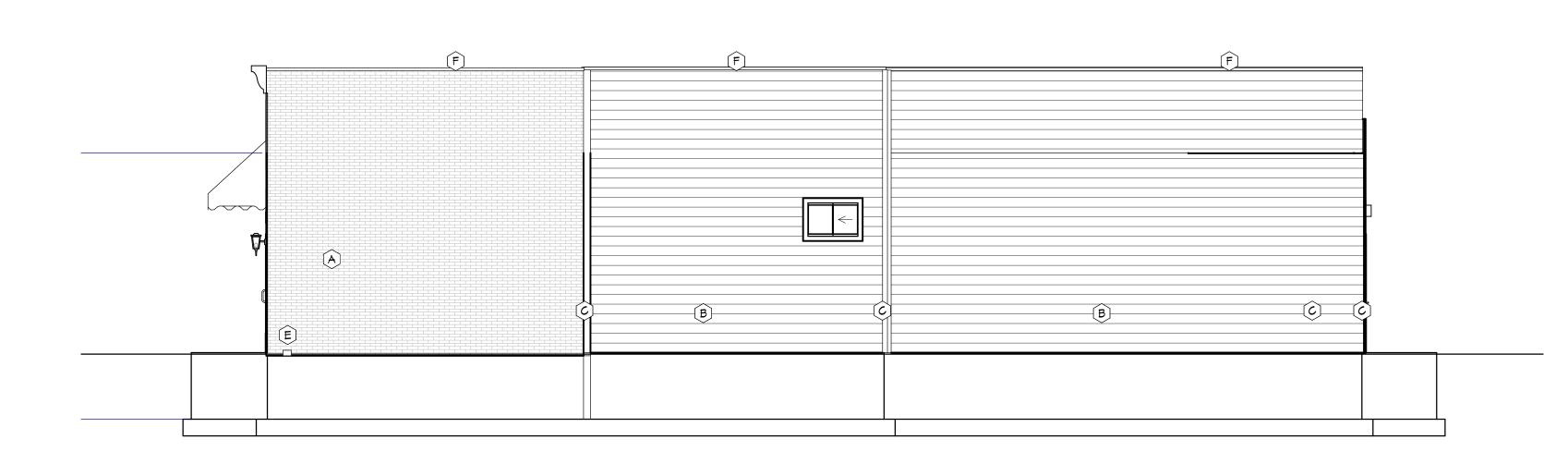
TIE-OFF BRACKET

ROOF MOUNTED HVAC AND HOOD VENTALATION EQUIPMENT THIS

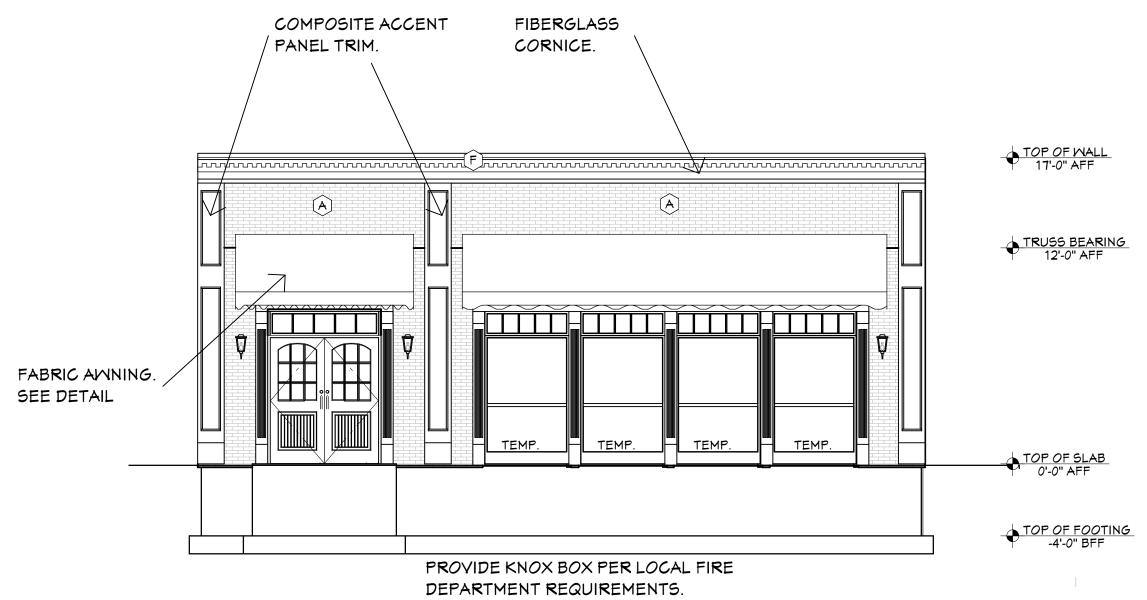








3 EAST ELEVATION A6 3/16" = 1'-0"



2 SOUTH ELEVATION A6 3/16" = 1'-0"

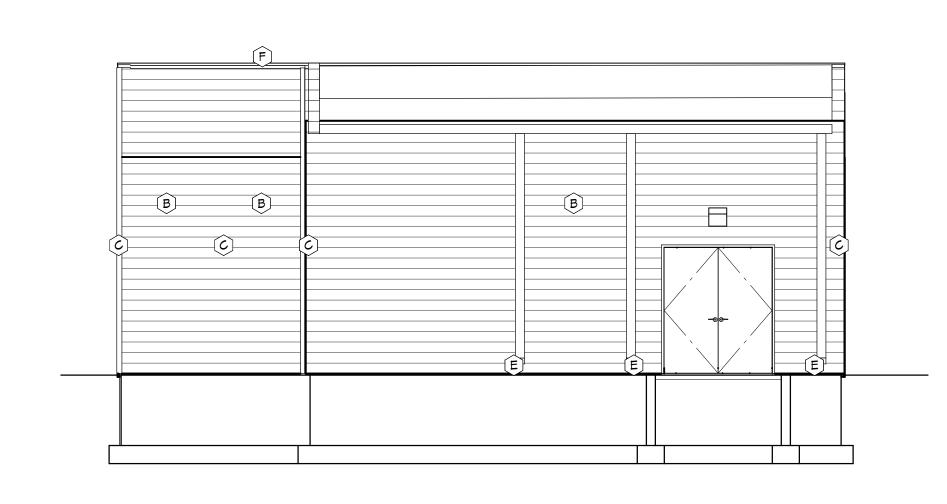
6/3/2025

EXTERIOR MATERIALS LIST

- A: BRICK LOOK SIDING NICHIHA VINTAGE BRICK PANELS ALEXANDRIA BUFF
- B: LAP SIDING LP SMARTSIDING 6" HORIZONTAL LAP VERIFY COLOR
- C: TRIM: CORNER TRIM LP SMART TRIM VERIFY COLOR
- D: SCUPPER AND DOWNSPOUTS (NORTH ELEVATION) VERIFY COLOR
- E: SCUPPER AND DOWNSPOUTS (SOUTHEAST) DARK BRONZE
- F: CAP FLASHING DARK BRONZE

VERIFY ALL COLOR/FINISH SELECTIONS WITH OWNER.

NOTE: SHEET A18 FOR AMP PANEL MANUFACTURER STANDARD FLASHING AND TRIM DETAILS.

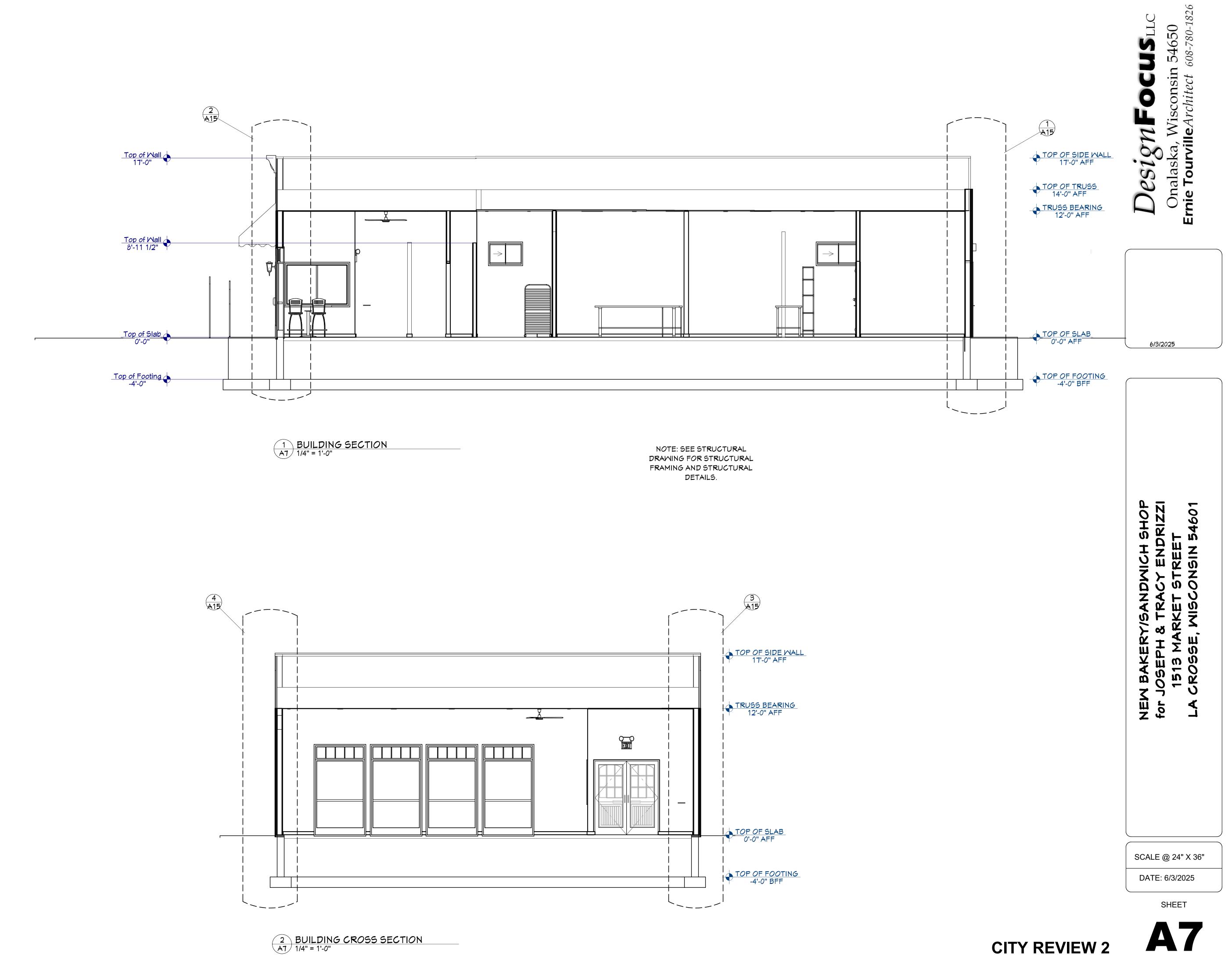


4 NORTH ELEVATION A6 3/16" = 1'-0"

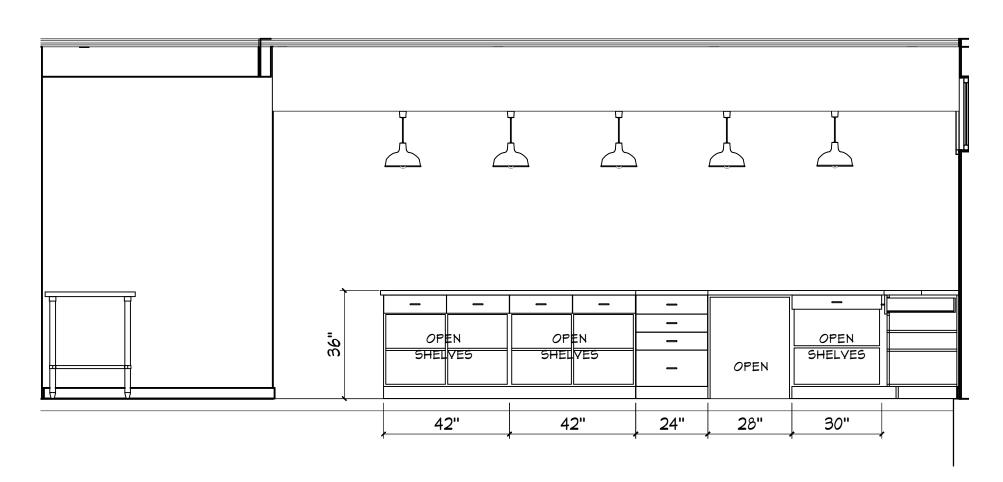
SCALE @ 24" X 36" DATE: 6/3/2025

NEW BAKERY/SANDWICH SHOP for JOSEPH & TRACY ENDRIZZI 1513 MARKET STREET LA CROSSE, WISCONSIN 54601

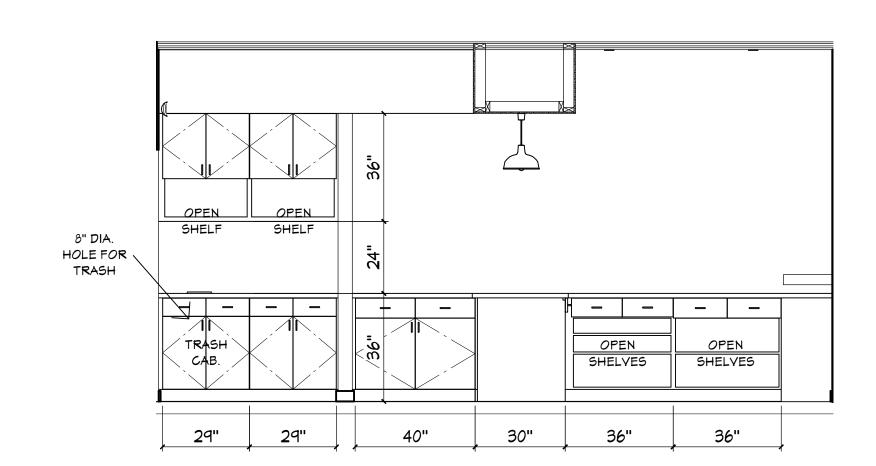
CITY REVIEW 2



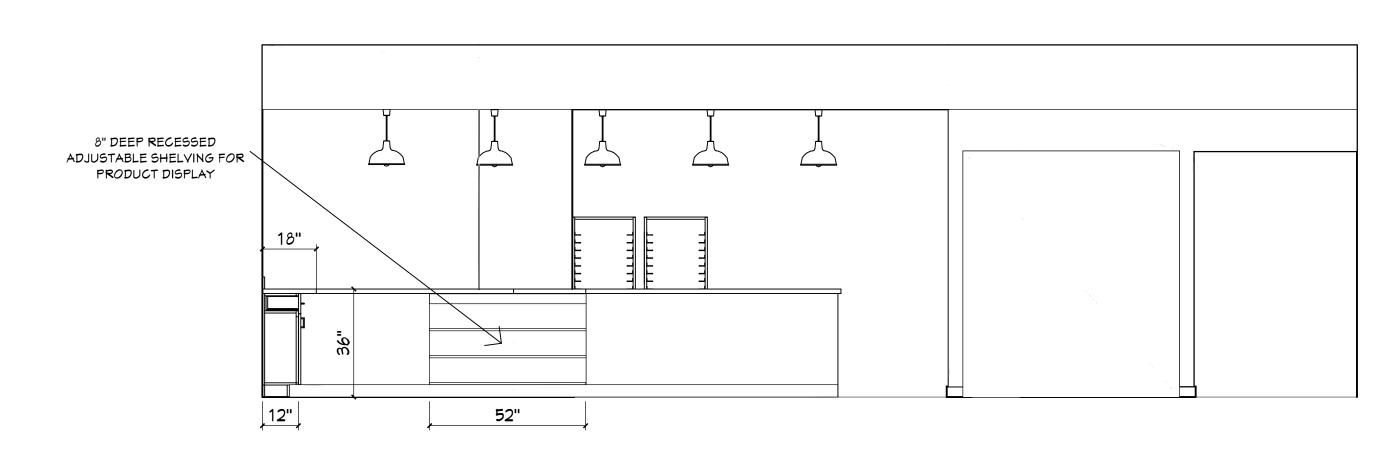
CITY REVIEW 2



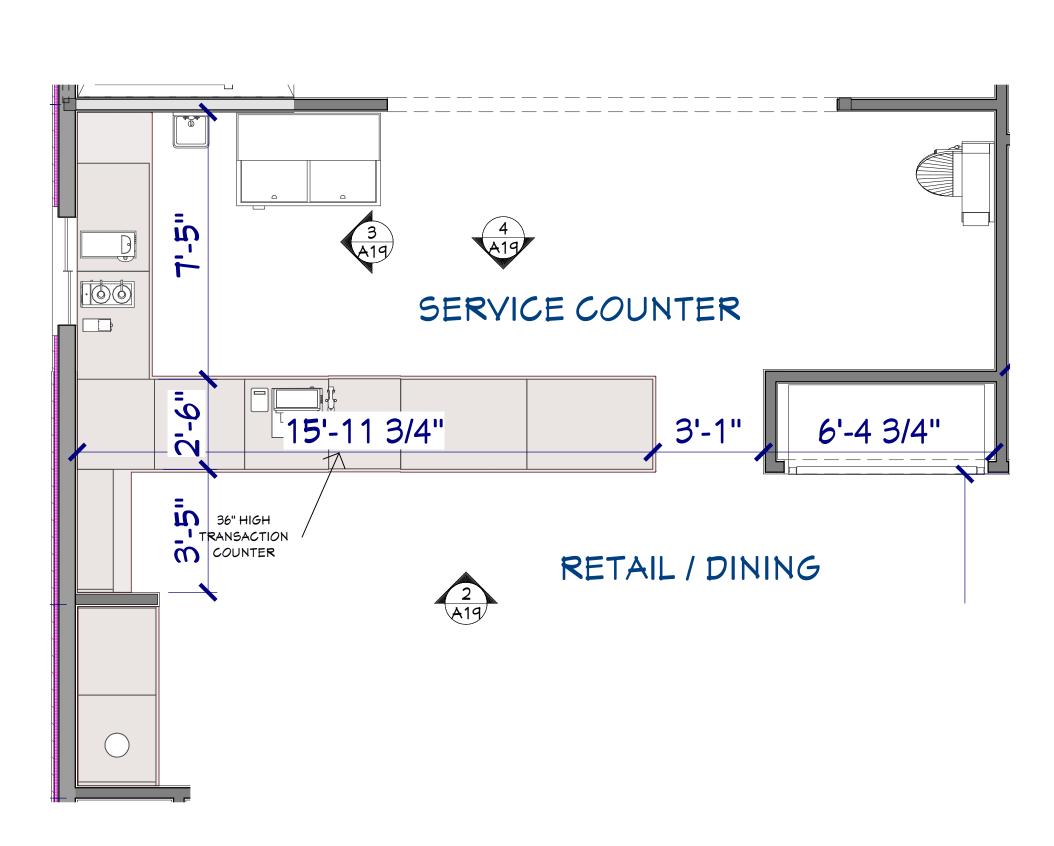
4 ELEVATION @ COUNTER SERVICE A8 3/8" = 1'-0"



3 ELEVATION @ COUNTER SERVICE A8 3/8" = 1'-0"



2 ELEVATION @ COUNTER SERVICE A8 3/8" = 1'-0"



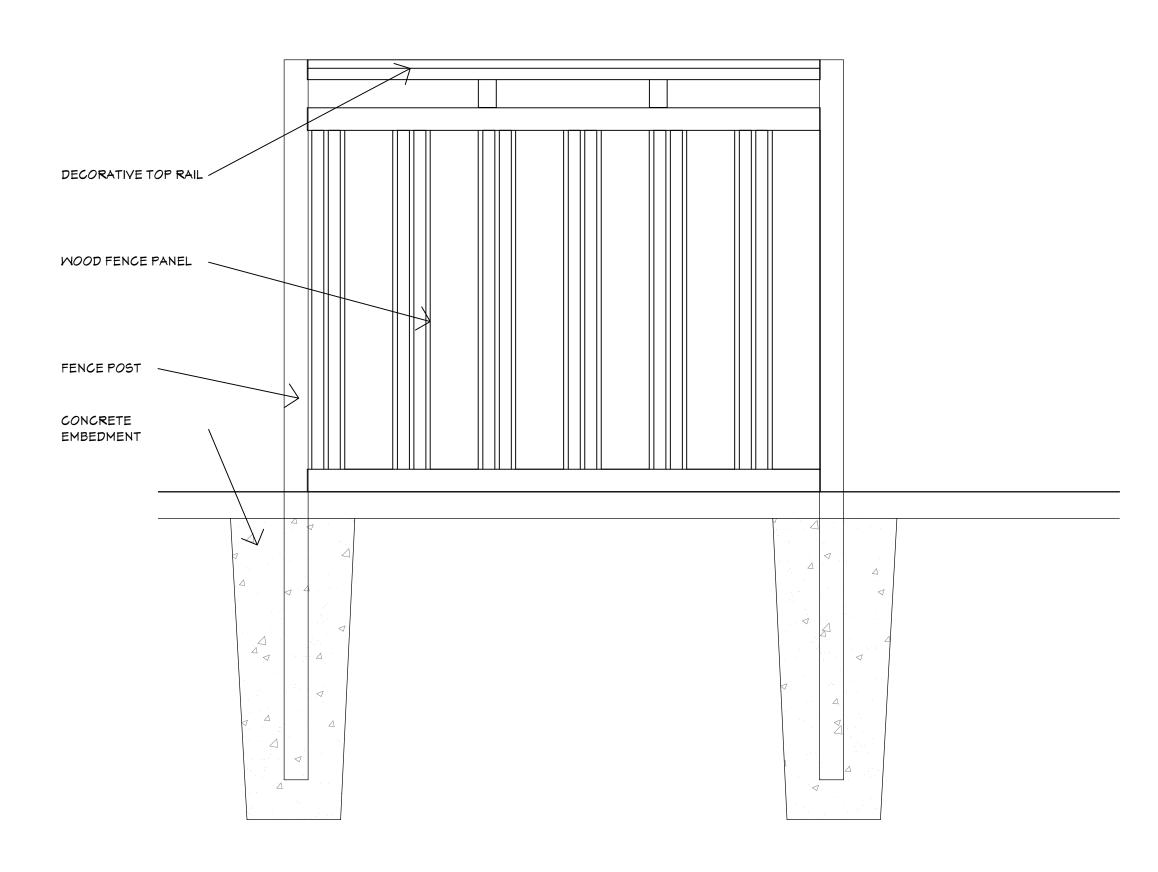
1 COUNTER SERVICE PLAN - ENLARGED
A8 3/8" = 1'-0"

6/3/2025

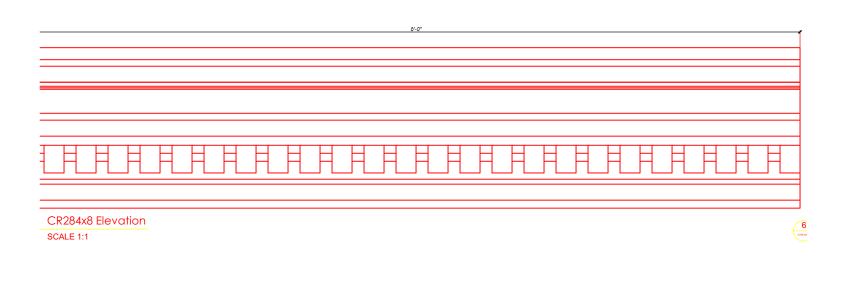
NEW BAKERY/SANDWICH SHOP for JOSEPH & TRACY ENDRIZZI 1513 MARKET STREET LA CROSSE, WISCONSIN 54601 4601

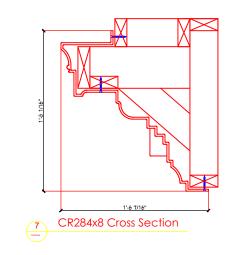
SCALE @ 24" X 36"

DATE: 6/3/2025

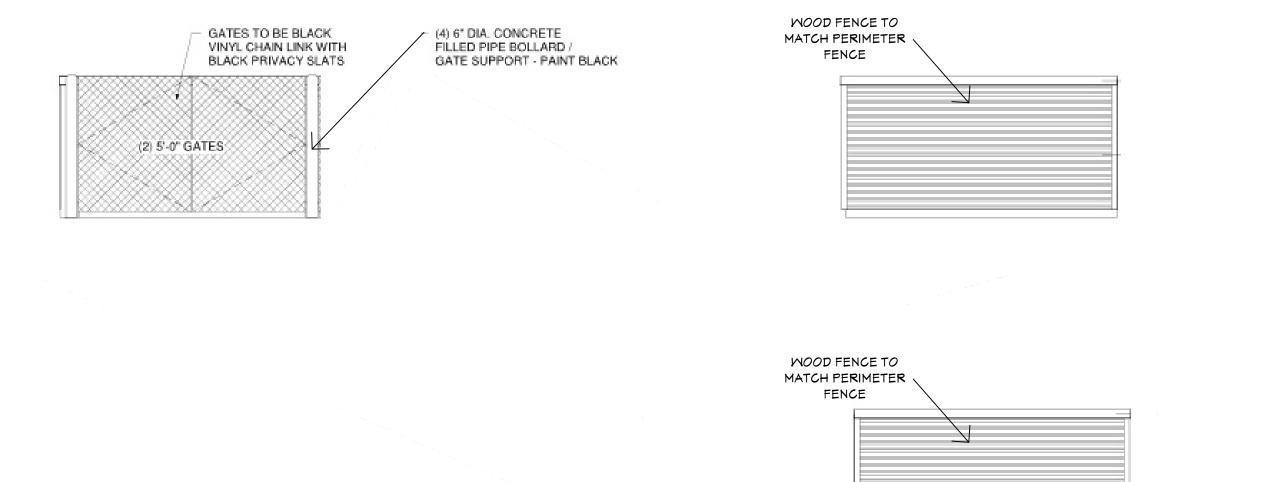


4 PERIMETER FENCE DETAIL
A9 3/4" = 1'-0"





1 CORNICE DETAIL
A9 NTS



3 DUMPSTER ENCLOSURE DETAILS
A9 NTS

NEW BAKERY/SANDWICH SHOP for JOSEPH & TRACY ENDRIZZI 1513 MARKET STREET LA CROSSE, WISCONSIN 54601

6/3/2025

CITY REVIEW 2

SCALE @ 24" X 36"

DATE: 6/3/2025







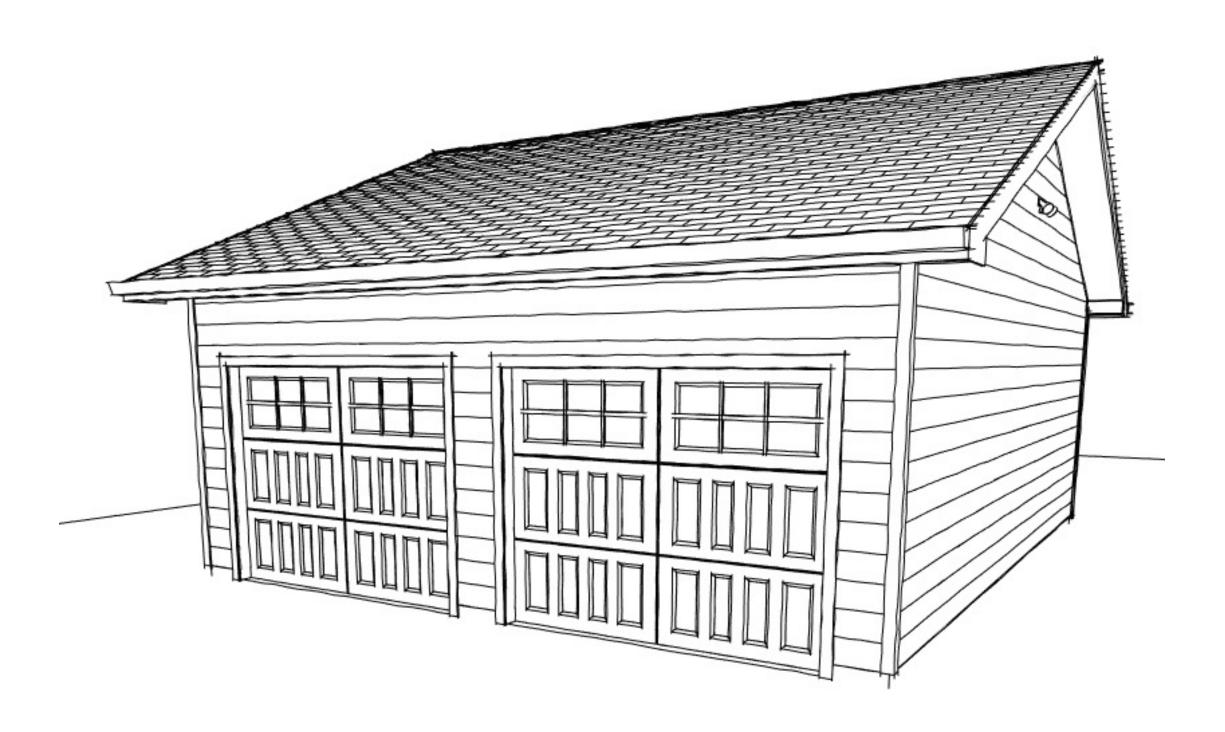


NEW GARAGE for JOSEPH & TRACY ENDRIZZI 1513 MARKET STREET LA CROSSE, WISCONSIN 54601



PROJECT LOCATION





2 3D VIEW FROM ALLEY A1 NTS

INDEX OF DRAWINGS

DRAWINGS INDEX / PROJECT SUMMARY / 3D VIEW
ARCHITECTURAL SITE PLAN
GARAGE - FOUNDATION / FLOOR / FRAMING PLANS
GARAGE - BUILDING SECTIONS & ELEVATIONS
GARAGE - WALL SECTIONS

SUMMARY

<u>PROJECT DESCRIPTION</u> NEW WOOD FRAMED 2 CAR GARAGE.

BUILDING HEIGHT AND AREA HEIGHT ABOVE GRADE- GARAGE: 16'/1 STORY AS DESIGNED SIZE - GARAGE: 644 SF

CONSTRUCTION TYPE: WOOD FRAMED, SLAB ON GRADE WITH FROST WALLS.

FIRE SPRINKLER
NOT REQUIRED

GENERAL NOTES:

- 1. ELECTRICAL HVAC, PLUMBING AND CIVIL/SITE WORK IS DESIGNED BY OTHERS.
- 2. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.
- 3. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/
 DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF
 DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
- 4. ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.
- 5. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF CONSTRUCTION WASTE.
- SAFETY IS THE FULL RESPONSIBILITY OF EACH CONTRACTOR AND SUPPLIER.
- 7. EACH CONTRACTOR TO PROVIDE PENETRATIONS, SLEEVES, BOX-OUTS, ETC. FOR THEIR WORK.
- 8. ALL CONTRACTORS SHALL PROTECT ADJACENT WORK FROM DAMAGE.
- EACH CONTRACTOR IS RESPONSIBLE FOR THEIR OWN CUTTING AND PATCHING.
- 10. EACH CONTRACTOR IS RESPONSIBLE TO PROVIDE THEIR OWN EQUIPMENT NECESSARY TO PERFORM THE WORK.

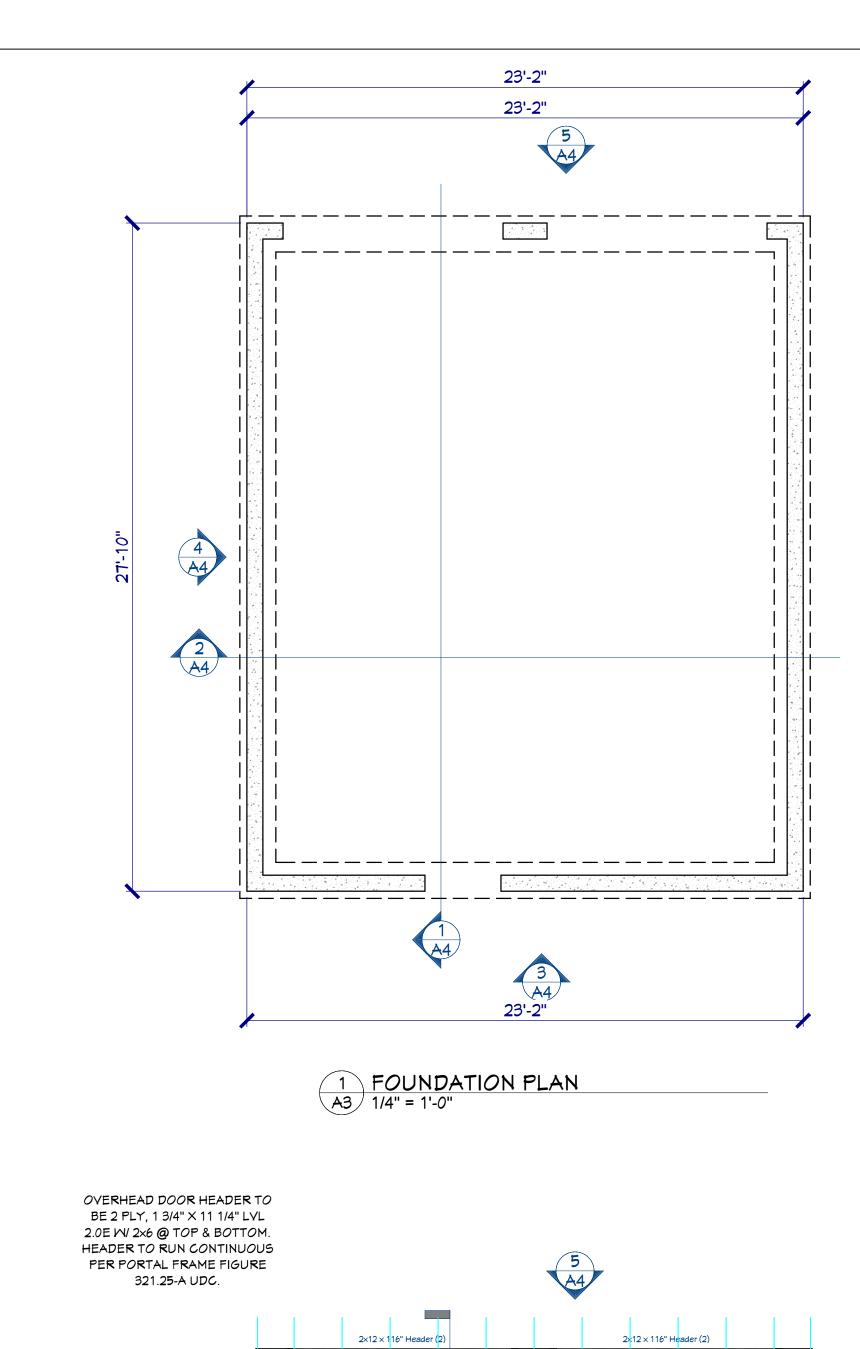
SCALE @ 24" X 36"

DATE: 3/7/2025

for

SHEET





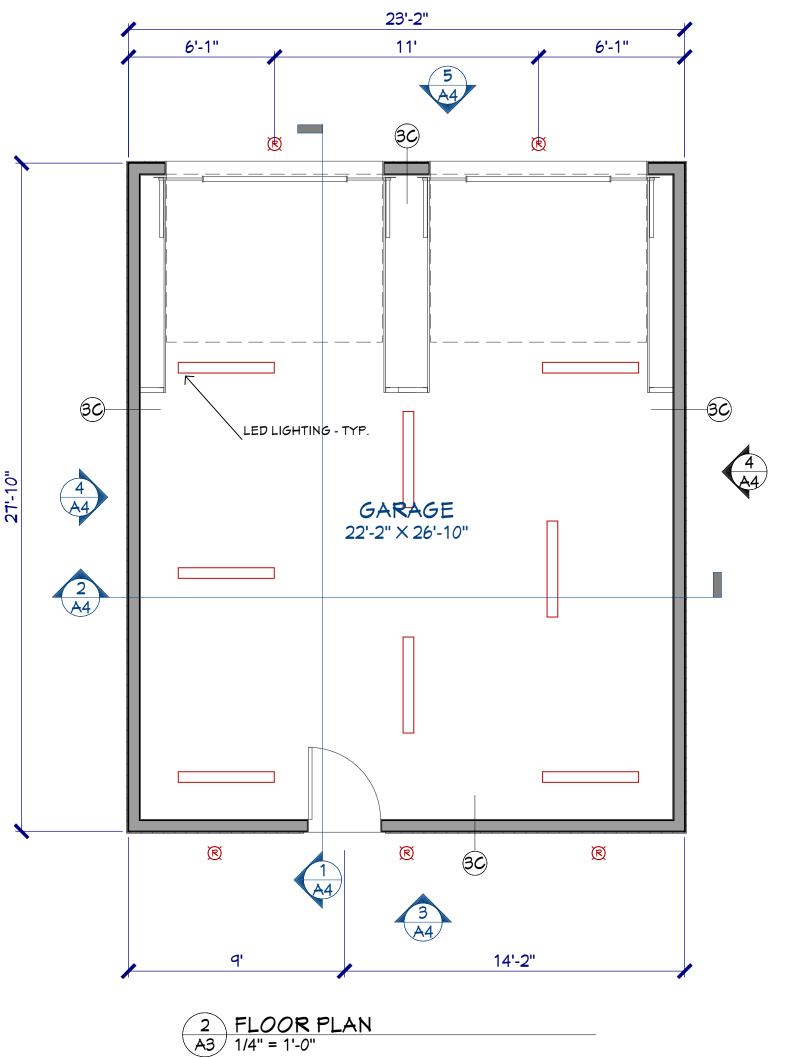
USE SIMPSON H-1 HURRICANE CLIPS @ EACH END OF EACH TRUSS.

USE SIMPSON H-1 HURRICANE CLIPS @ EACH END OF EACH

TRUSS.

2x12 × 116" Header (2)





DOOR SCHEDULE

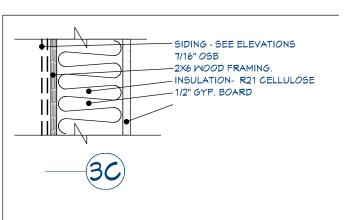
OVERHEAD DOORS -- METAL INSULATED SECTIONAL DOOR

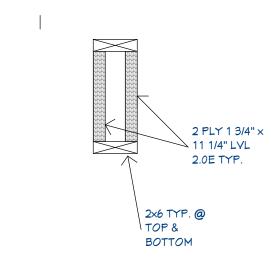
DOOR (U VALUE .24 OR BETTER) -9'-0" W. X 8'-0" H. - STYLE AS SELECTED BY OWNER

STUDS TO BE 2×6 SPF #2 @ 16" OC

SERVICE/ENTRY DOOR -- 3'-0" X 7'-0" METAL INSULATED DOOR AND FRAME MITH LEVER TYPE HARDWARE.

WALL TYPE SCHEDULE





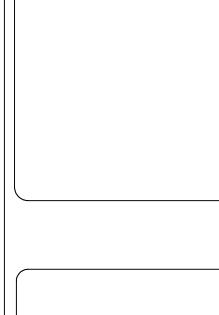
4 DETAIL AT H-2 HEADER
A3 1" = 1'-0"

4 ROOF FRAMING PLAN
A3 1/4" = 1'-0"

PRE-ENGINEERED WOOD TRUSSES. - SEE TRUSS MANUFACTURERS DESIGN AND LAYOUT DRAWINGS.

2 A4

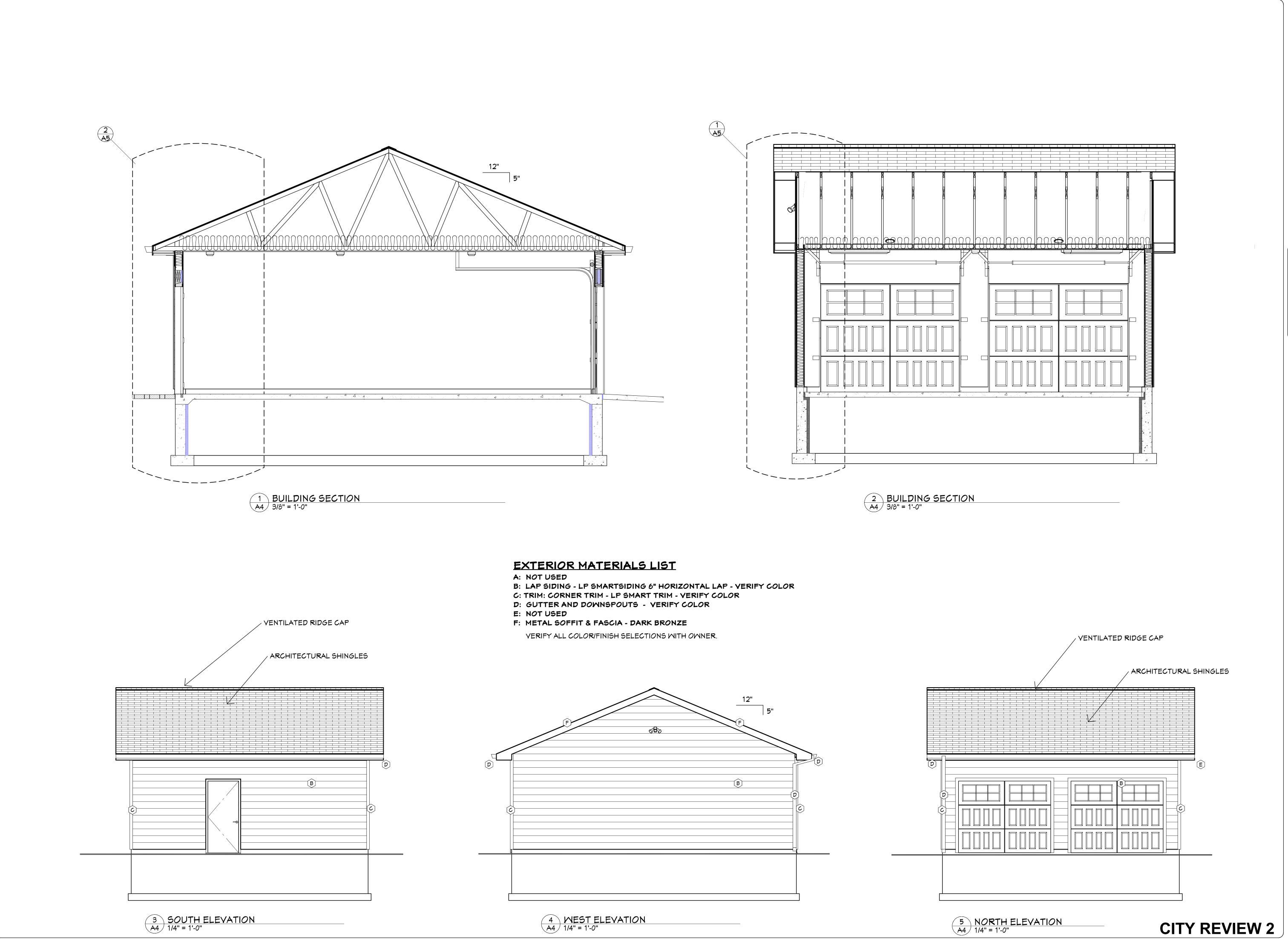
SERVICE DOOR HEADER TO BE 2 PLY, 2×12 DFL #1 VV (1) SHOULDER & (1) FULL HEIGHT STUD



RAGE ACY ENDRIZZI STREET CONSIN 54601 4601 for

SCALE @ 24" X 36" DATE: 3/7/2025

SHEET



DesignFocusin 54650
Onalaska, Wisconsin 54650
Ernie Tourville Architect 608-780-18

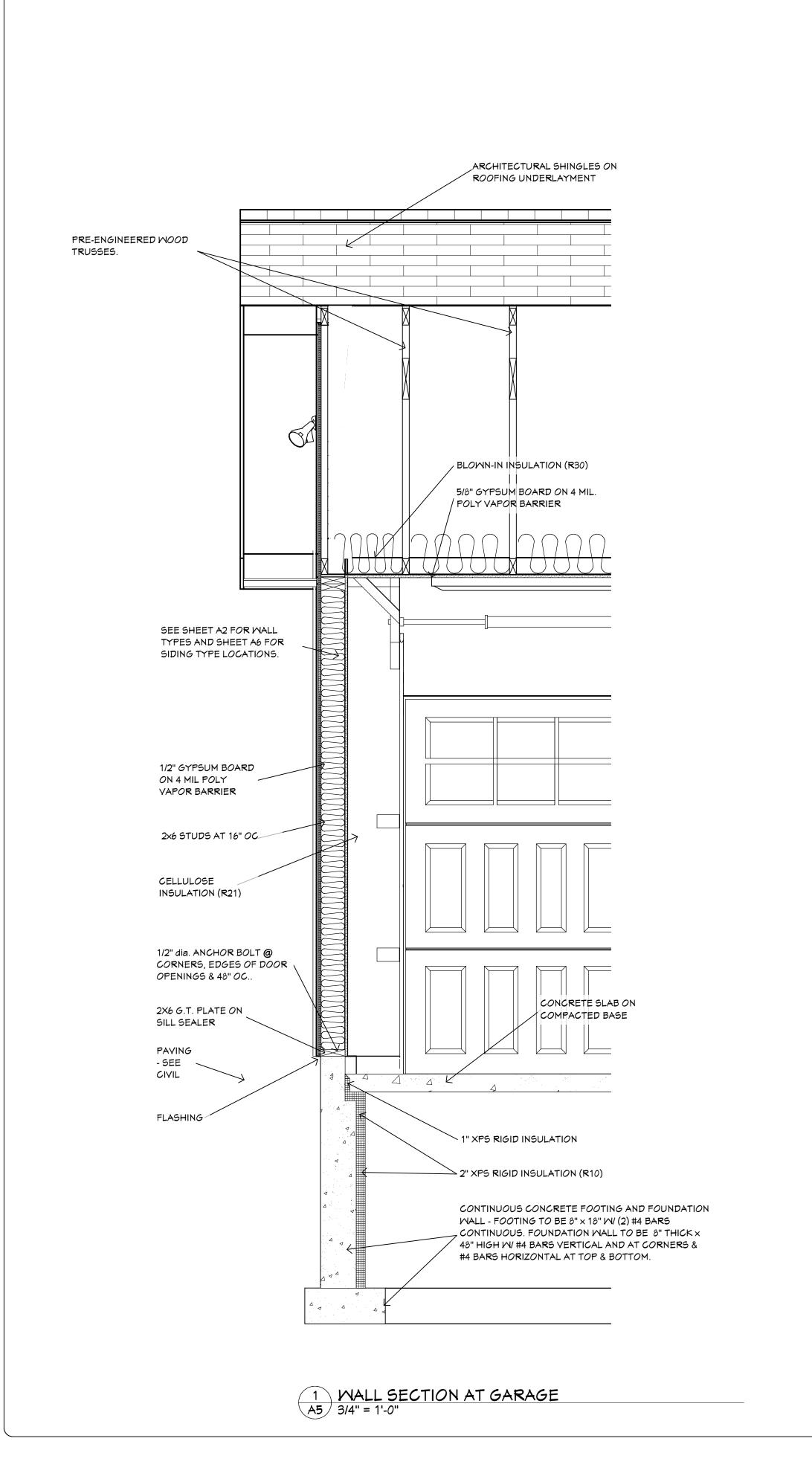
HEN CARACE THE TRACY ENDRIZZI MARKET STREET SE, WISCONSIN 54601

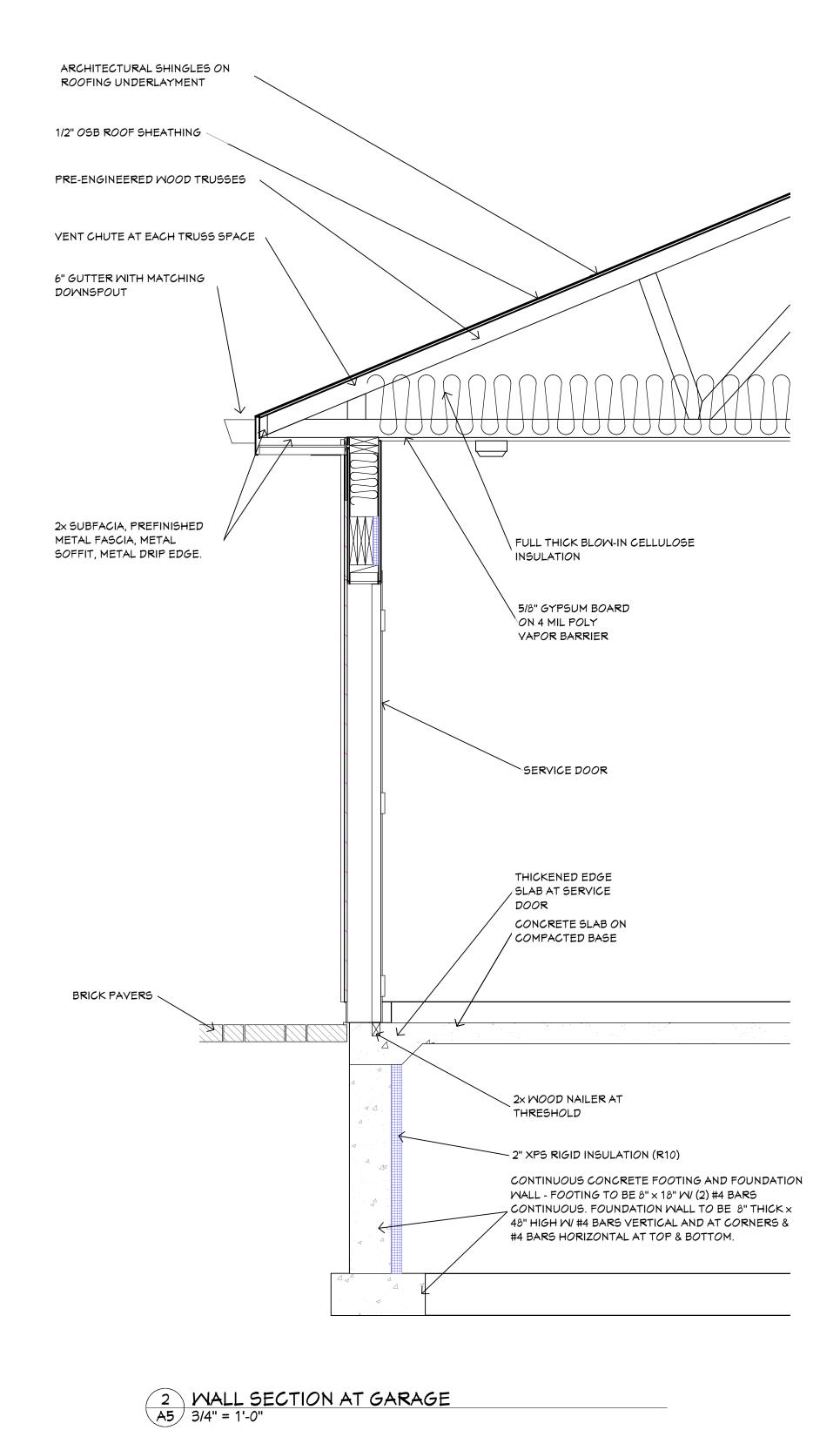
SCALE @ 24" X 36" DATE: 3/7/2025

for

SHEET







CITY REVIEW 2

SCALE @ 24" X 36"

DATE: 3/7/2025

GE SY ENDRIZZI STREET ONSIN 54601

for

Tax Parcel	OwnerName	PROPADDCOMP	CompleteAddress	MailCityStateZip
17-30198-100	ADAM HOFFER	1527 FERRY ST	PO BOX 156	ONALASKA WI 54650-0156
17-30202-60	ARIANA GOSSFELD, ARLYS WHITAKER	621 15TH ST S	621 15TH ST S	LA CROSSE WI 54601
17-30167-70	BEVERLY A RANIS	710 16TH ST S	710 16TH ST S	LA CROSSE WI 54601
17-30196-130	BRIANA M JUNE, VICTORIA A JUNE, RUSSELL L JUNE	1426 FERRY ST	1426 FERRY ST	LA CROSSE WI 54601-4831
17-30202-40	CHELSEA ALE, ADAM HOFFER	1502 FERRY ST	PO BOX 156	ONALASKA WI 54650-0156
17-30172-110	CITY OF LACROSSE	1500 MARKET ST	400 LA CROSSE ST	LA CROSSE WI 54601
		1430 FERRY ST		
17-30196-110	DANIEL N DRIESEN	604 15TH ST S	1430 FERRY ST	LA CROSSE WI 54601
17-30167-40	DAVID M EDWARDS, KIMBERLY A EDWARDS	706 & 708 16TH ST S	706 16TH ST S	LA CROSSE WI 54601
17-30165-60	DAVID M MINDEL, MACKENZIE L MINDEL	1523 WINNEBAGO ST	1523 WINNEBAGO ST	LA CROSSE WI 54601
17-30201-100	DAVID R GRANT	1602 FERRY ST	302 HANSEN RANCH RD	VAIL CO 81657
17-30201-101	DAVID R GRANT	615 16TH ST S	302 HANSEN RANCH RD	VAIL CO 81657
17-30165-10	DIANNA VINCENT	717 15TH ST S	717 15TH ST S	LA CROSSE WI 54601
17-30172-50	DSC RENTAL PROPERTIES LLC	1521 & 1523 MARKET ST	624 16TH ST S	LA CROSSE WI 54601
17-30201-130	ERIK T CULVER	602 16TH ST S	W7571 ST CROIX AVE	HOLMEN WI 54636
17-30198-120	ETHEL ANDREWS TRUST	1523 FERRY ST	1523 FERRY ST	LA CROSSE WI 54601-4980
	GOEHNER INVESTMENTS LLC			
17-30198-110	C/O KALI BLOMBERG	1529 FERRY ST	PO BOX 1085	LA CROSSE WI 54602-1085
17-30202-20	GUY M HERLING, SUSAN M HERLING	1516 FERRY ST	1516 FERRY ST	LA CROSSE WI 54601-4936
17-30201-140	HARRY B HINDSON, JEAN M HINDSON	1524 FERRY ST	1524 FERRY ST	LA CROSSE WI 54601-4936
17-30167-50	JEFFREY J JOHNSON	1532 MARKET ST	1532 MARKET ST	LA CROSSE WI 54601-4910
17-30165-30	JEFFREY N HOUSER, ELIZABETH A MULLEN-HOUSER	1507 WINNEBAGO ST	1507 WINNEBAGO ST	LA CROSSE WI 54601
17-30172-80	JME PRODUCTS LLC	1514 & 1516 MARKET ST	236 17TH PL S	LA CROSSE WI 54601
17-30167-60	JOHN SMALLEY, RANA SMALLEY	1528 MARKET ST	1528 MARKET ST	LA CROSSE WI 54601
	JORDAN T MARTI, JULIA MARTI,			
17-30216-10	ANTHONY C NEHRING, MICHELLE N NEHRING	1426 MARKET ST	2012 ADAMS ST	LA CROSSE WI 54601
17-30202-30	JOSHUA A THEOBALD	1510 & 1512 FERRY ST	1530 48TH AVE	WINONA MN 55987
17-30215-70	JOSHUA L NEUMANN, LYNDSEY K NEUMANN	1427 & 1429 MARKET ST	N6843 MCCURDY RD	HOLMEN WI 54636
17-30196-120	JOSHUA P OSLEY, STACY D OSLEY	622 15TH ST S	313 SHELLY LN	LA CROSSE WI 54603
17-30172-10	JUDITH A WALKER-JENSEN	1501 & 1503 MARKET ST	1503 MARKET ST	LA CROSSE WI 54601-4973
17-30198-130	KATHERINE P STEVENSON	1503 FERRY ST	1503 FERRY ST	LA CROSSE WI 54601
17-30167-20	KRISTOFER L BAUER, JAMIE N SCHIFFER	1601 MARKET ST	1601 MARKET ST	LA CROSSE WI 54601
17-30172-70	LEONA BOURNES	1518 & 1520 MARKET ST	1518 MARKET ST	LA CROSSE WI 54601
17-30202-10	LIFT BRIDGE PROPERTY GROUP LLC	1518, 1520, 1522 FERRY ST	N415 BARTSCH RD	COON VALLEY WI 54623
17-30172-40	LUKE H PRETASKY, MARK H PRETASKY	1517 & 1519 MARKET ST	1517 MARKET ST	LA CROSSE WI 54601-7741
17-30201-120	NAOMI M MORRIS	608 16TH ST S	608 16TH ST S	LA CROSSE WI 54601
17-30172-60	NATHAN A LANGE	1524 & 1526 MARKET ST	1524 MARKET ST	LA CROSSE WI 54601-4910
17-30215-130	NICOLAS M SHERTZ, ROBYN A SHERTZ	1436 MARKET ST	W4980 OSERO LN	TOMAHAWK WI 54487
17-30202-50	REGINA R GOODNOW	1506 FERRY ST	1506 FERRY ST	LA CROSSE WI 54601-4936
17-30215-140	RHONDA K STAATS	1430 MARKET ST	1430 MARKET ST	LA CROSSE WI 54601-4812
17-30201-110	SCOTT T DOBERSTEIN, CARYL A DOBERSTEIN	614 16TH ST S	614 16TH ST S	LA CROSSE WI 54601-4924
17-30172-90	SDA MARKET ST PROPERTY LLC	1508, 1510, 1512 MARKET ST	1126 27TH ST S	LA CROSSE WI 54601-6007
17-30167-80	SEVEN RIVERS PROPERTIES LLC	722 & 724 16TH ST S	217 22ND STREET CT NE	BRADENTON FL 34208
17-30165-50	SHAWNA M KREMER	1519 WINNEBAGO ST	1519 WINNEBAGO ST	LA CROSSE WI 54601
17-30168-50	SIMMONS RENTAL PROPERTIES LLC	1602 MARKET ST	N26143 JOE COULEE RD	BLAIR WI 54616
17-30172-20	SIMMONS RENTAL PROPERTIES LLC	1505 MARKET ST	N26143 JOE COULEE RD	BLAIR WI 54616
17-30165-20	STEVEN L HAYE, KELLY A HAYE	1503 WINNEBAGO ST	1503 WINNEBAGO ST	LA CROSSE WI 54601
2022		1502 MARKET ST		
17-30172-100	TERRY L FISHER, TERESA S FISHER	703, 705, 707 15TH ST S	W8031 COUNTY ROAD ZN	ONALASKA WI 54650
17-30215-60	TERRY L FISHER, TERESA S FISHER	1435 & 1437 MARKET ST	W8031 COUNTY ROAD ZN	ONALASKA WI 54650
17-30167-30	TODD M ADAMS, TRACYE L TRIMBO-ADAMS	624 16TH ST S	624 16TH ST S	LA CROSSE WI 54601-4924
17-30167-30	TORBEN H LARSEN, LIVIA JOHNSON	1511 WINNEBAGO ST	1511 WINNEBAGO ST	LA CROSSE WI 54601
17-30217-30	WILLIAM M BREIDEL	730 & 732 15TH ST S	526 OAK AVE S	ONALASKA WI 54650
17-30196-140	ZANE T COBB, JESSICA D COBB	1424 FERRY ST	14650 QUARTER MILE DR	HALLSVILLE MO 65255
17-30190-140	LAINE I CUDD, JESSICA D CUBB	1424 FERRI 31	14000 QUAKTEK MILE DK	HALLOVILLE MU 65255

Properties within 300 feet of 1513 Market St.

APPLICANT JOSEPH & TRACI ENDRIZZI 236 17TH PL S LA CROSSE WI 54601
PROPERTY OWNER JME PRODUCTS LLC 1513 MARKET ST 236 17TH PL S LA CROSSE WI 54601



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 Traditional Neighborhood District - Specific to the to the Traditional Neighborhood District - Specific, allowing for a bakery and cafe at 1513 Market St.

Property is presently: a vacant lot

One (1) Affidavit

Property is proposed to be: a bakery and cafe

Rezoning is necessary: to complete rezoning process originally approved in June 2024, with updated detailed plans (without a second-story apartment).

Tax Parcel 17-30182-30; 1513 Market St.

The City Plan Commission will meet to consider such application on **Monday**, **June 30**, **2025**, **at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday**, **July 1, 2025**, **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**, **July 10**, **2025**, **at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

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

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 25-0666).

Dated this 10 th day of June, 2025.	
,	Nikki M. Elsen, City Clerk City of La Crosse
Published: June 17 & 24, 2025	

CITY CLERK 400 LA CROSSE ST LA CROSSE WI 54601

RETURN SERVICE REQUESTED







ERIK T CULVER W7571 ST CROIX AVE HOLMEN WI 54636

FRCIBULE SASS

164

CITY CLERK 400 LA CROSSE ST LA CROSSE WI 54601

RETURN SERVICE REQUESTED







JOSHUA A THEOBALD 1530 48TH AVE WINONA MN 55987

RETURN TO SENDER THEOBALD JOSHUA

WINGNA MN 33987-363

RETURN TO SENDER

_. 9314110684937437

66 FRCINNELSBAR

165

CITY CLERK

400 LA CROSSE ST LA CROSSE WI 54601

RETURN SERVICE REQUESTED





DAVID R GRANT 302 HANSEN RANCH RD VAIL CO 81657

WIXIE

898

FE 3.5

0006/22/25

RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD

e frcinterelist

BC: 54601337400

*1958-04395-22-3

166



AFFIDAVIT OF PUBLICATION

Lacrosse 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 Orange, ss:

Ankit Sachdeva, 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 Lacrosse 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:

June. 17 2025, June. 24 2025

NOTICE ID: uG4SzGc2jfMhig1a8Grs **PUBLISHER ID: COL-WI-101318**

NOTICE NAME: Rezoning - 1513 Market (change to prior TND)

Publication Fee: \$151.51

Section: Legals

Category: 0001 Wisconsin Legals

Ankit Sachdeva



JESSICA GORDON-THOMPSON Notary Public - State of Florida Commission # HH301656 Expires on August 17, 2026

VERIFICATION

State of Florida County of Orange

Subscribed in my presence and sworn to before me on this: 06/25/2025

Notary Public

Notarized remotely online using communication technology via Probf.

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:

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Final action will be determined

consin.
Final action will be determined by the Common Council on Thursday, July 10, 2025, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.
Any person interested may appear at public hearings either in person, by agent, or by attorney, and may express their approval or objection, or file a letter in the office of the City Clerk.
The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 25-0666).
Dated this 10th day of June, 2025.
Nikki M. Elsen, City Clerk City of La Crosse 6/17, 6/24 LAC

City of La Crosse 6/17, 6/24 LAC COL-WI-101318 WNAXLP

Agenda Item 25-0666 (Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Traditional Neighborhood District - Specific to the to the Traditional Neighborhood District - Specific, allowing for a bakery and cafe at 1513 Market St.

General Location

Aldermanic District 8, mid-block on the northside of Market Street between 15th & 16th Streets as depicted on attached Map 25-0666. Parcel is located within the Weigent Hogan Neighborhood Association. Surrounding land uses are residential, primarily single-family homes and duplexes. There are also several neighborhood commercial buildings within a block of the subject property. A large park and two schools are within a couple of blocks.

Background Information

The applicant is requesting to amend their previously approved plan and rezoning to Traditional Neighborhood Development to only construct a one-story commercial building for a bakery and not a two-story mixed-use building with commercial on the ground floor and a residential unit on the second floor. The applicant has stated that the change in scope is mainly due to economic reasons as the cost of project has significantly increased from when he started the process. Other than the elimination of the second story, the project remains largely the same with an outdoor patio, bike parking, building architecture, and detached garage.

The applicant currently owns and operates the commercial business (artPOP) across the street and wants to expand neighborhood type commercial businesses in the area. They also state that they already have a commercial tenant, consisting of a bakery/deli, interested in this location.

The applicant states that they had attended a Weigent Hogan NA meeting to present their change and had not heard any concerns.

• Principles of Traditional Neighborhood 115-403(a)(1)

Due to the smaller lot size (less than 2 acres) of TND zoning, the ordinance allows for infill/redevelopment projects to consider the surrounding uses, design elements, and neighborhood when determining whether it meets the intent of the ordinance.

The subject property is located in the Weigent-Hogan Neighborhood which is centrally located in La Crosse. It is surrounded by mostly low-density residential buildings and is in close proximity (four blocks or less) from a hospital, a park, churches, schools, and some neighborhood commercial buildings.

The Weigent-Hogan Neighborhood maintains a high integrity of its traditional grid system of streets, alleys, and sidewalks making in inherently designed for human scale. Bus Route #2 runs along 16th Street S and 17th Street S is a designated greenway for bicyclists.

The proposed development will not retain the existing single-family home. The applicant states that they purchased it in a state of disrepair and neglect and has since had it demolished.

The Land Use Element in the 2040 Comprehensive Plan for the Weigent-Hogan Neighborhood depicts Neighborhood Retail/Commercial as a desirable use.

• Applicable Design Standards 115-403(d)

The proposed use of the property as a commercial use as a bakery is a listed use in the adopted TND ordinance. Its location and size would indicate that it would primarily serve the surrounding community, which is a key component of TND development.

The proposed development will have to meet the City's design standards as well as any additional standards under this section. Final plans have been reviewed by the Design Review Committee and feedback was provided. Minor revisions and approvals for lighting are still needed prior to any permits being issued.

Architectural Standards:

- Height- Proposed structure and use can be no higher than 5 stores or within one story of adjacent properties, whichever is greater.
 - The proposed development is one story. Surrounding properties are a mix of 1 ½ to 2 stores in height.
- Entries and Facades- Front façade should face the public street, not be oriented toward a parking lot, incorporate entrance defining features, architectural features continue on all sides visible from the public street, and 50% shall be transparent, such as windows.
 - The façade of the proposed development faces the public street, continues the brick façade around each side, defines the entrance with an awning and transom windows, and more than 50% of the first floor is windows and doors.

The applicant designed their building to resemble other historic, neighborhood commercial buildings and included specific architectural features to accomplish this. This includes the form and flat roof of the building, the pediment, cornice and dentil along the top of the roof, use of brick, and use of columns.

There are no off-street parking requirements. The property is still required to meet ADA requirements for off-street parking if applicable.

Emphasis was placed by staff to the applicant on design and neighborhood context which was expressed by the community during the comprehensive planning process. Additionally, the appropriate location of neighborhood retail/commercial was also expressed. Staff felt that this location would be appropriate due to several existing commercial properties around the 16th and Market intersection. While the loss of a residential dwelling unit is unfortunate, the addition of neighborhood commercial use is valuable. Staff feel that this development meets the standards and intent of the TND ordinance.

Recommendation of Other Boards and Commissions

The Common Council approved a Conditional Use Permit to demolish the existing house on this property at their December 2024 meeting.

The Common Council approved Traditional Neighborhood Development-Specific zoning at their April 2024 meeting.

The Design Review Committee reviewed revised plans for this development on June 13, 2025.

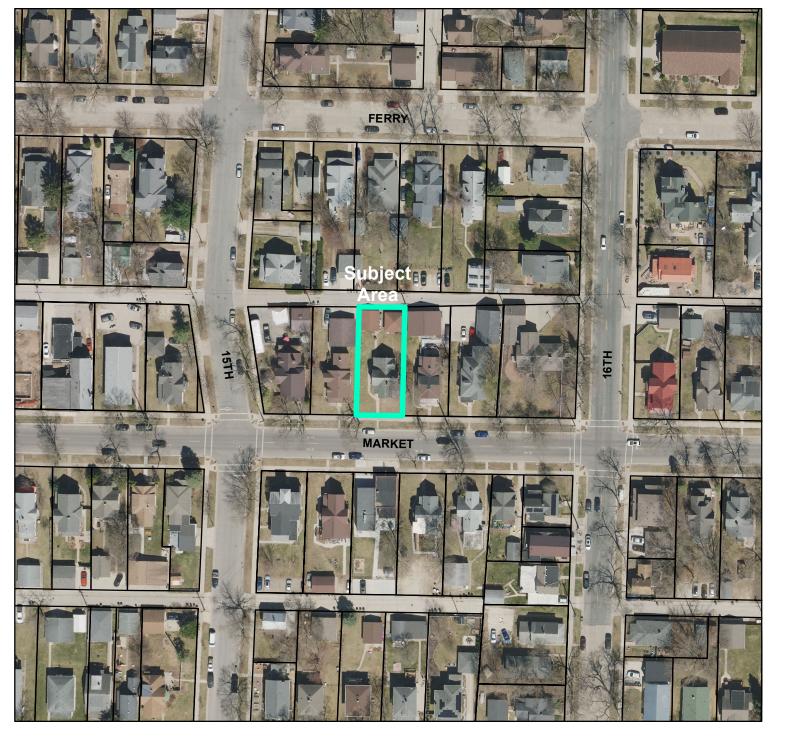
Consistency with Adopted Comprehensive Plan

Neighborhood Retail/Commercial is a desirable land use in the Weigent Hogan Neighborhood. The Comprehensive Plan specially states that "more mixed use and opportunities for small commercial and shops are desired" in this neighborhood.

Staff Recommendation

This item is recommended for approval with the condition that it completes the design review process.

Routing J&A 7.1.25



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

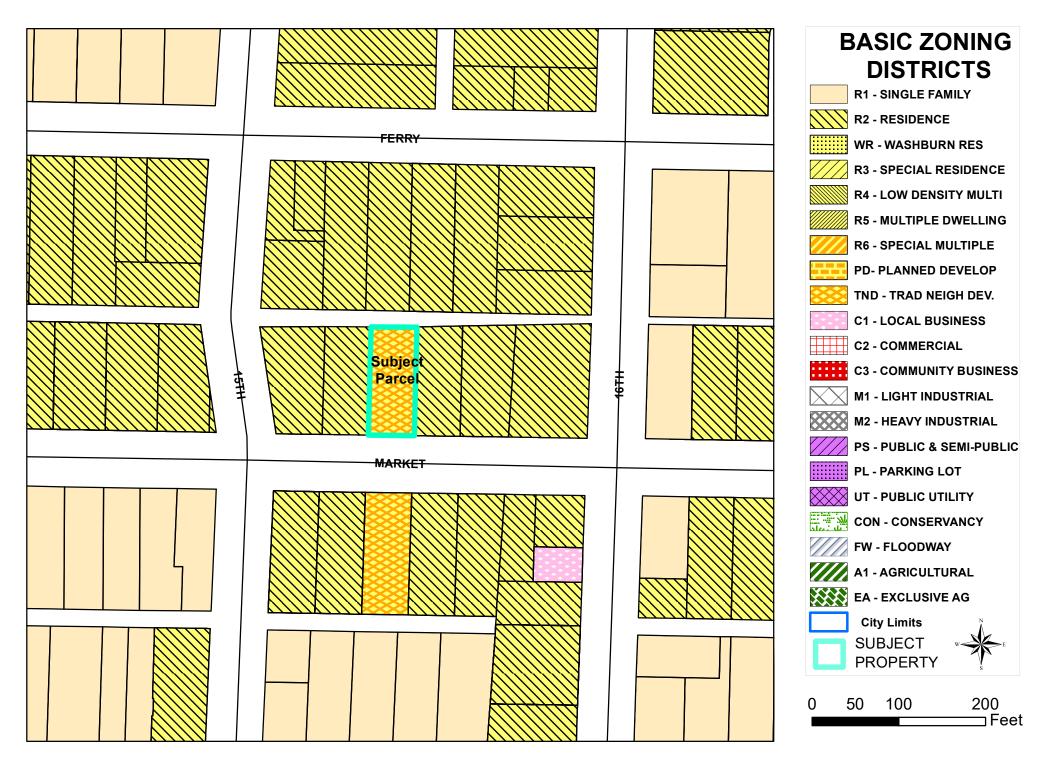
EA - EXCLUSIVE AG

City Limits

SUBJECT PROPERTY



50 100 200 ⊐ Feet





City of La Crosse, Wisconsin

City Hall 400 La Crosse Street La Crosse, WI 54601

Text File

File Number: 25-0667

Agenda Date: 7/1/2025 Version: 1 Status: New Business

In Control: Judiciary & Administration Committee File Type: Resolution

Agenda Number:

Resolution designating concessionaire for alcohol sales at the La Crosse Regional Airport.

RESOLUTION

WHEREAS, Oakwells Commuter Rail, LLC (owned by Tailwinds Hospitality, Inc.) DBA Arrowhead Taphouse, has an agreement to operate a gift shop and restaurant in the terminal building of the La Crosse Regional Airport, 2850 Airport Road; and

WHEREAS, said agreement contains provisions to sell alcoholic beverages; and

WHEREAS, pursuant to sec. 125.51(5)(b), Wis. Stats., the operator shall be designated as the concessionaire for the sale of intoxicating liquor and fermented malt beverages on the premises of the La Crosse Regional Airport.

WHEREAS, the concessionaire acquires a Class "B" Beer license annually from the City of La Crosse and the Class "B" Liquor License every two years from the State of Wisconsin.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby designates Oakwells Commuter Rail, LLC as the concessionaire for the La Crosse Regional Airport from July 1, 2025 – June 30, 2027.

BE IT FURTHER RESOLVED that the concessionaire is hereby authorized to make application to the State of Wisconsin for issuance of a retail "Class B" intoxicating liquor permit and to the City of La Crosse for a Class "B" Beer license for use on the La Crosse Regional Airport premises.

BE IT FURTHER RESOLVED that the City Clerk and Airport Director are hereby authorized and directed to take all necessary steps to implement this resolution.



Staff Recommendation

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	Caption					
Staff/Department R	Staff/Department Responsible for Legislation					
Requestor of Legis	lation					
Location, if applical	ble					
Summary/Purpose						
Background						
Fiscal Impact						



City of La Crosse, Wisconsin

City Hall 400 La Crosse Street La Crosse, WI 54601

Text File

File Number: 25-0741

Agenda Date: 7/1/2025 Version: 1 Status: New Business

In Control: Judiciary & Administration Committee File Type: Plat/Certified Survey

Мар

CHAMBERS-MARKILE FARMSTIEAD SUBDIVISION

ALL OF LOT 21, WATERVIEW SUBDIVISION; LOCATED IN THE SE 1/4 - NW 1/4, SECTION 27, T15N-R7W CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

OW	NERS	CER'7	TIFICA	TE

As owner, I hereby certify that I caused the land described on this plat to be
surveyed, divided and mapped as represented on this plat. I also certify that
this plat is required by s.236.10 or s.236.12 to be submitted to the following
for approval or objection:

My Commission Expires_____

CITY TREASURER CERTIFICATE

Notary Public,______, Wisconsin

State of Wisconsin) County of La Crosse) ss

Notary Public

I, Chadwick Hawkins, being the duly appointed, qualified and acting treasurer of the City of La Crosse, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of ,2025, on any of the land included in this plat.

Notary Public Printed Name

Chadwick Hawkins, Treasurer Date:

COUNTY TREASURER CERTIFICATE:

State of Wisconsin) County of La Crosse) ss

I, Amy L. Twitchell, being the duly appointed, qualified and acting Treasurer of the County of La Crosse, do hereby certify that the records in my office show there are no unpaid taxes or unpaid special assessments as of ________,2025, affecting the lands included in this plat.

Amy L. Twitchell, Treasurer Date:

REGISTER OF DEEDS CERTIFICATE:
State of Wisconsin)

State of Wisconsin)
County of La Crosse) ss

I, Robin Kadrmas, being duly appointed, qualified and acting Register of Deeds of the County of La Crosse, do hereby certify that the Plat of Chambers—Markle Farmstead Subdivision was received for record this ______ day of ______,2025, at ______ o'clock ___m.

Robin Kadrmas, Register of Deeds

CITY COMMON COUNCIL CERTIFICATE:

Resolved that the Plat of Chambers—Markle Farmstead Subdivision, is hereby approved by the Common Council of the City of La Crosse.

Shaundel Washington—Spivey, Mayor

Date:

Date:

I hereby certify that the foregoing is a copy of a resolution adopted by the

Nikki Elsen, City Clerk

Date:

Legal Description

I, Christopher W. Fechner, Professional Land Surveyor, hereby certify: That I have surveyed, divided and mapped the plat of Chambers—Markle Farmstead Subdivision, being all of Lot 2I, Waterview Subdivision, located in the SE I/4 of the NW I/4, Section 27, TI5N—R7W, City of La Crosse, La Crosse County, Wisconsin.

Subject to any easements, covenants and restrictions of record.

That such plat is a correct representation of all of the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of La Crosse in surveying and mapping the same.

Dated	this	day of	, 2025.

Christopher W. Fechner Professional Land Surveyor # S—2448

Notary Public Printed Name

Notary Public ______, Wisconsin

My Commission Expires_____

Bearing Basis: The La Crosse County Coordinate System.

Referenced to the NAD 83 (1991) Adjustment:

Referenced to the NAD 83 (1991) Adjustment:

Referenced to the Nath line of the NW I/4,

Section 27, TISN-R7W: N 89°25'35" E

Section 27, TISN-R7W: N 89°25'35" E

Section 27, TISN-R7W: N 89°25'35" E

FD U.S.C.E. Brass Mon.

<u>Lot 2</u>

<u>С. S. М.</u>

<u>V._19</u>

<u>P. 20</u>

<u>D.N. 1745443</u>

<u>Michael Voss</u>

<u>Dennis</u> <u>Blihovde</u>

<u>Living Trust</u>

<u>Lot 1</u>

<u>С. S. М.</u>

<u>V._18</u>

<u>P._57</u>

<u>D.N. 1734174</u>

<u>Lot 2</u>

John Schroeder

<u>Morgan Hartman</u>

<u>Lot 1</u>

<u>С. S. М.</u>

<u>V._18</u>

<u>P._26</u>

<u>D.N. 1726058</u>

<u>Lot 2</u>

<u>Laura Thoftne</u>

<u>Jeri Sebo</u>

<u>Lot 1</u>

<u>С. S. М.</u>

<u>V._18</u>

<u>P._27</u>

<u>D.N. 1726059</u>

<u>Lot 2</u>

<u>Richard Middleton Joint</u>

Revocable Trust

30'

Road

Run

30'

on the North line of the NW-NW

Section 27

TI5N-R7W

Rote: Any land below the ordinary high water mark of a lake or a navigable waters that is established under Article IX, Section I, of the State constitution.

navigable waters that is established under
Article IX, Section I, of the State constitution.

Notes:
All easements shown hereon are existing
from Waterview Subdivision.
IO' Utility Easement along streets.

25' Building setback from all street right-of-way lines.
50' Highway setback from State Road "35" right-of-way line.
IIO' Highway setback from State Road "35" centerline.
50' Building setback from the wetland delineation boundary.
Highway setback required by Department of transportation
per Wisconsin Statutes 236.293.
7' Side yard setback for R-2

There are no objections to this plat with respect to

Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),

COULEE REGION LAND SURVEYORS, LLC

Professional Land Surveyor # S 2448

Christopher W. Fechner

LA CROSSE, WI 54601

P.O. BOX 1954

(608) 784-1614

(608) 784-1408

P.O. Box 2132

(608) 317-4481

Property Logic LLC

(Karl Schilling, Owner)

La Crosse, WI 54602

917 SOUTH 4th STREET

Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _______, 20_____

Department of Administration

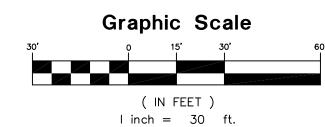
25' and 30' Rear yard setback for R-2.

Base Flood Elevation (B.F.E.) = 640.0'

Lot 21 does not fall in the floodplain

Ordinary High Water Mark (O.H.W.M.) = 633.8'

Lot 21 zoned R-2.



N 89°25'35" E

<u>Lot 2</u>

20' Utility Easement

<u>C.S.M.</u>

<u>Jacqueline Kettner—Sieber</u>

<u>21</u>

N 89°28'00"

26

II,400 sq. ft.

S 89°28'00" W

27

10,777 sq. ft.

0.25 acres

S 89°28'00" W

28

10,256 sq. ft.

0.24 acres

167.60'

S 89°28'00" W

SL VON SEHT FAMILY, LLC

1→ 25′ Building Setback

<u>С. S. М.</u>

<u>D.N. 1782287</u>

N 85°00'24'

<u>V</u>._1<u>9</u>

Not setting at

this time, due

Buildings to be razed

CONSENT OF CORPORATE MORTGAGEE:

River Bank, A corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this plat, and does hereby consent to the above certification of Property Logic, LLC, owner.

In witness whereof, the said River Bank, has caused these presents to be signed by Jim Thompson, EVP & Chief Lending Officer, and its corporate seal to be hereunto affixed this______day of_______, 2025.

Executive Vice President, Jim Thompson

Wisconsin

State of Wisconsin) La Crosse County) ss

Personally came before me this _____ day of _____ , 2025, the above named mortgagee to me known to be the persons who executed the foregoing instruments and acknowledged the same.

My commission expires:

Notary Public Printed Name

S-7283D

Notary Public - State of Wisconsin

SHEET 1 OF 1

HIGHWAY/ROAD BUILDING SETBACK:

<u>V</u>.__1<u>9</u>

|-- 50' Highway Line Setback --

<u>P._I2I</u>

The Highway Setback Line (H.S.L.) is either 50' from the highway right—of—way line, or 110' from the highway centerline and labeled accordingly. Building setbacks from all other roads and cul—de—sacs is 25' from the road right—of—way line.

1968.36

29

32,428 sq. ft.

0.74 acres

s 78°03'29" W

D.N. 1154972

State of WI_DOT

<u>D.N._1768841</u>

LINE LENGTH BEARING
LI 10.00' S 00°21'22" W

L2| 5.60'| N 89°28'00" E

51.39'

Waterview Subdivision

N I/4 Corner

Section 27

TI5N-R7W

SE - NW

Section 27

T15N-R7W

50'

Old Town

Hall Road

<u>Madeline</u> <u>Bliss</u>

<u>Nelson</u>

<u>Joan</u>

<u>Reince</u>

SW - NE

ACCESS RESTRICTIONS:

All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right—of—way of U.S. Highway "I4/61" and State Road "35", it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation.

HIGHWAY SETBACK RESTRICTION:

No improvements or structures are allowed between the right—of—way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in s236.293, Wisconsin Statues, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the county highway department.

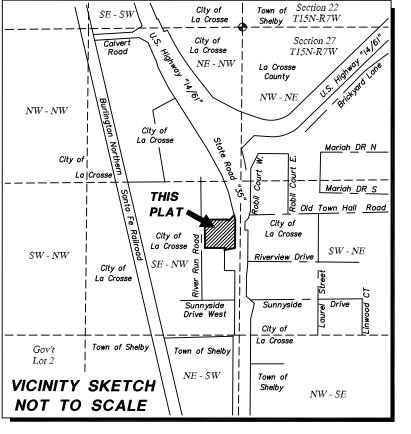
NOISE NOTATION:

The lots of this land division may experience noise at levels exceeding levels in s. Trans 405.04, Table I. These levels are based on federal standards. The Wisconsin Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through—lane capacity.

SE 1/4 - NW 1/4 SECTION 27, T15N-R7W CITY OF LA CROSSE, LA CROSSE COUNTY, WI

∴ FD 1.25" IP S 1/4 Corner Section 27

TI5N-R7W



CHAMBERS-MARKILE FARMSTEAD SUBIDIMISION

ALL OF LOT 21, WATERVIEW SUBDIVISION; LOCATED IN THE SE 1/4 - NW 1/4, SECTION 27, T15N-R7W

OWNERS CERTIFICATE:

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

3 11	
City of La Crosse Wisconsin Department of Transporto Wisconsin Department of Administra	
Nitness the hand and seal of said owner	rs thisday of,2025.
n the presence of: Witness	
(arl Schilling (Property Logic, LLC)	
State of Wisconsin) County of La Crosse) ss	
Personally came before me thisda Schilling, to me known to be the person Instrument and acknowledged the same.	
Notary Public	
Notary Public,, Wisconsin	
My Commission Expires	
	Notary Public Printed Name

State of Wisconsin) County of La Crosse) ss

CITY TREASURER CERTIFICATE

l, Chadwick Hawkins, being the duly appointed, qualified and acting treasurer of the City of La Crosse, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of ,2025, on any of the land included in this plat.

Chadwick Hawkins, Treasurer

COUNTY TREASURER CERTIFICATE:

State of Wisconsin) County of La Crosse) ss

I, Amy L. Twitchell, being the duly appointed, qualified and acting Treasurer of the County of La Crosse, do hereby certify that the records in my office show there are no unpaid taxes or unpaid special assessments as _,2025, affecting the lands included in this plat.

Amy L. Twitchell, Treasurer

REGISTER OF DEEDS CERTIFICATE:

State of Wisconsin) County of La Crosse) ss

I, Robin Kadrmas, being duly appointed, qualified and acting Register of Deeds of the County of La Crosse, do hereby certify that the Plat of Waterview Subdivision was received for record this_____day of___ at _____o'clock____m.

Robin Kadrmas, Register of Deeds

CITY COMMON COUNCIL CERTIFICATE:

Resolved that the Plat of Subdivision of Lot 21 of Waterview Subdivision, is hereby approved by the Common Council of the City of La Crosse.

Shaundel Washington—Spivey, Mayor Date:

I hereby certify that the foregoing is a copy of a resolution adopted by the

Nikki Elsen , City Clerk

Legal Description

I, Christopher W. Fechner, Professional Land Surveyor, hereby certify: That I have surveyed, divided and mapped the plat of Chambers—Markle Farmstead Subdivision, being all of Lot 21, Waterview Subdivision, located in the SE 1/4 of the NW 1/4, Section 27, TI5N-R7W, City of La Crosse, La Crosse County, Wisconsin.

Subject to any easements, covenants and restrictions of record.

That such plat is a correct representation of all of the exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of La Crosse in surveying and mapping the same.

ted	this	_day of,	2025.

Christopher W. Fechner Professional Land Surveyor # S-2448

Notary Public _, Wisconsin

My Commission Expires_____

CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN **LEGEND** • = Found I" O.D. Iron Pipe (unless stated otherwise) $O = Set 3/4" \times 20"$ Iron Bar (1.50 lb/lin. ft.) () = Recorded dimensions ● = Found 3/4" Iron Bar → = Found County marker — = Boundary of this survey —— — = Centerline ---x---x--- = Fence line U.S.C.E. = United States Army Corps of Engineers = No Access

> Note: Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust doctrine in navigable waters that is established under Article IX, Section I, of the State constitution. All easements shown hereon are existing from Waterview Subdivision. 10' Utility Easement along streets. 50' Highway setback from State Road "35" right-of-way line. 110' Highway setback from State Road "35" centerline. 50' Building setback from the wetland delineation boundary. Highway setback required by Department of transportation per Wisconsin Statutes 236.293. ' Side yard setback for R-2 25' and 30' Rear yard setback for R-2. Lot 21 zoned R-2. Base Flood Elevation (B.F.E.) = 640.0' Ordinary High Water Mark (O.H.W.M.) = 633.8' Lot 21 does not fall in the floodplain

> > COULEE REGION LAND SURVEYORS, LLC

Professional Land Surveyor # S 2448

Christopher W. Fechner

LA CROSSE, WI 54601

P.O. BOX 1954

(608) 784-1614

(608) 784-1408

P.O. Box 2132

(608) 317-4481

Property Logic LLC

(Karl Schilling, Owner)

La Crosse, WI 54602

917 SOUTH 4th STREET

There are no objections to this plat with respect to

Wis. Stats. as provided by s. 236.12, Wis. Stats.

Department of Administration

Certified

Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),

<u>С. S. М.</u> <u>V</u>.__1<u>9</u> <u>P</u>._20 <u>D.N. 1745443</u> <u>Lot 2</u> John Schroeder <u>Morgan Hartman</u> <u>Lot 1</u> <u>С. S. М.</u> <u>V._18</u> <u>P._57</u> <u>D.N. 1734174</u> <u>Lot 2</u> <u>Laura Thoftne</u> <u>Jeri Sebo</u> <u>Lot 1</u> <u>С. S. М.</u> <u>V._18</u> <u>P._27</u> <u>D.N. 1726059</u> <u>Lot 2</u> <u>Richard Middleton Joint</u> Revocable Trust

FD U.S.C.E. Brass Mon.

<u>С. S. М.</u>

<u>V._19</u>

<u>P. 20</u>

<u>D.N. 1745443</u>

<u>Michael Voss</u>

<u>Dennis</u> <u>Blihovde</u>

<u>Living Trust</u>

on the North line of the NW-NW

Section 27 TI5N-R7W

<u>Lot 1</u>

Road Run

30' 30'

N 89°25'35" E

<u>Lot 2</u> LINE LENGTH BEARING LI 10.00' S 00°21'22" W <u>Jacqueline Kettner—Sieber</u> L2| 5.60'| N 89°28'00" E N 89°28'00" 51.39' 20' Utility Easement <u>21</u> 26 II,400 sq. ft. Not setting at this time, due Buildings to be razed 27 10,777 sq. ft. 29 0.25 acres 32,428 sq. ft. 0.74 acres N 85°00'24' Waterview Subdivision S 89°28'00" V 28 10,256 sq. ft. 0.24 acres 167.60' S 89°28'00" W s 78°03'29" W

<u>C.S.M.</u>

<u>D.N. 1782287</u>

SL VON SEHT FAMILY, LLC

1→ 25′ Building Setback

<u>C.S.M.</u>

<u>V</u>._1<u>9</u>

Graphic Scale (IN FEET) I inch = 30 ft.

CONSENT OF CORPORATE MORTGAGEE:

River Bank, A corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certification of Property Logic, LLC, owner.

In witness whereof, the said River Bank, has caused these presents to be signed by Jim Thompson, EVP & Chief Lending Officer, and its corporate seal to be hereunto affixed this_____day of______, 2025.

Executive Vice President, Jim Thompson

State of Wisconsin) La Crosse County) ss

Personally came before me this _____ day of _____ , 2025, the above named mortgagée to me known to be the persons who executed the foregoing instruments and acknowledged the same.

My commission expires:

S-7283D SHEET 1 OF 1

Notary Public - State of Wisconsin

Notary Public Printed Name Wisconsin

HIGHWAY/ROAD BUILDING SETBACK:

<u>V</u>.__1<u>9</u>

|-- 50' Highway Line Setback --

<u>P._I2I</u>

The Highway Setback Line (H.S.L.) is either 50' from the highway right—of—way line, or 110' from the highway centerline and labeled accordingly. Building setbacks from all other roads and cul—de—sacs is 25' from the road right—of—way line.

D.N. 1154972

State of WI_DOT

1968.36

<u>D.N._1768841</u>

N 1/4 Corner

Section 27

Old Town

Hall Road

<u>Madeline</u> <u>Bliss</u>

<u>Nelson</u>

<u>Joan</u>

<u>Reince</u>

SW - NE

TI5N-R7W

SE - NW

Section 27

T15N-R7W

50'

ACCESS RESTRICTIONS:

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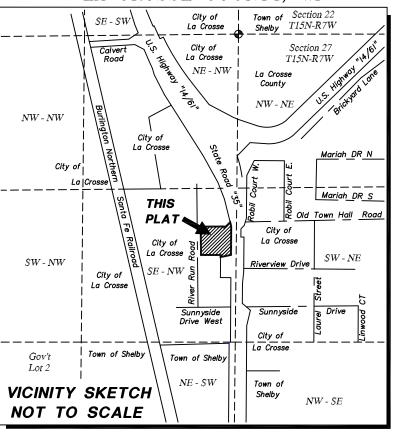
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 $SE \ 1/4 - NW \ 1/4$ SECTION 27, T15N-R7W CITY OF LA CROSSE, LA CROSSE COUNTY, WI

FD 1.25" IP S 1/4 Corner Section 27

TI5N-R7W



Notary Public Printed Name

Storm Water Management & Erosion Control Narrative

for

Chambers-Markle Farmstead Subdivision

Property Logic LLC

Lot 21, Waterview Subdivision

La Crosse, Wisconsin

1.0 Introduction

A. Project Description

Makepeace Engineering is assisting Property Logic with grading, storm water management, and erosion control, for its four lot Chambers-Markle Farmstead Subdivision in the City of La Crosse, La Crosse County, Wisconsin.

The project will subdivide Lot 21 of the Waterview Subdivision into four smaller lots.

B. Pre-Construction Site

The project site includes Lot 21 of the Waterview Subdivision. The parcel has historically included a single-family home and remnant outbuildings from the Chambers-Markle farm. The existing parcel is zoned R2. The land is surrounded by R2 zoned residential development to the north, south, and west, and R1 zoned development across STH 35 to the east.

The total project site is approximately 1.49 acres. The existing site is 78% pervious and drains to the adjacent rights-of-way. The existing parcel includes the following surface area breakdown, measured in square feet:

Roof	Driveway	Sidewalk	Pervious	Total
7.006	7.173	0	50.682	64.861

Once in the right-of-way, existing curb and gutter conveys runoff to regional storm sewer stormwater BMP's constructed for the Waterview Subdivision in 2018.

Lot 21 of the Waterview Subdivision is a member of the Waterview Homeowner's Association. The HOA covenants indicate the HOA is responsible for operation and maintenance of the regional BMP's. The HOA covenants are recorded as a restriction on Lot 21.

C. Soils

NRCS Soil maps indicate a predominance of Chelsea Fine Sand (92.5%), with a small amount of Finchford Loamy Sand (6.2%) and Brice Loamy Fine Sand (1.2%).

NRCS describes the soil as being excessively well drained with greater than 80" to bedrock or groundwater.

Soil borings taken near Lot 21 confirm the presence of predominantly sandy soils with no shallow bedrock or groundwater.

2.0 Erosion Control Plan

Once the Chambers-Markle Farmstead Subdivision plat is completed, three of the four parcels will be offered for sale. When the owners of those parcels apply for building permits, compliance with erosion control requirements will be mandatory, and the City's normal procedure for erosion control permitting will be followed.

3.0 Storm Water Management Plan

A. Post-Construction Site

The post-construction site will consist of four smaller parcels, Lots 26, 27, 28 & 29, all zoned R2. Property Logic plans leave the farmhouse in place, but remove all other existing structures. New single family, or twindo construction will likely occur in 2025 & 2026 on Lots 26, 27, & 28. Slopes will remain below 20%. Storm water runoff from the project site will be managed as detailed below.

Recording of this Chambers-Markle Farmstead plat does not remove the recorded requirements of the HOA Covenants. These new lots will all be members of the Waterview Subdivision HOA and will have the same restrictions and responsibilities for maintenance of the regional stormwater bmp's as Lot 21 of the Waterview Subdivision.

The proposed lots will include the following estimated surface areas, measured in square feet:

<u>Lot</u>	Roof	<u>Driveway</u>	<u>Sidewalk</u>	<u>Pervious</u>	<u>Total</u>
26	3,220	1,000	234	6,946	11,400
27	3,220	1,000	234	6,323	10,777
28	2,867	1,000	142	6,247	10,256
29	1,461	6,624	0	24,343	32,428

B. Post-Construction Performance Requirements

1. 80% reduction of TSS.

C. BMP Selection

Waterview Subdivision Regional Treatment

Regional storm water BMP's were constructed for treatment of runoff from all of the Waterview Subdivision, including Lot 21. Each lot was provided an "Allocation" of roof and paved parking impervious. Design, calculations, and modeling of Waterview's regional storm water treatment system, which shows the system achieves 88.23% TSS

reduction for allocated impervious area was provided to Wisconsin DNR and the City of La Crosse. The Lot 21 impervious allocation was as follows:

Roof 7,006 SF Pavement 7,173 SF

The regional storm water treatment system was reviewed by Wisconsin DNR and approved on April 20, 2018.

The regional storm water treatment system was reviewed by City of La Crosse Engineering Department for plat review, and approved by the City of La Crosse Plan Commission February 26, 2018, the City of La Crosse Judiciary & Administration Committee on February 27, 2018, and by the City of La Crosse Common Council on March 8, 2018.

Maintenance of the regional storm water BMP's is the responsibility of the Waterview Home Owner's Association. A signed Storm Water O&M Agreement is on file with the La Crosse County register of deeds.

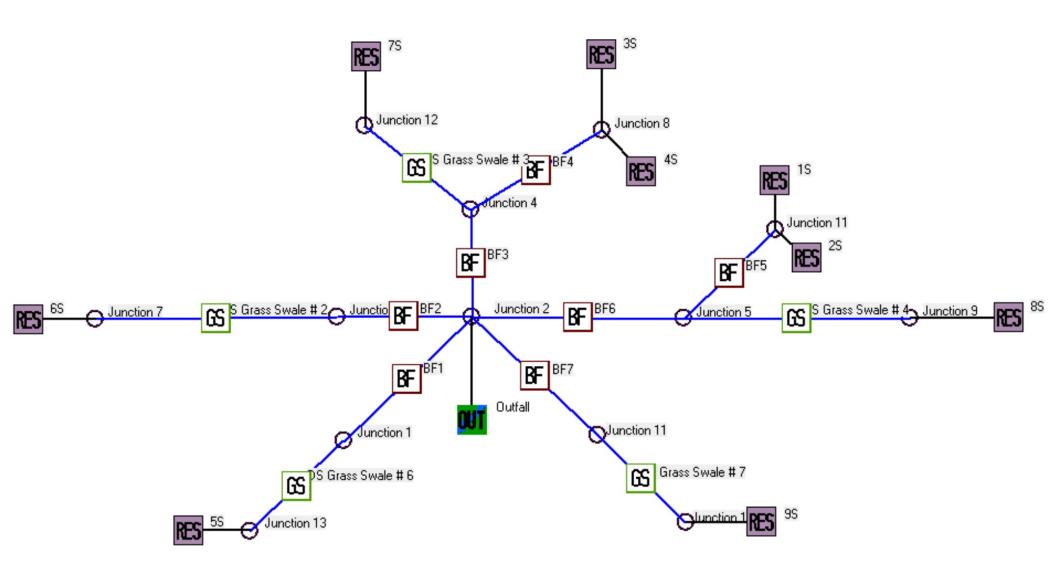
Lot 21 Local Treatment

It is estimated the Chambers-Markle Subdivision will ultimately cause the total Lot 21 impervious area to exceed the Waterview Regional impervious allocation detailed above, and Property Logic must show continued compliance with NR 151 and City of La Crosse stormwater ordinance. The improvements exceed the allocation as follows:

<u>Surface</u>	<u>Proposed</u>	<u>Allocation</u>	<u>Additional</u>
Roof	10,768 SF	7,006 SF	3,762 SF
Pavement	9,624 SF	7,173 SF	2,451 SF
Sidewalk	610 SF	0 SF	610 SF

The existing SLAMM model was modified, increasing the impervious area, and decreasing the pervious area accordingly, in subcatchment 3, and then re-run. The change in surface area decreased the total performance only slightly, with the modeling showing 87.57% TSS reduction.

No new stormwater BMP's are needed.



```
Data file name: U:\Makepeace Engineering\2 Clients\Uploaded\Karl Schilling 11\Highway 35
Development\Slamm\Total Project 20180405-V10.3.mdb
WinSLAMM Version 10.4.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GE003.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/01/81
                                           Study period ending date: 12/31/81
Start of Winter Season: 12/02
                                           End of Winter Season: 03/12
Date: 06-25-2025
                                           Time: 12:42:27
Site information:
LU# 1 - Residential: 1S
                            Total area (ac): 0.454
     1 - Roofs 1: 0.005 ac.
                               Pitched
                                          Connected
                                                       Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     13 - Paved Parking 1: 0.174 ac.
                                        Connected
                                                     Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     25 - Driveways 1: 0.006 ac.
                                    Connected
                                                 Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     31 - Sidewalks 1: 0.024 ac.
                                    Connected
                                                 Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     51 - Small Landscaped Areas 1: 0.245 ac.
                                                 Normal Sandv
                                                                Source Area PSD File: C:\WinSLAMM
Files\NURP.cpz
LU# 2 - Residential: 6S
                            Total area (ac): 2.409
     1 - Roofs 1: 0.381 ac.
                               Pitched
                                          Connected
                                                       Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     13 - Paved Parking 1: 0.220 ac.
                                        Connected
                                                     Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     31 - Sidewalks 1: 0.011 ac.
                                                 Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
                                    Connected
     51 - Small Landscaped Areas 1: 1.797 ac.
                                                 Normal Sandy
                                                                Source Area PSD File: C:\WinSLAMM
Files\NURP.cpz
LU# 3 - Residential: 3S
                            Total area (ac): 7.412
```

- 1 Roofs 1: 0.750 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- 13 Paved Parking 1: 0.741 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- 25 Driveways 1: 0.040 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- 31 Sidewalks 1: 0.183 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- 51 Small Landscaped Areas 1: 5.698 ac. Normal Sandy Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- LU# 4 Residential: 2S Total area (ac): 0.599
 - 13 Paved Parking 1: 0.398 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 - 25 Driveways 1: 0.022 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 - 31 Sidewalks 1: 0.082 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- 51 Small Landscaped Areas 1: 0.097 ac. Normal Sandy Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- LU# 5 Residential: 8S Total area (ac): 1.105
 - 1 Roofs 1: 0.177 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- 51 Small Landscaped Areas 1: 0.928 ac. Normal Sandy Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- LU# 6 Residential: 9S Total area (ac): 4.711
 - 1 Roofs 1: 0.798 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 - 13 Paved Parking 1: 1.063 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 - 31 Sidewalks 1: 0.029 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- 51 Small Landscaped Areas 1: 2.821 ac. Normal Sandy Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- LU# 7 Residential: 4S Total area (ac): 1.582
 - 1 Roofs 1: 0.071 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 - 13 Paved Parking 1: 0.459 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 - 25 Driveways 1: 0.056 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 - 31 Sidewalks 1: 0.121 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- 51 Small Landscaped Areas 1: 0.875 ac. Normal Sandy Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- LU# 8 Residential: 7S Total area (ac): 1.451
 - 1 Roofs 1: 0.385 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- 51 Small Landscaped Areas 1: 1.066 ac. Normal Sandy Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

```
LU# 9 - Residential: 5S
                            Total area (ac): 1.970
    1 - Roofs 1: 0.272 ac.
                               Pitched
                                         Connected
                                                      Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
    13 - Paved Parking 1: 0.274 ac.
                                       Connected
                                                    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     31 - Sidewalks 1: 0.322 ac.
                                    Connected
                                                Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     51 - Small Landscaped Areas 1: 1.102 ac.
                                                Normal Sandy
                                                                Source Area PSD File: C:\WinSLAMM
Files\NURP.cpz
     Control Practice 1: Biofilter CP# 1 (DS) - BF1
        1. Top area (square feet) = 2951
        2. Bottom aea (square feet) = 200
        3. Depth (ft):
        4. Biofilter width (ft) - for Cost Purposes Only: 4
        5. Infiltration rate (in/hr) = 0.5
        6. Random infiltration rate generation? No
        7. Infiltration rate fraction (side): 1
        8. Infiltration rate fraction (bottom): 1
        9. Depth of biofilter that is rock filled (ft) 0
        10. Porosity of rock filled volume = 0
        11. Engineered soil infiltration rate:
                                                 3.6
        12. Engineered soil depth (ft) = 2
        13. Engineered soil porosity = 0.27
        14. Percent solids reduction due to flow through engineered soil = 80
        15. Biofilter peak to average flow ratio = 3.8
        16. Number of biofiltration control devices = 1
        17. Particle size distribution file: Not needed - calculated by program
        18. Initial water surface elevation (ft): 0
        Soil Data
                                        Soil Type Fraction in Eng. Soil
            User-Defined Soil Type
         Biofilter Outlet/Discharge Characteristics:
            Outlet type: Broad Crested Weir
                    1. Weir crest length (ft):
                    2. Weir crest width (ft): 2
                    3. Height of datum to bottom of weir opening:
            Outlet type: Drain Tile/Underdrain
                    1. Underdrain outlet diameter (ft):
                    2. Invert elevation above datum (ft): 0
```

```
3. Number of underdrain outlets: 2
Control Practice 2: Biofilter CP# 2 (DS) - BF2
  1. Top area (square feet) = 4837
  2. Bottom aea (square feet) = 200
   3. Depth (ft):
  4. Biofilter width (ft) - for Cost Purposes Only: 4
  5. Infiltration rate (in/hr) = 0.5
  6. Random infiltration rate generation? No
  7. Infiltration rate fraction (side):
  8. Infiltration rate fraction (bottom): 1
  9. Depth of biofilter that is rock filled (ft) 0
  10. Porosity of rock filled volume = 0
  11. Engineered soil infiltration rate:
  12. Engineered soil depth (ft) = 2
  13. Engineered soil porosity = 0.27
  14. Percent solids reduction due to flow through engineered soil = 80
  15. Biofilter peak to average flow ratio = 3.8
  16. Number of biofiltration control devices = 1
  17. Particle size distribution file: Not needed - calculated by program
  18. Initial water surface elevation (ft):
  Soil Data
                                  Soil Type Fraction in Eng. Soil
      User-Defined Soil Type
                                    1,000
   Biofilter Outlet/Discharge Characteristics:
      Outlet type: Broad Crested Weir
              1. Weir crest length (ft): 5
              2. Weir crest width (ft): 2
              3. Height of datum to bottom of weir opening:
      Outlet type: Drain Tile/Underdrain
              1. Underdrain outlet diameter (ft):
              2. Invert elevation above datum (ft): 0
              3. Number of underdrain outlets: 2
Control Practice 3: Biofilter CP# 3 (DS) - BF3
  1. Top area (square feet) = 8235
  2. Bottom aea (square feet) = 108
  3. Depth (ft):
```

4. Biofilter width (ft) - for Cost Purposes Only: 4

```
5. Infiltration rate (in/hr) = 0.5
  6. Random infiltration rate generation? No
  7. Infiltration rate fraction (side):
  8. Infiltration rate fraction (bottom):
  9. Depth of biofilter that is rock filled (ft) 0
  10. Porosity of rock filled volume = 0
  11. Engineered soil infiltration rate:
                                           3.6
  12. Engineered soil depth (ft) = 2
  13. Engineered soil porosity = 0.27
  14. Percent solids reduction due to flow through engineered soil = 80
  15. Biofilter peak to average flow ratio = 3.8
  16. Number of biofiltration control devices = 1
  17. Particle size distribution file: Not needed - calculated by program
  18. Initial water surface elevation (ft): 0
  Soil Data
                                  Soil Type Fraction in Eng. Soil
      User-Defined Soil Type
   Biofilter Outlet/Discharge Characteristics:
      Outlet type: Broad Crested Weir
              1. Weir crest length (ft): 5
              2. Weir crest width (ft): 2
              3. Height of datum to bottom of weir opening:
      Outlet type: Drain Tile/Underdrain
              1. Underdrain outlet diameter (ft):
                                                    0.5
              2. Invert elevation above datum (ft): 0
              3. Number of underdrain outlets: 2
Control Practice 4: Biofilter CP# 4 (DS) - BF5
  1. Top area (square feet) = 3133
  2. Bottom aea (square feet) = 300
   3. Depth (ft):
                   4.42
  4. Biofilter width (ft) - for Cost Purposes Only:
  5. Infiltration rate (in/hr) = 0.5
  6. Random infiltration rate generation? No
  7. Infiltration rate fraction (side):
  8. Infiltration rate fraction (bottom): 1
  9. Depth of biofilter that is rock filled (ft) 0
  10. Porosity of rock filled volume = 0
  11. Engineered soil infiltration rate:
                                           3.6
```

```
12. Engineered soil depth (ft) = 2
  13. Engineered soil porosity = 0.27
  14. Percent solids reduction due to flow through engineered soil = 80
  15. Biofilter peak to average flow ratio = 3.8
  16. Number of biofiltration control devices = 1
  17. Particle size distribution file: Not needed - calculated by program
  18. Initial water surface elevation (ft):
  Soil Data
                                   Soil Type Fraction in Eng. Soil
      User-Defined Soil Type
                                     1.000
   Biofilter Outlet/Discharge Characteristics:
       Outlet type: Broad Crested Weir
              1. Weir crest length (ft): 5
              2. Weir crest width (ft): 2
              3. Height of datum to bottom of weir opening:
                                                               3.42
      Outlet type: Drain Tile/Underdrain
              1. Underdrain outlet diameter (ft):
                                                     0.5
              2. Invert elevation above datum (ft): 0
              3. Number of underdrain outlets: 2
Control Practice 5: Grass Swale CP# 1 (DS) - DS Grass Swale # 2
  Total drainage area (acres)= 2.409
  Fraction of drainage area served by swales (ac) = 1.00
  Swale density (ft/ac) = 202.49
  Total swale length (ft) = 488
  Average swale length to outlet (ft)= 244
  Typical bottom width (ft) = 6.0
  Typical swale side slope (H:1V) = 3.0
  Typical longitudinal slope (ft.H/ft.V) = 0.010
  Swale retardance factor: B
  Typical grass height (in) = 6.0
  Swale dynamic infiltration rate (in/hr)= 0.500
  Typical swale depth (ft) for cost analysis (optional) = 0.0
  Particle size distribution file name: Not needed - calculated by program
  Use total swale length instead of swale density for infiltration calculations: False
Control Practice 6: Grass Swale CP# 2 (DS) - DS Grass Swale # 3
  Total drainage area (acres)= 1.451
  Fraction of drainage area served by swales (ac) = 1.00
```

```
Swale density (ft/ac) = 374.91
  Total swale length (ft) = 544
  Average swale length to outlet (ft)= 272
  Typical bottom width (ft) = 6.0
  Typical swale side slope (H:1V) = 3.0
  Typical longitudinal slope (ft.H/ft.V) = 0.010
  Swale retardance factor: B
  Typical grass height (in) = 6.0
  Swale dynamic infiltration rate (in/hr)= 0.500
  Typical swale depth (ft) for cost analysis (optional) = 0.0
  Particle size distribution file name: Not needed - calculated by program
  Use total swale length instead of swale density for infiltration calculations: False
Control Practice 7: Grass Swale CP# 3 (DS) - DS Grass Swale # 4
  Total drainage area (acres)= 1.105
  Fraction of drainage area served by swales (ac) = 1.00
  Swale density (ft/ac) = 197.10
  Total swale length (ft) = 218
  Average swale length to outlet (ft)= 109
  Typical bottom width (ft) = 6.0
  Typical swale side slope (H:1V) = 3.0
  Typical longitudinal slope (ft.H/ft.V) = 0.010
  Swale retardance factor: B
  Typical grass height (in) = 6.0
  Swale dynamic infiltration rate (in/hr)= 0.500
  Typical swale depth (ft) for cost analysis (optional) = 0.0
  Particle size distribution file name: Not needed - calculated by program
  Use total swale length instead of swale density for infiltration calculations: False
Control Practice 8: Biofilter CP# 5 (DS) - BF6
  1. Top area (square feet) = 6987
  2. Bottom aea (square feet) = 216
  3. Depth (ft):
  4. Biofilter width (ft) - for Cost Purposes Only:
                                                       10
  5. Infiltration rate (in/hr) = 0.5
  6. Random infiltration rate generation? No
  7. Infiltration rate fraction (side): 1
  8. Infiltration rate fraction (bottom): 1
```

```
9. Depth of biofilter that is rock filled (ft) 0
  10. Porosity of rock filled volume = 0
  11. Engineered soil infiltration rate:
                                           3.6
  12. Engineered soil depth (ft) = 2
  13. Engineered soil porosity = 0.27
  14. Percent solids reduction due to flow through engineered soil = 80
  15. Biofilter peak to average flow ratio = 3.8
  16. Number of biofiltration control devices = 1
  17. Particle size distribution file: Not needed - calculated by program
  18. Initial water surface elevation (ft): 0
  Soil Data
                                  Soil Type Fraction in Eng. Soil
      User-Defined Soil Type
                                    1.000
   Biofilter Outlet/Discharge Characteristics:
      Outlet type: Broad Crested Weir
              1. Weir crest length (ft): 5
              2. Weir crest width (ft):
              3. Height of datum to bottom of weir opening:
      Outlet type: Drain Tile/Underdrain
              1. Underdrain outlet diameter (ft):
              2. Invert elevation above datum (ft):
              3. Number of underdrain outlets: 2
Control Practice 9: Biofilter CP# 6 (DS) - BF7
  1. Top area (square feet) = 1545
  2. Bottom aea (square feet) = 216
  3. Depth (ft): 5
  4. Biofilter width (ft) - for Cost Purposes Only:
                                                      10
  5. Infiltration rate (in/hr) = 0
  6. Random infiltration rate generation? No
  7. Infiltration rate fraction (side):
  8. Infiltration rate fraction (bottom):
      Depth of biofilter that is rock filled (ft) 0
  10. Porosity of rock filled volume = 0
  11. Engineered soil infiltration rate:
                                           3.6
  12. Engineered soil depth (ft) = 2
  13. Engineered soil porosity = 0.27
  14. Percent solids reduction due to flow through engineered soil = 80
  15. Biofilter peak to average flow ratio = 3.8
```

```
16. Number of biofiltration control devices = 1
  17. Particle size distribution file: Not needed - calculated by program
  18. Initial water surface elevation (ft):
  Soil Data
                                   Soil Type Fraction in Eng. Soil
      User-Defined Soil Type
                                     1.000
   Biofilter Outlet/Discharge Characteristics:
      Outlet type: Broad Crested Weir
              1. Weir crest length (ft): 5
              2. Weir crest width (ft): 5
              3. Height of datum to bottom of weir opening: 4
      Outlet type: Drain Tile/Underdrain
              1. Underdrain outlet diameter (ft):
              2. Invert elevation above datum (ft):
              3. Number of underdrain outlets: 2
Control Practice 10: Biofilter CP# 7 (DS) - BF4
  1. Top area (square feet) = 20000
  2. Bottom aea (square feet) = 564
  3. Depth (ft): 5
  4. Biofilter width (ft) - for Cost Purposes Only:
  5. Infiltration rate (in/hr) = 0.5
  6. Random infiltration rate generation? No
  7. Infiltration rate fraction (side):
  8. Infiltration rate fraction (bottom): 1
  9. Depth of biofilter that is rock filled (ft) 0
  10. Porosity of rock filled volume = 0
  11. Engineered soil infiltration rate:
                                           3.6
  12. Engineered soil depth (ft) = 2
  13. Engineered soil porosity = 0.27
  14. Percent solids reduction due to flow through engineered soil = 80
  15. Biofilter peak to average flow ratio = 3.8
  16. Number of biofiltration control devices = 1
  17. Particle size distribution file: Not needed - calculated by program
  18. Initial water surface elevation (ft):
  Soil Data
                                   Soil Type Fraction in Eng. Soil
      User-Defined Soil Type
                                     1.000
   Biofilter Outlet/Discharge Characteristics:
      Outlet type: Broad Crested Weir
```

```
1. Weir crest length (ft): 5
              2. Weir crest width (ft): 5
              3. Height of datum to bottom of weir opening: 4
      Outlet type: Drain Tile/Underdrain
              1. Underdrain outlet diameter (ft):
              2. Invert elevation above datum (ft):
              3. Number of underdrain outlets: 2
Control Practice 11: Grass Swale CP# 4 (DS) - DS Grass Swale # 6
   Total drainage area (acres)= 1.970
  Fraction of drainage area served by swales (ac) = 1.00
  Swale density (ft/ac) = 136.55
  Total swale length (ft) = 269
  Average swale length to outlet (ft)= 135
  Typical bottom width (ft) = 6.0
  Typical swale side slope (H:1V) = 3.0
  Typical longitudinal slope (ft.H/ft.V) = 0.010
  Swale retardance factor: B
  Typical grass height (in) = 12.0
  Swale dynamic infiltration rate (in/hr)= 0.500
  Typical swale depth (ft) for cost analysis (optional) = 0.0
  Particle size distribution file name: Not needed - calculated by program
  Use total swale length instead of swale density for infiltration calculations: False
Control Practice 12: Grass Swale CP# 5 (DS) - DS Grass Swale # 7
   Total drainage area (acres)= 4.711
  Fraction of drainage area served by swales (ac) = 1.00
  Swale density (ft/ac) = 83.89
  Total swale length (ft) = 395
  Average swale length to outlet (ft)= 198
  Typical bottom width (ft) = 6.0
  Typical swale side slope (H:1V) = 3.0
  Typical longitudinal slope (ft.H/ft.V) = 0.010
  Swale retardance factor: B
  Typical grass height (in) = 12.0
  Swale dynamic infiltration rate (in/hr)= 0.500
  Typical swale depth (ft) for cost analysis (optional) = 0.0
  Particle size distribution file name: Not needed - calculated by program
```

Use total swale length instead of swale density for infiltration calculations: False

SLAMM for Windows Version 10.4.0

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Data file name: U:\Makepeace Engineering\2 Clients\Uploaded\Karl Schilling 11\Highway 35 Development\Slamm\Total

Project 20180405-V10.3.mdb Data file description:

Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN

Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI AVG01.pscx

Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx

Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std Other Urban Street Delivery file name: C:\WinSLAMM Files\WI Res and Other Urban Dec06.std

Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std

Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GE003.ppdx Start of Winter Season: 12/02 End of Winter Season: 03/12

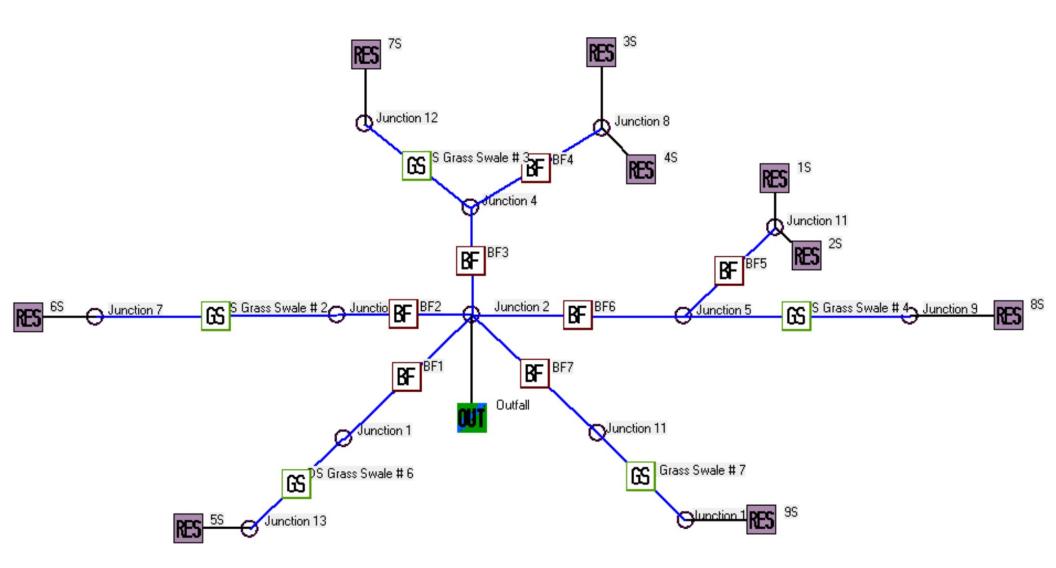
Model Run Start Date: 01/01/81 Model Run End Date: 12/31/81

Date of run: 06-25-2025 Time of run: 12:40:32

Total Area Modeled (acres): 21.693

Years in Model Run: 1.00

	Runoff	Percent	Particulate	Particulate	Percent
	Volume	Runoff	Solids	Solids	Particulate
	(cu ft)	Volume	Conc.	Yield	Solids
		Reduction	(mg/L)	(lbs)	Reduction
Total of all Land Uses without Controls:	608226	_	85.92	3262	_
Outfall Total with Controls:	200472	67.04%	32.39	405.4	87.57%
Annualized Total After Outfall Controls:	201023			406.5	



Data file name: U:\2 Clients\Karl Schilling 11\Highway 35 Development\Slamm\Total Project 20180405.mdb WinSLAMM Version 10.3.4 Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx Runoff Coefficient file name: C:\WinSLAMM Files\WI SL06 Dec06.rsvx Residential Street Delivery file name: C:\WinSLAMM Files\WI Res and Other Urban Dec06.std Institutional Street Delivery file name: C:\WinSLAMM Files\WI Com Inst Indust Dec06.std Commercial Street Delivery file name: C:\WinSLAMM Files\WI Com Inst Indust Dec06.std Industrial Street Delivery file name: C:\WinSLAMM Files\WI Com Inst Indust Dec06.std Other Urban Street Delivery file name: C:\WinSLAMM Files\WI Res and Other Urban Dec06.std Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI GEO03.ppdx Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv Cost Data file name: Seed for random number generator: -42 Study period starting date: 01/01/81 Study period ending date: 12/31/81 Start of Winter Season: 12/02 End of Winter Season: 03/12 Date: 04-05-2018 Time: 16:05:01 Site information: LU# 1 - Residential: 1S Total area (ac): 0.454 1 - Roofs 1: 0.005 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz 13 - Paved Parking 1: 0.174 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz 25 - Driveways 1: 0.006 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz 31 - Sidewalks 1: 0.024 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz 51 - Small Landscaped Areas 1: 0.245 ac. Normal Sandy Source Area PSD File: C:\WinSLAMM Files\NURP.cpz LU# 2 - Residential: 6S Total area (ac): 2.409 1 - Roofs 1: 0.381 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz 13 - Paved Parking 1: 0.220 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz 31 - Sidewalks 1: 0.011 ac. Source Area PSD File: C:\WinSLAMM Files\NURP.cpz Connected 51 - Small Landscaped Areas 1: 1.797 ac. Normal Sandy Source Area PSD File: C:\WinSLAMM Files\NURP.cpz LU# 3 - Residential: 3S Total area (ac): 7.413 Pitched 1 - Roofs 1: 0.664 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz 13 - Paved Parking 1: 0.685 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

- 25 Driveways 1: 0.040 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- 31 Sidewalks 1: 0.169 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- 51 Small Landscaped Areas 1: 5.855 ac. Normal Sandy Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- LU# 4 Residential: 2S Total area (ac): 0.599
 - 13 Paved Parking 1: 0.398 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 - 25 Driveways 1: 0.022 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 - 31 Sidewalks 1: 0.082 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- 51 Small Landscaped Areas 1: 0.097 ac. Normal Sandy Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- LU# 5 Residential: 8S Total area (ac): 1.105
 - 1 Roofs 1: 0.177 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- 51 Small Landscaped Areas 1: 0.928 ac. Normal Sandy Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- LU# 6 Residential: 9S Total area (ac): 4.711
 - 1 Roofs 1: 0.798 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 - 13 Paved Parking 1: 1.063 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 - 31 Sidewalks 1: 0.029 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- 51 Small Landscaped Areas 1: 2.821 ac. Normal Sandy Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- LU# 7 Residential: 4S Total area (ac): 1.582
 - 1 Roofs 1: 0.071 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 - 13 Paved Parking 1: 0.459 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 - 25 Driveways 1: 0.056 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 - 31 Sidewalks 1: 0.121 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- 51 Small Landscaped Areas 1: 0.875 ac. Normal Sandy Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- LU# 8 Residential: 7S Total area (ac): 1.451
 - 1 Roofs 1: 0.385 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- 51 Small Landscaped Areas 1: 1.066 ac. Normal Sandy Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- LU# 9 Residential: 5S Total area (ac): 1.970
 - 1 Roofs 1: 0.272 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

```
13 - Paved Parking 1: 0.274 ac.
                                       Connected
                                                    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
    31 - Sidewalks 1: 0.322 ac.
                                   Connected
                                                Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
    51 - Small Landscaped Areas 1: 1.102 ac.
                                                Normal Sandy Source Area PSD File: C:\WinSLAMM
Files\NURP.cpz
     Control Practice 1: Biofilter CP# 1 (DS) - BF1
        1. Top area (square feet) = 2951
        2. Bottom aea (square feet) = 200
        3. Depth (ft):
        4. Biofilter width (ft) - for Cost Purposes Only: 4
        5. Infiltration rate (in/hr) = 0.5
        6. Random infiltration rate generation? No
        7. Infiltration rate fraction (side): 1
        8. Infiltration rate fraction (bottom): 1
        9. Depth of biofilter that is rock filled (ft) 0
        10. Porosity of rock filled volume = 0
        11. Engineered soil infiltration rate:
                                                 3.6
        12. Engineered soil depth (ft) = 2
        13. Engineered soil porosity = 0.27
        14. Percent solids reduction due to flow through engineered soil = 80
        15. Biofilter peak to average flow ratio = 3.8
        16. Number of biofiltration control devices = 1
        17. Particle size distribution file: Not needed - calculated by program
        18. Initial water surface elevation (ft):
                                        Soil Type Fraction in Eng. Soil
        Soil Data
            User-Defined Soil Type
                                          1.000
        Biofilter Outlet/Discharge Characteristics:
            Outlet type: Broad Crested Weir
                    1. Weir crest length (ft):
                    2. Weir crest width (ft):
                                                2
                    3. Height of datum to bottom of weir opening:
            Outlet type: Drain Tile/Underdrain

    Underdrain outlet diameter (ft):

                    2. Invert elevation above datum (ft): 0
                    3. Number of underdrain outlets: 2
     Control Practice 2: Biofilter CP# 2 (DS) - BF2
        1. Top area (square feet) = 4837
```

```
2. Bottom aea (square feet) = 200
  3. Depth (ft): 5
  4. Biofilter width (ft) - for Cost Purposes Only: 4
  5. Infiltration rate (in/hr) = 0.5
  6. Random infiltration rate generation? No
  7. Infiltration rate fraction (side):
  8. Infiltration rate fraction (bottom): 1
  9. Depth of biofilter that is rock filled (ft) 0
  10. Porosity of rock filled volume = 0
  11. Engineered soil infiltration rate:
  12. Engineered soil depth (ft) = 2
  13. Engineered soil porosity = 0.27
  14. Percent solids reduction due to flow through engineered soil = 80
  15. Biofilter peak to average flow ratio = 3.8
  16. Number of biofiltration control devices = 1
  17. Particle size distribution file: Not needed - calculated by program
  18. Initial water surface elevation (ft):
  Soil Data
                                  Soil Type Fraction in Eng. Soil
      User-Defined Soil Type
                                    1.000
  Biofilter Outlet/Discharge Characteristics:
      Outlet type: Broad Crested Weir
              1. Weir crest length (ft):
              2. Weir crest width (ft): 2
              3. Height of datum to bottom of weir opening: 4
      Outlet type: Drain Tile/Underdrain
              1. Underdrain outlet diameter (ft):
              2. Invert elevation above datum (ft): 0
              3. Number of underdrain outlets: 2
Control Practice 3: Biofilter CP# 3 (DS) - BF3
  1. Top area (square feet) = 8235
  2. Bottom aea (square feet) = 108
  3. Depth (ft): 5
  4. Biofilter width (ft) - for Cost Purposes Only: 4
  5. Infiltration rate (in/hr) = 0.5
  6. Random infiltration rate generation? No
  7. Infiltration rate fraction (side):
  8. Infiltration rate fraction (bottom):
  9. Depth of biofilter that is rock filled (ft) 0
```

```
10. Porosity of rock filled volume = 0
  11. Engineered soil infiltration rate:
  12. Engineered soil depth (ft) = 2
  13. Engineered soil porosity = 0.27
  14. Percent solids reduction due to flow through engineered soil = 80
  15. Biofilter peak to average flow ratio = 3.8
  16. Number of biofiltration control devices = 1
  17. Particle size distribution file: Not needed - calculated by program
  18. Initial water surface elevation (ft):
  Soil Data
                                  Soil Type Fraction in Eng. Soil
      User-Defined Soil Type
                                    1.000
  Biofilter Outlet/Discharge Characteristics:
      Outlet type: Broad Crested Weir
              1. Weir crest length (ft): 5
              2. Weir crest width (ft): 2
              3. Height of datum to bottom of weir opening: 4
      Outlet type: Drain Tile/Underdrain
              1. Underdrain outlet diameter (ft):
              2. Invert elevation above datum (ft): 0
              3. Number of underdrain outlets: 2
Control Practice 4: Biofilter CP# 4 (DS) - BF5
  1. Top area (square feet) = 3133
  2. Bottom aea (square feet) = 300
  3. Depth (ft):
  4. Biofilter width (ft) - for Cost Purposes Only: 4
  5. Infiltration rate (in/hr) = 0.5
  6. Random infiltration rate generation? No
  7. Infiltration rate fraction (side):
  8. Infiltration rate fraction (bottom): 1
  9. Depth of biofilter that is rock filled (ft) 0
  10. Porosity of rock filled volume = 0
  11. Engineered soil infiltration rate:
  12. Engineered soil depth (ft) = 2
  13. Engineered soil porosity = 0.27
  14. Percent solids reduction due to flow through engineered soil = 80
  15. Biofilter peak to average flow ratio = 3.8
  16. Number of biofiltration control devices = 1
  17. Particle size distribution file: Not needed - calculated by program
```

```
18. Initial water surface elevation (ft): 0
   Soil Data
                                   Soil Type Fraction in Eng. Soil
       User-Defined Soil Type
                                     1.000
   Biofilter Outlet/Discharge Characteristics:
       Outlet type: Broad Crested Weir
              1. Weir crest length (ft):
              2. Weir crest width (ft): 2
               3. Height of datum to bottom of weir opening: 3
       Outlet type: Drain Tile/Underdrain

    Underdrain outlet diameter (ft):

              2. Invert elevation above datum (ft): 0
               3. Number of underdrain outlets: 2
Control Practice 5: Grass Swale CP# 1 (DS) - DS Grass Swale # 2
   Total drainage area (acres)= 2.409
   Fraction of drainage area served by swales (ac) = 1.00
   Swale density (ft/ac) = 202.49
  Total swale length (ft) = 488
  Average swale length to outlet (ft)= 244
  Typical bottom width (ft) = 6.0
  Typical swale side slope (H:1V) = 3.0
   Typical longitudinal slope (ft.H/ft.V) = 0.010
   Swale retardance factor: B
   Typical grass height (in) = 6.0
   Swale dynamic infiltration rate (in/hr)= 0.500
  Typical swale depth (ft) for cost analysis (optional) = 0.0
  Particle size distribution file name: Not needed - calculated by program
  Use total swale length instead of swale density for infiltration calculations: False
Control Practice 6: Grass Swale CP# 2 (DS) - DS Grass Swale # 3
   Total drainage area (acres)= 1.451
  Fraction of drainage area served by swales (ac) = 1.00
  Swale density (ft/ac) = 374.91
   Total swale length (ft) = 544
   Average swale length to outlet (ft)= 272
  Typical bottom width (ft) = 6.0
   Typical swale side slope (H:1V) = 3.0
  Typical longitudinal slope (ft.H/ft.V) = 0.010
   Swale retardance factor: B
```

```
Typical grass height (in) = 6.0
   Swale dynamic infiltration rate (in/hr)= 0.500
  Typical swale depth (ft) for cost analysis (optional) = 0.0
  Particle size distribution file name: Not needed - calculated by program
  Use total swale length instead of swale density for infiltration calculations: False
Control Practice 7: Grass Swale CP# 3 (DS) - DS Grass Swale # 4
   Total drainage area (acres) = 1.105
  Fraction of drainage area served by swales (ac) = 1.00
  Swale density (ft/ac) = 197.10
   Total swale length (ft) = 218
  Average swale length to outlet (ft)= 109
  Typical bottom width (ft) = 6.0
  Typical swale side slope (_H:1V) = 3.0
  Typical longitudinal slope (ft.H/ft.V) = 0.010
   Swale retardance factor: B
   Typical grass height (in) = 6.0
   Swale dynamic infiltration rate (in/hr)= 0.500
  Typical swale depth (ft) for cost analysis (optional) = 0.0
   Particle size distribution file name: Not needed - calculated by program
  Use total swale length instead of swale density for infiltration calculations: False
Control Practice 8: Biofilter CP# 5 (DS) - BF6
   1. Top area (square feet) = 6987
  2. Bottom aea (square feet) = 216
  3. Depth (ft): 5
  4. Biofilter width (ft) - for Cost Purposes Only:
   5. Infiltration rate (in/hr) = 0.5
   6. Random infiltration rate generation? No
   7. Infiltration rate fraction (side):
  8. Infiltration rate fraction (bottom):
  9. Depth of biofilter that is rock filled (ft) 0
  10. Porosity of rock filled volume = 0
  11. Engineered soil infiltration rate:
                                            3.6
   12. Engineered soil depth (ft) = 2
  13. Engineered soil porosity = 0.27
  14. Percent solids reduction due to flow through engineered soil = 80
   15. Biofilter peak to average flow ratio = 3.8
   16. Number of biofiltration control devices = 1
```

```
17. Particle size distribution file: Not needed - calculated by program
   18. Initial water surface elevation (ft):
   Soil Data
                                   Soil Type Fraction in Eng. Soil
      User-Defined Soil Type
                                     1.000
   Biofilter Outlet/Discharge Characteristics:
      Outlet type: Broad Crested Weir
              1. Weir crest length (ft):
              2. Weir crest width (ft):
              3. Height of datum to bottom of weir opening:
      Outlet type: Drain Tile/Underdrain
              1. Underdrain outlet diameter (ft):
              2. Invert elevation above datum (ft): 0
              3. Number of underdrain outlets: 2
Control Practice 9: Biofilter CP# 6 (DS) - BF7
   1. Top area (square feet) = 1545
  2. Bottom aea (square feet) = 216
   3. Depth (ft):
  4. Biofilter width (ft) - for Cost Purposes Only:
   5. Infiltration rate (in/hr) = 0
  6. Random infiltration rate generation? No
  7. Infiltration rate fraction (side):
  8. Infiltration rate fraction (bottom):
   9. Depth of biofilter that is rock filled (ft) 0
  10. Porosity of rock filled volume = 0
  11. Engineered soil infiltration rate:
  12. Engineered soil depth (ft) = 2
   13. Engineered soil porosity = 0.27
   14. Percent solids reduction due to flow through engineered soil = 80
  15. Biofilter peak to average flow ratio = 3.8
   16. Number of biofiltration control devices = 1
   17. Particle size distribution file: Not needed - calculated by program
  18. Initial water surface elevation (ft):
   Soil Data
                                   Soil Type Fraction in Eng. Soil
      User-Defined Soil Type
   Biofilter Outlet/Discharge Characteristics:
      Outlet type: Broad Crested Weir
              1. Weir crest length (ft): 5
              2. Weir crest width (ft):
```

```
3. Height of datum to bottom of weir opening:
      Outlet type: Drain Tile/Underdrain
              1. Underdrain outlet diameter (ft):
                                                    0.5
              2. Invert elevation above datum (ft): 0
              3. Number of underdrain outlets:
Control Practice 10: Biofilter CP# 7 (DS) - BF4
   1. Top area (square feet) = 30000
  2. Bottom aea (square feet) = 564
  3. Depth (ft): 6
  4. Biofilter width (ft) - for Cost Purposes Only:
   5. Infiltration rate (in/hr) = 0.5
   6. Random infiltration rate generation? No
   7. Infiltration rate fraction (side): 1
  8. Infiltration rate fraction (bottom): 1
  9. Depth of biofilter that is rock filled (ft) 0
  10. Porosity of rock filled volume = 0
   11. Engineered soil infiltration rate:
                                           3.6
   12. Engineered soil depth (ft) = 2
  13. Engineered soil porosity = 0.27
  14. Percent solids reduction due to flow through engineered soil = 80
   15. Biofilter peak to average flow ratio = 3.8
   16. Number of biofiltration control devices = 1
   17. Particle size distribution file: Not needed - calculated by program
   18. Initial water surface elevation (ft):
                                  Soil Type Fraction in Eng. Soil
   Soil Data
      User-Defined Soil Type
                                     1.000
   Biofilter Outlet/Discharge Characteristics:
      Outlet type: Broad Crested Weir
              1. Weir crest length (ft):
              2. Weir crest width (ft):
              3. Height of datum to bottom of weir opening:
      Outlet type: Drain Tile/Underdrain

    Underdrain outlet diameter (ft):

              2. Invert elevation above datum (ft): 0
              3. Number of underdrain outlets: 2
Control Practice 11: Grass Swale CP# 4 (DS) - DS Grass Swale # 6
   Total drainage area (acres)= 1.970
```

```
Fraction of drainage area served by swales (ac) = 1.00
   Swale density (ft/ac) = 136.55
   Total swale length (ft) = 269
   Average swale length to outlet (ft)= 135
   Typical bottom width (ft) = 6.0
   Typical swale side slope (H:1V) = 3.0
   Typical longitudinal slope (ft.H/ft.V) = 0.010
   Swale retardance factor: B
   Typical grass height (in) = 12.0
   Swale dynamic infiltration rate (in/hr)= 0.500
   Typical swale depth (ft) for cost analysis (optional) = 0.0
   Particle size distribution file name: Not needed - calculated by program
  Use total swale length instead of swale density for infiltration calculations: False
Control Practice 12: Grass Swale CP# 5 (DS) - DS Grass Swale # 7
   Total drainage area (acres) = 4.711
   Fraction of drainage area served by swales (ac) = 1.00
   Swale density (ft/ac) = 83.89
   Total swale length (ft) = 395
   Average swale length to outlet (ft)= 198
   Typical bottom width (ft) = 6.0
   Typical swale side slope (H:1V) = 3.0
   Typical longitudinal slope (ft.H/ft.V) = 0.010
   Swale retardance factor: B
   Typical grass height (in) = 12.0
   Swale dynamic infiltration rate (in/hr)= 0.500
   Typical swale depth (ft) for cost analysis (optional) = 0.0
   Particle size distribution file name: Not needed - calculated by program
   Use total swale length instead of swale density for infiltration calculations: False
```

SLAMM for Windows Version 10.3.4 (c) Copyright Robert Pitt and John Voorhees 2012 All Rights Reserved

Data file name: U:\2 Clients\Karl Schilling 11\Highway 35 Development\Slamm\Total Project 20180405.mdb

Data file description:

Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN

Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI AVG01.pscx

Runoff Coefficient file name: C:\WinSLAMM Files\WI SL06 Dec06.rsvx

Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std

Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx

Start of Winter Season: 12/02 End of Winter Season: 03/12

Model Run Start Date: 01/01/81 Model Run End Date: 12/31/81

Date of run: 04-05-2018 Time of run: 16:04:38

Total Area Modeled (acres): 21.694

Years in Model Run: 1.00

Parameter	Runoff	Percent	Particulate	Particulate	
Percent	Volume	Runoff	Solids	Solids	
Particulate	(cu ft)	Volume	Conc.	Yield	
Solids		Reduction	(mg/L)	(lbs)	
Reduction		nedde e zon	(6/ = /	(100)	
Total of all Land Uses without Controls:	594834	-	86.34	3206	-
Outfall Total with Controls:	191714	67.77%	31.54	377.4	
88.23% Annualized Total After Outfall Controls:	192241			378.5	

Craig, Sondra

From: Reinhart, David

Sent: Wednesday, June 25, 2025 2:24 PM

To: Craig, Sondra

Subject: RE: Final Plat - Chambers-Markle Farmstead Subdivision

Approved.

Thanks,

David Reinhart

Chief Building Inspector Building & Inspections 400 La Crosse St., La Crosse, WI 54601

Office: 608-789-7564

From: Craig, Sondra < craigs@cityoflacrosse.org>

Sent: Wednesday, June 25, 2025 9:16 AM

To: Acklin, Tim <Acklint@cityoflacrosse.org>; Asp, Brian <aspb@cityoflacrosse.org>; Coman, Kyle <comank@cityoflacrosse.org>; Crandall, Jay <CrandallJ@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>; Gallager, Matthew <gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Neumann, Shannon <Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>; Trane, Andrea <tranea@cityoflacrosse.org> **Subject:** Final Plat - Chambers-Markle Farmstead Subdivision

Good morning,

Attached for your review is the final plat for the Chambers-Markle Farmstead Subdivision. The applicant/owner missed last week's deadline for submittal, but has paid late fees to be able to get it through the July cycle of meetings.

Per James Makepeace, the Engineer, the stormwater plan will be coming in a couple hours. He is finishing up elevation labels, the erosion control plan, stormwater narrative and the O&M document. I will send that to you all once I receive it.

1

Please let me know if you have any comments that I can pass along.

Thank you,

SONDRA CRAIG (she/her)

Deputy City Clerk

City Clerk's Office City of La Crosse 400 La Crosse Street La Crosse WI 54601

<u>craigs@cityoflacrosse.org</u>

Direct: 608.789.7549 | Office: 608.789.7510

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Craig, Sondra

From: Coman, Kyle

Sent: Friday, June 27, 2025 9:05 AM

To: James Makepeace
Cc: Craig, Sondra
Subject: FINAL Plat

Good morning, James.

It appears the only comments addressed from my list below have been number 4 & 7. Please have the surveyor double check to ensure everything is addressed, as needed. I understand the comments are minor compared to the big picture but do think add value to the plat. Again, feel free to reach out to discuss.

Thanks!

Kyle Coman, PLS

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

comank@cityoflacrosse.org

Office: 608.789.7366 Cell: 608.790.0309

From: James Makepeace < james@makepeaceengineering.com>

Sent: Wednesday, June 25, 2025 8:59 AM **To:** Coman, Kyle <comank@cityoflacrosse.org>

Cc: Craig, Sondra <craigs@cityoflacrosse.org>; Karl Schilling <ks.propertylogic@gmail.com>; Property Logic

<ruth.propertylogic@gmail.com>

Subject: Re: Chambers-Markle Farmstead Pre-Plat

*** 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. ***

Kyle,

Attached, please find the final plat for the Chambers-Markle four lot subdivision. I've been working feverishly on completing the stormwater design. I have a working plan and stormwater model, but need 2-3 hours to finish up elevation labels, the erosion control plan, stormwater narrative and the O&M document.

1

I'm hoping that'll be ok-I'll definitely have it to you and Yuri today.

James Makepeace, P.E. Makepeace Engineering LLC (608)881-6030 Office (608)797-1025 Cell

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From: Coman, Kyle < comank@cityoflacrosse.org >

Sent: Thursday, May 1, 2025 2:43 PM

To: chris@couleeregionlandsurveyors.com; James Makepeace

<james@makepeaceengineering.com>
Cc: Craig, Sondra <craigs@cityoflacrosse.org>
Subject: Chambers-Markle Farmstead Pre-Plat

Good afternoon,

Please see review comments below, and the attachment for reference.

- 1. It appears land is not being dedicated; the word "dedicated", and "dedication" might be removed from the Owner's Certificate and Consent of Corporate Mortgagee.
- 2. Please correct the plat name in the Register of Deeds Certificate.
- 3. The City Common Council Certificate might be confusing to approvers. Consider revising to read "Resolved that the Chambers-Markle Farmstead Subdivision of Lot 21..." or similar.
- 4. Please correct language in the Legal Description to read "that I have surveyed, divided and mapped the Chambers-Markle Farmstead subdivision plat..."
- 5. Correct misspelling of the word "from" in the 4th line of the notes describing setbacks.
- 6. Please double check the CSM volume, page, and document numbers listed.
- 7. Ensure the sewer lateral immediately north of the existing driveway will not be crossed by the proposed lot line.
- 8. Add bearing and distance to lot line.
- 9. Trim lines as to not enter monument symbol (I know, I know, very minor but I still like to bring it to your attention).

Thank you, gentlemen and please reach out with any questions or concerns.

Kyle Coman, PLS

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

comank@cityoflacrosse.org

Office: 608.789.7366 Cell: 608.790.0309

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Agenda Item 25-0741: (Tim Acklin)

Final Plat of Chambers-Markle Farmstead Subdivision to the City of La Crosse, La Crosse County, Wisconsin.

General Location

Council District 13, located south of the intersection of State Hwy 35 and State Hwy 14/61 as depicted on attached MAP 25-0741. Subject property is part of the Waterview Subdivision. Adjacent uses include two and four units to the west and north, two units, four units and apartment buildings to the south, and single-family homes to the east across Hwy 35.

Background Information

This item is related to agenda item #25-0466. The applicant is requesting to subdivide Lot 21 of the Waterview Subdivision into four parcels. Three of the parcels will be used to construct 2-unit, owner-occupied dwelling units (twindo-miniums). The remaining parcel will continue to be used for the existing single family home and the red barn building. All of the parcels will front, and only have access to, River Run Road.

Please note that Wisconsin State Statute 236.13 states that "No approving authority or agency having the power to approve or object to plats shall condition approval upon compliance with, or base an objection upon, any requirement other than those specified in this section."

The proposed development will be required to manage stormwater on their own parcels.

Recommendation of Other Boards and Commissions.

This parcel is part of the Waterview Subdivision, which was approved by the Common Council at their March 2018 meeting for low-density residential development.

This item was requested by the applicant to be referred for 30 days by the Common Council which they approved at their May 2025 meeting.

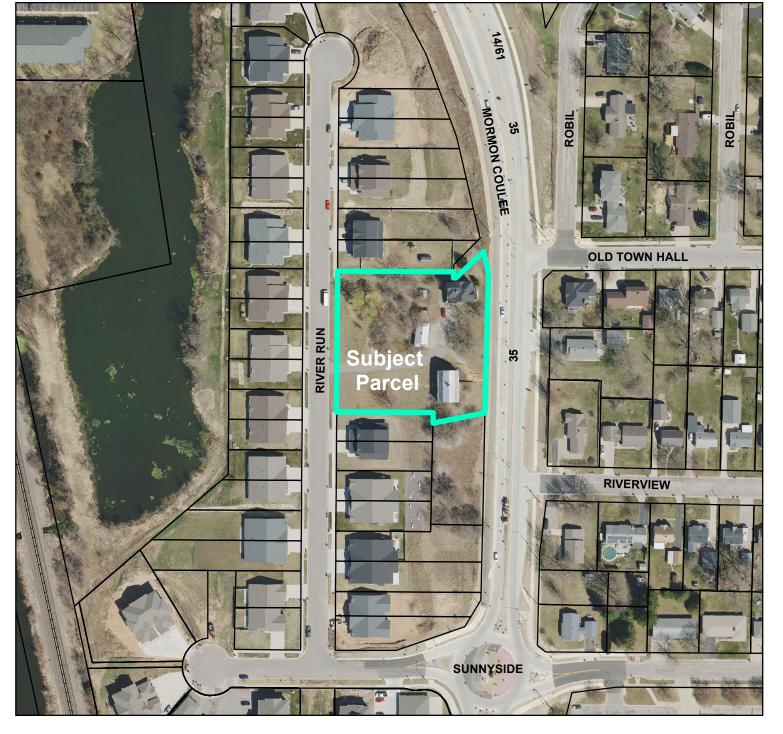
Consistency with Adopted Comprehensive Plan

According to the Land Use Element of "Forward La Crosse", Low-Density Residential, which includes 2-unit residential dwelling units, is a desirable use within the neighborhoods around Southern Bluffs Elementary.

Staff Recommendation

This item is recommended for approval with the condition that any requirements from the Engineering and Utilities Department have been met.

Routing J&A 7.1.25





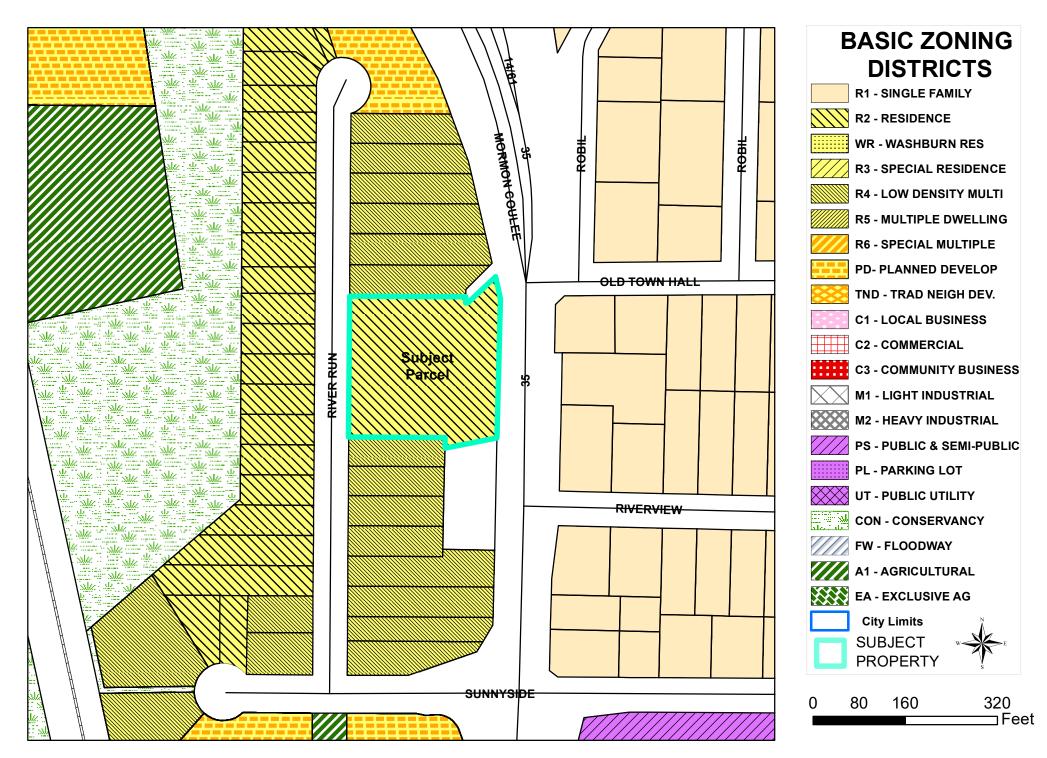
160

0

80

320

⊐ Feet



Craig, Sondra

From: Coman, Kyle

Sent: Monday, June 30, 2025 12:30 PM

To: Craig, Sondra
Cc: James Makepeace

Subject: REVISED Chambers-Markle FINAL PLAT

Attachments: 7283D FINAL PLAT.pdf

Hi Sondra,

The Chambers-Markle Farmstead Final Plat has been revised to address my original comments. See attached.

Thanks,

Kyle Coman, PLS

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

comank@cityoflacrosse.org

Office: 608.789.7366 Cell: 608.790.0309

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