City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final-revised

Judiciary & Administration Committee

Tuesday, June 2, 2026 | **6:00 PM** | **Council Chambers, City Hall, First Floor**

This meeting is open for in-person attendance and will also be available through video conferencing via the Zoom link below.
https://us06web.zoom.us/j/83896973662?pwd=NWpxOEFqeUNMZ0haTEdXK2JiU0M3QT09
Passcode: CC2026 | Meeting ID: 838 9697 3662 | Call In (audio only): +13126266799

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

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

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

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

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

Call To Order

Roll Call

Agenda Items:

UNFINISHED BUSINESS

26-0133 AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Special Residence District, allowing for three rental units (one duplex and a single-family unit) at 1402 & 1410 Gillette Street and 1552 Loomis Street.

Referred from May 2026 meetings.

NEW BUSINESS

26-0431 Various license applications pursuant to Chapters 4, 6, and/or 10 of the La Crosse Municipal Code for the license period 2025-2026 (June).

26-0432 Various license applications pursuant to Chapters 4, 6, and/or 10 of the La Crosse Municipal Code for the license period 2026-2027.

26-0589 Application of The Odd Fellows Temple LLC dba Ruthie's, 119 4th St. S. Ste 301, for a Combination "Class B" Beer and Liquor license for license year July 1, 2026 through June 30, 2027 and Notice of Intent to Not Renew.

26-0590 Application of Riverstone Hospitality LLC dba The Pearl Street Hotel & Suites, 200 Pearl Street, for a Combination "Class B" Beer and Liquor license for license year July 1, 2026 through June 30, 2027 and Notice of Intent to Not Renew.

26-0591 Application of The Gas Station LLC dba Fire Flower Hydro, 115 5th Ave. S. Unit B102, for a "Class A" Liquor License and Class "A" Beer License for license year July 1, 2026 through June 30, 2027 and Notice of Intent to Not Renew.

26-0592 Application of Chuck's Bar LLC dba Chuck's Bar, 1101 La Crosse Street, for a Combination "Class B" Beer and Liquor License for license year July 1, 2026 through June 30, 2027 and Notice of Intent to Not Renew.

26-0512 AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Washburn Residential District to the Special Multiple Dwelling District, allowing an additional unit to be added to the building at 802 7th Street S.

Public Hearing

26-0514 AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Heavy Industrial District to the Planned Development District - Specific, allowing for the construction of a retail and commercial building at 9 Copeland Ave.

Public Hearing

26-0515 AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District - Specific, allowing for the construction of a mixed-use development including residential and commercial uses at 2415 State Road.

Public Hearing

26-0542 AN ORDINANCE to amend Sec. 46-82(d)(2)a, to create 46-82(e) and to renumber remaining sections of the Code of Ordinances of the City of La Crosse regarding Sanitary Sewer Connection Fees.

Sponsors: Dickinson

26-0550 AN ORDINANCE to amend Sections 10-868(o) and (p) and 10-869(a) of the Code of Ordinances of the City of La Crosse regarding the operation of pedicabs.

Sponsors: Washington-Spivey

Adjournment

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

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

Judiciary & Administration Committee Members:
Tamra Dickinson, Olivia Stine, Gary Padesky, Mackenzie Mindel, Jennifer Trost, Crystal Bedford, Lisa Weston

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0133

Agenda Date: 6/2/2026 **Version:** 1 **Status:** Referred

In Control: Judiciary & Administration Committee **File Type:** Ordinance

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Special Residence District, allowing for three rental units (one duplex and a single-family unit) at 1402 & 1410 Gillette Street and 1552 Loomis Street.

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

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

Tax Parcel 17-10150-50; 1402 & 1410 Gillette St. and 1552 Loomis 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):

Nicholas Webb S1350 Garlick Rd. Westby, WI 54667

Owner of site (name and address):

BWW Enterprises LLC
1410 Gillette St LaCrosse

Address of subject premises:

1410 Gillette St LaCrosse (1402 Gillette & 1552 Loomis)

Tax Parcel No.: 17-10150-050

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

First Addition to Spier & Canterburys Addition Lot 1
Block 12 Lot Sz: 45 X 140

Zoning District Classification: R1 - Single Family

Proposed Zoning Classification: R3 - & Special Residence

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

Property is Presently Used For:

Rentals

Property is Proposed to be Used For:

Rentals

Proposed Rezoning is Necessary Because (Detailed Answer):

The buildings are zoned R1 and needs to be rezoned R3 because it is 3 Rental units

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

Unit is already been in use for the past 5-6 years

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

No it will not The building has already been a Rental Unit.

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

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

Nick Webb

(signature)

608-632-5148 (telephone)

1-27-26 (date)

Nkowebb@yahoo.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 9th day of February, 2026

Signed: _____

Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, _____, being duly sworn states:

1. That the undersigned is an adult resident of the City of Wausau, State of Wisconsin.

2. That the undersigned is (one of the) legal owner(s) of the property located at 1400 Gillett St.

3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Nick Webb
Property Owner

Subscribed and sworn to before me this 27th day of Jan, 2026.

Kristie J Haller
Notary Public
My Commission expires 9/13/27

KRISTIE J HALLER
NOTARY
PUBLIC
STATE OF WISCONSIN

1552 Louis, 140242410 Cable

Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-10144-40	JOHN A WEBER	1550 WOOD ST	1550 WOOD ST	LA CROSSE WI 54603-2214
17-10144-50	TARA S MEZERA, PETER L MEZERA	1546 WOOD ST	1546 WOOD ST	LA CROSSE WI 54603
17-10144-60	LINDA L CAPONIGRO, THOMAS CAPONIGRO	1542 WOOD ST	1542 WOOD ST	LA CROSSE WI 54603-2214
17-10144-70	TRACEY L HORSTMAN, SHAWN R HORSTMAN	1536 WOOD ST	1536 WOOD ST	LA CROSSE WI 54603-2214
17-10144-80	JOHN P KOVARI	1532 WOOD ST	1532 WOOD ST	LA CROSSE WI 54603-2214
17-10145-100	CAROLE R STRITTMATER REVOCABLE TRUST	1604 & 1606 WOOD ST	1606 WOOD ST	LA CROSSE WI 54603
17-10145-110	WILLIAM G TILSON	1600 WOOD ST	1600 WOOD ST	LA CROSSE WI 54603-2216
17-10145-90	HEIDI N GRAHAM TRUST	1610 WOOD ST	1610 WOOD ST	LA CROSSE WI 54603-2216
17-10147-100	AUSTIN S RAMSEY	1531 LOOMIS ST	1531 LOOMIS ST	LA CROSSE WI 54603-2254
17-10147-110	MICHAEL N DEVINE, SANDRA J DEVINE	1539 LOOMIS ST	1539 LOOMIS ST	LA CROSSE WI 54603-2254
17-10147-120	NEIGHBORHOOD RENTALS LLC	1543 & 1545 LOOMIS ST	440 BARRANCA AVE N #8508	COVINA CA 91723
17-10147-130	COLLINS RENTALS OF LACROSSE LLC	1549 & 1551 LOOMIS ST	3815 MORMON COULEE RD #100	LA CROSSE WI 54601
17-10147-140	CAROL A SIMS	1324 GILLETTE ST	13876 SWISS LN	TRUCKEE CA 96161
17-10147-80	ARLENE S SARVIDA	1523 LOOMIS ST	1523 LOOMIS ST	LA CROSSE WI 54603-2254
17-10147-90	J & J PROPERTIES I LLC	1525 & 1527 LOOMIS ST	N8359 MCWAIN DR	HOLMEN WI 54636
17-10148-10	LITTLE WHITE CHURCH HOUSE LLC	1323, 1325, 1327, 1329, 1333 GILLETTE ST	S1341 HARRIS RD	HILLSBORO WI 54634
17-10148-20	BULLSEYE PROPERTY INVESTMENTS LLC	1605, 1607, 1609 LOOMIS ST	N4517 MEADOW WOOD RD	ONALASKA WI 54650
17-10148-30	DOUGLAS M PATROS, COLLEEN E PATROS	1611 LOOMIS ST	1611 LOOMIS ST	LA CROSSE WI 54603-2253
17-10148-40	SCOTT T WENZLAFF	1617 LOOMIS ST	1617 LOOMIS ST	LA CROSSE WI 54603
17-10148-50	JOSHUA J HEIN, STEPHANIE R HEIN	1625 LOOMIS ST	1625 LOOMIS ST	LA CROSSE WI 54603-2253
17-10149-100	ERIN M COZY	1603 PROSPECT ST	1603 PROSPECT ST	LA CROSSE WI 54603-2249
17-10149-110	ROGER M PAFFORD	1609 PROSPECT ST	1609 PROSPECT ST	LA CROSSE WI 54603-2249
17-10149-120	JACK B HAHM	1611 PROSPECT ST	1611 PROSPECT ST	LA CROSSE WI 54603
17-10149-130	WALTER M ROLES, ELLEN ROLES	1617 & 1619 PROSPECT ST	777 LOSEY BLVD N	LA CROSSE WI 54601
17-10149-140	WESLEY QUINTANA, MADDISON QUINTANA	1623 PROSPECT ST	1623 PROSPECT ST	LA CROSSE WI 54603-2249
17-10149-30	CHARLES T BAKER	1620 LOOMIS ST	1620 LOOMIS ST	LA CROSSE WI 54603-2266
17-10149-40	SHELTON LEWIS TOMLINSON, MICHAELA LINETTE TOMLINSON	1616 LOOMIS ST	1616 LOOMIS ST	LA CROSSE WI 54603-2266
17-10149-50	ANN L FRY	1610 LOOMIS ST	1610 LOOMIS ST	LA CROSSE WI 54603
17-10149-60	NRE INVESTMENTS LLC	1606 & 1608 LOOMIS ST	1400 PINE ST	LA CROSSE WI 54601
17-10149-70	MARK A MCBAIN	1602 LOOMIS ST	1602 LOOMIS ST	LA CROSSE WI 54603-2266
17-10149-80	MEGHANN E MADIGAN	1411 GILLETTE ST	1411 GILLETTE ST	LA CROSSE WI 54603-2281
17-10149-90	SHARON K THOFTNE, KERMIT J THOFTNE	1415 GILLETTE ST	1415 GILLETTE ST	LA CROSSE WI 54603-2281
17-10150-100	ERIC J KORISH, KARLA A KORISH	1526 LOOMIS ST	1526 LOOMIS ST	LA CROSSE WI 54603-2265
17-10150-110	DELORES M JOHNSON REVOCABLE TRUST	1522 LOOMIS ST	1522 LOOMIS ST	LA CROSSE WI 54603
17-10150-60	SAMPSON SCHUR	1546 LOOMIS ST	1546 LOOMIS ST	LA CROSSE WI 54603-2265
17-10150-70	KRISTI M CEASON	1542 LOOMIS ST	1542 LOOMIS ST	LA CROSSE WI 54603-2265
17-10150-80	JASON E HALL	1536 & 1538 LOOMIS ST	1536 LOOMIS ST	LA CROSSE WI 54603-2265
17-10150-90	JUDITH E MYER	1532 LOOMIS ST	1532 LOOMIS ST	LA CROSSE WI 54603-2265
17-10151-100	JEREMY M TANGEN	1545 PROSPECT ST	1545 PROSPECT ST	LA CROSSE WI 54603-2250
17-10151-110	RAYMOND BAILEY	1428 GILLETTE ST	1428 GILLETTE ST	LA CROSSE WI 54603-2262
17-10151-120	JACOB DORNBUSCH	1420 & 1422 GILLETTE ST	1420 GILLETTE ST	LA CROSSE WI 54603
17-10151-130	SPARKS HOLDINGS LLC	1416 1418 GILLETTE ST	N11830 WHISPERING PINES LN	TREMPEALEAU WI 54661
17-10151-60	CHARLES K SNIDER, CYNTHIA L SNIDER	1523 PROSPECT ST	1523 PROSPECT ST	LA CROSSE WI 54603-2250
17-10151-70	LAURA M BEIRNE	1527 PROSPECT ST	1527 PROSPECT ST	LA CROSSE WI 54603-2250
17-10151-80	JESSE J STEINHOFF, KATIE HANSEN	1531 PROSPECT ST	1531 PROSPECT ST	LA CROSSE WI 54603-2250
17-10151-90	FREDERICK E TYDRICH	1539 PROSPECT ST	1539 PROSPECT ST	LA CROSSE WI 54603-2250
17-10152-100	SHEA EALEY RENTALS LLC	1548 PROSPECT ST	W8052 AUGUST AVE	HOLMEN WI 54636
17-10152-110	ANDREW J BECKER	1540 & 1542 PROSPECT ST	1540 PROSPECT ST	LA CROSSE WI 54603
17-10152-120	KAYLYNN A MCDOWELL	1536 PROSPECT ST	1536 PROSPECT ST	LA CROSSE WI 54603-2203
17-10152-90	STEVEN G BECKER, LORI A BECKER	1552 PROSPECT ST	1552 PROSPECT ST	LA CROSSE WI 54603-2203
17-10153-10	VUE LEE, SONG V LEE	1530 PROSPECT ST	1513 WOOD ST	LA CROSSE WI 54603-2241
17-10153-130	DANG XIONG, YANG THAO L XIONG	1612 PROSPECT ST	1612 PROSPECT ST	LA CROSSE WI 54603-2268
17-10153-140	KIMBERLY M NISSALKE	1608 PROSPECT ST	1608 PROSPECT ST	LA CROSSE WI 54603
17-10154-10	TED A DUNCAN, MARY ANN DUNCAN	1602 & 1604 PROSPECT ST	1064 TERRACE DR	ONALASKA WI 54650-2130

Properties within 300 feet of 1402 & 1410 Gillette St & 1552 Loomis St.

Owner	BNW ENTERPRISES LLC	1402 GILLETTE ST & 1552 LOOMIS ST	S1350 GARLICK RD	WESTBY WI 54667
Applicant	NICHOLAS WEBB		S1350 GARLICK RD	WESTBY WI 54667

Properties within 300 feet of 1402 Gillette St & 1552 Loomis 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 Single Family Residence District to the Special Residence District, allowing for three rental units (one duplex and a single-family unit) at 1402 & 1410 Gillette Street and 1552 Loomis Street.

Property is presently: three rental units, one single family & one duplex

Property is proposed to be: three rental units, one single family & one duplex

Rezoning is necessary: to allow for the continued use of the property as three rental units

Tax Parcel 17-10150-50; 1402 & 1410 Gillette St. and 1552 Loomis St.

The City Plan Commission will meet to consider such application on **Monday, March 2, 2026, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, March 3, 2026, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, March 12, 2026, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

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

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 26-0133).

Dated this 10th day of February, 2026.

Nikki M. Elsen, City Clerk
City of La Crosse

- -

Published: February 17 & 24, 2026
One (1) Affidavit

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LA CROSSE WI 54601

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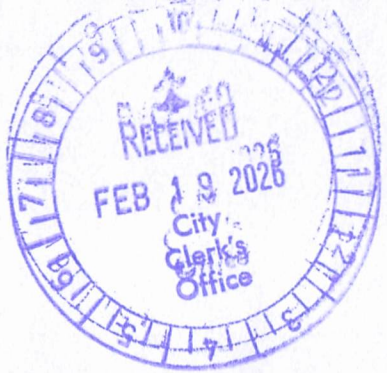
City Clerk's Office



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

State of Florida, County of Orange, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC and duly authorized agent of Lee Enterprises, publishers of 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:
February. 17 2026, February. 24 2026

NOTICE ID: qlg2XtNbdlM4cfc5zvuB
PUBLISHER ID: COL-WI-102030
NOTICE NAME: Rezoning - Gillette & Loomis
Publication Fee: $175.31

Section: Legals
Category: 0001 Wisconsin Legals

Anjana Bhadoriya

(Signed)_____

VERIFICATION

State of Florida
County of Orange

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

Subscribed in my presence and sworn to before me on this: 02/24/2026

_____
Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF HEARING ON AMENDMENT TO ZONING RESTRICTION

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Dated this 11th day of February, 2026.

Nikki M. Elsen, City Clerk
City of La Crosse
2/17, 2/24 LAC
COL-WI-102030 WNAXLP

Agenda Item 26-0133 (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 Single Family Residence District to the Special Residence District, allowing for three rental units (one duplex and a single-family unit) at 1402 & 1410 Gillette Street and 1552 Loomis Street.

General Location

Council District 3, Logan Northside Neighborhood Association. Located on the corner of Gillette and Loomis Street as depicted on attached Map PC26-0133. The property is surrounded by R-1 Single Family and some R2-Residence.

Background Information.

The applicant is requesting a rezoning from R-1 Single Family to R-3 Special Residence District. There is currently a duplex and an accessory structure with a dwelling unit and attached garage on the property. The dwelling unit on the accessory structure was added around 2018. No permits were obtained to add the dwelling to the accessory structure. The property has since been sold to a new property owner.

Prior to the dwelling unit in the accessory structure the property was legal non-conforming. The property is now non-conforming. The Building and Inspections Department conducted an inspection of the property. The inspection verified the violation of code with two principal structures on one lot.

The rezoning to R-3 Special Residence District is one of the steps needed to bring this property into compliance. The property owner will also need to submit plans to connect the two structures to Building & Inspections and receive a setback variance from the Board of Zoning Appeals.

Recommendation of Other Boards and Commissions

N/A

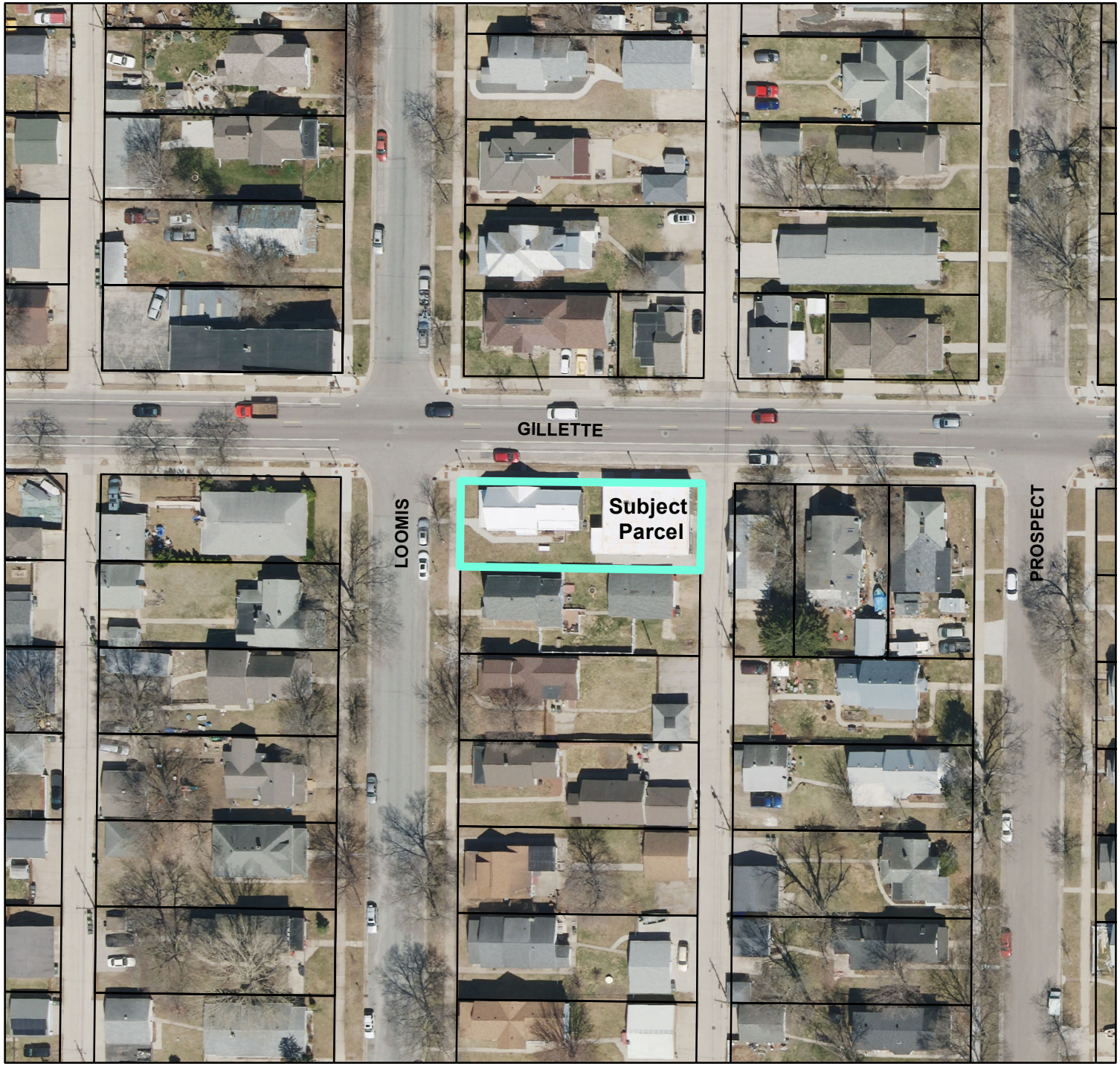
Consistency with Adopted Comprehensive Plan

This property is located in the Logan Northside Neighborhood. In the Logan Northside Neighborhood, low-density residential is a desirable use. The use of a three-unit is a desirable use in the Comprehensive Plan.

Staff Recommendation

Referral – Staff recommends a 60-day referral so the applicant can submit a variance request to the Board of Zoning Appeals.

Routing J&A 3.03.26



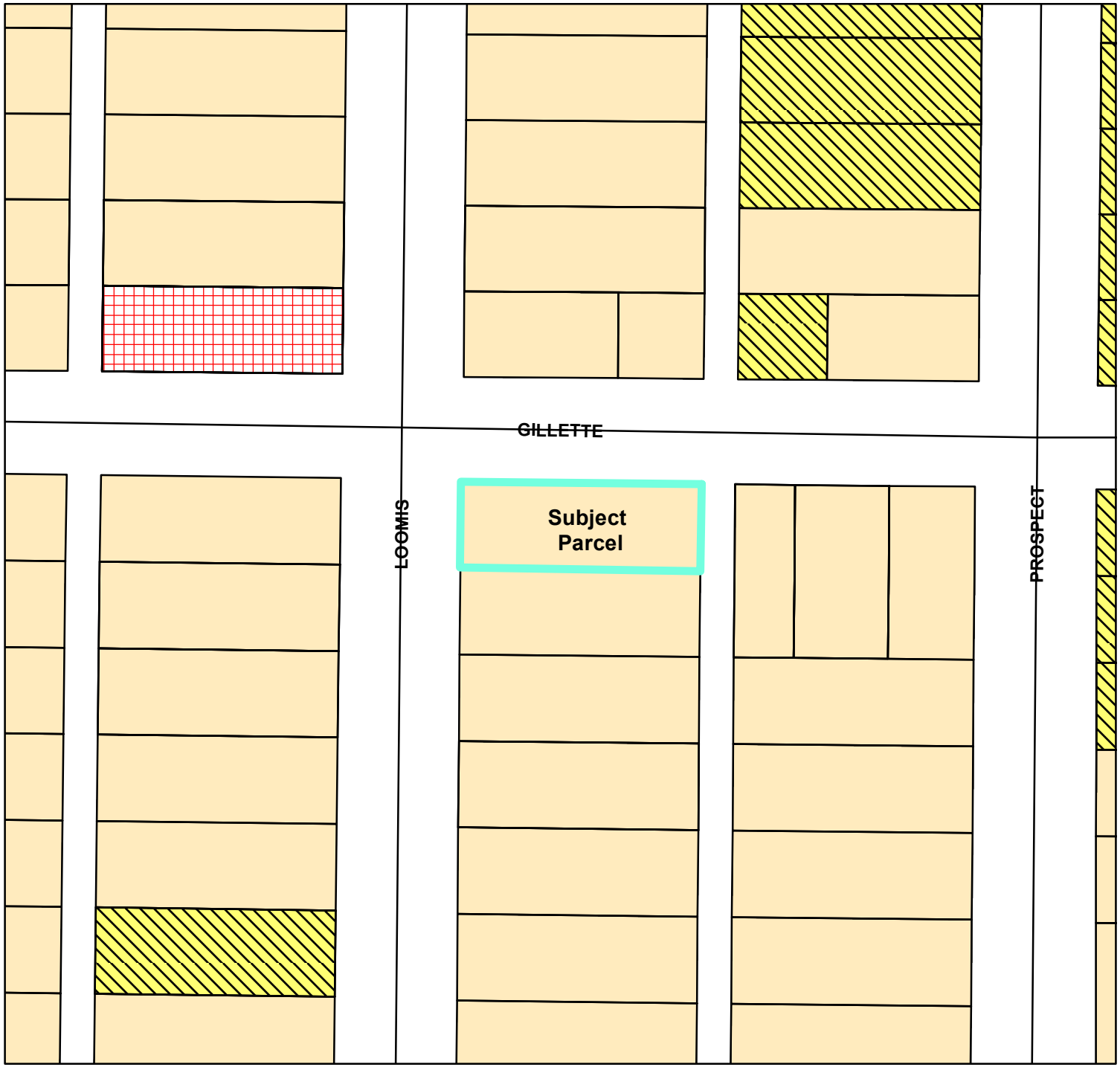
BASIC ZONING DISTRICTS

- 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

N W E S

0 37.5 75 150 Feet

City of La Crosse Planning Department - 2026



BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
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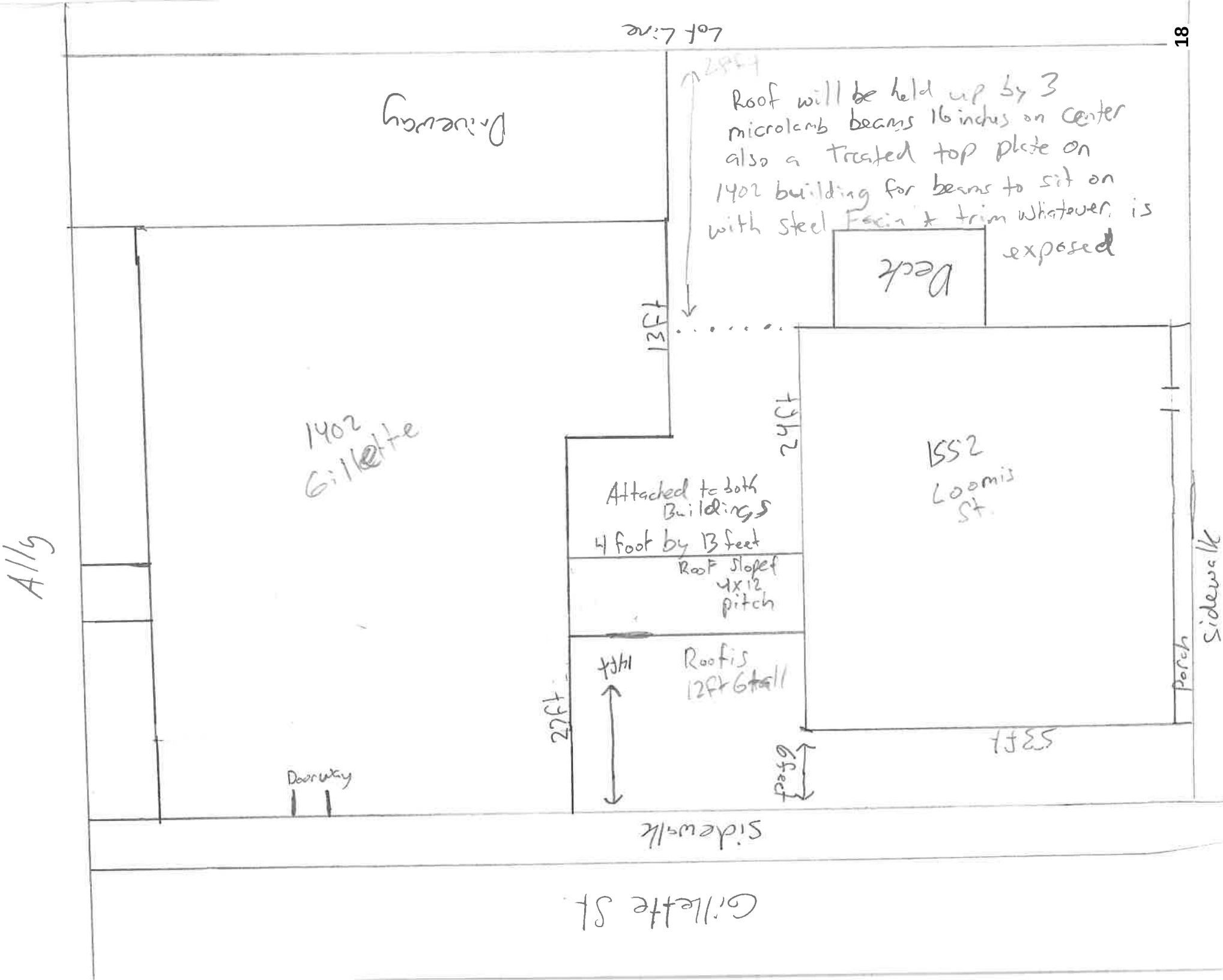
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY

N W E S

0 37.5 75 150 Feet

City of La Crosse Planning Department - 2026


Lot Line
Driveway
Roof will be held up by 3 microlamb beams 16 inches on center also a Treated top plate on 1402 building for beams to sit on with steel Facin + trim whatever is exposed
Deck
13ft
24ft
1402 Gillette
1552 Loomis St.
Attached to both Buildings
4 foot by 13 feet
Roof Sloped 4x12 pitch
Roof is 12ft 6 tall
14ft
22ft
6 feet
53ft
Porch
Sidewalk
Doorway
Sidewalk
Gillette St
Ally

26-0133
CERTIFIED COPY OF RESOLUTION ADOPTED AT A REGULAR MEETING OF THE *CITY PLAN COMMISSION* OF THE CITY OF LA CROSSE, WISCONSIN

STATE OF WISCONSIN)
) ss.
County of La Crosse, City of La Crosse)

I HEREBY CERTIFY that I am the duly appointed, qualified secretary of the City Plan Commission of the City of La Crosse and State of Wisconsin; that the following is a true and correct copy of a Resolution adopted at the regular meeting of the City Plan Commission of the City of La Crosse, State of Wisconsin, held on the second day of March 2026 at four o'clock, p.m., in the Council Chambers at La Crosse City Hall, 400 La Crosse Street, in said City; and that the same has been duly recorded in the minutes of said Commission and has never been rescinded or revoked.

BE IT RESOLVED: AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Special Residence District, allowing for three rental units (one duplex and a single-family unit) at 1402 & 1410 Gillette Street and 1552 Loomis Street be referred for 60 days.

IN WITNESS WHEREOF, I have hereunto signed my name at La Crosse, Wisconsin, the second day of March 2026.

Carly Kessler, Planning & Development Administrative Specialist
Recording Secretary, City Plan Commission
City of La Crosse, Wisconsin

Agenda Item 26-0133 (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 Single Family Residence District to the Special Residence District, allowing for three rental units (one duplex and a single-family unit) at 1402 & 1410 Gillette Street and 1552 Loomis Street.

General Location

Council District 3, Logan Northside Neighborhood Association. Located on the corner of Gillette and Loomis Street as depicted on attached Map PC26-0133. The property is surrounded by R-1 Single Family and some R2-Residence.

Background Information.

The applicant is requesting a rezoning from R-1 Single Family to R-3 Special Residence District. There is currently a duplex and an accessory structure with a dwelling unit and attached garage on the property. The dwelling unit on the accessory structure was added around 2018. No permits were obtained to add the dwelling to the accessory structure. The property has since been sold to a new property owner.

Prior to the dwelling unit in the accessory structure the property was legal non-conforming. The property is now non-conforming. The Building and Inspections Department conducted an inspection of the property. The inspection verified the violation of code with two principal structures on one lot.

The rezoning to R-3 Special Residence District is one of the steps needed to bring this property into compliance. The property owner will also need to submit plans to connect the two structures to Building & Inspections and receive a setback variance from the Board of Zoning Appeals.

Recommendation of Other Boards and Commissions

City Plan Commission recommended a 60-day referral on March 2, 2026.

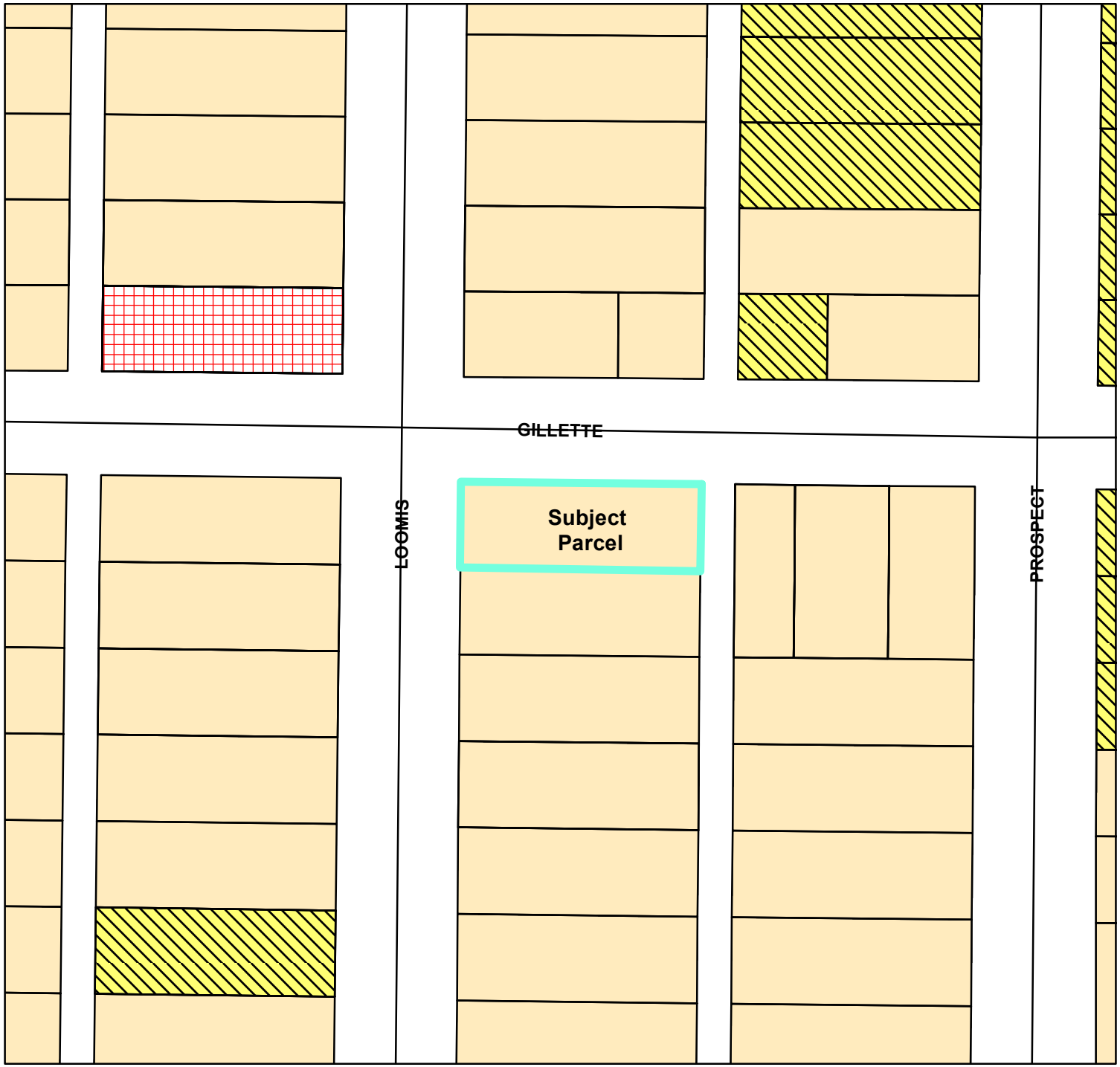
Consistency with Adopted Comprehensive Plan

This property is in the Logan Northside Neighborhood. In the Logan Northside Neighborhood, low-density residential is a desirable use. The use of a three-unit is a desirable use in the Comprehensive Plan.

Staff Recommendation

Referral – Staff recommends a 30-day referral for the applicant to submit a variance request to the Board of Zoning Appeals. The applicant has been working with Building and Inspections to submit the application to go to the May Board of Zoning Appeals meeting.

Routing J&A 5.05.26



BASIC ZONING DISTRICTS

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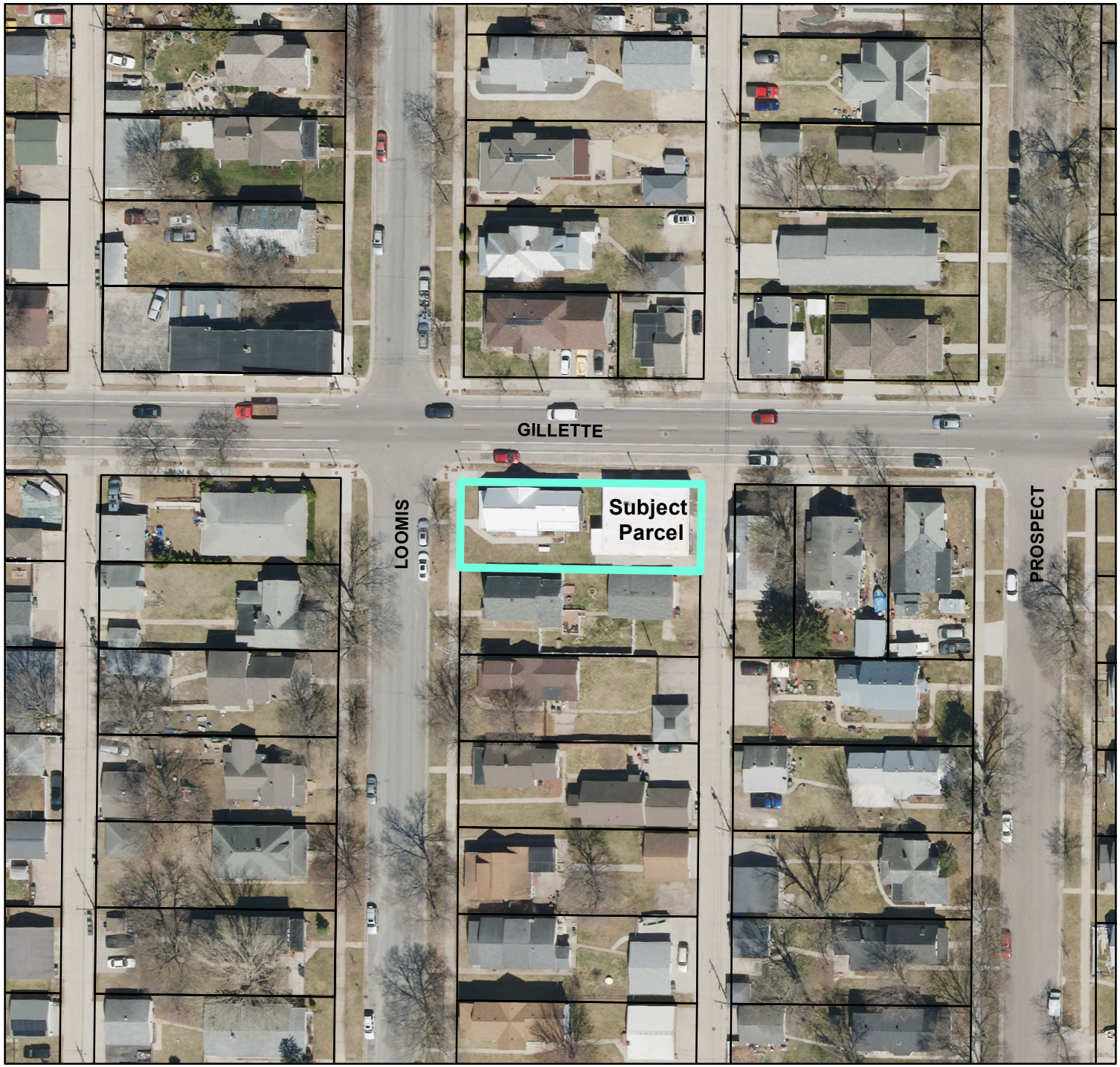
- City Limits
- SUBJECT PROPERTY

N W E S

0 37.5 75 150 Feet

City of La Crosse Planning Department - 2026

PC 26-0133 21



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City of La Crosse Planning Department - 2026

26-0133
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STATE OF WISCONSIN)
) ss.
County of La Crosse, City of La Crosse)

I HEREBY CERTIFY that I am the duly appointed, qualified secretary of the City Plan Commission of the City of La Crosse and State of Wisconsin; that the following is a true and correct copy of a Resolution adopted at the regular meeting of the City Plan Commission of the City of La Crosse, State of Wisconsin, held on the 4th day of May at four o'clock, p.m., in the Council Chambers at La Crosse City Hall, 400 La Crosse Street, in said City; and that the same has been duly recorded in the minutes of said Commission and has never been rescinded or revoked.

BE IT RESOLVED: AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Special Residence District, allowing for three rental units (one duplex and a single-family unit) at 1402 & 1410 Gillette Street and 1552 Loomis Street be referred for 30 days.

IN WITNESS WHEREOF, I have hereunto signed my name at La Crosse, Wisconsin, this fourth day of May 2026.

Carly Kessler, Planning & Development Administrative Specialist
Recording Secretary, City Plan Commission
City of La Crosse, Wisconsin

File No. 2701

BOARD OF ZONING APPEALS

La Crosse, WI
DECISION UPON APPEAL

Nick Webb **having appealed from an order of the Building Inspector denying a permit with regard to the requirement to provide a 7-foot required side yard and 28-foot required rear yard**

at a property known as: 1552 Loomis Street, La Crosse, Wisconsin

and described as:

FIRST ADDITION TO SPIER & CANTERBURYS ADDITION LOT 1 BLOCK 12 LOT SZ: 50.45 X 140

and due notice having been given by mail to all City of La Crosse property owners and lessees within 100 feet of the property which is the subject of this appeal, and similar notice having been published in the La Crosse Tribune more than five (5) days prior to the time of the hearing hereon, and testimony having been received and heard by said Board in respect thereto, and having been duly considered, and being fully advised in the premises,

WHEREFORE, IT IS ORDERED: That the decision of the Building Inspector be: Affirmed ☐ **Reversed** ☑

(See attached)

Dated this: May 18, 2026

Date Filed: May 19, 2026

James Cherf, Chair

ATTEST

Nikki Elsen, Secretary

Concurring:

Dissenting:

The decision of the Board may be appealed to circuit court within 30 days of the decision being filed pursuant to Wisconsin Statute sec. 62.23(7)(e)10.

NOTE: WORK SHALL BEGIN WITHIN 180 DAYS AFTER THE DATE OF THIS DETERMINATION.

DECISION UPON APPEAL

File 2701 – Nick Webb - An appeal regarding the requirement to provide a 7-foot required side yard and 28-foot required rear yard at 1552 Loomis Street, La Crosse, Wisconsin.

Sherman: I move to approve the variance of 7 feet for the side yard setback and 20.5 feet for the rear yard setback specific only to the cinder block building (1402 Gillette Street).

Stepanek seconded.

Motion carried.

CONCURRING:	Rachel MacFarland Ben Stepanek James Cherf Andrew Sherman
DISSENTING:	None
Date Filed:	May 19, 2026
ATTEST:	Nikki Elsen, City Clerk

Agenda Item 26-0133 (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 Single Family Residence District to the Special Residence District, allowing for three rental units (one duplex and a single-family unit) at 1402 & 1410 Gillette Street and 1552 Loomis Street.

General Location

Council District 3, Logan Northside Neighborhood Association. Located on the corner of Gillette and Loomis Street as depicted on attached Map PC26-0133. The property is surrounded by R-1 Single Family and some R2-Residence.

Background Information.

The applicant is requesting a rezoning from R-1 Single Family to R-3 Special Residence District. There is currently a duplex and an accessory structure with a dwelling unit and attached garage on the property. The dwelling unit on the accessory structure was added around 2018. No permits were obtained to add the dwelling to the accessory structure. The property has since been sold to a new property owner.

Prior to the dwelling unit in the accessory structure the property was legal non-conforming. The property is now non-conforming. The Building and Inspections Department conducted an inspection of the property. The inspection verified the violation of code with two principal structures on one lot.

The rezoning to R-3 Special Residence District is one of the steps needed to bring this property into compliance. The property owner received approval to connect the two structures from Building & Inspections and received a setback variance from the Board of Zoning Appeals.

Recommendation of Other Boards and Commissions

City Plan Commission recommended a 60-day referral on March 2, 2026. City Plan Commission recommended another 30-day referral on May 4, 2026. On May 18, 2026, the Board of Zoning Appeals recommended approval of the variances for side yard and rear yard via file 2701 in order for the applicant to connect the two structures.

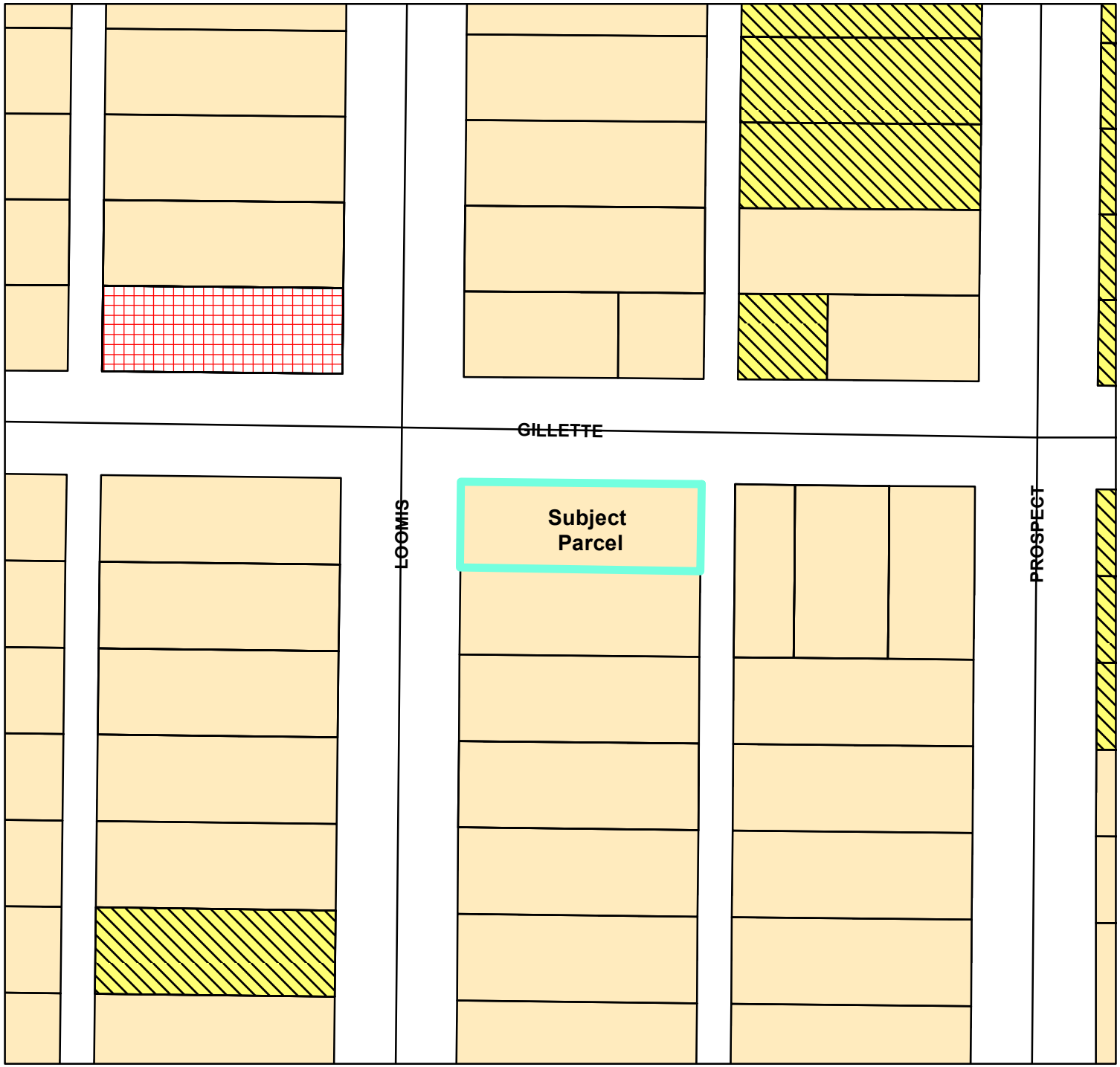
Consistency with Adopted Comprehensive Plan

This property is in the Logan Northside Neighborhood. In the Logan Northside Neighborhood, low-density residential is a desirable use. The use of a three-unit is a desirable use in the Comprehensive Plan.

Staff Recommendation

Approval – Staff recommends approval.

Routing J&A 6.02.26



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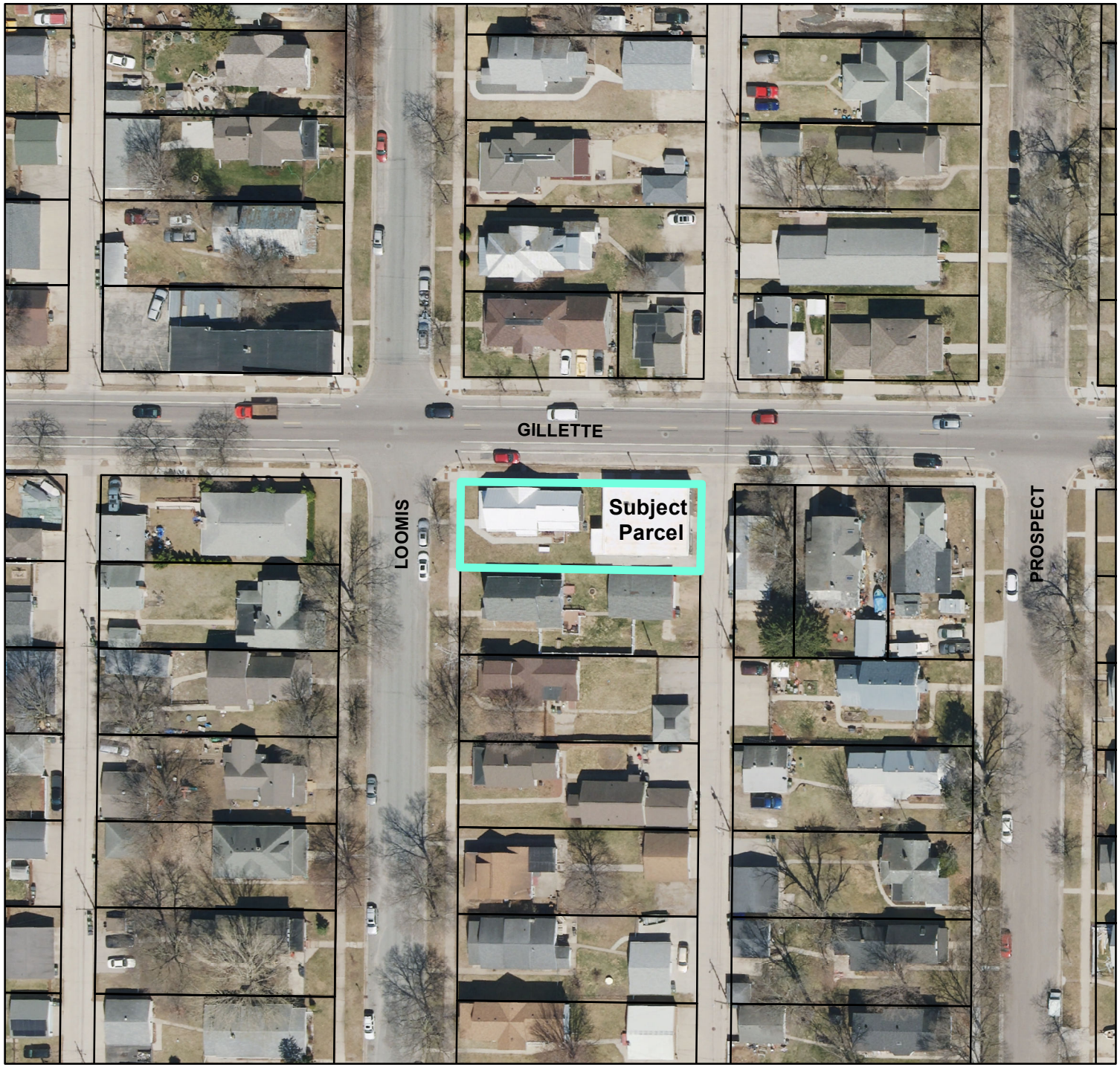
N W E S

0 37.5 75 150 Feet

City of La Crosse Planning Department - 2026



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0 37.5 75 150 Feet

City of La Crosse Planning Department - 2026

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0431

Agenda Date: 6/2/2026 **Version:** 1 **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 June 11, 2026.

Chickens
June 3, 2026 through December 31, 2026

CHRISTOPHER & TARA ALBERS	1642 AVON ST
NICOLE GULLEKSON, TAGGERT BROOKS	3000 BAIER LN
BODE KEMMER	1702 LOOMIS ST
BRIAN ROSE	939 ADAMS ST

Alcohol
June 12, 2026 through June 30, 2026

Class "B" Beer
Tacomex LLC dba Tacomex
302 Pearl St
Agent: Mauricio Alonso Ruelas; 843 Oak Ave N, Apt #215
(New Applicant)

Outdoor Dining Renewals
April 1, 2026 through October 31, 2026

The Root Note LLC	The Root Note	115 4th St S
Houghton's Jackson Street Pub Inc	Houghton's Jackson Street Pub	1002 Jackson St
Jules Coffee House LLC	Jules Coffee House	325 Peal St

License Fee: $40.00

Invoice No.: _____

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

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

Use Conditions:

- One property is limited to the keeping or harboring of up to eight (8) chickens.
- A person may only own, keep or harbor chickens on property 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:

Christopher and Tara Albers

PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:

1642 Avon St

PROPERTY OWNER(S):

Christopher and Tara Albers

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 X 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.

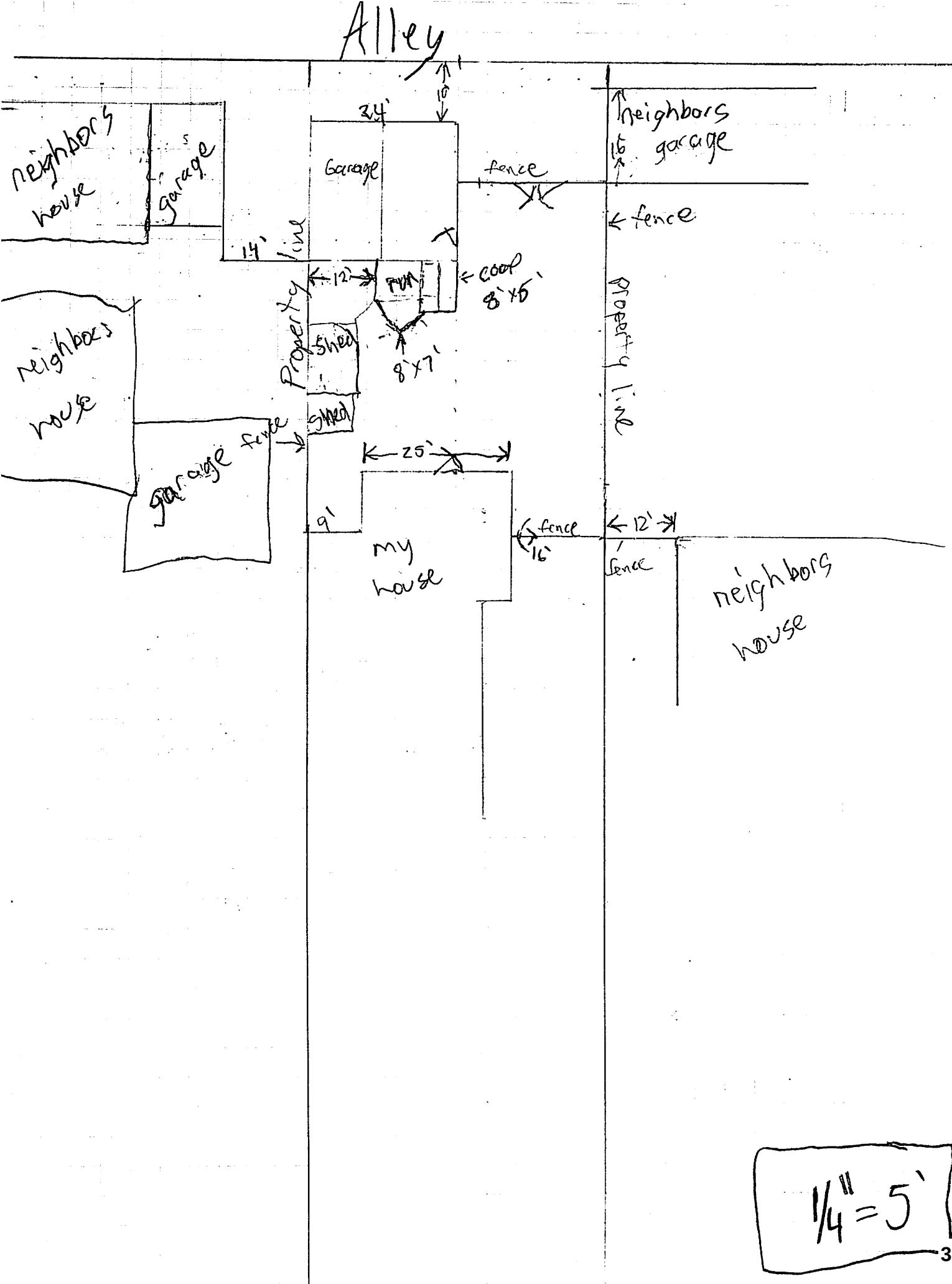
Christopher W. Albers
(signature)

Tara Albers
(signature)

[redacted]
(telephone)

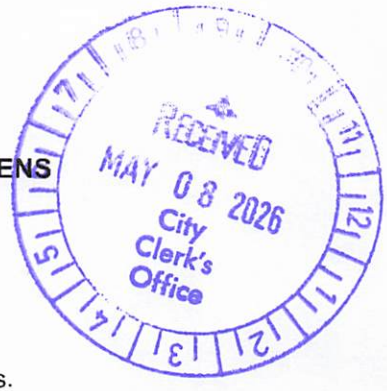
4/19/2026
(date)

Sec. 6-16 of the La Crosse Municipal Code
Rev. 12/2023


Alley
10'
24'
neighbors garage
16'
neighbors house
garage
Garage
fence
fence
14'
Property line
12'
run
coop 8'x5'
Property line
neighbors house
shed
8'x7'
shed
garage
fence
25'
9'
fence
16'
12'
fence
my house
neighbors house
1/4" = 5'

License Fee: _____

Invoice No.: _____



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

License Period: January 1, 26 to December 31, 26

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:

Taggert Brooks

PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:

3000 Baier Ln

PROPERTY OWNER(S):

Taggert Brooks and Nicole Gullekson

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 X 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.

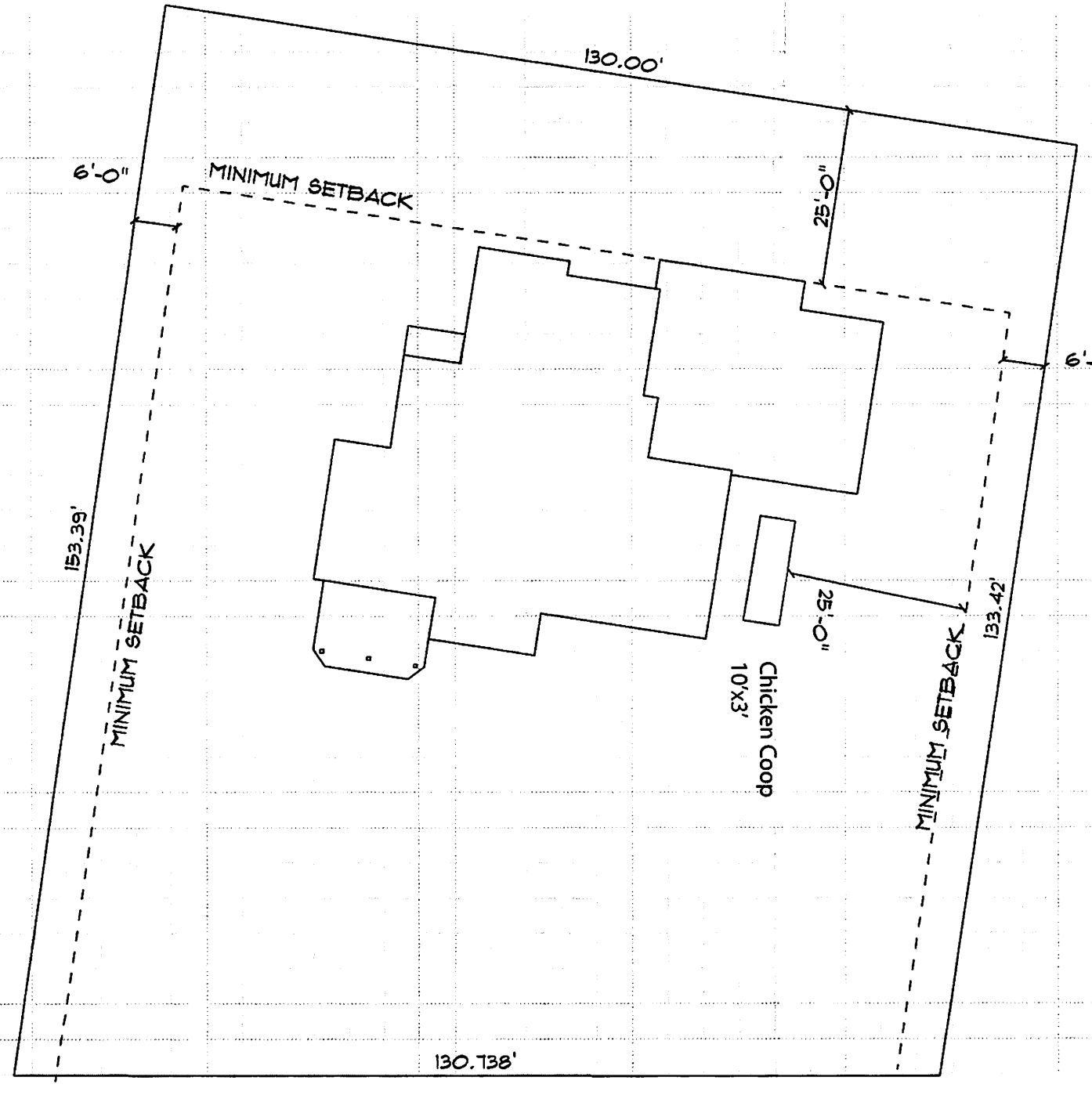
Taggert J. Brooks
(signature)

(signature)

[redacted]
(telephone)

04-26-2026
(date)

Sec. 6-16 of the La Crosse Municipal Code
Rev. 12/2023


130.00'
6'-0"
MINIMUM SETBACK
25'-0"
6'-0"
153.39'
MINIMUM SETBACK
25'-0"
Chicken Coop
10'x3'
133.42'
MINIMUM SETBACK
130.738'

License Fee: _____

Invoice No.: _____

Cash

RECEIVED
MAY 18 2026

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.
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- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.

APPLICANT:

Bode Kemmer

PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:

1702 Loomis St

PROPERTY OWNER(S):

James Coon

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

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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.

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(signature)

(signature)

(telephone) [redacted] (date) 5-18-26

Sec. 6-16 of the La Crosse Municipal Code
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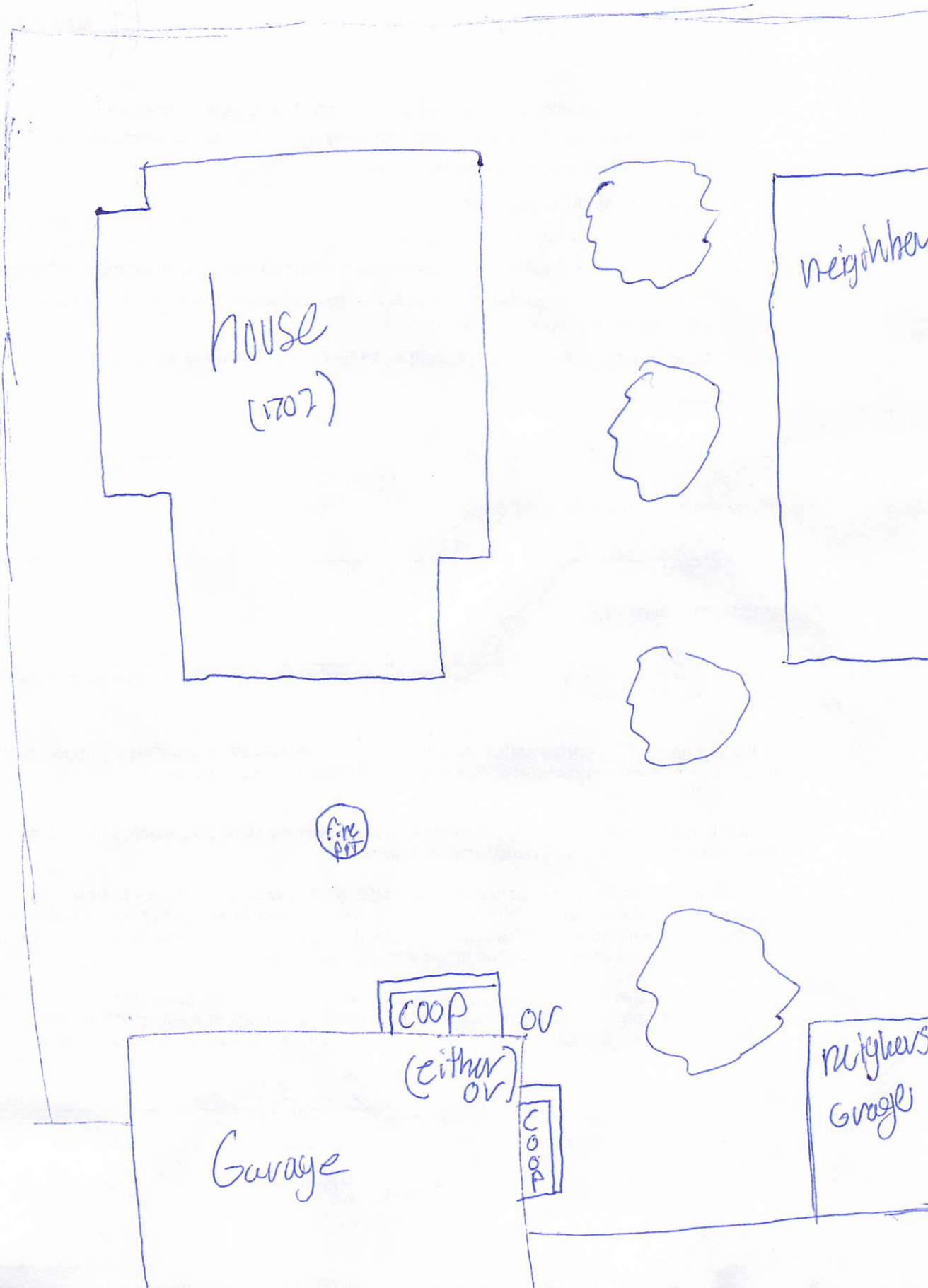
house
(1707)
neighbor
fire pit
coop
(either or)
or
Garage
coop
neighbors
Garage

License Fee: _____

Invoice No.: _____

cash

RECEIVED
MAY 18 2026

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

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

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- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.

APPLICANT: Brian Rose

PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT: 939 adams st

PROPERTY OWNER(S): Marty-CMKJ properties

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)
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Brian Rose
(signature)

(signature)

(telephone)

5-18-26
(date)

Sec. 6-16 of the La Crosse Municipal Code
Rev. 12/2023

Front
House
Back
other House
Yard
Fire pit
Fence
shed
shed
Tree
want coop Here
Yard
Fence

City of La Crosse, Wisconsin

ORIGINAL ALCOHOL LICENSE APPLICATION INFORMATION SUBMITTAL

Rev. 10/2025

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

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

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

TYPE OF LICENSE(S) REQUESTED

Class A: ☐ Beer, ☐ Liquor
Class B: ☒ Beer, ☐ Liquor
Class C: ☐ Wine

APPLICANT

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

Address: Street	City	State	Zip Code
302 Pearl st	LaCrosse	WI	54601

Telephone Number:	**Email:**	**Website:**
[redacted]	[redacted]	

ACTIVE USE OF LICENSE

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

Anticipated Date of Opening: June 12th

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

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

CORPORATIONS/LLCs – AGENT QUALIFICATIONS & RESPONSIBILITIES
(N/A for Sole Proprietors and Partnerships)

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

BUSINESS PLAN

Type of Establishment:

☐ Tavern ☐ Nightclub ☒ Restaurant ☐ Liquor Store ☐ Grocery Store
☐ Convenience Store with gas pumps ☐ Convenience Store without gas pumps
☐ Other _____

Hours of Operation:
M-Thur 10:30 am - 9:00 pm F-Sat 10:30 am - 2:00 am

Anticipated Number of Employees: 4

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

Other Business to Be Conducted on Premise:

Estimated gross receipts for food and alcohol beverage sales by percentage.
(Note: Non-alcoholic drinks are classified as "Food.")

20 % Alcohol 80 % Food _____ % Other

If applicable, describe "Other":

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

Indoor 28 Outdoor, if applicable _____

Will there be any outdoor sales/service or consumption of alcohol? If yes, explain.
If yes, a beer garden license or outdoor dining permit is required.

No

Will there be live entertainment (music or dancing) on premise? If yes, explain.
If yes, a cabaret license is required.

NO

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

If yes, how many parking spaces? _____

If no, how will parking be accommodated.

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

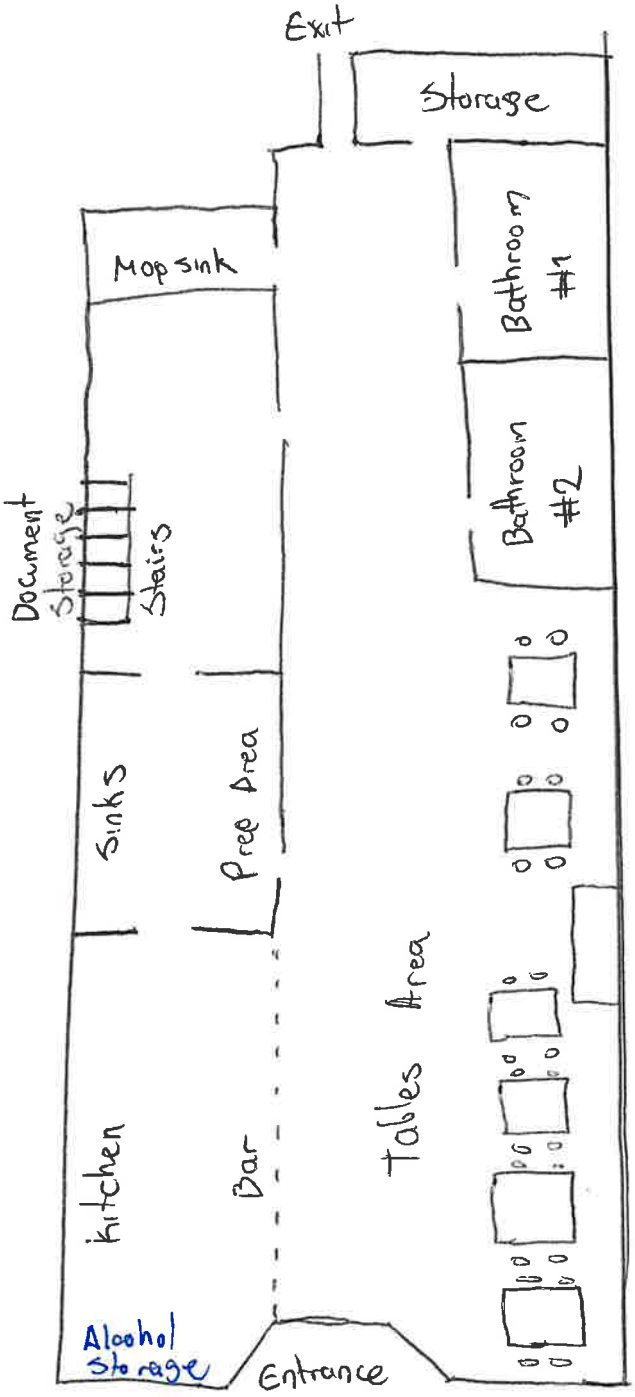
Provide a site plan showing building location, any outside areas where alcohol beverages may be sold or consumed, off-street parking, ingress and egress, and existing or proposed screening. google maps

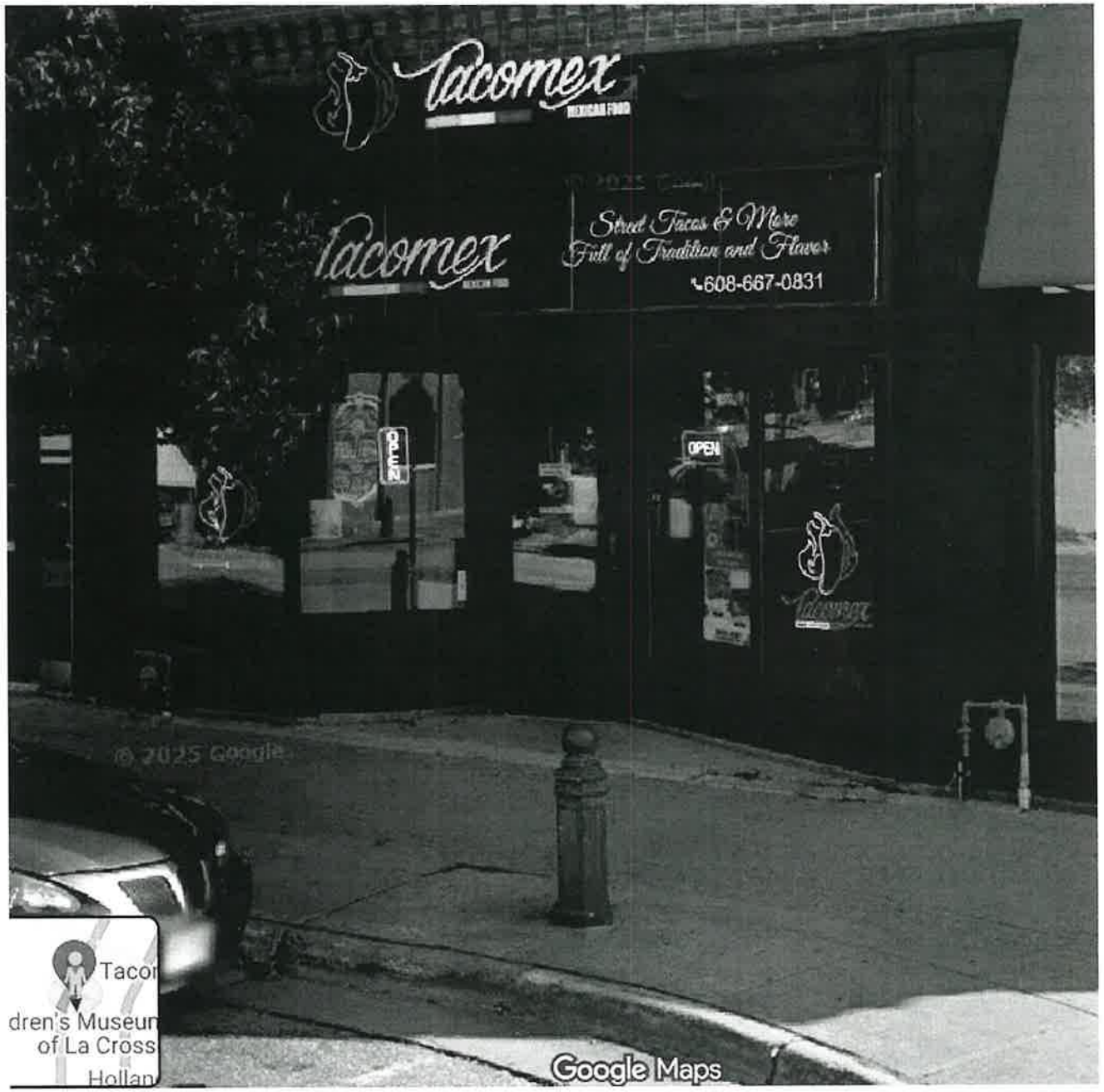
The information provided is true and correct to the best of my knowledge, I have reviewed the Alcohol Beverage Submittal Requirements and Information page and will comply with necessary requirements.

Signature _____ **Date** 04/29/26

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

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


Exit
Storage
Bathroom #1
Bathroom #2
Mop sink
Document Storage
Stairs
Sinks
Prep Area
Tables Area
Kitchen
Bar
Alcohol Storage
Entrance


Tacomex
MEXICAN FOOD
Tacomex
Street Tacos & More
Full of Tradition and Flavor
608-667-0831
OPEN
© 2025 Google
Google Maps

Form **AB-200**

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	
License Period	

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

- ☐ Class "A" Beer . . . . . $ _____
- ☑ Class "B" Beer . . . . . $ _____
- ☐ "Class A" Liquor . . . . . $ _____
- ☐ "Class B" Liquor . . . . . $ _____
- ☐ "Class A" Liquor (cider only) $ _____
- ☐ Reserve "Class B" Liquor $ _____
- ☐ "Class C" Liquor (wine only) $ _____

Fees	
License Fees	$
Background Check Fee	$
Publication Fee	$
Total Fees	$

Part A: Premises/Business Information

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

2. Business Trade Name or DBA
Tacomex

3. FEIN
92-2225216

4. Wisconsin Seller's Permit Number
456-1031473462-04

5. Entity Type *(check one)*
☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

6. State of Organization
WI

7. Date of Organization
02/07/2023

8. Wisconsin DFI Registration Number
202302076117253

9. Premises Address
302 Pearl St

10. City
La Crosse

11. State
WI

12. Zip Code
54601

13. County
La Crosse

14. Governing Municipality: ☑ City ☐ Town ☐ Village
of: La Crosse

15. Aldermanic District

16. Premises Phone
[redacted]

17. Premises Email

18. Website

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.
fast mexican small restaurant, located at 302 pearl st La Crosse, with 5 tables of 4 persons each and a bar with 4 extra seats available, kitchen with cooking equipment, prep room and Fridges room and a storage room for spices and materials, unused basement and 2 bathrooms.
Alcohol will be served in the main dining room.

20. Mailing Address (if different from premises address)
Alcohol will be stored behind counter in fridge and in back storage room.

21. City
Records will kept in the office in the basement.

22. State

23. Zip Code

Part B: Questions

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

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

Law/Ordinance Violated	Location	Trial Date

Penalty Imposed

Was sentence completed? . . . . . ☐ Yes ☐ No

Law/Ordinance Violated	Location	Trial Date

Penalty Imposed

Was sentence completed? . . . . . ☐ Yes ☐ No

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

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

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

4. Is the applicant business owned by another business entity? ☐ Yes ☑ No
If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity	4b. Business Entity FEIN

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

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

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

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
Alonso Cerda	Javier G	Owner	[redacted]
Ruelas de Alonso	Monica	Owner	
Alonso Ruelas	Mauricio	Owner	

Part D: Attestation

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

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

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

Last Name	First Name	M.I.
Alonso Ruelas	Mauricio	

Title	Email	Phone
Owner	[redacted]	

Signature	Date
[signature]	02/19/20

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued

Signature of Clerk/Deputy Clerk	Date Provisional License Issued (if applicable)

Form **AB-100**

Alcohol Beverage Individual Questionnaire

Date 02/19/2025

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

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

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

Part A: Business Information

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

2. Business Trade Name or DBA:

3. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
Alonso Ruelas	Mauricio	

4. Relationship to Business (Title)	5. Email	6. Phone
Owner	[redacted]	

7. Home Address: 843 Oak Ave N apt 215

8. City	9. State	10. Zip Code	11. Date of Birth
Onalaska	WI	54650	[redacted]

12. Drivers License/State ID Number	13. Drivers License/State ID State of Issuance
[redacted]	CA

Part C: Address History

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

If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY): 01/2022

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

	City	State	Zip Code
Previous Address 1: 395 Coronado Ave	Long Beach	CA	90814
Previous Address 2			
Previous Address 3			
Previous Address 4			
Previous Address 5			

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

State	County	State	County	State	County	State	County
CA	Los Angeles	WI	La Crosse				

Continued →

Part D: Criminal History

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

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

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

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

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

Part E: Attestation

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

Signature	Date
[signature]	02/19/2025

Monica

Form **AB-100**

Alcohol Beverage Individual Questionnaire

Date 28/04/26

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

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

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

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor): Tacomex LLC
2. Business Trade Name or DBA: Tacomex
3. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
Ruelas Ordoñez	Monica	

4. Relationship to Business (Title)	5. Email	6. Phone
Owner	[redacted]	

7. Home Address: 843 Oak Ave N APT 215

8. City	9. State	10. Zip Code	11. Date of Birth
Onalaska	WI	54650	[redacted]

12. Drivers License/State ID Number	13. Drivers License/State ID State of Issuance
[redacted]	WI

Part C: Address History

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

   If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY): 07/2023

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

	City	State	Zip Code
Previous Address 1: 843 Oak Ave N	Onalaska	WI	54650
Previous Address 2			
Previous Address 3			
Previous Address 4			
Previous Address 5			

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

State	County	State	County	State	County	State	County
WI	La Crosse						

Continued →

Part D: Criminal History

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

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

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

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

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

Part E: Attestation

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

Signature	Date
[signature]	04/28/26

Javier

Form **AB-100**

Alcohol Beverage Individual Questionnaire

Date 04/28/16

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

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

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

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor): Tacomex LLC
2. Business Trade Name or DBA: Tacomex
3. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
Alonso Cerda	Javier	G

4. Relationship to Business (Title)	5. Email	6. Phone
Owner	[redacted]	

7. Home Address: 843 Oak Ave N Apt 215

8. City	9. State	10. Zip Code	11. Date of Birth
Onalaska	WI	54650	[redacted]

12. Drivers License/State ID Number	13. Drivers License/State ID State of Issuance
[redacted]	WI

Part C: Address History

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

   If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY): 01/2013

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

	City	State	Zip Code
Previous Address 1: Oak Ave N 843	Onalaska	WI	54650
Previous Address 2			
Previous Address 3			
Previous Address 4			
Previous Address 5			

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

State	County	State	County	State	County	State	County
WI	La Crosse						

Continued →

Part D: Criminal History

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

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

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

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

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

Part E: Attestation

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

Signature	Date
[signature]	04/28/26

Form
AB-101

Alcohol Beverage Appointment of Agent

Date 04/28/26

Agent Type *(check one)*

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

Part A: Business Information

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

2. Business Trade Name or DBA
Tacomex

3. Entity Type *(check one)*
☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)*
☒ Municipal Retail License ☐ State Permit

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

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

Part B: Agent Information

1. Last Name
Alonso Ruelas

2. First Name
Mauricio

3. M.I.

4. Email
[redacted]

5. Phone
[redacted]

6. Home Address
843 Oak Ave N Apt 215

7. City
Onalaska

8. State
WI

9. Zip Code
54650

10. Date of Birth
[redacted]

11. Drivers License/State ID Number
WI [redacted]

12. Drivers License/State ID State of Issuance
WI

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion. ☒ Yes ☐ No

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☒ Yes ☐ No

3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions. ☒ Yes ☐ No

Continued →

Part D: Business Attestation

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

Last Name	First Name	M.I.
Alonso Rueda	Mauricio	

Title	Email	Phone
Owner	[redacted]	

Signature ☆

Date

Part E: Agent Attestation

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

Last Name	First Name	M.I.
Alonso Rueda	Mauricio	

Signature ☆

Date

Created with a trial version of Syncfusion Essential PDF

SERVERlicense.com

Wisconsin Responsible Beverage Seller/Server Training

MAURICIO ALONSO RUELAS

has met all training requirements and successfully completed the above course and/or exam.

Certification Number: SL202927

Date of Completion: 05/09/2026

Kelly Bailey

Authorized Signature

This certificate represents the successful completion of an approved Wisconsin Department of Revenue Responsible Beverage Server Course in compliance with secs. 125.04(5)(a)5., 125.17(6), and 134.66(2m), Wis. Stats. Present this certificate to your local municipal clerk's office to receive your Operator's or Retail license.

Diversys Learning, Inc.
1101 Arrow Point Drive, Suite 302
Cedar Park, TX 78613

2/2023

City of La Crosse, Wisconsin

APPLICATION FOR *EXPANSION OF ALCOHOL BEVERAGE LICENSE INTO OUTDOOR DINING AREA*

Fee: $ 150.00

The undersigned licensee requests permission to expand the following alcohol beverage license(s) into outdoor dining area pursuant to Sec. 4-45(b) and/or 4-109(b) of the Municipal Code. Check all license that apply.

- ☑ Combination "Class B" Beer & Liquor
- ☐ Class "B" Beer
- ☐ "Class C" Wine

RECEIVED
APR 28 2026
City Clerk's Office

BUSINESS INFORMATION

Legal/Real Name of Business:
Root Note LLC.

Business Address:
115 4th St So.

Business Phone Number: [redacted]

Business Email: [redacted]

PREMISES INFORMATION

Trade Name of Business:
The Root Note

Address of Premise:
115 4th St S.

EXPANSION INFORMATION

Dates of Expansion - must be between April 1 and October 31 (unless otherwise permitted by the Board of Public Works)

Description of Proposed Expansion – Where Alcohol Will be Present (square feet, physical location, etc.):
4-6 2 top tables w/ chairs Along Building & 4th Street

AGENT INFORMATION

Agent Name: First Middle Last

Agent Home Address: Street City State Zip Code

Phone Number: **Email:**

The above hereby makes application to expand its alcohol beverage license into outdoor dining area pursuant to Sec. 4-45(b) and/or 4-109(b) and the provisions of Sec. 40-106(3) of the Municipal Code. I agree to abide by all applicable state and local regulations including, but not limited, to the sale and service of alcoholic beverages and adherence to noise levels.

Signature of Applicant

4/28/26
Date

Application Submittal Checklist

Each application will need the following detail in order to be considered a complete application and be processed and reviewed:

1) A fully completed and signed application. (EACH PAGE MUST BE SIGNED AND DATED)
2) If the applicant is not the owner of the building/property, acknowledgment from the building/property owner must be attached as proof they are aware of the application being submitted to the City.
3) Nature of business, to include business hours, days and months of operation, the planned capacity of the outdoor dining area, and a lighting and signage plan.
4) A scaled site plan for an outdoor dining area, to include the location and boundary of the proposed outdoor dining area; the dimensions of the remaining width of the sidewalk outside the outdoor dining area; the dimension from the outdoor dining area to the curb and all buildings; and the location of awnings, dining appurtenances within the outdoor dining area. The plans shall also indicate: existing property lines; associated buildings and entrances; extent of sidewalk adjacent to businesses, face of curb, location of fire hydrants, bus shelters and/or stops, trees, utility poles, signs, benches, light poles, waste receptacles, driveways, alleys, vaults and any other obstructions within the public right-of-way at the proposed location of the outdoor dining area and for an additional 20 feet there from. Site Plan shall also include dimensions of the proposed outdoor dining area, the number of tables/seats and the distances between them, and the location of all fencing with a description of type and materials.
5) Plans for any proposed structures such as raised platforms, enclosures, and/or roofs.
6) Photos, attachments, and/or renderings or any other information that will help the City better understand, review and process your application.
7) Any other items pertaining to the Street Privilege Permit Process.

☒ Signature _____ Date 4/28/26

Signature may be typed if completing electronically

Application

ESTABLISHMENT AND OWNER INFORMATION

Business Owner (LLC, Corp, etc.) Root Note LLC

Business Name (Tradename) _____

Business Address 115 4th St S. La Crosse, WI 54601

Phone Number [redacted] Email [redacted]

Name of Property Owner (if different than above) Carranza Ventures LLC

Phone Number [redacted] Email _____

Zoning Classification _____

Does this business currently hold a City of La Crosse alcohol license?

☒ YES ☐ NO

If YES answered above, will you be requesting an expansion of premises to the current alcohol license? (Requires provisional approval by the City Clerk and final approval by the Common Council)

☒ YES ☐ NO

SITE/PROJECT DESCRIPTION

Please describe the proposed outdoor dining area details below.

Describe area of outdoor dining (street, sidewalk, adjacent greenspace or off-street parking area, etc.):
Side walk seating with tables; Target of 4 ~~tables~~ tables with 2 chairs per table.

Number of tables in proposed outdoor dining area: 4

Number of seats in proposed outdoor dining area: 8

Existing indoor seating capacity: 68

Number of bathrooms: 2

Number of onsite, off-street parking spaces for your business currently: 2

PERMIT FEES, if applicable

Street Privilege Permit for outdoor dining areas in right-of-way (additional application required)

$75.00 original and $75.00 annual renewal

Expansion of Alcohol License for outdoor dining area (additional application required)
$150.00 annual

APPLICANT SIGNATURE

I hereby make an application for an Outdoor Dining Area as detailed above. I agree to abide by the requirements of all City ordinances and State laws. I understand that the approval of a La Crosse Outdoor Dining Area is approved by the Board of Public Works and that the permit can be revoked pursuant to Municipal Code. I agree to apply for any and all building permits that may be needed.

☒ Signature _____ Date _____

Signature may be typed if completing electronically

PERMIT RENEWAL OR TERMINATION

Revocable Occupancy / Street Privilege

City of La Crosse Engineering Department

Phone: (608) 789-7505 engineering@cityoflacrosse.org

RENEWAL ☒ TERMINATION ☐

Property Owner

Name: Laz Carranza

Address: 3510 Fairway Court City: La Crosse State: WI Zip: 54601

Phone [redacted] Email: _____

Application Preparer (if different from above)

Name: Jared Dennison

Relationship with owner: Renting space for commercial use

Phone: [redacted] Email [redacted]

Encroachment

Encroachment Address(es): _____

Tax Parcel Number: _____ Issued Permit Number: _____

To RENEW this permit, sign here

Signature of owner or designee: _____ Date: 4/28/26

Print name and title: Jared Dennison, Building Occupant + Owner of Root Note LLC

Return this completed renewal form in January annually along with valid insurance certificate and renewal fee via email to engineering@cityoflacrosse.org or mail to or drop off at City of La Crosse, Engineering Department,400 La Crosse Street, La Crosse, WI 54601.

To TERMINATE this permit, sign here

Signature of owner or designee: _____ Date: _____

Print name and title: _____

The above Signatory states that the Encroachment has been removed and right of way restored.

Return this completed form via email to engineering@cityoflacrosse.org or mail to or drop off at City of La Crosse, Engineering Department, 400 La Crosse Street, La Crosse, WI 54601.

Below this line to be completed by City staff only

Required items to be provided by Applicant:

- ☐ Certificate of Insurance (City as additional insured)
- ☐ Annual Renewal Fee $ _____

Encroachment type: _____ Renewal year: _____

All fees are non-refundable.

Gmail

Jared Dennison <jslack.dennison@gmail.com>

Permission to use sidewalk

1 message

Lazaro Carranza [redacted]
To: [redacted]

Mon, Apr 27, 2026 at 10:04 AM

Dear City of La Crosse,

I am writing to formally state my approval for my tenant, The Root Note, to utilize the sidewalk area directly in front of their business for outdoor seating and tables.

As the property owner, I fully support their request to offer outdoor seating for their patrons, provided that all applicable city regulations, safety guidelines, and accessibility requirements are followed.

Please consider this letter as my consent for The Root Note to proceed with any necessary permits or approvals required by the City.

If you need any additional information or documentation, feel free to contact me.

Sincerely,

Lazaro Carranza

--

Lazaro Carranza
Scenic Concepts, LLC

Office: [redacted]

Address: 115 5th Ave. S. 2nd Floor
La Crosse, WI 54601
Website: www.scenicconcepts.com

City of La Crosse, Wisconsin

APPLICATION FOR *EXPANSION OF ALCOHOL BEVERAGE LICENSE INTO OUTDOOR DINING AREA*

Fee: $ 150.00

The undersigned licensee requests permission to expand the following alcohol beverage license(s) into outdoor dining area pursuant to Sec. 4-45(b) and/or 4-109(b) of the Municipal Code. Check all license that apply.

- [X] Combination "Class B" Beer & Liquor
- [X] Class "B" Beer
- [X] "Class C" Wine

BUSINESS INFORMATION

Legal/Real Name of Business:
Houghton's Jackson Street Pub LLC

Business Address:
1002 Jackson St La Crosse WI

Business Phone Number: [redacted]

Business Email: [redacted]

PREMISES INFORMATION

Trade Name of Business:
Houghton's Jackson Street Pub

Address of Premise:
1002 Jackson St. La Crosse

EXPANSION INFORMATION

Dates of Expansion - must be between April 1 and October 31 (unless otherwise permitted by the Board of Public Works)
4/1/26 – 10/31/26

Description of Proposed Expansion – Where Alcohol Will be Present (square feet, physical location, etc.):
On-premise Patio 714 ft Behind Building

AGENT INFORMATION

Agent Name:	First	Middle	Last
	Keith	S	Carson

Agent Home Address:	Street	City	State	Zip Code
	W2880 Shorewood Ct.	West Salem	WI	54601

Phone Number: [redacted]

Email: [redacted]

The above hereby makes application to expand its alcohol beverage license into outdoor dining area pursuant to Sec. 4-45(b) and/or 4-109(b) and the provisions of Sec. 40-106(3) of the Municipal Code. I agree to abide by all applicable state and local regulations including, but not limited, to the sale and service of alcoholic beverages and adherence to noise levels.

Signature of Applicant — Date: 3/23/26

Application

ESTABLISHMENT AND OWNER INFORMATION

Business Owner (LLC, Corp, etc.) Jules Coffee House LLC

Business Name (Tradename) Jules

Business Address ~~325~~/327 Pearl Street

Phone Number [redacted] Email [redacted]

Name of Property Owner (if different than above) Tiffany Smith

Phone Number _____ Email [redacted]

Zoning Classification G-2 Commercial

Does this business currently hold a City of La Crosse alcohol license?

☐ YES ☒ NO

If YES answered above, will you be requesting an expansion of premises to the current alcohol license?
(Requires provisional approval by the City Clerk and final approval by the Common Council)

☐ YES ☒ NO

RECEIVED
MAR 31 2026
City Clerk's Office

SITE/PROJECT DESCRIPTION

Please describe the proposed outdoor dining area details below.

Describe area of outdoor dining (street, sidewalk, adjacent greenspace or off-street parking area, etc.):
Sidewalk directly in front of 327 Pearl Street

Number of tables in proposed outdoor dining area: ~~4~~ 3

Number of seats in proposed outdoor dining area: ~~12~~ 10

Existing indoor seating capacity: 48

Number of bathrooms: 2

Number of onsite, off-street parking spaces for your business currently: 0

PERMIT FEES, if applicable

Street Privilege Permit for outdoor dining areas in right-of-way (additional application required)

$75.00 original and $75.00 annual renewal

Expansion of Alcohol License for outdoor dining area (additional application required)
$150.00 annual

APPLICANT SIGNATURE

I hereby make an application for an Outdoor Dining Area as detailed above. I agree to abide by the requirements of all City ordinances and State laws. I understand that the approval of a La Crosse Outdoor Dining Area is approved by the Board of Public Works and that the permit can be revoked pursuant to Municipal Code. I agree to apply for any and all building permits that may be needed.

☒ Signature [signature] Date 3/30/2026

Signature may be typed if completing electronically

Application Submittal Checklist

Each application will need the following detail in order to be considered a complete application and be processed and reviewed:

1) A fully completed and signed application. (EACH PAGE MUST BE SIGNED AND DATED)
2) If the applicant is not the owner of the building/property, acknowledgment from the building/property owner must be attached as proof they are aware of the application being submitted to the City.
3) Nature of business, to include business hours, days and months of operation, the planned capacity of the outdoor dining area, and a lighting and signage plan.
4) A scaled site plan for an outdoor dining area, to include the location and boundary of the proposed outdoor dining area; the dimensions of the remaining width of the sidewalk outside the outdoor dining area; the dimension from the outdoor dining area to the curb and all buildings; and the location of awnings, dining appurtenances within the outdoor dining area. The plans shall also indicate: existing property lines; associated buildings and entrances; extent of sidewalk adjacent to businesses, face of curb, location of fire hydrants, bus shelters and/or stops, trees, utility poles, signs, benches, light poles, waste receptacles, driveways, alleys, vaults and any other obstructions within the public right-of-way at the proposed location of the outdoor dining area and for an additional 20 feet there from. Site Plan shall also include dimensions of the proposed outdoor dining area, the number of tables/seats and the distances between them, and the location of all fencing with a description of type and materials.
5) Plans for any proposed structures such as raised platforms, enclosures, and/or roofs.
6) Photos, attachments, and/or renderings or any other information that will help the City better understand, review and process your application.
7) Any other items pertaining to the Street Privilege Permit Process.

☒ Signature _____ Date 3/30/26

Signature may be typed if completing electronically

PERMIT APPLICATION

Revocable Occupancy / Street Privilege

City of La Crosse Engineering Department

Phone: (608) 789-7505 engineering@cityoflacrosse.org

Property Owner

Name: Tiffany Smith

Address: 325 Pearl St. City: La Crosse State: WI Zip: 54601

Phone: [redacted] Email: [redacted]

Application Preparer (if different from above)

Name: Paul Fisher

Relationship with owner: Tenant

Phone: [redacted] Email [redacted]

Proposed Encroachment

Description: Single Parking Space Directly infront of 327 Pearl Street

Encroachment address(es): 325/327 Pearl Street

Benefiting Tax Parcel ID number(s): 17-20017-110

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

Signature of owner or designee: Paul Fisher Date: 3/30/26

Print name and title: Paul Fisher Jules Coffee House Owner

Below this line to be completed by City staff only

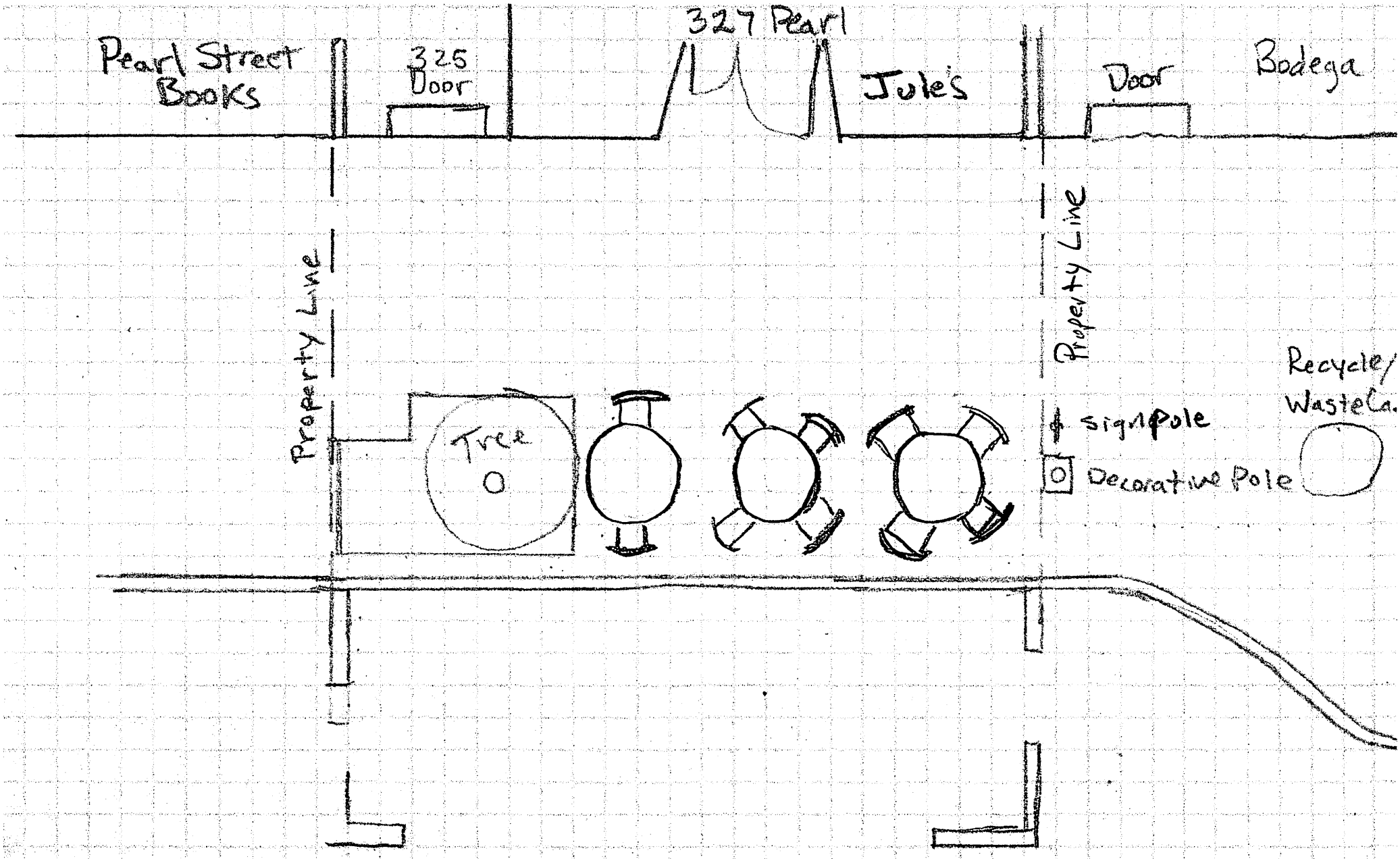
Required items to be provided by Applicant:

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

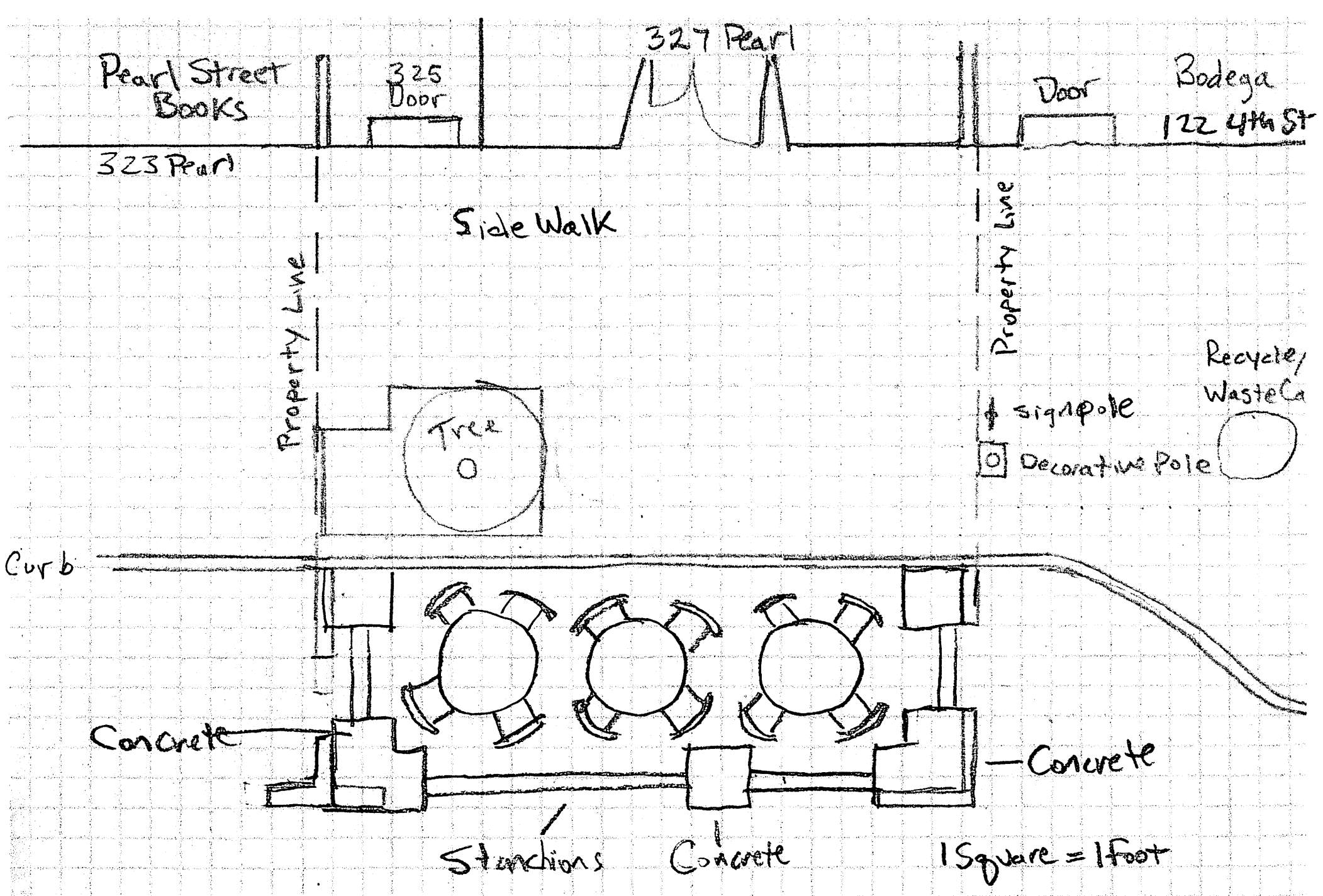
Encroachment type: _____ Permit number: _____

Board of Public Works approval date: _____

All fees are non-refundable.



Store Hours 7:30 AM - 5:01 PM M - Sat.



Store Hours: M-Sat 7:30-5:00

* Extended Hours During Temporary Street Events

City of La Crosse City Engineering,

I have been made aware of Jules Coffee House LLC pursuing a Revocable Occupancy / Street privilege

temporary parking spot in front of 325 / 327 Pearl Street. This is for outdoor seating and I approve.

Meraki Properties LLC
325 Pearl St.
La Crosse, WI.
Tiffany Smith

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/31/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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

PRODUCER Miller-Hartwig Insurance PO Box 1177 Lakeville MN 55044	CONTACT NAME: Brian Carter PHONE (A/C, No, Ext): 952-500-3650 FAX (A/C, No): E-MAIL ADDRESS: bcarter@millerhartwig.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Society Ins a Mut Co	15261
INSURER B : Employers Compensation Ins Co	11512
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED JULECOF-01
Jules Coffee House LLC DBA Jules
Paul Fisher
327 Pearl St.
La Crosse WI 54601

COVERAGES **CERTIFICATE NUMBER:** 487731249 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	Y	Y	BP10079652	3/1/2026	3/1/2027	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 1,000
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N		Y	EIG471958305	3/1/2026	3/1/2027	X PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N / A (Mandatory in NH)						E.L. EACH ACCIDENT	$ 100,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 100,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Addition

Additional Insured:
Meraki Properties, LLC
Tiffany Smith
327 Pearl Street
La Crosse, WI 54601

My Insurance agency is working on Adding City if La Crosse as "Additional Insured." I was not able to have that today 3/31 But will have proof of Ins with in the week. Thank you
Paul Fisher

CERTIFICATE HOLDER

Meraki Properties, LLC
Tiffany Smith
327 Pearl Street
La Crosse WI 54601

OLICIES BE CANCELLED BEFORE TICE WILL BE DELIVERED IN NS.

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 3/31/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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

PRODUCER Miller-Hartwig Insurance PO Box 1177 Lakeville MN 55044	CONTACT NAME: Brian Carter PHONE (A/C, No, Ext): 952-500-3650 FAX (A/C, No): E-MAIL ADDRESS: bcarter@millerhartwig.com
INSURED JULECOF-01 Jules Coffee House LLC DBA Jules Paul Fisher 327 Pearl St. La Crosse WI 54601	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Society Ins a Mut Co — 15261 INSURER B : Employers Compensation Ins Co — 11512 INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 348201877 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	Y	Y	BP10079652	3/1/2026	3/1/2027	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 1,000
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY [ ] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N		Y	EIG471958305	3/1/2026	3/1/2027	X PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N / A (Mandatory in NH)						E.L. EACH ACCIDENT	$ 100,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 100,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000

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

Additional Insured:
City of La Crosse, Engineering Department
400 La Crosse Street
La Crosse, WI 54601

CERTIFICATE HOLDER

City of La Crosse, Engineering Department
400 La Crosse Street
La Crosse WI 54601

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

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City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0432

Agenda Date: 6/2/2026 **Version:** 1 **Status:** New Business

In Control: Judiciary & Administration Committee **File Type:** Application

LA CROSSE
POLICE DEPARTMENT
LEAD. PARTNER. PROTECT.

MEMORANDUM

DATE: June 2, 2026

TO: Judicial and Administration Committee

FROM: Sergeant D. Mandujano

SUBJECT: 4th Quarter of 2025/2026 Alcohol License Year

COPIES TO: None

Quarterly Alcohol Enforcement Report
Reporting Period: April 1st through June 30, 2026
Prepared by: Sergeant Danny Mandujano

Updates:

Tequila's

Synopsis:

Tequila's continues on their abatement plan which includes the following requirements:

- Check ID of those who appear 30 years of age or younger.
- Verification of two forms of identification for entry
- Immediate contact with law enforcement regarding suspicious activity
- Submission of a monthly customer log

They have continued to fail to submit a monthly customer log this quarter. They did submit three months' worth of logs in May but did not contact law enforcement regarding suspicious activity related to underage alcohol violations which is a condition of their abatement plan.

Follow-Up Actions:

- Circuit Court appeal of citations: Earlier this quarter the Municipal Court dismissed one citation reference Ord. 4-7 Allow Underage in bar. On April 14th an appeal hearing was held in La Crosse County Circuit Court which resulted in a conviction. This was their third conviction during this license period putting them in violation of Resolution 44736. The city is seeking non-renewal of their Combination "Class B" Beer and Liquor License for the upcoming year.

Citgo

Follow-up actions:

- On May 7th a preliminary hearing was set for the charges associated with the sale of illegal prescription medications at this establishment. The hearing was waived which affirmed there was probable cause that a crime was committed. This court case is ongoing.

- Based on lack of qualifications, enforcement action and their renewal application, the city is pursuing non-renewal of their Class A" Liquor; Class "A" Beer; and Cigarette, Tobacco and Electronic Vaping Device licenses for the upcoming year.

Chuck's

Synopsis:

Chuck's Bar was entered as a Chronic Nuisance Property on May 5th 2026. An abatement plan was created and was agreed to as follows:

- All employees attend server training through the La Crosse Police Department TIPS trainers (responsible beverage server training). All employees include those who serve food and beverages, including bartenders, hosts, and waitstaff. To be completed within three months and ongoing with new hires.
- Requires staff to check personal identification, driver's license of all patrons entering the establishment that appear to be 30 years of age or younger. To be completed immediately.
- Request a second form of identification from any patron that appears to be underage and/or is presenting a fake, possible fake ID. This will include a passport or birth certificate. To be complete immediately.
- Contact the police department immediately upon notice of any state or municipal law violations. Cooperate with investigations, including bar checks and compliance checks conducted by the La Crosse Police Department. To be completed immediately.
- Provide a monthly written report to the police, to the La Crosse Police Department addressed to Sergeant D. Mandujano, outlining progress with the abatement plan. To be completed monthly.

Follow-up actions:

On May 11th Chuck's received their third conviction related to violations of City Ord. 4-6,4-7 and 4-10 during this license period putting them in violation of Resolution 44736. The city issued a non-renewal notice.

Compliance Checks

Throughout the 4th quarter, the La Crosse Police Department remained committed to encouraging lawful and responsible alcohol practices within the community. In response to the continued public safety concerns associated with alcohol-related offenses, the Department maintained an emphasis on enforcement efforts, public education, and collaborative community outreach.

The Department remains actively engaged with the Wisconsin Department of Revenue, including both the Division of Alcohol Beverages and the Division of Tobacco and Vapor Products, to support ongoing regulatory and enforcement initiatives. Through this continued collaboration, the La Crosse Police Department will conduct random compliance checks at tobacco and vape retailers in addition to Class A and Class B licensed establishments throughout the community.

- **Total Joint Compliance Checks with DOR:** Two scheduled for June and July.
- **La Crosse Police Department only alcohol compliance checks:** Two scheduled for June.

Education and Outreach

- **Alcohol Compliance Training:** During the week of May 25th, I partnered with the La Crosse County Health Department to provide a one-hour training session to patrol staff on tobacco, vape products, and hemp-derived cannabinoids. The training included information on current trends, psychoactive effects, and recent updates and changes to local ordinances.
- **Outreach:** I have met with the La Crosse Health Department and have established a partnership with their tobacco and alcohol divisions. We have discussed future trainings and education for Police Department staff as well as members of the community. We are currently discussing tobacco compliance checks for July 2026.

Enforcement

Comparative Analysis:

- Enforcement activity was not accounted for the entire 4th quarter as the meeting was scheduled before its official end date.
- **Total Bar Checks:** 47

- **Establishments with most calls for service (CFS):**
  - Bierhaus – 42
  - George Street Pub – 22
- **Citations Issued:** 8
  - 4-10 UNDERAGE IN BAR 17-20 – 3
  - 4-11 POSSESSION OF FALSE ID ON PREMISE 17-20 – 1
  - 4-9 POSS/CONSUMPTION OF ALCOHOL ON PREMISE 17-20 – 3
  - 4-12 POSSESS/CONSUME ALCOHOL W/O PARENT/GUARDIAN 17-20 (2ND) – 1

Observations:
Enforcement activity involving licensed establishments appears lower in this reporting period due to 31 days of data not being collected prior to the J&A meeting. Additionally, four scheduled compliance checks in partnership with the Department of Revenue – Alcohol and Tobacco Division, along with two department-led compliance checks scheduled for June, were not included in this report. Based on historical averages, the total number of bar checks and citations would have likely been consistent with, or slightly exceeded, prior reporting periods.

Notable Violations:
Mileage Gas Station:
On April 23rd, I received a Crime Stoppers tip indicating that Mileage gas station was using an online food delivery application (Door Dash) to sell alcohol to underage individuals. During my investigation, I confirmed the establishment was intentionally mislabeling alcoholic products within the application in order to facilitate illegal alcohol sales through the delivery service. Examples included listing Fleischmann's Vodka as "Fleischmann's Yeast," Steel Reserve beer as "Steel-Cut Oats," and Busch Beer as "Bush's Baked Beans."
The sale of alcohol through Door Dash is illegal in the State of Wisconsin and constitutes violations of several City of La Crosse ordinances.

After discovering this information, a Civilian Service Officer (CSO) under the age of 21 conducted a purchase of "Fleischmann's Yeast" (Fleischmann's Vodka) via Door Dash. At no point during the ordering process was age verification required. The alcohol was delivered to an apartment building located one block from the UWL campus. Upon delivery, officers made contact with the delivery driver, who confirmed the alcohol had been picked up from Mileage gas station.

As a result of this investigation, Mileage was cited for numerous ordinance violations related to the unlawful sale of alcohol to underage individuals and the illegal online sale of alcohol.

Quarterly Summary:
During the 4th quarter, the La Crosse Police Department continued our proactive alcohol compliance checks and enforcement efforts aimed at reducing underage alcohol consumption and enhancing public safety. We will continue to identify and address establishments requiring additional oversight while working collaboratively with them to provide every opportunity to correct deficiencies and operate as responsible, successful businesses within our community.

The Department has also continued its partnership with the Wisconsin Department of Revenue and has established a new partnership with the La Crosse County Health Department. Our primary focus will remain on deterrence, compliance, and community education.

TO THE JUDICIARY AND ADMINISTRATION COMMITTEE:

The following list is to be considered by your committee on June 2, 2026 for the July 1, 2026 through June 30, 2027 license period:

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The following is a list of new applications for the 2024-2025 license period:

NEW APPLICATIONS

M.E.P. Hospitality LLC d*ba Flatiron* **New Application** *Combination "Class B" Beer & Liquor*	321 State St
Neighbors Bar LLC d*ba Neighbors Bar* **New Beer Garden** *Class "A" Beer Garden*	1703 George St
Fiesta Mexicana LLC dba Fiesta Mexicana **New Cabaret** Indoor Cabaret	5200 Mormon Coulee Rd
Chritton Industries LLC d*ba South Lanes Pizza* **New Application** *Class 'B" Beer Garden*	1501 Losey Blvd S
Copeland Cantina LL dba Bottoms Up **New Application** Combination "Class B" Beer & Liquor	500 Copeland Ave

The following is a list of changes in licenses for the 2026-2027 license period:

CHANGES TO LICENSES

Genzie's Gameday Pub LLC dba Genzie's Gameday Pub **Agent Change** Chandra Roarke	1101 St Andrew St 1419 Island St, La Crosse
The Driftless Axe LLC dba Driftless Axe & Arcade LLC **Agent Change** Phillip Meddaugh	
JAMA Investments LLC dba Dewey's Side Street Saloon **Agent Change** Shawn Berg	621 St Paul St 1101 Linden Dr, Holmen
ALDI Inc dba ALDI Inc #144 **Agent Change** Jesse Rueckheim	4344 Mormon Coulee Rd 721 4th St S
Noble 1987 Inc dba The Helm **Agent Change** Debra Prentice	108 3rd St N 1907 Maryline Ct, La Crosse
The Blue Zone Pickleball LLC dba The Blue Zone Pickleball **Agent Change** Michelle Jensen-Beyer	2500 Rose St 1415 Nakomis Ave, La Crosse
Ocean Fin LLC dba Le Chateau **Agent Change** Eva Ewers	410 Cass St 420 Cameron Ave
Tokyo Fusion Inc dba Tokyo Fusion **Agent Change** XiangQin Lin	212 Main St
River City Youth Hockey Inc dba River City Youth Hockey **Agent Change** Rudy Young	2312 7th St S 2018 Strong Ave
Las Margaritas Restaurant LLC Dba Las Margaritas Restaurant **Premise Description Update Regarding Storage** "Alcohol stored in kitchen, bar, and office"	2505 State Rd
Mr. Stix 1 LLC Dba Mr. Stix **Premise Description Update** - Added "except one private room" to sales & service area: "Entire first floor except one private room of two-story brick stucco building."	948 Jackson St

Overtime Entertainment LLCdba Fathead Steve's **Beer Garden Description Update (decreased in size)** "10'x40' area between bar and garage with gate/fence at the end."	324 Jay St
That Foreign Place LLC dba Christos Taverna **Location Transfer** From 107 3rd St S to 117 6th St N	117 6th St N

The following is a list of licensees who have requested discontinuing operations pursuant to Sec. 4-44 of the Municipal Code for the 2026-2027 license period.

REQUEST TO DISCONTINUE OPERATIONS – SEASONAL

Kemper Sports Management Inc *d/b/a Forest Hills Golf Course* 600 Losey Blvd N *Combination "Class B" Beer and Liquor*	Discontinue operations on or about November 15, 2026 through March 15, 2027.
La Crosse Baseball LLC *d/b/a La Crosse Loggers* 800 Copeland Park Dr *Combination "Class B" Beer and Liquor*	Discontinue operations on or about November 1, 2026 through May 1, 2027
River City Youth Hockey Inc *d/b/a River City Youth Hockey* 2312 7th St S *Class "B" Beer*	Discontinue operations July 1 – Sept. 30, 2026, Operate October 1, 2026 through March 31, 2027; Discontinue April 1 through June 30, 2027

"Class A" Liquor

1	ALDI INC d/b/a/ **ALDI INC #144***(ALC008500-04-2026)*	*4344 MORMON COULEE RD*
2	HY-VEE, INC d/b/a/ **HY-VEE FAST AND FRESH***(ALC008610-05-2026)*	*4180 STATE ROAD 16*
3	KWIK TRIP INC d/b/a/ **KWIK TRIP #816***(ALC008588-04-2026)*	*3130 STATE RD*
4	KWIK TRIP INC d/b/a/ **KWIK TRIP #750***(ALC008573-04-2026)*	*4828 MORMON COULEE RD*
5	KWIK TRIP INC d/b/a/ **KWIK TRIP #391***(ALC008563-04-2026)*	*1333 ROSE ST*
6	KWIK TRIP INC d/b/a/ **KWIK TRIP #624***(ALC008570-04-2026)*	*530 WEST AVE N*
7	KWIK TRIP INC d/b/a/ **KWIK TRIP #761***(ALC008577-04-2026)*	*506 CASS ST*
8	KWIK TRIP INC d/b/a/ **KWIK TRIP #1126***(ALC008597-04-2026)*	*1922 WARD AVE*
9	KWIK TRIP INC d/b/a/ **KWIK TRIP #771***(ALC008581-04-2026)*	*71 COPELAND AVE*
10	KWIK TRIP INC d/b/a/ **KWIK TRIP #829***(ALC008591-04-2026)*	*507 LANG DR*
11	KWIK TRIP INC d/b/a/ **KWIK SPIRITS 773***(ALC008585-04-2026)*	*2506 SOUTH AVE*
12	KWIK TRIP INC d/b/a/ **KWIK TRIP #819***(ALC008595-04-2026)*	*921 LOSEY BLVD S*
13	KWIK TRIP INC d/b/a/ **STOP-N-GO #532***(ALC008567-04-2026)*	*3525 STATE ROAD 157*
14	KWIK TRIP INC d/b/a/ **KWIK TRIP #762***(ALC008689-05-2026)*	*1125 WEST GEORGE ST*
15	SHIKOTAR MAA LLC d/b/a/ **EXPRESS CORNER MART***(ALC008374-04-2026)*	*603 CASS ST*
16	WALGREEN CO d/b/a/ **WALGREENS #12456***(ALC008620-05-2026)*	*4415 STATE ROAD 16*
17	WALGREEN CO d/b/a/ **WALGREENS #03498***(ALC008617-05-2026)*	*900 WEST AVE S*
18	WALGREEN CO d/b/a/ **WALGREENS #12455***(ALC008623-05-2026)*	*3909 MORMON COULEE RD*
19	WALGREEN CO d/b/a/ **WALGREENS #09214***(ALC008627-05-2026)*	*2626 ROSE ST*
20	WAL-MART STORES EAST LP d/b/a/ **WAL-MART SUPERCENTER #5127***(ALC008471-04-2026)*	*4622 MORMON COULEE RD*
21	WI FOODLINER INC d/b/a/ **FESTIVAL FOODS***(ALC008685-05-2026)*	*2500 STATE RD*
22	WI FOODLINER INC d/b/a/ **FESTIVAL FOODS***(ALC008687-05-2026)*	*30 COPELAND AVE*

Class "A" Beer

1	ALDI INC d/b/a/ **ALDI INC #144***(ALC008502-04-2026)*	*4344 MORMON COULEE RD*
2	HY-VEE, INC d/b/a/ **HY-VEE FAST AND FRESH***(ALC008611-05-2026)*	*4180 STATE ROAD 16*
3	KWIK TRIP INC d/b/a/ **KWIK SPIRITS 773***(ALC008584-04-2026)*	*2506 SOUTH AVE*
4	KWIK TRIP INC d/b/a/ **KWIK TRIP #761***(ALC008576-04-2026)*	*506 CASS ST*
5	KWIK TRIP INC d/b/a/ **KWIK TRIP #762***(ALC008690-05-2026)*	*1125 WEST GEORGE ST*
6	KWIK TRIP INC d/b/a/ **KWIK TRIP #771***(ALC008582-04-2026)*	*71 COPELAND AVE*
7	KWIK TRIP INC d/b/a/ **KWIK TRIP #819***(ALC008593-04-2026)*	*921 LOSEY BLVD S*
8	KWIK TRIP INC d/b/a/ **KWIK TRIP #391***(ALC008564-04-2026)*	*1333 ROSE ST*
9	KWIK TRIP INC d/b/a/ **STOP-N-GO #532***(ALC008566-04-2026)*	*3525 STATE ROAD 157*
10	KWIK TRIP INC d/b/a/ **KWIK TRIP #829***(ALC008590-04-2026)*	*507 LANG DR*
11	KWIK TRIP INC d/b/a/ **KWIK TRIP #1126***(ALC008596-04-2026)*	*1922 WARD AVE*
12	KWIK TRIP INC d/b/a/ **KWIK TRIP #750***(ALC008572-04-2026)*	*4828 MORMON COULEE RD*
13	KWIK TRIP INC d/b/a/ **KWIK TRIP #624***(ALC008569-04-2026)*	*530 WEST AVE N*
14	KWIK TRIP INC d/b/a/ **KWIK TRIP #816***(ALC008587-04-2026)*	*3130 STATE RD*
15	SHIKOTAR MAA LLC d/b/a/ **EXPRESS CORNER MART***(ALC008375-04-2026)*	*603 CASS ST*
16	WALGREEN CO d/b/a/ **WALGREENS #09214***(ALC008626-05-2026)*	*2626 ROSE ST*
17	WALGREEN CO d/b/a/ **WALGREENS #12455***(ALC008622-05-2026)*	*3909 MORMON COULEE RD*
18	WALGREEN CO d/b/a/ **WALGREENS #12456***(ALC008619-05-2026)*	*4415 STATE ROAD 16*
19	WALGREEN CO d/b/a/ **WALGREENS #03498***(ALC008616-05-2026)*	*900 WEST AVE S*
20	WAL-MART STORES EAST LP d/b/a/ **WAL-MART SUPERCENTER #5127***(ALC008472-04-2026)*	*4622 MORMON COULEE RD*
21	WI FOODLINER INC d/b/a/ **FESTIVAL FOODS***(ALC008686-05-2026)*	*30 COPELAND AVE*
22	WI FOODLINER INC d/b/a/ **FESTIVAL FOODS***(ALC008684-05-2026)*	*2500 STATE RD*

"Class C" Wine

1. ICHIDDO LA CROSS LLC d/b/a/ **ICHIDDO RAMEN***(ALC008629-05-2026)* — *135 4TH ST S*
2. JMH FOODS LLC d/b/a/ **NEW TASTE OF INDIA***(ALC008552-04-2026)* — *1812 JACKSON ST*
3. TOKYO FUSION INC d/b/a/ **TOKYO FUSION***(ALC008337-04-2026)* — *212 MAIN ST*
4. TRICOR LA CROSSE LLC d/b/a/ **HUHOT MONGOLIAN GRILL***(ALC008385-04-2026)* — *3800 STATE ROAD 16 STE 148*

Class "B" Beer

1. DOWNTOWN MAINSTREET INC d/b/a/ **LA CROSSE CENTER** *(ALC008327-04-2026)*	*300 HARBORVIEW PLZ*
2. HAPPY HOSPITALITY 23 LLC d/b/a/ **ECONO LODGE LA CROSSE** *(ALC008644-05-2026)*	*1906 ROSE ST*
3. ICHIDDO LA CROSS LLC d/b/a/ **ICHIDDO RAMEN** *(ALC008628-05-2026)*	*135 4TH ST S*
4. JMH FOODS LLC d/b/a/ **NEW TASTE OF INDIA** *(ALC008553-04-2026)*	*1812 JACKSON ST*
5. MEE-ALEX ENTERPRISE LLC d/b/a/ **MIMI'S KITCHEN** *(ALC008537-04-2026)*	*40 COPELAND AVE STE 104*
6. OAKWELLS COMMUTER RAIL LLC d/b/a/ **ARROWHEAD TAP HOUSE** *(ALC008506-04-2026)*	*2850 AIRPORT RD*
7. POLITO'S PIZZA OF LA CROSSE LLC d/b/a/ **POLITO'S PIZZA** *(ALC008436-04-2026)*	*116 3RD ST S*
8. RIVER CITY YOUTH HOCKEY INC d/b/a/ **RIVER CITY YOUTH HOCKEY** *(ALC008655-05-2026)*	*2312 7TH ST S*
9. SUPER STREET TACOS 2 LLC d/b/a/ **SUPER STREET TACOS** *(ALC008430-04-2026)*	*1800 STATE ST*
11. TACOMEX LLC d/b/a/ **TACOMEX** *(ALC008682-05-2026)*	*302 PEARL ST*
12. TOKYO FUSION INC d/b/a/ **TOKYO FUSION** *(ALC008338-04-2026)*	*212 MAIN ST*
13. TRICOR LA CROSSE LLC d/b/a/ **HUHOT MONGOLIAN GRILL** *(ALC008384-04-2026)*	*3800 STATE ROAD 16 STE 148*
14. WALSH GOLF CENTER LLC d/b/a/ **WALSH GOLF CENTER** *(ALC008514-04-2026)*	*4203 COUNTY ROAD B*

Combination "Class B" Beer & Liquor

1	4 SISTERS CATERING ON 4TH INC d/b/a/ **4 SISTERS FOURTH STREET BAR***(ALC008290-04-2026)*	*133 4TH ST S*
2	4 SISTERS INC d/b/a/ **4 SISTERS***(ALC008295-04-2026)*	*100 HARBORVIEW PLZ STE 100*
3	5D INSIGHT LLC d/b/a/ **DIGGER'S STING***(ALC008387-04-2026)*	*122-124 3RD ST N*
4	5D INSIGHT LLC d/b/a/ **SCHMIDTY'S***(ALC008511-04-2026)*	*3119 STATE RD*
5	5D INSIGHT INC d/b/a/ **WHO'S ON 3RD***(ALC008437-04-2026)*	*126 3RD ST N*
6	A & F BILLIARDS INC d/b/a/ **TOP SHOTS***(ALC008331-04-2026)*	*137 4TH ST S*
7	A1 HOSPITALITY LLC d/b/a/ **HOME2SUITES BY HILTON LA CROSSE***(ALC008256-04-2026)*	*210 JAY ST*
8	ANIMAL HOUSE II LA CROSSE LLC d/b/a/ **ANIMAL HOUSE***(ALC008306-04-2026)*	*110 3RD ST N*
9	APIZZA LA CROSSE LLC d/b/a/ **UNO VENTI PIZZERIA***(ALC008637-05-2026)*	*120 KING ST*
10	ARDIE'S FOOD SERVICE INC d/b/a/ **FLIPSIDE PUB & GRILL***(ALC008406-04-2026)*	*400 LANG DR*
11	BARREL INN INC d/b/a/ **BARREL INN***(ALC008351-04-2026)*	*2005 WEST AVE S*
12	BENCHMARK REDEVELOPMENT INC d/b/a/ **BUZZARD BILLY'S CAFE/STARLITE LOUNGE***(ALC008418-04-2026)*	*222 PEARL ST*
13	BENNETT O'RILEY'S LLC d/b/a/ **BENNETT O'RILEY'S***(ALC008393-04-2026)*	*213 3RD ST S*
14	BIG AL'S LA CROSSE LLC d/b/a/ **BIG AL'S***(ALC008301-04-2026)*	*115 3RD ST S*
15	BODEGA BREW PUB INC d/b/a/ **BODEGA BREW PUB***(ALC008676-05-2026)*	*122 4TH ST S*
16	BROTHERS OF WISCONSIN INC d/b/a/ **BROTHERS***(ALC008541-04-2026)*	*306 PEARL ST*
17	BROTHERS OF WISCONSIN INC d/b/a/ **THE LIBRARY***(ALC008538-04-2026)*	*123 3RD ST S*
18	BUDDIES THREE INC d/b/a/ **GEORGE STREET PUB***(ALC008405-04-2026)*	*1728 GEORGE ST*
19	CEC ENTERTAINMENT LLC d/b/a/ **CHUCK E. CHEESE'S***(ALC008357-04-2026)*	*4444 STATE RD 16*
20	CHARMANT OPERATIONS LLC d/b/a/ **THE CHARMANT HOTEL***(ALC008423-04-2026)*	*101 STATE ST*
21	CHRITTON INDUSTRIES LLC d/b/a/ **SOUTH LANES PIZZA***(ALC008333-04-2026)*	*1501 LOSEY BLVD S*
22	CONCORDIA AID SOCIETY INC d/b/a/ **CONCORDIA BALLROOM***(ALC008444-04-2026)*	*1129 LA CROSSE ST*
23	COPELAND CANTINA LLC d/b/a/ **BOTTOMS UP***(ALC008643-05-2026)*	*500 COPELAND AVE*
24	COURT ABOVE MAIN LLC d/b/a/ **COURT ABOVE MAIN***(ALC008372-04-2026)*	*420 MAIN ST*
25	DREAM ONCE LLC d/b/a/ **FORK & FABLE CRAFTHOUSE***(ALC008258-04-2026)*	*1003 16TH ST S*
26	DRIFTLESS AXE LLC d/b/a/ **THE DRIFTLESS AXE***(ALC008499-04-2026)*	*300 4TH ST S*
27	DUTCH TREATS WI LLC d/b/a/ **HOLLANDBERRY PANNEKOEKEN***(ALC008633-05-2026)*	*200 6TH ST S*
28	EARL'S GROCERY & SALOON LLC d/b/a/ **EARL'S GROCERY & SALOON***(ALC008369-04-2026)*	*401 3RD ST S*
29	EXCEPTIONAL RESTAURANTS WI LLC d/b/a/ **LA CROSSE BIERHAUS/LEGENDS***(ALC008556-04-2026)*	*128 3RD ST S*
30	FAMOUS DAVE'S RIBS INC d/b/a/ **FAMOUS DAVE'S***(ALC008497-04-2026)*	*3055 STATE ROAD 16*
31	FENIGOR GROUP LLC (THE) d/b/a/ **SAINT ANDREW'S SQUARE***(ALC008279-04-2026)*	*1407 ST ANDREW ST STE 102*
32	FIESTA MEXICANA LLC d/b/a/ **FIESTA MEXICANA***(ALC008640-05-2026)*	*5200 MORMON COULEE RD*
33	FRATERNAL ORDER OF EAGLES AERIE 1254 d/b/a/ **FRATERNAL ORDER OF EAGLES AERIE 1254***(ALC008396-04-2026)*	*630 6TH ST S*
34	FREE BEER TOMORROW LLC d/b/a/ **BREAKFAST CLUB & PUB***(ALC008485-04-2026)*	*214 MAIN ST*

35	GENZIE'S GAMEDAY PUB LLC d/b/a/ **GENZIE'S GAMEDAY PUB** *(ALC008534-04-2026)*	*1101 ST ANDREW ST*
36	GROUNDED COFFEE LLC d/b/a/ **GROUNDED PATIO CAFE** *(ALC008318-04-2026)*	*308 MAIN ST*
37	HACIENDA MEXICAN BAR & CUISINE LLC d/b/a/ **HACIENDA MEXICAN BAR & CUISINE** *(ALC008289-04-2026)*	*333 MAIN ST*
38	HAPPENINGS INC d/b/a/ **HAPPENINGS** *(ALC008454-04-2026)*	*215 3RD ST S*
39	HATCHERY LLC d/b/a/ **HATCHERY RIVERSIDE** *(ALC008493-04-2026)*	*410 VETERANS MEMORIAL DR E*
40	HOUGHTON'S JACKSON STREET PUB LLC d/b/a/ **HOUGHTON'S JACKSON STREET PUB** *(ALC008377-04-2026)*	*1002 JACKSON ST*
41	HOUSEHOLDER TAVERNS LLC d/b/a/ **BENNETT O'RILEY'S SOUTH LA CROSSE** *(ALC008507-04-2026)*	*4329 MORMON COULEE RD*
42	HOWIE'S LA CROSSE LLC d/b/a/ **HOWIE'S** *(ALC008311-04-2026)*	*1128 LA CROSSE ST*
43	HUNGRY PEDDLER INC d/b/a/ **HUNGRY PEDDLER** *(ALC008285-04-2026)*	*3429 MORMON COULEE RD*
44	HY-VEE, INC d/b/a/ **HY-VEE** *(ALC008606-05-2026)*	*4200 STATE ROAD 16*
45	JACS SIGNATURE STEAKHOUSE LLC d/b/a/ **JACS** *(ALC008452-04-2026)*	*200 MAIN ST STE 101*
46	JADEBOY LLC d/b/a/ **THE DAMN TASTY** *(ALC008661-05-2026)*	*1217 CALEDONIA ST*
47	JAMA INVESTMENTS LLC d/b/a/ **CHEAP ANDY'S LAX** *(ALC008451-04-2026)*	*3201 SOUTH AVE*
48	JAMA INVESTMENTS LLC d/b/a/ **DEWEY'S SIDE STREET SALOON** *(ALC008446-04-2026)*	*621 ST PAUL ST*
49	JDLC LLC d/b/a/ **CAVALIER THEATER AND LOUNGE** *(ALC008425-04-2026)*	*114-118 5TH AVE N*
50	JOAN + JAY LLC d/b/a/ **LOVECHILD** *(ALC008344-04-2026)*	*300 3RD ST S*
51	JOHN'S BAR INC d/b/a/ **JOHN'S BAR/RALPH'S RESTAURANT** *(ALC008399-04-2026)*	*109 3RD ST N*
52	JR'S GHOST KITCHEN LLC d/b/a/ **JR'S GHOST KITCHEN** *(ALC008394-04-2026)*	*705 ROSE ST*
53	K & M CHANCES R LLC d/b/a/ **CHANCES R** *(ALC008297-04-2026)*	*417 JAY ST*
54	KEMPER SPORTS MANAGEMENT LLC d/b/a/ **FOREST HILLS GOLF COURSE** *(ALC008379-04-2026)*	*600 LOSEY BLVD N*
55	KING, DANIEL & DIANE KING (PARTNERSHIP) d/b/a/ **KING'S KORNER** *(ALC008388-04-2026)*	*1321 8TH ST S*
56	KLEHM LLC d/b/a/ **STRASSERS** *(ALC008275-04-2026)*	*1310 DENTON ST*
57	KROWDOG LLC d/b/a/ **YESTERDAYS** *(ALC008274-04-2026)*	*317 PEARL ST*
58	L & M TAP LLC d/b/a/ **L & M TAP** *(ALC008510-04-2026)*	*631 COPELAND AVE*
59	LA CROSSE BASEBALL LLC d/b/a/ **LA CROSSE LOGGERS** *(ALC008550-04-2026)*	*800 COPELAND PARK DR*
60	LA CROSSE CLUB LTD (THE) d/b/a/ **THE LA CROSSE CLUB** *(ALC008453-04-2026)*	*250 HARBORVIEW PLAZA*
61	LA CROSSE HOTEL GROUP LLC d/b/a/ **HAMPTON INN & SUITES** *(ALC008515-04-2026)*	*511 3RD ST N*
62	LA CROSSE LODGE 1920 LOYAL ORDER OF MOOSE INC d/b/a/ **MOOSE LODGE 1920** *(ALC008562-04-2026)*	*1932 WARD AVE*
63	LA CROSSE PERFORMING ARTS CENTER INC d/b/a/ **WEBER CENTER FOR THE PERFORMING ARTS** *(ALC008546-04-2026)*	*428 FRONT ST*
64	LAS MARGARITAS RESTAURANT LLC d/b/a/ **LAS MARGARITAS RESTAURANT** *(ALC008558-04-2026)*	*2505 STATE RD*
65	LONGWAY ENTERPRISES INC d/b/a/ **PASTIMES TAVERN** *(ALC008434-04-2026)*	*2658 GEORGE ST*
66	LUCAS & MOONEY INC d/b/a/ **KRAZY "L"** *(ALC008398-04-2026)*	*518 HAGAR ST*
67	M.E.P. HOSPITALITY LLC d/b/a/ **FLATIRON** *(ALC008605-05-2026)*	*321 STATE ST*
68	MARCUS CINEMAS OF WISCONSIN LLC d/b/a/ **LA CROSSE CINEMA** *(ALC008470-04-2026)*	*2032 WARD AVE*
69	MEGPE LLC d/b/a/ **BOOT HILL PUB/DOCK 7** *(ALC008366-04-2026)*	*1501 ST ANDREW ST STE 101*

70	MERAKI DESIGN CO LLC d/b/a/ **MERAKI DESIGN CO LLC** *(ALC008555-04-2026)*	*325 PEARL ST STE 201 & 301*
71	MIKE MCCORMICK OF LA CROSSE INC d/b/a/ **BRONCO'S** *(ALC008456-04-2026)*	*105 3RD ST S*
72	MIKE'S LOGAN BAR LLC d/b/a/ **LOGAN TAVERN** *(ALC008390-04-2026)*	*1400 CALEDONIA ST*
73	MJA1 HOSPITALITY LLC d/b/a/ **KRAMER'S BAR & GRILL** *(ALC008329-04-2026)*	*1123 3RD ST S*
74	MK'S 88 RESTAURANT LLC d/b/a/ **MK EATS** *(ALC008298-04-2026)*	*412 MAIN ST*
75	MOONSHINE ON VINE LLC d/b/a/ **DEL'S BAR** *(ALC008528-04-2026)*	*229 3RD ST N*
76	MR. STIX 1 LLC d/b/a/ **MR. STIX** *(ALC008287-04-2026)*	*948 JACKSON ST*
77	NEIGHBORS BAR LLC d/b/a/ **NEIGHBORS BAR** *(ALC008474-04-2026)*	*1703 GEORGE ST*
78	NEUIE'S VOGUE LLC d/b/a/ **NEUIE'S VOGUE BAR & GRILL** *(ALC008316-04-2026)*	*1820 GEORGE ST*
79	NOBLE 1987 INC d/b/a/ **THE HELM** *(ALC008482-04-2026)*	*108 3RD ST N*
80	NORTHSIDE RULES INC d/b/a/ **NORTHSIDE RULES** *(ALC008460-04-2026)*	*2116 GEORGE ST*
81	OCEAN FIN LLC d/b/a/ **LE CHATEAU** *(ALC008668-05-2026)*	*410 CASS ST*
82	OLD CROW LA CROSSE LLC (THE) d/b/a/ **THE CROW** *(ALC008313-04-2026)*	*100 3RD ST S*
83	OUR CORNER BAR INC d/b/a/ **OUR CORNER BAR** *(ALC008420-04-2026)*	*2104 GEORGE ST*
84	OVERTIME ENTERTAINMENT LLC d/b/a/ **FATHEAD STEVE'S** *(ALC008630-05-2026)*	*324 JAY ST*
85	P & E ENTERPRISES INC d/b/a/ **POGREBA RESTAURANT** *(ALC008461-04-2026)*	*1232 AVON ST*
86	P & E ENTERPRISES INC d/b/a/ **LA CROSSE PETTIBONE BOAT CLUB** *(ALC008465-04-2026)*	*617 PETTIBONE DR S*
87	PEARL 19 LLC d/b/a/ **JACK'S ON PEARL** *(ALC008459-04-2026)*	*318 PEARL ST*
88	PEARL LLC (THE) d/b/a/ **THE GRAND HOTEL BALLROOM & GALLERY** *(ALC008612-05-2026)*	*205 PEARL ST*
89	PEOPLE'S FOOD COOPERATIVE INC d/b/a/ **PEOPLE'S FOOD CO-OP** *(ALC008467-04-2026)*	*315 5TH AVE S*
90	PETER JAMES LLC d/b/a/ **JIMMY'S NORTH STAR** *(ALC008517-04-2026)*	*1732 GEORGE ST*
91	PETTIBONE PARK RESORT INC d/b/a/ **PETTIBONE PARK RESORT** *(ALC008414-04-2026)*	*333 PARK PLAZA DR*
92	PIN DROP LLC d/b/a/ **PLA-MOR LANES** *(ALC008527-04-2026)*	*807 4TH ST S*
93	PRIDE HOTELS LLC d/b/a/ **COUNTRY INN & SUITES** *(ALC008371-04-2026)*	*2110 ROSE ST*
94	PUMP HOUSE REGIONAL ARTS CENTER INC d/b/a/ **PUMP HOUSE REGIONAL ARTS CENTER INC** *(ALC008303-04-2026)*	*119 KING ST*
95	RAYS ADAM STREET PUB LLC d/b/a/ **ADAMS ST PUB** *(ALC008364-04-2026)*	*1200 11TH ST S*
96	REDTAIL ENTERPRISES INC d/b/a/ **MILWAUKEE BURGER COMPANY** *(ALC008410-04-2026)*	*3039 MEDCO CT*
97	RIVERFRONT HOTEL INC d/b/a/ **COURTYARD BY MARRIOTT** *(ALC008392-04-2026)*	*500 FRONT ST S*
98	RIVOLI 21 LLC d/b/a/ **RIVOLI THEATRE / PIZZA DOLOROSA** *(ALC008488-04-2026)*	*115/117 4TH ST N STE 101-103; 123 4TH ST N STE 205-209, 213-216*
99	RLH ASSOCIATES d/b/a/ **RADISSON CENTER** *(ALC008479-04-2026)*	*300 2ND ST S*
100	RLH ASSOCIATES d/b/a/ **RADISSON HOTEL LA CROSSE** *(ALC008477-04-2026)*	*200 HARBORVIEW PLAZA*
101	ROMA RESTAURANT LLC d/b/a/ **SENOR VILLA** *(ALC008302-04-2026)*	*325 WEST AVE N STE B & C*
102	ROOT NOTE LLC (THE) d/b/a/ **THE ROOT NOTE** *(ALC008658-05-2026)*	*115 4TH ST S*
103	ROY L VINGERS AMERICAN LEGION POST 52 d/b/a/ **AMERICAN LEGION POST 52** *(ALC008355-04-2026)*	*711 6TH ST S*

104 RUCKUS ENTERTAINMENT LLC d/b/a/ **THE RECOVERY ROOM***(ALC008268-04-2026)* *901 7TH ST S*
105 RUDRUD INC d/b/a/ **SHOOTER'S BAR***(ALC008322-04-2026)* *120 3RD ST S*
106 SAGRA FOOD & WINE LLC d/b/a/ **SAGRA FOOD AND WINE***(ALC008639-05-2026)* *501 FRONT ST S*
107 SHIMMY'S INC d/b/a/ **SHIMMY'S***(ALC008489-04-2026)* *1203 WEST AVE S*
108 SHRINE OF OUR LADY OF GUADALUPE INC d/b/a/ **CULINA MARIANA***(ALC008516-04-2026)* *5250 JUSTIN RD*
109 SIPPIN HARMONIES CLUB LLC d/b/a/ **POPCORN TAVERN***(ALC008427-04-2026)* *308 4TH ST S*
110 SLOOPY'S ALMA MATER LLC d/b/a/ **SLOOPY'S ALMA MATER***(ALC008671-05-2026)* *163 COPELAND AVE*
111 SNUFFY'S BAR LLC d/b/a/ **SNUFFY'S BAR***(ALC008614-05-2026)* *1903 WEST AVE S*
112 SPORTS NUT OF LA CROSSE LLC d/b/a/ **THE SPORTS NUT***(ALC008353-04-2026)* *801 ROSE ST*
113 STATE ROOM LA CROSSE LLC d/b/a/ **STATE ROOM***(ALC008304-04-2026)* *128 3RD ST N*
114 STUDIO MOTIF LLC d/b/a/ **ALL GLAZED UP***(ALC008299-04-2026)* *313 PEARL ST*
115 SURF LOUNGE INC d/b/a/ **MIRAGE SPORTS BAR***(ALC008282-04-2026)* *3511 MORMON COULEE RD*
116 TACO ENTERPRISES LLC d/b/a/ **FISH'S CALEDONIA STREET BAR & GRILL***(ALC008381-04-2026)* *1452 CALEDONIA ST*
117 TAILGATORS LLP d/b/a/ **TAILGATORS***(ALC008253-04-2026)* *1019 10TH ST S*
118 TEXAS ROADHOUSE HOLDINGS LLC d/b/a/ **TEXAS ROADHOUSE***(ALC008349-04-2026)* *4310 STATE ROAD 16*
119 THAT FOREIGN PLACE LLC d/b/a/ **CHRISTOS TAVERNA***(ALC008254-04-2026)* *117 6TH ST N*
120 THE BLUE ZONE PICKLEBALL LLC d/b/a/ **THE BLUE ZONE PICKLEBALL***(ALC008533-04-2026)* *2500 ROSE ST*
121 THE ROOKERY LAX LLC d/b/a/ **THE ROOKERY***(ALC008443-04-2026)* *1914 CAMPBELL RD*
122 THE RUSTIC 3 LLC d/b/a/ **THE RUSTIC***(ALC008666-05-2026)* *103 3RD ST N*
123 THE SIDE LLC d/b/a/ **BLUFFSIDE***(ALC008530-04-2026)* *2712 MAIN ST*
124 THE VINTAGE KITCHEN LLC d/b/a/ **THE VINTAGE KITCHEN***(ALC008315-04-2026)* *1810 STATE ST*
125 TRA VIGNE d/b/a/ **JAVAVINO***(ALC008264-04-2026)* *2311 STATE RD*
126 TRACK II LLC d/b/a/ **TRACK II***(ALC008259-04-2026)* *716 GILLETTE ST*
127 TROUT CREEK 1 LLC d/b/a/ **MOXIE'S***(ALC008503-04-2026)* *1835 ROSE ST*
128 VICK'S LOUNGE LLC d/b/a/ **VICK'S BAR***(ALC008283-04-2026)* *3749 MORMON COULEE RD*
129 VINE STREET GROUP LLC (THE) d/b/a/ **THE FREIGHT HOUSE RESTAURANT***(ALC008519-04-2026)* *107 VINE ST*
130 VITERBO UNIVERSITY INC d/b/a/ **REINHART CENTER***(ALC008549-04-2026)* *900 VITERBO DR*
131 VITERBO UNIVERSITY INC d/b/a/ **VITERBO UNIVERSITY FINE ARTS CENTER***(ALC008548-04-2026)* *929 JACKSON ST*
132 YOSI INC d/b/a/ **YE OLDE STYLE INN***(ALC008491-04-2026)* *828 5TH AVE S*

Combination "Class B" Beer & Liquor (Reserve)

1. CAPPELLA WEDDINGS AND EVENTS LLC d/b/a/ **CAPPELLA WEDDINGS AND EVENTS***(ALC008535-04-2026)* *721 KING ST*
2. LA CROSSE FESTIVALS INC d/b/a/ **OKTOBERFEST USA***(ALC008402-04-2026)* *1 OKTOBERFEST STRASSE*

Class A Beer Garden

1. BARREL INN INC d/b/a/ **BARREL INN***(BG008350-04-2026)* — *2005 WEST AVE S*
2. DRIFTLESS AXE LLC d/b/a/ **THE DRIFTLESS AXE***(BG008501-04-2026)* — *300 4TH ST S*
3. GENZIE'S GAMEDAY PUB LLC d/b/a/ **GENZIE'S GAMEDAY PUB***(BG008540-04-2026)* — *1101 ST ANDREW ST*
4. HATCHERY LLC d/b/a/ **HATCHERY RIVERSIDE***(BG008496-04-2026)* — *410 VETERANS MEMORIAL DR E*
5. KLEHM LLC d/b/a/ **STRASSERS***(BG008276-04-2026)* — *1310 DENTON ST*
6. LA CROSSE PERFORMING ARTS CENTER INC d/b/a/ **WEBER CENTER FOR THE PERFORMING ARTS***(BG008547-04-2026)* — *428 FRONT ST*
7. NEIGHBORS BAR LLC d/b/a/ **NEIGHBORS BAR***(BG008481-04-2026)* — *1703 GEORGE ST*
8. OUR CORNER BAR INC d/b/a/ **OUR CORNER BAR***(BG008421-04-2026)* — *2104 GEORGE ST*
9. OVERTIME ENTERTAINMENT LLC d/b/a/ **FATHEAD STEVE'S***(BG008631-05-2026)* — *324 JAY ST*
10. PETER JAMES LLC d/b/a/ **JIMMY'S NORTH STAR***(BG008518-04-2026)* — *1732 GEORGE ST*
11. RAYS ADAM STREET PUB LLC d/b/a/ **ADAMS ST PUB***(BG008363-04-2026)* — *1200 11TH ST S*
12. RUCKUS ENTERTAINMENT LLC d/b/a/ **THE RECOVERY ROOM***(BG008267-04-2026)* — *901 7TH ST S*
13. SLOOPY'S ALMA MATER LLC d/b/a/ **SLOOPY'S ALMA MATER***(BG008673-05-2026)* — *163 COPELAND AVE*
14. SPORTS NUT OF LA CROSSE LLC d/b/a/ **THE SPORTS NUT***(BG008352-04-2026)* — *801 ROSE ST*
15. SURF LOUNGE INC d/b/a/ **MIRAGE SPORTS BAR***(BG008280-04-2026)* — *3511 MORMON COULEE RD*
16. TACO ENTERPRISES LLC d/b/a/ **FISH'S CALEDONIA STREET BAR & GRILL***(BG008382-04-2026)* — *1452 CALEDONIA ST*
17. THE RUSTIC 3 LLC d/b/a/ **THE RUSTIC***(BG008667-05-2026)* — *103 3RD ST N*
18. THE SIDE LLC d/b/a/ **BLUFFSIDE***(BG008531-04-2026)* — *2712 MAIN ST*

Class B Beer Garden

1. 4 SISTERS INC d/b/a/ **4 SISTERS***(BG008294-04-2026)* — *100 HARBORVIEW PLZ*
2. APIZZA LA CROSSE LLC d/b/a/ **UNO VENTI PIZZERIA***(BG008638-05-2026)* — *120 KING ST*
3. ARDIE'S FOOD SERVICE INC d/b/a/ **FLIPSIDE PUB & GRILL***(BG008407-04-2026)* — *400 LANG DR*
4. BIG AL'S LA CROSSE LLC d/b/a/ **BIG AL'S***(BG008300-04-2026)* — *111 3RD ST S*
5. CHABOLLA CORP d/b/a/ **TEQUILA MEXICAN RESTAURANT***(BG008649-05-2026)* — *515 WEST AVE N*
6. CHRITTON INDUSTRIES LLC d/b/a/ **SOUTH LANES PIZZA***(BG008335-04-2026)* — *1501 LOSEY BLVD S*
7. FAMOUS DAVE'S RIBS INC d/b/a/ **FAMOUS DAVE'S***(BG008498-04-2026)* — *3055 STATE ROAD 16*
8. FIESTA MEXICANA LLC d/b/a/ **FIESTA MEXICANA***(BG008641-05-2026)* — *5200 MORMON COULEE RD*
9. GROUNDED COFFEE LLC d/b/a/ **GROUNDED PATIO CAFE***(BG008321-04-2026)* — *308 MAIN ST*
10. HOUSEHOLDER TAVERNS LLC d/b/a/ **BENNETT O'RILEY'S SOUTH LA CROSSE***(BG008509-04-2026)* — *4329 MORMON COULEE RD*
11. HOWIE'S LA CROSSE LLC d/b/a/ **HOWIE'S***(BG008310-04-2026)* — *1128 LA CROSSE ST*
12. HY-VEE, INC d/b/a/ **HY-VEE***(BG008608-05-2026)* — *4200 STATE ROAD 16*
13. JADEBOY LLC d/b/a/ **THE DAMN TASTY***(BG008662-05-2026)* — *1217 CALEDONIA ST*
14. LAS MARGARITAS RESTAURANT LLC d/b/a/ **LAS MARGARITAS RESTAURANT***(BG008561-04-2026)* — *2505 STATE RD*
15. M.E.P. HOSPITALITY LLC d/b/a/ **FLATIRON***(BG008450-04-2026)* — *321 STATE ST*
16. OCEAN FIN LLC d/b/a/ **LE CHATEAU***(BG008669-05-2026)* — *410 CASS ST*
17. REDTAIL ENTERPRISES INC d/b/a/ **MILWAUKEE BURGER COMPANY***(BG008411-04-2026)* — *3039 MEDCO CT*
18. THE VINTAGE KITCHEN LLC d/b/a/ **THE VINTAGE KITCHEN***(BG008314-04-2026)* — *1810 STATE ST*
19. TRA VIGNE d/b/a/ **JAVAVINO***(BG008263-04-2026)* — *2311 STATE RD*
20. VINE STREET GROUP LLC (THE) d/b/a/ **THE FREIGHT HOUSE RESTAURANT***(BG008520-04-2026)* — *107 VINE ST*

Indoor Cabaret

1. 4 SISTERS CATERING ON 4TH INC d/b/a/ **4 SISTERS FOURTH STREET BAR** *(CAB008291-04-2026)*	*133 4TH ST S*
2. 4 SISTERS INC d/b/a/ **4 SISTERS** *(CAB008293-04-2026)*	*100 HARBORVIEW PLZ STE 100*
3. 5D INSIGHT LLC d/b/a/ **SCHMIDTY'S** *(CAB008512-04-2026)*	*3119 STATE RD*
4. ANIMAL HOUSE II LA CROSSE LLC d/b/a/ **ANIMAL HOUSE** *(CAB008308-04-2026)*	*110 3RD ST N*
5. ARDIE'S FOOD SERVICE INC d/b/a/ **FLIPSIDE PUB & GRILL** *(CAB008408-04-2026)*	*400 LANG DR*
6. BENCHMARK REDEVELOPMENT INC d/b/a/ **BUZZARD BILLY'S CAFE/STARLITE LOUNGE** *(CAB008419-04-2026)*	*222 PEARL ST*
7. BROTHERS OF WISCONSIN INC d/b/a/ **BROTHERS** *(CAB008544-04-2026)*	*306 PEARL ST*
8. BROTHERS OF WISCONSIN INC d/b/a/ **THE LIBRARY** *(CAB008539-04-2026)*	*123 3RD ST S*
9. BUDDIES THREE INC d/b/a/ **GEORGE STREET PUB** *(CAB008404-04-2026)*	*1728 GEORGE ST*
10. CAPPELLA WEDDINGS AND EVENTS LLC d/b/a/ **CAPPELLA WEDDINGS AND EVENTS** *(CAB008536-04-2026)*	*721 KING ST*
11. CEC ENTERTAINMENT LLC d/b/a/ **CHUCK E. CHEESE'S** *(CAB008356-04-2026)*	*4444 STATE RD 16*
12. CHABOLLA CORP d/b/a/ **TEQUILA MEXICAN RESTAURANT** *(CAB008650-05-2026)*	*515 WEST AVE N*
13. CHARMANT OPERATIONS LLC d/b/a/ **THE CHARMANT HOTEL** *(CAB008424-04-2026)*	*101 STATE ST*
14. CHRITTON INDUSTRIES LLC d/b/a/ **SOUTH LANES PIZZA** *(CAB008334-04-2026)*	*1501 LOSEY BLVD S*
15. COURT ABOVE MAIN LLC d/b/a/ **COURT ABOVE MAIN** *(CAB008373-04-2026)*	*420 MAIN ST*
16. DREAM ONCE LLC d/b/a/ **FORK & FABLE CRAFTHOUSE** *(CAB008257-04-2026)*	*1003 16TH ST S*
17. EARL'S GROCERY & SALOON LLC d/b/a/ **EARL'S GROCERY & SALOON** *(CAB008370-04-2026)*	*401 3RD ST S*
18. EXCEPTIONAL RESTAURANTS WI LLC d/b/a/ **LA CROSSE BIERHAUS/LEGENDS** *(CAB008557-04-2026)*	*128 3RD ST S*
19. FENIGOR GROUP LLC (THE) d/b/a/ **SAINT ANDREW'S SQUARE** *(CAB008278-04-2026)*	*1407 ST ANDREW ST*
20. FIESTA MEXICANA LLC d/b/a/ **FIESTA MEXICANA** *(CAB008642-05-2026)*	*5200 MORMON COULEE RD*
21. GENZIE'S GAMEDAY PUB LLC d/b/a/ **GENZIE'S GAMEDAY PUB** *(CAB008543-04-2026)*	*1101 ST ANDREW ST*
22. GROUNDED COFFEE LLC d/b/a/ **GROUNDED PATIO CAFE** *(CAB008320-04-2026)*	*308 MAIN ST*
23. HAPPENINGS INC d/b/a/ **HAPPENINGS** *(CAB008455-04-2026)*	*215 3RD ST S*
24. HATCHERY LLC d/b/a/ **HATCHERY RIVERSIDE** *(CAB008494-04-2026)*	*410 VETERANS MEMORIAL DR E*
25. HOUGHTON'S JACKSON STREET PUB LLC d/b/a/ **HOUGHTON'S JACKSON STREET PUB** *(CAB008378-04-2026)*	*1002 JACKSON ST*
26. HOWIE'S LA CROSSE LLC d/b/a/ **HOWIE'S** *(CAB008309-04-2026)*	*1128 LA CROSSE ST*
27. JAMA INVESTMENTS LLC d/b/a/ **DEWEY'S SIDE STREET SALOON** *(CAB008447-04-2026)*	*621 ST PAUL ST*
28. JDLC LLC d/b/a/ **CAVALIER THEATER AND LOUNGE** *(CAB008426-04-2026)*	*114-118 5TH AVE N*
29. JOHN'S BAR INC d/b/a/ **JOHN'S BAR/RALPH'S RESTAURANT** *(CAB008401-04-2026)*	*109 3RD ST N*
30. KROWDOG LLC d/b/a/ **YESTERDAYS** *(CAB008273-04-2026)*	*317 PEARL ST*
31. LAS MARGARITAS RESTAURANT LLC d/b/a/ **LAS MARGARITAS RESTAURANT** *(CAB008560-04-2026)*	*2505 STATE RD*
32. LIZZIES LOUNGE LLC d/b/a/ **WHO'S ON 3RD** *(CAB008438-04-2026)*	*126 3RD ST N*
33. MEGPE LLC d/b/a/ **BOOT HILL PUB/DOCK 7** *(CAB008367-04-2026)*	*1501 ST ANDREW ST STE 101*
34. MERAKI DESIGN CO LLC d/b/a/ **MERAKI DESIGN CO LLC** *(CAB008554-04-2026)*	*325 PEARL ST STE 201 & 301*

35. MIKE MCCORMICK OF LA CROSSE INC d/b/a/ **BRONCO'S** *(CAB008457-04-2026)*	*105 3RD ST S*
36. NEIGHBORS BAR LLC d/b/a/ **NEIGHBORS BAR** *(CAB008476-04-2026)*	*1703 GEORGE ST*
37. NOBLE 1987 INC d/b/a/ **THE HELM** *(CAB008483-04-2026)*	*108 3RD ST N*
38. OCEAN FIN LLC d/b/a/ **LE CHATEAU** *(CAB008670-05-2026)*	*410 CASS ST*
39. OLD CROW LA CROSSE LLC (THE) d/b/a/ **THE CROW** *(CAB008312-04-2026)*	*100 3RD ST S*
40. OUR CORNER BAR INC d/b/a/ **OUR CORNER BAR** *(CAB008422-04-2026)*	*2104 GEORGE ST*
41. P & E ENTERPRISES INC d/b/a/ **POGREBA RESTAURANT** *(CAB008462-04-2026)*	*1232 AVON ST*
42. PEARL 19 LLC d/b/a/ **JACK'S ON PEARL** *(CAB008458-04-2026)*	*318 PEARL ST*
43. PEARL LLC (THE) d/b/a/ **THE GRAND HOTEL BALLROOM & GALLERY** *(CAB008613-05-2026)*	*205 PEARL ST*
44. PEOPLE'S FOOD COOPERATIVE INC d/b/a/ **PEOPLE'S FOOD CO-OP** *(CAB008473-04-2026)*	*315 5TH AVE S*
45. PETTIBONE PARK RESORT INC d/b/a/ **PETTIBONE PARK RESORT** *(CAB008415-04-2026)*	*333 PARK PLAZA DR*
46. RAYS ADAM STREET PUB LLC d/b/a/ **ADAMS ST PUB** *(CAB008362-04-2026)*	*1200 11TH ST S*
47. REDTAIL ENTERPRISES INC d/b/a/ **MILWAUKEE BURGER COMPANY** *(CAB008412-04-2026)*	*3039 MEDCO CT*
48. RIVOLI 21 LLC d/b/a/ **RIVOLI THEATRE / PIZZA DOLOROSA** *(CAB008486-04-2026)*	*115/117 4TH ST N STE 101-103; 123 4TH ST N STE 205-209, 213-216*
49. RLH ASSOCIATES d/b/a/ **RADISSON HOTEL LA CROSSE** *(CAB008478-04-2026)*	*200 HARBORVIEW PLAZA*
50. RLH ASSOCIATES d/b/a/ **RADISSON CENTER** *(CAB008480-04-2026)*	*300 2ND ST S*
51. ROOT NOTE LLC (THE) d/b/a/ **THE ROOT NOTE** *(CAB008659-05-2026)*	*115 4TH ST S*
52. ROY L VINGERS AMERICAN LEGION POST 52 d/b/a/ **AMERICAN LEGION POST 52** *(CAB008354-04-2026)*	*711 6TH ST S*
53. RUCKUS ENTERTAINMENT LLC d/b/a/ **THE RECOVERY ROOM** *(CAB008266-04-2026)*	*901 7TH ST S*
54. SHIMMY'S INC d/b/a/ **SHIMMY'S** *(CAB008490-04-2026)*	*1203 WEST AVE S*
55. SIPPIN HARMONIES CLUB LLC d/b/a/ **POPCORN TAVERN** *(CAB008428-04-2026)*	*308 4TH ST S*
56. SLOOPY'S ALMA MATER LLC d/b/a/ **SLOOPY'S ALMA MATER** *(CAB008672-05-2026)*	*163 COPELAND AVE*
57. STATE ROOM LA CROSSE LLC d/b/a/ **STATE ROOM** *(CAB008305-04-2026)*	*128 3RD ST N*
58. TACO ENTERPRISES LLC d/b/a/ **FISH'S CALEDONIA STREET BAR & GRILL** *(CAB008383-04-2026)*	*1452 CALEDONIA ST*
59. THE ROOKERY LAX LLC d/b/a/ **THE ROOKERY** *(CAB008442-04-2026)*	*1914 CAMPBELL RD*
60. THE SIDE LLC d/b/a/ **BLUFFSIDE** *(CAB008532-04-2026)*	*2712 MAIN ST*
61. TRA VIGNE d/b/a/ **JAVAVINO** *(CAB008262-04-2026)*	*2311 STATE RD*
62. TRACK II LLC d/b/a/ **TRACK II** *(CAB008260-04-2026)*	*716 GILLETTE ST*
63. TROUT CREEK 1 LLC d/b/a/ **MOXIE'S** *(CAB008504-04-2026)*	*1835 ROSE ST*
64. TURTLE STACK BREWERY LLC d/b/a/ **TURTLE STACK BREWERY** *(CAB008332-04-2026)*	*125 2ND ST S*
65. VINE STREET GROUP LLC (THE) d/b/a/ **THE FREIGHT HOUSE RESTAURANT** *(CAB008521-04-2026)*	*107 VINE ST*
66. YOSI INC d/b/a/ **YE OLDE STYLE INN** *(CAB008492-04-2026)*	*828 5TH AVE S*

Outdoor Cabaret

1.	4 SISTERS INC d/b/a/ **4 SISTERS** *(CAB008292-04-2026)*	*100 HARBORVIEW PLZ STE 100*
2.	ARDIE'S FOOD SERVICE INC d/b/a/ **FLIPSIDE PUB & GRILL** *(CAB008409-04-2026)*	*400 LANG DR*
3.	GENZIE'S GAMEDAY PUB LLC d/b/a/ **GENZIE'S GAMEDAY PUB** *(CAB008542-04-2026)*	*1101 ST ANDREW ST*
4.	GROUNDED COFFEE LLC d/b/a/ **GROUNDED PATIO CAFE** *(CAB008319-04-2026)*	*308 MAIN ST*
5.	HATCHERY LLC d/b/a/ **HATCHERY RIVERSIDE** *(CAB008495-04-2026)*	*410 VETERANS MEMORIAL DR E*
6.	KEMPER SPORTS MANAGEMENT LLC d/b/a/ **FOREST HILLS GOLF COURSE** *(CAB008380-04-2026)*	*600 LOSEY BLVD N*
7.	LA CROSSE BASEBALL LLC d/b/a/ **LA CROSSE LOGGERS** *(CAB008551-04-2026)*	*800 COPELAND PARK DR*
8.	LA CROSSE FESTIVALS INC d/b/a/ **OKTOBERFEST USA** *(CAB008403-04-2026)*	*1 OKTOBERFEST STRASSE*
9.	LAS MARGARITAS RESTAURANT LLC d/b/a/ **LAS MARGARITAS RESTAURANT** *(CAB008559-04-2026)*	*2505 STATE RD*
10.	MEGPE LLC d/b/a/ **BOOT HILL PUB/DOCK 7** *(CAB008368-04-2026)*	*1501 ST ANDREW ST STE 101*
11.	P & E ENTERPRISES INC d/b/a/ **LA CROSSE PETTIBONE BOAT CLUB** *(CAB008466-04-2026)*	*617 PETTIBONE DR S*
12.	PETTIBONE PARK RESORT INC d/b/a/ **PETTIBONE PARK RESORT** *(CAB008416-04-2026)*	*333 PARK PLAZA DR*
13.	RAYS ADAM STREET PUB LLC d/b/a/ **ADAMS ST PUB** *(CAB008361-04-2026)*	*1200 11TH ST S*
14.	REDTAIL ENTERPRISES INC d/b/a/ **MILWAUKEE BURGER COMPANY** *(CAB008413-04-2026)*	*3039 MEDCO CT*
15.	TRA VIGNE d/b/a/ **JAVAVINO** *(CAB008261-04-2026)*	*2311 STATE RD*
16.	TROUT CREEK 1 LLC d/b/a/ **MOXIE'S** *(CAB008505-04-2026)*	*1835 ROSE ST*
17.	VINE STREET GROUP LLC (THE) d/b/a/ **THE FREIGHT HOUSE RESTAURANT** *(CAB008522-04-2026)*	*107 VINE ST*

Dance Hall

1. CONCORDIA AID SOCIETY INC d/b/a/ **CONCORDIA BALLROOM***(DH008445-04-2026)* *1129 LA CROSSE ST*

Junk Dealer

1. ALTER TRADING CORPORATION d/b/a/ **ALTER METAL RECYCLING***(JUNK008526-04-2026)* — *2410 HAUSER ST*
2. CRAIG'S RIVER CITY TOWING d/b/a/ **CRAIG'S RIVER CITY TOWING***(JUNK008237-03-2026)* — *1224 ISLAND ST*
3. DON'S TOWING & REPAIR INC d/b/a/ **DON'S TOWING & REPAIR***(JUNK008235-03-2026)* — *816 MONITOR ST*
4. GREEN CIRCLE RECOVERY LLC d/b/a/ **GREEN CIRCLE RECOVERY***(JUNK008348-04-2026)* — *3019 COMMERCE ST*
5. KEN'S AUTO REPAIR LLC d/b/a/ **KEN'S AUTO REPAIR***(JUNK008239-03-2026)* — *1716 GILLETTE PL*

Mobile Home Park

1. CORE COMMUNITIES 1 LLC d/b/a/ **PINE VIEW***(MHP008244-03-2026)* — *W5585 COUNTY ROAD MM*
2. JUNIPER PARTNERS d/b/a/ **RIVERCREST VILLAGE***(MHP008386-04-2026)* — *5450 33RD ST S*
3. RIVERVIEW COURT d/b/a/ **RIVERVIEW COURT***(MHP008326-04-2026)* — *1747 ROSE ST*
4. VICK'S BAR & MOTEL INC d/b/a/ **VICK'S MOTEL***(MHP008286-04-2026)* — *3749 MORMON COULEE RD*

Recycling Facility - Processing Facility

1. ALTER TRADING CORPORATION d/b/a/ **ALTER METAL RECYCLING** *(RF008524-04-2026)* — *2410 HAUSER ST*
2. GREEN CIRCLE RECOVERY LLC d/b/a/ **GREEN CIRCLE RECOVERY** *(RF008347-04-2026)* — *3019 COMMERCE ST*
3. GREEN CIRCLE RECYCLING LLC d/b/a/ **GREEN CIRCLE RECYCLING** *(RF008341-04-2026)* — *2850 LARSON ST*
4. HARTER'S TRASH & RECYCLING INC d/b/a/ **HARTER'S QUICK CLEAN UP** *(RF008365-04-2026)* — *2850 LARSON ST*
5. KATZ INDUSTRIAL METALS INC d/b/a/ **KATZ INDUSTRIAL METALS** *(RF008523-04-2026)* — *2535 EAST AVE S*
6. WASTE MANAGEMENT OF WISCONSIN INC d/b/a/ **WASTE MANAGEMENT OF WISCONSIN** *(RF008513-04-2026)* — *415 ISLAND ST*

Recycling Facility - Pick-Up Station

3. CITY OF LA CROSSE d/b/a/ **CITY OF LA CROSSE RECYCLING OFFICE***(RF008241-03-2026)* *2000 MARCO DR*

Recycling Facility - Recycling Center

1. ALTER TRADING CORPORATION d/b/a/ **ALTER METAL RECYCLING***(RF008525-04-2026)* *2410 HAUSER ST*

Roller Rink

1. MC CHRISTIANSON CORP d/b/a/ **HIGH ROLLER SKATING CENTER***(RR008358-04-2026)* *3624 EAST AVE S*

Secondhand Article Dealer

1. DJRC LLC d/b/a/ **RIVER CITY GOLD & SILVER EXCHANGE** *(SH008656-05-2026)* — *314-318 4TH ST S*
2. PIAS LAX LLC d/b/a/ **PLAY IT AGAIN SPORTS** *(SH008660-05-2026)* — *4400 STATE ROAD 16*
3. TOMABIDE LLC d/b/a/ **ONCE UPON A CHILD** *(SH008652-05-2026)* — *3133 STATE ROAD 16*
4. TOMABIDE TWO LLC d/b/a/ **PLATO'S CLOSET** *(SH008653-05-2026)* — *3133 STATE ROAD 16*
5. WRENCH AND ROLL LLC d/b/a/ **WRENCH & ROLL** *(SH008665-05-2026)* — *1200 CALEDONIA ST*

Secondhand Jewelry, Precious Metals and Gems Dealer

1. ANTIQUE CENTER OF LA CROSSE LTD d/b/a/ **ANTIQUE CENTER OF LA CROSSE** *(SH008645-05-2026)* — *110 3RD ST S*
2. CRESCENT JEWELERS INC d/b/a/ **CRESCENT JEWELERS** *(SH008240-03-2026)* — *429 MAIN ST*
3. DAVE'S COINS INC d/b/a/ **DAVE'S COINS, STAMPS & ANTIQUITIES** *(SH008602-05-2026)* — *1226 CALEDONIA ST*
4. DJRC LLC d/b/a/ **RIVER CITY GOLD & SILVER EXCHANGE** *(SH008657-05-2026)* — *314-318 4TH ST S*
5. MARK JEWELLERS INC d/b/a/ **MARK JEWELLERS** *(SH008238-03-2026)* — *1205 CALEDONIA ST*
6. STERLING INC d/b/a/ **KAY JEWELERS #0165** *(SH008432-04-2026)* — *3800 STATE ROAD 16*
7. ZALE DELAWARE INC d/b/a/ **ZALE JEWELERS #1264** *(SH008433-04-2026)* — *3800 STATE ROAD 16*

Secondhand Dealer Mall/Flea Market

1. ANTIQUE CENTER OF LA CROSSE LTD d/b/a/ **ANTIQUE CENTER OF LA CROSSE***(MALL008646-05-2026)* *110 3RD ST S*
2. CALEDONIA STREET ANTIQUES LLC d/b/a/ **CALEDONIA "NORTHSIDE" ANTIQUES***(MALL008680-05-2026)* *1215 CALEDONIA ST*

Theatre

1. MARCUS THEATRES CORP d/b/a/ **CINEMA THEATRES***(TH008674-05-2026)* — *2032 WARD AVE*
2. RIVOLI 21 LLC d/b/a/ **RIVOLI THEATRE / PIZZA DOLOROSA***(TH008487-04-2026)* — *115/117 4TH ST N STE 101-103; 123 4TH ST N STE 205-209, 213-216*

City of La Crosse, Wisconsin

ORIGINAL ALCOHOL LICENSE APPLICATION INFORMATION SUBMITTAL

Rev. 10/2025

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

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

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

RECEIVED MAY 4 0 2026

TYPE OF LICENSE(S) REQUESTED

Class A: ☐ Beer, ☐ Liquor
Class B: ☑ Beer, ☑ Liquor
Class C: ☑ Wine

APPLICANT

Legal Business Name *(Corporation, LLC, Sole Proprietor, Partnership)*:	**Trade Name:**
M.E.P. Hospitality, LLC	Flatiron Cafe

Address: Street	City	State	Zip Code
321 State St.	La Crosse	WI	54601

Telephone Number:	**Email:**	**Website:**
[redacted]	[redacted]	www.flatironlax.com

ACTIVE USE OF LICENSE

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

Anticipated Date of Opening: We are open (July 1st)

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

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

CORPORATIONS/LLCs – AGENT QUALIFICATIONS & RESPONSIBILITIES
(N/A for Sole Proprietors and Partnerships)

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

BUSINESS PLAN

Type of Establishment:

☐ Tavern ☐ Nightclub ☒ Restaurant ☐ Liquor Store ☐ Grocery Store
☐ Convenience Store with gas pumps ☐ Convenience Store without gas pumps
☐ Other _____

Hours of Operation:

Tues- Thursday 11am- 8pm Friday & Saturday 11am-9pm

Anticipated Number of Employees:
8-10

Method for training employees in alcohol beverage laws and requirements for employees to hold a beverage operator license:
T.I.P.S

Other Business to Be Conducted on Premise:
No

Estimated gross receipts for food and alcohol beverage sales by percentage.
(Note: Non-alcoholic drinks are classified as "Food.")

_____ % Alcohol _____ % Food _____ % Other

If applicable, describe "Other": _____

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

Indoor 45 per. Outdoor, if applicable 25 per.

Will there be any outdoor sales/service or consumption of alcohol? If yes, explain.
If yes, a beer garden license or outdoor dining permit is required.

Yes,

Will there be live entertainment (music or dancing) on premise? If yes, explain.
If yes, a cabaret license is required.

No

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

If yes, how many parking spaces? lot in belle square

If no, how will parking be accommodated.

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

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

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

Signature _____ **Date** 5/4/26

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

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

Form **AB-200**

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	
License Period	

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

- ☐ Class "A" Beer . . . . . $ _____
- ☒ Class "B" Beer . . . . . $ 100
- ☐ "Class A" Liquor . . . . . $ _____
- ☐ "Class B" Liquor . . . . . $ _____
- ☐ "Class A" Liquor (cider only) $ _____
- ☐ Reserve "Class B" Liquor $ _____
- ☒ "Class C" Liquor (wine only) $ 100

Fees	
License Fees	$
Background Check Fee	$
Publication Fee	$
Total Fees	$

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship): M.E.P. Hospitality, LLC
2. Business Trade Name or DBA: Flatiron Cafe
3. FEIN: 39-4694522
4. Wisconsin Seller's Permit Number: 456-1037282059-02
5. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization
6. State of Organization: WI
7. Date of Organization: 10/25
8. Wisconsin DFI Registration Number: M139374
9. Premises Address: 321 State Street
10. City: La Crosse
11. State: WI
12. Zip Code: 54601
13. County: La Crosse
14. Governing Municipality: ☒ City ☐ Town ☐ Village of: La Crosse
15. Aldermanic District: 12th
16. Premises Phone: [redacted]
17. Premises Email: [redacted]
18. Website: www.flatironlax.com
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.

Commercial Restaurant Space in Belle Square building. Restaurant space in front, Kitch + storage in rear. Records will be Kept in office, Beer + Wine in designated storage Areas

20. Mailing Address (if different from premises address)
21. City
22. State
23. Zip Code

Part B: Questions

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

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

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

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

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

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

4. Is the applicant business owned by another business entity? ☐ Yes ☒ No
If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity	4b. Business Entity FEIN

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

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

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

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone

Part D: Attestation

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

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

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

Last Name	First Name	M.I.
Dooley	Matthew	Z

Title	Email	Phone
Co-owner	[redacted]	

Signature	Date
	4/13/26

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued

Signature of Clerk/Deputy Clerk	Date Provisional License Issued (if applicable)

Form
AB-100

Alcohol Beverage Individual Questionnaire

Date

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

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

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

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor): M.E.P. Hospitality
2. Business Trade Name or DBA: Flatiron Cafe
3. Entity Type *(check one)*
   ☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
Dooley	Matthew	Z

4. Relationship to Business (Title)	5. Email	6. Phone
owner	[redacted]	[redacted]

7. Home Address: 3122 25th St S

8. City	9. State	10. Zip Code	11. Date of Birth
La Crosse	WI	54601	[redacted]

12. Drivers License/State ID Number	13. Drivers License/State ID State of Issuance
[redacted]	WI

Part C: Address History

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

   If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY): 08/20

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

Previous Address	City	State	Zip Code
1 738 Hillview Ave	LaCrosse	WI	54601
2			
3			
4			
5			

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

State	County	State	County	State	County	State	County
GA	Dekalb	GA	Fulton	GA	Forsyth		

Continued →

Part D: Criminal History

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

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

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

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

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

Part E: Attestation

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

Signature	Date
[signature]	5/4/26

Form
AB-101

Alcohol Beverage Appointment of Agent

Date 5/4/20

Agent Type *(check one)*

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

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
M.E.P. Hospitality

2. Business Trade Name or DBA
Flatiron Cafe

3. Entity Type *(check one)*
☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)*
☑ Municipal Retail License ☐ State Permit

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

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

Part B: Agent Information

1. Last Name: Dooley
2. First Name: Matthew
3. M.I.: Z
4. Email: [redacted]
5. Phone: [redacted]
6. Home Address: 3122 25th St S
7. City: LaCrosse
8. State: WI
9. Zip Code: 54601
10. Date of Birth: [redacted]
11. Drivers License/State ID Number: [redacted]
12. Drivers License/State ID State of Issuance: WI

Part C: Agent Questions

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

Continued →

Part D: Business Attestation

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

Last Name	First Name	M.I.
Dooley	Matthew	Z

Title	Email	Phone
Owner	[redacted]	

Signature	Date
	05/4/26

Part E: Agent Attestation

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

Last Name	First Name	M.I.
Dooley	Matthew	Z

Signature	Date
	05/4/26

Form
AB-100

Alcohol Beverage Individual Questionnaire

Date 5/4/26

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

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

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

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
M.E.P. Hospitality, LLC

2. Business Trade Name or DBA
Flatiron Cafe'

3. Entity Type *(check one)*
☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
Michaels	Patrick	D.

4. Relationship to Business (Title)	5. Email	6. Phone
Owner	[redacted]	

7. Home Address
2922 26th St. South

8. City	9. State	10. Zip Code	11. Date of Birth
La Crosse	WI	54601	[redacted]

12. Drivers License/State ID Number	13. Drivers License/State ID State of Issuance
[redacted]	WI

Part C: Address History

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

If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY) 05/2019

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

Previous Address 1	City	State	Zip Code
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code

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

State	County	State	County	State	County	State	County
NE	Douglas						
State	County	State	County	State	County	State	County

Continued →

Part D: Criminal History

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

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

Law/Ordinance Violated	Location	Conviction Date
DUI	Scottsbluff, NE	2004
Penalty Imposed	**Was sentence completed?** ☒ Yes ☐ No	
Probation		
Law/Ordinance Violated	**Location**	**Conviction Date**
Hindering Arrest / False Information		2004
Penalty Imposed	**Was sentence completed?** ☒ Yes ☐ No	
Probation, 14 days Jail		
Law/Ordinance Violated	**Location**	**Conviction Date**
DUI	Lincoln, NE	2007
Penalty Imposed	**Was sentence completed?** ☒ Yes ☐ No	
Probation, 40 days Jail		

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

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

Part E: Attestation

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

Signature	Date
[signature]	5/4/26

Revision 3/2/2020

City of La Crosse, Wisconsin

APPLICATION FOR *BEER GARDEN* LICENSE

Check One: ☒ New ☐ Renewal For the license period _____ to _____ Fee: $ 200.00

License Class: (Check One) ☒ Class "A" ☐ Class "B" ☐ Class "C" ☐ Class "D"
(ZONING RESTRICTION)

BUSINESS INFORMATION

Legal/Real Name:
Neighbors Bar

Address of Above: Street: 1703 George St. City: LaCrosse State: WI Zip Code: 54603

PREMISES INFORMATION

Trade Name of Business:

Address of premises to be Licensed:
New Address

BEER GARDEN INFORMATION

Description of proposed beer garden: (MUST BE SPECIFIC: square feet, physical location, material made out of, etc.)
This will be in the backyard, fensed in area is 1913.07 Sqluare feet of open space. There is Vinyl fensing around all of yard except where the building and garage are. There is a back door in bar that you can enter the yard. There are also two gates one that is 3' and one that is 8'. This is on the nubleest part of the bar out back from the front door on George St.

AGENT INFORMATION

Agent Name: First: Tracy Middle: Last: McHenry

Agent Home Address: Street: 1748 Caroline St City: LaCrosse State: WI Zip Code: 54603

Home Phone Number: [redacted] **Daytime Phone Number:** [redacted]

Was the above person listed as agent on last year's application?
☒ Yes ☐ No

RECEIVED
APR 13 2026
City Clerk's Office

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

Tracy McHenry
Signature of Applicant

Date

A PLAN MUST ACCOMPANY THIS APPLICATION

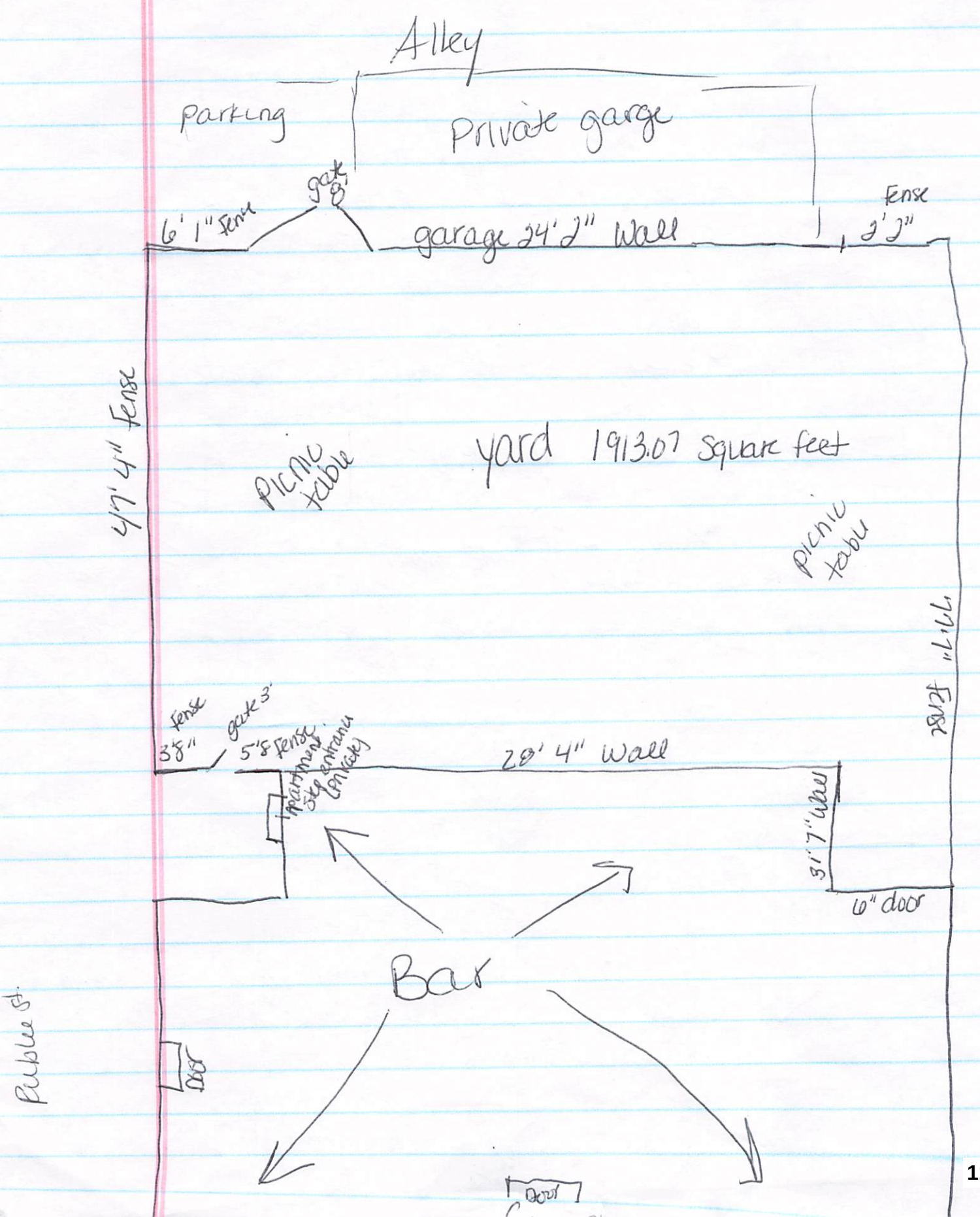
OFFICE USE ONLY

For original application:
Attach a list of all property owners within 200 feet of the proposed licensed premises.

Signature:	Date:	Granted:	License #:

Tax Parcel	OwnerName	PROPADDCOMP	Mailing Address	MailCityStateZip
17-10115-120	2233 PROPERTIES LLC	1646 KANE ST	PO BOX 3743	LA CROSSE WI 54602
17-10118-120	ALEXANDER D STEIN, AMANDA D LANGAARD	1722 KANE ST	1722 KANE ST	LA CROSSE WI 54603-2153
17-10118-50	ALLEGRO PROPERTIES LLC	1709 GEORGE ST	2110 CLEARWATER DR	ONALASKA WI 54650
17-10118-40	ANDANTE PROPERTIES LLC	1711 GEORGE ST	2110 CLEARWATER DR	ONALASKA WI 54650
17-10118-90	ANDANTE PROPERTIES LLC	1711 GEORGE ST	2110 CLEARWATER DR	ONALASKA WI 54650
	ATTN: JACOB STOLL			
17-10183-120	ABSOLUTE RENTALS LLC	1720 & 1722 GEORGE ST	N5881 LAKEVIEW CT E	ONALASKA WI 54650
17-10177-30	BUDDIES THREE INC	1728 GEORGE ST	1728 GEORGE ST	LA CROSSE WI 54603-1645
17-10118-110	CATHERINE J WOOD, JASON P LIPPERT	1718 KANE ST	1718 KANE ST	LA CROSSE WI 54603-2153
17-10183-110	CHAD T LONGWAY	1718 GEORGE ST	2631 LOOMIS ST	LA CROSSE WI 54603
17-10118-100	DEVIN N GHENT	1712 KANE ST	1712 KANE ST	LA CROSSE WI 54601
17-10270-120	DIANNE J JERANEK	1211 RUBLEE ST	1211 RUBLEE ST	LA CROSSE WI 54603
17-10118-70	ELAINE E PITTMAN	1702 KANE ST	1702 KANE ST	LA CROSSE WI 54603
17-10183-130	GEORGE ST PUB PROPERTIES LLC	1724 GEORGE ST	1728 GEORGE ST	LA CROSSE WI 54603
17-10118-80	HERITAGE RENTALS LLC	1706 KANE ST	4344 HERITAGE DR	EAU CLAIRE WI 54703
17-10116-10	JOHN A DEVINE, LINDA M DEVINE	1642 KANE ST	1642 KANE ST	LA CROSSE WI 54603
17-10136-30	MARY LATHROP (LE), WILLIAM D LATTHROP III	1640 GEORGE ST	3038 LAKOTA PL	LA CROSSE WI 54601
17-10183-100	MIYOKO MCKIM	1710 GEORGE ST	1710 GEORGE ST	LA CROSSE WI 54603-2150
		1205 & 1207 RUBLEE ST		
17-10270-130	NAEBOR PROPERTIES LLC	1700, 1702, 1704, 1706, 1708 GEORGE ST	448 CORONADO CIR	ONALASKA WI 54650
		1123 RUBLEE ST		
Applicant	NEIGHBORS BAR LLC	& 1703 GEORGE ST	1703 GEORGE ST	LA CROSSE WI 54603-2182
17-10115-110	NOBLE HOLDINGS LLC	1650 KANE ST	212 HOOD ST	LA CROSSE WI 54601
17-10117-40	NOBLE HOLDINGS LLC	1645 GEORGE ST	212 HOOD ST	LA CROSSE WI 54601
17-10117-50	NOBLE HOLDINGS LLC	1645 GEORGE ST	212 HOOD ST	LA CROSSE WI 54601
17-10118-10	OLSON RENTAL PROPERTIES LLC	1731 GEORGE ST	1720 GEORGE ST	LA CROSSE WI 54603-2150
17-10118-20	OLSON RENTAL PROPERTIES LLC	1721 GEORGE ST	1720 GEORGE ST	LA CROSSE WI 54603-2150
17-10117-30	QUINCY E SCOTT, KATIE M SCOTT	1632 KANE	1632 KANE	LA CROSSE WI 54603
17-10136-10	RONALD MALAY	1650 GEORGE ST	N2970 STATE ROAD 16	LA CROSSE WI 54601
17-10136-20	RONALD MALAY	1646 & 1648 GEORGE ST	N2970 STATE ROAD 16	LA CROSSE WI 54601
17-10118-30	WILLIAM PEDEN, MELODY PEDEN	1717 GEORGE ST	1717 GEORGE ST	LA CROSSE WI 54603-2182

Properties within 200 feet of Neighbors Bar LLC - 1703 George Street.


Alley
parking
Private garge
gate 8'
6' 1" Fense
garage 24' 2" Wall
Fense
2' 2"
47' 4" Fense
picnic table
yard 1913.07 square feet
picnic table
77' 7" Fense
Fense
3' 8"
gate 3'
5' 8 Fense
1 apartment step entrance (private)
28' 4" Wall
31' 7" Wall
6" door
Bar
Door
Door
Bubble St.

Office of City Clerk

WILLIAM PEDEN, MELODY PEDEN
1717 GEORGE ST
LA CROSSE WI 54603-2182

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

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

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

Neighbors Bar LLC dba Neighbors Bar
at 1703 George St, La Crosse WI 54603

Beer Garden description: Fenced-in area in back yard, approximately 1913.07 square feet.

This application will be considered at the following meetings which are held in the Council Chambers of La Crosse City Hall, 400 La Crosse Street. The applications can be viewed online at the Legislative Information Center (https://cityoflacrosse.legistar.com/Legislation.aspx) search for file 26-0432.

- **Judiciary and Administration Committee – Tuesday, June 2, 2026 at 6:00 p.m.**
- **Common Council – Thursday, June 11, 2026 at 6:00 p.m.**

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

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

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

Dated this 22nd day of May, 2026.

Nikki M. Elsen, WCMC
City Clerk

Please note:
Approximate Beer Garden area is shown in orange.
Properties within 200 feet of the beer garden are shown outlined in blue.

Tax Parcel	OwnerName	PROPADDCOMP	Mailing Address	MailCityStateZip
17-10115-120	2233 PROPERTIES LLC	1646 KANE ST	PO BOX 3743	LA CROSSE WI 54602
17-10118-120	ALEXANDER D STEIN, AMANDA D LANGAARD	1722 KANE ST	1722 KANE ST	LA CROSSE WI 54603-2153
17-10118-50	ALLEGRO PROPERTIES LLC	1709 GEORGE ST	2110 CLEARWATER DR	ONALASKA WI 54650
17-10118-40	ANDANTE PROPERTIES LLC	1711 GEORGE ST	2110 CLEARWATER DR	ONALASKA WI 54650
17-10118-90	ANDANTE PROPERTIES LLC	1711 GEORGE ST	2110 CLEARWATER DR	ONALASKA WI 54650
	ATTN: JACOB STOLL			
17-10183-120	ABSOLUTE RENTALS LLC	1720 & 1722 GEORGE ST	N5881 LAKEVIEW CT E	ONALASKA WI 54650
17-10177-30	BUDDIES THREE INC	1728 GEORGE ST	1728 GEORGE ST	LA CROSSE WI 54603-1645
17-10118-110	CATHERINE J WOOD, JASON P LIPPERT	1718 KANE ST	1718 KANE ST	LA CROSSE WI 54603-2153
17-10183-110	CHAD T LONGWAY	1718 GEORGE ST	2631 LOOMIS ST	LA CROSSE WI 54603
17-10118-100	DEVIN N GHENT	1712 KANE ST	1712 KANE ST	LA CROSSE WI 54601
17-10270-120	DIANNE J JERANEK	1211 RUBLEE ST	1211 RUBLEE ST	LA CROSSE WI 54603
17-10118-70	ELAINE E PITTMAN	1702 KANE ST	1702 KANE ST	LA CROSSE WI 54603
17-10183-130	GEORGE ST PUB PROPERTIES LLC	1724 GEORGE ST	1728 GEORGE ST	LA CROSSE WI 54603
17-10118-80	HERITAGE RENTALS LLC	1706 KANE ST	4344 HERITAGE DR	EAU CLAIRE WI 54703
17-10116-10	JOHN A DEVINE, LINDA M DEVINE	1642 KANE ST	1642 KANE ST	LA CROSSE WI 54603
17-10136-30	MARY LATHROP (LE), WILLIAM D LATTHROP III	1640 GEORGE ST	3038 LAKOTA PL	LA CROSSE WI 54601
17-10183-100	MIYOKO MCKIM	1710 GEORGE ST	1710 GEORGE ST	LA CROSSE WI 54603-2150
		1205 & 1207 RUBLEE ST		
17-10270-130	NAEBOR PROPERTIES LLC	1700, 1702, 1704, 1706, 1708 GEORGE ST	448 CORONADO CIR	ONALASKA WI 54650
		1123 RUBLEE ST		
Applicant	NEIGHBORS BAR LLC	& 1703 GEORGE ST	1703 GEORGE ST	LA CROSSE WI 54603-2182
17-10115-110	NOBLE HOLDINGS LLC	1650 KANE ST	212 HOOD ST	LA CROSSE WI 54601
17-10117-40	NOBLE HOLDINGS LLC	1645 GEORGE ST	212 HOOD ST	LA CROSSE WI 54601
17-10117-50	NOBLE HOLDINGS LLC	1645 GEORGE ST	212 HOOD ST	LA CROSSE WI 54601
17-10118-10	OLSON RENTAL PROPERTIES LLC	1731 GEORGE ST	1720 GEORGE ST	LA CROSSE WI 54603-2150
17-10118-20	OLSON RENTAL PROPERTIES LLC	1721 GEORGE ST	1720 GEORGE ST	LA CROSSE WI 54603-2150
17-10117-30	QUINCY E SCOTT, KATIE M SCOTT	1632 KANE	1632 KANE	LA CROSSE WI 54603
17-10136-10	RONALD MALAY	1650 GEORGE ST	N2970 STATE ROAD 16	LA CROSSE WI 54601
17-10136-20	RONALD MALAY	1646 & 1648 GEORGE ST	N2970 STATE ROAD 16	LA CROSSE WI 54601
17-10118-30	WILLIAM PEDEN, MELODY PEDEN	1717 GEORGE ST	1717 GEORGE ST	LA CROSSE WI 54603-2182

Properties within 200 feet of Neighbors Bar LLC - 1703 George Street.

City of La Crosse, Wisconsin

APPLICATION FOR *INDOOR* CABARET LICENSE

Check One: ☐ New ☐ Renewal For the license period 2026 to 2029 Fee: $ _____

BUSINESS INFORMATION*

Legal/Real Name:
Fiesta Mexicana LLC

Address of Above: Street	City	State	Zip Code
5200 Mormon Coulee Rd.	La Crosse	WI	54601

PREMISES INFORMATION

Trade Name of Business:
Fiesta Mexicana

Address of premises to be Licensed:	Business Phone Number:
5200 Mormon Coulee Rd.	[redacted]

Premises are Owned By:
Edison Patricio Combe Gonzalez

Address of Owner: Street	City	State	Zip Code
1743 Karis Way F	Eagan	MN	55122

CABARET INFORMATION

Detailed description of cabaret area to be licensed:
Main dining area - 25 feet by 53 feet.

Nature of Entertainment:
Live music & DJs

Other Business Conducted upon the premises:
Restaurant

MANAGER INFORMATION*

Cabaret Manager Name: First	Middle	Last
Yuvy	L	Chavarria Orozco

Cabaret Manager Home Address: Street	City	State	Zip Code
7101 14th Ave S	Richfield	MN	55423

Home Phone Number of Cabaret Manager:	Daytime Phone Number of Cabaret Manager:
[redacted]	[redacted]

Was the above person listed as manager on last year's application?
☒ Yes ☐ No

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

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

Signature of Applicant _____ Date 4/15/2026

OFFICE USE ONLY

For original application: **Are there lands zoned conservancy, residential or multiple dwelling within 100 feet of premises?**
☐ Yes *(if yes, attach a list of those lands)* ☐ No

Signature:	Date:	Granted:	License #:

FIESTA MEXICANA LLC
5200 MORMON COULEE RD
LA CROSSE WI 54603

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.

Fiesta Mexicana LLC dba Fiesta Mexicana
at 5200 Mormon Coulee Rd, La Crosse, WI 54601

Indoor Cabaret description: Main dining area – 25 feet by 53 feet; live music & DJs.

This application will be considered at the following meetings which are held in the Council Chambers of La Crosse City Hall, 400 La Crosse Street. The applications can be viewed online at the Legislative Information Center (https://cityoflacrosse.legistar.com/Legislation.aspx) search for file 26-0432.

- **Judiciary and Administration Committee – Tuesday, June 2, 2026 at 6:00 p.m.**
- **Common Council – Thursday, June 11, 2026 at 6:00 p.m.**

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

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

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

Dated this 22nd day of May, 2026.

Nikki M. Elsen, WCMC
City Clerk

Indoor Cabaret at 5200 Mormon Coulee Rd.

Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-50325-641	CRA PROPERTIES LLC	5136 MORMON COULEE RD	5136 MORMON COULEE RD	LA CROSSE WI 54601
Applicant	FIESTA MEXICANA LLC		5200 MORMON COULEE RD	LA CROSSE WI 54603
17-50325-720	GOEHNER INVESTMENTS LLC	5214 & 5216 MORMON COULEE RD	PO BOX 1085	LA CROSSE WI 54602-1085
17-50325-680	LUISA LLC	5200 MORMON COULEE RD	1743 KARIS WAY	EAGAN MN 55122
17-50325-660	PARSNEAU ENTERPRISES LLC	5144 & 5154 MORMON COULEE RD	5154 MORMON COULEE RD	LA CROSSE WI 54601

Properties within 100 feet of Fiesta Mexicana LLC (indoor cabaret) at 5200 Mormon Coulee Road.

Revision 3/2/2020

City of La Crosse, Wisconsin

APPLICATION FOR *BEER GARDEN* LICENSE

Check One: ☐ New ☐ Renewal For the license period _____ to _____ Fee: $ _____

License Class: (Check One) ☐ Class "A" ☒ Class "B" ☐ Class "C" ☐ Class "D" *(ZONING RESTRICTION)*

BUSINESS INFORMATION

Legal/Real Name: Chritton Industries LLC

Address of Above: Street: 1501 Losey Blvd S. City: LaCrosse State: WI Zip Code: 54601

PREMISES INFORMATION

Trade Name of Business: South Lanes Pizza

Address of premises to be Licensed: 1501 Losey Blvd S.

BEER GARDEN INFORMATION

Description of proposed beer garden: (MUST BE SPECIFIC: square feet, physical location, material made out of, etc.) Concrete patio running along entire southside of the building measuring 42 x 10 feet. The southwest corner of patio is fenced in with a heavy duty Iron fence about 12 x 10 feet. Height of fence is about 42 inches. The southwest corner of patio is fully enclosed with fence.

AGENT INFORMATION

Agent Name: First: Curtis Middle: W Last: Chritton

Agent Home Address: Street: 1311 15th Street S. City: La Crosse State: WI Zip Code: 54601

Home Phone Number: [redacted] **Daytime Phone Number:** [redacted]

Was the above person listed as agent on last year's application?
☑ Yes ☐ No

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

Curtis Chritton — Signature of Applicant

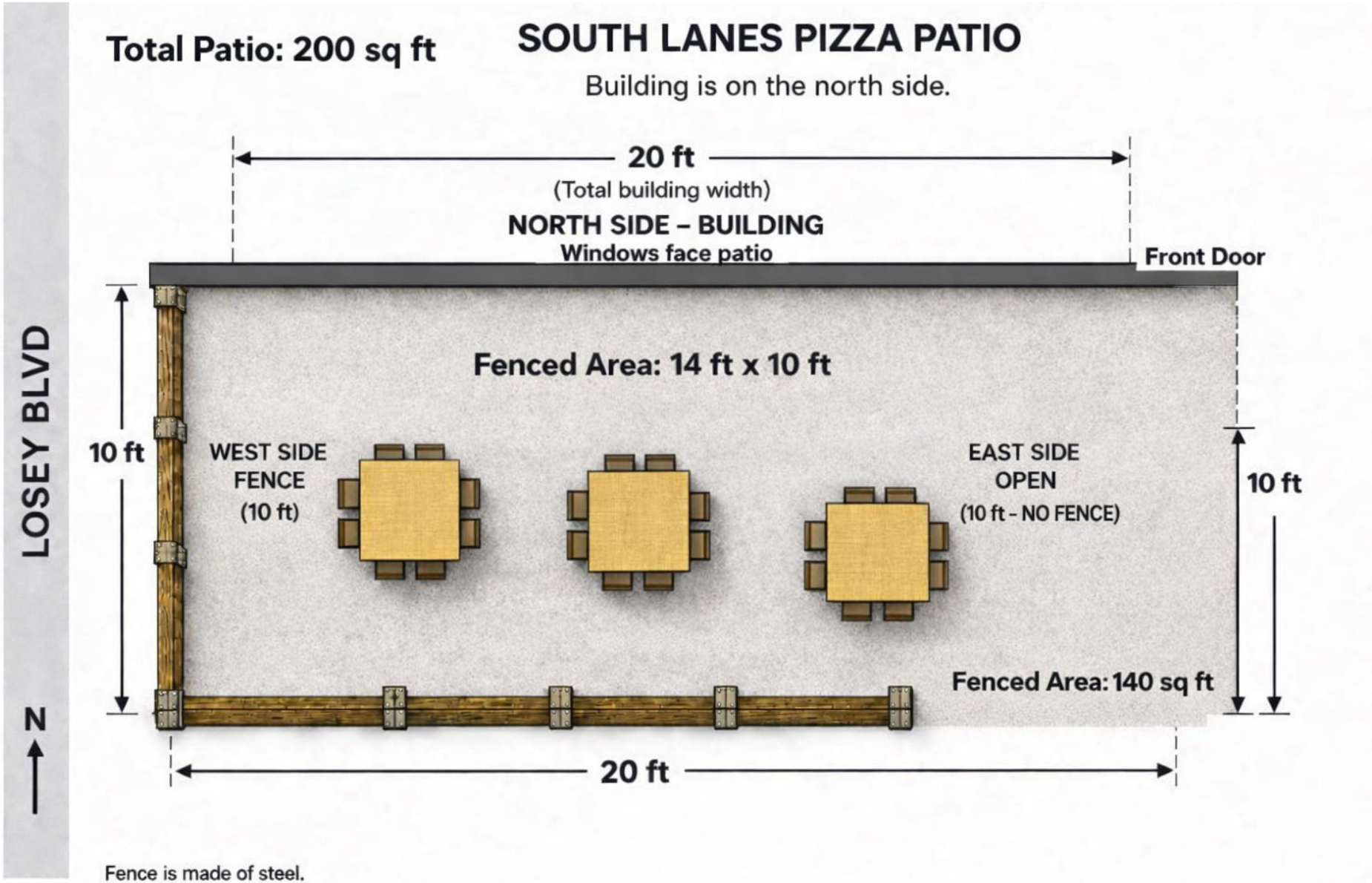
3/19/26 — Date

A PLAN MUST ACCOMPANY THIS APPLICATION

OFFICE USE ONLY

For original application:
Attach a list of all property owners within 200 feet of the proposed licensed premises.

Signature:	Date:	Granted:	License #:


Total Patio: 200 sq ft
SOUTH LANES PIZZA PATIO
Building is on the north side.
20 ft
(Total building width)
NORTH SIDE – BUILDING
Windows face patio
Front Door
LOSEY BLVD
N
Fenced Area: 14 ft x 10 ft
10 ft
WEST SIDE
FENCE
(10 ft)
EAST SIDE
OPEN
(10 ft - NO FENCE)
10 ft
Fenced Area: 140 sq ft
20 ft
Fence is made of steel.

CHRITTON INDUSTRIES LLC
1501 LOSEY BLVD S
LA CROSSE WI 54601

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

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

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

Chritton Industries LLC dba South Lanes Pizza
at 1501 Losey Blvd S, La Crosse WI 54601

Beer Garden description: Fenced-in concrete patio area running along the entire south side of the building, approximately 10 feet by 42 feet.

This application will be considered at the following meetings which are held in the Council Chambers of La Crosse City Hall, 400 La Crosse Street. The applications can be viewed online at the Legislative Information Center (https://cityoflacrosse.legistar.com/Legislation.aspx) search for file 26-0432.

- **Judiciary and Administration Committee – Tuesday, June 2, 2026 at 6:00 p.m.**
- **Common Council – Thursday, June 11, 2026 at 6:00 p.m.**

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

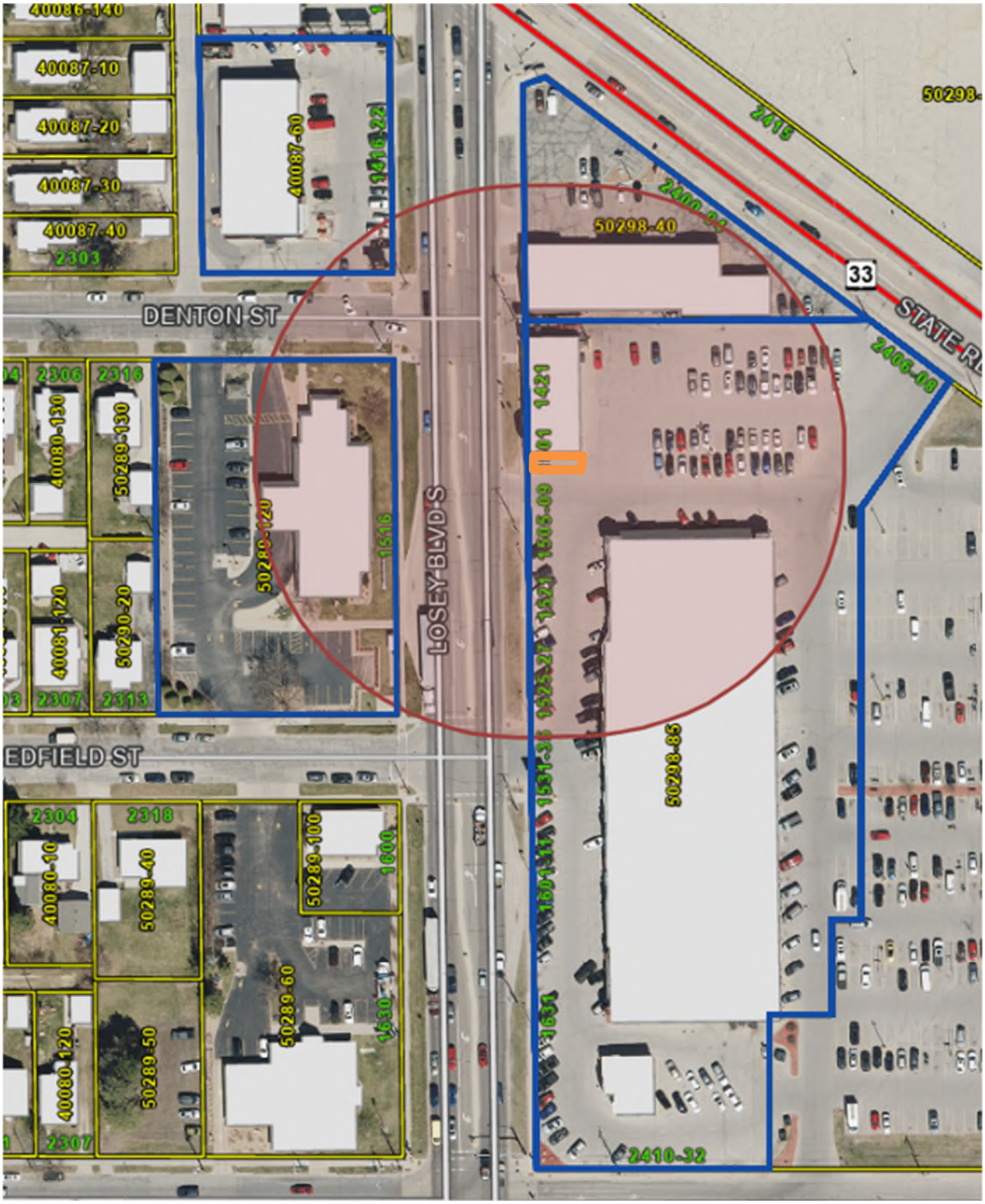
Written comments may be submitted to the City Clerk's Office by emailing cityclerk@cityoflacrosse.org, by delivery or mail to City Clerk, 400 La Crosse Street, La Crosse WI 54601 or by deposit in the green drop box on the north side of City Hall.

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

Dated this 22nd day of May, 2026.

Nikki M. Elsen, WCMC
City Clerk

Please note:
Approximate Beer Garden area is shown in orange.
Properties within 200 feet of the beer garden are shown outlined in blue.



Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-40087-60	3RD & MAIN LLC	1416, 1418, 1420, 1422 LOSEY BLVD S	PO BOX 609	LA CROSSE WI 54602-0609
Applicant	CHRITTON INDUSTRIES LLC		1501 LOSEY BLVD S	LA CROSSE WI 54601
17-50289-120	COULEE BANK	1516 LOSEY BLVD S	1516 LOSEY BLVD S	LA CROSSE WI 54601
17-50298-40	STATE ROAD LOSEY LLC	2400, 2402, 2404 STATE RD	2418 STATE RD	LA CROSSE WI 54601
17-50298-85	VSC CORPORATION	1421, 1501, 1505, 1507, 1509, 1521, 1525, 1527, 1531, 1533, 1535, 1601, 1603, 1605, 1607, 1609, 1611, 1631 LOSEY BLVD S	2418 STATE RD	LA CROSSE WI 54601-6151
17-50298-85	VSC CORPORATION	2406, 2408, 2410, 2412, 2414, 2416, 2418, 2420, 2422, 2424, 2426, 2428, 2430, 2432 STATE RD	2418 STATE RD	LA CROSSE WI 54601-6151

Properties within 200 feet of Chritton Industries LLC beer garden at 1501 Losey Blvd S.

City of La Crosse, Wisconsin

ORIGINAL ALCOHOL LICENSE APPLICATION INFORMATION SUBMITTAL

Rev. 10/2025

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

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

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

TYPE OF LICENSE(S) REQUESTED

Class A: ☐ Beer, ☐ Liquor
Class B: ☐ Beer, ☐ Liquor
Class C: ☐ Wine

APPLICANT

Legal Business Name *(Corporation, LLC, Sole Proprietor, Partnership)*:	**Trade Name:**
COPELAND CANTINA LLC	BOTTOMS UP

Address: Street	City	State	Zip Code
500 COPELAND AVE	LA CROSSE	WI	54603

Telephone Number:	**Email:**	**Website:**
[redacted]		

ACTIVE USE OF LICENSE

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

Anticipated Date of Opening: September 25th, 2026

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

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

CORPORATIONS/LLCs – AGENT QUALIFICATIONS & RESPONSIBILITIES (N/A for Sole Proprietors and Partnerships)

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

BUSINESS PLAN

Type of Establishment:

☑ Tavern ☐ Nightclub ☐ Restaurant ☐ Liquor Store ☐ Grocery Store
☐ Convenience Store with gas pumps ☐ Convenience Store without gas pumps
☐ Other _____

Hours of Operation: Tuesday-Saturday 3pm-2am

Anticipated Number of Employees:
1

Method for training employees in alcohol beverage laws and requirements for employees to hold a beverage operator license: "Responsible Beverage Server" course

Other Business to Be Conducted on Premise:

Estimated gross receipts for food and alcohol beverage sales by percentage.
(Note: Non-alcoholic drinks are classified as "Food.")

_____ % Alcohol _____ % Food _____ % Other

If applicable, describe "Other": Stansfield Machines

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

Indoor _____ Outdoor, if applicable _____

Will there be any outdoor sales/service or consumption of alcohol? If yes, explain.
If yes, a beer garden license or outdoor dining permit is required.
NO

Will there be live entertainment (music or dancing) on premise? If yes, explain.
If yes, a cabaret license is required.
NO

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

If yes, how many parking spaces? 2

If no, how will parking be accommodated.

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

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

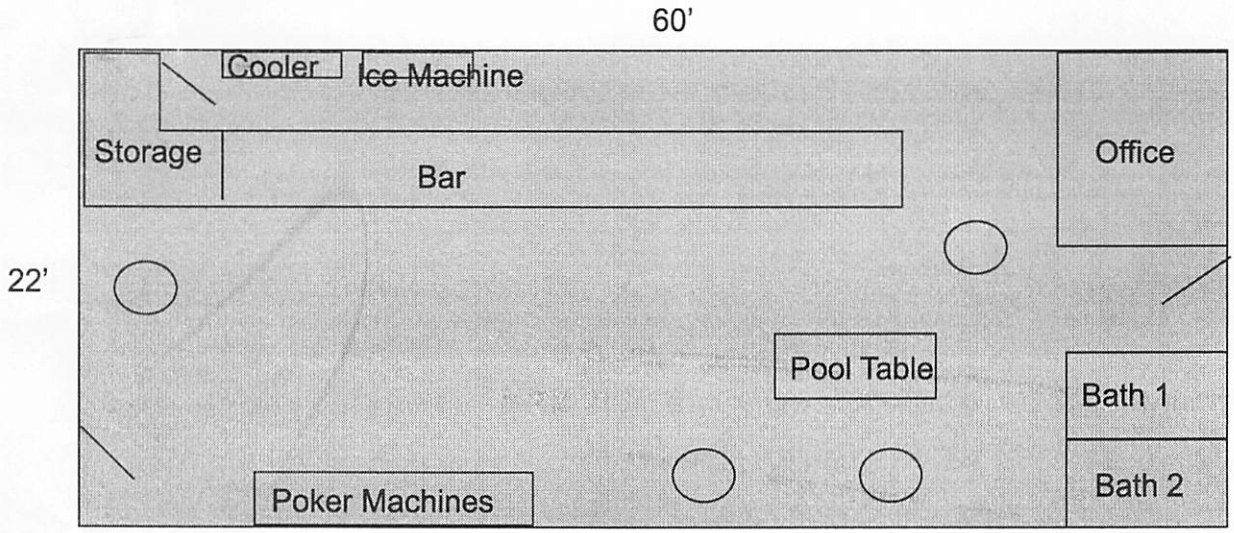
The information provided is true and correct to the best of my knowledge, I have reviewed the Alcohol Beverage Submittal Requirements and Information page and will comply with necessary requirements.

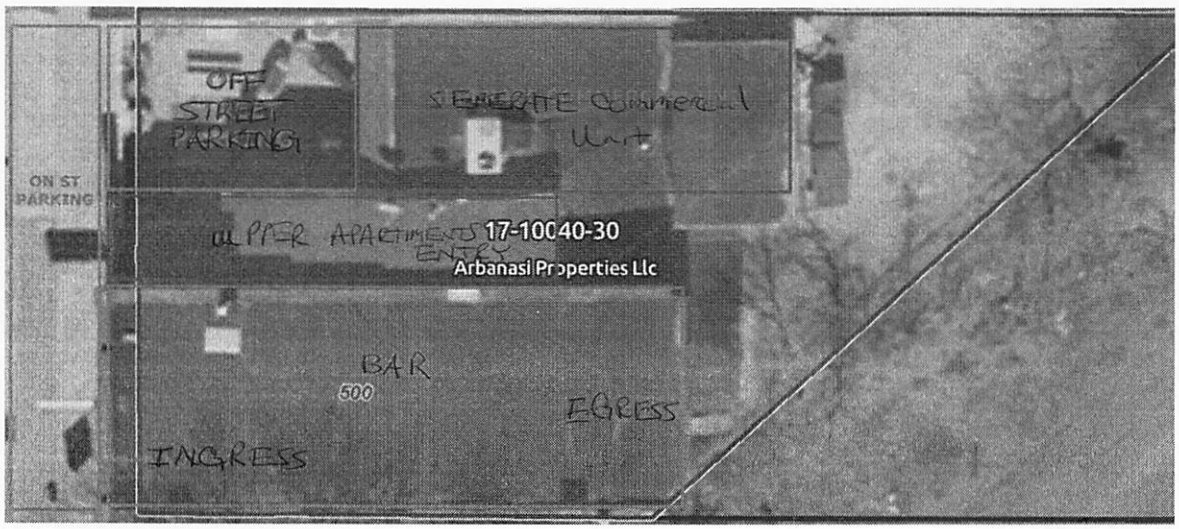
Signature _____ **Date** 4-22-2026

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

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

500 Copeland Ave La Crosse WI
Sketches - APRIL 23RD 2026





NOTES:

NO OUTSIDE AREAS FOR CONSUMPTION OR SALES.

SURRENDER OF LICENSE
Part I

Legal/Real Name of Current Licensee: A+S Foster, LLC
Premises Address: 500 Copeland Ave LaCrosse WI 54603
Trade Name: Bottoms Up

This is to advise that the undersigned is surrendering the following license(s)

- ✓ Combination "Class B" Beer & Liquor
- Class "B" Beer
- Class "A" Beer and/or "Class A" Liquor (circle which apply)
- Wholesale Beer
- "Class C" Wine

to: Anthony B Arbanas / Copeland Cantina LLC
(Insert Legal/Real Name of Proposed Licensee and Trade Name)

and understand that said license(s) will be cancelled upon the Common Council's granting of a license to the applicant named herein.

New Applicant

Anthony Arbanas
President, Member, Partner, Individual

Secretary, Member, Partner

Current Licensee

Shannan Foster
President, Member, Partner, Individual

Secretary, Member, Partner

State of Wisconsin)
) ss.
County of La Crosse)

On the 16 day of April, 2026, personally came before me Shannan Foster, known to me to be the person(s) who executed the foregoing Surrender of License, and known to me to be the **Current Licensee** and acknowledged that s/he executed the foregoing document.

Patrick A. Dixon
Notary Public
La Crosse County, Wisconsin
My Commission expires: 2/2/29

PATRICK A. DIXON
Notary Public
State of Wisconsin

State of Wisconsin)
) ss.
County of La Crosse)

On the 15th day of April, 2026, personally came before me Anthony B. Arbanas, known to me to be the person(s) who executed the foregoing Surrender of License, and known to me to be the **Proposed New Applicant** and acknowledged that s/he executed the foregoing document.

Sharon Y Seymour
Notary Public
La Crosse County, Wisconsin
My Commission expires: 03/14/2027

SHARON Y SEYMOUR NOTARY PUBLIC STATE OF WISCONSIN

SURRENDER OF LICENSE
Part II

April 15th 2026
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 500 Copeland Ave, La Crosse, Wisconsin.

I have entered into a lease for the above property effective March 6th 2026 with A's Foster LLC. *(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: Arbanasi Properties LLC / Anthony B Arbanas

Home address of owner: N1764 County Rd G Bangor WI 54614

Daytime phone number of owner: 1-608-881-2615

Form **AB-200**

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	
License Period	

Application Type *(check one)*

☑ Initial (New) ☐ Renewal

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

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

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

Part A: Premises/Business Information

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

2. Business Trade Name or DBA
Bottoms Up

3. FEIN 42-1793360 | 4. Wisconsin Seller's Permit Number 4560-103246416-02

5. Entity Type *(check one)*
☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

6. If the applicant business is an LLC, are the controlling members other LLCs or corporations? . . . . . ☐ Yes ☑ No
If yes, the members, managers, officers and directors of those business entities must be listed in Part C and provide a Form AB-100.

7. State of Organization	8. Date of Organization	9. Wisconsin DFI Registration Number
WI		

10. Premises Address
500 Copeland Ave

11. City	12. State	13. Zip Code
La Crosse	WI	54603

14. County	15. Governing Municipality	16. Aldermanic District
La Crosse	☑ City ☐ Town ☐ Village of: La Crosse	

17. Premises Phone	18. Premises Email	19. Website

20. Premises Description

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

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

Alcohol will be served in main bar room. Alcohol will stored behind bar, in coolers, and walk in freezer. Records will be kept in the office off the bar.

21. Mailing Address (if different from premises address)
PO BOX 3076

22. City	23. State	24. Zip Code
LA CROSSE	WI	54602

Part B: Questions

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

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

Law/Ordinance Violated	Location	Trial Date

Penalty Imposed	Was sentence completed? . . . . .
	☐ Yes ☐ No

Law/Ordinance Violated	Location	Trial Date

Penalty Imposed	Was sentence completed? . . . . .
	☐ Yes ☐ No

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

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

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

4. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. . . . . ☒ Yes ☐ No
5. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? . . . . . ☐ Yes ☒ No
6. Does the applicant business owe past due municipal property taxes, assessments, or other fees? . . . . . ☐ Yes ☒ No

Part C: Individual Information

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

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

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

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

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

Part D: Attestation

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

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

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

Last Name	First Name	M.I.
ARBANAS	ANTHONY	B

Title	Email	Phone
OWNER	anthonyarbanas@gmail.com	(608) 881-2615

Signature	Date
	4-22-2026

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued

Signature of Clerk/Deputy Clerk	Date Provisional License Issued (if applicable)

Form
AB-200AA

Alcohol Beverage License Application

Appendix A - List of Persons Involved in the Applicant Business

Application Type *(check one)*

☐ Initial (New) ☐ Renewal

License Period

Instructions

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

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

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

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

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

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

*Status Definitions

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

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

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

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

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

2. Business Trade Name or DBA
Bottoms Up

3. FEIN

Listing of Persons Involved in Applicant Business

First Name and Middle Initial	Last Name	Title/Relationship to Applicant Business	Phone Number	Email	Status*
Anthony B	Arbanas	Owner	[redacted]		New

Form **AB-100**

Alcohol Beverage Individual Questionnaire

Date

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

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

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

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor): Copeland Cantina LLC
2. Business Trade Name or DBA: Bottoms Up
3. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
Arbanas	Anthony	B

4. Relationship to Business (Title)	5. Email	6. Phone
Owner	[redacted]	

7. Home Address: N1764 County Rd G

8. City	9. State	10. Zip Code	11. Date of Birth
Bangor	WI	54614	[redacted]

12. Driver's License/State ID Number	13. Driver's License/State ID State of Issuance
	WI

Part C: Address History

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

If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY): 08/1993

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

	City	State	Zip Code
Previous Address 1: 1308 27th St	La Crosse	WI	54601
Previous Address 2: 1040 28th St	La Crosse	WI	54601
Previous Address 3: 2101 Redfield St	La Crosse	WI	54601
Previous Address 4			
Previous Address 5			

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

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

Continued →

Part D: Criminal History

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

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

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No

Law/Ordinance Violated	Location	Conviction Date

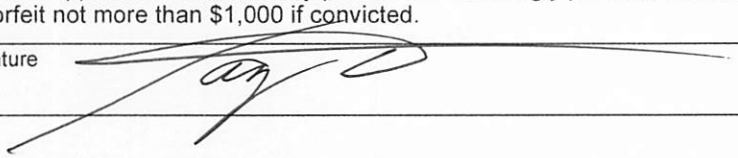
Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No

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

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

Part E: Attestation

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

Signature	Date
	4-22-2026

Form
AB-101

Alcohol Beverage Appointment of Agent

Date

Agent Type *(check one)*

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

Part A: Business Information

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

2. Business Trade Name or DBA
BOTTOMS UP

3. Entity Type *(check one)*
☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)*
☐ Municipal Retail License ☐ State Permit

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

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

Part B: Agent Information

1. Last Name	2. First Name	3. M.I.
ARBANAS	ANTHONY	B

4. Email	5. Phone
[redacted]	[redacted]

6. Home Address
N1764 COUNTY ROAD G

7. City	8. State	9. Zip Code	10. Date of Birth
BANGOR	WI	54614	[redacted]

11. Driver's License/State ID Number	12. Driver's License/State ID State of Issuance
[redacted]	WI

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion. ☑ Yes ☐ No

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☑ Yes ☐ No

3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions. ☑ Yes ☐ No

Continued →

Part D: Business Attestation

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

Last Name	First Name	M.I.
ARBANAS	ANTHONY	B

Title	Email	Phone
OWNER	[redacted]	

Signature	Date
	4-22-2026

Part E: Agent Attestation

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

Last Name	First Name	M.I.
ARBANAS	ANTHONY	B

Signature	Date
	4-22-2026

Seller Server Classes

Certificate Of Completion

Responsible Vendor Training Program

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

Name : Anthony Arbanas

Steven A. Dean, CEO
www.sellerserverclasses.com

This online responsible alcohol vendor training & assessment program is provided by Seller Server Classes.

Having successfully completed the program, the student will be provided with this course completion certificate for their own records.

Name : Anthony Arbanas
Course Name : Seller Server Course
Date Completed : 3/31/2026
Expiration Date : 3/31/2028
Certificate Number : 214116
Provider : EduClasses.org

EduClasses
www.educlasses.org

Form
AB-101

Alcohol Beverage Appointment of Agent

Date: 3-28-26

Agent Type *(check one)*

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

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
Genies Gameday Pub LLC

2. Business Trade Name or DBA
Genies Gameday Pub

3. Entity Type *(check one)*
☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)*
☒ Municipal Retail License ☐ State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number
ALC007596-04-2025

6. Describe the reason for appointing a successor agent, if successor is checked above.
Duane is preparing to retire.

RECEIVED MAR 30 2026 City Clerk's Office

Part B: Agent Information

1. Last Name	2. First Name	3. M.I.
Rank	Chandra	R

4. Email	5. Phone
Ge [redacted]	[redacted]

6. Home Address
1419 Island St

7. City	8. State	9. Zip Code	10. Date of Birth
La Crosse	WI	54603	[redacted]

11. Driver's License/State ID Number	12. Driver's License/State ID State of Issuance
[redacted]	WI

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion. ☒ Yes ☐ No

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☒ Yes ☐ No

3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions. ☒ Yes ☐ No

Continued →

Part D: Business Attestation

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

Last Name	First Name	M.I.

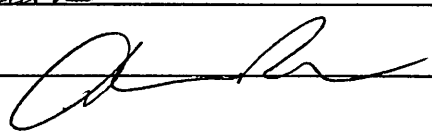
Title	Email	Phone

Signature	Date

Part E: Agent Attestation

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

Last Name	First Name	M.I.
Rauch	Chadra	R

Signature	Date
	3-28-26

Form
AB-100

Alcohol Beverage Individual Questionnaire

Date: 3-28-26

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

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

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

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor): Genzies Gameday Pub LLC
2. Business Trade Name or DBA: Genzies Gameday Pub
3. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
Nanek	Chandra	R

4. Relationship to Business (Title)	5. Email	6. Phone
Owner	[redacted]	

7. Home Address: 1419 Island St

8. City	9. State	10. Zip Code	11. Date of Birth
La Crosse	WI	54603	[redacted]

12. Driver's License/State ID Number	13. Driver's License/State ID State of Issuance
[redacted]	WI

Part C: Address History

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

If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY): 7-19-80

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

	City	State	Zip Code
Previous Address 1: 4155 33rd St S	La Crosse	WI	54601
Previous Address 2:			
Previous Address 3:			
Previous Address 4:			
Previous Address 5:			

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

State	County	State	County	State	County	State	County

Continued →

Part D: Criminal History

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

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

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No

Law/Ordinance Violated	Location	Conviction Date

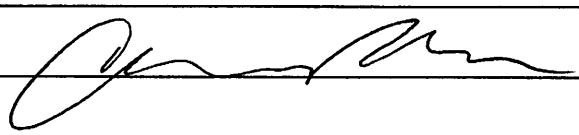
Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No

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

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

Part E: Attestation

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

Signature	Date
	3-28-26

Form
AB-101

Alcohol Beverage Appointment of Agent

Date

Agent Type *(check one)*

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

Renewal

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
The Driftless Axe LLC

2. Business Trade Name or DBA
Driftless Axe & Arcade

3. Entity Type *(check one)*
☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)*
☐ Municipal Retail License ☐ State Permit

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

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

Part B: Agent Information

1. Last Name	2. First Name	3. M.I.
Meddaugh	Philip	M

4. Email	5. Phone
[redacted]	[redacted]

6. Home Address
1323 Mississippi St

7. City	8. State	9. Zip Code	10. Date of Birth
La Crosse	WI	54601	[redacted]

11. Driver's License/State ID Number	12. Driver's License/State ID State of Issuance
[redacted]	Wisconsin

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion. ☑ Yes ☐ No

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☑ Yes ☐ No

3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions. ☑ Yes ☐ No

Continued →

Part D: Business Attestation

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

Last Name	First Name	M.I.
Farley	Toby	J

Title	Email	Phone
Owner	[redacted]	

Signature	Date
Toby Farley	4-19-26

Part E: Agent Attestation

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

Last Name	First Name	M.I.
Meddaugh	PhiliP	M

Signature	Date
[signature]	4/19/2026

Form
AB-100

Alcohol Beverage Individual Questionnaire

Date

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

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

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

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
The Driftless Axe LLC

2. Business Trade Name or DBA
Driftless Axe & Arcade

3. Entity Type *(check one)*
☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
Meddaugh	Philip	

4. Relationship to Business (Title)	5. Email	6. Phone
Manager	[redacted]	[redacted]

7. Home Address
1323 Mississippi st

8. City	9. State	10. Zip Code	11. Date of Birth
La Crosse	WI	54601	[redacted]

12. Driver's License/State ID Number	13. Driver's License/State ID State of Issuance
[redacted]	Wisconsin

Part C: Address History

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

If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY) 03/2017

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

	City	State	Zip Code
Previous Address 1: 1323 Mississippi st	La Crosse	WI	54601
Previous Address 2: 1309 Mississippi st	La Crosse	WI	54601
Previous Address 3: 314 Jay st	La Crosse	WI	54601
Previous Address 4			
Previous Address 5			

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

State	County	State	County	State	County	State	County
WI	Lacrosse						

Continued →

Part D: Criminal History

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

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

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

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

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

Part E: Attestation

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

Signature	Date
[signature]	4/19/2026

LIQUORexam.com

Where Knowledge Meets Responsibility

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

CERTIFICATE OF COMPLETION

This is to certify that

Philip Meddaugh

Has Successfully Completed the Following Course and Examination

Wisconsin Alcohol Server and Seller Certification

Edward D McLean

Edward D. McLean, Program Director
www.LIQUORexam.com

Date: 04/19/2026
Expiration: 24 Months
Certificate #: 259570
Birth Date: 05/17/1995

Form
AB-101

Alcohol Beverage Appointment of Agent

Date
04/12/2026

Agent Type *(check one)*

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

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
JAMA Investments, LLC

2. Business Trade Name or DBA
Dewey's

3. Entity Type *(check one)*
☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)*
☑ Municipal Retail License ☐ State Permit

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

6. Describe the reason for appointing a successor agent, if successor is checked above.
Current agent is no longer with the company

Part B: Agent Information

1. Last Name	2. First Name	3. M.I.
Berg	Shawn	

4. Email	5. Phone
[redacted]	[redacted]

6. Home Address
1101 Linden Drive

7. City	8. State	9. Zip Code	10. Date of Birth
La Crosse	WI	54636	[redacted]

11. Driver's License/State ID Number	12. Driver's License/State ID State of Issuance
[redacted]	WI

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion. ☑ Yes ☐ No

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☑ Yes ☐ No

3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions. ☑ Yes ☐ No

Continued →

Part D: Business Attestation

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

Last Name	First Name	M.I.
Schmitz	Andrew	

Title	Email	Phone
Member	[redacted]	

Signature	Date
Andrew Schmitz	04/12/26

Part E: Agent Attestation

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

Last Name	First Name	M.I.
Berg	Shawn	

Signature	Date
Shawn Berg	04/13/26

Form **AB-100**

Alcohol Beverage Individual Questionnaire

Date 04/12/2026

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

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

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

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor): JAMA Investments, LLC
2. Business Trade Name or DBA: Dewey's
3. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
Berg	Shawn	

4. Relationship to Business (Title)	5. Email	6. Phone
General Manager	[redacted]	[redacted]

7. Home Address: 1101 Linden Drive

8. City	9. State	10. Zip Code	11. Date of Birth
La Crosse	WI	54636	[redacted]

12. Driver's License/State ID Number	13. Driver's License/State ID State of Issuance
	WI

Part C: Address History

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

If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY): 11/2014

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

	City	State	Zip Code
Previous Address 1: 1670 Hong Street	Altoona	WI	54701
Previous Address 2:			
Previous Address 3:			
Previous Address 4:			
Previous Address 5:			

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

State	County	State	County	State	County	State	County
WI	La Crosse						

Continued →

Part D: Criminal History

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

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

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No

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

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

Part E: Attestation

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

Signature	Date
	04/12/2026

Form **AB-101**

Alcohol Beverage Appointment of Agent

Date 3/23/2026

Agent Type *(check one)*

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

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
ALDI, Inc. (Wisconsin)

2. Business Trade Name or DBA

3. Entity Type *(check one)*
☐ Limited Liability Company ☑ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)*
☐ Municipal Retail License ☐ State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number
ALC007332-06-2025 & ALC007333-06-2025

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

Part B: Agent Information

1. Last Name	2. First Name	3. M.I.
Rueckheim	Jesse	

4. Email	5. Phone
compliance@aldi.us	8329456527

6. Home Address
721 4th Street S

7. City	8. State	9. Zip Code	10. Date of Birth
La Crosse	WI	54601	06/16/2001

11. Driver's License/State ID Number	12. Driver's License/State ID State of Issuance
R250-4259-1216-05	

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion. ☑ Yes ☐ No

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☑ Yes ☐ No

3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions. ☑ Yes ☐ No

Continued →

Part D: Business Attestation

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

Last Name	First Name	M.I.
Beattie	Phillip	J

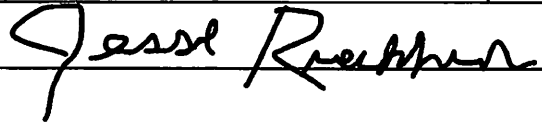
Title	Email	Phone
Assistant Treasurer	licensing@krugerhenry.com	(412) 535-8210

Signature	Date

Part E: Agent Attestation

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

Last Name	First Name	M.I.
Rueckheim	Jesse	

Signature	Date
	3/23/26

Part D: Business Attestation

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

Last Name	First Name	M.I.
Beattie	Phillip	J

Title	Email	Phone
Assistant Treasurer	licensing@krugerhenry.com	(412) 535-8210

Signature	Date
	3/23/26

Part E: Agent Attestation

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

Last Name	First Name	M.I.
Rueckheim	Jesse	

Signature	Date

Form **AB-100**

Alcohol Beverage Individual Questionnaire

Date 3/22/2026

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

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

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

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor): ALDI, Inc. (Wisconsin)
2. Business Trade Name or DBA: ALDI Inc. #144
3. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☑ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
Rueckheim	Jesse	

4. Relationship to Business (Title)	5. Email	6. Phone
Agent	compliance@aldi.us	(832) 945-6527

7. Home Address: 721 4th St S

8. City	9. State	10. Zip Code	11. Date of Birth
La Crosse	WI	54601	06/16/2001

12. Driver's License/State ID Number	13. Driver's License/State ID State of Issuance
R250-4250-1216-05	Wi

Part C: Address History

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

If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY): 07/2024

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

	Previous Address	City	State	Zip Code
1	853 E Belleview St	Winona	MN	55987
2	713 Main Street	Wilton	WI	54670
3				
4				
5				

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

State	County	State	County	State	County	State	County
MN	Winona	WI	LaCrosse				
WI	Monroe						

Continued ⟶

Part D: Criminal History

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

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

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

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

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

Part E: Attestation

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

Signature	Date
Jesse Rueckhorn	3/22/26

Form
AB-101

Alcohol Beverage Appointment of Agent

Date

Agent Type *(check one)*

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

renewal

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
Noble 1987 Inc.

2. Business Trade Name or DBA
The Helm Bar

3. Entity Type *(check one)*
☐ Limited Liability Company ☒ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)*
☒ Municipal Retail License ☐ State Permit

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

6. Describe the reason for appointing a successor agent, if successor is checked above.
Change From Lisa to Debra

Part B: Agent Information

1. Last Name	2. First Name	3. M.I.
Prentice	Debra	K

4. Email	5. Phone
[redacted]	[redacted]

6. Home Address
1907 maryline ct.

7. City	8. State	9. Zip Code	10. Date of Birth
LaCrosse	WI	54603	[redacted]

11. Drivers License/State ID Number	12. Drivers License/State ID State of Issuance
[redacted]	WI

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion. ☒ Yes ☐ No

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☒ Yes ☐ No

3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions. ☒ Yes ☐ No

Continued →

Part D: Business Attestation

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

Last Name	First Name	M.I.
Prentice	Debra	K

Title	Email	Phone
President	[redacted]	

Signature	Date
Debra K. Prentice	3/31/26

Part E: Agent Attestation

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

Last Name	First Name	M.I.
Prentice	Debra	K

Signature	Date
Debra K. Prentice	3/31/26

Form
AB-100

Alcohol Beverage Individual Questionnaire

Date

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

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

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

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
Noble 1987 Inc.

2. Business Trade Name or DBA
The Helm Bar

3. Entity Type *(check one)*
☐ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☒ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
Prentice	Debra	K

4. Relationship to Business (Title)	5. Email	6. Phone
President	[redacted]	[redacted]

7. Home Address
1907 Maryline ct.

8. City	9. State	10. Zip Code	11. Date of Birth
Lacrosse	WI	54603	[redacted]

12. Drivers License/State ID Number	13. Drivers License/State ID State of Issuance
[redacted]	WI

Part C: Address History

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

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

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

Previous Address 1	City	State	Zip Code
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code

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

State	County	State	County	State	County	State	County
State	County	State	County	State	County	State	County

Continued →

Part D: Criminal History

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

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

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No

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

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

Part E: Attestation

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

Signature	Date
Dekia K Preston	3-31-26

Serving Alcohol

is proud to present this certificate to

Debra Prentice

for successful completion of the online course

Wisconsin Alcohol Seller/Server Course

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

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

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

SERVING ALCOHOL

Verify online at

Verification Code

Date Issued

Sep 25th, 2025

VALID FOR 2 YEARS

This is not a Wisconsin operators/bartenders license.
This certificate will be requested to obtain a Wisconsin operators/bartenders license from the Wisconsin city clerk's office in the municipality where you are working.
Find your city clerk's office here: https://elections.wi.gov/clerks/directory

Wisconsin Alcohol Seller/Server Course

Name: Debra Prentice

Certification Date: Sep 25th, 2025

Certificate Code: 8t6pFNTjb0

Verify Online: servingalcohol.com

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

SERVING ALCOHOL INC

VALID FOR 2 YEARS

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

Form
AB-101

Alcohol Beverage Appointment of Agent

Date

Agent Type *(check one)*

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

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
The Blue Zone Pickleball LLC

2. Business Trade Name or DBA
The Blue Zone Pickleball

3. Entity Type *(check one)*
☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)*
☒ Municipal Retail License ☐ State Permit

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

6. Describe the reason for appointing a successor agent, if successor is checked above.
I am an original member but more involved than the original Agent. I assume this makes me a successor?

RECEIVED
APR 06 2026
City Clerk's Office

Part B: Agent Information

1. Last Name	2. First Name	3. M.I.
Jensen-Beyer	Michelle	L

4. Email	5. Phone
[redacted]	[redacted]

6. Home Address: 1415 Nakomis Ave

7. City	8. State	9. Zip Code	10. Date of Birth
LaCrosse	WI	54603	[redacted]

11. Drivers License/State ID Number	12. Drivers License/State ID State of Issuance
[redacted]	WI

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? ☐ Yes ☒ No
Submit proof of completion. Called City. Owner, not required

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☐ Yes ☒ No

3. Have you been a Wisconsin resident for at least 90 continuous days? ☒ Yes ☐ No
See instructions for exceptions.

Continued →

Part D: Business Attestation

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

Last Name	First Name	M.I.
Jensen-Beyer	Michelle	L

Title	Email	Phone
Member	[redacted]	

Signature	Date
[signature]	3.30.26

Part E: Agent Attestation

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

Last Name	First Name	M.I.
Jensen-Beyer	Michelle	L

Signature	Date
[signature]	3.30.26

APR 06 2026
City Clerk's Office

Form
AB-101

Alcohol Beverage Appointment of Agent

Date 5/12/26

Agent Type *(check one)*

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

Part A: Business Information

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

2. Business Trade Name or DBA
Le Chateau

3. Entity Type *(check one)*
☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)*
☒ Municipal Retail License ☐ State Permit

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

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

Part B: Agent Information

1. Last Name	2. First Name	3. M.I.
EWERS	Eva	V.

4. Email [redacted]

5. Phone [redacted]

6. Home Address
420 Cameron Avenue

7. City	8. State	9. Zip Code	10. Date of Birth
La Crosse	WI	54601	[redacted]

11. Drivers License/State ID Number [redacted]

12. Drivers License/State ID State of Issuance
WI

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion. ☒ Yes ☐ No

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☒ Yes ☐ No

3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions. ☒ Yes ☐ No

Continued →

Part D: Business Attestation

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

Last Name	First Name	M.I.
EWERS	Eva	V

Title	Email	Phone
owner	[redacted]	

Signature	Date
[signature]	5/12/26

Part E: Agent Attestation

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

Last Name	First Name	M.I.
EWERS	Eva	V.

Signature	Date
[signature]	5/12/26

Form
AB-100

Alcohol Beverage Individual Questionnaire

Date 5/12/26

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

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

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

Part A: Business Information

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

2. Business Trade Name or DBA
Le Chateau

3. Entity Type *(check one)*
☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
EWERS	Eva	V.

4. Relationship to Business (Title)	5. Email	6. Phone
owner	[redacted]	[redacted]

7. Home Address
420 Cameron Avenue

8. City	9. State	10. Zip Code	11. Date of Birth
La Crosse	WI	54601	[redacted]

12. Drivers License/State ID Number	13. Drivers License/State ID State of Issuance
[redacted]	WI

Part C: Address History

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

If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY) 08/2008

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

Previous Address 1: 410 Cass Street	City: La Crosse	State: WI	Zip Code: 54601
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code

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

State	County	State	County	State	County	State	County
WI	La Crosse	WI	Monroe	MS	Harrison		
State	County	State	County	State	County	State	County

Continued →

Part D: Criminal History

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

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

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No

Law/Ordinance Violated	Location	Conviction Date

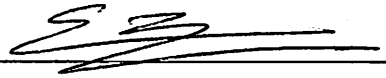
Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No

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

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

Part E: Attestation

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

Signature	Date
	5/12/26

Form
AB-101

Alcohol Beverage Appointment of Agent

Date

Agent Type *(check one)*

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

Part A: Business Information

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

2. Business Trade Name or DBA
Tokyo Fusion

3. Entity Type *(check one)*
☐ Limited Liability Company ☒ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)*
☒ Municipal Retail License ☒ State Permit

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

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

Part B: Agent Information

1. Last Name	2. First Name	3. M.I.
~~Xiang Qin~~ Lin	Xiang Qin	

4. Email	5. Phone
[redacted]	[redacted]

6. Home Address
N5302 Kylawn CT

7. City	8. State	9. Zip Code	10. Date of Birth
Onalaska	WI	54650	[redacted]

11. Drivers License/State ID Number	12. Drivers License/State ID State of Issuance
[redacted]	WI

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion. ☒ Yes ☐ No

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☒ Yes ☐ No

3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions. ☒ Yes ☐ No

Continued →

Part D: Business Attestation

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

Last Name	First Name	M.I.
Lin	XiangQin	

Title	Email	Phone
Owner	[redacted]	

Signature	Date

Part E: Agent Attestation

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

Last Name	First Name	M.I.
Lin	XiangQin	

Signature	Date

Form
AB-100

Alcohol Beverage Individual Questionnaire

Date

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

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

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

Part A: Business Information

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

2. Business Trade Name or DBA
Tokyo Fusion

3. Entity Type *(check one)*
☐ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☒ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
XiangQin	Lin	

4. Relationship to Business (Title)	5. Email	6. Phone
Owner	[redacted]	[redacted]

7. Home Address
N5302 kylawn CT

8. City	9. State	10. Zip Code	11. Date of Birth
Onalaska	WI	54650	[redacted]

12. Drivers License/State ID Number	13. Drivers License/State ID State of Issuance
[redacted]	WI

Part C: Address History

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

If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY) 04/2016

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

Previous Address 1 ~~N5302 K~~ 322 4st S.	City La crosse	State WI	Zip Code 54601
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code

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

State	County	State	County	State	County	State	County
NY	~~New York~~ Queen	WI	la crosse				
State	County	State	County	State	County	State	County

Continued →

Part D: Criminal History

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

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

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

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

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

Part E: Attestation

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

Signature	Date

Form
AB-101

Alcohol Beverage Appointment of Agent

Date 5/14/26

Agent Type *(check one)*

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

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
River City Youth Hockey, INC

2. Business Trade Name or DBA
River City Youth Hockey

3. Entity Type *(check one)*
☐ Limited Liability Company ☐ Corporation ☑ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)*
☑ Municipal Retail License ☐ State Permit

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

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

Part B: Agent Information

1. Last Name	2. First Name	3. M.I.
Young	Rudy	M

4. Email [redacted]

5. Phone [redacted]

6. Home Address
2018 Strong Ave

7. City	8. State	9. Zip Code	10. Date of Birth
La Crosse	WI	54601	[redacted]

11. Drivers License/State ID Number	12. Drivers License/State ID State of Issuance
[redacted]	WI

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion. ☒ Yes ☐ No

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☒ Yes ☐ No

3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions. ☒ Yes ☐ No

Continued →

Part D: Business Attestation

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

Last Name	First Name	M.I.
Schwaller	Lucas	E

Title	Email	Phone
President	[redacted]	

Signature	Date
	5/14/2026

Part E: Agent Attestation

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

Last Name	First Name	M.I.
Young	Rudy	M

Signature	Date
	05/14/26

Form
AB-100

Alcohol Beverage Individual Questionnaire

Date 5/14/26

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

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

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

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor): Householder Taverns LLC
2. Business Trade Name or DBA: Bennett O'Riley's South
3. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
Young	Rudy	M

4. Relationship to Business (Title)	5. Email	6. Phone
Owner	[redacted]	[redacted]

7. Home Address: 2018 Strong Ave

8. City	9. State	10. Zip Code	11. Date of Birth
La Crosse	WI	54601	[redacted]

12. Drivers License/State ID Number	13. Drivers License/State ID State of Issuance
[redacted]	WI

Part C: Address History

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

   If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY): 02/1988

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

Previous Address 1: 2018 Strong Ave	City: La Crosse	State: WI	Zip Code: 54601
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code

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

State	County	State	County	State	County	State	County
State	County	State	County	State	County	State	County

Continued →

Part D: Criminal History

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

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

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No

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

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

Part E: Attestation

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

Signature	Date
[signature]	5/14/26

Form
AB-200

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	
License Period	

Application Type *(check one)*

☐ Initial (New) ☑ Renewal

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

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

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

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship): Las Margaritas Restaurant LLC
2. Business Trade Name or DBA:
3. FEIN:
4. Wisconsin Seller's Permit Number: 456-1026508628-06
5. Entity Type *(check one)*: ☑ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization
6. If the applicant business is an LLC, are the controlling members other LLCs or corporations? . . . . . ☐ Yes ☑ No
   If yes, the members, managers, officers and directors of those business entities must be listed in Part C and provide a Form AB-100.
7. State of Organization: Wisconsin
8. Date of Organization:
9. Wisconsin DFI Registration Number:
10. Premises Address: 2505 State Rd
11. City: Lacrosse
12. State: WI
13. Zip Code: 54601
14. County: La Crosse
15. Governing Municipality: ☐ City ☑ Town ☐ Village of: _____
16. Aldermanic District:
17. Premises Phone: [redacted]
18. Premises Email: [redacted]
19. Website: [redacted]
20. Premises Description

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

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

Sales & Service: Alcohol is served it he bar and restaurant areas.
Storage: Alcohol is stored in the kitchen, bar, and office. Records are stored in the office.

21. Mailing Address (if different from premises address):
22. City:
23. State:
24. Zip Code:

Part B: Questions

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

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

Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? . . . . . ☐ Yes ☑ No	
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? . . . . . ☐ Yes ☑ No	

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

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

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

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

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

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

Part C: Individual Information

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

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

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

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

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

Part D: Attestation

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

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

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

Last Name	First Name	M.I.
Morales	Ignacio Morales	

Title	Email	Phone
Owner	[redacted]	

Signature	Date
Ignacio Morales	4.29.26

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued

Signature of Clerk/Deputy Clerk	Date Provisional License Issued (if applicable)

Form **AB-200**

Alcohol Beverage License Application

For Municipal Use Only
Municipality
License Period

Application Type *(check one)*

☐ Initial (New) ☒ Renewal

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

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

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

Part A: Premises/Business Information

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

2. Business Trade Name or DBA
Mr Stix

3. FEIN
88-2467617

4. Wisconsin Seller's Permit Number
456-1031088206-04

5. Entity Type *(check one)*
☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

6. If the applicant business is an LLC, are the controlling members other LLCs or corporations? . . . . . ☐ Yes ☒ No
If yes, the members, managers, officers and directors of those business entities must be listed in Part C and provide a Form AB-100.

7. State of Organization
WI

8. Date of Organization
5/21/2022

9. Wisconsin DFI Registration Number
M121613

10. Premises Address
948 Jackson St

11. City
La Crosse

12. State
WI

13. Zip Code
54601

14. County
La Crosse

15. Governing Municipality: ☒ City ☐ Town ☐ Village of: La Crosse

16. Aldermanic District
Poage

17. Premises Phone
[redacted]

18. Premises Email
[redacted]

19. Website
—

20. Premises Description

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

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

Sales & Service: ENTIRE FIRST FLOOR OF TWO-STORY BRICK STUCCO BUILDING EXCEPT ONE PRIVATE ROOM.
Storage: ONE BACK ROOM AND ONE WALK-IN COOLER ON THE FIRST FLOOR AND BASEMENT.

21. Mailing Address (if different from premises address)

22. City

23. State

24. Zip Code

Part B: Questions

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

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

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

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

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

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

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

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

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

Part C: Individual Information

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

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

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

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

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

Part D: Attestation

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

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

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

Last Name	First Name	M.I.
Beal	Jacob	T

Title	Email	Phone
Owner	[redacted]	

Signature	Date
Jacob Beal	

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued

Signature of Clerk/Deputy Clerk	Date Provisional License Issued (if applicable)

Revision 3/2/2020

City of La Crosse, Wisconsin

APPLICATION FOR *BEER GARDEN* LICENSE

Check One: ☐ New ☒ Renewal For the license period 7/1/2026 to 6/30/2027 Fee: $ 200.00

License Class: (Check One) ☒ Class "A" ☐ Class "B" ☐ Class "C" ☐ Class "D" *(ZONING RESTRICTION)*

BUSINESS INFORMATION

Legal/Real Name:
OVERTIME ENTERTAINMENT LLC

Address of Above: Street	City	State	Zip Code
324 JAY ST	LA CROSSE	WI	54601

PREMISES INFORMATION

Trade Name of Business:
FATHEAD STEVE'S

Address of premises to be Licensed:
324 JAY ST

BEER GARDEN INFORMATION

Description of proposed beer garden: (MUST BE SPECIFIC: square feet, physical location, material made out of, etc.)
~~40'X56' ASPHALT AREA ON THE WEST SIDE OF THE BAR. FENCING IS WOOD AND CHAIN LINK.~~
10'x40' Between Bar and garage, Gate/fence at end.

AGENT INFORMATION

Agent Name: First	Middle	Last
STEVEN	PAUL	VOGT

Agent Home Address: Street	City	State	Zip Code
324 JAY ST	LA CROSSE	WI	54601

Home Phone Number:	**Daytime Phone Number:**
[redacted]	

Was the above person listed as agent on last year's application?
☒ Yes ☐ No

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

Paul Dauphin — Signature of Applicant

5/1/26 — Date

A PLAN MUST ACCOMPANY THIS APPLICATION

OFFICE USE ONLY

For original application:
Attach a list of all property owners within 200 feet of the proposed licensed premises.

Signature:	**Date:**	**Granted:**	**License #:**
Paul Dauphin Sorry	4/30/26		

Door to bar
10'
Dumpsters
New Beer Garden Space
30'
New Garage
30'
fence/gate
10'
Bar Building 60'
Alley
Employee Parking
40'
sidewalk

Form **AB-200**

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	
License Period	

Application Type *(check one)*

☐ Initial (New) ☒ Renewal

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

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

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

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship): That Foreign Place LLC
2. Business Trade Name or DBA: Christos Taverna
3. FEIN: 47-527-9366
4. Wisconsin Seller's Permit Number: 456-1028895844-02
5. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization
6. If the applicant business is an LLC, are the controlling members other LLCs or corporations? . . . . . ☐ Yes ☒ No
   If yes, the members, managers, officers and directors of those business entities must be listed in Part C and provide a Form AB-100.
7. State of Organization: WI
8. Date of Organization: 11-2015
9. Wisconsin DFI Registration Number:
10. Premises Address: 117 6th St. N — New Location per Transfer Form Premise to Premise
11. City: La Crosse
12. State: WI
13. Zip Code: 54601
14. County: La Crosse
15. Governing Municipality: ☒ City ☐ Town ☐ Village of: _____
16. Aldermanic District:
17. Premises Phone:
18. Premises Email: [redacted]
19. Website: NA
20. Premises Description

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

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

Sales/service: Entire main floor bar, restaurant, and retail area (excluding NW corner of building which is rental space – 1,000 sq ft)

Storage: Behind bar and office/storage NE corner in back of building (1000 sq ft)

Storage of records: Office/storage NE corner in back of building (1000 sq ft)

21. Mailing Address (if different from premises ad
22. City
23. State
24. Zip Code

Part B: Questions

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

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

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

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

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

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

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

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

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

Part C: Individual Information

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

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

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

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

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

Part D: Attestation

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

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

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

Last Name	First Name	M.I.
Wolff	Robbi	R

Title	Email	Phone
Owner	[redacted]	

Signature	Date
[signature]	4-7-2026

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued

Signature of Clerk/Deputy Clerk	Date Provisional License Issued (if applicable)

Form
AB-200AA

Alcohol Beverage License Application

Appendix A - List of Persons Involved in the Applicant Business

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

Instructions

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

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

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

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

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

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

***Status Definitions**

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

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

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

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

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

2. Business Trade Name or DBA

3. FEIN

Listing of Persons Involved in Applicant Business

First Name and Middle Initial	Last Name	Title/Relationship to Applicant Business	Phone Number	Email	Status*
ROBBI	WOLFF	OWNER			
GRIGORIOS	SALIARIS	MANAGER			

Member and Agent

Form
AB-100

Alcohol Beverage Individual Questionnaire

Date

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

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

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

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor): That Foreign Place LLC
2. Business Trade Name or DBA:
3. Entity Type *(check one)*
   ☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
WOLFF	Robbi	R

4. Relationship to Business (Title)	5. Email	6. Phone
Owner Member and Agent	[redacted]	

7. Home Address: 2133 Johnson St

8. City	9. State	10. Zip Code	11. Date of Birth
La Crosse	WI	54601	[redacted]

12. Drivers License/State ID Number	13. Drivers License/State ID State of Issuance
	WI

Part C: Address History

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

   If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY): 5-2000

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

Previous Address 1	City	State	Zip Code
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code

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

State	County	State	County	State	County	State	County
IL	Cook						
State	County	State	County	State	County	State	County

Continued →

Part D: Criminal History

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

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

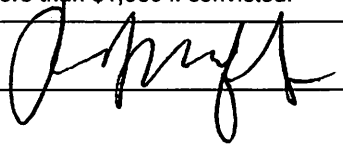
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed?.....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

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

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

Part E: Attestation

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

Signature	Date
	4-7-2026

Form **AB-102**

Alcohol Beverage License and Permit Transfer Application

Date

Use this form to transfer a municipally-issued alcohol beverage retail license to a different person. Also use this form to transfer a retail license or a state-issued alcohol beverage permit to another physical location. Submit this form only to the issuing authority.

Transfer Type *(check one)* ☐ Person-to-Person (no fee) ☒ Place-to-Place ($10 fee)

Type of Authorization to transfer *(check one)*
☐ Municipal Retail License ☐ State Issued-Permit

Name of License/Permit (e.g. "Class A" Liquor or Brewery)	Current License/Permit Number

Fees	
Transfer Fees	$
Publication Fee	$
Background Check	$
Total Fees	$

Part A: Current Business Information

1. Legal Business Name (individual name if sole proprietor): That Foreign Place
2. Business Trade Name or DBA: Christos Taverna
3. FEIN: 47-527-93666
4. Wisconsin Seller's Permit Number: 456-1028895844-02
5. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization
6. Premises Address: ~~117 10th St. N~~ 107 3rd St
7. City: La Crosse
8. State: WI
9. Zip Code: 54601
10. County: La Crosse
11. Governing Municipality: ☒ City ☐ Town ☐ Village of: _____
12. Premises Phone:
13. Premise Email: [redacted]
14. Contact Person Name: Greg Saliaras
15. Website:
16. Contact Person Phone: [redacted]
17. Contact Person Email: [redacted]

Complete EITHER Part B OR Part C, based on the type of transfer you selected at the top of this form.

Part B: Transfer from Person-to-Person New Business Information

1. Reason for license transfer *(check one)*: ☐ Death ☐ Disability ☐ Foreclosure ☐ Assignment to Creditor ☐ Bankruptcy
2. Legal Business Name of New Licensee (individual name if sole proprietorship):
3. New Licensee Phone:
4. New Licensee Email:
5. Has the new licensee completed AB-100? Submit a completed Form AB-100 with this form ..... ☐ Yes ☐ No
6. Has the new licensee completed AB-200? Submit a completed Form AB-200 with this form ..... ☐ Yes ☐ No

Continued →

Part C: Transfer from Place-to-Place New Premises Information

1. New Premises Address			
117 6th St. N.			
2. City		3. State	4. Zip Code
La Crosse		WI	54601
5. New Premises Phone	6. Premise Email		
	[redacted]		

7. New Premises Description - Describe the building or buildings and any outside areas where alcohol beverages are produced, sold, stored, or consumed, and where records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.

Approx. 4000 Sq. Ft. Building with bar, restaurant & Storage area.

Part D: Attestation

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

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

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license or permit. 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	First Name	M.I.
Wolff	Robb.	R.

Title	Email	Phone
Owner Member and Agent	[redacted]	

Signature	Date
[redacted]	4-7-26

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number
Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk	Date

City of La Crosse, Wisconsin

ORIGINAL ALCOHOL LICENSE APPLICATION INFORMATION SUBMITTAL

Rev. 10/2025

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

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

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

TYPE OF LICENSE(S) REQUESTED

Class A: ☐ Beer, ☐ Liquor
Class B: ☒ Beer, ☒ Liquor
Class C: ☐ Wine

APPLICANT

Legal Business Name (Corporation, LLC, Sole Proprietor, Partnership):	Trade Name:
THAT FOREIGN PLACE LLC	ROBERTS RESERVE SOULAÏ CUISINE CHRISTOS TAVERNA

Address: Street	City	State	Zip Code
117 6th Street	LA CROSSE	WI	54601

Telephone Number:	Email:	Website:
608 317 1250		

ACTIVE USE OF LICENSE

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

Anticipated Date of Opening: JULY 1st 2026

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

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

CORPORATIONS/LLCs – AGENT QUALIFICATIONS & RESPONSIBILITIES
(N/A for Sole Proprietors and Partnerships)

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

BUSINESS PLAN

Type of Establishment:

☒ Tavern ☐ Nightclub ☒ Restaurant ☐ Liquor Store ☒ Grocery Store /Retail
☐ Convenience Store with gas pumps ☐ Convenience Store without gas pumps
☐ Other _____

Hours of Operation:
M-F 8AM - 10PM Sat 8AM - 12AM Sun 8AM - 2PM

Anticipated Number of Employees:
8-15

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

Other Business to Be Conducted on Premise:
FLOWER SHOP - leased space in back of building (not part of licensed premise)

Estimated gross receipts for food and alcohol beverage sales by percentage.
(Note: Non-alcoholic drinks are classified as "Food.")

30 % Alcohol 60 % Food 10 % Other

If applicable, describe "Other": ACCESSORIES, GIFTS, FLOWERS, OIL,

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

Indoor 70 Outdoor, if applicable 10

Will there be any outdoor sales/service or consumption of alcohol? If yes, explain.
If yes, a beer garden license or outdoor dining permit is required.

At some point there might be a small beer garden, we will apply for license then

Will there be live entertainment (music or dancing) on premise? If yes, explain.
If yes, a cabaret license is required.

No

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

If yes, how many parking spaces? ____

If no, how will parking be accommodated. Street parking, bike parking

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

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

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

Signature **Date** Mar 22/2026

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

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

Sales/service: Entire main floor bar, restaurant, and retail area (excluding NW corner of building which is rental space – 1,000 sq ft)

Storage: Behind bar and office/storage NE corner in back of building (1000 sq ft)

Storage of records: Office/storage NE corner in back of building (1000 sq ft)

AI Image of Proposed Layout

KemperSports

La Crosse City Council
400 La Crosse Street
La Crosse, WI 54601

RE: Forest Hills Golf Course - Permission Request

To Whom it May Concern:

Per Section 4-44 of the Code of Ordinances for the City of La Crosse, we respectfully request permission to discontinue the sale of intoxicating liquor for more than 90 days during the license period as part of the license renewal application process.

Due to the nature of our business at Forest Hills Golf Course, we will be closed for more than 90 days during the 2025-2026 golf season. The golf course is a seasonal business that we anticipate being closed from November 15, 2026 through March 15, 2027.

Thank you,

Jim Lawler
Chief Financial Officer

La Crosse Loggers
1225 Caledonia St.
La Crosse, WI 54603

Phone: 608-796-9553
Cell: 608-317-3160
Email: Kapankefi@charter.net

Wednesday, April 29th, 2026

To the Honorable Mayor and Members of the Common Council,

We thank you for your time and consideration as we apply for a combination Class B Beer and Liquor License for the 2026-2027 season. As approved last year, we will activate on May 1st, 2026 as we prepare for our upcoming season.

If approved, we will also ask for the Discontinuation of Activity to go into effect starting on November 1st, 2026 and concluding on May 1st, 2027. As stated in our initial request to the City of La Crosse, La Crosse Baseball, LLC is a season business that does not have the ability to host events in the late fall/ winter/ early spring, due to weather and the facility being winterized by the Park and Rec Department.

If there are questions or concerns relating to this application, please feel free to reach out to us at any time.

Sincerely,

Ben Kapanke
Agent
La Crosse Baseball, LLC

Smithburg, Alicia

From: Lucas Schwaller <lschwaller@merceradvisors.com>
Sent: Saturday, May 16, 2026 11:43 AM
To: Smithburg, Alicia
Subject: Request for Seasonal Discontinuance of Alcohol Sales at Green Island Ice Arena

*** **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. ***

Dear Alicia,

On behalf of River City Youth Hockey, this letter is to formally notify the City of La Crosse that RCYH will discontinue the sale of intoxicating liquor at Green Island Ice Arena during the summer months while the facility is inactive for our seasonal operations.

As a seasonal organization, RCYH's rink operations conclude following the completion of the hockey season each spring. We anticipate discontinuing alcohol sales beginning this summer and resuming operations in October 2026 when RCYH retakes control of the rink for the 2026–27 hockey season.

We respectfully request permission from the City Council for this temporary discontinuance in accordance with Section 4-44 of the La Crosse Municipal Code.

Please let us know if any additional documentation or information is needed.

Thank you for your consideration.

Sincerely,

Lucas Schwaller
President
River City Youth Hockey

Lucas Schwaller, CTFA®, CES®
Managing Director & Shareholder
Phone: 608.620.7913
Email: lschwaller@merceradvisors.com
Company Profile: https://www.merceradvisors.com/meet-our-team/lucas-schwaller/
Wealth Management Insights: https://www.merceradvisors.com/insights/

Please Visit My Calendar to Book an Appointment

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0589

Agenda Date: 6/2/2026 **Version:** 1 **Status:** New Business

In Control: Judiciary & Administration Committee **File Type:** Application

Elsen, Nikki

From: Elsen, Nikki
Sent: Tuesday, May 26, 2026 10:57 AM
To: BDALE3500@GMAIL.COM; ruthiesvenue@gmail.com
Cc: Elsen, Nikki; Atterbury, Ellen
Subject: Cancellation of Notice of Intent to Not Renew - The Odd Fellows Temple LLC

Hello, Dale and Megan.

This confirms that the nonrenewal hearing previously scheduled for June 2nd at 4p regarding The Odd Fellows Temple LLC dba Ruthie's, 119 4th St S Ste 301, has been canceled due to the stipulated agreement signed May 22, 2026.

The renewal application will proceed without intent to not renew.

Someone may want to be present at the June 2nd **6p** Judiciary & Administration Committee meeting. The committee will be considering all renewals. We will be recommending approval based on the stipulated agreement, but the J&A members may still have questions. You may attend in person or by Zoom. If you wish to attend by Zoom, below is the link:

Zoom Link:

https://us06web.zoom.us/j/83896973662?pwd=NWpxOEFqeUNMZ0haTEdXK2JiU0M3QT09
Meeting ID: 838 9697 3662
Passcode: CC2026
Call in (audio only): +1 312 626 6799

Thank you.

NIKKI M. ELSEN, WCMC
City Clerk
elsenn@cityoflacrosse.org
Direct: 608.789.7555 | Office: 608.789.7510

STIPULATION REGARDING ALCOHOL LICENSE(S) NONRENEWAL PROCEEDINGS WITH ODD FELLOWS TEMPLE LLC, D/B/A RUTHIE'S

Background

In May 2026, the City of La Crosse sought the nonrenewal of the Odd Fellows Temple LLC, d/b/a Ruthie's alcohol license for failure to comply with La Crosse Municipal Code Section 4-43. This code provision requires that upon receiving a retail Combination "Class B" intoxicating liquor license, the licensee "shall be open for business with stock and equipment" within 90 days of the license being granted. This matter is scheduled to be heard by the Judiciary and Administration Committee on June 2, 2026.

Ruthie's was granted its license on August 14, 2025, and has not opened for business as of the date of this agreement. Ruthie's recently informed the City that it intends to be open for business within sixty (60) days.

Agreement

This agreement is entered into on the 22nd day of May, 2026, by the City of La Crosse and Odd Fellows Temple LLC, d/b/a Ruthie's. The parties agree to the following:

1. The City provided Ruthie's written notice and opportunity for a hearing consistent with Wis. Stat. § 125.12(3).

2. Ruthie's acknowledges that it was in violation of Code Section 4-43.

3. The parties entered into discussions and reached an agreement regarding this matter.

4. The City will suspend its nonrenewal efforts and recommend that Ruthie's alcohol license be renewed with the condition that Ruthie's be open for business within sixty (60) days. Open for business means that Ruthie's has passed all inspections necessary to allow the public to enter and occupy the premise, has been issued its license from the City Clerk, and can prove it is actively selling alcoholic products consistent with its license.

5. If Ruthie's is not open for business within sixty (60) days of July 1, 2026, Ruthie's agrees to an automatic revocation of its alcohol license and agrees to not contest such revocation.

6. By signing this stipulation, Ruthie's voluntarily ***waives any right to a hearing on the revocation of its license*** and understands that if revoked it would ***have to wait to reapply for a period of one year from the date of revocation*** pursuant to Code Section 4-75(2).

7. Although Ruthie's waives any right to a hearing, the Common Council still has final approval over any license revocation.

[Signature Page to Follow]

Signature of Parties

City of La Crosse:

Ellen R. Atterbury
Assistant City Attorney

5-22-26
Date

Odd Fellows Temple LLC, d/b/a Ruthie's:

Dale D. Berg, Agent

05/22/2026
Date

NOTICE OF INTENT NOT TO RENEW LICENSE

Dale Berg (Member and Agent), The Odd Fellows Temple LLC dba Ruthie's, 119 4th St. S. Suite 301, La Crosse, Wisconsin.

Basis for Intent to Not Renew

This is to notify you that the City of La Crosse intends to not renew the Combination "Class B" Beer and Liquor license issued to The Odd Fellows Temple LLC for license year July 1, 2026 through June 30, 2027.

Pursuant to Wis. Stat. § 125.12(3), a municipality may refuse to renew a license for certain violations identified in § 125.12(2)(ag), including violations of municipal code or municipal regulations.

The City of La Crosse alleges that The Odd Fellows Temple LLC is in violation of La Crosse Municipal Code 4-43, *Commencing Operations*, which requires that a licensee be open for business with appropriate stock and equipment within 90 days of being granted a retail "Class B" intoxicating liquor license.

The Common Council granted a Combination "Class B" license on August 14, 2025, for the license period ending June 30, 2026. As of this date of this Notice, the license has not been issued due to compliance holds by the City of La Crose Building & Inspections Department and the La Crosse County Health Department and has therefore not been activated and is not being utilized.

Your Rights as License Holder

You have the right to a hearing to contest the nonrenewal of your license. Additionally, you have the right to be represented by an attorney at your own expense, the right to present evidence and testimony, and cross-examine any witnesses produced by the City.

A nonrenewal hearing will be scheduled for **Tuesday, June 2, 2026, at 4:00 p.m.** in the Council Chambers of La Crosse City Hall, 400 La Crosse Street, La Crosse, Wisconsin.

Dated: May 15, 2026

City of La Crosse

Mackenzie Mindel
Judiciary & Administration Chair

Cc: Nikki Elsen, City Clerk
Stephen F. Matty, City Attorney

Form **AB-200**

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	
License Period	

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

- ☐ Class "A" Beer . . . . . $ _____
- ☒ Class "B" Beer . . . . . $ _____
- ☐ "Class A" Liquor . . . . . $ _____
- ☒ "Class B" Liquor . . . . . $ _____
- ☐ "Class A" Liquor (cider only) $ _____
- ☐ Reserve "Class B" Liquor $ _____
- ☐ "Class C" Liquor (wine only) $ _____

Fees	
License Fees	$
Background Check Fee	$
Publication Fee	$
Total Fees	$

RECEIVED APR 22 2026 City Clerk's Office

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship): Odd Fellows Temple LLC
2. Business Trade Name or DBA: Ruthies
3. FEIN: 84-2049222
4. Wisconsin Seller's Permit Number: 456-1029995747-04
5. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization
6. State of Organization: WI
7. Date of Organization: 07/11/2019
8. Wisconsin DFI Registration Number:
9. Premises Address: 119 4th St S
10. City: La Crosse
11. State: WI
12. Zip Code: 54601
13. County: La Crosse
14. Governing Municipality: ☒ City ☐ Town ☐ Village of: _____
15. Aldermanic District:
16. Premises Phone: 3125138017
17. Premises Email:
18. Website: ruthiesdowntown.com
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.

Odd Fellows Temple LLC is a 3 story building. The 3rd floor is a bar & event space where alcohol will be served. Alcohol stored in the basement. Records stored behind bar near POS system.

20. Mailing Address (if different from premises address):
21. City:
22. State:
23. Zip Code:

Part B: Questions

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

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

Law/Ordinance Violated	Location	Trial Date

Penalty Imposed: _____ Was sentence completed? . . . . . ☐ Yes ☐ No

Law/Ordinance Violated	Location	Trial Date

Penalty Imposed: _____ Was sentence completed? . . . . . ☐ Yes ☐ No

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

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

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

4. Is the applicant business owned by another business entity? ☐ Yes ☒ No
If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity	4b. Business Entity FEIN

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

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

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

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
Berg	Dale	Owner (member; agent)	

Part D: Attestation

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

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

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

Last Name	First Name	M.I.
Berg	Dale	D

Title	Email	Phone
Owner		

Signature: Dale Berg Date: 04/22/2026

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued

Signature of Clerk/Deputy Clerk	Date Provisional License Issued (if applicable)

License Number	License Type	Business Name	DBA	Business Address
ALC007968-07-2025	Combination "Class B" Beer & Liquor	ODD FELLOWS TEMPLE LLC (THE)	RUTHIE'S	119 4TH ST S

Sales and Service Description: *ALCOHOL SERVED IN BAR AND FULL EVENT SPACE.*
Storage Description: *ALCOHOL STORED IN THE SIDE ROOM OFF OF BAR. RECORDS STORED BEHIND BAR NEAR POS SYSTEM.*

Business License Contacts

Name	Address	Business Phone	Mobile Phone	Home Phone	Contact Type(s)
DALE DALLAS BERG	1305 SOUTH AVE LA CROSSE, WI 54601	608-785-2827			Agent Member

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0590

Agenda Date: 6/2/2026 **Version:** 1 **Status:** New Business

In Control: Judiciary & Administration Committee **File Type:** Application

Agenda Number:

Elsen, Nikki

From: Elsenn@cityoflacrosse.org
Subject: FW: Pearl Street Hotel - Liquor License Activation Requirements

From: Elsen, Nikki <elsenn@cityoflacrosse.org>
Sent: Tuesday, May 26, 2026 10:48 AM
To: Travis Bordeau <sales@holidayinnexpressonalaska.com>
Cc: Holiday Inn Express ONALASKA <rupesh6178@gmail.com>; Elsen, Nikki <Elsenn@cityoflacrosse.org>
Subject: RE: Pearl Street Hotel - Liquor License Activation Requirements

As a follow-up to my previous message, Riverstone Hospitality may want to send a representative to the June 2nd 6p Judiciary & Administration Committee meeting. The committee will be considering all renewals, and we will be recommending approval based on the submittal of the activity documents, but the J&A members may still have questions.

Good morning, Travis.

Documents were received.

This confirms that the nonrenewal hearing previously scheduled for June 2nd regarding Riverstone Hospitality LLC dba The Pearl Street Hotel, 200 Pearl Street, has been canceled due to the requested activity records and supporting documentation having been provided and reviewed.

The renewal application will proceed through Council as usual; without intent to not renew.

Thank you.

NIKKI M. ELSEN, WCMC
City Clerk
elsenn@cityoflacrosse.org
Direct: 608.789.7555 | Office: 608.789.7510

AFFIDAVIT OF AUTHENTICITY OF RECORDS
(Business Records Affidavit)

STATE OF Wisconsin)
) ss.
COUNTY OF Monroe)

I, **Rupesh Patel**, being first duly sworn upon oath, state as follows:

1. I am employed by Riverstone Hospitality LLC and hold the position of Member.

2. In my position, I have custody of, access to, and familiarity with the records maintained by Riverstone Hospitality LLC.

3. The records attached hereto as **Exhibit A** are true and accurate copies of records maintained in the ordinary course of business.

4. It is the regular practice of Riverstone Hospitality to create and/or maintain such records in the ordinary course of business.

5. The attached records have been kept in a secure manner and have not been altered or modified to the best of my knowledge and belief.

6. I make this affidavit for the purpose of establishing the authenticity of the attached records.

Rupesh Patel

Subscribed and sworn to before me

this 22 day of May, 2026.

ATONIA E KAISER NOTARY PUBLIC STATE OF WISCONSIN

Notary Public
My Commission Expires: 9/12/2027

Pearl Street Hotel

200 Pearl St,, La Crosse, Wisconsin, 54601, United States
6087844444 frontdesk200pearl@outlook.com https://pearlstreethotel.com

Miscellaneous Income Report

Payment By : Guest DOB 11/24/1998

Receipt # : 1738

Category : Marketplace

Date	Payment Type	Card No	Authorization #	Payments
19-May-2026	Cash			10.00
Remark : 2 Miller Lite				
Total				**10.00**

Printed By: Shara Porter-Casper
Printed Date: 19-May-2026 01:56 PM

Pearl Street Hotel

200 Pearl St,, La Crosse, Wisconsin, 54601, United States
6087844444 frontdesk200pearl@outlook.com https://pearlstreethotel.com

Miscellaneous Income Report

Payment By : Guest DOB 09/24/1982

Receipt # : 1743

Category : Marketplace

Date	Payment Type	Card No	Authorization #	Payments
20-May-2026	Cash			10.00
Remark : 2 Coors Lite				
Total				**10.00**

Printed By: Shara Porter-Casper
Printed Date: 20-May-2026 08:20 AM

Pearl Street Hotel

200 Pearl St,, La Crosse, Wisconsin, 54601, United States
6087844444 frontdesk200pearl@outlook.com https://pearlstreethotel.com

Miscellaneous Income Report

Payment By : Guest DOB 08/10/2001

Receipt # : 1733

Category : Marketplace

Date	Payment Type	Card No	Authorization #	Payments
18-May-2026	Cash			5.00
Remark : Spotted Cow Beer				
Total				**5.00**

Printed By: Shara Porter-Casper
Printed Date: 18-May-2026 02:29 PM

LA CROSSE BEVERAGE, LLC
PO BOX 323
ONALASKA, WI 54650
608-781-2400

Printed	05/12/2026
Page	1/1
Invoice	6077933

Phone	Fax
317-654-0040	
License #	**License Exp**
ALC-007490-02-2025	12/31/2078
Contact	BRIJ PATEL

Customer	Account # 714
PEARL STREET HOTEL & SUITES RIVERSTONE HOSPITALITY LLC 200 PEARL ST LA CROSSE, WI 54601	

Invoice #	Date	Terms	PO #	Stop #	Driver	Ordered By
6077933	05/12/2026	NET 15		0	LXB HOT SHOT	MATTHEW TAVENNER

Qty	Pack	Item	UPC	Item Description	Price	Disc.	Net	Dep	Total
1	CASE	841	701348117077	NEW GLARUS SPOTTED COW 24PK CAN	26.40	0.00	26.40	0.00	26.40
1	CASE	547	071990316006	COORS LIGHT 24PK CAN	21.79	0.00	21.79	0.00	21.79
1	CASE	2416	034100573065	MILLER LITE 24PK CAN	21.79	0.00	21.79	0.00	21.79

3 Total Cases 3 Total Kegs 0 Total Partials 0 Total Cases Returned 0 Total Partials Returned 0

RETURNS

Qty	Item	Description	Price	Total
Returns Total				

Total Charges	$69.98
Total Sales Tax	$0.00
Net Amount Due	$69.98
Returns Total	
Adjusted Invoice Total	

☐ Cash ☐ Check # _____

X _____
Customer's Signature

Amount Paid: _____

Invoice #	Account #	Date
6077933	714	5/12/2026

Reese's
Pieces
Miller Lite

NOTICE OF INTENT NOT TO RENEW LICENSE

Rupesh Patel (member and agent), Riverstone Hospitality LLC dba The Pearl Street Hotel & Suites, 200 Pearl St., La Crosse, Wisconsin.

Basis for Intent to Not Renew

This is to notify you that the City of La Crosse intends to not renew the Combination "Class B" Beer and Liquor license issued to Riverstone Hospitality LLC for license year July 1, 2026 through June 30, 2027.

Pursuant to Wis. Stat. § 125.12(3), a municipality may refuse to renew a license for certain violations identified in § 125.12(2)(ag), including violations of municipal code or municipal regulations.

The City of La Crosse alleges that Riverstone Hospitality LLC is in violation of La Crosse Municipal Code 4-43, *Commencing Operations*, which requires that a licensee be open for business with appropriate stock and equipment within 90 days of being granted a retail "Class B" intoxicating liquor license.

The Common Council granted a Combination "Class B" license on June 12, 2025, for the license period July 1, 2025 through June 30, 2026. The license was issued on July 1, 2025. Evidence of "Class B" license inactivity first came to the City's attention in November 2025 during a compliance check. Subsequent compliance checks and communication with Riverstone Hospitality LLC confirmed continual license inactivity. As of the date of this Notice, the license has not been activated and it not being utilized.

Your Rights as License Holder

You have the right to a hearing to contest the nonrenewal of your license. Additionally, you have the right to be represented by an attorney at your own expense, the right to present evidence and testimony, and cross-examine any witnesses produced by the City.

A nonrenewal hearing will be scheduled for **Tuesday, June 2, 2026, at 4:00 p.m.** in the Council Chambers of La Crosse City Hall, 400 La Crosse Street, La Crosse, Wisconsin.

Dated: May 15, 2026

City of La Crosse

Mackenzie Mindel
Judiciary & Administration Chair

Cc: Nikki Elsen, City Clerk
Stephen F. Matty, City Attorney

Form **AB-200**

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	
License Period	

Application Type *(check one)*

☐ Initial (New) ☑ Renewal

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

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

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

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship): Riverstone Hospitality LLC.
2. Business Trade Name or DBA: Pearl Street hotel & suites.
3. FEIN: 33-1581903.
4. Wisconsin Seller's Permit Number: 456-1031850697-04.
5. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization
6. If the applicant business is an LLC, are the controlling members other LLCs or corporations? . . . . . ☐ Yes ☑ No
   If yes, the members, managers, officers and directors of those business entities must be listed in Part C and provide a Form AB-100.
7. State of Organization: WI
8. Date of Organization: 10/21/24
9. Wisconsin DFI Registration Number: R091803.
10. Premises Address: 200 Pearl St
11. City: La Crosse
12. State: WI
13. Zip Code: 54601.
14. County: La Crosse
15. Governing Municipality: ☑ City ☐ Town ☐ Village of: La Crosse
16. Aldermanic District:
17. Premises Phone: 608784-4444.
18. Premises Email:
19. Website: www.pearlstreethotel.com
20. Premises Description

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

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

21. Mailing Address (if different from premises address):
22. City:
23. State:
24. Zip Code:

Part B: Questions

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

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

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

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

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

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

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

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

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

Part C: Individual Information

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

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

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

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

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

Part D: Attestation

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

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

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

Last Name	First Name	M.I.
Patel	Rupesh	

Title	Email	Phone
Owner		

Signature	Date
	04/16/2026

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued

Signature of Clerk/Deputy Clerk	Date Provisional License Issued (if applicable)

License Number	License Type	Business Name	DBA	Business Address
ALC007490-02-2025	Combination "Class B" Beer & Liquor	RIVERSTONE HOSPITALITY LLC	THE PEARL STREET HOTEL & SUITES	200 PEARL ST

Sales and Service Description: *Alcohol will be served at the 774 sq ft bar & hotel located at 200 Pearl Street.*
Storage Description: *Alcohol will be stored in the bar cabinets and refrigerated storage. Records will be stored digitally onsite.*

Business License Contacts

Name	Address	Business Phone	Mobile Phone	Home Phone	Contact Type(s)
JAYMIN PATEL	335 DRIFTWOOD ST WEST SALEM, WI 54669				Member
LAL N PATEL	479 DRIFTWOOD ST WEST SALEM, WI 54669				Member
MAHESH PATEL	9834 ELKHORN RD TOMAH, WI 54660				Member
RUPESH PATEL	335 DRIFTWOOD ST WEST SALEM, WI 54669				Agent Member

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0591

Agenda Date: 6/2/2026 **Version:** 1 **Status:** New Business

In Control: Judiciary & Administration Committee **File Type:** Application

Agenda Number:

Elsen, Nikki

From: Elsenn@cityoflacrosse.org
Subject: FW: The Gas Station LLC Activity Records & Affidavit

---

From: Elsen, Nikki <Elsenn@cityoflacrosse.org>
Sent: Friday, May 29, 2026 2:39 PM
To: Colleen Tompkins <colleentompkins35@gmail.com>
Cc: Elsen, Nikki <Elsenn@cityoflacrosse.org>
Subject: The Gas Station LLC Activity Records & Affidavit

This confirms that the nonrenewal hearing previously scheduled for June 2nd at 4p regarding The Gas Station LLC dba Fire Flower Hydro has been canceled due sufficient records being provided showing active use of the license.

The renewal applications will proceed without intent to not renew.

Someone may want to be present at the June 2nd **6p** Judiciary & Administration Committee meeting. The committee will be considering all renewals. We will be recommending approval, but the J&A members may have questions. If you chose to attend, you can do so in person or by Zoom (below is the link):

Zoom Link:

https://us06web.zoom.us/j/83896973662?pwd=NWpxOEFqeUNMZ0haTEdXK2JiU0M3QT09
Meeting ID: 838 9697 3662
Passcode: CC2026
Call in (audio only): +1 312 626 6799

NIKKI M. ELSEN, WCMC
City Clerk
elsenn@cityoflacrosse.org
Direct: 608.789.7555 | Office: 608.789.7510

AFFIDAVIT OF AUTHENTICITY OF RECORDS
(Business Records Affidavit)

STATE OF WI)
) ss.
COUNTY OF LaCrosse)

I, **Colleen Tompkins**, being first duly sworn upon oath, state as follows:

1. I am employed by Self and hold the position of Owner.
2. In my position, I have custody of, access to, and familiarity with the records maintained by The Gas Station LLC.
3. The records attached hereto as **Exhibit A** are true and accurate copies of records maintained in the ordinary course of business.
4. It is the regular practice of The Gas Station LLC to create and/or maintain such records in the ordinary course of business.
5. The attached records have been kept in a secure manner and have not been altered or modified to the best of my knowledge and belief.
6. I make this affidavit for the purpose of establishing the authenticity of the attached records.

Colleen Tompkins

Subscribed and sworn to before me
this 28th day of May, 2026.

Notary Public
My Commission Expires: 5/29/2027

Andrew Waldstein NOTARY PUBLIC STATE OF WISCONSIN

LA CROSSE BEVERAGE, LLC
PO BOX 323
Onalaska, WI 54650
(608) 781-2400
www.frankbeveragegroup.com

FIRE FLOWER HYDRO
THE GAS STATION LLC
115 5TH AVE S, STE B102
LA CROSSE, WI 54601

Phone 608-461-2379
Account 1002051
Store Not on file
Terms NET 15

Sold by DYLAN LOW
Driver FBG-710 - LEE APFEL
Truck 710 LXB Delivery Truck
Delivered 5/21/2026 12:37 PM

Invoice 6129557
PO
License ALC7979/7980-09-2025
Expires 12/31/2078

Permits oBeer, Cider, Liquor, NA, Wine #ALC7979-7980-09-2025 Expires on 12/31/2078

DELIVERED PRODUCTS

QTY	PACK DESCRIPTION	PRICE	DISC	NET	AMOUNT
3	CASE CORONA 2/12 CAN	32.65	3.70	28.95	86.85
2	CASE HEINEKEN 2/12 CAN	32.65	3.70	28.95	57.90
2	CASE HEINEKEN 2/12 NR	32.65	3.70	28.95	57.90
2	CASE HEINEKEN 4/6 NR	32.65	1.50	31.15	62.30
3	CASE CORONA 2/12 NR	32.65	3.70	28.95	86.85
3	CASE CORONA 4/6 NR	32.65	1.50	31.15	93.45
1	CASE MODELO CHELADA LIMON Y SAL 2/12 CAN	32.65	3.70	28.95	28.95
2	CASE MODELO CHELADA VARIETY 2/12 CAN	32.65	3.70	28.95	57.90
	EXTENDED SUB-TOTALS | SOLD	587.70	55.60	532.10	532.10

DELIVERED

Cases	18	532.10
Kegs	0	0.00
Misc	0	0.00

Total gallons 40.50

Received by:

$532.10

Total sales	532.10
Total credits	0.00
Total tax	0.00
Invoice total	532.10
Total discount savings	55.60

FBG VENTURES, LLC
2115 Pleasant View Road
Middleton WI 53562
(608) 836-6000
www.frankbeveragegroup.com

FIRE FLOWER HYDRO
THE GAS STATION LLC
115 5TH AVE S, STE B102
LA CROSSE, WI 54601

Phone 608-461-2379
Account 1002051
Store Not on file
Terms FBG Vent-NET 30 DAYS

Sold by DYLAN LOW
Driver FBG-710 - LEE APFEL
Truck 710 LXB Delivery Truck
Delivered 5/21/2026 12:37 PM

Invoice 6129558
PO
License ALC7979/7980-09-2025
Expires 12/31/2078

Permits on file, Cider, Liquor, NA, Wine #ALC7979-7980-09-2025 Expires on 12/31/2078

DELIVERED PRODUCTS

QTY	PACK	DESCRIPTION	PRICE	DISC	NET	AMOUNT
1	CASE	SENSI ORANGE CREAM 20MG THC 6/4 CAN	108.00	0.00	108.00	108.00
1	CASE	TREE HUGGERS SODA ROOT BEER 10MG THC 6/4 NR	88.95	0.00	88.95	88.95
		EXTENDED SUB-TOTALS | SOLD	196.95	0.00	196.95	196.95

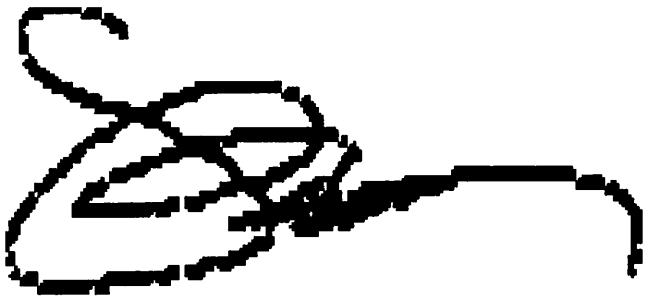
DELIVERED

Cases	2	196.95
Kegs	0	0.00
Misc	0	0.00

Total gallons 4.50

Received by:

$196.95



Total sales 196.95
Total credits 0.00
Total tax 0.00

Invoice total 196.95

FBG VENTURES, LLC
2115 Pleasant View rd.
Middleton, WI 53562
608-836-6000

Printed	05/27/2026
Page	1/1
Invoice	6129558

Phone	Fax
608-461-2379	
License #	**License Exp**
ALC7979/7980-09-2025	12/31/2078
Contact	COLLEEN TOMPKINS

Customer	Account # 1002051
FIRE FLOWER HYDRO THE GAS STATION LLC 115 5TH AVE S, STE B102 LA CROSSE, WI 54601	

Invoice #	Date	Terms	PO #	Stop #	Driver	Ordered By
6129558	05/21/2026	FBG Vent-NET 30 DAYS		8	FBG-710 - LEE APFEL	DYLAN LOW

Qty	Pack	Item	UPC	Item Description	Price	Disc.	Net	Dep	T
1	CASE	82115	850052037246	SENSI ORANGE CREAM 20MG THC 6/4 CAN	108.00	0.00	108.00	0.00	10
1	CASE	85109	810106601106	TREE HUGGERS SODA ROOT BEER 10MG THC 6/4 NR	88.95	0.00	88.95	0.00	8

2 Total Cases 2 Total Kegs 0 Total Partials 0 Total Cases Returned 0 Total Partials Returned

RETURNS

Qty	Item	Description	Price	Total
Returns Total				

Total Charges	$196.9
Total Sales Tax	$0.(
Net Amount Due	$196.9
Returns Total	
Adjusted Invoice Total	

This is an invoice for a delivered order.

☐ Cash ☐ Check # _____

Amount Paid: _____

LA CROSSE BEVERAGE, LLC
PO BOX 323
ONALASKA, WI 54650
608-781-2400

Printed	05/27/2026
Page	1/1
Invoice	6129557

Phone	Fax
608-461-2379	
License #	License Exp
ALC7979/7980-09-2025	12/31/2078
Contact	COLLEEN TOMPKINS

Customer	Account # 1002051
FIRE FLOWER HYDRO THE GAS STATION LLC 115 5TH AVE S, STE B102 LA CROSSE, WI 54601	

Invoice #	Date	Terms	PO #	Stop #	Driver	Ordered By
6129557	05/21/2026	NET 15		8	FBG-710 - LEE APFEL	DYLAN LOW

Qty	Pack	Item	UPC	Item Description	Price	Disc.	Net	Dep	T
2	CASE	2169	033544001776	MODELO CHELADA VARIETY 2/12 CAN	32.65	3.70	28.95	0.00	57
1	CASE	2159	033544001301	MODELO CHELADA LIMON Y SAL 2/12 CAN	32.65	3.70	28.95	0.00	28
2	CASE	204	072890000200	HEINEKEN 2/12 CAN	32.65	3.70	28.95	0.00	57
3	CASE	2108	080660956954	CORONA 2/12 CAN	32.65	3.70	28.95	0.00	86
3	CASE	2110	080660956053	CORONA 4/6 NR	32.65	1.50	31.15	0.00	93
3	CASE	2111	080660956152	CORONA 2/12 NR	32.65	3.70	28.95	0.00	86
2	CASE	205	072890000118	HEINEKEN 4/6 NR	32.65	1.50	31.15	0.00	62
2	CASE	203	072890000163	HEINEKEN 2/12 NR	32.65	3.70	28.95	0.00	57

18 Total Cases 18 Total Kegs 0 Total Partials 0 Total Cases Returned 0 Total Partials Returned

RETURNS				
Qty	Item	Description	Price	Total
Returns Total				

Total Charges	$532.1
Total Sales Tax	$0.0
Net Amount Due	$532.1
Returns Total	
Adjusted Invoice Total	

This is an invoice for a delivered order.

☐ Cash ☐ Check # _____

Amount Paid: _____

LA CROSSE BEVERAGE, LLC
PO BOX 323
ONALASKA, WI 54650
608-781-2400

Printed	05/27/2026
Page	1/2
Invoice	6099989

Phone	Fax
608-461-2379	
License #	License Exp
ALC7979/7980-09-2025	12/31/2078
Contact	COLLEEN TOMPKINS

Customer	Account # 1002051
FIRE FLOWER HYDRO THE GAS STATION LLC 115 5TH AVE S, STE B102 LA CROSSE, WI 54601	

Invoice #	Date	Terms	PO #	Stop #	Driver	Ordered By
6099989	05/07/2026	NET 15		6	FBG-710 - LEE APFEL	DYLAN LOW

Qty	Pack	Item	UPC	Item Description	Price	Disc.	Net	Dep	T
1	CASE	34420	089924230168	YUENGLING LIGHT 4/6 16OZ CAN	23.78	0.00	23.78	0.00	23
1	CASE	2189	033544002513	MODELO CHELADA LIMON Y SAL 6/4 16OZ CAN	29.30	0.00	29.30	0.00	29
1	CASE	2502	034100008338	HAMMS 6/4 16OZ CAN	17.00	0.00	17.00	0.00	17
1	CASE	34416	089924278917	YUENGLING LAGER 4/6 NR	24.65	0.90	23.75	0.00	23
2	CASE	19180	087692015161	TWISTED TEA LIGHT VARIETY 2/12 CAN	33.20	0.85	32.35	0.00	64
2	CASE	2169	033544001776	MODELO CHELADA VARIETY 2/12 CAN	32.65	3.70	28.95	0.00	57
2	CASE	19186	087692006701	TWISTED TEA LIGHT 2/12 CAN	33.20	0.85	32.35	0.00	64
2	CASE	799	701348710124	NEW GLARUS SPOTTED COW 2/12 CAN	26.40	0.00	26.40	0.00	52
2	CASE	647	071990480455	KEYSTONE LIGHT 2/15 CAN	18.05	0.90	17.15	0.00	34
0	CASE	2159	033544001301	MODELO CHELADA LIMON Y SAL 2/12 CAN	32.65	3.70	28.95	0.00	0
0	CASE	11480	071990480325	KEYSTONE LIGHT 6/4 16OZ CAN	21.00	2.20	18.80	0.00	0
2	CASE	546	071990000486	COORS LIGHT 2/12 CAN	23.00	1.70	21.30	0.00	42
2	CASE	2413	034100576363	MILLER LITE 2/12 CAN	23.00	1.70	21.30	0.00	42
2	CASE	3859	034100516093	LEINIE SUMMER SHANDY 2/12 CAN	29.70	0.00	29.70	0.00	59
2	CASE	11716	087692003786	TWISTED TEA VARIETY 2/12 CAN	33.20	0.85	32.35	0.00	64
2	CASE	2813	034100016364	HIGH LIFE 2/12 CAN	20.45	1.70	18.75	0.00	37
3	CASE	5026	022100001701	PABST 2/12 CAN	21.80	3.05	18.75	0.00	56
2	CASE	2132	080660957159	MODELO ESPECIAL 2/12 CAN	32.65	5.85	26.80	0.00	53
2	CASE	751	051460514606	NEW GLARUS SPOTTED COW 4/6 NR	29.70	0.00	29.70	0.00	59
1	CASE	3846	034100516055	LEINIE SUMMER SHANDY 4/6 NR	29.70	0.00	29.70	0.00	29
1	CASE	536	071990300050	COORS LIGHT 4/6 NR	24.65	0.90	23.75	0.00	23
1	CASE	2406	034100575052	MILLER LITE 4/6 NR	24.65	0.90	23.75	0.00	23

LA CROSSE BEVERAGE, LLC
PO BOX 323
ONALASKA, WI 54650
608-781-2400

Printed	05/27/2026
Page	2/2
Invoice	6099989

Phone	Fax
608-461-2379	
License #	License Exp
ALC7979/7980-09-2025	12/31/2078
Contact	COLLEEN TOMPKINS

Customer	Account # 1002051
FIRE FLOWER HYDRO THE GAS STATION LLC 115 5TH AVE S, STE B102 LA CROSSE, WI 54601	

Invoice #	Date	Terms	PO #	Stop #	Driver	Ordered By
6099989	05/07/2026	NET 15		6	FBG-710 - LEE APFEL	DYLAN LOW

Qty	Pack	Item	UPC	Item Description	Price	Disc.	Net	Dep	T

RETURNS				
Qty	Item	Description	Price	Total
Returns Total				

Total Charges	$861.4
Total Sales Tax	$0.0
Net Amount Due	$861.4
Returns Total	
Adjusted Invoice Total	

This is an invoice for a delivered order.

☐ Cash ☐ Check # _____

Amount Paid: _____

RECEIPT

date 5 / 15 / 26 No.

received from Sue $ 5.00

dollars

for payment of Beer

○ cash ○ money order ○ credit card ○ check # _____

amount due		
amount paid		
balance		

from _____ to _____

signature _____

DC250IWS

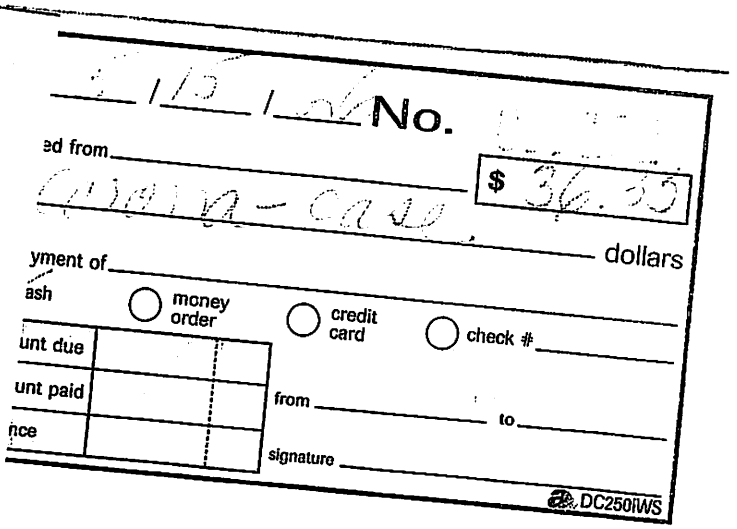
Fire Flower Hydro

115 5th Ave S
La Crosse, WI
54601-9200
(608) 881-6880
www.fireflowerhydro.com

May 28, 2026
9:40 PM

Receipt: FI3y

Domestic × 6 ($4.00 each)	$24.00
Subtotal	$24.00
WI Sales Tax (5.5%)	$1.32
Total	**$25.32**
Cash	$30.00
Change	$4.68


No.
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$ 36.33
dollars
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money order
credit card
check #
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unt paid
nce
from
to
signature
DC250IWS

FRESH **FOODS**

FIREBALL
WHISKY
SERVED COLD!
FIREBALL 10 PACK
IGNITE THE NITE
Coca-Cola
ICE COLD
BALANCE WHAT YOU EAT, DRINK & DO
SENSI Pop
Jose Cuervo MARGARITAS DOUBLE STRENGTH
MONSTER ENERGY
Sprite
Coca-Cola
Employees ONLY BABY!

C04.000846

100013845 - FBALL CIN WSKY PET 24/375M 66 GH

10088004020436

TOLL FREE 866-SAZERAC
WWW.FIREBALLWHISKY.COM
INFO@FIREBALLWHISKY.COM

24 x 375ml

FIREBALL WHISKY

WHISKY WITH NATURAL CINNAMON FLAVOR

Corona Extra

IMPORTED BEER FROM MEXICO

TWO 12-PACKS 12 FL. OZ. BOTTLES

FOUR 6-PACKS

GOOD BOY VODKA Lemonade

8 SLEEK CANS

POUR FOR PURPOSE

NO CARBONATION

GOOD BOY VODKA

Every Pour Helps a Pup.

GF Gluten-Free

Good Boy - Lemonade Variety Pack
12 oz. sleeks - 8 pack

10850041804306

GRIP IT & RIP IT

THE JOHN DALY COCKTAIL

A ZERO CARB COCKTAIL

PARADISE PACK

8 SLEEK 355ML CANS

2 OF EACH FLAVOR

10850041804436

3 X 8 GBV JD Paradise Pack

Heineken Official Beer of Soccer

Modelo

New! carbliss

Hand Crafted Premium Cocktails

Ready to drink premium cocktails with Flawless Flavor.

Classic Bliss Variety Pack

5% ALCOHOL

0 carbs

0 sugars

100 calories

GF

Tropical Bliss Variety Pack

Black Raspberry

Americana Backyard Bliss

Hand Crafted Carbliss

BLACK RASPBERRY

Vodka Cocktail

Corona Extra
Heineken
Bliss
Caribou

Corona Extra
Heineken
Modelo
Classic Grits

HAND CRAFTED

SERIAL NUMBER: 060945
DATE FILLED: 3/25/2026
OLE SMOKY® SALTY CARAMEL WHISKEY
Whiskey with Natural and Artificial Flavors and Caramel Color
PLANT NUMBER: DSP-TN-21075
60 PROOF | 4.5 LITERS
MADE IN GATLINBURG, TN
OLE SMOKY DISTILLERY

Batch Number: 15OTS

SALTY CARAMEL 375ML 60 PROOF MI-25726
401 76507 37 WV-S26830 AL-B030658

PRODUCED & BOTTLED BY
OLE SMOKY DISTILLERY, LLC
GATLINBURG, TENNESSEE

JBW BBN 4YR 375X24 40% PET NH-1378
151 19064 37 AL-B000664
OH-4116M OR-000140-37 MC-11886

FAMILY MASTER DISTILLERS

MI-NONE WV-1319
PA -000005659 NC-24-104

THE ULTIMATE
PLATINUM
SEVEN TIMES 7X® DISTILLED
24 x 375ML
VODKA

Seagram's 7
AMERICAN
BLENDED WHISKEY
BLENDED WHISKEY
DSP-KY-15007
80 PROOF
4.5 LITERS
000 82000 78959 8

THIS SIDE UP
GLASS
HANDLE WITH CARE

Jose Cuervo
ESPECIAL®
12 BOTTLES EACH 375 mL

JOSE CUERVO ESPECIAL® SILVER 375 ML 80 PROOF NH-3791
498 87400 37 AL-B0395
OR- MI-5883
WV- OH-5247M
PA-98101 NC-64704
2 08 11538 01091 1

NH-4265
AL-B0104
21+
Except USVI & Puerto Rico 18+
OH-1755M
NC-49-234
100 78109 7

LIGHTWEIGHT
BOTTLES
24-375ML

06:04 10015960 L26106 08 B
TAAKA VODKA 24/375ML 80PF F
280 38064 37
AL B000367
1 00 88004 00917 2
Imported & Bottled by Sazerac Co., Louisville, KY
Product of Ireland
111646

255–34004–37
ABSOLUT VODKA 375 ML 80 PROOF
MI-60653
NH-3627
OH-57M
OR-690E
AL-B675
PA-6294
WV-4108
NC-46533
L 20260119 K1000000002 14:05
30835229000200
ABSOLUT® VODKA · 24×375ML · 40% ALC./VOL. · 16,5 kg

SMIRNOFF
№21 VODKA
RECIPE
CONTINUING
TRADITIONS SINCE
1864
24 BOTTLES 375 mL EACH

1800 SILVER TEQUILA 375ML 80 PROOF
NH-8442
498 87509 37
AL-B001838
OR-0924E
MI-1646
WV-38773
OH-2903M
PA-4996
NC-65023
2 08 18844 02192 1
12 BOTTLES X 375 ML
IMPORTED BY PROXIMO SPIRITS INC., JERSEY CITY, NJ
EX HACIENDA LOS CAMICHINES
Reforma No. 100, La Laja, Jalisco, C.P. 45430

Corona Extra
4x6 12 FL OZ PACK IMPORTED
PRODUCT OF HOLLAND
Heineken
TWO 12-PACKS 12 FL. OZ. BOTTLES
WIDER LIME OPENING
12 SLIM CANS 12 FL. OZ.
TWO 12-PACKS 12 FL. OZ. SLIM CANS
12 LONGNECK BOTTLES 12 FL. OZ.
Heineken ORIGINAL
TREE HUGGERS
CRAFT CANNABIS SODA

C04.000846

GOOD BOY
VODKA
THE JOHN DA

GRIP IT & RIP IT

C04.000846

100013845 - FBALL CIN WSKY PET 24/375M 66 GH

10088004020436

TOLL FREE 866-SAZERAC
WWW.FIREBALLWHISKY.COM
INFO@FIREBALLWHISKY.COM

24 x 375ml

FIREBALL WHISKY

WHISKY WITH NATURAL CINNAMON FLAVOR

Corona Extra

IMPORTED BEER FROM MEXICO

TWO 12-PACKS 12 FL. OZ. BOTTLES

FOUR 6-PACKS

Heineken Official Beer of Soccer

Modelo

GOOD BOY VODKA Lemonade

8 SLEEK CANS

POUR FOR PURPOSE

NO CARBONATION

GOOD BOY VODKA Every Pour Helps a Pup.

GF Gluten-Free

Good Boy - Lemonade Variety Pack
12 oz. sleeks - 8 pack

10850041804306

GRIP IT & RIP IT

GOOD BOY VODKA THE JOHN DALY COCKTAIL A ZERO CARB COCKTAIL PARADISE PACK 8 SLEEK 355ML CANS GRIP IT & RIP IT 2 OF EACH FLAVOR

10850041804436

3 X 8 GBV JD Paradise Pack

New! carbliss Hand Crafted Premium Cocktails

Ready to drink premium cocktails with Flawless Flavor.

Classic Bliss Variety Pack 5% ALCOHOL 0 carbs 0 sugars 100 calories GF gluten free

Tropical Bliss Variety Pack 5% ALCOHOL 0 carbs 0 sugars 100 calories GF gluten free

Black Raspberry 5% ALCOHOL 0 carbs 0 sugars 100 calories GF gluten free

Americana Backyard Bliss 5% ALCOHOL 0 carbs 0 sugars 100 calories GF gluten free

Corona Extra
Heineken
Bliss
Caribou

Corona Extra
Heineken
Modelo
Classic Bliss

NOTICE OF INTENT NOT TO RENEW LICENSE

Colleen Tompkins (member and agent), The Gas Station LLC dba Fire Flower Hydro, 115 5th Ave. S. Unit B102, La Crosse, Wisconsin.

Basis for Intent to Not Renew

This is to notify you that the City of La Crosse intends to not renew the "Class A" Liquor License and Class "A" Beer License issued to The Gas Station LLC for license year July 1, 2026 through June 30, 2027.

Pursuant to Wis. Stat. § 125.12(3), a municipality may refuse to renew a license for certain violations identified in § 125.12(2)(ag), including violations of municipal code or municipal regulations.

The City of La Crosse alleges that Gas Station LLC is in violation of La Crosse Municipal Code secs. 4-43 and 4-108, *Commencing Operations*, which requires that a licensee be open for business with appropriate stock and equipment within 90 days of being granted a retail "Class A" intoxicating liquor license and Class "A" Beer license.

The Common Council granted the "Class A" Liquor License and Class "A" Beer License on November 13, 2025, for the license period July 1, 2025 through June 30, 2026. The licenses were issued on December 9, 2025. As of the date of this Notice, the licenses have not been activated and are not being utilized.

Your Rights as License Holder

You have the right to a hearing to contest the nonrenewal of your license. Additionally, you have the right to be represented by an attorney at your own expense, the right to present evidence and testimony, and cross-examine any witnesses produced by the City.

A nonrenewal hearing will be scheduled for **Tuesday, June 2, 2026, at 4:00 p.m.** in the Council Chambers of La Crosse City Hall, 400 La Crosse Street, La Crosse, Wisconsin.

Dated: May 15, 2026

City of La Crosse

Mackenzie Mindel
Judiciary & Administration Chair

Cc: Nikki Elsen, City Clerk
Stephen F. Matty, City Attorney

Form **AB-200**

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	
License Period	

Application Type *(check one)*

☐ Initial (New) ☒ Renewal

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

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

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

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship): Colleen M. Tompkins — The Gas Station LLC
2. Business Trade Name or DBA: The Gas Station — DBA Fire Flower Hydro
3. FEIN:
4. Wisconsin Seller's Permit Number: 456-1032159803-02
5. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization
6. If the applicant business is an LLC, are the controlling members other LLCs or corporations? . . . . . ☐ Yes ☒ No
   If yes, the members, managers, officers and directors of those business entities must be listed in Part C and provide a Form AB-100.
7. State of Organization: WI
8. Date of Organization: Sept 2025
9. Wisconsin DFI Registration Number: ✓
10. Premises Address: 115 3rd Ave S. La Crosse WI
11. City: La Crosse
12. State: WI
13. Zip Code: 54601
14. County: La Crosse
15. Governing Municipality: ☒ City ☐ Town ☐ Village of: _____
16. Aldermanic District:
17. Premises Phone: 608-881-6880
18. Premises Email:
19. Website: fire-flowerhydro.com
20. Premises Description

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

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

21. Mailing Address (if different from premises address): N5663 Mills Rd
22. City: Onalaska
23. State: WI
24. Zip Code: 54650

Part B: Questions

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

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

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

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

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

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

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

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

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

Part C: Individual Information

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

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

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

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

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

Part D: Attestation

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

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

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

Last Name	First Name	M.I.
Tompkins	Colleen	M

Title	Email	Phone
Owner		

Signature [signature] Date 4/15/2026

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued

Signature of Clerk/Deputy Clerk	Date Provisional License Issued (if applicable)

Form
AB-200AA

Alcohol Beverage License Application

Appendix A - List of Persons Involved in the Applicant Business

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

Instructions

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

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

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

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

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

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

***Status Definitions**

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

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

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

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

1 Legal Business Name (individual name if sole proprietorship)
THE GAS STATION LLC

2 Business Trade Name or DBA
FIRE FLOWER HYDRO

3 FEIN 39-3994062

Listing of Persons Involved in Applicant Business

First Name and Middle Initial	Last Name	Title/Relationship to Applicant Business	Phone Number	Email	Status*
Colleen	Thompkins	Agent Member			

AB-200AA (N 2-25)

Wisconsin Department of Revenue

License Number	License Type	Business Name	DBA	Business Address
ALC007980-09-2025	Class "A" Beer	THE GAS STATION LLC	FIRE FLOWER HYDRO	115 5TH AVE S

Sales and Service Description: *Alcohol sales will be conducted on the sales floor of 4,000 sq. ft. building.*
Storage Description: *Alcohol and records will be stored in the storage closet adjacent to the sales floor.*

Business License Contacts

Name	Address	Business Phone	Mobile Phone	Home Phone	Contact Type(s)
COLLEEN M TOMPKINS	N5663 MOOS RD ONALASKA, WI 54650				Agent Member

License Number	License Type	Business Name	DBA	Business Address
ALC007979-09-2025	"Class A" Liquor	THE GAS STATION LLC	FIRE FLOWER HYDRO	115 5TH AVE S

Sales and Service Description: *Alcohol sales will be conducted on the sales floor of 4,000 sq. ft. building.*
Storage Description: *Alcohol and records will be stored in the storage closet adjacent to the sales floor.*

Business License Contacts

Name	Address	Business Phone	Mobile Phone	Home Phone	Contact Type(s)
COLLEEN M TOMPKINS	N5663 MOOS RD ONALASKA, WI 54650				Agent Member

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0592

Agenda Date: 6/2/2026 **Version:** 1 **Status:** New Business

In Control: Judiciary & Administration Committee **File Type:** Application

Elsen, Nikki

From: Elsen, Nikki
Sent: Friday, May 29, 2026 2:54 PM
To: Brent@johnsflaherty.com
Cc: Atterbury, Ellen
Subject: Chucks Bar LLC Nonrenewal - hearing canceled

Hello Brent.

This confirms that the nonrenewal hearing previously scheduled for June 2nd at 4p regarding Chuck's Bar LLC dba Chucks Bar, 1011 La Crosse St, has been canceled due to the stipulated agreement signed May 29, 2026.

Someone may want to be present at the June 2nd **6p** Judiciary & Administration Committee meeting. The committee will be considering all renewals. We will be recommending approval based on the stipulated agreement, but the J&A members may still have questions. You may attend in person or by Zoom. If you wish to attend by Zoom, below is the link:

Zoom Link:
https://us06web.zoom.us/j/83896973662?pwd=NWpxOEFqeUNMZ0haTEdXK2JiU0M3QT09
Meeting ID: 838 9697 3662
Passcode: CC2026
Call in (audio only): +1 312 626 6799

NIKKI M. ELSEN, WCMC
City Clerk
elsenn@cityoflacrosse.org
Direct: 608.789.7555 | Office: 608.789.7510

STIPULATION REGARDING ALCOHOL LICENSE(S) NONRENEWAL PROCEEDINGS WITH CHUCK'S BAR LLC, D/B/A CHUCK'S BAR

Background

In May 2026, the City of La Crosse sought the nonrenewal of Chuck's Bar LLC, d/b/a Chuck's Bar, alcohol license for committing three (3) violations of La Crosse Municipal Code within a license year pursuant to City Resolution 44736. The violations related to sale of alcohol to underage individuals and allowing underage individuals on premises. The "Notice of Intent to Not Renew License" issued to Chuck's Bar specifically details the violations and is attached and incorporated by reference. This matter is scheduled to be heard by the Judiciary and Administration Committee on June 2, 2026.

Agreement

This agreement is entered into on the 27 day of May, 2026, by the City of La Crosse and Chuck's Bar LLC, d/b/a Chuck's Bar. The parties agree to the following:

1. The City provided Chuck's Bar written notice and opportunity for a hearing consistent with Wis. Stat. § 125.12(3).

2. Chuck's Bar acknowledges that it committed three (3) alcohol related violations in the license year July 1, 2025 to June 30, 2026. In response to the violations and the pending nonrenewal of its alcohol license, Chuck's Bar has taken efforts to comply with alcohol regulations. This includes a Chronic Nuisance Abatement Plan agreed upon and executed by the parties on May 5, 2026.

3. The parties entered into discussions and reached an agreement regarding this matter.

4. The City will suspend its nonrenewal efforts and recommend that Chuck's Bar's alcohol license be renewed with the following conditions:

    a. The license will be suspended for a period of ten (10) days beginning July 5, 2026.

    b. Alcohol education training with the City of La Crosse Police Department must be completed within sixty (60) days of July 1, 2026, unless the Police Department agrees to extend the time.

    c. All employees at Chuck's Bar must obtain City beverage operator licenses (commonly referred to as "bartender license") within sixty (60) days of July 1, 2026. Any newly hired employees should be licensed within sixty (60) days of employment.

    d. If Chuck's Bar receives three (3) alcohol related convictions during the 2026 – 2027 license year, Chuck's Bar agrees to an automatic revocation of its alcohol license, upon notice and without hearing. Chuck's Bar agrees to not contest such revocation.

    e. Chuck's Bar voluntarily ***waives any right to a hearing on the revocation of its license*** and understand that if revoked it would ***have to wait to reapply for a period of one year from the date of revocation*** pursuant to Code Section 4-75(2).

Withentisign ID: 9A5E1C18-8C5B-F111-8F-CA-0022483594/4

f. Although Chuck's Bar waives any right to a hearing, the Common Council still has final approval over any license revocation.

g. Chuck's Bar will comply with all applicable state and local laws.

Signature of Parties

City of La Crosse:

Ellen R. Atterbury
Assistant City Attorney

5-29-26
Date

Chuck's Bar LLC, d/b/a Chuck's Bar:

Brent Smith, Attorney

5/29/26
Date

Melissa Sample, Agent

05/29/26
Date

William Skemp, Member

5/27/26
Date

NOTICE OF INTENT NOT TO RENEW LICENSE

William Skemp (Member) and Melissa Sample (Agent) for Chuck's Bar LLC dba Chuck's Bar, 1101 La Crosse Street, La Crosse, Wisconsin.

Basis for Intent to Not Renew

This is to notify you that the City of La Crosse intends to not renew the Combination "Class B" Beer and Liquor License issued to Chuck's Bar LLC for license year July 1, 2026 through June 30, 2027.

Pursuant to Wis. Stat. § 125.12(3), a municipality may refuse to renew a license for certain violations identified in § 125.12(2)(ag), including violations of municipal code or municipal regulations.

The City of La Crosse alleges that the use of Chuck's Bar LLC is interfering with public health and safety and is grounds for non-renewal of its Combination "Class B" Beer and Liquor License under Wis. Stat. § 125.12(2)(ag) for violations of municipal code or municipal regulations. This is supported by the following:

Resolution 44736 adopted August 13, 1987 established a general policy in connection with alcohol beverage license violations that three (3) violations of the La Crosse Municipal Code and/or State laws per licensed establishment within a license year (July 1 through June 30 of the following year) shall be cause for a hearing before the Judiciary & Administration Committee as to whether the license should be suspended, revoked, or non-renewed.

Chuck's Bar LLC dba Chuck's Bar, 1101 La Crosse Street, committed and was convicted of three (3) violations in the current license year July 1, 2025 through June 30, 2026 for sale of alcohol to underage as follows:

- February 25, 2026, municipal ordinance citation: Ord. 4-10 Allow Underage On Licensed Premise.
  Per Municipal Court records, the citation resulted in a conviction on April 1, 2026.
  Jacob L. Arnold, (beverage server), Chuck's Bar, 1101 La Crosse St.

- February 25, 2026, municipal ordinance citation: Ord. 4-6 Sale/Furnish Malt Beverage to Underage.
  Per Municipal Court records, the citation resulted in a conviction on April 1, 2026.
  Jacob L. Arnold, (beverage server), Chuck's Bar, 1101 La Crosse St.

- September 4, 2025, municipal ordinance citation: Ord. 4-7 Allow Underage in Bar.
  Per Municipal Court records, the citation resulted in a conviction on May 11, 2026.
  Kade D. Vanasten, (bouncer), Chuck's Bar, 1101 La Crosse St.

Your Rights as a License Holder

You have the right to a hearing to contest the nonrenewal of your license. Additionally, you have the right to be represented by an attorney at your own expense, the right to present evidence and testimony, and cross-examine any witnesses produced by the City.

A nonrenewal hearing is scheduled for **Tuesday, June 2, 2026, at 4:00 p.m.** in the Council Chambers of La Crosse City Hall, 400 La Crosse Street, La Crosse, Wisconsin.

Dated: May 15, 2026

City of La Crosse

Mackenzie Mindel
Judiciary & Administration Chair

Cc: Nikki Elsen, City Clerk
Stephen F. Matty, City Attorney

NOTICE OF INTENT NOT TO RENEW LICENSE

William Skemp (Member) and Melissa Sample (Agent) for Chuck's Bar LLC dba Chuck's Bar, 1101 La Crosse Street, La Crosse, Wisconsin.

Basis for Intent to Not Renew

This is to notify you that the City of La Crosse intends to not renew the Combination "Class B" Beer and Liquor License issued to Chuck's Bar LLC for license year July 1, 2026 through June 30, 2027.

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The City of La Crosse alleges that the use of Chuck's Bar LLC is interfering with public health and safety and is grounds for non-renewal of its Combination "Class B" Beer and Liquor License under Wis. Stat. § 125.12(2)(ag) for violations of municipal code or municipal regulations. This is supported by the following:

Resolution 44736 adopted August 13, 1987 established a general policy in connection with alcohol beverage license violations that three (3) violations of the La Crosse Municipal Code and/or State laws per licensed establishment within a license year (July 1 through June 30 of the following year) shall be cause for a hearing before the Judiciary & Administration Committee as to whether the license should be suspended, revoked, or non-renewed.

Chuck's Bar LLC dba Chuck's Bar, 1101 La Crosse Street, committed and was convicted of three (3) violations in the current license year July 1, 2025 through June 30, 2026 for sale of alcohol to underage as follows:

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Your Rights as a License Holder

You have the right to a hearing to contest the nonrenewal of your license. Additionally, you have the right to be represented by an attorney at your own expense, the right to present evidence and testimony, and cross-examine any witnesses produced by the City.

A nonrenewal hearing is scheduled for **Tuesday, June 2, 2026, at 4:00 p.m.** in the Council Chambers of La Crosse City Hall, 400 La Crosse Street, La Crosse, Wisconsin.

Dated: May 15, 2026

City of La Crosse

Mackenzie Mindel
Judiciary & Administration Chair

Cc: Nikki Elsen, City Clerk
Stephen F. Matty, City Attorney

Authentisign ID: 1D58640A-D952-F111-8FCA-002248359474

Form **AB-200**

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	
License Period	

Application Type *(check one)*

☐ Initial (New) ☒ Renewal

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

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

Fees	
License Fee(s)	$ 620-
Background Check Fee	$
Publication Fee	$
Total Fees	$ 620-

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship): Chuck's Bar LLC
2. Business Trade Name or DBA: Chuck's Bar
3. FEIN: 86-2564268
4. Wisconsin Seller's Permit Number: 456-1030023888-02
5. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization
6. If the applicant business is an LLC, are the controlling members other LLCs or corporations? . . . . . ☐ Yes ☒ No
   If yes, the members, managers, officers and directors of those business entities must be listed in Part C and provide a Form AB-100.
7. State of Organization: Wisconsin
8. Date of Organization: 3/10/21
9. Wisconsin DFI Registration Number: C11241 8
10. Premises Address: 161 Lacrosse St
11. City: Lacrosse
12. State: WI
13. Zip Code: 54601
14. County: LaCrosse
15. Governing Municipality: ☒ City ☐ Town ☐ Village of: Lacrosse
16. Aldermanic District:
17. Premises Phone: 608-785-0371
18. Premises Email:
19. Website:
20. Premises Description

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

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

21. Mailing Address (if different from premises address): 429 2nd St N #209
22. City: LaCrosse
23. State: WI
24. Zip Code: 54601

Part B: Questions

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

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

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

Authentisign ID: 1D58640A-D952-F111-8FCA-002248359474

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

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

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

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

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

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

Part C: Individual Information

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

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

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

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

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

Part D: Attestation

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

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

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

Last Name	First Name	M.I.
Sample William	Melissa Skemp	G M.
Title	**Email**	**Phone**
Manager Owner/member		
Signature	**Date**	
AuthentiSIGN' William Skemp 05/18/26	5/15/26	

bskemp5@gmail.com 6087844370

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued

Signature of Clerk/Deputy Clerk	Date Provisional License Issued (if applicable)

Authentisign ID: 1D58640A-D952-F111-8FCA-002248359474

Form
AB-200AA

Alcohol Beverage License Application

Appendix A - List of Persons Involved in the Applicant Business

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

Instructions

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

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

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

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

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

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

*Status Definitions

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

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

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

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

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

2. Business Trade Name or DBA

3. FEIN

Listing of Persons Involved in Applicant Business

First Name and Middle Initial	Last Name	Title/Relationship to Applicant Business	Phone Number	Email	Status*
Melissa M.	Sample	Manager			No Change
William G	Skemp	Owner/membet			No change

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0512

Agenda Date: 6/2/2026 **Version:** 1 **Status:** New Business

In Control: Judiciary & Administration Committee **File Type:** Ordinance

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Washburn Residential District to the Special Multiple Dwelling District, allowing an additional unit to be added to the building at 802 7th Street S.

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

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

Tax Parcel 17-30127-100; 802 7th Street S.

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

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

_____
Shaundel Washington-Spivey, Mayor

_____
Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

Authentisign ID: 58A21A5D-D138-F111-8EF2-000D3A55CAFE

clean / carpet / Zoning

26-0512

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Hayden Schmidt 1446 Rose St. Suit #2

Owner of site (name and address):

Keith Brown, 1202 State Street, La Crosse, WI 54601

Address of subject premises:

802 7th Street South, La Crosse, WI 54601

Tax Parcel No.: 17-30127-100

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

Part of the Northwest Quarter of the Southwest Quarter of Section 16, Township 17 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, (Commonly known as Lot 6 and Lot 7 in the recorded plat of the subject block).

Zoning District Classification: WR- Washburn Residential

Proposed Zoning Classification: R-6 Multi Family Residential

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

Property is Presently Used For:

9-unit multi-family building

Property is Proposed to be Used For:

Conversion or maintenance of the existing structure as a multi family dwelling (s), consistent with R-6 high density standards - Add an additional unit - 10 total

Proposed Rezoning is Necessary Because (Detailed Answer):

The subject property is located in the Washburn Neighborhood, as area characterized by high-density residential use and proximity to Viterbo and WTC. The proposed rezoning to R-6 is consistent with surrounding urban infill patters and provided much needed high density housing near the Central Business District.

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

The proposal maintains the existing structue, ensuring no significant exterior alterations inconsistent with the neighborhood character. It supports the neighborhoods stability by providing housing for local workforce and student populaton without increasing the physical footprint of the building.

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

It advances the City's Climate Action plan and 2040 Comprehensive Plain by increasing housing density in "targeted areas" near transit rountes and employment hubs. This " 15-munute neighborhood" approach reduces travel emissions and supports sunstainable urban growth.

Authentisign ID: 58A21A5D-D138-F111-8EF2-000D3A55CAFE

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 24 ***day of*** April, 2014.

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

Gena K Bu
(signature)

608-785-0888 (telephone) 5/8/26 (date)

rla.propertymanager@gmail.com
(email)

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

Review was made on the 11th day of May, 2026.

Signed: _____
Deputy Director of Planning & Development

LA CROSSE COUNTY PUBLIC PORTAL

View Real Estate Property Search View Real Estate Property

View Real Estate Property

Property #: 17-30127-100

Municipality: 246 - CITY OF LA CROSSE

Tax Year: 2025

Bill Number: 7176

Current Owner: BROWN, GEORGE KEITH

Property Address: 802 7TH ST S APT 1 LA CROSSE 54601

General | Legal | Values | Taxes | Special

Abbreviated Legal Description

(See recorded documents for a complete legal description)

LORD & RODOLFS ADDITION E 88FT 4 IN LOT 72 & E 88FT 4 IN LOT 73 EX S 14FT BLOCK 11 & INCL PRT LOTS 73 & 74 COM NE COR LOT 74 S0D13M34SW 3.5FT ALG E LN LOT 74 & W R/W 7TH ST S POB N88D59M2SW 88.79FT N1D13M3SE 17.5FT S88D59M2SE 88.79FT TO E LN LOT 73 & W R/W LN 7TH ST S S1D13M34SW 17.5FT TO POB

Acres: 0.260

Area (sq ft): 0.000

Frontage (ft): 0.000

Depth (ft): 0.000

Property Descriptions

Primary	Section	Town	Town Dr	Range	Range Dir	40
✓	05	15	N	07	W	NW

Property Addresses

Primary	House #	1/2	PD	Street Name	Street Type	SD
✓	802			7TH	ST	S
	802			7TH	ST	S

Plan to do 45° Parking stalls
(14 +- stalls)

I am writing as the petitioner for the proposed rezoning of the property located at 802 7th Street South (Tax Parcel: 017030127100).

I am requesting a zoning change to R-6 (Multi-Family Residential) to align the property's zoning designation with its existing and intended residential use.

Project Overview:

Purpose: The property is an existing multi-family structure, and this rezoning request is intended to support the continued operation and improvement of the building as a multi-family residential property.

Neighborhood Compatibility: The property is located within the Washburn Neighborhood, near Viterbo University, Western Technical College, and the downtown core. We believe the proposed R-6 zoning is consistent with the surrounding urban residential character and supports the continued need for quality housing in this area.

Preservation / Improvements: No major exterior modifications are currently proposed that would materially alter the neighborhood character. The focus is on maintaining and improving the existing structure while ensuring the zoning classification appropriately reflects the property's residential use.

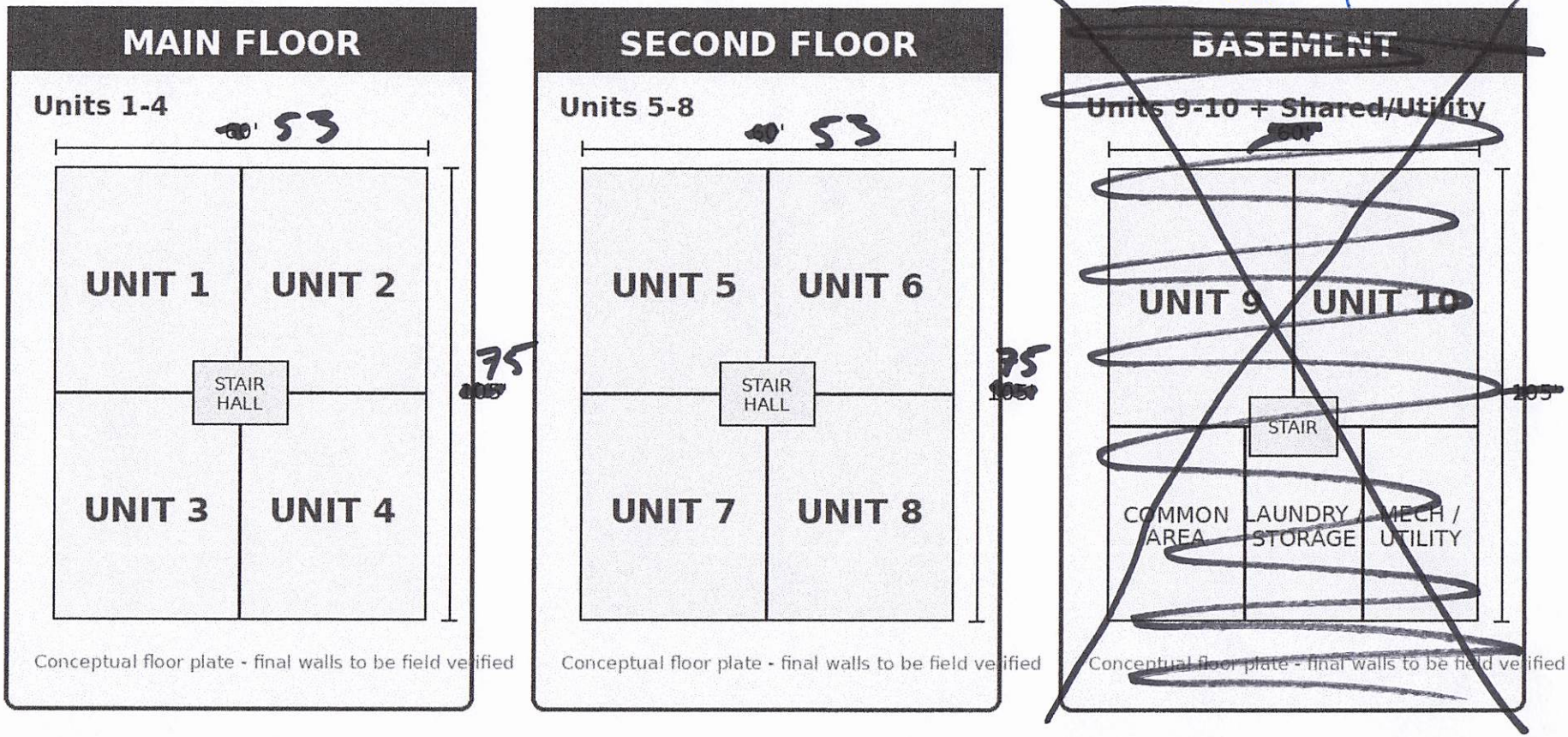
I'd be happy to discuss the proposal further or answer any questions you may have. I intend to file the petition with the City Clerk's office this week and wanted to respectfully provide notice and context beforehand.

Thank you for your time, consideration, and service to the community.

Hayden Schmidt
608-785-0888

802 7th Street South - Corrected Existing 10-Unit Layout

60' x 105' Building Footprint | R-6 Rezoning Petition Exhibit



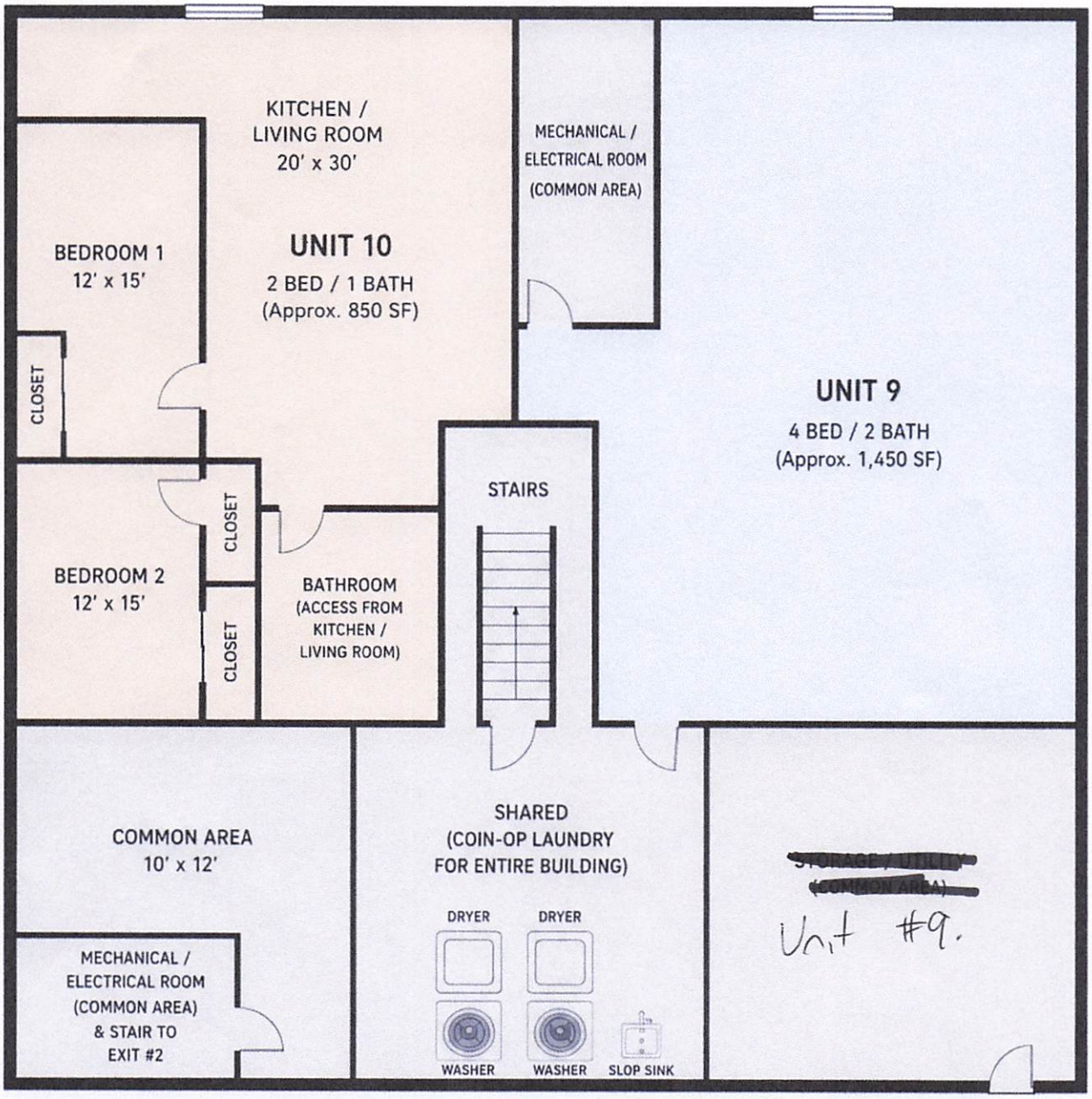
Corrected Unit Count / Rezoning Narrative

- Main floor: 4 existing residential units labeled 1-4.
- Second floor: 4 existing residential units labeled 5-8.
- Basement: 2 residential units labeled 9-10, plus shared/common, laundry/storage, and mechanical/utility areas shown conceptually.
- This exhibit reflects the user-provided existing 10-unit configuration within the [redacted] building footprint.
- Final wall locations are conceptual and should be confirmed by field measurements or architectural plans.

802 7TH STREET SOUTH – BASEMENT LAYOUT (PROPOSED)

Proposed 10-Unit Building

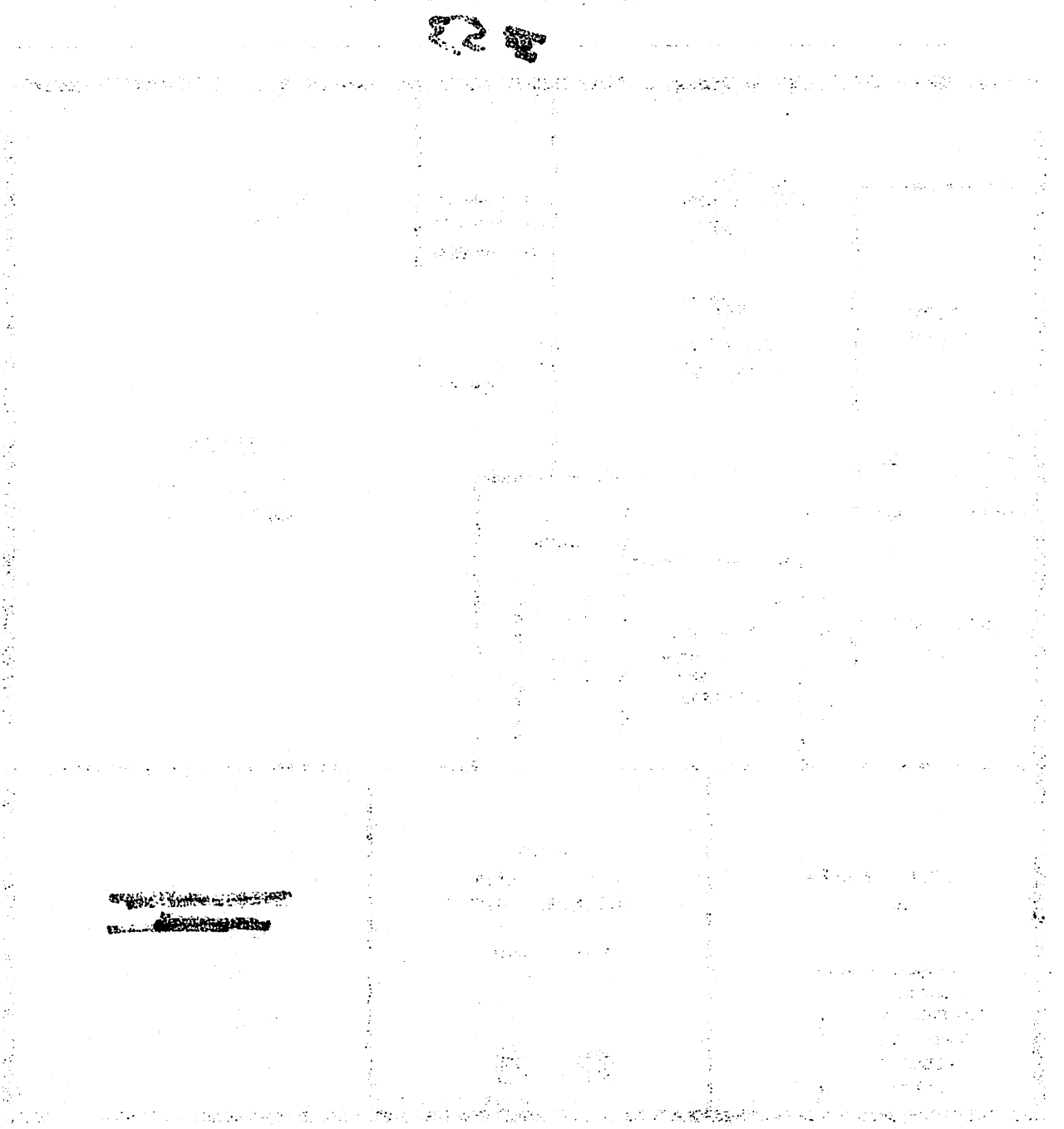
53



75

BASEMENT SUMMARY	BUILDING FOOTPRINT	NOTE
• Unit 9 – 4 Bed / 2 Bath (Approx. 1,450 SF) • Unit 10 – 2 Bed / 1 Bath (Approx. 850 SF) • Common Area • Laundry (Coin-Op) • Mechanical / Electrical Rooms • Storage / Utility • Dual Exit Access (Stairs to Exit #2)	60' x 105' = 6,300 SF per Floor	Conceptual floor plate. Final walls, doors, and egress to be field verified.

For planning / rezoning purposes only.



Tax Parcel	OwnerName	PROPADDCOMP	Mailing Address	MailCityStateZip
17-30123-70	AMERICAN LEGION POST 52	711 6TH ST S	711 6TH ST S	LA CROSSE WI 54601-4548
17-30123-140	ASSURITY INVESTMENTS LLC	706 & 708 7TH ST S	706 7TH ST S	LA CROSSE WI 54601
17-30130-70	BARBARA R LHEUREUX	901 6TH ST S	901 6TH ST S	LA CROSSE WI 54601
17-30128-41	BEE VANG, MARLY XIONG	815 6TH ST S	815 6TH ST S	LA CROSSE WI 54601
17-30128-150	BENJAMIN D SEIDEL	818, 820, 822 6TH ST S	6636 STATE HIGHWAY 26	LA CRESCENT MN 55947
17-30124-70	BGM LLC	721 & 723 7TH ST S	6492 NATURE VALLEY DR	WAUNAKEE WI 53597
17-30131-20	BIG PAW ENTERPRISES LLC	710 & 712 MISSISSIPPI ST 901 7TH ST S	901 7TH ST S	LA CROSSE WI 54601
17-30128-10	BRYAN J KNUTSON	605 MISSISSIPPI ST	426 20TH ST S	LA CROSSE WI 54601-5026
17-30129-10	CHUE VANG, BEE VUE	824 6TH ST S	824 6TH ST S	LA CROSSE WI 54601
17-30130-80	CMKJ PROPERTIES LLC	610 MISSISSIPPI ST	S1411 BUELLS VALLEY RD	MONDOVI WI 54755
17-30127-150	CODY J PETTIT	617 MISSISSIPPI ST	617 MISSISSIPPI ST	LA CROSSE WI 54601
17-30128-140	D&K PROPERTIES LACROSSE 2 LLC	812 6TH ST S	1909 SUNSET DR	LA CROSSE WI 54601
17-30128-100	DALE E ZASTROW, ILENE L ZASTROW	808 6TH ST S	808 6TH ST S	LA CROSSE WI 54601
17-30127-120	EDWARD W BURGESS	814 7TH ST S	814 7TH ST S	LA CROSSE WI 54601
17-30127-70	GB INVESTMENTS LLC	801, 803, 805 7TH ST S	3540 JEFFERS RD	EAU CLAIRE WI 54703
17-30128-90	GOLIATH COMPANIES LLC	612 WINNEBAGO ST	PO BOX 417	HOLMEN WI 54636-0417
17-30124-50	H & H REAL ESTATE LLC	701 WINNEBAGO ST 727 7TH ST S	PO BOX 417	HOLMEN WI 54636-0417
17-30124-60	H & H REAL ESTATE LLC	711 WINNEBAGO ST	PO BOX 417	HOLMEN WI 54636-0417
17-30127-20	H & H REAL ESTATE LLC	703 MISSISSIPPI ST 827 7TH ST S	PO BOX 417	HOLMEN WI 54636-0417
17-30127-50	H & H REAL ESTATE LLC	815 7TH ST S	PO BOX 417	HOLMEN WI 54636-0417
17-30127-60	H & H REAL ESTATE LLC	809 7TH ST S	PO BOX 417	HOLMEN WI 54636-0417
17-30124-90	HEATHER GAIL SERVAIS	715 7TH ST S	715 7TH ST S	LA CROSSE WI 54601-4671
17-30128-72	HEIDI GIESE	811 6TH ST S	811 6TH ST S	LA CROSSE WI 54601
17-30124-10	HPW PROPERTIES LLC	714 7TH ST S	PO BOX 2845	LA CROSSE WI 54602-2845
17-30130-90	HUTH PROPERTIES AND INVESTMENTS LLC	616 MISSISSIPPI ST	27891 MELLEN LN	RICHLAND CENTER WI 53581
17-30128-80	IZAC SHEFORGEN, ALEXANDRIA SHEFORGEN	801 6TH ST S	812 CASE CT	HOLMEN WI 54636
17-30127-130	JLW REAL ESTATE GROUP LLC	822 7TH ST S	722 ROSE ST	LA CROSSE WI 54603
17-30127-140	JLW REAL ESTATE GROUP LLC	826 7TH ST S	722 ROSE ST	LA CROSSE WI 54603
17-30127-90	KEVIN J BUTTERFIELD	622 WINNEBAGO ST	622 WINNEBAGO ST	LA CROSSE WI 54601-4504
17-30128-20	KYLE E BURKE	819 6TH ST S	819 6TH ST S	LA CROSSE WI 54601
17-30130-100	KYLE J HUTH, REBECCA A HUTH	902 7TH ST S	E5499 STENDAHL LN	CHASEBURG WI 54621
17-30128-130	LAURIE A BROWN	526 WINNEBAGO ST	526 WINNE BAGO ST	LA CROSSE WI 54601
17-30128-71	MARY M ARNOLD	807 6TH ST S	807 6TH ST S	LA CROSSE WI 54601-4547
17-30127-30	MICHAEL P SNITKER, BRIANNE E ANDERSON	707 MISSISSIPPI ST	707 MISSISSIPPI ST	LA CROSSE WI 54601
17-30123-40	MICHELLE MANZY	726 6TH ST S	726 6TH ST S	LA CROSSE WI 54601
17-30123-60	NATIONWIDE PROPERTY LLC	605 & 607 WINNEBAGO ST 725, 727, 279 6TH ST S	4535 MORMON COULEE RD	LA CROSSE WI 54601
17-30127-80	ROBERT CURTI, TRAVIS CURTI	708 WINNEBAGO ST	3164 LOSEY BLVD S	LA CROSSE WI 54601-7345
17-30124-100	SPPG INVESTMENTS LLC	709 7TH ST S	809 GILLETTE ST	LA CROSSE WI 54603
17-30124-20	STEVEN M NICOLAI	720 7TH ST S	4535 MORMON COULEE RD	LA CROSSE WI 54601
17-30124-30	STEVEN M NICOLAI	617 WINNEBAGO ST	4535 MORMON COULEE RD	LA CROSSE WI 54601
17-30124-40	STEVEN M NICOLAI	726 7TH ST S	4535 MORMON COULEE RD	LA CROSSE WI 54601
17-30124-80	TIA YANG, CHONG CHER LEE, ABUCUAB LEE	717 7TH ST S	509 14TH ST S	LA CRESCENT MN 55947
17-30124-120	VITERBO UNIVERSITY INC	710 8TH ST S	900 VITERBO DR	LA CROSSE WI 54601
17-30125-20	VITERBO UNIVERSITY INC	715 & 717 WINNEBAGO ST	900 VITERBO DR	LA CROSSE WI 54601
17-30125-30	VITERBO UNIVERSITY INC	722, 724, 726 8TH ST S	900 VITERBO DR	LA CROSSE WI 54601
17-30126-100	VITERBO UNIVERSITY INC	716 WINNEBAGO ST 802 & 804 8TH ST S	900 VITERBO DR	LA CROSSE WI 54601
17-30126-110	VITERBO UNIVERSITY INC	806 8TH ST S	900 VITERBO DR	LA CROSSE WI 54601
17-30126-130	VITERBO UNIVERSITY INC	814 8TH ST S	900 VITERBO DR	LA CROSSE WI 54601
17-30126-140	VITERBO UNIVERSITY INC	820 8TH ST S	900 VITERBO DR	LA CROSSE WI 54601
17-30127-10	VITERBO UNIVERSITY INC	826 8TH ST S	900 VITERBO DR	LA CROSSE WI 54601
17-30127-40	VITERBO UNIVERSITY INC	821 & 823 7TH ST S	900 VITERBO DR	LA CROSSE WI 54601

Properties above are within 300 feet of 802 7th St S.

Owner	GEORGE KEITH BROWN	802 7TH ST S	1202 STATE ST	LA CROSSE WI 54601
Applicant	HAYDEN SCHMIDT		1446 ROSE ST SUITE 2	LA CROSSE WI 54603

Properties within 300 feet of 802 7th St S.

NOTICE OF HEARING ON
AMENDMENT TO ZONING RESTRICTION

TO WHOM IT MAY CONCERN:

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

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Washburn Residential District to the Special Multiple Dwelling District, allowing an additional unit to be added to the building at 802 7th Street S.

Property is presently: a 9-unit multi-family building

Property is proposed to be: a 10-unit multi-family building

Rezoning is necessary: to allow for the addition of one residential unit

Tax Parcel 17-30127-100; 802 7th Street S.

The City Plan Commission will meet to consider such application on **Monday, June 1, 2026, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, June 2, 2026, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, June 11, 2026, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

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

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 26-0512).

Dated this 12th day of May, 2026.

Nikki M. Elsen, City Clerk
City of La Crosse

- -

Published: May 19 & 26, 2026
One (1) Affidavit

Agenda Item 26-0512 (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 Washburn Residential District to the Special Multiple Dwelling District, allowing an additional unit to be added to the building at 802 7th Street S.

General Location

Council District 9 in the Washburn Neighborhood Association. Located at the SE corner of the intersection of 7th Street S and Winnebago St as depicted on attached Map PC26-0512. The property is surrounded by residential to the north, west, and south, and Viterbo University to the east.

Background Information.

The applicant is requesting to rezone the property to allow for an additional unit to be created. Currently, the building has nine (9) residential units. The applicant would like to redesign the basement unit into two smaller units, increasing the total number to ten (10). No additional increase to the building footprint will occur.

Recommendation of Other Boards and Commissions

N/A

Consistency with Adopted Comprehensive Plan

A 10-unit multi-family building is considered medium-density residential in the Land Use Element of the Comprehensive Plan. This is a desirable use in the Washburn Neighborhood.

Staff Recommendation

This item is recommended for approval.

Routing J&A 6.02.26

BASIC ZONING DISTRICTS

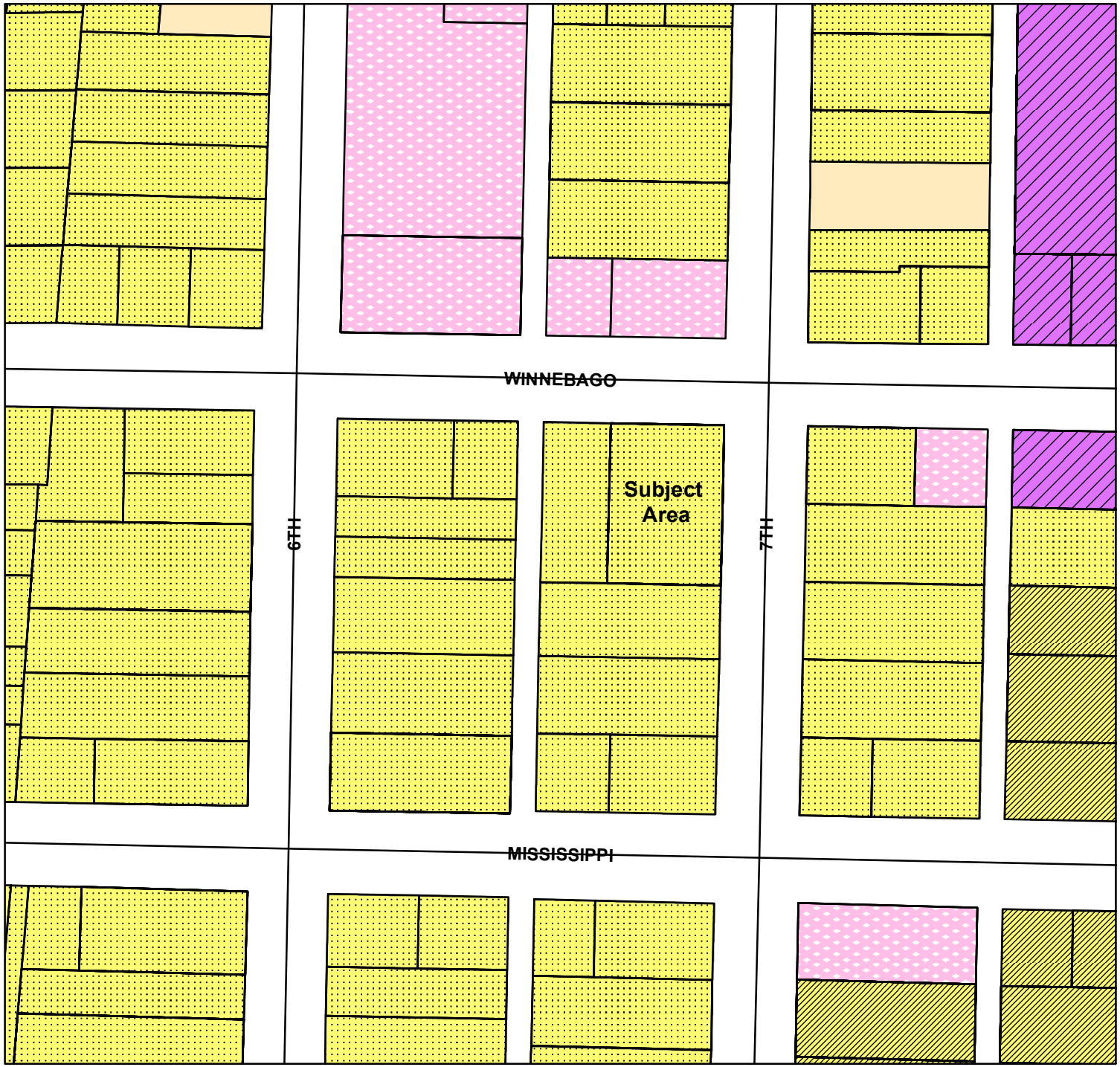
- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY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

N W E S

0 37.5 75 150 Feet

City of La Crosse Planning Department - 2026

PC 26-0512 271



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- SUBJECT PROPERTY

N W E S

0 50 100 200 Feet

City of La Crosse Planning Department - 2026

PC 26-0512 272

LA CROSSE Tribune

AFFIDAVIT OF PUBLICATION

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

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

State of Florida, County of Orange, ss:

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

PUBLICATION DATES:
May. 19 2026, May. 26 2026

NOTICE ID: 4bD43SIBAEfAJYMf82sY
PUBLISHER ID: COL-WI-102345
NOTICE NAME: Rezoning - 802 7th St S
Publication Fee: $164.76

Section: Legals
Category: 0001 Wisconsin Legals

Anjana Bhadoriya

(Signed)_____

VERIFICATION

State of Florida
County of Orange

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

Subscribed in my presence and sworn to before me on this: 05/27/2026

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

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Washburn Residential District to the Special Multiple Dwelling District, allowing an additional unit to be added to the building at 802 7 th Street S.

Property is presently: a 9-unit multi-family building

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The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 26-0512).

Dated this 12th day of May, 2026.

Nikki M. Elsen, City Clerk
City of La Crosse
5/19, 5/26 LAC
COL-WI-102345 WNAXLP

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0514

Agenda Date: 6/2/2026 **Version:** 1 **Status:** New Business

In Control: Judiciary & Administration Committee **File Type:** Ordinance

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Heavy Industrial District to the Planned Development District – Specific, allowing for the construction of a retail and commercial building at 9 Copeland Ave.

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 Heavy Industrial District to the Planned Development District – Specific on the Master Zoning Map, to-wit:

Tax Parcel 17-20252-042; 9 Copeland Ave.

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:

MAY 8, 2026

Tim Acklin
Planning Administrator
City of La Crosse, WI
400 La Crosse St.
La Crosse, WI 54601
acklint@cityoflacrosse.org

RE: GENERAL DEVELOPMENT PLAN SUBMITTAL
9 COPELAND AVE, LA CROSSE, WI 54603

Tim,

Thank you for reviewing the following project information for 9 Copeland Ave in La Crosse. The following materials are being submitted in support of this initial project review:

- Site Plan, including:
  - Site Summary
  - Topo Survey Information
  - Utility Plan
- Preliminary Architectural Plans & Elevations
- Landscape Plan
- Geotech Report for the River Point District Pavements & Utilities

PROJECT DESCRIPTION

This rezoning request is specifically regarding the parcel at 9 Copeland Ave in La Crosse. This parcel will be part of a larger phased development incorporating the two neighboring RDA parcels in River Point District that the developer has options on. The developer is seeking a rezoning of the 9 Copeland Ave parcel from the current classification to Planned Development District (PDD) zoning, allowing for mixed-use in alignment with the two neighboring RDA parcels already zoned PDD.

The proposed project as a whole incorporating all three parcels is proposed to be redeveloped as a premier mixed-use development featuring one commercial building, one mixed-use building, and one apartment building along with parking and outdoor gathering space. This project offers a unique opportunity in a growing and vibrant corridor and will be a strong addition to the fabric of River Point District.

As a key component of the requested zoning action, a General Development Plan and various support materials are being provided. General Development Plan criteria are

also outline below along with a description of how the proposed plan will meet those standards.

GENERAL DEVELOPMENT PLAN CRITERIA

1. Total area to be included in the Planned Development District, area of open space in acres and percent, proposed uses of land keyed to the comparable existing zoning districts, residential density computations (gross and net), proposed number of dwelling units, the approximate location of different types or densities of dwelling units, population analysis, availability of or requirements for municipal services and utilities and any other similar data pertinent to a comprehensive evaluation of the proposed development.

The 0.98-acre subject property is currently comprised of a vacant industrial building previously occupied by Gustave A. Larson Company. The property is currently zoned M2 – Heavy Industrial. The rezoning request to PDD is being made to best match the nature of the redevelopment and alignment with the neighboring RDA parcels in River Point District that are already zoned PDD. PDD zoning will allow the site to be redeveloped to meet fundamental components of the 2040 City of La Crosse Comprehensive Plan: Forward La Crosse, as well as the City Vision 2020 Master Plan. Both plans build upon key ideas such as the encouragement of mixed-use developments, increases in density, and redevelopment, all key parts of this project.

As the two neighboring RDA parcels total 2.58 acres, the development in total will be 3.56 acres including all three parcels. Three buildings are proposed to be constructed on the combined site with a total of approximately 87 housing units and 9,060 SF commercial.

As a key focus of the project is on current and future residents, the residential units will be market-rate workforce housing. This is defined as housing that is affordable for people who earn incomes from 70%-110% of the Area Median Income (AMI). In La Crosse County the AMI in 2022 was $72,019. For our analysis we used 30% of income allocated for housing. As a reference, Fannie Mae uses 45% debt-to-income ratio in their underwriting financing. This will allow for the development to house residents with a diversity of incomes and backgrounds and seeks to meet the goals of the 2040 City of La Crosse Comprehensive Plan: Forward La Crosse. Specifically, A Place to Call Home section and opportunities and strategies 1, 2 and 3. (Table 1)

Table 1

Area	*AMI*	*100% AMI Housing*	*80% AMI Housing*	*60% AMI Housing*
State of Wisconsin	$82,560	$2,064	$ 1,651	$1,238
La Crosse County	$72,019	$1,800	$1,440	$1,080

The project will incorporate a high degree of sustainable practices as guided by Three Sixty's commitment to sustainability.

According to data gathered by the American Association of Retired People, 33% of all households are single people living alone. Additionally, couples without children account for another 25%. This project will have a unit mix of studio through two bedrooms to meet housing demands for a wide variety of incomes and demographics with a focus on workforce affordable housing.

The retail and mixed-use building will be situated along Copeland Ave and River Bend Rd respectively with an outdoor patio/plaza space between both buildings to help activate these main traffic corridors. The apartment building will be set back along the west end of the site in a more natural setting along the trail. These buildings were intentionally placed to transition from a more active/commercial corner to a more residential setting as you progress into River Point District. The surface parking helps to service the parking needs along with provide a further buffer for the apartment building. The apartment building is will have at-grade structured parking as well.

Existing municipal utilities currently serve the existing site and structure. It is anticipated that the new buildings will be served by existing water, storm sewer, and sanitary service stubs. New watermain, sanitary sewer, and storm sewer will be installed within the proposed project site as private infrastructure to serve the proposed buildings.

The project will incorporate a high degree of sustainable practices as guided by Three Sixty's commitment to sustainability.

2. A general summary of the estimated value of structures and site improvement costs, including landscaping and special features.

The overall project cost for all three parcels is currently estimated at approximately $24,000,000.

3. A general outline of the organizational structure of a property owner's or management's association, which may be proposed to be established for the purpose of providing any necessary private services including proposed restrictive covenants.

The subject property is current owned by 7 Copeland, LLC. The two neighboring parcels that will be part of the overall phased development are currently owned by the RDA, and Three Sixty Real Estate Solutions, LLC has an option on both of these parcels. Three Sixty Real Estate Solutions, LLC will be developing all three parcels, and once completed, the development will be managed by Three Sixty Real Estate Solutions, LLC. Once completed, the development will be owned by two or three separate single purpose entities (SPEs) per separate parcels created through a CSM. The SPEs are to be formed.

4. Any proposed departures and requested waivers from the standards of development as set forth in other City zoning regulations, land division ordinance, sign ordinance and other applicable regulations.

Proposed parking stalls for the west building are closer to the street than the building setback line or the building on the same parcel. (Division 3 115-512(b))

5. The expected date of commencement of physical development as set forth in the proposal and also an outline of any development staging which is planned.

The target date for demolition of the existing building is Q3 2026. It is anticipated that construction of all three parcels will occur in two or three phases with completion in Q3 2029. Phase I will see the retail building along Copeland Ave constructed. Phase II will see the mixed-use building along River Bend Rd constructed. Phase III will see the apartment building toward the west end of the site completed. Phase II and III may be combined. The phasing could change depending on several factors such as lease absorption, commercial tenant interest, construction costs, and financing.

6. A sketch plan depicting the proposed lot layout, street configuration, utilities, and open space.

Please see the attached plan site plan.

7. A legal description of the boundaries of lands included in the proposed Planned Development District.

Below is the legal description for 9 Copeland Ave specifically:

Part of Government Lot 2, Section 31, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the Northeast corner of Section 31; thence South along the East line thereof, 1332.97 feet to the Northeast corner of said Government Lot 2; thence forth 88 degrees 11 minutes 44 seconds West along the North line of said Lot, 33.01 feet to the West line of Copeland Avenue; thence South along said West line 398.19 feet to the point of beginning of this description: Thence continue South along said West line, 137.07 feet; thence North 88 degrees 11 minutes 44 seconds West, 314.75 feet; thence North 01

degrees 48 minutes 16 seconds East 137.00 feet; thence South 88 degrees 11 minutes 44 seconds East 310.44 feet to the point of beginning.

8. A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.

The commercial building along Copeland Ave will feature storefront facing the road with the main entrances to tenant spaces from the parking lot on the interior of the site. This commercial building will match the commercial uses on the east side of Copeland Ave as well, creating a transition into the project. Directly to the south of this commercial building is another industrial/commercial building that is currently vacant. The drive and parking lot on 9 Copeland Ave create a buffer between 9 Copeland Ave and the site to the south.

The mixed-use building along River Bend Rd will feature a mix of commercial space and studio housing units on the first floor along with studio units above on the second floor. This building continues the blend from a more active/commercial corridor along Copeland Ave into the site by adding in some studio units. The parcel directly to the north is currently vacant, but is anticipated to be another mixed-use development which will be a good fit.

As we travel to the west of the site, the approximately 66-unit apartment building and green space with the dog run and walking path are programmed in. This fits well with the new multifamily projects directly north of this future building. No neighbors are directly to the west or south of this building as the site transitions into green space with the marsh and public trail. The apartment building and open space in the development is situated to the far west of the site to build upon this already existing green space and natural views of the marsh to the south.

9. The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks, and drainageways.

The development will provide recreational and open common areas, dedicated to the use of the residents and the public. At the corner of Copeland Ave and River Bend Rd between the commercial building and mixed-use building, there will be an open patio/plaza space as an outdoor gathering space for tenants and residents to enjoy. We also plan to include hammock posts in the open space near the apartment building for outdoor relaxation. On the far west side, there will a prairie area with a mowed walking path along with an outdoor dog run area for residents with dogs. As shown on the landscaping plan, additional greenery through lawn space, trees, and plants will be provided throughout.

10. Characteristics of soils related to contemplated specific uses.

Please see the attached geotechnical information available at this time. We have received a proposal for further geotechnical work applicable to the site that is estimated to be completed and available in June 2026.

11. Existing topography on site with contours at no greater than two-foot intervals City Datum where available.

Please see the attached site plan.

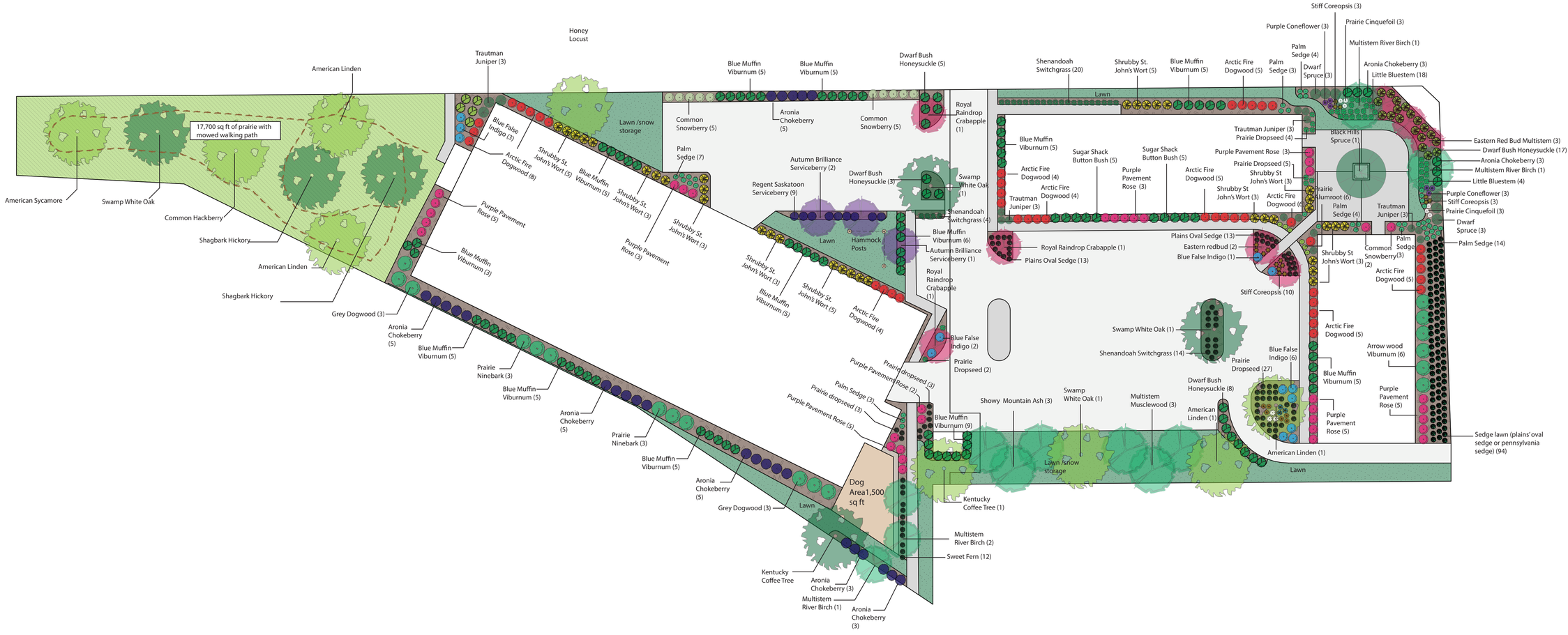
12. General landscaping treatment.

Please see the attached landscape plan. This will be updated to reflect the slightly new site configuration.

Please contact me at 608.790.5589 or via email at jeremy@threesixty.bz with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

Jeremy Novak



Site Notes

Coulee Region Ecoscapes LLC

1522 Green Bay St.
La Crosse, WI 54601

(608) 799-2797

coulee regionecoscapes @gmail.com

7 Copeland

Title:
Preliminary Site Plan

Revision Date:
12/02/2024

Scale 1:30

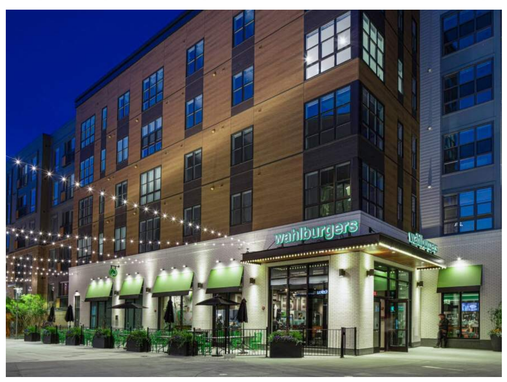
N

0 15 30

Sheet Number:
A-1

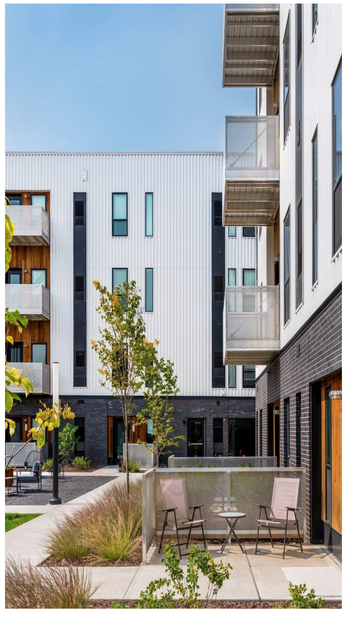
SIGNAGE
COLD BREW
RETRO
SIGNAGE
Signage
Signage
SIGNAGE

PUBLIC + RESIDENT AMMENITIES

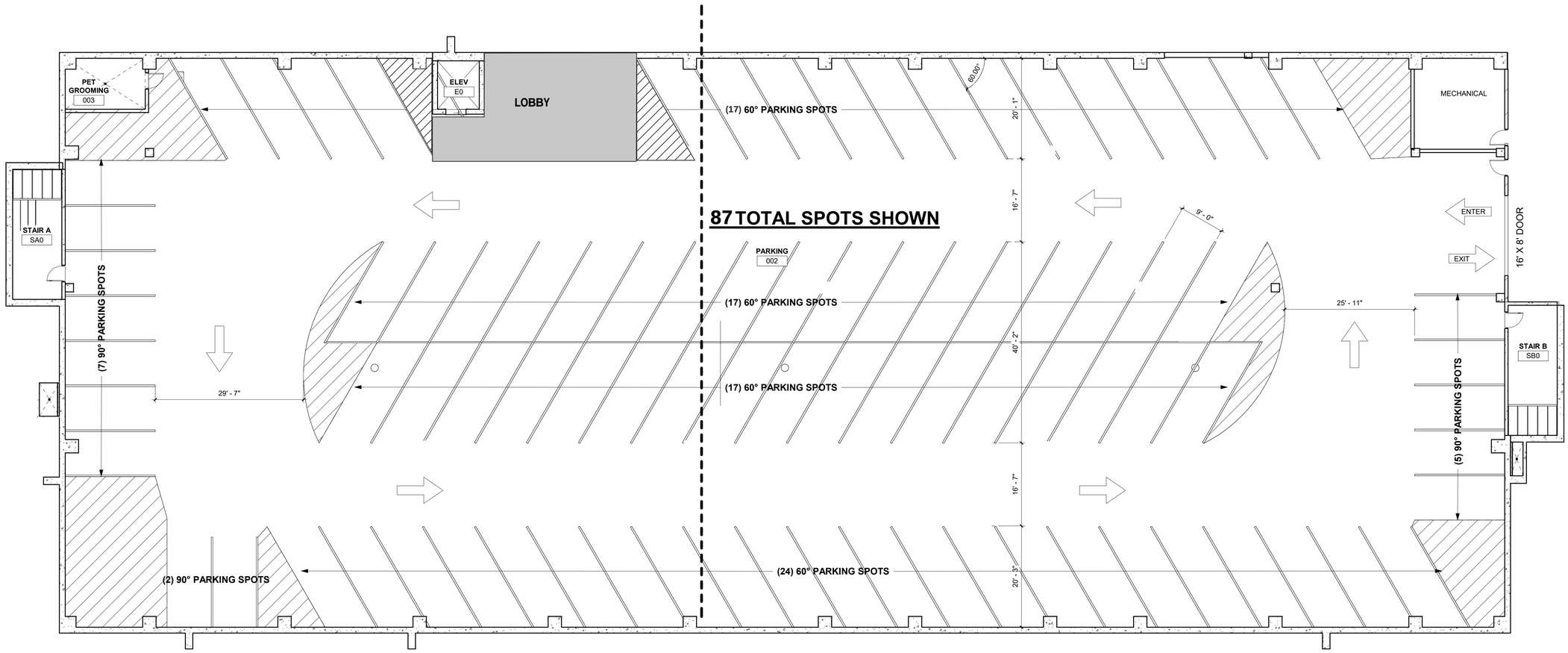


ACTIVE STREETFRONT

CONTEMPORARY



APARTMENT BUILDING — PRECEDENT IMAGERY

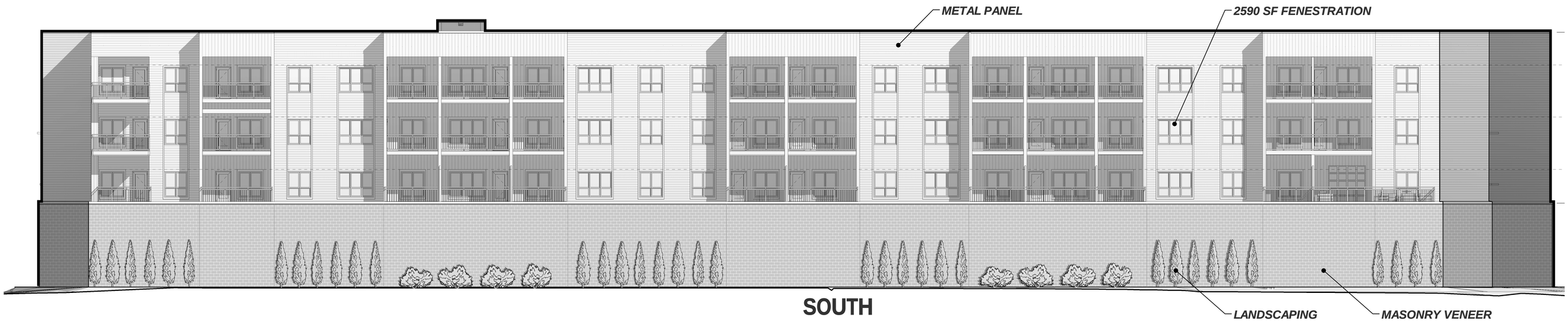


APARTMENT BUILDING — FIRST FLOOR PARKING PLAN

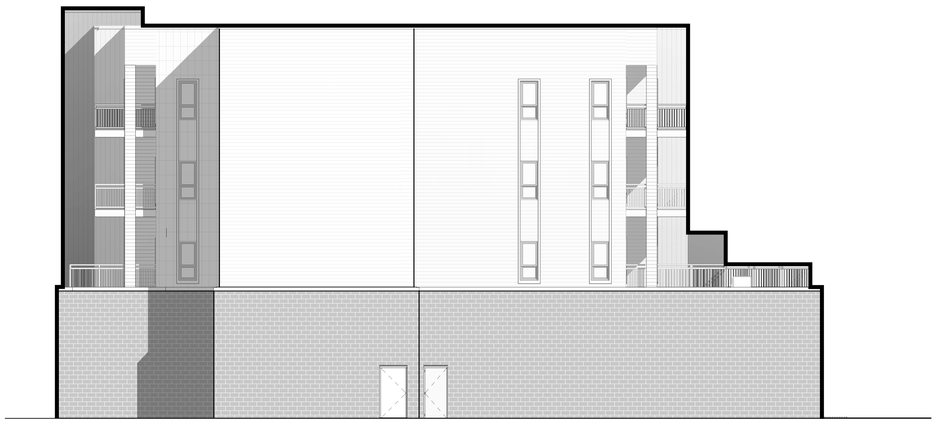
3/32" = 1'-0"

APARTMENT BUILDING — SECOND THROUGH FOURTH FLOOR PLAN

3/32" = 1'-0"



SOUTH



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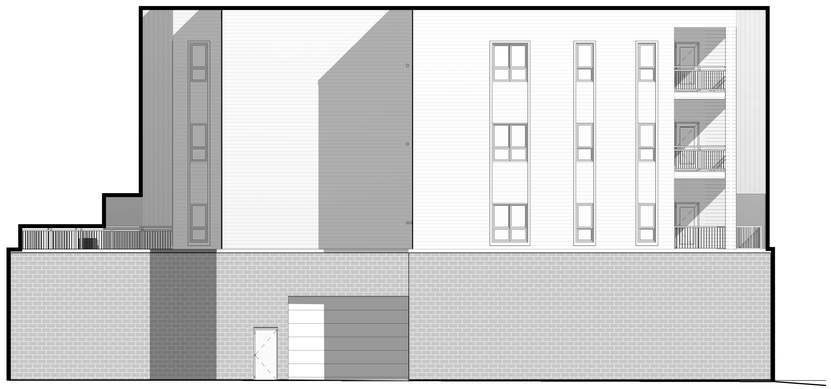

EAST

NORTH

APARTMENT BUILDING — EXTERIOR ELEVATIONS

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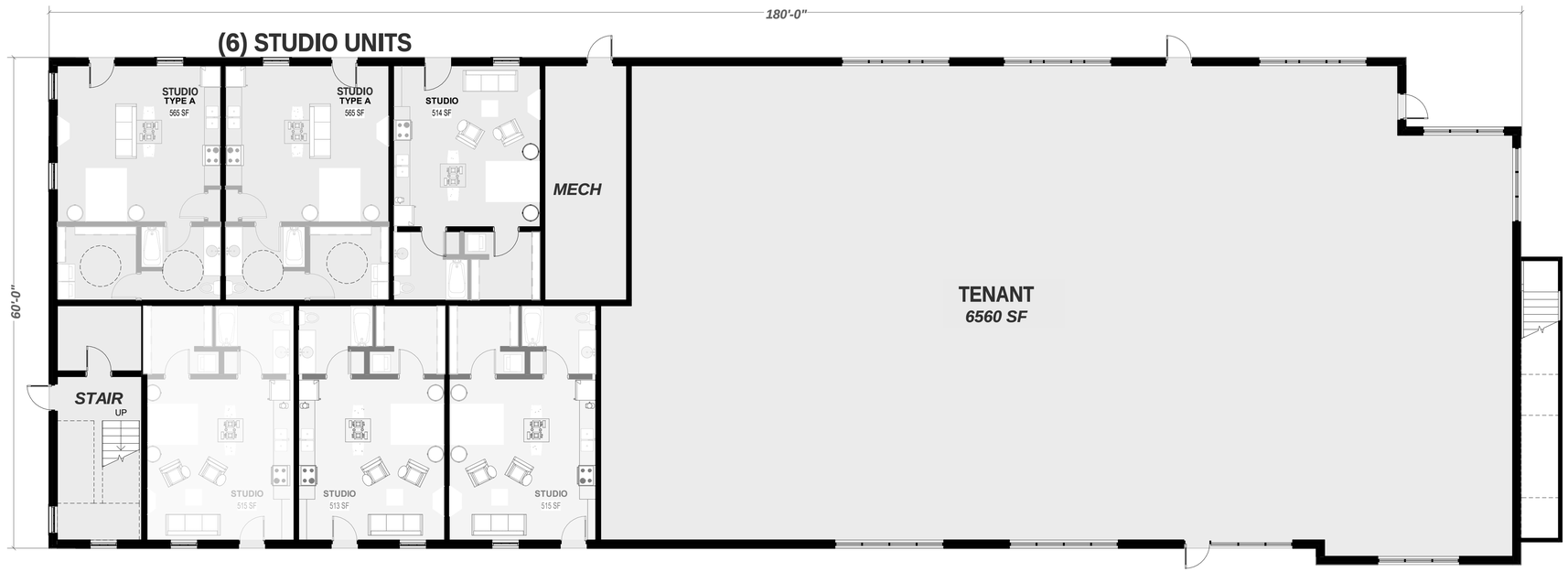
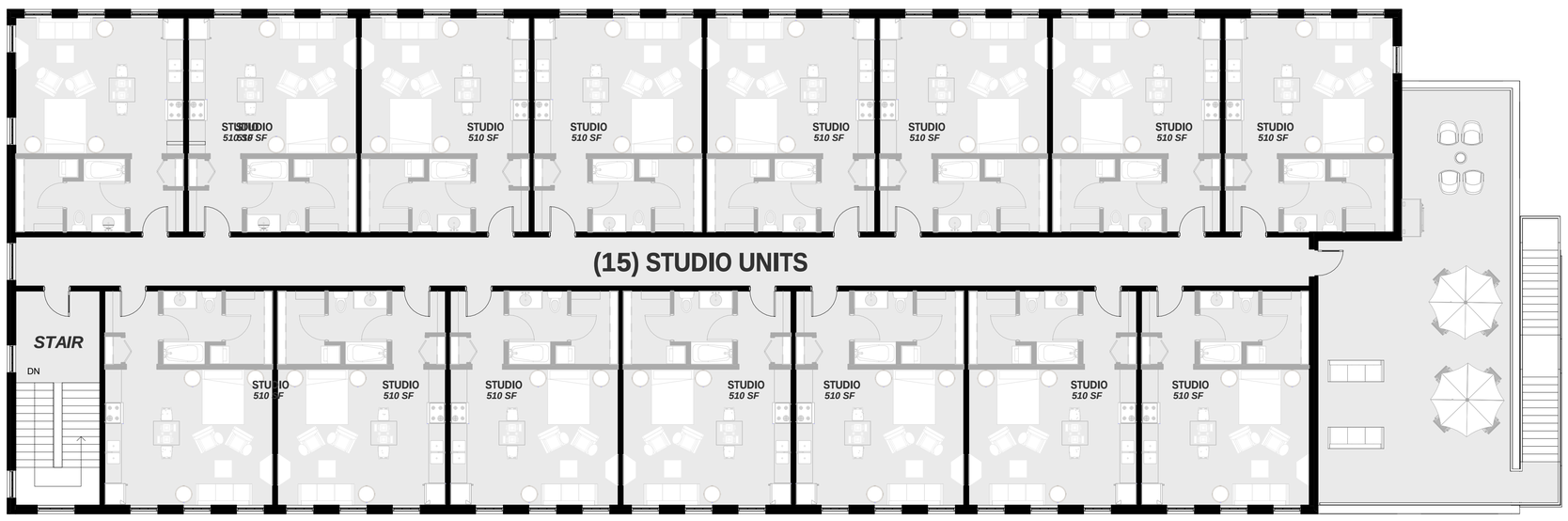


FIRST FLOOR PLAN

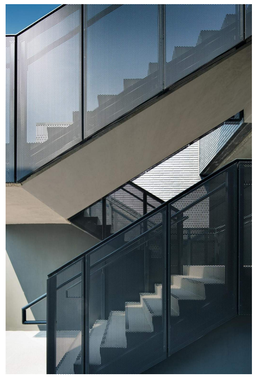
1/8" = 1'-0"

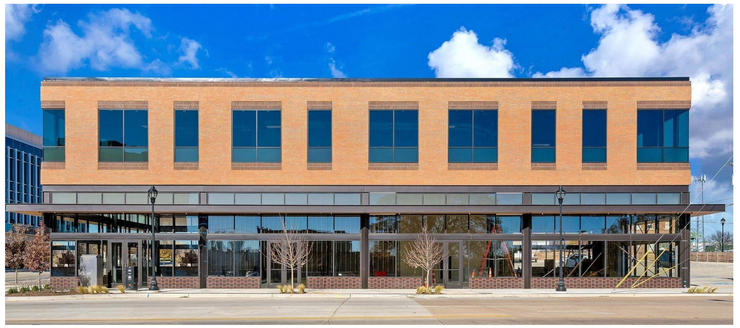


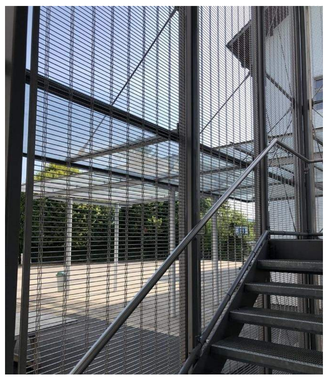
SECOND FLOOR PLAN

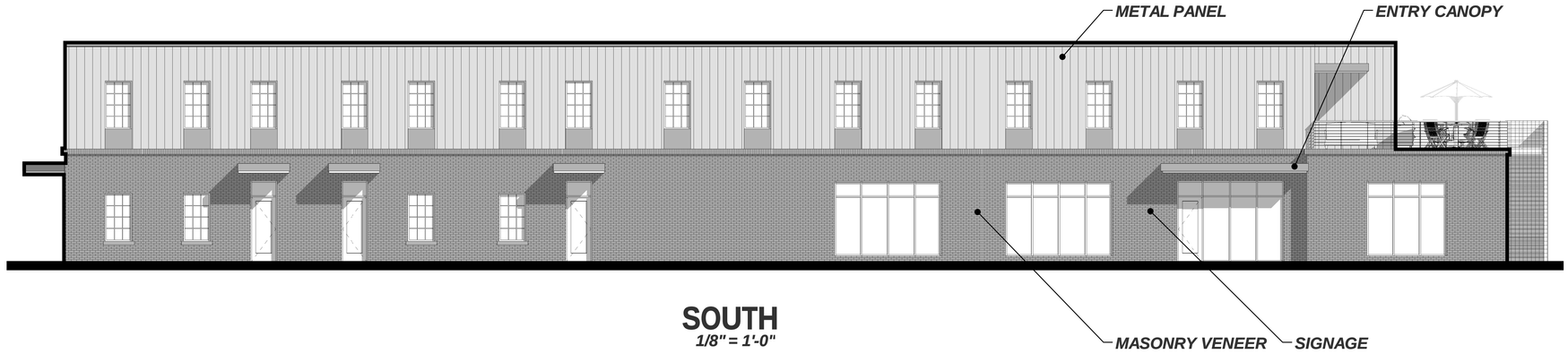
1/8" = 1'-0"

TWO STORY BUILDING — FLOOR PLANS

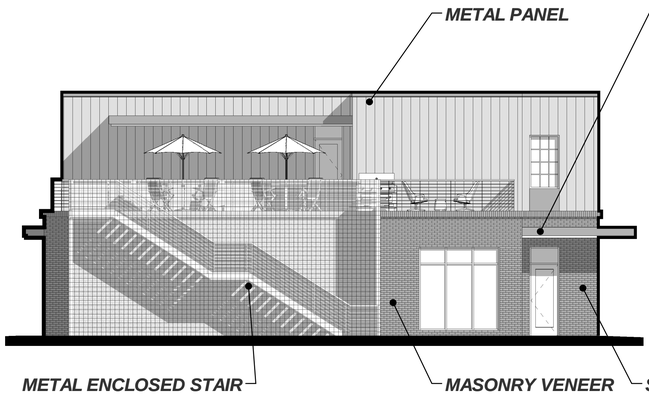








SOUTH
1/8" = 1'-0"



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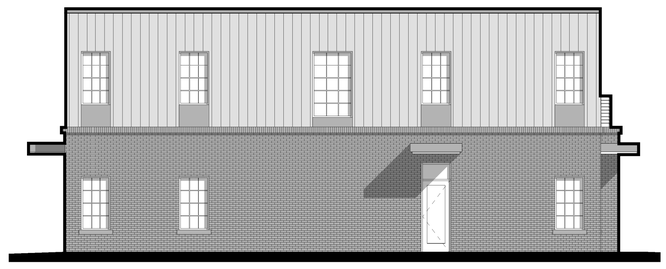

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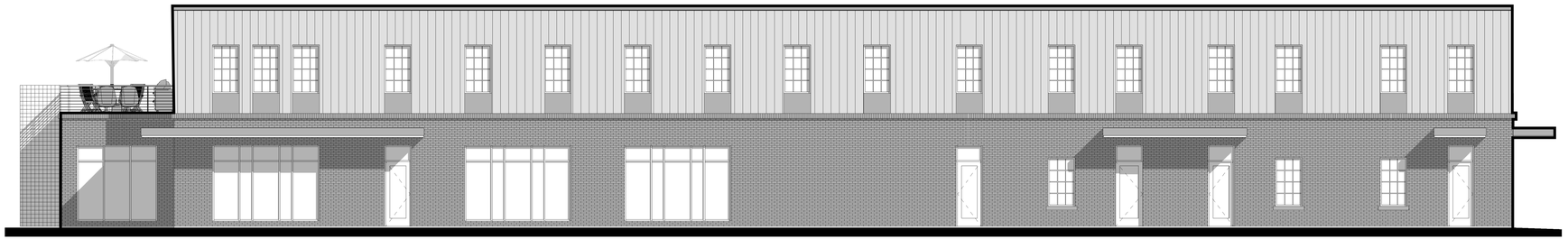
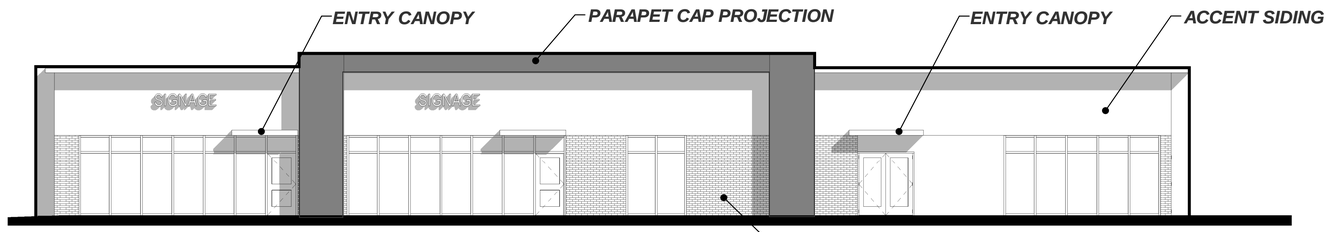


NORTH
1/8" = 1'-0"

TWO STORY BUILDING — EXTERIOR ELEVATIONS + PRECEDENT IMAGERY



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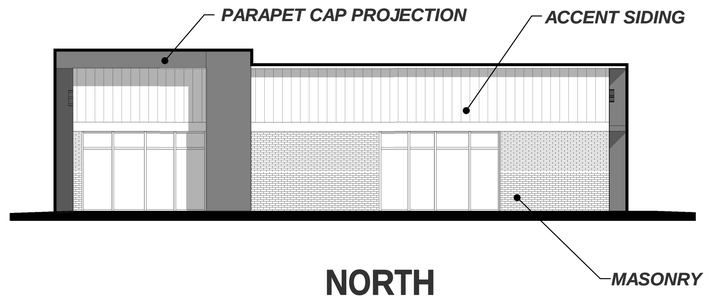

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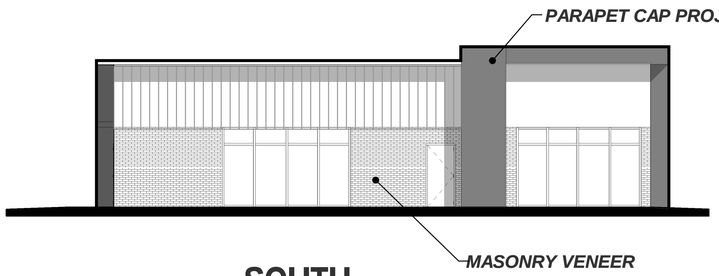
1/8" = 1'-0"



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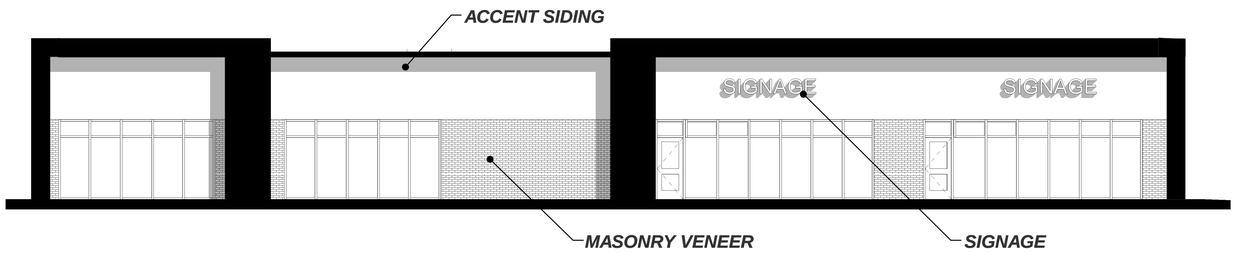
1/8" = 1'-0"



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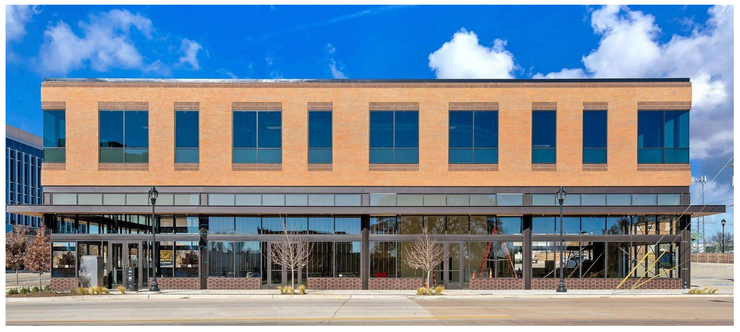

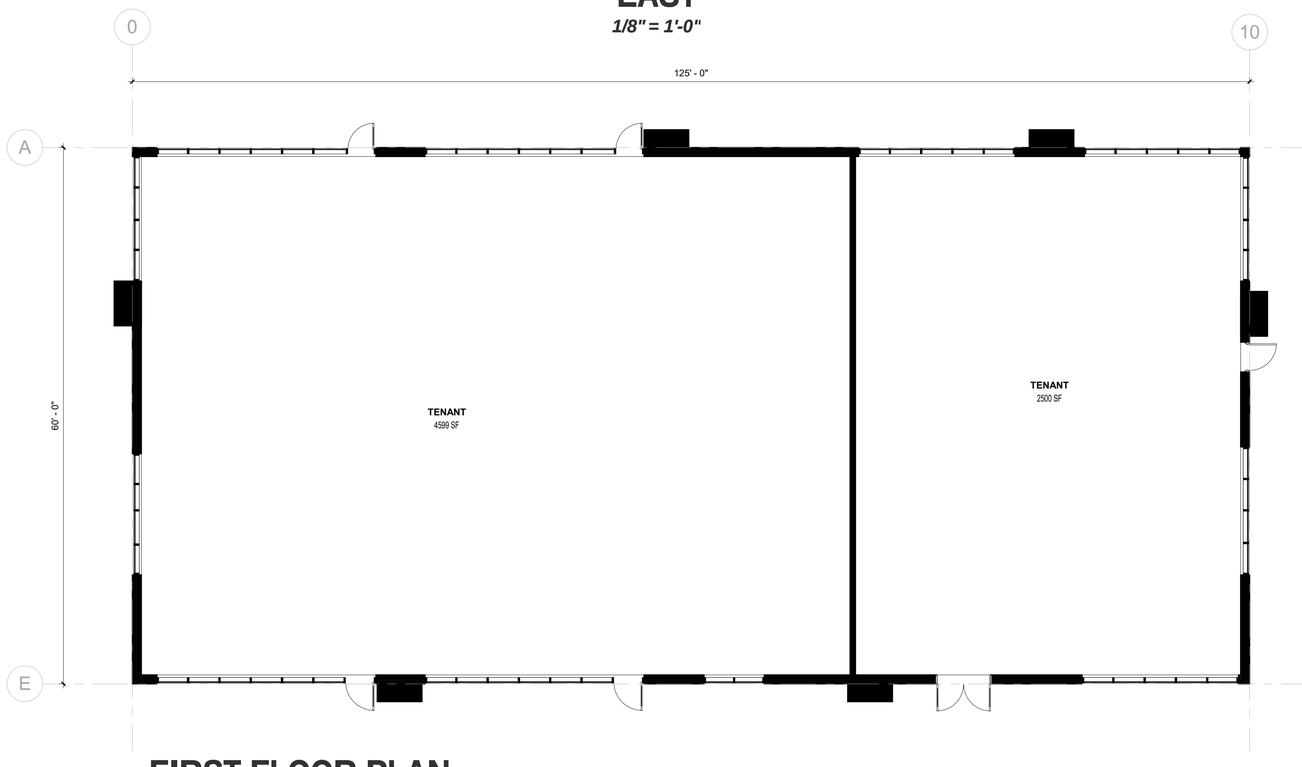

FIRST FLOOR PLAN
1/8" = 1'-0"

ONE STORY BUILDING — FLOOR PLANS + ELEVATIONS

C V T

Chosen Valley Testing

Design Phase Geotechnical Evaluation:

Proposed Roadway, Utilities, and Stormwater Areas
River Point District
Copeland Ave.
La Crosse, Wisconsin
SEH No. WIRRN 148437 45.00d

Prepared for:

Mr. Jason Gilman
Director of Planning, Development and Assessment
City of La Crosse
C/O: Mr. David Schofield, PE
Short Elliot Hendrickson, INC

April 9, 2020
16290.20.WIL

I hereby certify that this report was prepared by me or under my direct supervision, and that I am a duly registered engineer under the laws of the State of Wisconsin.

Frederick E. Schuster, PE
Geotechnical Engineer
Registration Number 46610
Date: April 9, 2020

Chosen Valley Testing, Inc.

Geotechnical Engineering and Testing • 1019 2nd Ave. SW, Onalaska, WI 54650 • Telephone (608) 782-5505 • Fax (608) 785-2818

Mr. Jason Gilman
Director of Planning, Development and Assessment
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601
C/O: Mr. David Schofield, PE
Sr. Professional Engineer
Short Elliot Hendrickson, INC
dschofield@sehinc.com

April 9, 2020

Re: Design Phase Geotechnical Evaluation
Proposed Roadway, Utilities, and Stormwater Areas
River Point District
Copeland Ave.
La Crosse, Wisconsin
SEH No. WIRRN 148437 45.00d

Dear Mr. Gilman:

We have completed the geotechnical evaluation authorized for the proposed River Point District on Copeland Ave. in La Crosse, Wisconsin. The attached report provides a description of our findings, recommendations, and analysis. We appreciate the opportunity to provide our services on this project. If you have any questions or need additional information, please contact us at (608) 782-5505.

Sincerely,
Chosen Valley Testing, Inc.

Frederick Schuster, PE
Geotechnical Engineer

Colby T. Verdegan, PE
Sr. Geotechnical/Materials Engineer

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BORING LOCATION SKETCH
LOG OF BORING # 1-15
GRADATION CURVES
SOIL EVALUATION - STORM
LEGEND TO SOIL DESCRIPTION

Design Phase Geotechnical Evaluation
Proposed Roadway, Utilities, and Stormwater Areas
River Point District
Copeland Ave.
La Crosse, Wisconsin
SEH No. WIRRN 148437 45.00d

CVT Project Number: 16290.20.WIL
Date: April 9, 2020

A. Introduction

The intent of this report is to present our results to the client in the same logical sequence that led us to arrive at the opinions and recommendations expressed. Since our services must often be completed before the design, assumptions are sometimes needed to prepare a proper evaluation and to analyze the data. A complete and thorough review of this entire document, including the assumptions and the appendices, should be undertaken immediately upon receipt.

A.1. Purpose

This report was prepared to assist planning and design of the proposed Streets, utilities, and stormwater infiltration areas for the River Point District on Copeland Ave. in La Crosse, Wisconsin. Our services were authorized Mr. Jason Gilman, Director of Planning, Development and Assessment for the City of La Crosse.

A.2. Scope

To provide data for analysis, a total of fifteen penetration test borings. The borings were drilled to depths of about 20 feet or auger advancement refusal. Our engineering scope was limited to providing this report summarizing the conditions in the borings and providing recommended pavement design parameters for the soils encountered and utility construction recommendations as well as preliminary field verification of suitability for water infiltration information in the form of SBD 10793.

A.3. Exploration Locations and Elevations

The desired boring locations were indicated to Chosen Valley Testing (CVT) on a schematic drawing provided to us by the client and staked by SEH. The boring location sketch in the Appendix shows the approximate locations of the soil borings as drilled. This sketch was created by plotting GPS coordinates for the borings onto an aerial of the site and overlaying the site layout using Google Earth Software.

Ground surface elevations at the borings were provided by SEH.

A.4. Geologic Background

A geotechnical report is based on subsurface data collected for the specific structure or problem. Available geologic data from the region can help interpretation of the data and is briefly summarized in this section.

Geologic maps suggest that the natural soils in the area are primarily alluvial sands and gravels overlying terrace deposits of sands and gravels. Some organic deposits are known to exist at depth in the area based on previous exploration by CVT. Bedrock is commonly more than 100 feet below the surface. The uppermost bedrock is indicated to be Cambrian Age sandstone.

B. Subsurface Data

Methods: All of the borings were performed using penetration test procedures (Method of Test D1586 of the American Society for Testing and Materials). This procedure allows for the extraction of intact soil specimen from deep in the ground. With this method, a hollow-stem auger is drilled to the desired sampling depth. A 2-inch OD sampling tube is then screwed onto the end of a sampling rod, inserted through the hole in the auger's tip, and then driven into the soil with a 140-pound hammer dropped repeatedly from a height of 30 inches above the sampling rod. The sampler is driven 18-inches into the soil, unless the material is too hard. The samples are generally taken at 2½ to 5-foot intervals. The core of soil obtained is classified and logged by the driller and a representative portion is then sealed in a jar and delivered to the soils engineer for review.

B.1. Stratification

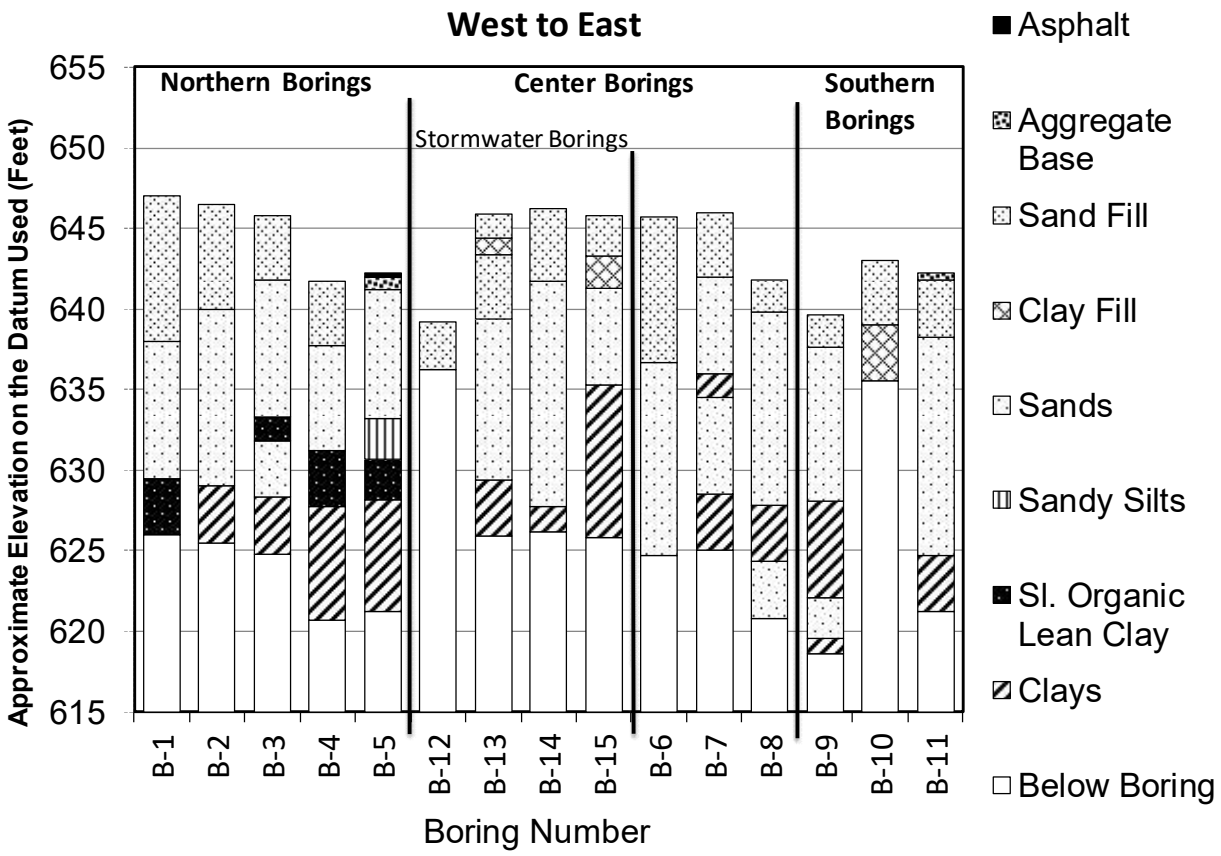
The southeasternmost boring encountered about 5 inches of aggregate base at the surface overlying sandy fill while the northeasternmost boring encountered 2 inches of asphalt and 10 inches of aggregate base overlying natural sands.

The remaining borings encountered fill at the surface. The fill consisted primarily of mixed sands and silty sands and extended to depths of about 2 to 7 feet. Two borings encountered zones of clay fill and clays were mixed in with the sands and silty sands at some other locations. Two of the lower elevation southwestern borings met auger refusal within the fill materials at depths of 3 to 7½ feet beneath the surface. The other borings penetrated deeper into natural deposits.

The natural soils beneath the paving materials and fill were dominated by sands to depths of about 9 to 19 feet. The deeper soils encountered were primarily clays, and most borings terminated in these soils.

The three northern borings met a layer of slightly organic clay above the lean clays. The northeasternmost boring terminated in the organic layer and did not encounter the lean clay layer.

The boring data has been summarized in the following depth and elevation cross-sections. For more detailed information, the reader is referred to the individual Log of Boring sheets in the Appendix.



B.2. Penetration Test Results

The number of blows needed for the hammer to advance the penetration test sampler is an indicator of soil characteristics. The number of blows to advance the sampler 1 foot is called the penetration resistance or "N"-value. The results tend to be more meaningful for natural mineral soils, than for fill soils. In fill soils, compaction tests are more meaningful.

Penetration resistance values (N-values) of 2 to 22 Blows per Foot (BPF) were recorded in the sands, indicating they were very loose to medium dense. The silts and clays returned values ranging from weight of hammer to 7 BPF, indicating they were very soft to medium. The slightly organic to organic clays returned values ranging from 3 to 6 BPF, indicating they were soft to medium.

A key to the descriptors used to qualify the relative density of soil (such as *soft, stiff, loose*, and *dense*,) can be found on the Legend to Soil Description in the Appendix.

B.3. Groundwater Data

During the drilling operation, the drillers may note the presence of moisture on the sampling instrument, in the cuttings, or within the boreholes. These observations are recorded on the boring logs. The water level may vary with weather; time of year and other factors and the presence or absence of water during the drilling is subject to interpretation and is not always conclusive.

Not including the borings which terminated on obstructions, water was observed in all of the borings at depths of 2 to 10½ feet or at elevations of 636½ to 639 feet. We would expect groundwater levels to fluctuate

similarly to the nearby Mississippi river, along with local weather patterns.

B.4. Laboratory Testing

Fine sieve analyses was performed on the stormwater borings to aid in classification. The following table outlines the results of the analyses and the corresponding USDA soil classification. All tests were performed according to ASTM standards.

Boring	Depth Below Surface (Feet)	Percent Passing #10 Sieve (%)	Percent Passing #35 Sieve (%)	Percent Passing #60 Sieve (%)	Percent Passing #140 Sieve (%)	Percent Passing #270 Sieve (%)	USDA Soil Classification
B-12	1	37.0	27.6	19.4	12.3	7.2	Sand, S
B-13	9	99.5	66.5	10.0	1.6	0.8	Sand, S
B-14	3	96.1	76.6	35.7	5.3	2.3	Sand, S
B-15	3	99.6	96.5	89.0	72.7	54.8	Loam, L

C. Design Information

Each structure has a different loading configuration and intensity, different grades, and different structural and performance tolerances. Therefore, the geotechnical exploration will be construed differently from one structure to another. If the initial structure should change design, we should be engaged to review these conditions with respect to the prevailing soil conditions. Without the opportunity to review any such changes, the recommendations may no longer be valid or appropriate.

Design information for the development was not provided. We understand that mixed uses are planned. Additional fill earthwork is expected to be required to achieve proper drainage and construction elevations. Utility pipes are assumed to bear on the order of 7 to 12 feet below the final grades.

D. Development Rough Grading

D.1. Stripping

Although no discernable topsoil was noted, any surface vegetation or root zones and all existing pavement materials should be stripped from the pavements. The rootzones are likely less than 1-foot thick at the locations explored within the industrial park. The stripped materials should be removed from the site or placed in green areas.

D.2. Over-Sizing

The stripped surfaces should be over-sized at least 1-foot beyond the edge of pavements for each foot of fill needed below. This over-sizing can be reduced by up to 50% if rather precise staking is present during grading. However, additional over-sizing provides a nominal safety factor against stakes getting moved or

knocked down during construction. However, additional over-sizing provides a nominal safety factor against stakes getting moved or knocked down during construction.

D.3. Filling and Compaction

All fill should be compacted to at least 95% of the soil's maximum standard Proctor density. Compaction to 90% is usually sufficient in green areas.

The sandy fill materials dominating the upper part of the site profile appear suitable for use as bulk fill below the pavements. As noted earlier, clayey fill was noted at a couple locations and clay was mixed with the sands at some other locations. To provide a more uniform subgrade, we recommend removing any concentrations of clay that may be present in at least the upper 2 feet of the roadway profile and replacing those materials with on-site or imported granular soils.

If imported fill is needed, we would recommend using sand or gravel having less than 20% particles passing a #200 sieve. Crushed sandstone or limestone screenings can also likely be used. Proposed fill materials should be submitted for review before importation and use.

D.4. Building Area

The grading recommendations provided are not intended to address building pads. Site specific corrections can then be made in the future for individual pads when designs, locations and elevations are determined.

E. Utility Recommendations

E.1. Dewatering

Based on the boring data and the assumed utility depths of 7 to 12 feet, water bearing sands are expected to be encountered in deeper utility trenches and would likely change with variations in the level of the Mississippi River. Because dominant soils are highly permeable, aggressive water removal techniques, such as well points, are expected to be required to keep excavations dry.

E.2. General Support

Based on the assumed utility embedment depths, open cut installations are expected to encounter primarily cleaner sands with some clay. These materials appear to be generally suitable for support of utilities, provided the clay is not overly wet. In the event that unstable soils are encountered at invert elevation, a bedding of clean sand or gravel is recommended in the base of the utility trenches to provide a stable surface for the crew laying the pipes. Correction depths on the order of 1 to 2 feet is typically adequate to treat this condition, but should be evaluated during construction by geotechnical personnel.

Two borings terminated on obstructions. To prevent any point loads on pipes, we recommend removing oversize materials to a distance of at least ½ to 1-foot from the pipes and replacing the obstructing material with clean sand or gravel.

E.3. Trench Sidewalls

The contractor will be required to slope or shore the excavations as needed to meet OSHA requirements for safety. The dominant soils will likely classify as Type C soils as defined by OSHA. Trench boxes or other stabilization methods may be necessary when excavating close to property limits or structures.

E.4. Fill Placement and Compaction

Materials placed as backfill below paved areas should be compacted to at least 95% of their maximum standard Proctor density (ASTM D 698). In green areas, 90% compaction is normally adequate. Again, debris or oversize materials should be kept at least ½ to 1-foot away from utilities, to limit potential for point loads on the pipes.

The materials available for use as fill are expected to consist primarily of existing clean fill sands and native sands. To promote uniformity with adjoining portions of the subgrade through any paved areas, we recommend using fill material that is similar to the surrounding subgrade soil type.

D. Pavement Recommendations

Based on the borings and implementation of our grading recommendations, the near surface soils are expected to be dominated by clean sands to silty sand. If not removed, some areas may have clays. We recommend designing pavements using support values with the following estimated characteristics:

Soil Type	AASHTO Classification	Frost Index	Design Group Index	K-Value	Soil Support Factor	Est. California Bearing Ratio
Lean Clay	A-4/A-6	F-3	15	125	3.8	5 or less
Silty Sand	A-2-4/A-4	F-3	10	200	4.5	10 – 20
Poorly-Graded Sand	A-3	F-2	6	250	5.0	10 – 20

E. Pond Infiltration

Infiltration rates were estimated for the various materials encountered in the stormwater borings (Borings B-12, B-13, B-14, and B-15). The borings encountered materials ranging from clay to loams and loamy sands to sands. Infiltration rates for these materials were estimated to range from 3.60 to 0.07 inches per hour, based on USDA soil classification. These infiltration/permeability values are the recommended design values from the Wisconsin DNR. Please see the Soil Evaluation – Storm sheets in the Appendix for more details. Double ring infiltrometer testing could be used to better assess infiltration rates, though a safety factor is normally required to be applied to the rates.

F. Level of Care

The services provided for this project have been conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in this area, under similar budget and time constraints. This is our professional responsibility. No other warranty, expressed or implied, is made.

Appendix

Boring Location Sketch

Log of Boring 1-15

Gradation Curves

Soil Evaluation – Storm

Legend to Soil Description

Chosen Valley Testing, Inc.

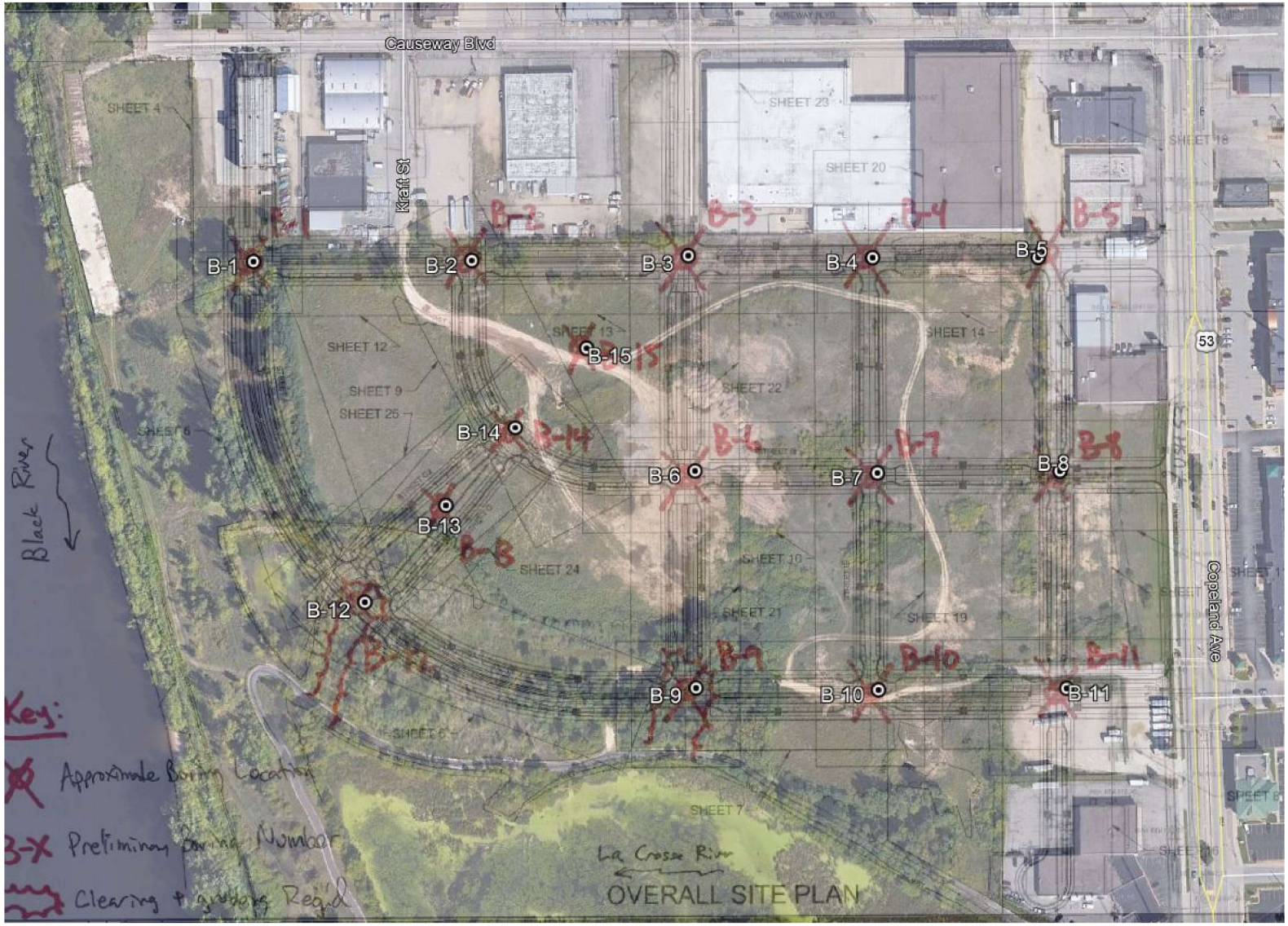
Legend

Boring Location

N

Boring Location Sketch

Proposed Roadway, Utilities, and Stormwater Areas
River Point District
Copeland Ave.
La Crosse, Wisconsin
16290.20.WIL



LOG OF BORING

CHOSEN VALLEY TESTING **CVT**

PROJECT: 16290.20.WIL Design Phase Geotechnical Evaluation Proposed River Point District Copeland Ave. La Crosse, Wisconsin	BORING: **B-01** LOCATION: See attached sketch DATE: 3/17/2020 SCALE: 1" = 3'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
647.0	0.0	SP SM	**POORLY GRADED SAND with SILT** pockets of lean clay, fine grained, brown, moist, loose to medium dense. (Fill)	7		Elevations provided by SEH.
				22		
			Trace pin roots below 6.5'.	18		
638.0	9.0	SP	**POORLY GRADED SAND** trace gravel, fine to medium grained, brown, wet to water bearing, loose. (Alluvium)	6	▽	
635.5	11.5	SP SM	Water bearing below 10.5'. **POORLY GRADED SAND with SILT** trace gravel, trace wood, fine to medium grained, dark gray, water bearing, loose to medium dense. (Alluvium)	4		
			No wood below 14'. No gravel below 14'. Gray below 14'.	11		
629.5	17.5	OL	**Organic LEAN CLAY** trace roots, black, wet, soft. (Alluvium / Swamp Deposit)	3		PP = 0.75 tsf, MC = 45.4%
626.0	21.0		End of boring. Water encountered during drilling below around 10.5'. Boring sealed upon completion.			

CVT STANDARD 16290.20.WIL (RIVER POINT DISTRICT).GPJ LOG A GNNN06.GDT 4/9/20

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 16290.20.WIL Design Phase Geotechnical Evaluation Proposed River Point District Copeland Ave. La Crosse, Wisconsin	BORING: **B-02** LOCATION: See attached sketch DATE: 3/17/2020 SCALE: 1" = 3'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
646.5	0.0	SP SM	**POORLY GRADED SAND with SILT** fin grained, brown, moist, loose to medium dense. (Fill)	8		
			Seam of clayey sand around 5'.	22		
640.0	6.5	SP	**POORLY GRADED SAND** fine to medium grained, brown, moist to water bearing, loose to medium dense. (Alluvium)	8		
			Gray below 9'.			
			Trace wood around 10'. Water bearing below 10'.	8	▽	
				8		
			Seams of organic lean clay around 15'.	12		
629.0	17.5	CL	**LEAN CLAY** dark gray, wet, soft. (Alluvium)			
625.5	21.0			3		PP = 0.5 tsf, MC = 36.2%
			End of boring. Water encountered during drilling below around 10'. Boring sealed upon completion.			

CVT STANDARD 16290.20.WIL (RIVER POINT DISTRICT).GPJ LOG A GNNN06.GDT 4/9/20

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 16290.20.WIL Design Phase Geotechnical Evaluation Proposed River Point District Copeland Ave. La Crosse, Wisconsin	BORING: **B-03** LOCATION: See attached sketch DATE: 3/16/2020 SCALE: 1" = 3'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
645.8	0.0	SP SM	**POORLY GRADED SAND with SILT** trace gravel, fine grained, brown, moist, loose. (Fill)	6		
641.8	4.0	SP	**POORLY GRADED SAND** trace gravel, fine to medium grained brown, moist to water bearing, loose to medium dense. (Alluvium)	11		
			No gravel below 6.5'. Water bearing below 7'.	8	▽	
				4		
634.3	11.5	SP SM	**POORLY GRADED SAND with SILT** fine grained, gray, water bearing, loose. (Alluvium)	3		
633.3	12.5	CL OL	**Slightly Organic LEAN CLAY** trace roots, black, very wet, soft. (Alluvium / Swamp Deposit)			PP < 0.25 tsf, MC = 74.3%, OC = 5.7%
631.8	14.0	SP	**POORLY GRADED SAND** fine to medium grained, brown, water bearing, loose. (Alluvium)	4		
628.3	17.5	CL	**LEAN CLAY** dark gray, wet, soft. (Alluvium)	3		PP = 1.0 tsf, MC = 39.1%
624.8	21.0		End of boring. Water encountered during drilling below around 7'. Boring sealed upon completion.			

CVT STANDARD 16290.20.WIL (RIVER POINT DISTRICT).GPJ LOG A GNNN06.GDT 4/9/20

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 16290.20.WIL Design Phase Geotechnical Evaluation Proposed River Point District Copeland Ave. La Crosse, Wisconsin	BORING: **B-04** LOCATION: See attached sketch DATE: 3/16/2020 SCALE: 1" = 3'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
641.7	0.0	SP	**POORLY GRADED SAND** pockets of silty sand, fine to medium grained, brown, moist, medium dense. (Fill)	11		
637.7	4.0	SP	**POORLY GRADED SAND** fine to medium grained, brown, wet to water bearing, very loose to loose. (Alluvium) Water bearing below 4.5'. Gray below 6.5'.	5 3 5	▽	
631.2	10.5	CL OL	**Slightly Organic LEAN CLAY** black, wet, rather soft to medium. (Alluvium / Swamp Deposit)	6		PP = 0.75 tsf, MC = 36.4%
627.7	14.0	CL	**LEAN CLAY** dark gray, wet, soft to rather soft. (Alluvium) Trace roots below 17.5'.	4 3		PP = 0.5 tsf PP = 0.5 tsf, MC = 47.6%
620.7	21.0		End of boring. Water encountered during drilling below around 4.5'. Boring sealed upon completion.			

CVT STANDARD 16290.20.WIL (RIVER POINT DISTRICT).GPJ LOG A GNNN06.GDT 4/9/20

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 16290.20.WIL Design Phase Geotechnical Evaluation Proposed River Point District Copeland Ave. La Crosse, Wisconsin	BORING: **B-05** LOCATION: See attached sketch DATE: 3/17/2020 SCALE: 1" = 3'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
642.2	0.0					
642.0	0.2		**2" ASPHALT**			
641.2	1.0		**10" AGGREGATE BASE**			
		SP	**POORLY GRADED SAND** fine to medium grained, brown, moist to water bearing, loose to medium dense. (Alluvium)	7		
			Water bearing below 5.5'.	10	▽	
				11		
633.2	9.0					
		ML	**SANDY SILT** seams of peat, gray, wet, medium. (Alluvium)	7		PP = 0.5 tsf
630.7	11.5					
		CL OL	**Slightly Organic LEAN CLAY** black, wet, medium. (Alluvium / Swamp Deposit)	6		PP = 0.5 tsf, MC = 57.0%
628.2	14.0					
		CL	**LEAN CLAY** dark gray, very wet, soft to rather soft. (Alluvium)	2		PP = 0.25 tsf, MC = 43.8%
			Wet below 17.5'.	3		PP = 0.5 tsf
621.2	21.0					
			End of boring. Water encountered during drilling below around 5.5'. Boring sealed upon completion.			

CVT STANDARD 16290.20.WIL (RIVER POINT DISTRICT).GPJ LOG A GNNN06.GDT 4/9/20

LOG OF BORING

CHOSEN VALLEY TESTING **CVT**

PROJECT: 16290.20.WIL Design Phase Geotechnical Evaluation Proposed River Point District Copeland Ave. La Crosse, Wisconsin	BORING: **B-06** LOCATION: See attached sketch DATE: 3/16/2020 SCALE: 1" = 3'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
645.7	0.0	SM	**SILTY SAND** trace gravel, fine grained, brown and gray mixed, wet, medium dense. (Fill)	10		
641.7	4.0	SM	**SILTY SAND with GRAVEL** medium to coarse grained, light brown, moist, medium dense. (Fill)	14		
639.2	6.5	SM	**SILTY SAND** trace gravel, fine grained, brown and gray mixed, wet, medium dense. (Fill)	19		
636.7	9.0	SP	**POORLY GRADED SAND** fine to medium grained, brown, water bearing, very loose to loose. (Alluvium)	6	▽	
				4		
			Seams of lean clay around 15'.	8		
624.7	21.0		Seams of organic lean clay around 20'. Faint petroleum smells around 20'.	2		
			End of boring. Water encountered during drilling below around 9'. Boring sealed upon completion.			

CVT STANDARD 16290.20.WIL (RIVER POINT DISTRICT).GPJ LOG A GNNN06.GDT 4/9/20

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 16290.20.WIL Design Phase Geotechnical Evaluation Proposed River Point District Copeland Ave. La Crosse, Wisconsin	BORING: **B-07** LOCATION: See attached sketch DATE: 3/16/2020 SCALE: 1" = 3'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
646.0	0.0	SM	**SILTY SAND** trace pin roots, fine grained, brown, moist, loose. (Fill)	5		
642.0	4.0	SP	**POORLY GRADED SAND** fine to medium grained, brown, moist to water bearing, loose to medium dense. (Alluvium)	10		
			Water bearing below 8'.	11	▽	
636.0	10.0	CL	**LEAN CLAY** strong petroleum smells, gray, very wet, rather soft. (Alluvium)	5		PP = 0.5 tsf
634.5	11.5	SP SM	**POORLY GRADED SAND with SILT** fine grained, gray, water bearing, loose. (Alluvium) Faint petroleum smells around 12.5'.	8		
			Seams of organic lean clay around 15'. Brown around 15'.	7		
628.5	17.5	CL	**LEAN CLAY** dark gray, wet, soft. (Alluvium)	3		MC = 56.1%
625.0	21.0		End of boring. Water encountered during drilling below around 8'. Boring sealed upon completion.			

CVT STANDARD 16290.20.WIL (RIVER POINT DISTRICT).GPJ LOG A GNNN06.GDT 4/9/20

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 16290.20.WIL Design Phase Geotechnical Evaluation Proposed River Point District Copeland Ave. La Crosse, Wisconsin	BORING: **B-08** LOCATION: See attached sketch DATE: 3/17/2020 SCALE: 1" = 3'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
641.8	0.0	SP	**POORLY GRADED SAND** (Fill)			
639.8	2.0	SP	**POORLY GRADED SAND** fine to medium grained, brown, moist to water bearing, very loose to medium dense. (Alluvium)	7		
			Seams of silty sand around 5'. Water bearing below 5.5'.	10	▽	
			Gray below 6.5'.	3		
				4		
				4		
627.8	14.0	CL	**LEAN CLAY** dark gray, very wet, very soft. (Alluvium)	1		PP = 0.25 tsf, MC = 34.3%
624.3	17.5	SP	**POORLY GRADED SAND** fine grained, light gray, water bearing, very loose. (Alluvium)			
620.8	21.0			3		
			End of boring. Water encountered during drilling below around 5.5'. Boring sealed upon completion.			

CVT STANDARD 16290.20.WIL (RIVER POINT DISTRICT).GPJ LOG A GNNN06.GDT 4/9/20

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 16290.20.WIL Design Phase Geotechnical Evaluation Proposed River Point District Copeland Ave. La Crosse, Wisconsin	BORING: **B-09** LOCATION: See attached sketch DATE: 3/17/2020 SCALE: 1" = 3'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
639.6	0.0	SP	**POORLY GRADED SAND** (Fill)			
637.6	2.0	SP	**POORLY GRADED SAND** fine to medium grained, brown, water bearing, very loose to loose. (Alluvium)	2	▽	
				7		
				4		
630.6	9.0	SP SM	**POORLY GRADED SAND with SILT** trace gravel, medium to coarse grained, black, wet, loose. (Alluvium)	7		
628.1	11.5	CL	**LEAN CLAY** dark gray, very wet, very soft. (Alluvium)	1		PP = 0.25 tsf, MC = 41.3%
				W		
622.1	17.5	SP	**POORLY GRADED SAND** fine grained, light gray, water bearing, very loose, water bearing. (Alluvium)			
619.6	20.0	CL	**LEAN CLAY** trace roots, dark gray, very wet, very soft. (Alluvium)	1		
618.6	21.0		End of boring. Water encountered during drilling below around 2'. Boring sealed upon completion.			

CVT STANDARD 16290.20.WIL (RIVER POINT DISTRICT).GPJ LOG A GNNN06.GDT 4/9/20

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 16290.20.WIL Design Phase Geotechnical Evaluation Proposed River Point District Copeland Ave. La Crosse, Wisconsin	BORING: **B-10** LOCATION: See attached sketch DATE: 3/17/2020 SCALE: 1" = 3'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
643.0	0.0	SM	**SILTY SAND** pockets of sand lean clay, brown, wet, very loose. (Fill)	1		
639.0	4.0	CL	**SANDY LEAN CLAY** trace gravel, gray and brown mixed, wet, medium. (Fill)	8		MC = 21.5%
636.5	6.5	CL	**LEAN CLAY with GRAVEL** brown, wet, hard. (Fill)	*		Hard drilling below 6.5'. * 50 = 4" (set)
635.5	7.5		End of boring. Boring terminated due to auger refusal around 7.5'. Boring sealed upon completion.			

CVT STANDARD 16290.20.WIL (RIVER POINT DISTRICT).GPJ LOG A GNNN06.GDT 4/9/20

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 16290.20.WIL Design Phase Geotechnical Evaluation Proposed River Point District Copeland Ave. La Crosse, Wisconsin	BORING: **B-11** LOCATION: See attached sketch DATE: 3/17/2020 SCALE: 1" = 3'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
642.2	0.0					
641.8	0.4		**5" AGGREGATE BASE**			
		SP	**POORLY GRADED SAND** pockets of silty sand, trace gravel, fine to medium grained, brown, moist, loose. (Fill)	4		
638.2	4.0					
		SP	**POORLY GRADED SAND** fine to medium grained, gray, moist to water bearing, very loose to loose. (Alluvium)	6		
			Fine grained around 7.5'. Water bearing below 7.5'.	7	▽	
			Seams of lean clay around 10'. Faint petroleum smells around 10'.	5		
				3		
				2		
624.7	17.5					
		CL	**LEAN CLAY** gray, wet, very soft. (Alluvium)	1		PP = 0.75 tsf, MC = 36.8%
621.2	21.0					
			End of boring. Water encountered during drilling below around 7.5'. Boring sealed upon completion.			

CVT STANDARD 16290.20.WIL (RIVER POINT DISTRICT).GPJ LOG A GNNN06.GDT 4/9/20

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 16290.20.WIL Design Phase Geotechnical Evaluation Proposed River Point District Copeland Ave. La Crosse, Wisconsin	BORING: **B-12** LOCATION: See attached sketch DATE: 3/17/2020 SCALE: 1" = 3'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
639.2	0.0	SM	**SILTY SAND with GRAVEL** fine grained, light brown, moist, loose to very dense. (Fill)	*		* 5 / 6 / 6 / 8
			Trace concrete below 2'.	*		* 50 = 2" (set) Auger grinding below 2.5'.
636.2	3.0		End of boring. Boring terminated due to auger refusal around 3'. Boring sealed upon completion.			

CVT STANDARD 16290.20.WIL (RIVER POINT DISTRICT).GPJ LOG A GNNN06.GDT 4/9/20

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 16290.20.WIL Design Phase Geotechnical Evaluation Proposed River Point District Copeland Ave. La Crosse, Wisconsin	BORING: **B-13** LOCATION: See attached sketch DATE: 3/17/2020 SCALE: 1" = 3'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
645.9	0.0	SP SM	**POORLY GRADED SAND with SILT** fine grained, brown, moist, very loose. (Fill)	*		* W / 1 / 1 / 1
644.4	1.5	CL	**LEAN CLAY** trace roots, gray, wet, soft. (Fill)			
643.4	2.5	SP	**POORLY GRADED SAND** trace gravel, fine grained, brown, moist, medium dense. (Fill)	*		* 2 / 2 / 2 / 2
640.9	5.0	SM	**SILTY SAND with GRAVEL** medium to coarse grained, light brown, moist, dense. (Fill)	*		* 6 / 12 / 18 / 22
639.4	6.5	SP	**POORLY GRADED SAND** fine to medium grained, brown, moist to water bearing, very loose to medium dense. (Alluvium)	*		* 13 / 9 / 18 / 16
				*		* 9 / 10 / 11 / 11
			Water bearing below 10'.		▽	
				*		* 4 / 3 / 5 / 5
			Gray below 13.5'. Seams of lean clay around 14'.	*		* 2 / 2 / 3 / 3
				*		* 1 / 1 / 2 / 2
629.4	16.5	CL	**LEAN CLAY** dark gray, wet, soft to medium. (Alluvium)	*		* 1 / 1 / 1 / 1 PP = 0.5 tsf
				*		* 1 / 3 / 3 / 2 PP = 0.75 tsf
625.9	20.0		End of boring. Water encountered during drilling below around 10'. Boring sealed upon completion.			

CVT STANDARD 16290.20.WIL (RIVER POINT DISTRICT).GPJ LOG A GNNN06.GDT 4/9/20

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 16290.20.WIL Design Phase Geotechnical Evaluation Proposed River Point District Copeland Ave. La Crosse, Wisconsin	BORING: **B-14** LOCATION: See attached sketch DATE: 3/17/2020 SCALE: 1" = 3'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
646.2	0.0	SP SM	**POORLY GRADED SAND with SILT** fine grained, brown, moist, very loose to loose. (Fill)	*		* 1 / 1 / 1 / 1
				*		* 2 / 2 / 3 / 3
641.7	4.5	SP	**POORLY GRADED SAND** fine to medium grained, brown, moist, very loose to medium dense. (Alluvium)	*		* 3 / 3 / 4 / 4
			Seams of lean clay around 7'.	*		* 4 / 5 / 6 / 6
			Trace gravel around 9'.	*		* 5 / 5 / 5 / 6
			Water bearing below 10'.		▽	
				*		* 3 / 4 / 4 / 3
				*		* 1 / 1 / 1 / 2
			Gray around 15'.	*		* 1 / 1 / 1 / 1
				*		* 1 / 1 / 1 / 2
627.7	18.5	CL	**LEAN CLAY** dark gray, wet, soft. (Alluvium)	*		* 1 / 1 / 1 / 2 PP = 0.75 tsf
626.2	20.0		End of boring. Water encountered during drilling below around 10'. Boring sealed upon completion.			

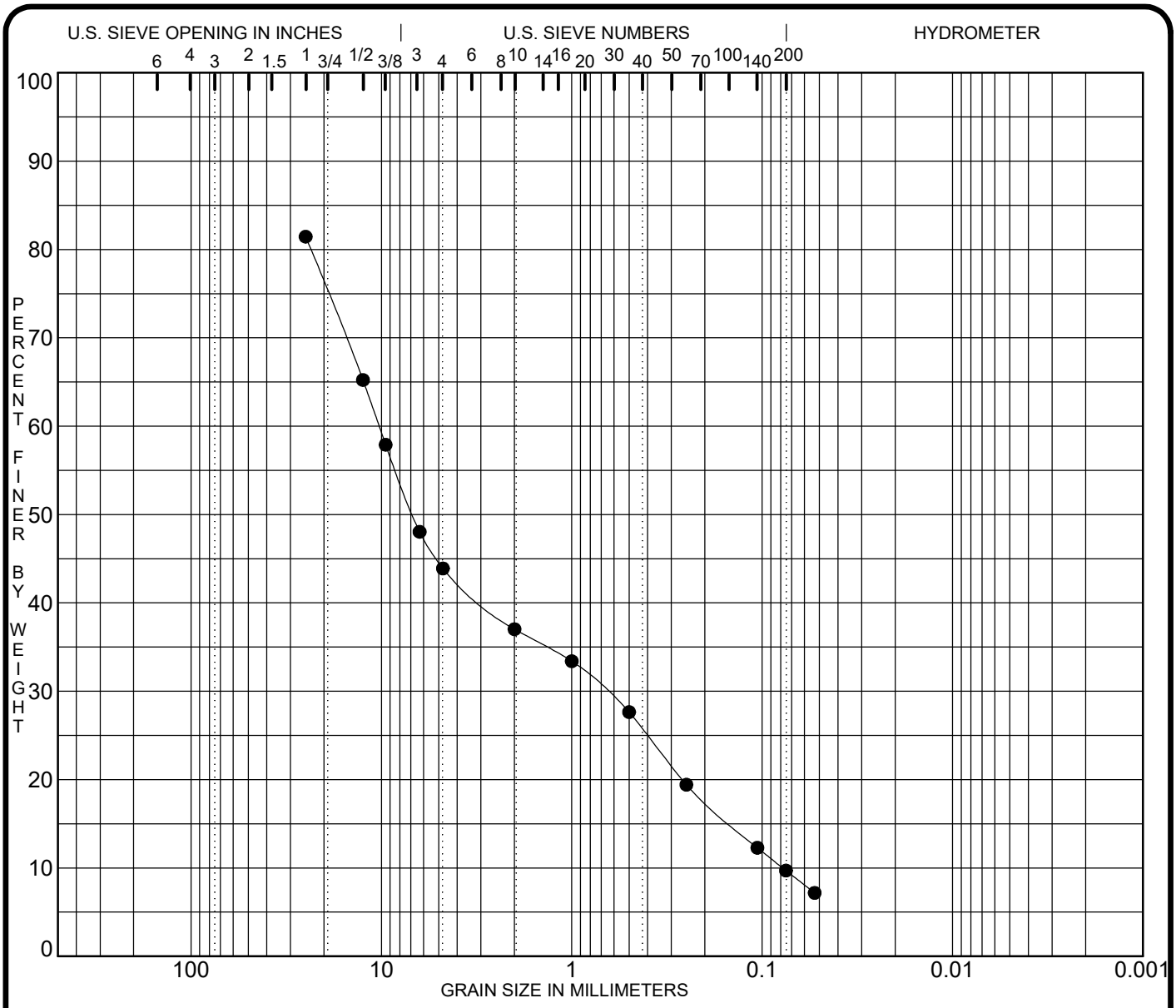
LOG OF BORING

CHOSEN VALLEY TESTING **CVT**

PROJECT: 16290.20.WIL Design Phase Geotechnical Evaluation Proposed River Point District Copeland Ave. La Crosse, Wisconsin	BORING: **B-15** LOCATION: See attached sketch DATE: 3/17/2020 SCALE: 1" = 3'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
645.8	0.0	SM	**SILTY SAND** trace gravel, fine grained, brown, moist, loose to very dense. (Fill)	*		* 3 / 6 / 25 / 38
643.3	2.5	CL ML	**SILTY CLAY with SAND** gray, wet, stiff. (Fill) Brown below 4.5'.	*		* 3 / 5 / 6 / 7
641.3	4.5	SP	**POORLY GRADED SAND** trace gravel, fine to medium grained, brown, moist to water bearing, very loose to loose. (Alluvium)	*		* 8 / 10 / 12 / 14
				*		* 3 / 3 / 2 / 3
			Water bearing below 8'.		▽	
635.3	10.5			*		* 2 / 2 / 3 / 4
		CL	**LEAN CLAY** dark gray, wet, soft to medium. (Alluvium)	*		* 1 / 1 / 1 / 1 PP = 0.5 tsf
			Trace pin roots below 13'.	*		* 1 / 2 / 2 / 3 PP = 0.75 tsf
				*		* 1 / 1 / 2 / 2 PP = 0.75 tsf
				*		* 2 / 1 / 1 / 2 PP = 0.75 tsf
625.8	20.0			*		* 2 / 2 / 3 / 3
			End of boring. Water encountered during drilling below around 8'. Boring sealed upon completion.			

CVT STANDARD 16290.20.WIL (RIVER POINT DISTRICT).GPJ LOG A GNNN06.GDT 4/9/20



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	Specimen Identification		Classification	MC%	LL	PL	PI	Cc	Cu
●	**B-12**	**1.0**						**0.55**	**131.7**

	Specimen Identification		D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	**B-12**	**1.0**	**25.00**	**10.28**	**0.664**	**0.0780**	**37.6**	**34.2**	**9.7**	

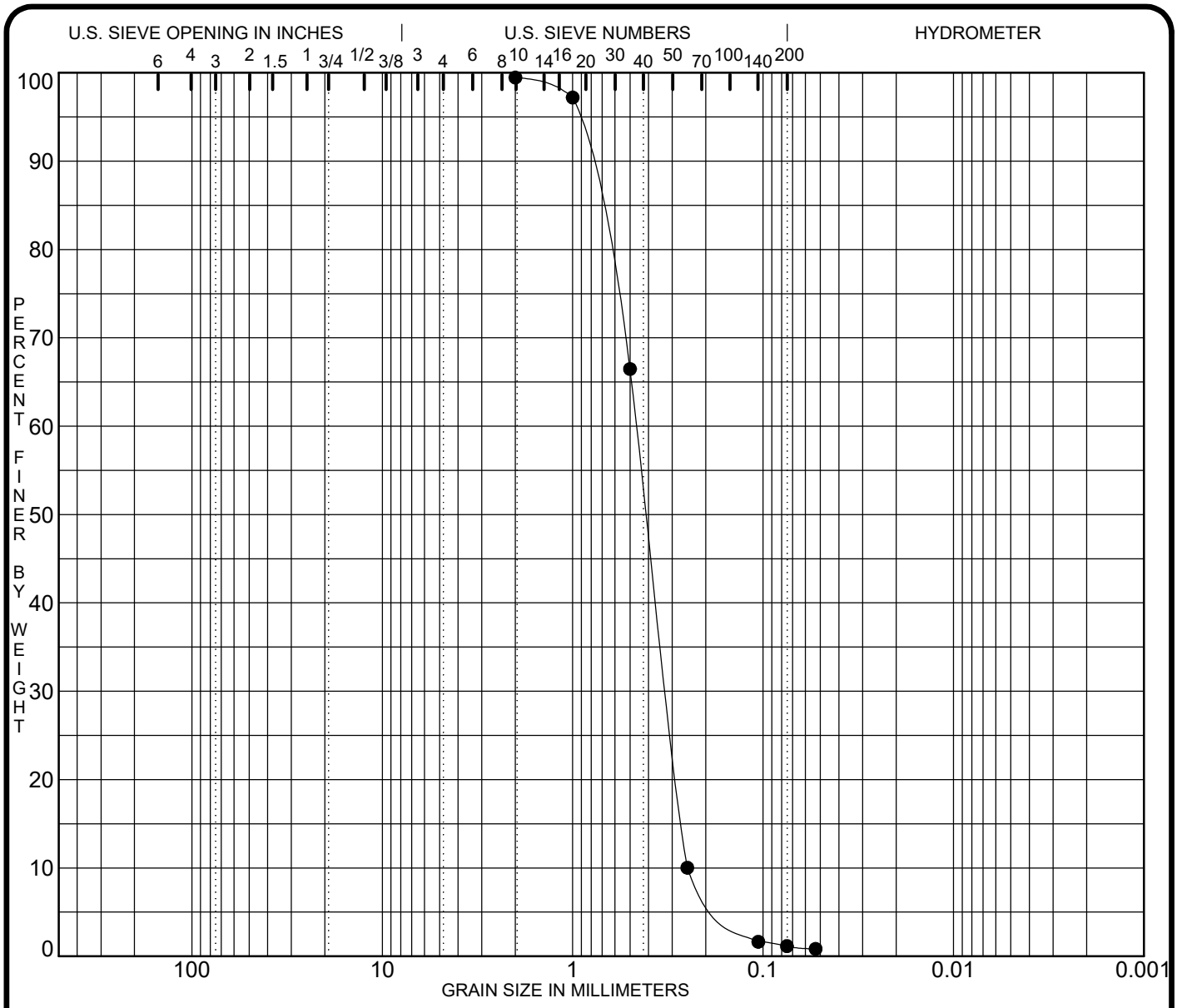
PROJECT **Proposed River Point District - Copeland Ave.**

JOB NO. **16290.20.WIL**

DATE **3/25/20**

GRADATION CURVES

Chosen Valley Testing



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	Specimen Identification		Classification	MC%	LL	PL	PI	Cc	Cu
●	**B-13**	**9.0**	**POORLY GRADED SAND SP**					**0.89**	**1.9**

	Specimen Identification		D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	**B-13**	**9.0**	**2.00**	**0.46**	**0.320**	**0.2495**	**0.0**	**98.3**	**1.2**	

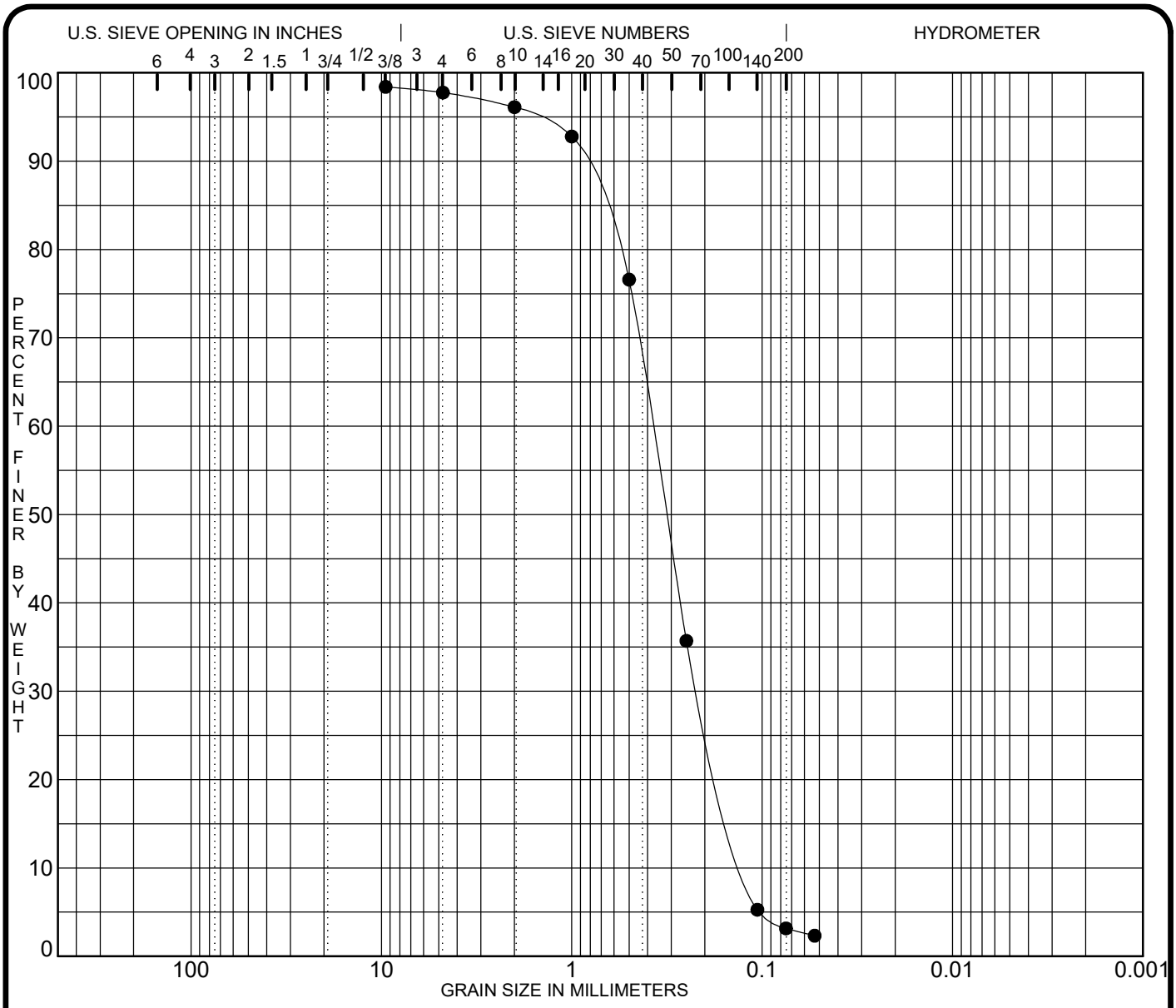
PROJECT **Proposed River Point District - Copeland Ave.**

JOB NO. **16290.20.WIL**

DATE **3/25/20**

GRADATION CURVES

Chosen Valley Testing



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Specimen Identification		Classification	MC%	LL	PL	PI	Cc	Cu
● **B-14**	**3.0**	**POORLY GRADED SAND SP**					**0.99**	**3.1**

Specimen Identification		D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
● **B-14**	**3.0**	**9.50**	**0.38**	**0.213**	**0.1211**	**0.6**	**94.6**	**3.2**	

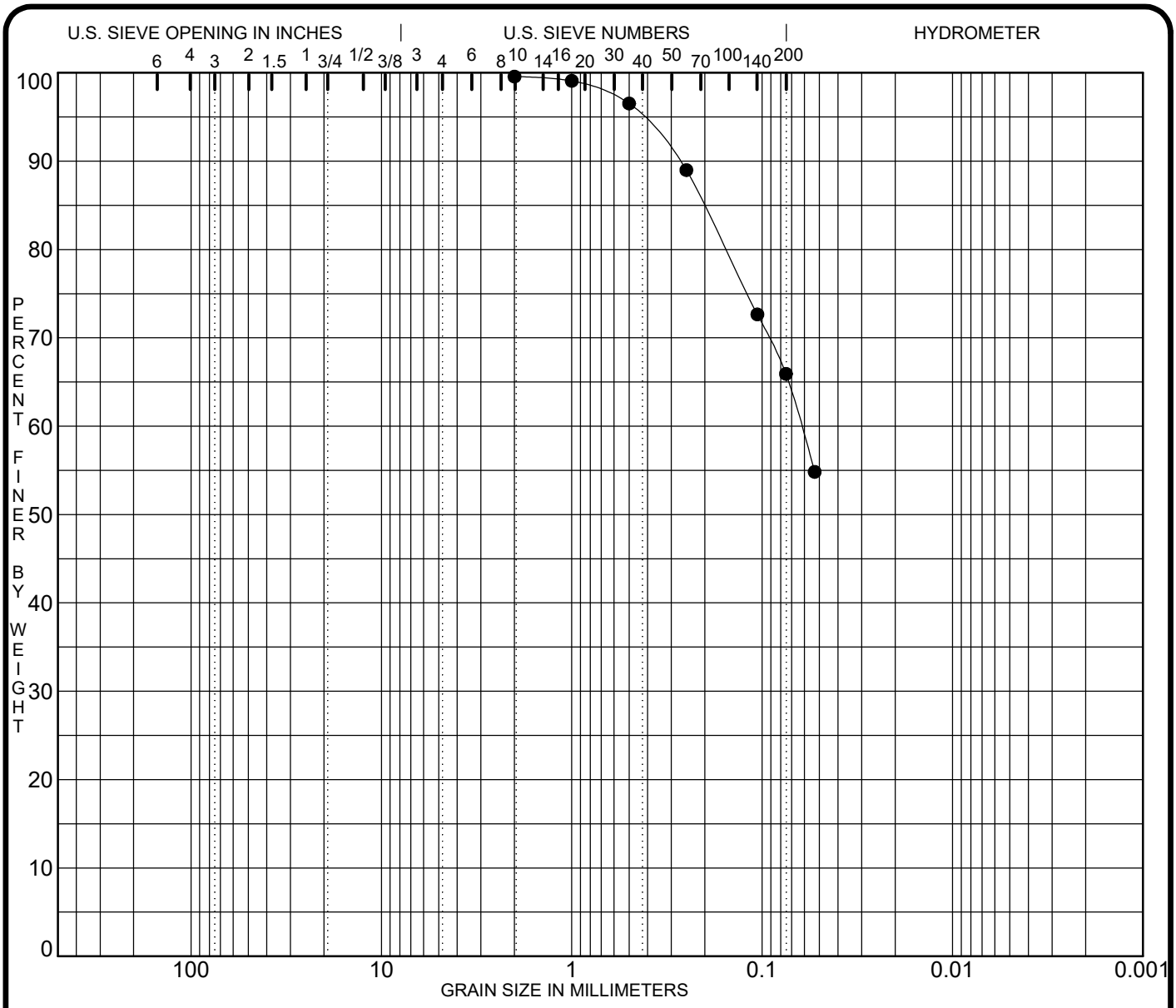
PROJECT **Proposed River Point District - Copeland Ave.**

JOB NO. **16290.20.WIL**

DATE **3/25/20**

GRADATION CURVES

Chosen Valley Testing



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	Specimen Identification		Classification	MC%	LL	PL	PI	Cc	Cu
●	**B-15**	**3.0**							

	Specimen Identification		D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	**B-15**	**3.0**	**2.00**	**0.06**			**0.0**	**33.6**	**65.9**	

PROJECT **Proposed River Point District - Copeland Ave.**

JOB NO. **16290.20.WIL**

DATE **3/31/20**

GRADATION CURVES

Chosen Valley Testing

1002-CPS-23
Division of Industry Services
P. O. Box 2658
Madison, Wisconsin 53701
Scott Walker, Governor
Laura Gutierrez, Secretary

Attachment 2:

SOIL AND SITE EVALUATION – STORM

In accordance with SPS 382.365, 385, Wis. Adm. Code, and WDNR Standard 1002

Attach a complete site plan on paper not less than 8 ½ x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent of slope, scale or dimensions, north arrow, and BM referenced to nearest road

Please print all information

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)]

County: La Crosse
Parcel I.D.:
Reviewed by:
Date:

Property Owner	Property Location
City of La Crosse	Govt. Lot NE ¼ NE ¼ S 31 T 16 N R 7 ☒E (or) ☐W
Property Owner' Mail Address: 400 La Crosse Street	Lot # / Block # / Subd. Name or CSM #
City: La Crosse / State: WI / Zip Code: 54601 / Phone Number	☒ City ☐ Village ☐ Town: La Crosse / Nearest Road: Copeland Ave.

Drainage area _____ ☐ sq .ft ☐ acres

Test site suitable for (check all that apply): ☐ Site not suitable;
☐ Bioretention; ☐ Subsurface Dispersal System;
☐ Reuse; ☐ Irrigation; ☐ Other _____

Hydraulic Application Test Method
☒ Morphological Evaluation
☐ Double Ring Infiltrometer
☐ Other: (specify) _____

Soil Moisture
Date of soil borings: 3/17/2020

USDA-NRCS WETS Value:
☐ Dry =1;
☐ Normal = 2;
☐ Wet = 3.

B-12 #OBS. ☐ Pit ☒ Boring Ground surface elevation. 639.2 ft. Elevation of limiting factor _____ ft.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr
1	0-36	10YR 7/2		LS	0sg	ml		20-30	15-25	1.63

Comments: Met auger advancement refusal at approximately 3 feet beneath the surface.

B-13 #OBS. ☐ Pit ☒ Boring Ground surface elevation. 645.9 ft. Elevation of limiting factor 635.9 ft.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr
1	0-18	10YR 4/3		S	0sg	ml	as	<10	<15	3.60
2	18-30	10YR 4/1		C	1 f sbk	mfr	as	<10	>80	0.07
3	30-60	10YR 5/4		S	0sg	ml	as	<10	<10	3.60
4	60-78	10YR 8/2		LS	0sg	ml	as	20-30	15-25	1.63
5	78-162	10YR 6/3	Water bearing below 10'	S	0sg	ml	gw	<10	<10	3.60
6	162-198	10YR 5/1		S	0sg	ml	gw	<10	<10	3.60
7	198-240	10YR 4/1		C	2 f sbk	mfi		<10	>80	0.07

Comments:

Name (Please Print)	Signature	Credential Number
Frederick Schuster	Frederick Schuster	CST 1356930 / PE 46610
Address	**Date Evaluation Conducted**	**Telephone Number**
1019 2nd Ave. SW., Onalaska, WI 54650	3/25/2020	608-782-5505

SBD-10793 (R01/17)

WDNR
September 2017

B-14 #OBS. ☐ Pit ☒ Boring Ground surface elevation. 646.2 ft. Elevation of limiting factor 636.2 ft. Page 2 of 2

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr
1	0-54	10YR 5/3		S	0sg	ml	as	<10	<15	3.60
2	54-174	10YR 5/4	Water bearing below 10'	S	0sg	ml	gw	<10	<10	3.60
3	174-198	10YR 5/1		S	0sg	ml	gw	<10	<10	3.60
4	198-222	10YR 4/3		S	0sg	ml	gw	<10	<10	3.60
5	222-240	10YR 3/1		C	1 f sbk	mfi		<10	>80	0.07

Comments:

B-15 #OBS. ☐ Pit ☒ Boring Ground surface elevation. 645.8 ft. Elevation of limiting factor 637.8 ft.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr
1	0-30	10YR yr 6/3		LS	0sg	ml	as	5-15	15-25	1.63
2	30-54	10YR 4/1		L	1 f sbk	mvfi	as	<10	40-50	0.24
3	54-66	10YR 4/3		L	1 f sbk	mfi	as	<10	40-50	0.24
4	66-126	10YR 5/3	Water bearing below 8'	S	0sg	ml	gw	<10	<10	3.60
5	126-240	10YR 7/1		C	2 f sbk	mfi		<10	>80	0.07

Comments:

☐ #OBS. ☐ Pit ☐ Boring Ground surface elevation. _____ ft. Elevation of limiting factor _____ ft.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr

Comments:

☐ #OBS. ☐ Pit ☐ Boring Ground surface elevation. _____ ft. Elevation of limiting factor _____ ft.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr

Comments:

SBD-10793 (R 7/17)

Overall Site Comments:

WDNR
September 2017

UNIFIED SOIL CLASSIFICATION (ASTM D-2487/2488)

MATERIAL TYPES	CRITERIA FOR ASSIGNING SOIL GROUP NAMES			GROUP SYMBOL	SOIL GROUP NAMES & LEGEND
COARSE-GRAINED SOILS >50% RETAINED ON NO. 200 SIEVE	GRAVELS >50% OF COARSE FRACTION RETAINED ON NO 4. SIEVE	CLEAN GRAVELS <5% FINES	Cu>4 AND 1<Cc<3	GW	WELL-GRADED GRAVEL
			Cu>4 AND 1>Cc>3	GP	POORLY-GRADED GRAVEL
		GRAVELS WITH FINES >12% FINES	FINES CLASSIFY AS ML OR CL	GM	SILTY GRAVEL
			FINES CLASSIFY AS CL OR CH	GC	CLAYEY GRAVEL
	SANDS >50% OF COARSE FRACTION PASSES ON NO 4. SIEVE	CLEAN SANDS <5% FINES	Cu>6 AND 1<Cc<3	SW	WELL-GRADED SAND
			Cu>6 AND 1>Cc>3	SP	POORLY-GRADED SAND
		SANDS AND FINES >12% FINES	FINES CLASSIFY AS ML OR CL	SM	SILTY SAND
			FINES CLASSIFY AS CL OR CH	SC	CLAYEY SAND
FINE-GRAINED SOILS >50% PASSES NO. 200 SIEVE	SILTS AND CLAYS LIQUID LIMIT<50	INORGANIC	PI>7 AND PLOTS>"A" LINE	CL	LEAN CLAY
			PI>4 AND PLOTS<"A" LINE	ML	SILT
		ORGANIC	LL (oven dried)/LL (not dried)<0.75	OL	ORGANIC CLAY OR SILT
	SILTS AND CLAYS LIQUID LIMIT>50	INORGANIC	PI PLOTS >"A" LINE	CH	FAT CLAY
			PI PLOTS <"A" LINE	MH	ELASTIC SILT
		ORGANIC	LL (oven dried)/LL (not dried)<0.75	OH	ORGANIC CLAY OR SILT
HIGHLY ORGANIC SOILS		PRIMARILY ORGANIC MATTER, DARK IN COLOR, AND ORGANIC ODOR		PT	PEAT

Relative Proportions of Sand and Gravel

TERM	PERCENT
Trace	< 15
With	15 - 29
Modifier	> 30

Relative Proportions of Fines

TERM	PERCENT
Trace	< 5
With	5 - 12
Modifier	> 12

Grain Size Terminology

TERM	SIZE
Boulder	< 12 in.
Cobble	3 in. - 12 in.
Gravel	#4 sieve to 3 in.
Sand	#200 sieve to #4 sieve
Silt or Clay	Passing #200 sieve

SAMPLE TYPES

Hollow Stem

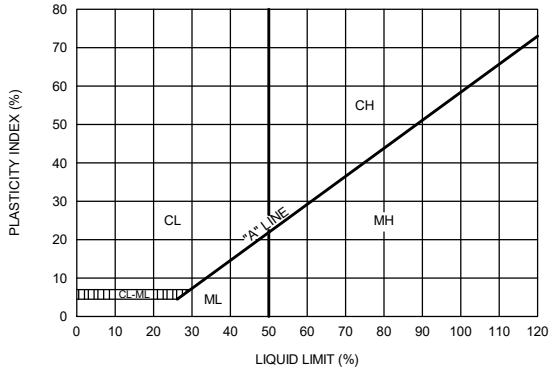
Standard Penetration Test

TEST SYMBOLS

MC	-	MOISTURE CONTENT	LL	-	LIQUID LIMIT
OC	-	ORGANIC CONTENT	PI	-	PLASTISITY INDEX
CN	-	CONSOLIDATION	SW	-	SWELL TEST
DD	-	DRY DENSITY	UU		Unconsolidated Undrained triaxial
PP	-	POCKET PENETROMETER			
RV	-	R-VALUE			
SA	-	SIEVE ANALYSIS			
P200	-	% PASSING #200 SIEVE			

▽ - WATER LEVEL (WITH TIME OF) MEASUREMENT

PLASTICITY CHART



PENETRATION RESISTANCE
(RECORDED AS BLOWS / 0.5 FT)

SAND & GRAVEL		SILT & CLAY		
RELATIVE DENSITY	BLOWS/FOOT*	CONSISTENCY	BLOWS/FOOT*	COMPRESSIVE STRENGTH (TSF)
VERY LOOSE	0 - 4	VERY SOFT	0 - 1	0 - 0.25
LOOSE	4 - 10	SOFT	2 - 3	0.25 - 0.50
MEDIUM DENSE	10 - 30	RATHER SOFT	4 - 5	0.50 - 1.0
DENSE	30 - 50	MEDIUM	6 - 8	
VERY DENSE	OVER 50	RATHER STIFF	9 - 12	1.0 - 2.0
		STIFF	13 - 16	
		VERY STIFF	17 - 30	2.0 - 4.0
		HARD	OVER 30	OVER 4.0

* NUMBER OF BLOWS OF 140 LB HAMMER FALLING 30 INCHES TO DRIVE A 2 INCH O.D. (1-3/8 INCH I.D.) SPLIT-BARREL SAMPLER THE LAST 12 INCHES OF AN 18-INCH DRIVE (ASTM-1586 STANDARD PENETRATION TEST).

Chosen Valley Testing

Job No. CVT

LEGEND TO SOIL DESCRIPTIONS

CVT

CVT LEGEND.GPJ 3/8/19

LEGEND

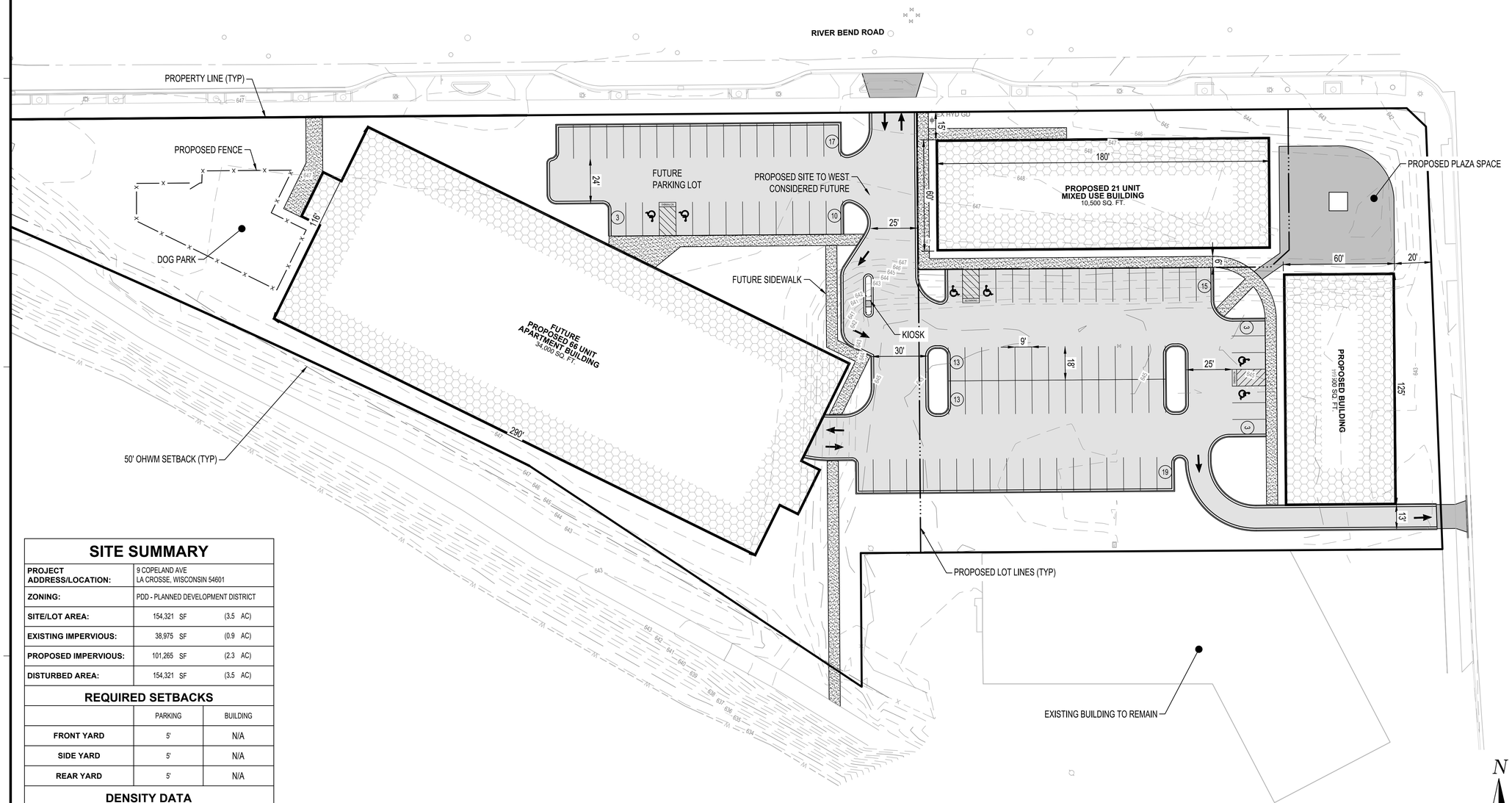
EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	
OHL	OVERHEAD UTILITY	
UTL	UNDERGROUND UTILITY	
FO	FIBER OPTIC	
WET	WETLAND	
W	WATER EDGE	
X	FENCE LINE	
	PROPERTY / LOT LINE	

	RIGHT OF WAY LINE	
△ △	ACCESS CONTROL	
	EASEMENT LINE	
100	CONTOURS (MAJOR)	100
101	CONTOURS (MINOR)	101
+XXXX.XX	SPOT ELEVATION	XXXX
	TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION	XXXX

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE WALK



SITE SUMMARY

PROJECT ADDRESS/LOCATION:	9 COPELAND AVE LA CROSSE, WISCONSIN 54601	
ZONING:	PDD - PLANNED DEVELOPMENT DISTRICT	
SITE/LOT AREA:	154,321 SF	(3.5 AC)
EXISTING IMPERVIOUS:	38,975 SF	(0.9 AC)
PROPOSED IMPERVIOUS:	101,265 SF	(2.3 AC)
DISTURBED AREA:	154,321 SF	(3.5 AC)

REQUIRED SETBACKS

	PARKING	BUILDING
FRONT YARD	5'	N/A
SIDE YARD	5'	N/A
REAR YARD	5'	N/A

DENSITY DATA

NUMBER OF UNITS	90
DENSITY (UNITS/ACRE)	25

EXTERIOR PARKING STALLS PROVIDED

STANDARD	90
ACCESSIBLE	6
TOTAL	96

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PROJECT

THREE SIXTY REAL ESTATE SOLUTIONS

7 COPELAND

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

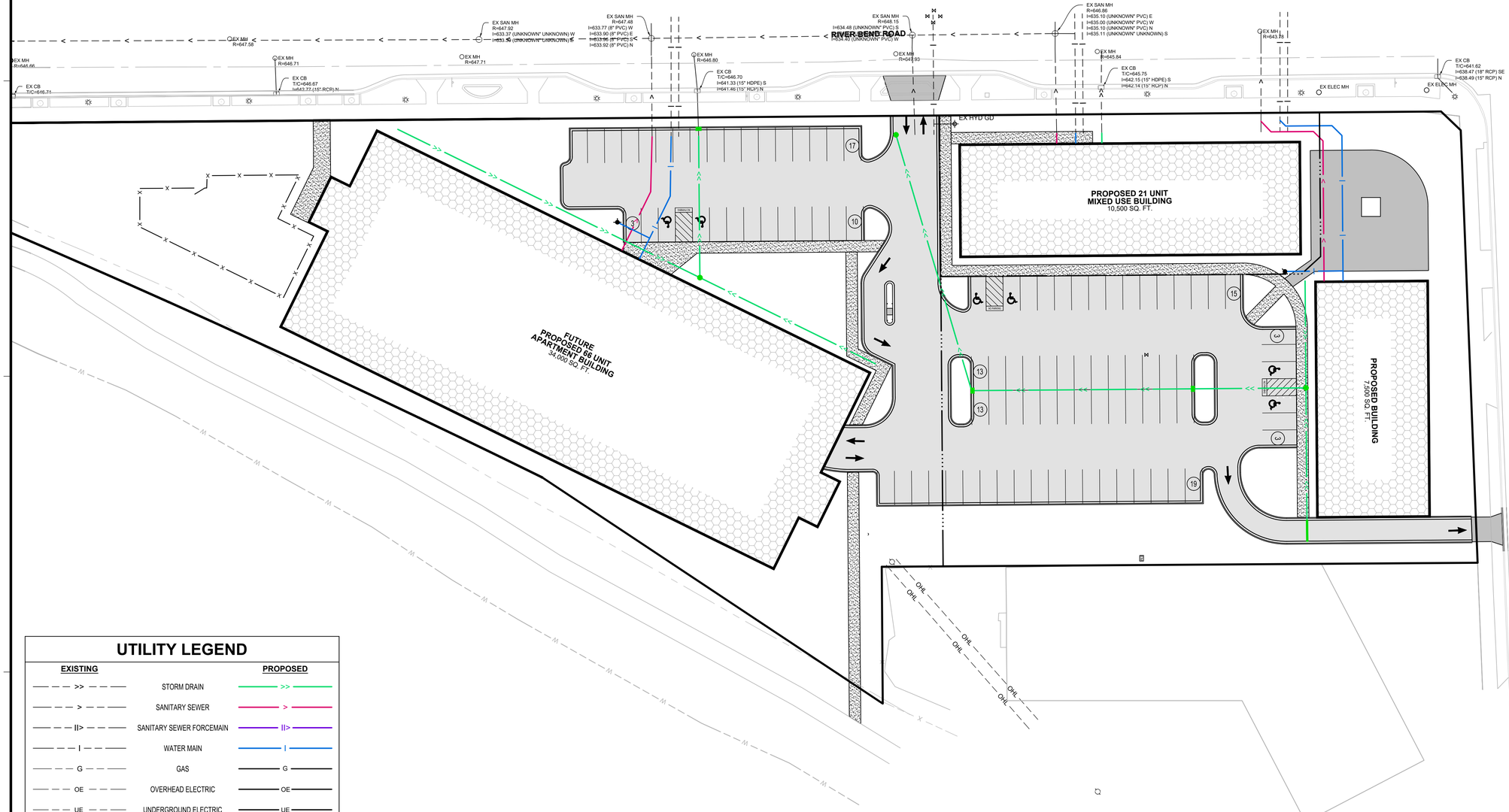
PROJECT NO.	23-30389
FILE NAME	30389-C3-SITE
DRAWN BY	PSH
DESIGNED BY	PSH
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

SHEET

C3-10



UTILITY LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	
OHL	OVERHEAD UTILITY	
UTL	UNDERGROUND UTILITY	
FO	FIBER OPTIC	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

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PROJECT

THREE SIXTY REAL ESTATE SOLUTIONS

7 COPELAND

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	23-30389
FILE NAME	30389-C3-UTILITY
DRAWN BY	PSH
DESIGNED BY	PSH
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

UTILITY PLAN

SHEET

C3-20

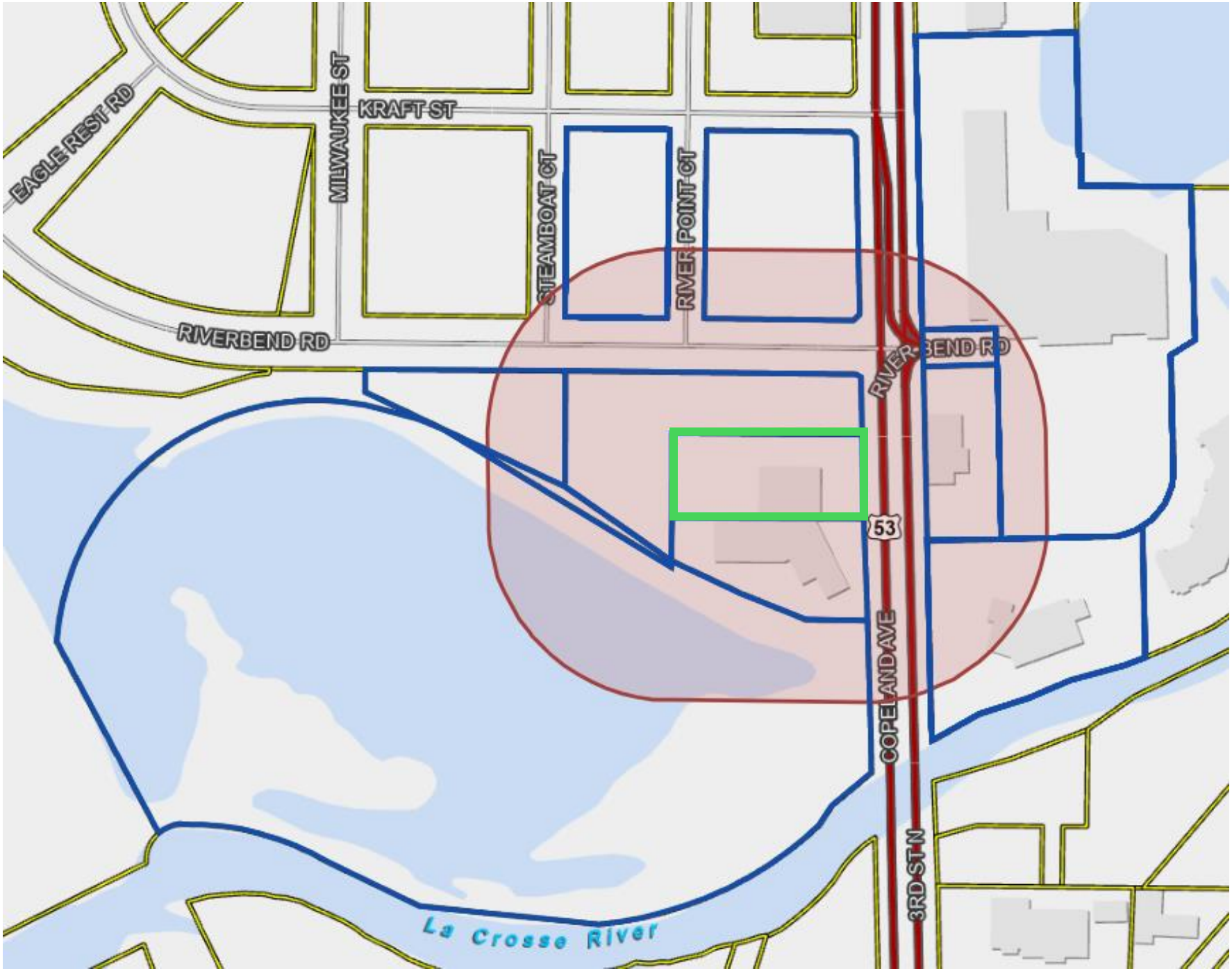
PRELIMINARY NOT FOR CONSTRUCTION

Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-20255-105	CITY OF LACROSSE	RIVER BEND RD	400 LA CROSSE ST	LA CROSSE WI 54601
17-20400-221	CITY OF LACROSSE	RIVER BEND RD	400 LA CROSSE ST	LA CROSSE WI 54601
17-20400-237	CITY OF LACROSSE	RIVER BEND RD	400 LA CROSSE ST	LA CROSSE WI 54601
17-20252-40	HARRY J DAHL REVOCABLE TRUST	1 COPELAND AVE	3819 CREEKSIDE LN	HOLMEN WI 54636
17-20255-103	NORTH SIDE DEVELOPMENT OF LACROSSE LLC C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC	28, 30, 40 COPELAND AVE	PO BOX 609	LA CROSSE WI 54602-0609
17-20255-102	NORTHSIDE BUCHNER LLC C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC	20 COPELAND AVE	PO BOX 609	LA CROSSE WI 54602-0609
17-20255-101	NORTHSIDE OFFICES LLC C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC	2 COPELAND AVE	PO BOX 609	LA CROSSE WI 54602-0609
17-20400-160	REDEVELOPMENT AUTHORITY CITY OF LACROSSE	RIVER BEND RD	400 LA CROSSE ST	LA CROSSE WI 54601
17-20400-210	REDEVELOPMENT AUTHORITY CITY OF LACROSSE	RIVER BEND RD	400 LA CROSSE ST	LA CROSSE WI 54601
17-20400-234	REDEVELOPMENT AUTHORITY CITY OF LACROSSE	RIVER BEND RD	400 LA CROSSE ST	LA CROSSE WI 54601
17-20400-150	RYKEY PROPERTIES LLC	27 RIVER POINT CT 341, 345, 349 RIVER BEND RD	2004 HIGHLAND AVE SUITE 2A	EAU CLAIRE WI 54701

Properties above are within 300 feet of 9 Copeland Ave.

Owner	7 COPELAND LLC	9 COPELAND AVE	PO BOX 609	LA CROSSE WI 54602-0609
Applicant	THREE SIXTY REAL ESTATE SOLUTIONS LLC		PO BOX 609	LA CROSSE WI 54602-0609

Properties within 300 feet of 9 Copeland Ave.



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 Heavy Industrial District to the Planned Development District - Specific, allowing for the construction of a retail and commercial building at 9 Copeland Ave.

Property is presently: a vacant building

Property is proposed to be: a retail/commercial building

Rezoning is necessary: to allow for the mixed-use building

Tax Parcel 17-20252-042; 9 Copeland Ave.

The City Plan Commission will meet to consider such application on **Monday, June 1, 2026, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, June 2, 2026, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, June 11, 2026, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

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

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 26-0514).

Dated this 12th day of May, 2026.

Nikki M. Elsen, City Clerk
City of La Crosse

- -

Published: May 19 & 26, 2026
One (1) Affidavit

Agenda Item 26-0514 (Andrea Trane)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Heavy Industrial District to the Planned Development District - Specific, allowing for the construction of a retail and commercial building at 9 Copeland Ave.

General Location

9 Copeland Ave, parcel 17-20252-42. Adjacent to River Point District.

Background Information.

The property owner is requesting to rezone this parcel from M-2 Heavy Industrial to Planned Development District – Specific (PDD-Specific) to support redevelopment within the River Point District. The proposed redevelopment plan includes parcels owned by the Redevelopment Authority (RDA), which are already zoned PDD-Specific. The overall development will consist of a commercial building, a mixed-use building, and a multi-family residential building. All required components for the PDD-Specific zoning designation are included in the narrative and the completed application materials.

Recommendation of Other Boards and Commissions

The Redevelopment Authority has approved a planning option agreement with the developer to include this parcel as part of River Point District.

Consistency with Adopted Comprehensive Plan

This parcel is part of the Black River District (D-2) in the Comprehensive Plan. Medium and High-Density Residential and Mixed-Use are Desirable. This proposed plan is consistent with the Comprehensive Plan.

Staff Recommendation

Approval

Routing J&A 6.02.26

BASIC ZONING DISTRICTS

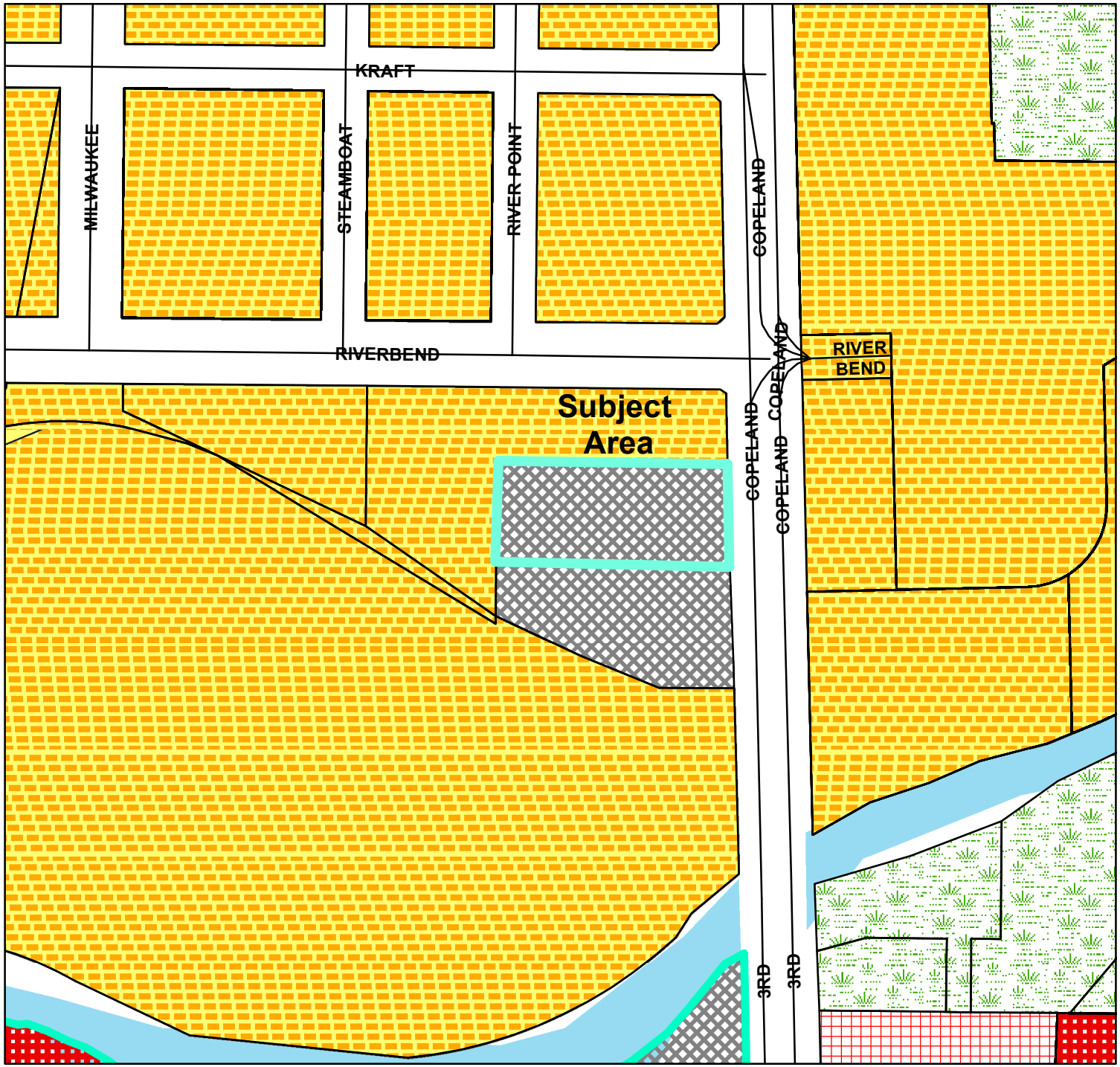
- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY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

N W E S

0 90 180 360 Feet

City of La Crosse Planning Department - 2026

PC 26-0514 331



BASIC ZONING DISTRICTS

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City of La Crosse Planning Department - 2026

PC 26-0514 332

LA CROSSE Tribune

AFFIDAVIT OF PUBLICATION

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

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

State of Florida, County of Orange, ss:

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

PUBLICATION DATES:
May. 19 2026, May. 26 2026

NOTICE ID: ymgoQxix0lFar0zK3EBr
PUBLISHER ID: COL-WI-102357
NOTICE NAME: Rezoning - 9 Copeland Ave
Publication Fee: $166.86

Section: Legals
Category: 0001 Wisconsin Legals

Anjana Bhadoriya

(Signed)_____

VERIFICATION

State of Florida
County of Orange

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

Subscribed in my presence and sworn to before me on this: 05/27/2026

_____
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 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 Heavy Industrial District to the Planned Development District - Specific, allowing for the construction of a retail and commercial building at 9 Copeland Ave.

Property is presently: a vacant building

Property is proposed to be: a retail/commercial building

Rezoning is necessary: to allow for the mixed-use building

Tax Parcel 17-20252-042; 9 Copeland Ave.

The City Plan Commission will meet to consider such application on Monday, June 1, 2026, at 4:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on Tuesday, June 2, 2026, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the Common Council on Thursday, June 11, 2026, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

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

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 26-0514).

Dated this 12th day of May, 2026.

Nikki M. Elsen, City Clerk
City of La Crosse

5/19, 5/26 LAC
COL-WI-102357 WNAXLP

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0515

Agenda Date: 6/2/2026 **Version:** 1 **Status:** New Business

In Control: Judiciary & Administration Committee **File Type:** Ordinance

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District - Specific, allowing for the construction of a mixed-use development including residential and commercial uses at 2415 State Road.

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 Planned Development District - General to the Planned Development District - Specific on the Master Zoning Map, to-wit:

Tax Parcel 17-50298-32; 2415 State Road

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):

MKB Copper Rocks, LLC c/o Kirk Stoa 3800 Emerald Drive E. Onalaska, WI 54650

Owner of site (name and address):

MKB Copper Rocks, LLC c/o Kirk Stoa 3800 Emerald Drive E. Onalaska, WI 54650

Address of subject premises:

2415 State Rd, La Crosse, WI 54601

Tax Parcel No.: 17-50298-32

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

See attached CSM

PDD/TND: ____ General _X_ Specific ____ General & Specific

Zoning District Classification: PDO – General

Proposed Zoning Classification: Planned Development District (PDD) – 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:

Vacant - Old retail building

Property is Proposed to be Used For:

Mixed-use residential and commerical development

Proposed Rezoning is Necessary Because (Detailed Answer):

Proposed use of residential and commercial does not fit in C1- Business Zoning

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

Proposed rezoning will remove a blighted site in the neighborhood and increase quality, affordable housing as well as some community and commercial space.

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

Proposed rezoning fulfills a recognized need of additional housing and will compliment the surrounding neighborhood. The proposed use also aligns with the city's recent comprehensive plan.

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 6 ***day of*** February, 2026.

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

(signature)

608-779-2702 (telephone)

February 6, 2026 (date)

kstoa@festfoods.com (email)

At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building Safety to discuss the scope and proposed nature of the contemplated development. ***(Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)***

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

Review was made on the 12th day of May, 2026

Signed: Director of Planning & Development

Draft

AFFIDAVIT

STATE OF Wisconsin)
) ss
COUNTY OF La Crosse)

The undersigned, MKB Copper Rocks, LLC - Kirk Stoa, being duly sworn states:

1. That the undersigned is an adult resident of the City of Onalaska, State of Wisconsin.

2. That the undersigned is (one of the) legal owner(s) of the property located at 2415 State Road, La Crosse.

3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Property Owner

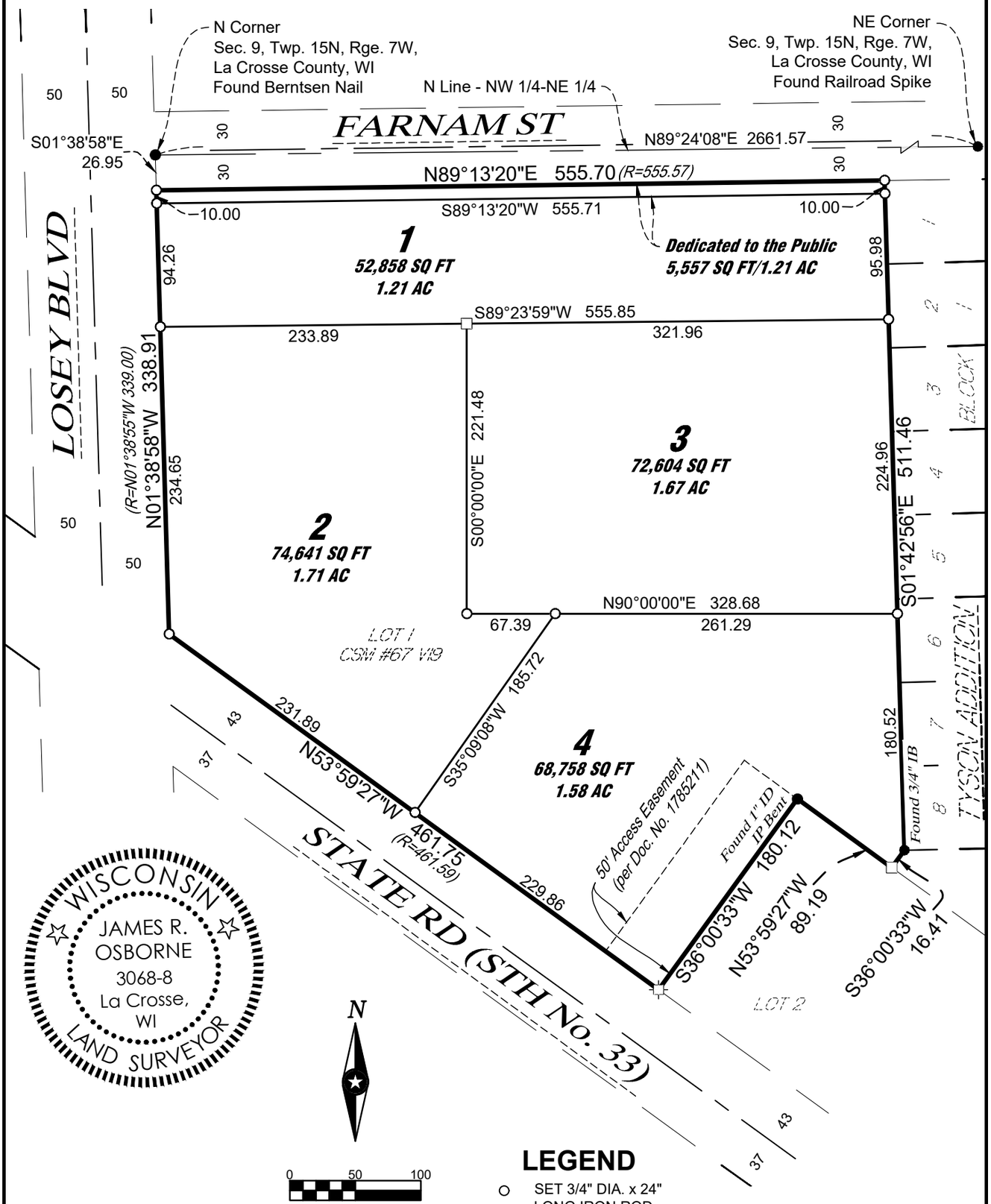
Subscribed and sworn to before me this 6th day of Feb., 2026

Notary Public
My Commission expires 11/6/26.

TARA REITER-MAROLF NOTARY PUBLIC STATE OF WISCONSIN

CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NUMBER 67, VOLUME 19, DOCUMENT NUMBER 1761262, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9 , TOWNSHIP 15 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.



WISCONSIN
JAMES R. OSBORNE
3068-8
La Crosse, WI
LAND SURVEYOR

N

0 50 100
SCALE IN FEET

LEGEND

- ○ SET 3/4" DIA. x 24" LONG IRON ROD, 1.47 LBS/LINEAL FOOT
- □ SET MAGNAIL
- ⌖ SET SAWCUT "+"
- (R=_) RECORDED AS

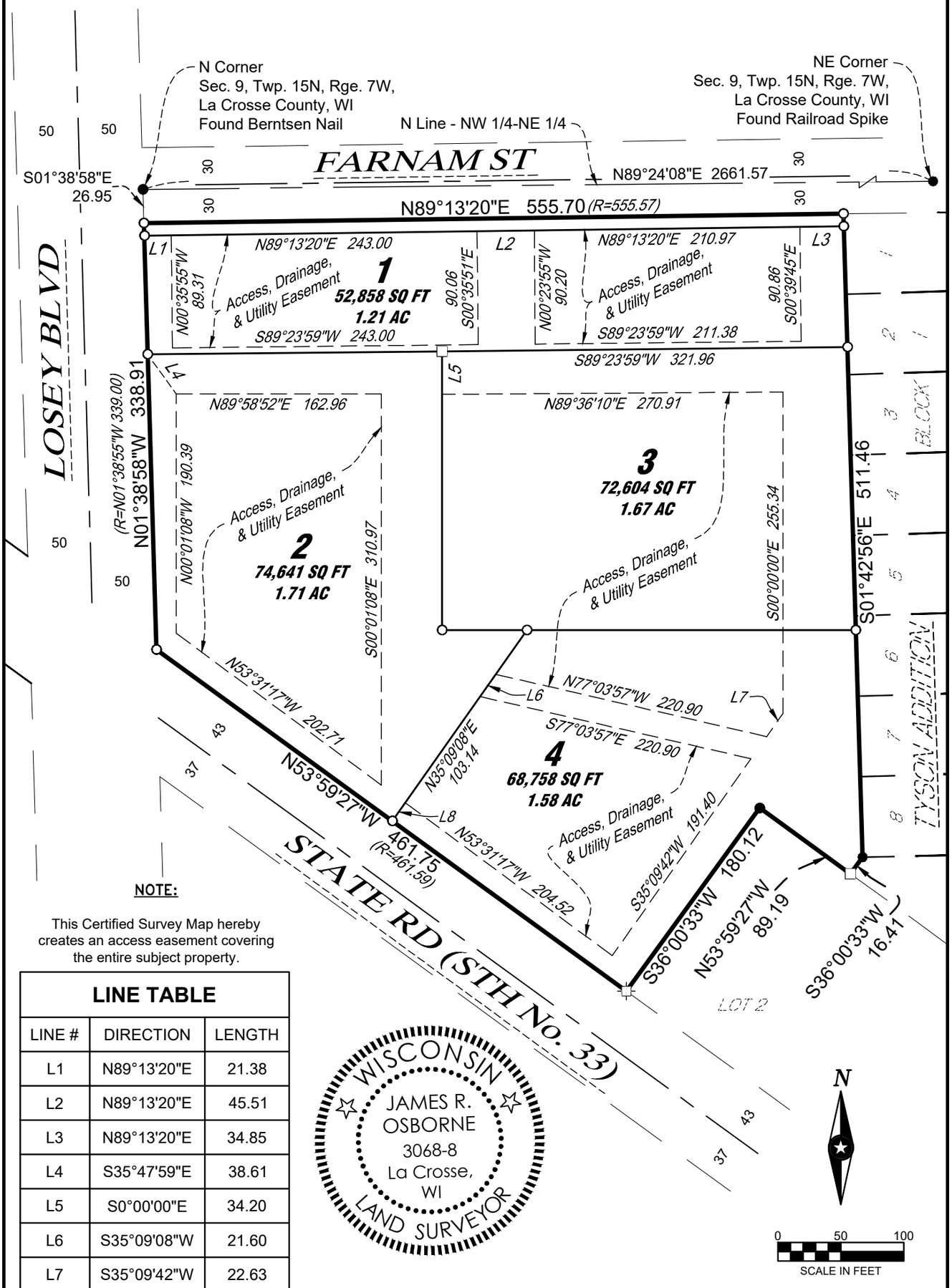
BEARING BASIS:

The orientation of this bearing system is based on the north line of the NE 1/4 of Section 9, Township 15, Range 7.
Said line bears North 89 degrees 24 minutes 08 seconds East.

SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NUMBER 67, VOLUME 19, DOCUMENT NUMBER 1761262, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9 , TOWNSHIP 15 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.



NOTE:

This Certified Survey Map hereby creates an access easement covering the entire subject property.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°13'20"E	21.38
L2	N89°13'20"E	45.51
L3	N89°13'20"E	34.85
L4	S35°47'59"E	38.61
L5	S0°00'00"E	34.20
L6	S35°09'08"W	21.60
L7	S35°09'42"W	22.63
L8	S35°09'08"W	17.88

WISCONSIN
JAMES R. OSBORNE
3068-8
La Crosse, WI
LAND SURVEYOR

N

0 50 100
SCALE IN FEET

SHEET 2 OF 3 SHEETS

CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NUMBER 67, VOLUME 19, DOCUMENT NUMBER 1761262, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9 , TOWNSHIP 15 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

LAND DESCRIPTION:

Lot 1 of Certified Survey Map Number 67, Volume 19, Document Number 1761262 located in the Northwest Quarter of the Northeast Quarter of Section 9, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin.

CERTIFICATION:

I, James R. Osborne, Professional Land Surveyor, hereby certify that I have surveyed and mapped the lands described hereon, and that this map is a representation thereof, to the best of my knowledge and that I have complied with the City of La Crosse Chapter 113 and Chapter 236.34 of the Wisconsin State Statutes as per agreement with MKB Copper Rocks LLC who has requested such survey.

CITY OF LA CROSSE APPROVAL CERTIFICATE

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

Dated this_____day of _____, 20__.

_____
City Clerk

OWNERS CERTIFICATE

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

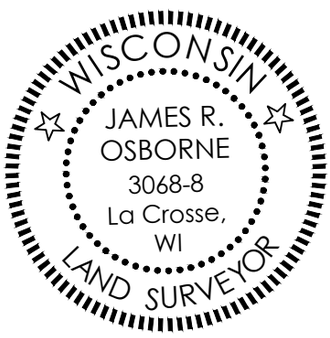
Dated this_____day of _____, 20__.

_____
Name Title

State of Wisconsin)
County of _____) SS
Personally came before me this _____ day of _____, 20__, the above named Owner to me known to be the same person who executed the foregoing instrument and acknowledged the same.

(Notary Seal)_____ Notary Public, _____ County, Wisconsin
My commission expires:_____

NOTE: Field work was completed on March 11, 2026.



LAND SURVEYOR:

James R Osborne PLS 3068
ISG
201 Main St. Ste. 1022
La Crosse, WI 54601

OWNER:

MKB Copper Rocks, LLC

SHEET 3 OF 3 SHEETS

May 08, 2026
Sondra Craig
City Clerk
City of La Crosse, Wisconsin
400 La Crosse Street
La Crosse, WI 54601
craigs@cityoflacrosse.org
Cc: Tim Acklin
Planning Administrator
acklint@cityoflacrosse.org

RE: SPECIFIC COMPREHENSIVE DEVELOPMENT PLAN SUBMITTAL

Copper Rocks Redevelopment — 2415 State Road, La Crosse, WI 54601

Petition for Rezoning to Planned Development District per City of La Crosse Municipal Code § 115-156

Mr. Acklin,

On behalf of MKB Copper Rocks, LLC and the four Copper Rocks Phase LLCs (Copper Rocks 1, LLC; Copper Rocks 2, LLC; Copper Rocks 3, LLC; and Copper Rocks 4, LLC), Three Sixty Real Estate Solutions, LLC submits this Specific Comprehensive Development Plan for the Copper Rocks Redevelopment at 2415 State Road. This submittal is intended to satisfy the requirements of Sec. 115-156(e)(2)(a) and (e)(2)(c) of the City of La Crosse Municipal Code in support of the petition to rezone the subject property from C-1 Local Business to Planned Development District (PDD). *It should be noted that this petition is only for phase 1 which would include the west building and the western townhome building.* We understand that we will need to re-submit new petitions for specific development plan for the East building and East townhome and the south building.

The following materials accompany this submittal:

- Site Plan with dimensioned building footprints, circulation, and parking
- Preliminary Certified Survey Map (Lot 1 of CSM #67, V.19, Doc. #1761262) prepared by James R. Osborne, PLS 3068, ISG, dated March 11, 2026 — Wis. Stat. ch. 236 / § 236.34
- Final Architectural Plans, Elevations, Renderings, and Material Specifications (ISG, May 2026; Sheet A2-11 West Building; Townhome Elevations sheet)
- Detailed Landscape Plan and Plant Schedule, Sheet L0-00
- Civil Engineering Plans — Sanitary Sewer, Watermain, and Stormwater Drainage (ISG Sheet C3-20 Utility Plan and related sheets)
- Private Utility and Easement Plan (cross-access, drainage, and utility easements as shown on the CSM)
- Erosion Control Plan and Final Grading Plan (in conformance with Ch. 105, Art. II)
- Geotechnical Evaluation Report — Braun Intertec, Project B2202146, dated May 6, 2022 (Brandon K. Wright, PE)
- Topographic Survey (contours at 2-foot intervals, City Datum)

- Parking Summary
- Signage Exhibit — temporary advertising and permanent entrance features
- Draft Restrictive Covenants and Owners'/Management Association outline

PROJECT DESCRIPTION

The former Kmart site at 2415 State Road is proposed to be redeveloped as Copper Rocks — a vibrant, community-focused mixed-use development consisting of two townhome buildings and three mixed-use buildings, together with structured and surface parking and outdoor community gathering space. The 6.3-acre property is currently zoned C-1 Local Business; rezoning to Planned Development District (PDD) is being requested to permit the proposed mixed-use program and to implement key components of the 2040 City of La Crosse Comprehensive Plan (Forward La Crosse) and the City Vision 2020 Master Plan, including increased density, infill redevelopment, and the encouragement of mixed-use development along major corridors.

The Project will be undertaken in phases by four single-purpose entities — Copper Rocks 1, LLC; Copper Rocks 2, LLC; Copper Rocks 3, LLC; and Copper Rocks 4, LLC — under common control of Three Sixty Real Estate Solutions, LLC. Aggregate project cost is estimated at approximately $63,000,000.

PART A — GENERAL DEVELOPMENT PLAN INFORMATION

Submitted pursuant to City of La Crosse Municipal Code § 115-156(e)(2)(a).

A.1. Total area, open space, uses, density, dwelling units, population, and utilities
The PDD comprises the entire 6.3-acre subject parcel. Under the proposed Certified Survey Map, the parcel is divided into four Phase Parcels with the following areas: Lot 1 (Phase 2a / North Townhomes) — 52,858 sq ft (1.21 AC); Lot 2 (Phase 1 / West) — 74,641 sq ft (1.71 AC); Lot 3 (Phase 2b / East) — 72,604 sq ft (1.67 AC); Lot 4 (Phase 3 / South) — 68,758 sq ft (1.58 AC). Approximately 5,557 sq ft of additional area along Farnam Street is dedicated to the public. Total landscape area on the site is 88,166 sq ft. Active community amenity and open space is concentrated in the southwestern portion of the parcel between the three mixed-use buildings.

Proposed uses correspond to a combination of the Multiple Dwelling (R-4 / R-5 equivalent) and Local Business / Commercial zoning districts, comprising residential dwelling units, ground-floor commercial/community lease space, and accessory parking. Approximately 240 residential dwelling units are proposed across five buildings, all market-rate workforce housing intended to serve households earning 70%–110% of Area Median Income. Approximate unit allocation by Phase Parcel:

- West Building (Phase 1, Lot 2) — 72 dwelling units (Studio through 2-Bedroom) plus 13,275 sq ft of ground-floor commercial (Tenant I 10,300 sq ft + Tenant II 3,352 sq ft + apartment lobby); 5 stories above grade plus below-grade parking level (37 stalls).
- East Building (Phase 2b, Lot 3) — approximately 104 dwelling units plus ground-floor commercial / community space; 5 stories above grade plus below-grade parking.

- North Townhome Building A (Phase 2a, Lot 1) — 18 dwelling units; 3 stories.
- North Townhome Building B (Phase 2a, Lot 1) — 15 dwelling units; 3 stories.
- South Building (Phase 3, Lot 4) — balance of dwelling units to reach the approximate 240-unit total, plus ground-floor commercial/community space (including a planned brewery tenant); 5 stories above grade plus below-grade parking.

Approximate gross residential density: 38.1 dwelling units per gross acre (240 units ÷ 6.3 acres). Net residential density (excluding rights-of-way, drives, and dedicated commercial/community floor area) will be confirmed on the final site plan. Aggregate ground-floor commercial and community lease space across the three mixed-use buildings is approximately 20,600 sq ft.

Municipal water, sanitary sewer, and storm sewer service the site today. New 8-inch DIP watermain and 8-inch PVC SDR 35 sanitary sewer will be installed in Farnam Street to serve the Project, with 6-inch and 8-inch private services extended to each building. Storm sewer mains, catch basins, and a trench drain along the west edge are shown on Sheet C3-20.

A.2. Estimated value of structures and site improvement costs

Aggregate Project cost is currently estimated at approximately $63,000,000, inclusive of building construction, site improvements, landscaping, and signature site features. A detailed Project Cost Breakdown is provided as Exhibit E to the companion Development Agreement.

A.3. Owners' / management association structure and restrictive covenants

The subject property is currently held by MKB Copper Rocks, LLC. Upon completion, the Project will be owned and operated by four phase-specific single-purpose entities — Copper Rocks 1, LLC (Phase 2a / North Townhomes); Copper Rocks 2, LLC (Phase 2b / East); Copper Rocks 3, LLC (Phase 3 / South); and Copper Rocks 4, LLC (Phase 1 / West) — each owning a discrete Phase Parcel. Three Sixty Real Estate Solutions, LLC will serve as developer and property manager. A Declaration of Cross-Easements, Cost-Sharing, and Maintenance among the Phase LLCs will govern shared drives, private utilities, stormwater facilities, landscaping, and common amenities. Draft restrictive covenants are provided as a separate exhibit (see Item B.16 below). The CSM expressly creates an access easement covering the entire subject property.

A.4. Proposed departures and requested waivers

The following waivers and modifications from otherwise-applicable City regulations are requested as part of the PDD approval:

Code Section	Requested Departure / Waiver
§ 113-9	Waiver of subdivision plat requirement; permit use of a Certified Survey Map (CSM) to divide the parent parcel into four Phase Parcels as part of the PDD process. Wisconsin Statutes limit creation of no more than four lots of less than 1.5 acres by CSM within five years; a 2020 CSM created three parcels (two under 1.5 acres). To comply with the statutory cap, only one of the four

Code Section	Requested Departure / Waiver
	proposed Phase Parcels — Lot 1 (1.21 AC) — is less than 1.5 acres; Lots 2 (1.71 AC), 3 (1.67 AC), and 4 (1.58 AC) are each at or above 1.5 acres.
§ 115-512(b)	Angled parking proposed along Farnam Street and Losey Boulevard does not meet the building setback requirement; waiver requested to accommodate the proposed street-edge urban form and traffic-calming objectives.
§ 115-512(d)	Landscaped buffer of less than 15 feet provided in certain locations; waiver requested where active street frontage, pedestrian connections, and urban edge treatments are preferred over a continuous landscape buffer.
§ 115-512(o)	No curb, parking blocks, or bollards between parking lot and sidewalks in certain locations; waiver requested where alternative design treatments (grade changes, planting beds, paving differentiation) achieve equivalent pedestrian protection.
§ 115-515(a)(2) / F.3.c	Shrub-count modification. The formula in F.3.c (one tree and ten shrubs per 600 sq. ft. of landscaped area) applied to the 88,166 sq. ft. of landscape area yields 147 trees and 1,470 shrubs required. The Landscape Plan provides 148 trees (exceeding the requirement) and 1,081 shrubs. A reduced shrub count of 1,081 in lieu of 1,470 is *requested due to impracticality of placement at the formulaic figure given site configuration, internal circulation, and stormwater treatment areas*. Street-frontage tree requirement (20 trees per 816 linear feet of frontage) is fully met (20 provided).
§ 115-517	Stormwater management to be performed in conformance with § 105-61 rather than the § 115-517 default standards.
§ 115-521(b)	Front doors of certain buildings do not face the abutting public street; waiver requested to allow primary residential entrances oriented to the internal courtyard / shared community space, with active secondary street frontages.
§ 115-555	Stormwater management to be performed in conformance with § 105-61 rather than the § 115-555 default standards.

A.5. Expected date of commencement and development staging

Demolition of the existing Kmart building is targeted for Summer/Q3 2026. Construction is planned in three Phases (with Phase 2 consisting of two sub-phases for shared-deadline purposes only, designated 2a and 2b), with Substantial Completion of the final Phase anticipated by fall 2028. Indicative phasing:

- Phase 1 — West Building (Copper Rocks 4, LLC, Lot 2). Commencement target on or before *July 1, 2026*; Substantial Completion target on or before *June 30, 2027*.
- Phase 2a — North Townhome Buildings (Copper Rocks 1, LLC, Lot 1) and Phase 2b — East Building (Copper Rocks 2, LLC, Lot 3). Commencement target on or before October 1, 2026; Substantial Completion target on or before September 30, 2027.
- Phase 3 — South Building (Copper Rocks 3, LLC, Lot 4). Commencement target on or before July 1, 2027; Substantial Completion target on or before June 30, 2028.

Phasing sequence and timing may be adjusted in response to lease absorption, commercial tenant interest, construction cost conditions, and financing. The staging plan is described more fully under Item B.15 below.

A.6. Sketch plan — lot layout, street configuration, utilities, open space

See attached Site Plan and Sheet C3-20 Utility Plan.

A.7. Legal description of PDD boundaries

Lot 1 of Certified Survey Map Number 67, Volume 19, Document Number 1761262, located in the Northwest Quarter of the Northeast Quarter of Section 9, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin.

A.8. Relationship to surrounding properties

The two townhome buildings along the north edge of the parcel (18-unit and 15-unit buildings) front Farnam Street with porches and primary entries oriented to the street, scaling appropriately to the R-1 single-family neighborhood north and west of the site. Rooftop patios face the interior of the development with southern exposure. The Developer requests City consideration of traffic-calming measures on Farnam Street — including pedestrian bump-outs and on-street angled parking on the south side — to maintain a safe and walkable residential edge.

The three mixed-use buildings are located in the southwestern and southern portions of the parcel, oriented to the Losey Boulevard / State Road (State Highway 33) corridor. Approximately 20,600 sq ft of ground-floor commercial and community space is provided across the three mixed-use buildings, intended to serve Project residents and the surrounding neighborhood. Adjoining lands to the south and west are zoned C-1 Local Business and C-2 Commercial and include established neighborhood-serving businesses (Festival Foods, Las Margaritas, Domino's, Subway, JavaVino, Sports Clips, Allstate Insurance, and others).

A.9. Institutional, recreational, open space, common, and public-use areas

Active community amenity space is concentrated in the southwestern portion of the parcel, between the three mixed-use buildings, and includes: a grassed gathering area; outdoor patio seating supporting the planned ground-floor end user in the South Building; outdoor fire pits; walking paths; passive rest areas with benches and hammock locations; and a fenced dog run along the eastern property line adjacent to the dumpster enclosure. There are no public schools or parks within the PDD boundaries; the Project does not propose dedication of land for public school or park use, but public access to community-oriented ground-floor commercial space and outdoor amenities is contemplated. Approximately 5,557 sq ft along the Farnam Street frontage is being dedicated to the public via the CSM.

A.10. Soil characteristics

See attached Geotechnical Evaluation Report prepared by Braun Intertec (Project B2202146, dated May 6, 2022; Brandon K. Wright, PE, License #40141). Subsurface conditions are

generally characterized by 2–5 inches of existing bituminous pavement over 6–9 inches of apparent aggregate base, underlain by 3 to 6½ feet of existing fill (poorly graded sand / silty sand — SP, SP-SM, SM) and then alluvial poorly graded sand and poorly graded sand with silt (SP, SP-SM) to the termination depths explored. Groundwater was estimated at a depth of approximately 33–34 feet (elevation 631–631½). Allowable net bearing pressures: 4,000 psf for single-story commercial structures and up to 7,000 psf for the multi-story mixed-use buildings with below-grade levels. Site soils are well-suited for stormwater infiltration.

A.11. Existing topography (≤ 2-foot contour intervals, City Datum)

See attached Topographic Survey. Contours are shown at two-foot intervals, City Datum, across the full PDD boundary. Existing site grades range generally from approximately elevation 661–665 across the site, with the site generally falling from the southeast (highest) toward the northwest. Proposed grading remains within 1 to 2 feet of existing grades per Braun Intertec Table 2.

A.12. General landscaping treatment

See attached Landscape Plan and Plant Schedule. The 88,166-sq-ft landscape area incorporates a diverse palette of native and adapted species — street trees along Farnam Street and Losey Boulevard, courtyard plantings between the mixed-use buildings, screen plantings between the development and adjacent residential properties, and stormwater-tolerant species within biofiltration and detention areas. Plant counts: 148 trees and 1,081 shrubs total, plus 20 frontage trees along 816 linear feet of frontage. See waiver request under Item A.4 / § 115-515(a)(2) regarding the shrub count.

PART B — SPECIFIC COMPREHENSIVE DEVELOPMENT PLAN DETAIL

Submitted pursuant to City of La Crosse Municipal Code § 115-156(e)(2)(c).

B.1. Plat plan / detailed site plan with reserved areas

A preliminary Certified Survey Map prepared by James R. Osborne, PLS 3068 (ISG), with field work completed March 11, 2026, is submitted in conformance with applicable provisions of Wis. Stat. ch. 236 and § 236.34. The CSM identifies four Phase Parcels (Lots 1–4, totaling 6.17 AC of saleable area plus 5,557 sq ft / approximately 0.13 AC of public dedication along Farnam Street), all areas reserved for vehicular and pedestrian circulation, utilities, parking, public uses, and easements. The CSM expressly creates Access, Drainage, and Utility Easements covering specified portions of each lot and an access easement covering the entire subject property. A detailed Site Plan accompanying the CSM exhibit shows the dimensioned location of all proposed structures, parking fields, drive aisles, sidewalks, plaza and amenity areas, and easements. A waiver from the subdivision plat requirement of § 113-9 is requested under Item A.4 to permit use of the CSM.

B.2. Legal description of PDD boundaries

As provided in Item A.7. Lot 1 of Certified Survey Map Number 67, Volume 19, Document Number 1761262, located in the NW¼ of the NE¼ of Section 9, T15N, R7W, City of La Crosse, La Crosse County, Wisconsin. We are currently drafting legal descriptions of the new lots along with the restrictive covenants, declarations and easements.

B.3. Relationship to surrounding properties

As provided in Item A.8 above. In summary: residential edge to the north (R-1 single-family); commercial corridor to the south and west (C-1 / C-2); transition managed through building placement, height stepping (3-story townhomes on the north edge stepping up to 5-story mixed-use on the south and west), and landscape buffers.

B.4. Public and private roads, driveways, and parking facilities

Public street frontages: Farnam Street (north), Losey Boulevard (west), and State Road / State Highway 33 (south). No new public streets are proposed within the PDD. Internal vehicular circulation is provided via private drives and parking aisles subject to the recorded Access, Drainage, and Utility Easements depicted on the CSM, connecting the surface parking fields and structured-parking entrances. The West Building (Phase 1) provides 37 below-grade parking stalls plus surface stalls; the East and South Buildings each include below-grade or at-grade structured parking beneath the residential floors; garages and surface parking serves the townhomes and surface parking serves short-term commercial visitors. Parking counts, dimensional standards, and accessible-stall provisions are detailed in the attached Parking Summary.

B.5. Size, arrangement, and location of building sites and groups

Five new buildings on four Phase Parcels:

- West Building (Phase 1, Lot 2, 1.71 AC) — 72 dwelling units across 4 residential floors (Floors 2–5) above a ground-floor commercial level (Tenant I 10,300 sq ft + Tenant II 3,352 sq ft + apartment lobby) and a below-grade parking level (37 stalls). Building height: First Floor el. 100' to Roof el. 158' (58 feet above grade). Refer to ISG Sheet A2-11.
- East Building (Phase 2b, Lot 3, 1.67 AC) — approximately 104 dwelling units across 4 residential floors above ground-floor commercial/community space; below-grade or at-grade structured parking. Building height comparable to the West Building.
- South Building (Phase 3, Lot 4, 1.58 AC) — balance of dwelling units (approximately 30 units to reach the ~240-unit total) plus ground-floor commercial/community space (including a planned brewery tenant); below-grade or at-grade structured parking.
- North Townhome Buildings (Phase 2a, Lot 1, 1.21 AC) — two buildings (18 units and 15 units, respectively) oriented east-west along Farnam Street, with porches and primary entries fronting the street and rooftop patios facing the development interior. 3 stories; First Floor el. 100' to Roof Bearing el. 128'-4 5/8" (approximately 28 feet above grade); typical bay width 39'-4 3/4". Design follows the precedent established by Three Sixty's 2017 Canterbury townhomes.

Building footprints, setbacks, and dimensional relationships are shown on the attached Site Plan and ISG Sheets C3-20 and A2-11.

B.6. Institutional, recreational, open space, common, and public-use areas
As provided in Item A.9 above.

B.7. Temporary advertising signs and permanent entrance features / signs
Temporary signage during construction will be limited to job-site identification, contractor identification, and leasing/marketing signs in conformance with the City sign ordinance. Permanent signage will consist of: (i) monument signs at the principal vehicular entries on State Road; (ii) building identification signage at the primary residential entries of each building; and (iii) tenant signage for ground-floor commercial users within designated signage zones on the mixed-use buildings. Final tenant signage will be reviewed under the master sign program established by this PDD.

B.8. Detailed landscaping plans with plant listings
See attached Landscape Plan (Coulee Region Ecoscapes, Sheet L0-00) and accompanying Plant Schedule. The Plant Schedule identifies species (botanical and common names), quantities, container size at installation, and mature size. Total landscape area: 88,166 sq ft. Plant counts: 148 trees and 1,081 shrubs, plus 20 frontage trees over 816 linear feet of frontage. Refer also to Item A.4 / § 115-515(a)(2) regarding the requested shrub-count modification.

B.9. Final architectural plans, elevations, and design character
Final architectural plans, elevations, renderings, and material specifications for each of the five buildings are submitted as a separate exhibit (ISG, May 2026).

Mixed-use buildings (West, East, South) — primary exterior material: wood composite siding in a neutral color; secondary material: metal panel in an accent color; base: stone veneer in a complementary color. Façade design incorporates: distinct roof shapes providing variation in building form (per design elements K.3a / M.2); façades articulated with projections (K.4a); trim surrounding all openings (L.3 / N.3); recessed-form emphasis at building entries (K.3b); variation of material and color to break up wall surface (K.3c); flat roofs with parapets on all sides (M.3); and neutral primary siding with contrasting accent siding and trim (N.6b). Reference elevation: total street-facing façade area 3,404 sq ft; fenestration provided 1,650 sq ft, substantially exceeding the minimum 20% fenestration requirement.

Townhome buildings — primary exterior material: horizontal siding in a light color; secondary material: masonry or horizontal siding in a dark color; accent material: horizontal siding in a light color. Three-story configuration with pitched/gable roof forms appropriate to the abutting R-1 single-family context. Townhome architecture follows the precedent set by Three Sixty's Canterbury and C & C Residences townhomes.

B.10. Engineering plans — public sanitary sewer, water supply, stormwater

Engineering plans depicting existing and proposed public sanitary sewer, watermain, and storm drainage facilities are submitted with this application (ISG Sheet C3-20 Utility Plan and related sheets). New public mains proposed in Farnam Street: 8-inch DIP watermain with 8-inch valves and hydrants; 8-inch PVC SDR 35 sanitary sewer with 48-inch sanitary manholes. On-site, private services extend from those public mains to each building: 6-inch and 8-inch DIP water services with 6-inch and 8-inch valves; 6-inch PVC SDR 26 and 8-inch PVC SDR 35 sanitary services. Stormwater management is provided in conformance with § 105-61 (see Items A.4 and B.17), with catch basins, storm sewer mains, and a trench drain along the west edge depicted on Sheet C3-20. All public utility extensions will be designed in conformance with the City's design criteria and dedicated to the City upon acceptance.

B.11. Private utilities and easements (existing and proposed)

Existing and proposed locations of private utilities — electric, natural gas, telecommunications, and on-site private water/sanitary/storm distribution mains — are shown on Sheet C3-20. The CSM creates Access, Drainage, and Utility Easements as depicted on Sheets 1 and 2 of the CSM and an access easement covering the entire subject property. Cross-easements among the four Phase LLCs for shared private utilities, drives, stormwater facilities, and refuse handling will be recorded against the Phase Parcels concurrent with the CSM.

B.12. Soil characteristics related to contemplated uses

As provided in Item A.10 above. See Braun Intertec Geotechnical Evaluation Report, Project B2202146, dated May 6, 2022. The site is suitable for the proposed Project subject to the report's recommendations regarding building demolition, removal of existing fill, surface compaction, engineered fill specifications, spread footing design, below-grade wall drainage and lateral earth pressures, interior slab subgrade preparation, pavement sections, utility subgrade stabilization, and stormwater infiltration.

B.13. Existing on-site topography (≤ 2-foot contour intervals, City Datum)

As provided in Item A.11 above.

B.14. Anticipated uses of adjoining lands — roads, drainage, utilities, compatibility

Roads: existing public street network surrounding the site is anticipated to remain in current configuration, with proposed traffic-calming improvements on Farnam Street and new utility installations in the Farnam right-of-way. Surface water drainage: site stormwater is managed on-site in conformance with § 105-61, taking advantage of the well-draining alluvial sand soils identified in the Braun Intertec geotechnical report; no anticipated change to drainage patterns on adjacent properties. Utilities: new public mains in Farnam Street are sized to serve the Project and do not reduce capacity available to adjoining properties. Compatibility: 3-story residential townhomes are placed on the north edge to provide a compatible scale and use transition to the abutting R-1 neighborhood; 5-story mixed-use buildings are concentrated to the south and west adjacent to the C-1 / C-2 commercial corridor, consistent with adjacent commercial uses.

B.15. Staging plan

The Project is staged across three Phases (with Phase 2 consisting of two sub-phases for shared-deadline purposes only, designated 2a and 2b). As noted in the intro paragraph this petition is only for Phase 1. However, we thought full context of the entire project would be helpful with this petition. Each Phase is owned by a separate Phase LLC, with separate (non-joint) construction, minimum-cost, and assessed-value obligations:

- Phase 1 — West Building (Copper Rocks 4, LLC, Lot 2, 1.71 AC, 72 units). Commencement on or before July 1, 2026; Substantial Completion on or before June 30, 2027. Functions independently with self-contained parking, utility service, and access.
- Phase 2a — North Townhomes (Copper Rocks 1, LLC, Lot 1, 1.21 AC, 33 units across two buildings); Phase 2b — East Building (Copper Rocks 2, LLC, Lot 3, 1.67 AC, ~104 units). Commencement on or before October 1, 2026; Substantial Completion on or before September 30, 2027. Each functions independently with dedicated access and parking.
- Phase 3 — South Building (Copper Rocks 3, LLC, Lot 4, 1.58 AC, balance of units). Commencement on or before July 1, 2027; Substantial Completion on or before June 30, 2028. Functions independently with dedicated access and parking.

Commencement or Substantial Completion of any Phase is not a condition precedent to commencement, continuation, or Substantial Completion of any other Phase. Cross-easements created by the CSM ensure that interim conditions during phased construction maintain functional access, utility service, and stormwater management for completed Phases.

B.16. Restrictive covenants

Draft Declarations of Restrictive Covenants, Easements, and Operating Agreements (along with legal descriptions) among the four Phase LLCs are being drafted. The Declarations will address: (i) permitted and prohibited uses on each Phase Parcel; (ii) shared maintenance and cost allocation for private drives, parking facilities, stormwater systems, landscaping, signage, and refuse handling; (iii) architectural and signage controls to preserve the design integrity of the master plan; (iv) cross-easements for vehicular and pedestrian access, utilities, drainage, and shared amenities (supplementing the Access, Drainage, and Utility Easements created by the CSM); and (v) enforcement and dispute-resolution mechanisms. The final form of the Declarations will be recorded against the Phase Parcels concurrent with the CSM and prior to issuance of certificates of occupancy.

B.17. Erosion control and final grading

Proposed Erosion Control Plan and Final Grading Plan are submitted herewith in conformance with Chapter 105, Article II of the City of La Crosse Municipal Code, and applicable Wisconsin Department of Natural Resources stormwater construction-site requirements (Subch. III, Ch. NR 151 / NR 216 as applicable). Site stabilization measures, sediment-control devices, inlet protection, construction-entrance configuration, and sequencing of disturbance are detailed on

the plan sheets. The Final Grading Plan demonstrates positive drainage to proposed stormwater management facilities and conformance with § 105-61. Final grading limits are within 1 to 2 feet of existing grades per the geotechnical assumptions. Excavated slopes are designed to OSHA Type C soil standards (1.5H:1V or flatter for unsupported excavations) per the geotechnical report.

B.18. All conditions agreed to by the applicant

In addition to the conditions and commitments documented in Items B.1 through B.17 above, the Applicant agrees to the following, which are incorporated into the Specific Comprehensive Development Plan as if fully restated herein:

- Compliance with the staged construction schedule set forth in Item B.15, subject to permitted extensions for unavoidable delays.
- Recording of the Certified Survey Map within six (6) months of PDD approval, in compliance with § 115-156(g).
- Filing of proof of recording with the City Clerk within the same six-month window.
- Filing of a certified copy of the final approved Comprehensive Development Plan with the Department of Planning and Development and the Office of the City Clerk prior to issuance of any building or development permits.
- Commencement of construction within twelve (12) months of approval (if GDP and SCDP are approved simultaneously) or eighteen (18) months (if approved sequentially), in conformance with § 115-156(e)(2)(b)(2) and § 115-156(i).
- Completion of all construction within each Phase within three (3) years of final approval, subject to extension by the Council for good cause, per § 115-156(i)(2).
- Dedication of public sanitary sewer and watermain extensions to the City upon acceptance, with private maintenance responsibility for on-site stormwater conveyance and detention facilities allocated among the Phase LLCs under the recorded Declaration.
- Engagement of Braun Intertec (or another qualified geotechnical engineer) for plan review and construction observation/testing consistent with the recommendations in the Geotechnical Evaluation Report.
- Compliance with any additional terms agreed to in the companion Development Agreement between the Phase LLCs and the City.

CLOSING

This submittal is intended to provide the City Plan Commission and Common Council with the full record needed to act on the petition to rezone the subject property to Planned Development District and to approve the accompanying Specific Comprehensive Development Plan. The Applicant respectfully requests scheduling for City Plan Commission review and the required public hearing under § 115-156(e)(2)(b)(1).

Please contact me at 608.790.5589 or jeremy@threesixty.bz with any questions or to request additional materials.

Sincerely,

Jeremy Novak
608.790.5589 | jeremy@threesixty.bz

cc: Andrea Trane, Director of Planning, Development and Assessment
File

COPPER ROCKS DEVELOPMENT

LA CROSSE, WISCONSIN

ISG PROJECT # 31707

LEGEND

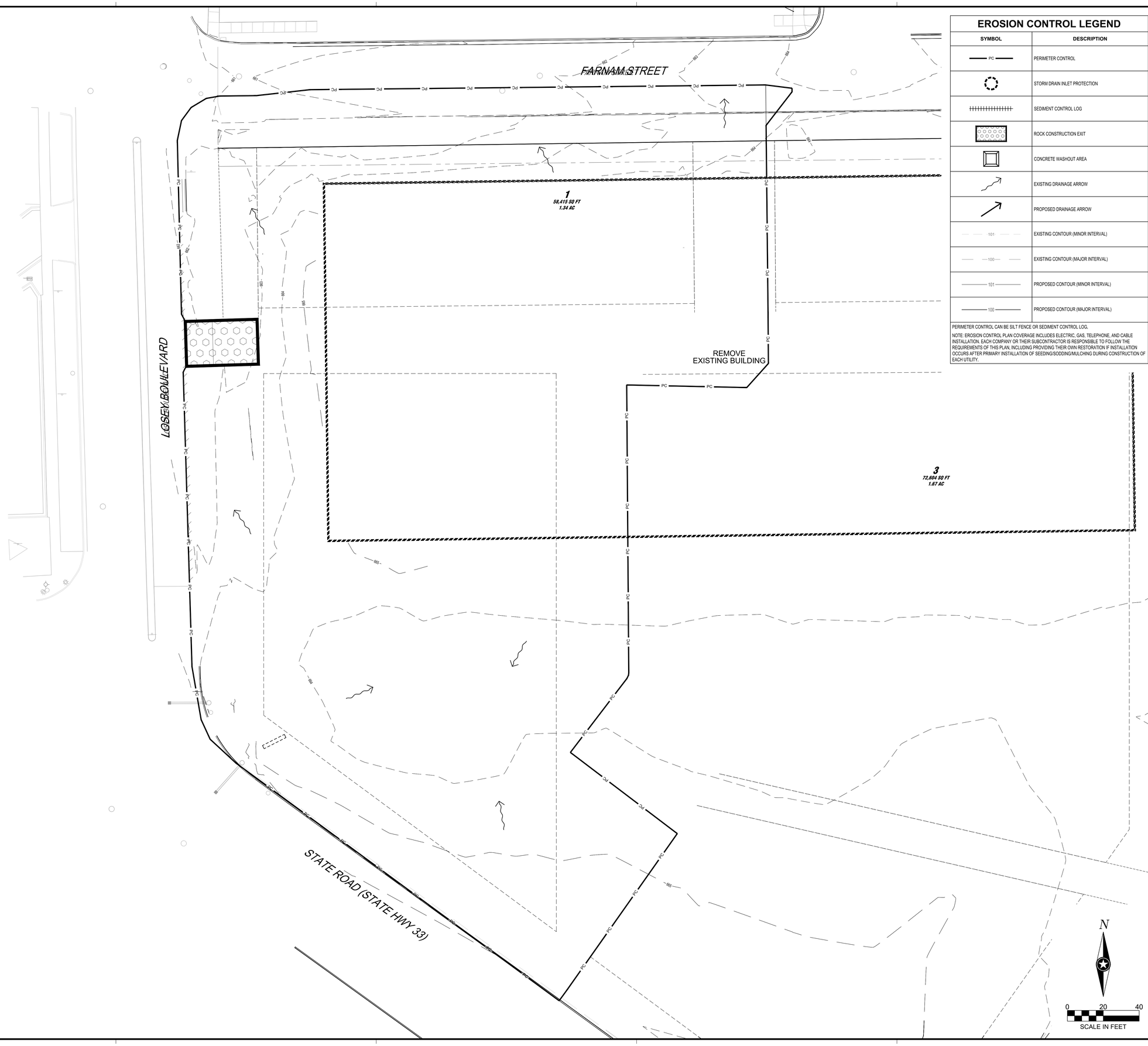
EXISTING

- CITY LIMITS
- SECTION LINE
- QUARTER SECTION LINE
- RIGHT OF WAY LINE
- PROPERTY / LOTLINE
- EASEMENT LINE
- ACCESS CONTROL
- WATER EDGE
- WETLAND BOUNDARY
- WETLAND / MARSH
- FENCE LINE
- CULVERT
- STORM SEWER
- SANITARY SEWER
- SANITARY SEWER FORCEMAIN
- WATER
- GAS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND TV
- OVERHEAD UTILITY
- UNDERGROUND UTILITY
- UNDERGROUND FIBER OPTIC
- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE LINE
- MANHOLE/STRUCTURE
- CATCH BASIN
- HYDRANT
- VALVE
- CURB STOP
- POWER POLE
- UTILITY PEDESTAL / CABINET

PROPOSED

- LOT LINE
- RIGHT OF WAY
- EASEMENT
- CULVERT
- STORM SEWER
- STORM SEWER (PIPE WIDTH)
- SANITARY SEWER
- SANITARY SEWER (PIPE WIDTH)
- WATER
- GAS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TV
- CONTOUR
- MANHOLE (STORM, SANITARY)
- CATCH BASIN
- HYDRANT
- VALVE

PROJECT LOCATION
LA CROSSE
BLUFF SLOUGH
BLUFF SLOUGH
RUNNING SLOUGH
MISSISSIPPI RIVER
PAMMEL CREEK
Main St
State St
Cass St
King St
Madison St
Division St
Ferry St
Market St
Mississippi St
Jackson St
Johnson St
Adams St
Hood St
Farnam St
N Park Ave
S Park Ave
Park Ave
Denton St
Redfield St
Green Bay St
Hyde Ave
Travis St
Barlow St
Weston St
Horton St
Bennett St
Townsend St
Chase St
Glendale Ave
Calloway Ln
Lincoln Ave
Ward Ave
Garden St
Coulee Ave
Victory St
Hewitt St
Hass St
Jane St
James St
Highland St
Meadow Lane Pl
Park Lane Dr
Brookshire Pl
Concord Pl
Bluffview Pl
Madison Pl
Quarry Pl
Grandview Pl
Cameron Ave
Franciscan Way
Winnebago St
Thompson St
Kranc Ave
Gladys St
Cook St
High St
Bennett Ln Ct
Redwood Ct
Starlite Dr
Terrace Dr
Glenhaven Dr
Coulee Springs Ln
Floral Ln
Baker Ln
Ebner Coulee Rd
Grandad Bluff Rd
Bliss Rd
Valley Pkwy
Crestline Pl
Crestview Dr
Valley Rd
Valley Vw
Susan Stacy St
Jordan Pl
Jay Ct
Gilwood Ln
Blackhawk Pl
Hiawatha Dr
Macharley Mac Ln
Harley Ln
Hillcrest Dr
Sherwood Dr
Skyline Blvd
Hyacinth Dr
Easter Rd
Easter Path Rd
Maple Dr
Willow Dr
Elm Dr
Linden Dr
Cypress Dr
Sunset Dr
Sunset Ct
Sunset Ln
Ohlsun Ct
Ohlsun Ln
Bernhaven Rd
Fairchild St E
Fairchild St W
Redwood Dr
Driftwood Dr
Hoeschler Dr
Sunrise Dr
Strong Ave
Alden St
Losey Blvd S
Losey Blvd N
Zephyr Cir
Quarry Ridge Ct
Shady Ridge Ct
Thistledown Ct
Heatherwood Pl
Briarwood Ave
Mesa Rd
Birch Ln
Cedar Rd
Pines Accel Dr
Hogan Rd
Timber Ln
Hillcrest Dr
Maple Leaf Ln
Grandad Valley Dr
Woodland Dr
Westwood Dr E
Westwood Dr
Hansen Ln
Crestview Pl
Joyce Ln
Susan Stacy St
Vista Dr
Valley Rd
Pammel Creek Rd
Brooksides Ln
Redwood Dr
Driftwood Dr
Hamlin Rd
Riverside Dr
Castle Pl
Mormon Coulee Rd
Diagonal Rd
Rollow Ct
Meinert Rd
Gillette St
Cameron Rd
Farnam Ct
Tyler St
Wolfan Pl
Sims Pl
Bennett Ct
Grant Ct
Tyden Ct
Vite Ct
Hawk Ct
Mississippi Pl
Jackson Ct
Adams Ct
Johnson Ct
Franciscan Ct
Winnebago Ct
Ferry Ct
Division Ct
Cameron Ct
Madison Ct
Cass Ct
Grandview Ct
Quarry Ct
Jay St
Shirle N
Shirle S
Cook St
Bennett St
Chase St
Thompson St
Kranc Ave
Gladys St
Ward Ave
Garden St
Victory St
Hewitt St
Hass St
Jane St
James St
Highland St
Meadow Lane Pl
Park Lane Dr
Brookshire Pl
Concord Pl
Bluffview Pl
Madison Pl
Quarry Pl
Grandview Pl
Cameron Ave
Division St
Ferry St
Market St
Mississippi St
Jackson St
Johnson St
Adams St
Hood St
Farnam St
N Park Ave
S Park Ave
Park Ave
Denton St
Redfield St
Green Bay St
Hyde Ave
Travis St
Barlow St
Weston St
Horton St
Bennett St
Townsend St
Chase St
Glendale Ave
Calloway Ln
Lincoln Ave
Ward Ave
Garden St
Coulee Ave



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
PC	PERIMETER CONTROL
	STORM DRAIN INLET PROTECTION
	SEDIMENT CONTROL LOG
	ROCK CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

ISG

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PROJECT

COPPER ROCKS DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	31707
FILE NAME	31707 C1-SWPPP
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

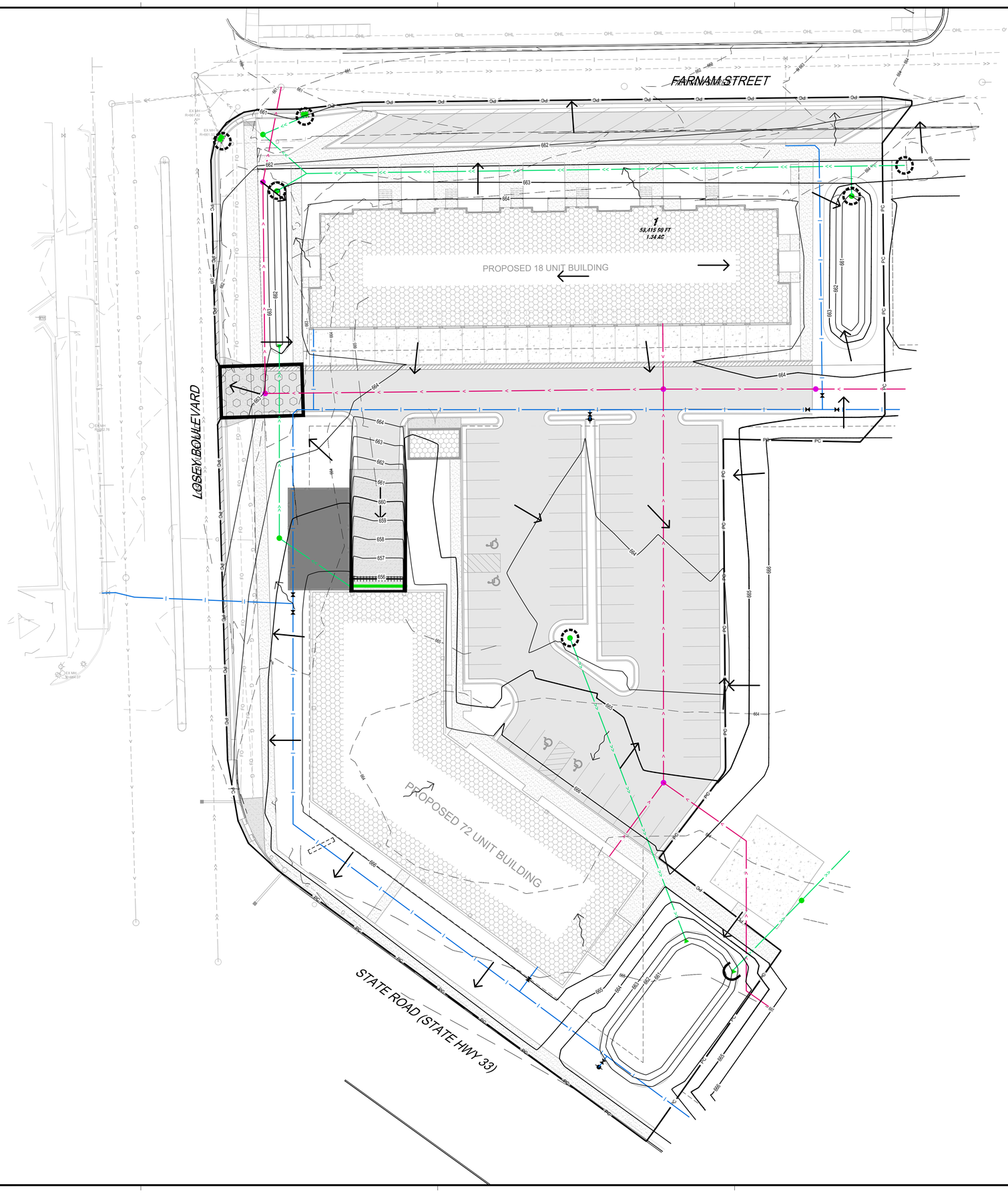
PRE-CONSTRUCTION SWPPP

SHEET

C1-10

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 6/9/2026 2:33 PM



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
PC	PERIMETER CONTROL
	STORM DRAIN INLET PROTECTION
	SEDIMENT CONTROL LOG
	ROCK CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

N

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SCALE IN FEET

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PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

COPPER ROCKS DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	31707
FILE NAME	31707 C1-SWPPP
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SWPPP

SHEET

C1-20

PLOT DATE: 6/9/2026 2:33 PM

FARNAM STREET

LOSEY BOULEVARD

REMOVE
EXISTING BUILDING

REMOVE STORM SEWER (TYP)

REMOVE WATER SERVICE (TYP)

REMOVE LIGHT POLE AND OVERHEAD LINE (COORDINATE WITH ELECTRIC COMPANY)

REMOVE CONCRETE WALK (TYP)

SAWCUT AND REMOVE CURB AND GUTTER (TYP)

DEMOLISH BUILDING (TYP)

REMOVE CONCRETE PAVEMENT (TYP)

REMOVE LIGHT POLE (TYP)

REMOVE STORM MANHOLE (TYP)

PROTECT STORM MANHOLE

REMOVE BITUMINOUS PAVEMENT (TYP)

REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE CONCRETE WALK
	DEMOLISH BUILDING
	REMOVE LANDSCAPING
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.

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SCALE IN FEET

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PROJECT

COPPER ROCKS DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	31707
FILE NAME	31707 C2-REMOVAL
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

REMOVAL PLAN

SHEET

C2-10

PLOT DATE: 5/8/2026 2:31 PM

SITE SUMMARY

PROJECT ADDRESS/LOCATION:	2415 STATE ROAD LA CROSSE, WISCONSIN 54601	
ZONING:	PD - PLANNED DEVELOPMENT	
SITE/LOT AREA:	268,861 SF	(6.2 AC)
EXISTING IMPERVIOUS:	268,861 SF	(6.2 AC)
PROPOSED IMPERVIOUS:	188,177 SF	(4.3 AC)
DISTURBED AREA:	268,861 SF	(6.2 AC)

REQUIRED SETBACKS

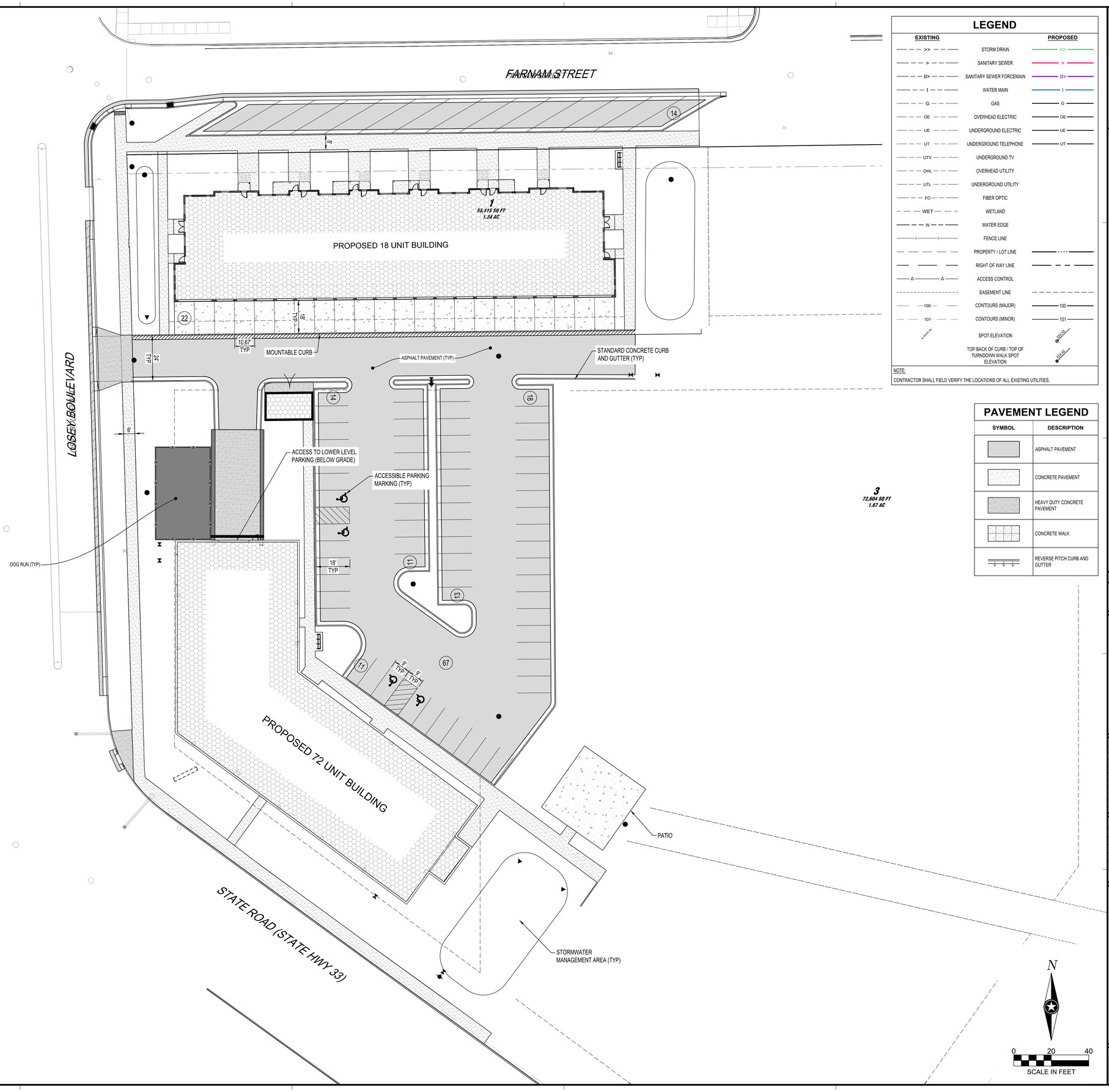
	PARKING	BUILDING
FRONT YARD	5'	N/A
SIDE YARD	5'	N/A
REAR YARD	5'	N/A

DENSITY DATA

NUMBER OF UNITS	205
DENSITY (UNITS/AC)	45
LOT 4 DENSITY	TBD

EXTERIOR PARKING STALLS PROVIDED

STANDARD	261
ACCESSIBLE	10
TOTAL	271



LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	
OHL	OVERHEAD UTILITY	
UTL	UNDERGROUND UTILITY	
FO	FIBER OPTIC	
WET	WETLAND	
W	WATER EDGE	
X X	FENCE LINE	
	PROPERTY / LOT LINE	
	RIGHT OF WAY LINE	
△ △	ACCESS CONTROL	
	EASEMENT LINE	
100	CONTOURS (MAJOR)	100
101	CONTOURS (MINOR)	101
+XXX.XX	SPOT ELEVATION	XX.XX
	TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION	XX.XX

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK
	REVERSE PITCH CURB AND GUTTER

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SCALE IN FEET

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PROJECT

COPPER ROCKS DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	31707
FILE NAME	31707 C3-SITE
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

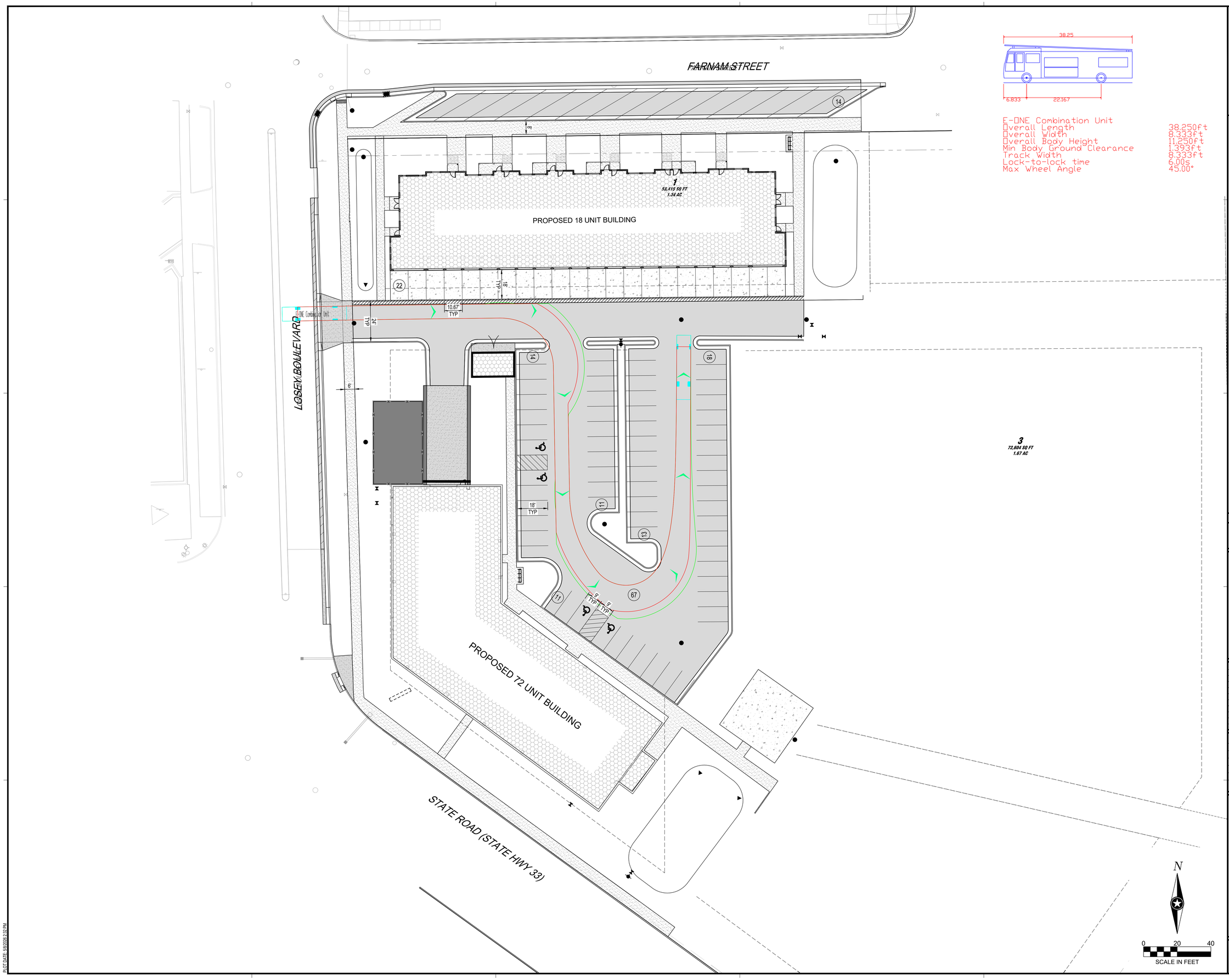
TITLE

SITE PLAN

SHEET

C3-10

PLOT DATE: 5/8/2025 2:33 PM



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PROJECT

COPPER ROCKS DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	31707
FILE NAME	31707 C3-SITE
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

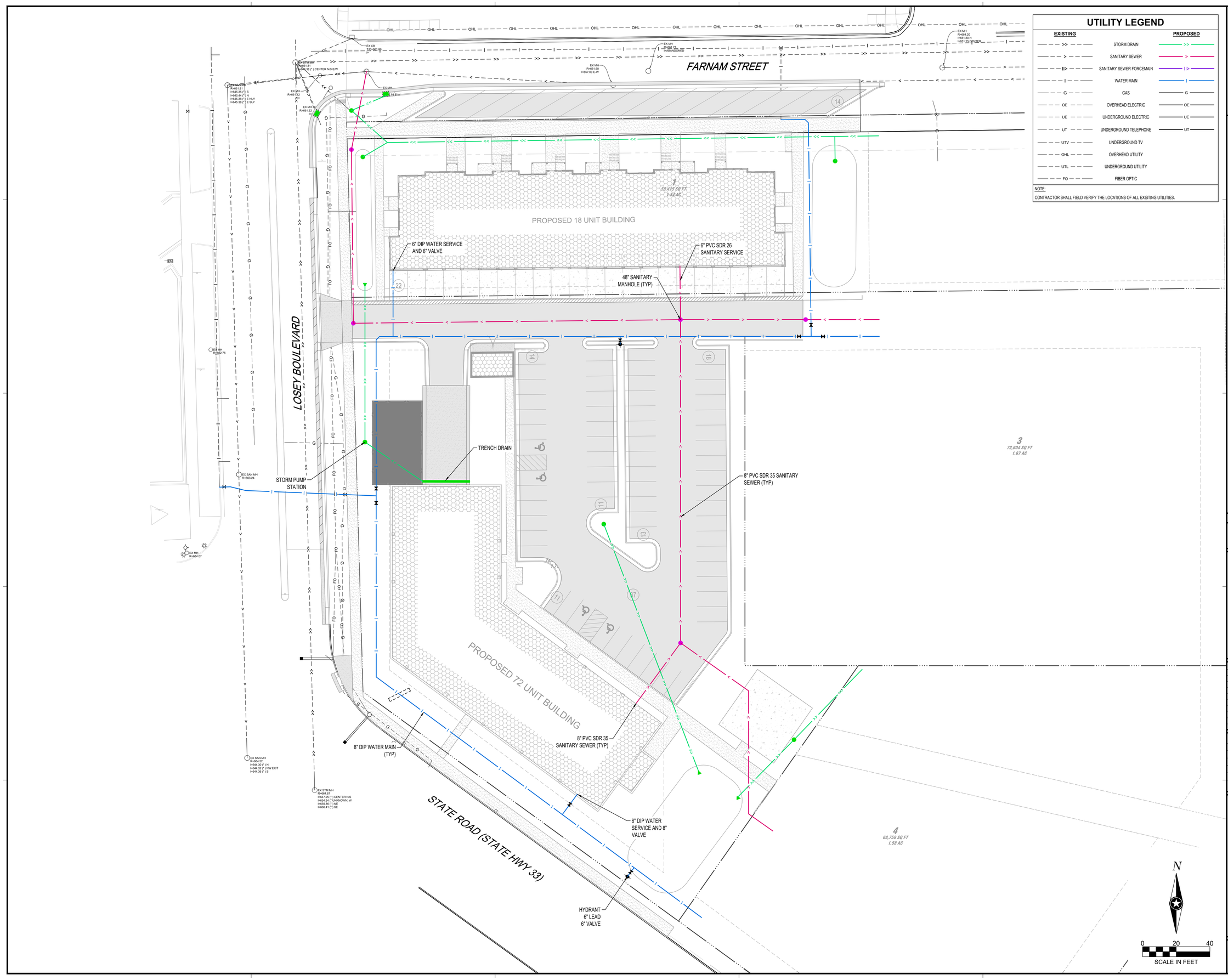
VEHICLE TRACKING - FIRE TRUCK

SHEET

C3-11

PLOT DATE: 5/8/2025 2:32 PM

359



UTILITY LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	
OHL	OVERHEAD UTILITY	
UTL	UNDERGROUND UTILITY	
FO	FIBER OPTIC	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

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PROJECT

COPPER ROCKS DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	31707
FILE NAME	31707 C3-UTILITY
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

UTILITY PLAN

SHEET

C3-20

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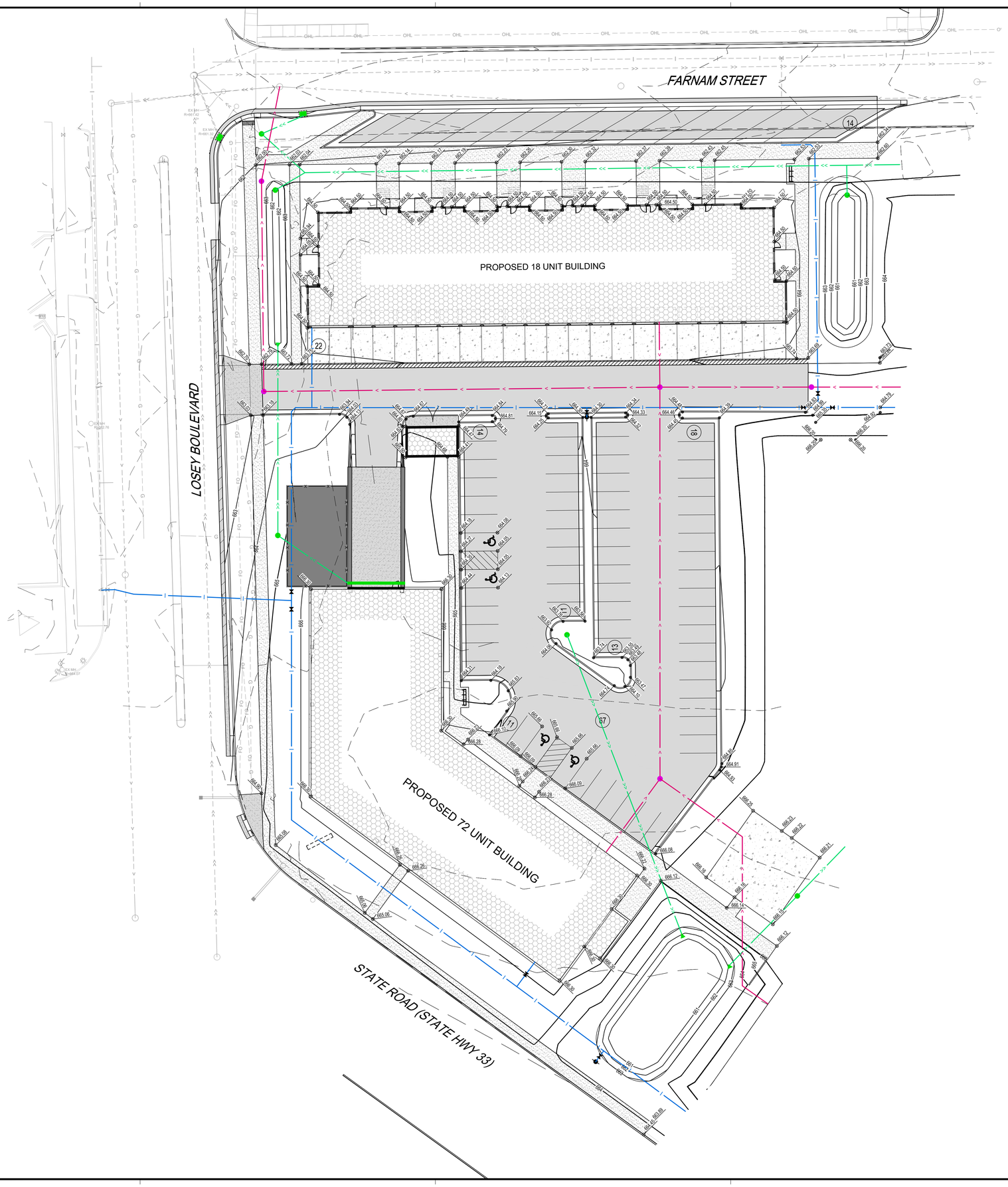

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
	TOPSOIL STRIP IN AREAS OF FILL (ROADS, PARKING LOTS, AND BUILDING PADS)
+XXX.XX	EXISTING SPOT ELEVATION
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION
XXX.XX TW / XXX.XX FG	PROPOSED TOP OF RETAINING WALL (TW) AND FINISHED GRADE (FG) AT BOTTOM OF RETAINING WALL
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE..

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SCALE IN FEET

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PROJECT

COPPER ROCKS DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	31707
FILE NAME	31707 C4-GRADING
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

GRADING PLAN

SHEET

C4-10

Trees	Genus	Key	#	Count	Size
American Linden	Tilia americana	Tam		4	2" Cal.
American Musclewood	Carpinus caroliniana	Cca		5	#15 multistem
Armstrong Maple	Acer rubrum 'Armstrong'	Aru		3	1.5" cal
Bartlette Pear	Pyrus communis 'Bartlette'	Pco		2	#5 con
Bur Oak	Quercus macrocarpa	Qma		2	2" Cal.
Columnar Swedish Aspen	Populus tremula 'Erecta'	Ptr		7	#15 con tree
Contender Peach	Prunus persica 'Contender'	Ppe		1	5' Bare root
Cornelian Cherry Dogwood	Cornus mas	Cma		3	1.5" con
Eastern RedBud	Cercis canadensis	Cca		17	1.5" cal
Hawthorne Winter King	Crataegus viridis 'Winter King'	Cvi		3	1.5" cal
Hackberry	Celtis occidentalis	Coc		5	1.5" cal
Honey Locust	Gleditsia triacanthos	Gtr		4	1.5" cal
Ironwood	Ostrya virginiana	Ovi		7	1.5" cal
Kentucky Coffee Tree	Gymnocladus dioicus	Gdi		5	1.5" cal
Ohio Buckeye	Aesculus glabra	Agl		5	1.5" cal
Pagoda Dogwood	Cornus alternifolia	Cal		4	#15 multistem
Princeton Elm	Ulmus americana 'Princeton'	Uam		4	1.5" cal
Reliance Peach	Prunus persica 'Reliance'	Ppe		1	#5 con
River Birch	Betula Nigra	BNi		8	#15 multistem
Royal Raindrop Crabapple	Malus JFS-KWS'	MJf		9	1.5" cal
Red Jewel Crabapple	Malus 'Jewelcole'	MJe		5	1.5" cal
Serviceberry Tree	Amelanchier grandiflora 'Autumn Brilliance')	Agr		14	#15 singlestem
Showy Mountain Ash	Sorbus decora	Sde		6	2" Cal.
Superior Plum	Prunus 'Superior'	PSu		2	5' Bare root
Swamp White Oak	Quercus bicolor	Qbi		4	2" Cal.
Tart Northstar Cherry	Prunus cerasus 'North Star'	Pce		4	5' Bare root
Thornless Cockspur Hawthorne	Crataegus crus-galli	Ccr		7	1.5" cal
Toka Plum	Prunus 'Toka'	PTo		2	5' Bare root
Urban Pinnacle Oak	Quercus macrocarpa 'JFS-KWS'	Qma-JFS		4	1.5" cal
Weeping Willow (Niobe Willow)	Salix alba 'Tristis'	Sal		1	2" Cal
			148		TOTAL

Shrubs	Genus	Key	Count	Size
Arctic Fire Dogwood	Cornus stolonifera	Cst	52	#5 Cont.
Aronia Lowscape Mound	Aronia melanocarpa 'UCONNAM165' PPAF; CPBRAF	Arne-UCON	19	#5 Cont.
Black Currant	Ribes nigrum	Rni	16	#5 Cont.
Blizzard Mock Orange	Philadelphus coronarius	Pco	33	#5 Cont.
Bloomerang Lilac	Syringa 'Penda' BLOOMERANG	SPe	20	#5 Cont.
Blue Muffin' Viburnum	Viburnum dentatum 'Blue Muffin'	Vde	80	#5 Cont.
Bush Cinquifoil	Dasiphora fruticosa	Dfr	9	#5 Cont.
Chokeberry Aronia	Aronia Melanocarpa	AMe	65	#5 Cont.
Cranberry Cotoneaster	Cotoneaster apiculatus.	Cap	45	#5 Cont.
Dwarf Bush Honeysuckle	Dierville lonicera	Dlo	117	#5 Cont.
Elderberry	Sambucus Canadensis	SCa	26	#5 Cont.
Fall-Bearing Raspberry	Rubus idaeus 'Heritage'	Rid	50	#1 Cont.
Fibre-optics Buttonbush	Cephalanthus occidentalis 'Balloptics'	Coc	36	#5 Cont.
Firedance Dogwood	Cornus sericea 'Balladeline'	Cse	12	#5 Cont.
Grey Dogwood	Cornus racemosa	Cra	8	#5 Cont.
Holmstrup Arborvitae	Thuja occidentalis 'Holmstrup'	Toc	11	5'
Jefferson Hazelnut	Corylus avellana	Cav	20	#5 Cont.
Prairie Ninebark	Physocarpus opulifolius	Pop	24	#5 Cont.
Red Currant	Ribes rubrum	Rru	10	#5 Cont.
Rugosa Rose	Rosa rugosa	Rru	102	#5 Cont.
Serviceberry	Amelanchier Alnifolia	AAl	65	#5 Cont.
Snowberry	Symphoricarpos albus	Sal	45	#5 Cont.
St. John's Wort	Hypericum Perforatum	HPe	47	#5 Cont.
Star Power Juniper	Juniperus scopulorum 'Skyrocket'	Jsc	30	5'
Steeplebush	Spiraea tomentosa	Sto	38	#5 Cont.
Sugar Shack Buttonbush	Cephalanthus occidentalis 'Sugar Shack'	Coc-SS	10	#5 Cont.
Summer Wine Ninebark	Physocarpus opulifolius 'Summer Wine'	Pop	4	#5 Cont.
Sweet Fern	Comptonia peregrina	Cpe	63	#5 Cont.
Trautman Juniper	Juniperus chinensis	Jch	24	5'
			1081	TOTAL

Forbs	Genus	Key	Quantity	Quantity
Anise Hyssop	Agastache foeniculum	Afo		4" con
Aromatic aster	Aster oblongifolius	Aob		4" con
Blue False Indigo	Baptisia australis	Bau		4" con
Blue Stemmed Goldenrod	Solidago Caesia	SCa		4" con
Bradbury's Monarda	Monarda Braburiana	MBr		4" con
Butterfly Milkweed	Asclepias Tuberosa	ATu		4" con
Cardinal Flower	Lobelia cardinalis	Lca		4" con
Downy Wood Mint	Blephilia ciliata	Bci		4" con
Golden Alexander	Zizia aurea	Zau		4" con
Hairy Beardtongue	Penstemon hirsutus	Phi		4" con
Ironweed	Vernonia baldwinii	Vba		4" con
Jacob's Ladder	Polemonium caeruleum	Pca		4" con
Joe Pyeweed	Eutrochium purpureum	Epu		4" con
Lanceleaf Coreopsis	Coreopsis lanceolata	Cla		4" con
Meadow Blazing Star	Liatris pycnostachya	Lpy		4" con
New England Aster	Symphyotrichum novae-angliae	Sno		4" con
Ohio Spiderwort	Tradescantia ohiensis	Toh		4" con
Orange Coneflower	Rudbeckia fulgida	Rfu		4" con
Prairie Sundrops	Oenothera pilosella	Opi		4" con
Purple Coneflower	Echinecea Purperea	EPu		4" con
Purple Giant Hyssop	Agastache scrophulariifolia	Asc		4" con
Purple Poppy Mallow	Callirhoe involucrata	CIn		4" con
Rattlesnake Master	Eryngium yuccifolium	Eyu		4" con
Rose Milkweed	Asclepias incarnata	Ain		4" con
Showy Goldenrod	Solidago speciosa	Ssp		4" con
Slender Mountain Mint	Pycnanthemum tenuifolium	Pte		4" con
Stiff Coreopsis	Coreopsis palmata	Cpa		4" con
Whorled Milkweed	Asclepias verticillata	Ave		4" con
Wild Columbine	Aquilegia canadensis	Aca		4" con
Wild Geranium	Geranium maculatum	Gma		#1 con
Wild Mint	Mentha arvensis	Mar		4" con
Wild Nodding Onion	Allium Cernuum	ACe		#1 con
Wild Quinine	Parthenium integrifolium	Pin		4" con
			0	

Grasses/Sedges/Ferns	Genus	Key	Quantity	Size
Brown Fox Sedge	Carex Vulpinoidea	CVu		4" con
Lady Fern	Athyrium filix-femina	Afi		4" con
Little Bluestem	Schizachyrium scoparium	Ssc		#1 con
Maidenhair Fern	Adiantum pedatum	Ape		4" con
Ostrich Fern	Matteuccia struthiopteris	Mst		4" con
Palm Sedge	Carex muskingumensis	Cmu		4" con
Pennsylvania Sedge	Carex pensylvanica	Cpe		#1 con
Plains Oval Sedge	Carex brevior	Cbr		4" con
Prairie Dropseed	Sporobolus heterolepis	She		#1 con
Side Oats Grama	Bouteloua curtipendula	Bou		4" con
Switchgrass	Panicum virgatum 'Shenandoah'	Pvi		#1 con
		TOTAL	0	

Site Notes

Total Landscape Area: 88,166 sq ft

147 trees required per landscape area sq ft requirement

148 trees provided

1,470 shrubs required per landscape area sq ft requirement

1,081 shrubs provided

816 linear ft of frontage

20 trees required
20 trees provided

Coulee Region Ecoscapes LLC

1522 Green Bay St.
La Crosse, WI 54601

(608) 799-2797

couleeregionecoscapes@gmail.com

Copper Rocks

Title:
Site Softscape Reference Plan

Project Location:

La Crosse, WI

Revision Date:
12/17/2024

Scale 1:30

N

0 5 15 30

Sheet Number:
LO-01

Trees	Genus	Key	#	Count	Size
American Linden	Tilia americana	Tam		4	2" Cal.
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Sweet Fern	Comptonia peregrina	Cpe	63	#5 Cont.
Trautman Juniper	Juniperus chinensis	Jch	24	5'
			1081	TOTAL

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Blue False Indigo	Baptisia australis	Bau		4" con
Blue Stemmed Goldenrod	Solidago Caesia	SCa		4" con
Bradbury's Monarda	Monarda Braburiana	MBr		4" con
Butterfly Milkweed	Asclepias Tuberosa	ATu		4" con
Cardinal Flower	Lobelia cardinalis	Lca		4" con
Downy Wood Mint	Blephila ciliata	Bci		4" con
Golden Alexander	Zizia aurea	Zau		4" con
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Ironweed	Vernonia baldwinii	Vba		4" con
Jacob's Ladder	Polemonium caeruleum	Pca		4" con
Joe Pyeweed	Eutrochium purpureum	Epu		4" con
Lanceleaf Coreopsis	Coreopsis lanceolata	Cla		4" con
Meadow Blazing Star	Liatris pycnostachya	Lpy		4" con
New England Aster	Symphyotrichum novae-angliae	Sno		4" con
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Orange Coneflower	Rudbeckia fulgida	Rfu		4" con
Prairie Sundrops	Oenothera pilosella	Opi		4" con
Purple Coneflower	Echinecea Purperea	EPu		4" con
Purple Giant Hyssop	Agastache scrophulariifolia	Asc		4" con
Purple Poppy Mallow	Callirhoe involucrata	Cin		4" con
Rattlesnake Master	Eryngium yuccifolium	Eyu		4" con
Rose Milkweed	Asclepias incarnata	Ain		4" con
Showy Goldenrod	Solidago speciosa	Ssp		4" con
Slender Mountain Mint	Pycnanthemum tenuifolium	Pte		4" con
Stiff Coreopsis	Coreopsis palmata	Cpa		4" con
Whorled Milkweed	Asclepias verticillata	Ave		4" con
Wild Columbine	Aquilegia canadensis	Aca		4" con
Wild Geranium	Geranium maculatum	Gma		#1 con
Wild Mint	Mentha arvensis	Mar		4" con
Wild Nodding Onion	Allium Cernuum	ACe		#1 con
Wild Quinine	Parthenium integrifolium	Pin		4" con
			0	

Grasses/Sedges/Ferns	Genus	Key	Quantity	Size
Brown Fox Sedge	Carex Vulpinoidea	CVu		4" con
Lady Fern	Athyrium filix-femina	Afi		4" con
Little Bluestem	Schizachyrium scoparium	Ssc		#1 con
Maidenhair Fern	Adiantum pedatum	Ape		4" con
Ostrich Fern	Matteuccia struthiopteris	Mst		4" con
Palm Sedge	Carex muskingumensis	Cmu		4" con
Pennsylvania Sedge	Carex pensylvanica	Cpe		#1 con
Plains Oval Sedge	Carex brevior	Cbr		4" con
Prairie Dropseed	Sporobolus heterolepis	She		#1 con
Side Oats Grama	Bouteloua curtipendula	Bou		4" con
Switchgrass	Panicum virgatum 'Shenandoah'	Pvi		#1 con
		TOTAL	0	

Site Notes

Total Landscape Area: 88,166 sq ft

147 trees required per landscape area sq ft requirement

148 trees provided

1,470 shrubs required per landscape area sq ft requirement

1,081 shrubs provided

816 linear ft of frontage

20 trees required
20 trees provided

Coulee Region Ecoscapes LLC

1522 Green Bay St.
La Crosse, WI 54601

(608) 799-2797

couleeregionecoscapes@gmail.com

Copper Rocks

Title:
Site Softscape Reference Plan

Project Location:
La Crosse, WI

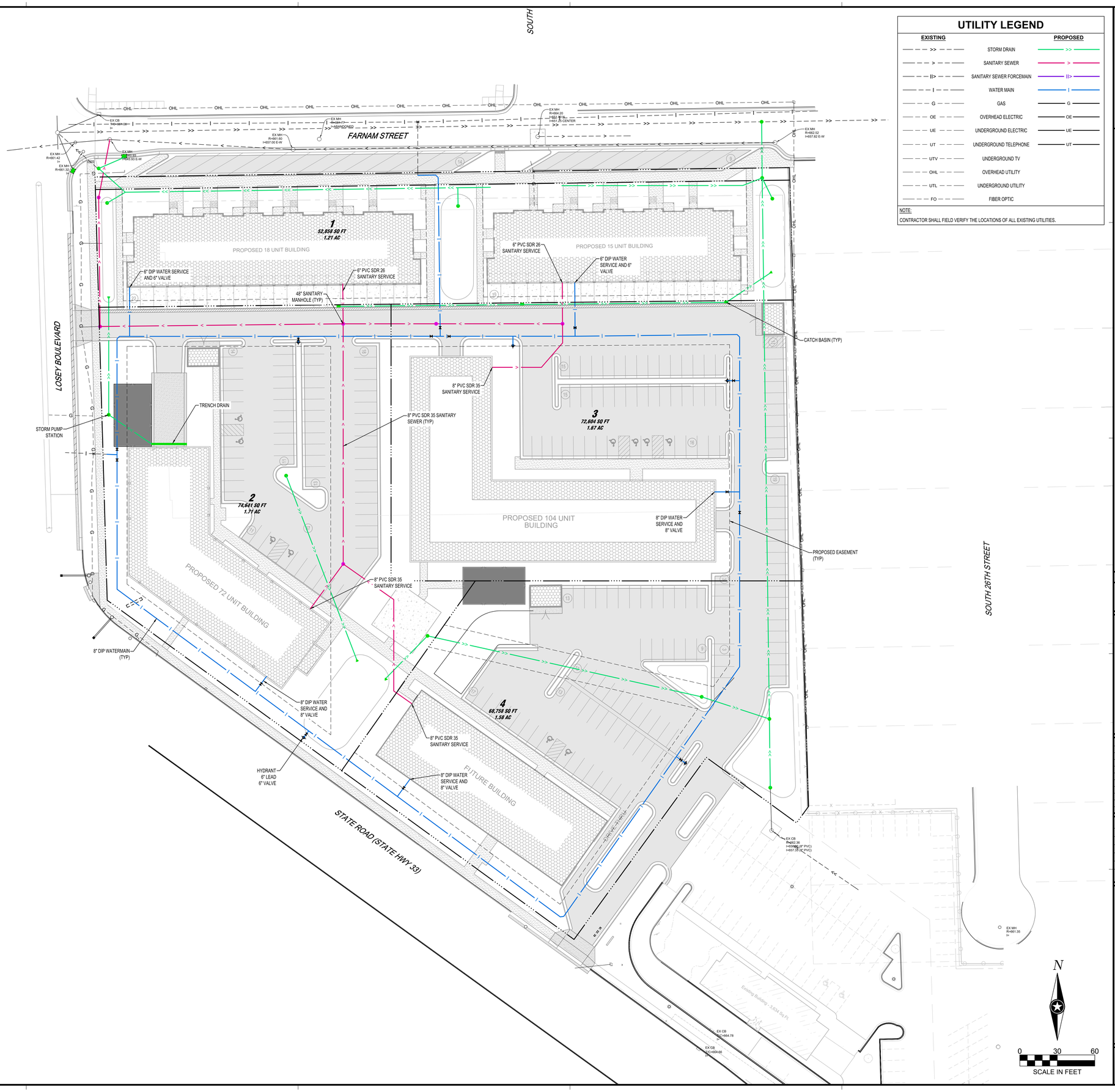
Revision Date:
12/17/2024

Scale 1:30

N

0 5 15 30

Sheet Number:
LO-01



UTILITY LEGEND

EXISTING		PROPOSED
— — >> — —	STORM DRAIN	>>
— — > — —	SANITARY SEWER	>
— — II> — —	SANITARY SEWER FORCEMAIN	II>
— — I — —	WATER MAIN	I
— — G — —	GAS	G
— — OE — —	OVERHEAD ELECTRIC	OE
— — UE — —	UNDERGROUND ELECTRIC	UE
— — UT — —	UNDERGROUND TELEPHONE	UT
— — UTV — —	UNDERGROUND TV	
— — OHL — —	OVERHEAD UTILITY	
— — UTL — —	UNDERGROUND UTILITY	
— — FO — —	FIBER OPTIC	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

ISG

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PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

COPPER ROCKS DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

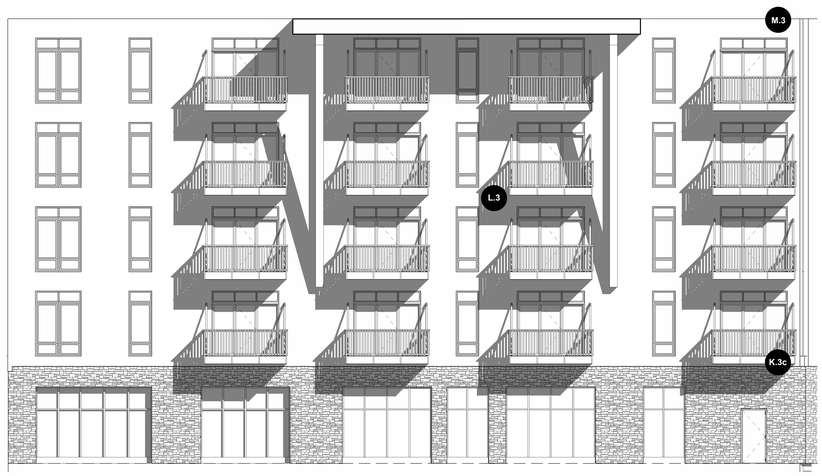
PROJECT NO.	31707
FILE NAME	31707 C3-UTILITY
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

UTILITY PLAN

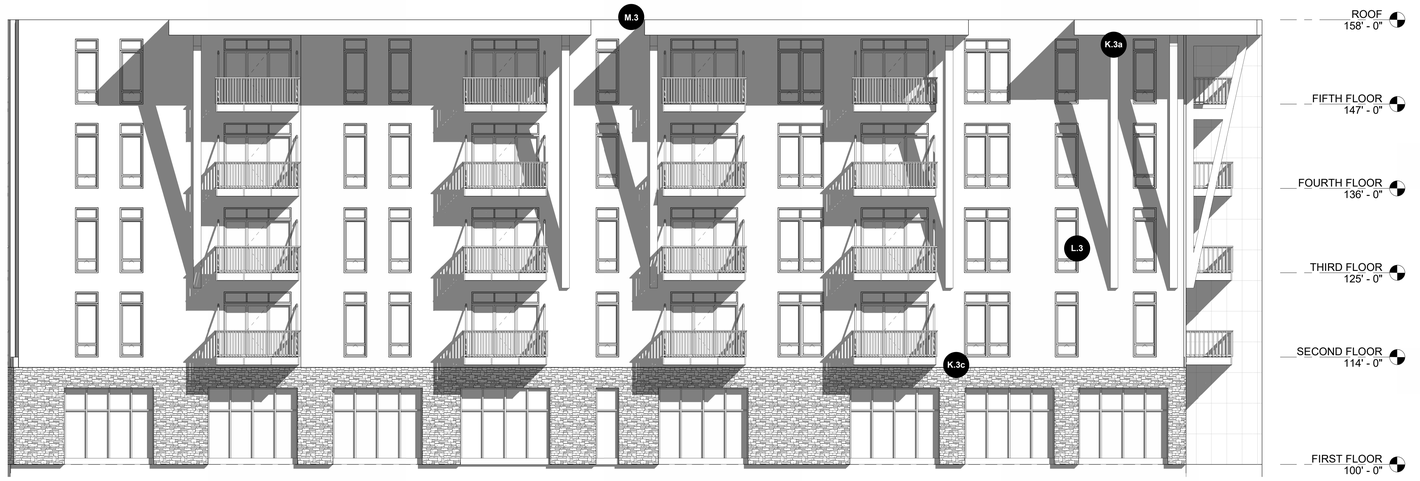
SHEET

C3-20



2 WEST BUILDING - EAST ELEVATION B1
1/8" = 1'-0"

STREET FACING FACADE
TOTAL ELEVATION AREA = 3404
MINIMUM FENESTATION REQUIRED = 3404(.2) = 6810 SF
FENESTATION SHOWN = 1650



1 WEST BUILDING - EAST ELEVATION A1
1/8" = 1'-0"

STREET FACING FACADE
TOTAL ELEVATION AREA = 3404
MINIMUM FENESTATION REQUIRED = 3404(.2) = 6810 SF
FENESTATION SHOWN = 1650

6 WEST BUILDING - WEST ELEVATION B1
1/8" = 1'-0"

5 WEST BUILDING - WEST ELEVATION A1
1/8" = 1'-0"

EXTERIOR ELEVATION DESIGN ELEMENTS

K.3a, M.2 - DISTINCT ROOF SHAPES PROVIDE VARIATION IN BUILDING FORM

K.4a - FACADE ARTICULATED WITH PROJECTIONS

L.3, N.3 - TRIM SURROUNDING ALL OPENINGS

K.3b - EMPHASIS OF BUILDING ENTRY THROUGH RECESSED FORM

K.3c - VARIATION OF MATERIAL AND COLOR TO BREAK UP WALL SURFACE

K.4a - FACADE ARTICULATED WITH PROJECTIONS

M.3 - FLAT ROOFS WITH INCORPORATED PARAPET WALL ON ALL SIDES

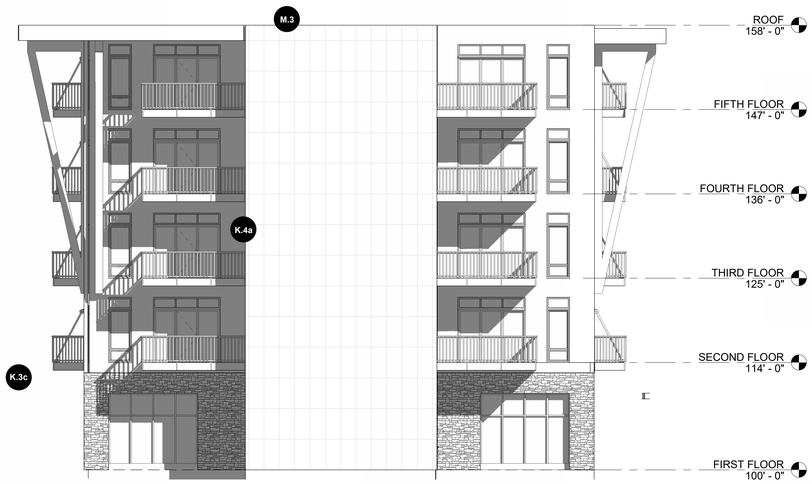
N.6b NUETRAL PRIMARY SIDING AND CONTRASTING ACCENT SIDING AND TRIM

PRIMARY WOOD COMPOSITE SIDING
NEUTRAL COLOR

SECONDARY MTL PANEL
ACCENT COLOR

STONE VENEER BASE
COMPLIMENTARY COLOR

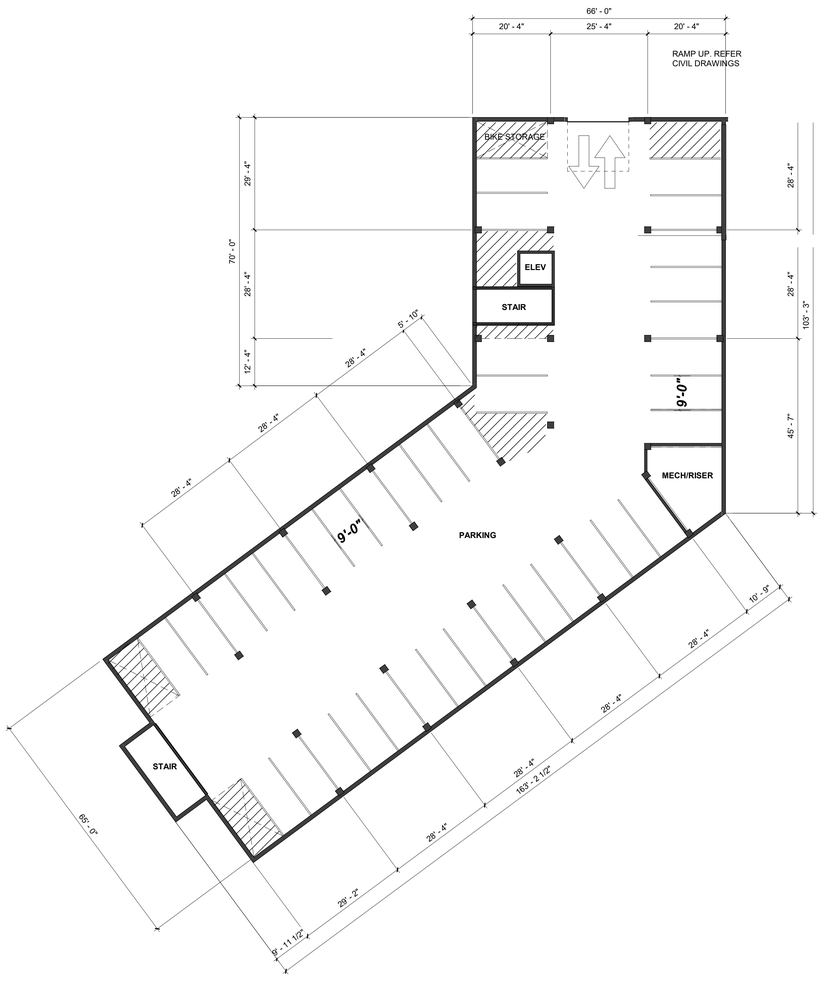
3 WEST BUILDING - NORTH ELEVATION1
1/8" = 1'-0"



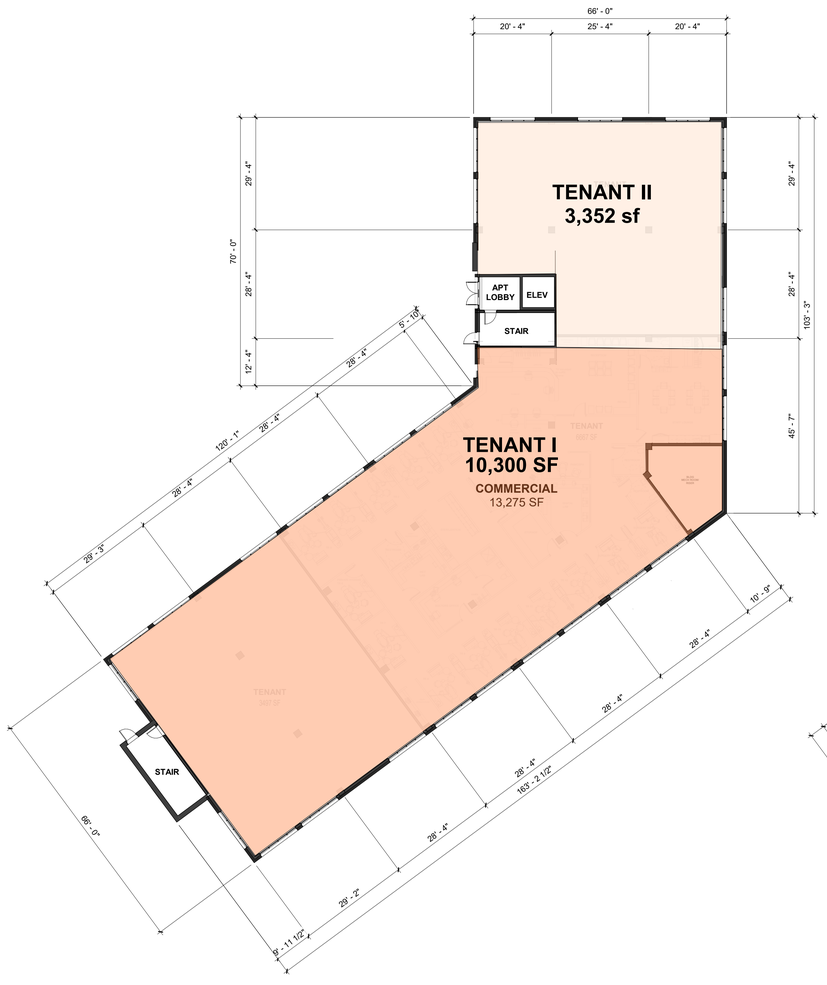
4 WEST BUILDING - SOUTH ELEV
1/8" = 1'-0"

UNIT MATRIX

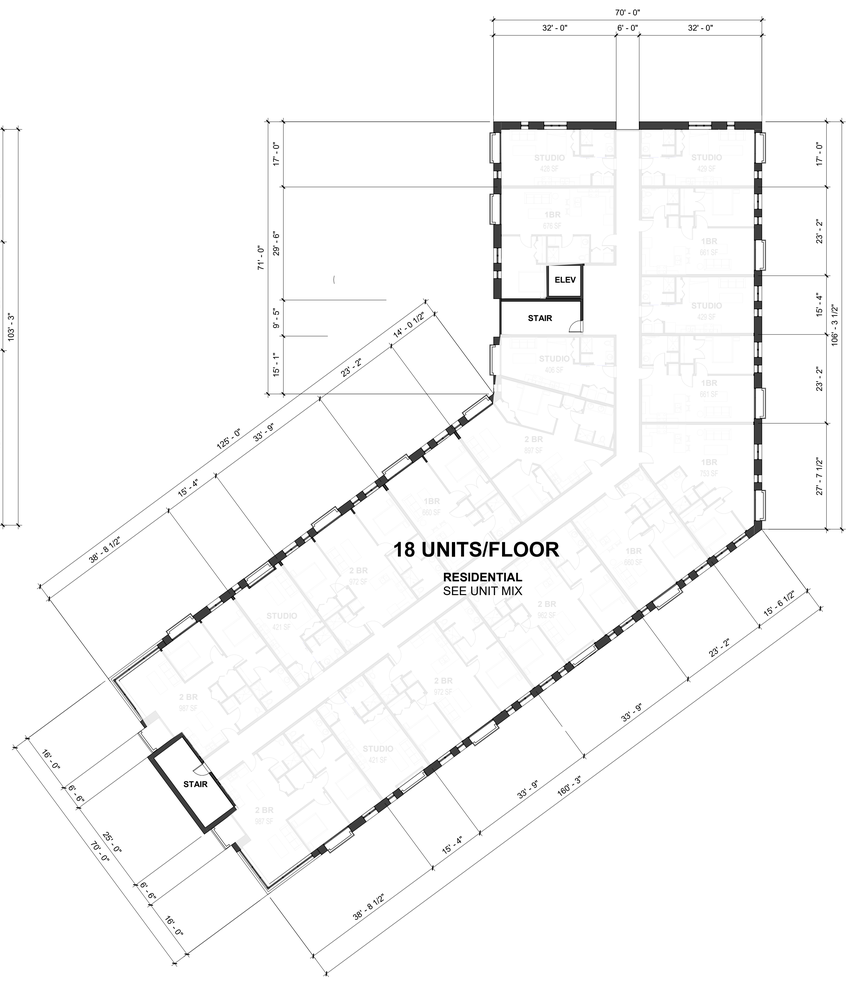
West Building	Units	Unit SF
Studio A	16	531
Studio B	8	430
1 bedroom A	20	780
1 bedroom B	4	1,017
1 bedroom C	8	960
2 bedroom A	12	1,136
2 bedroom B	4	1,245
Total	**72**	
Garage Parking	37	



3 GARAGE LEVEL
1/16" = 1'-0"



1 FIRST FLOOR PLAN
1/16" = 1'-0"



2 SECOND THRU FIFTH FLOOR PLAN
1/16" = 1'-0"

Geotechnical Evaluation Report

Proposed Copper Rocks Development
2415 State Road
La Crosse, Wisconsin

Prepared for

Mettera, LLC

Brandon K. Wright, PE
Senior Engineer
License Number: 40141
May 6, 2022

BRAUN INTERTEC
The Science You Build On.

Project B2202146

Braun Intertec Corporation

BRAUN INTERTEC
The Science You Build On.

Braun Intertec Corporation
2309 Palace Street
La Crosse, WI 54603

Phone: 608.781.7277
Fax: 608.781.7279
Web: braunintertec.com

May 6, 2022 Project B2202146

Mr. Roger Lundsten
Mettera, LLC
1243 Badger Street
La Crosse, WI 54601

Re: Geotechnical Evaluation
Proposed Copper Rocks Development
2415 State Road
La Crosse, Wisconsin

Dear Mr. Lundsten:

We are pleased to present this Geotechnical Evaluation Report for the proposed Copper Rock Development project.

Thank you for making Braun Intertec your geotechnical consultant for this project. If you have questions about this report, or if there are other services that we can provide in support of our work to date, please contact Brandon Wright at 608.781.7277 or by email (bwright@braunintertec.com).

Sincerely,

BRAUN INTERTEC CORPORATION

Brandon K. Wright, PE
Senior Engineer

Ray A. Huber
Vice President

AA/EOE

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Appendix

Soil Boring Location Sketch
Log of Standard Penetration Test Boring Sheets
Log of Cone Penetration Test Sounding
Descriptive Terminology of Soil
Descriptive Terminology Cone Penetration Test
Wisconsin DSPS Soil and Site Evaluation Storm Form

A. Introduction

A.1. Project Description

This Geotechnical Evaluation Report addresses the proposed design and construction of the proposed Copper Rocks Development project located at 2415 State Road in La Crosse, Wisconsin. The project will include the construction of up to six structures with mixed residential and commercial use. Figure 1 shows an illustration of the proposed site layout.

Figure 1. Proposed Site Layout

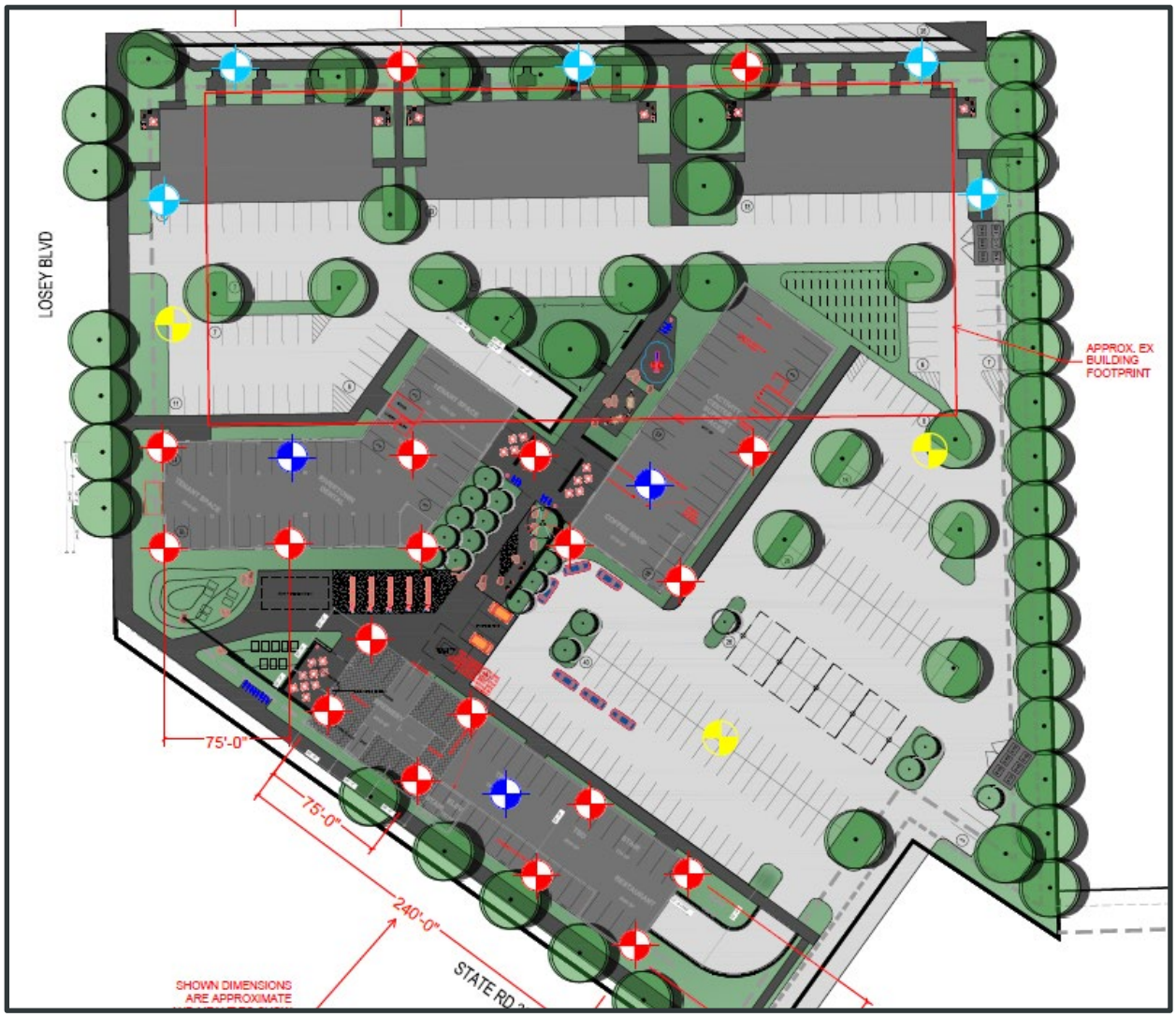


Figure provided by I&S Group, dated February 1, 2022.

Three of the structures will have below-grade parking and three of the structures will be slab-on-grade. The largest building is expected to be composed of one- to two-levels of pre-cast concrete framing with up to 4 levels of wood framing above. Buildings with below-grade parking will have a connecting below-grade tunnel providing access to each of the buildings. Associated parking, pavements, underground utilities, and landscaping are also planned for the project. Tables 1 and 2 provide project details.

Table 1. Building Description

Aspect	Description	
	Single-Story Commercial	Multi-Story Mixed Use
Below grade levels	None	1
Above grade levels	1	4 to 6
Provided Lowest level floor elevation (ft)	664.6 to 665.1	655.3
Assumed Column loads (kips)	100	550
Assumed Wall loads (kips/ft)	5	10

Table 2. Site Aspects and Grading Description

Aspect	Description
Pavement type(s)	Bituminous or Concrete
Provided/Assumed pavement loads	Light-duty: 50,000 ESALs*
	Heavy-duty: 150,000 ESALs*
Grade changes	Within 1 to 2 feet of existing site grades

*Equivalent 18,000-lb single axle loads based on 20-year design for bituminous and 35-year for concrete.

We have described our understanding of the proposed construction and site to the extent others reported it to us. Depending on the extent of available information, we may have made assumptions based on our experience with similar projects. If we have not correctly recorded or interpreted the project details, the project team should notify us. New or changed information could require additional evaluation, analyses and/or recommendations.

A.2. Site Conditions and History

Currently, the site exists as a developed, but vacant, commercial property. The site is 6-acres and contains an approximate 90,000-square-foot, single story, former Kmart retail store. The site also contains an existing parking lot and underground utilities.

A.3. Purpose

The purpose of our geotechnical evaluation will be to characterize subsurface geologic conditions at selected exploration locations, evaluate their impact on the project, and provide geotechnical recommendations for the design and construction of footings, ground supported slabs, lateral earth pressures, pavement thickness designs, and storm water infiltration discussion.

A.4. Scope of Services

We performed our scope of services for the project in accordance with our Proposal QTB153342, dated March 14, 2022. The following list describes the geotechnical tasks completed in accordance with our authorized scope of services.

- Staking and clearing the exploration location of underground utilities. I & S Group selected, and we staked the exploration locations. We acquired the surface elevations and locations with GPS technology. The Soil Boring Location Sketch included in the Appendix shows the approximate locations of the borings.
- Performing standard penetration test (SPT) borings, cone penetration test (CPT) soundings, and test pits (TP). In total, we drilled 8 SPT borings, 19 CPT soundings, and logged 3 test pits.
- Performing laboratory testing on select samples to aid in soil classification and engineering analysis.
- Preparing this report containing a boring location sketch, logs of soil borings, a summary of the soils encountered, results of laboratory tests, and recommendations for structure and pavement subgrade preparation and the design of foundations, floor slabs, exterior slabs, utilities, stormwater improvements and pavements.

Our scope of services did not include environmental services or testing and our geotechnical personnel performing this evaluation are not trained to provide environmental services or testing. We can provide environmental services or testing at your request.

B. Results

B.1. Geologic Overview

We based the geologic origins used in this report on the soil types, in-situ and laboratory testing, and available common knowledge of the geological history of the site. Because of the complex depositional history, geologic origins can be difficult to ascertain. We did not perform a detailed investigation of the geologic history for the site.

B.2. Boring Results

B.2.a. Standard Penetration Test Borings

Table 3 provides a summary of the soil boring results; in the general order we encountered the strata. Please refer to the Log of Boring sheets in the Appendix for additional details. The Descriptive Terminology sheets in the Appendix include definitions of abbreviations used in Table 3.

Table 3. Subsurface Profile Summary*

Strata	Soil Type - ASTM Classification	Range of Penetration Resistances	Commentary and Details
Pavement materials	NA	NA	▪ Bituminous thickness 2 to 5 inches. ▪ Apparent aggregate** base is 6 to 9 inches.
Fill***	SP, SP-SM, SM	8 to 22 BPF	▪ Below the pavement materials, Borings ST-01, ST-02, ST-03, and ST-05 encountered fill. ▪ Fill was composed of sandy soils that extended to depths of 3 to 6 ½ feet. ▪ Based on penetration resistance testing, the fill appears to have received variable compaction effort.
Alluvial	SP, SP-SM	6 to 13 BPF	▪ Below the pavement and fill, the borings encountered alluvial soils. ▪ Alluvial soils were composed of poorly graded sand (SP) and poorly graded sand with silt (SP-SM). ▪ Penetration resistance indicates the alluvial sands are loose to medium dense in relative density. ▪ Moisture condition was moist.

*Abbreviations defined in the attached Descriptive Terminology sheets.

**We did not perform gradation analysis on the apparent aggregate base material encountered as part of the pavement section, in accordance with our scope of work. Therefore, we cannot conclusively determine if the encountered material satisfies a particular specification.

***For simplicity in this report, we define existing fill to mean existing, uncontrolled, or undocumented fill.

B.2.b. Cone Penetration Test Sounding

We performed CPT soundings in addition to our SPT soil borings. The Appendix includes CPT Sounding Logs that present the tip resistance, sleeve resistance, pore pressure and correlations based on the data that indicates a soil boring penetration resistance (N_{60}) and soil behavior type (SBT). The SBT does not correlate to soil classification based on grain size distribution or plasticity, and the SBT is not a reliable indicator of existing fill material gradation or extents.

We performed CPT soundings to provide a continuous profile of in-situ conditions that we use to estimate soil behavior properties for our engineering analyses. Refer to the attached Descriptive Terminology Cone Penetration Test in the Appendix for more information.

The results of the soundings indicate a soil profile consistent with findings in our SPT borings. Based on the SBT, the CPT soundings indicate the site is composed of sandy alluvial soils to the termination depth.

B.3. Groundwater

We did not observe groundwater while advancing our SPT borings. However, based on pore water pressure readings from our CPT soundings, we estimate groundwater to be at a depth of about 33 to 34 feet, corresponding to elevations 631 to 631 ½ feet. Project planning should anticipate seasonal and annual fluctuations of groundwater.

B.4. Laboratory Test Results

Table 4 presents the results of our laboratory tests.

Table 4. Laboratory Classification Test Results

Location	Sample Depth (ft)	Classification	Moisture Content (w, %)	Percent Passing a #200 Sieve
ST-01	10	Poorly Graded Sand (SP)	5	2
ST-02	5	FILL: Poorly Graded Sand with Silt (SP-SM)	6	6
ST-03	5	Poorly Graded Sand with Silt (SP-SM)	6	6
ST-04	7 ½	Poorly Graded Sand (SP)	7	3
ST-05	5	Poorly Graded Sand with Silt (SP-SM)	8	8
ST-09	15	Poorly Graded Sand (SP)	5	2
ST-16	15	Poorly Graded Sand (SP)	5	2
ST-24	15	Poorly Graded Sand with Silt (SP-SM)	6	7

C. Recommendations

C.1. Design and Construction Discussion

C.1.a. Introduction

Based on our subsurface exploration, the site is composed of existing pavement materials, existing fill, and alluvial soils. The existing pavement materials were found to be about 1 foot in thickness. Below the pavement materials, a portion of the borings encountered fill that extended to depths of up to 6 ½ feet. Below these materials, the borings encountered alluvial sand soils. Based on strength testing, the soils present at the site are loose to medium dense in relative density.

C.1.b. Building Subgrade Preparation

Site preparation work should include demolition of the existing commercial building. This should include removal of the structure, including footings, slabs, and underground utilities. In addition, the existing pavement should also be removed. Following removal of these materials, and prior to placement of structural fill or footings, the subgrades should be thoroughly surface compacted with a self-propelled vibratory steel-drum compactor.

Following these site preparations, the single-story commercial buildings can be designed for a net allowable bearing pressure of 4,000 pounds per square foot. The multi-story buildings, however, having below grade levels, and having 12 to 15 feet of overburden soil removed will aid in a higher bearing pressure. Furthermore, based on our CPT data, the multi-story buildings with below-grade levels can be designed for a net allowable bearing pressure of up to 7,000 pounds per square foot.

C.1.c. Pavement

Areas that will be receiving new pavement should be prepared by first removing existing pavement material and enough existing fill to allow for placement of new pavement materials. Additionally, if any debris is present in the existing fill, we recommend removing it within 2 feet of the proposed subgrade elevation. Prior to placing aggregate base material, we recommend surface compacting the pavement subgrade to enhance uniformity.

C.2. Site Grading and Subgrade Preparation

C.2.a. Building Demolition

We recommend demolition of the existing commercial building include removal of footings, slabs, foundation walls and underground utilities. These materials will need to be completely removed and the excavation backfilled with compacted soil.

C.2.b. Building Subgrade Excavations

Following building demolition, we also recommend removing existing pavement materials and existing fill below the proposed structures and their oversize areas. Table 5 shows the anticipated excavation depths and bottom elevations for each of the SPT borings.

Table 5. Building Excavation Depths

SPT Boring	Approximate Surface Elevation (ft)	Anticipated Excavation Depth (ft)	Anticipated Bottom Elevation (ft)
ST-01	661.5	4	657 ½
ST-02	663.4	6 ½	657
ST-03	663.1	3	660
ST-04	664.1	1	663
ST-05	663.1	4	659
ST-09	664.2	1	663
ST-16	664.5	1	663 ½
ST-24	665.9	1	665

Excavation depths will vary between the borings. Portions of the excavations may also extend deeper than indicated by the borings. A geotechnical representative should observe the excavations to make the necessary field judgments regarding the suitability of the exposed soils.

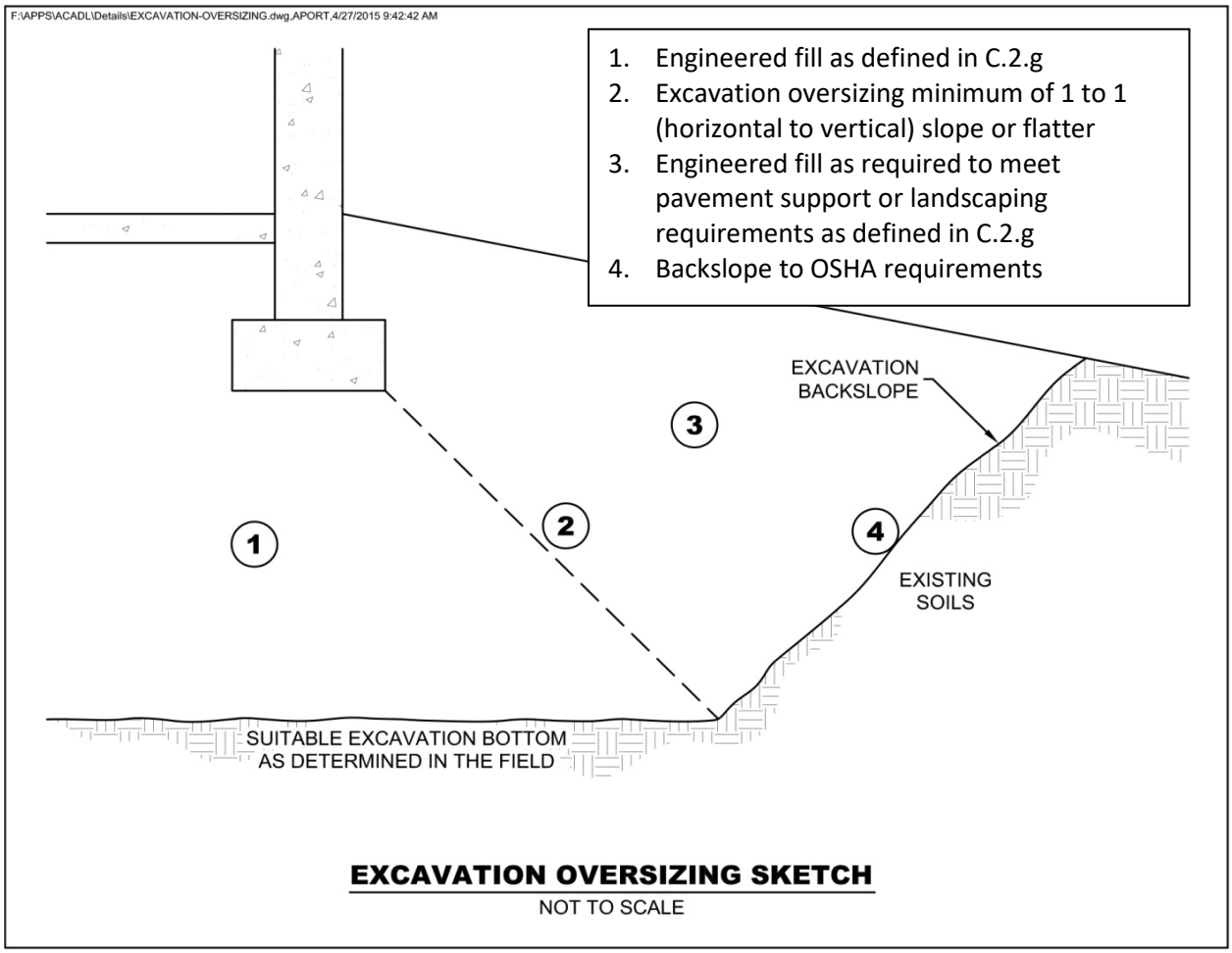
C.2.c. Surface Compaction

Prior to the placement of engineered fill or footings, we recommend surface compacting the exposed soils in the bottoms of the excavations with a minimum of five passes by a large (minimum diameter of 3 1/2 feet), smooth-drum compactor and be compacted to a minimum of 98 percent of the standard Proctor (ASTM D698) optimum density.

C.2.d. Excavation Oversizing

When removing unsuitable materials below structures or pavements, we recommend the excavation extend outward and downward at a slope of 1H:1V (horizontal: vertical) or flatter. See Figure 2 for an illustration of excavation oversizing.

Figure 2. Generalized Illustration of Oversizing



C.2.e. Excavated Slopes

Based on the borings, we anticipate on-site soils in excavations will consist of fill and alluvial sand soils. These soils are typically considered Type C Soil under OSHA (Occupational Safety and Health Administration) guidelines. OSHA guidelines indicate unsupported excavations in Type C soils should have a gradient no steeper than 1.5H:1V. Slopes constructed in this manner may still exhibit surface sloughing. OSHA requires an engineer to evaluate slopes or excavations over 20 feet in depth.

An OSHA-approved qualified person should review the soil classification in the field. Excavations must comply with the requirements of OSHA 29 CFR, Part 1926, Subpart P, “Excavations and Trenches.” This document states excavation safety is the responsibility of the contractor. The project specifications should reference these OSHA requirements.

C.2.f. Pavement and Exterior Slab Subgrade Preparation

Areas that will be receiving new pavement should be prepared by first removing existing pavement material and enough existing fill to allow for placement of new pavement materials. Additionally, if any debris is present in the existing fill, we recommend removing it within 2 feet of the proposed subgrade elevation. Prior to placing aggregate base material, we recommend surface compacting the pavement subgrade to enhance uniformity. We recommend performing a proofroll after the aggregate base material is in place, and prior to placing bituminous or concrete pavement. We also recommend having a geotechnical representative observe the proofroll. Areas that fail the proofroll indicate soft or weak areas that will require additional soil correction work to support pavements.

C.2.g. Engineered Fill Materials and Compaction

Table 6 below contains our recommendations for engineered fill materials.

Table 6. Engineered Fill Materials*

Fill Classification	Locations To Be Used	Fill Source and Soil Descriptions	Gradation	Relative Compaction, percent (ASTM D698 – Standard Proctor)
Structural fill	▪ Soil correction backfill ▪ Below foundations ▪ Interior & exterior foundation wall backfill ▪ Below interior & exterior slabs	On-site alluvial sand soils or Imported sand and gravel consisting of GP, GW, SP, SW, SP-SM	100% passing 2-inch sieve <12% passing #200 sieve <2% Organic Content (OC)	98
Pavement Materials	Dense graded base	Imported aggregate	WisDOT Standard Spec 305 Dense Graded Base	98
	Pavement subgrades	On-site alluvial sand soils or Imported sand and gravel consisting of GP, GW, SP, SW, SP-SM, SM	100% passing 2-inch sieve <25% passing #200 sieve <3% OC	95
Non-structural fill	Below landscaped surfaces, where subsidence is not a concern	On-site soils and imported soils	100% passing 6-inch sieve < 10% OC	90

* More select soils comprised of coarse sands with < 5% passing #200 sieve may be needed to accommodate work occurring in periods of wet or freezing weather.

We recommend spreading engineered fill in loose lifts of approximately 12 inches thick. The project documents should specify relative compaction of engineered fill, based on the structure located above the engineered fill, and vertical proximity to that structure.

The project documents should not allow the contractor to use frozen material as engineered fill or to place engineered fill on frozen material. Frost should not penetrate under foundations during construction.

We recommend performing density tests in engineered fill to evaluate if the contractors are effectively compacting the soil and meeting project requirements.

C.3. Spread Footings

Table 7 below contains our recommended parameters for foundation design.

Table 7. Recommended Spread Footing Design Parameters

Item	Description	
	Single-Story Commercial	Multi-Story Mixed Use
Maximum net allowable bearing pressure (psf)	4,000	7,000
Minimum factor of safety for bearing capacity failure	3.0	3.0
Minimum width (inches)	18 for wall 36 for column	24 for wall 48 for column
Minimum embedment below final exterior grade for heated structures (inches)	48	48
Minimum embedment below final exterior grade for unheated structures or for footings not protected from freezing temperatures during construction (inches)	60	60
Total estimated settlement (inches)	Less than 1	1
Differential settlement (inch)	Less than 1/2	1/2

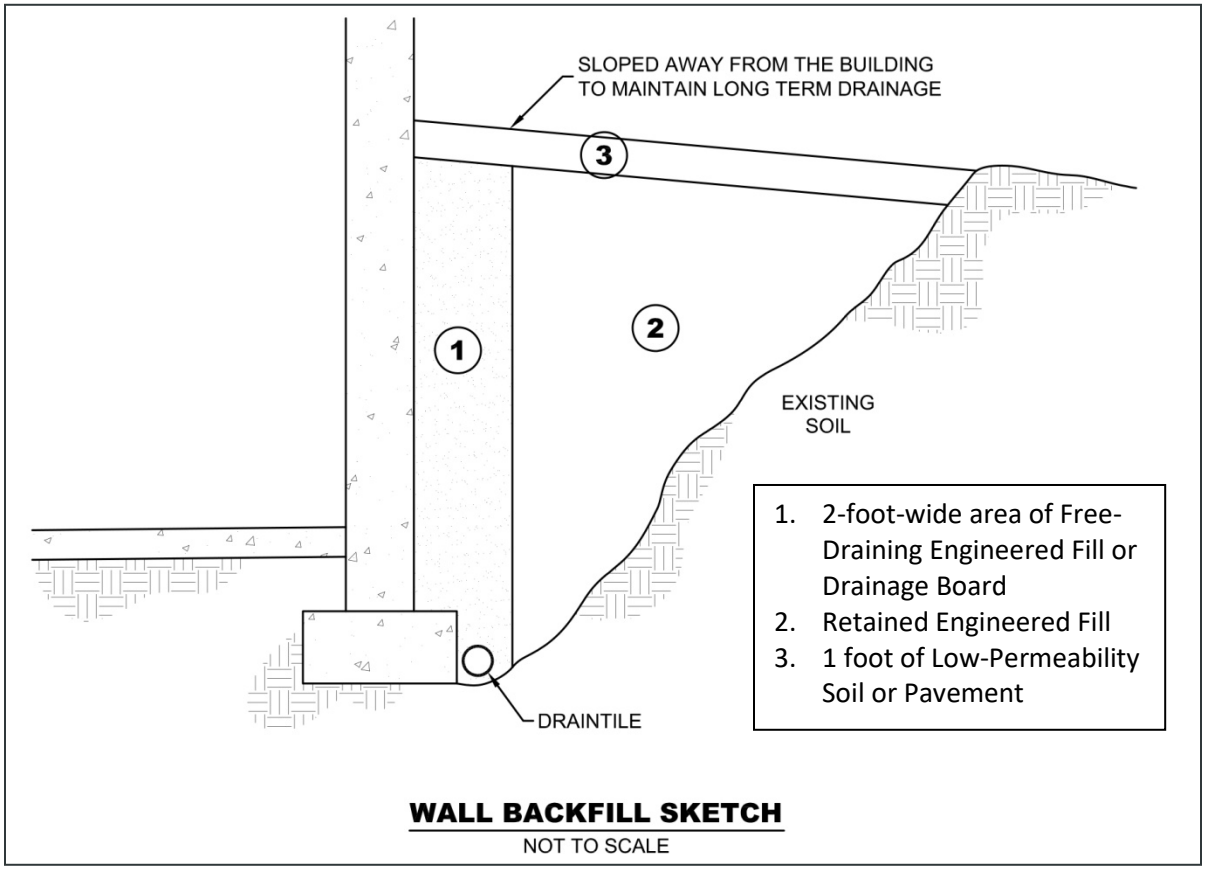
C.4. Below-Grade Walls

C.4.a. Drainage Control

We recommend installing drain tile to remove water behind the below-grade walls, at the location shown in Figure 3. The below-grade wall drainage system should also incorporate free-draining, engineered fill or a drainage board placed against the wall and connected to the drain tile.

Even with the use of free-draining, engineered fill, we recommend general waterproofing of below-grade walls that surround occupied or potentially occupied areas because of the potential cost impacts related to seepage after construction is complete.

Figure 3. Generalized Illustration of Wall Engineered Fill



The materials listed in the sketch should meet the definitions in Section C.2. Low-permeability material can direct water away from the wall, like clay, topsoil, or pavement. The project documents should indicate if the contractor should brace the walls prior to filling and allowable unbalanced fill heights.

As shown in Figure 3, we recommend Zone 2 consist of retained, engineered fill, and this material will control lateral pressures on the wall. However, we are also providing design parameters for using other engineered fill material. If final design uses non-sand material for engineered fill, project planning should account for the following items:

- Other fill material may result in higher lateral pressure on the wall.
- Other fill materials composed of silty or clayey soils may be more difficult to compact.
- Post-construction consolidation of other engineered fill material may result in settlement-related damage to the structures or slabs supported on the engineered fill. Post-construction settlement of other engineered fill material may also cause drainage towards the structure. The magnitude of consolidation could be up to about 3 percent of the wall fill thickness.

C.4.b. Configuring and Resisting Lateral Loads

Table 8 presents our recommended lateral equivalent fluid pressures for wall design of active, at-rest and passive earth pressure conditions. The table also provides recommended wet unit weights and internal friction angles. Designs should also consider the slope of any engineered fill and dead or live loads placed behind the walls within a horizontal distance that is equal to the height of the walls. Our recommended values assume the wall design provides drainage so water cannot accumulate behind the walls. The construction documents should clearly identify what soils the contractor should use for engineered fill of walls.

Table 8. Recommended Below-Grade Wall Design Parameters – Drained Conditions

Retained Soil	Wet Unit Weight (pcf)	Friction Angle (degrees)	Active Lateral Equivalent Fluid Pressure (pcf)	At-Rest Lateral Equivalent Fluid Pressure (pcf)	Passive Lateral Equivalent Fluid Pressure* (pcf)
On-site Sand	120	30	40	60	360

* Based on Rankine model for soils in a region behind the wall extending at least 2 horizontal feet beyond the bottom outer edges of the wall footings and then rising and away from the wall at an angle no steeper than 60 degrees from horizontal.

Sliding resistance between the bottom of the footing and the soil can also resist lateral pressures. We recommend assuming a sliding coefficient equal to 0.36 between the concrete and soil.

The values presented in this section are un-factored.

C.5. Interior Slabs

C.5.a. Subgrade Modulus

The anticipated floor subgrade is expected to consist of compacted structural fill or surface compacted alluvial soils. We recommend using a modulus of subgrade reaction, k, of 200 pounds per square inch per inch of deflection (pci) to design the slabs. If the slab design requires placing 6 inches of compacted crushed aggregate base immediately below the slab, the slab design may increase the k-value by 50 pci. We recommend that the aggregate base materials be free of bituminous. In addition to improving the modulus of subgrade reaction, an aggregate base facilitates construction activities and is less weather sensitive.

C.5.b. Moisture Vapor Protection

Excess transmission of water vapor could cause floor dampness, certain types of floor bonding agents to separate, or mold to form under floor coverings. If project planning includes using floor coverings or coatings, we recommend placing a vapor retarder or vapor barrier immediately beneath the slab. We also recommend consulting with floor covering manufacturers regarding the appropriate type, use and installation of the vapor retarder or barrier to preserve warranty assurances.

C.6. Pavements and Exterior Slabs

C.6.a. Design Sections

Our scope of services for this project did not include laboratory tests on subgrade soils to determine a California Bearing Ratio (CBR) value for pavement design. Based on our experience with similar sandy soils anticipated at the pavement subgrade elevation, we recommend pavement design assume a CBR-value of 10. Similarly, we based the concrete pavement designs on an assumed modulus of subgrade reaction (k) of 200 pci. Table 9 provides recommended pavement sections, based on the soils support and traffic loads.

Table 9. Recommended Bituminous Pavement Sections

Use	Asphalt Pavement		Concrete Pavement	
	Light Duty	Heavy Duty	Light Duty	Heavy Duty
Minimum asphalt thickness (inches)	4	5	---	---
Minimum concrete thickness (inches)	---	---	5	6
Minimum aggregate base thickness (inches)	8	10	6	6

C.6.b. Concrete Pavements

We recommend specifying concrete for pavements that has a minimum 28-day compressive strength of 4,500 psi, and a modulus of rupture (M_r) of at least 650 psi. We also recommend Type I cement meeting the requirements of ASTM International C 150. We recommend specifying 4.5 to 7.5 percent entrained air for exposed concrete to provide resistance to freeze-thaw deterioration. We also recommend using a water/cement ratio of 0.45 or less for concrete exposed to deicers.

C.6.c. Bituminous Pavement Materials

Appropriate mix designs are critical to the performance of flexible pavements. We recommend utilizing hot mix asphalt meeting the specifications of Wisconsin Department of Transportation (WisDOT) Section 460. We recommend utilizing a nominal 12.5 mm gradation for the base course and a nominal 9.5 mm gradation for the surface course as defined in Table 460-1 in Section 460.2.2.3. We recommend the Performance Graded Asphalt cement be a PG 58-28 in the lower and upper layer.

C.6.d. Performance and Maintenance

We based the above pavement designs on a 20-year performance life for bituminous and a 35-year life for concrete. This is the amount of time before we anticipate the pavement will require reconstruction. This performance life assumes routine maintenance, such as seal coating and crack sealing. The actual pavement life will vary depending on variations in weather, traffic conditions and maintenance.

It is common to place the non-wear course of bituminous and then delay placement of wear course. For this situation, we recommend evaluating if the reduced pavement section will have sufficient structure to support construction traffic.

Many conditions affect the overall performance of the exterior slabs and pavements. Some of these conditions include the environment, loading conditions and the level of ongoing maintenance. Regarding bituminous pavements, it is common to have thermal cracking develop within the first few years of placement and continue throughout the life of the pavement. We recommend developing a regular maintenance plan for filling cracks in exterior slabs and pavements to lessen the potential impacts for cold weather distress due to frost heave or warm weather distress due to wetting and softening of the subgrade.

C.7. Utilities

C.7.a. Subgrade Stabilization

Earthwork activities associated with utility installations located inside the building area should adhere to the recommendations in Section C.2.

For exterior utilities, we anticipate the soils at typical invert elevations will be suitable for utility support. However, if construction encounters unfavorable conditions such as soft clay, organic soils or perched water at invert grades, the unsuitable soils may require some additional subcutting and replacement with sand or crushed rock to prepare a proper subgrade for pipe support. Project design and construction should not place utilities within the 1H:1V oversizing of foundations.

C.7.b. Corrosion Potential

Many of the soil borings indicated the site consists of sandy soils. We consider these soils non- to slightly corrosive to metallic conduits. If utilities extend through clay soils, we recommend bedding the utilities in sandy soil free of any clay lumps or constructing the utilities with non-corrosive materials.

C.8. Storm Water

C.8.a. Test Pits

We observed the excavation of three test pits that were extended to depths of approximately 10 feet each below existing grades. We labeled our exploration locations Test Pits, TP-28, TP-29, and TP-30. We visually examined the sidewalls of the test pit and classified the materials brought to the surface by the excavator bucket. We measured strata boundary depths with a tape measure to the nearest inch.

C.8.b. Storm Water Soil Profile Summary

Based on the test pit excavations, the storm water locations are composed of existing pavement materials over alluvial soils. Beneath the pavement, the alluvial soils were initially composed of sandy clay loam (USCS Soil Classification Sandy Lean Clay "CL") and fine-grained loamy sand (USCS Soil Classification Poorly Graded Sand with Silt "SP-SM"). At depth, the test pits encountered alluvial soils composed of fine-grained sand (USCS Soil Classification Poorly Graded Sand "SP").

Groundwater was not observed within the test pit excavations. Seasonal and annual fluctuations of groundwater should be anticipated.

C.8.c. Infiltration Discussion

In general, the alluvial sand soils present at the site are well suited for infiltration of storm water. However, lower infiltration rates should be anticipated in the sandy clay loam near Test Pit TP-28. Infiltration rates for the site are included on the Soil and Site Evaluation – Storm form attached in the Appendix.

Infiltration rates in natural soils are variable based on soil type, moisture content, void space between soil particles, and discontinuities in the soil structure. Discontinuities are not present in disturbed or compacted soils, such as existing fills, because void space between soil particles may have been reduced form compaction efforts, if applicable.

This geotechnical evaluation does not constitute a review of site suitability for storm water infiltration or evaluate the potential impacts, if any, from infiltration of large amounts of storm water.

C.9. Equipment Support

The recommendations included in the report may not be applicable to equipment used for the construction and maintenance of this project. We recommend evaluating subgrade conditions in areas of shoring, scaffolding, cranes, pumps, lifts, and other construction equipment prior to mobilization to determine if the exposed materials are suitable for equipment support or require some form of subgrade improvement. We also recommend project planning consider the effect that loads applied by such equipment may have on structures they bear on or surcharge – including pavements, buried utilities, and below-grade walls. We can assist you in this evaluation.

D. Procedures

D.1. Penetration Test Borings

We drilled the penetration test borings with a track-mounted core and auger drill equipped with hollow-stem auger. We performed the borings in general accordance with ASTM D6151 taking penetration test samples at 2 1/2- or 5-foot intervals in general accordance with ASTM D1586. The boring logs show the actual sample intervals and corresponding depths.

D.2. Cone Penetration Test Soundings

We performed CPT soundings by advancing a 1.75-inch diameter Vertek seismic piezocone with an unequal end area ratio of 0.8. We used a 15-ton track mounted rig to advance the cone into the ground. We performed the soundings in general accordance with ASTM D5778. While advancing the cone, we digitally recorded tip resistance (Q_t), sleeve friction (F_S) and pore pressure (U_2).

D.3. Exploratory Test Pits

Hess Excavation excavated the test pits with a track-mounted excavator, under the direction and observation of our staff. We prepared Test Pit Logs in accordance with the Wisconsin DSPS Technical Standard 1002. Soils excavated in the test pits were logged by visually examining the sidewalls of the test pits and classifying the materials brought to the surface by the bucket. We measured strata boundary depths with a tape measure.

D.4. Exploration Logs

D.4.a. Log of Boring Sheets

The Appendix includes Log of Boring sheets for our penetration test borings. The logs identify and describe the penetrated geologic materials and present the results of penetration resistance and other in-situ tests performed. The logs also present the results of laboratory tests performed on penetration test samples, and groundwater measurements. The Appendix also includes a Fence Diagram intended to provide a summarized cross-sectional view of the soil profile across the site.

We inferred strata boundaries from changes in the penetration test samples and the auger cuttings. Because we did not perform continuous sampling, the strata boundary depths are only approximate.

The boundary depths vary away from the boring locations, and the boundaries themselves may occur as gradual rather than abrupt transitions.

D.4.b. Cone Penetration Test Sounding Logs

The Appendix also includes CPT Sounding Logs. The CPT sounding logs report the tip resistance (Q_t), sleeve friction (F_s) and pore pressure (U_2) measured by the cone during advancement, as well as the soil behavior type (SBT) inferred from established relationships between tip resistance, sleeve friction and pore pressure. The SBT does not indicate a soil classification based on grain size distribution. Refer to the attached Descriptive Terminology Cone Penetration Test in the Appendix for more information. The CPT logs also report the friction ratio, which calculated by dividing the sleeve friction by the tip resistance.

We inferred strata boundaries, like SBT, from changes in tip resistance, sleeve friction and pore pressure. While cone measurements are continuous with depth, the boundaries are still only approximate, vary away from the sounding locations and may also occur as gradual rather than abrupt transitions.

D.4.c. Log of Test Pit Sheets

The Appendix also includes Log of Test Pit sheets. The logs classify and describe the geologic materials exposed in the sidewalls and bottoms of the pits, present the results of laboratory tests performed on bulk samples obtained from them, and depict groundwater measurements.

D.4.d. Geologic Origins

We assigned geologic origins to the materials shown on the logs and referenced within this report, based on: (1) a review of the background information and reference documents cited above, (2) visual classification of the various geologic material samples retrieved during the course of our subsurface exploration, (3) penetration resistance and other in-situ testing performed for the project, (4) laboratory test results, and (5) available common knowledge of the geologic processes and environments that have impacted the site and surrounding area in the past.

D.5. Material Classification and Testing

D.5.a. Visual and Manual Classification

We visually and manually classified the geologic materials encountered based on ASTM D2488. When we performed laboratory classification tests, we used the results to classify the geologic materials in accordance with ASTM D2487. The Appendix includes a chart explaining the classification system we used.

D.5.b. Laboratory Testing

The exploration logs in the Appendix note most of the results of the laboratory tests performed on geologic material samples. The remaining laboratory test results follow the exploration logs. We performed the tests in general accordance with ASTM procedures.

D.6. Groundwater Measurements

The drillers checked for groundwater while advancing the penetration test borings, and again after auger withdrawal. We then filled the boreholes or allowed them to remain open for an extended period of observation, as noted on the boring logs.

We inferred groundwater levels from pore pressure measurements made during advancement of the piezocone.

E. Qualifications

E.1. Variations in Subsurface Conditions

E.1.a. Material Strata

We developed our evaluation, analyses, and recommendations from a limited amount of site and subsurface information. It is not standard engineering practice to retrieve material samples from exploration locations continuously with depth. Therefore, we must infer strata boundaries and thicknesses. Strata boundaries may also be gradual transitions, and project planning should expect the strata to vary in depth, elevation, and thickness, away from the exploration locations.

Variations in subsurface conditions present between exploration locations may not be revealed until performing additional exploration work or starting construction. If future activity for this project reveals any such variations, you should notify us so that we may reevaluate our recommendations. Such variations could increase construction costs, and we recommend including a contingency to accommodate them.

E.1.b. Groundwater Levels

We made groundwater measurements under the conditions reported herein and shown on the exploration logs and interpreted in the text of this report.

Note that the observation periods were short, and project planning can expect groundwater levels to fluctuate in response to rainfall, flooding, irrigation, seasonal freezing and thawing, surface drainage modifications and other seasonal and annual factors.

E.2. Continuity of Professional Responsibility

E.2.a. Plan Review

We based this report on a limited amount of information, and we made several assumptions to help us develop our recommendations. We should be retained to review the geotechnical aspects of the designs and specifications. This review will allow us to evaluate whether we anticipated the design correctly, if any design changes affect the validity of our recommendations, and if the design and specifications correctly interpret and implement our recommendations.

E.2.b. Construction Observations and Testing

We recommend retaining us to perform the required observations and testing during construction as part of the ongoing geotechnical evaluation. This will allow us to correlate the subsurface conditions exposed during construction with those encountered by the borings and provide professional continuity from the design phase to the construction phase. If we do not perform observations and testing during construction, it becomes the responsibility of others to validate the assumption made during the preparation of this report and to accept the construction-related geotechnical engineer-of-record responsibilities.

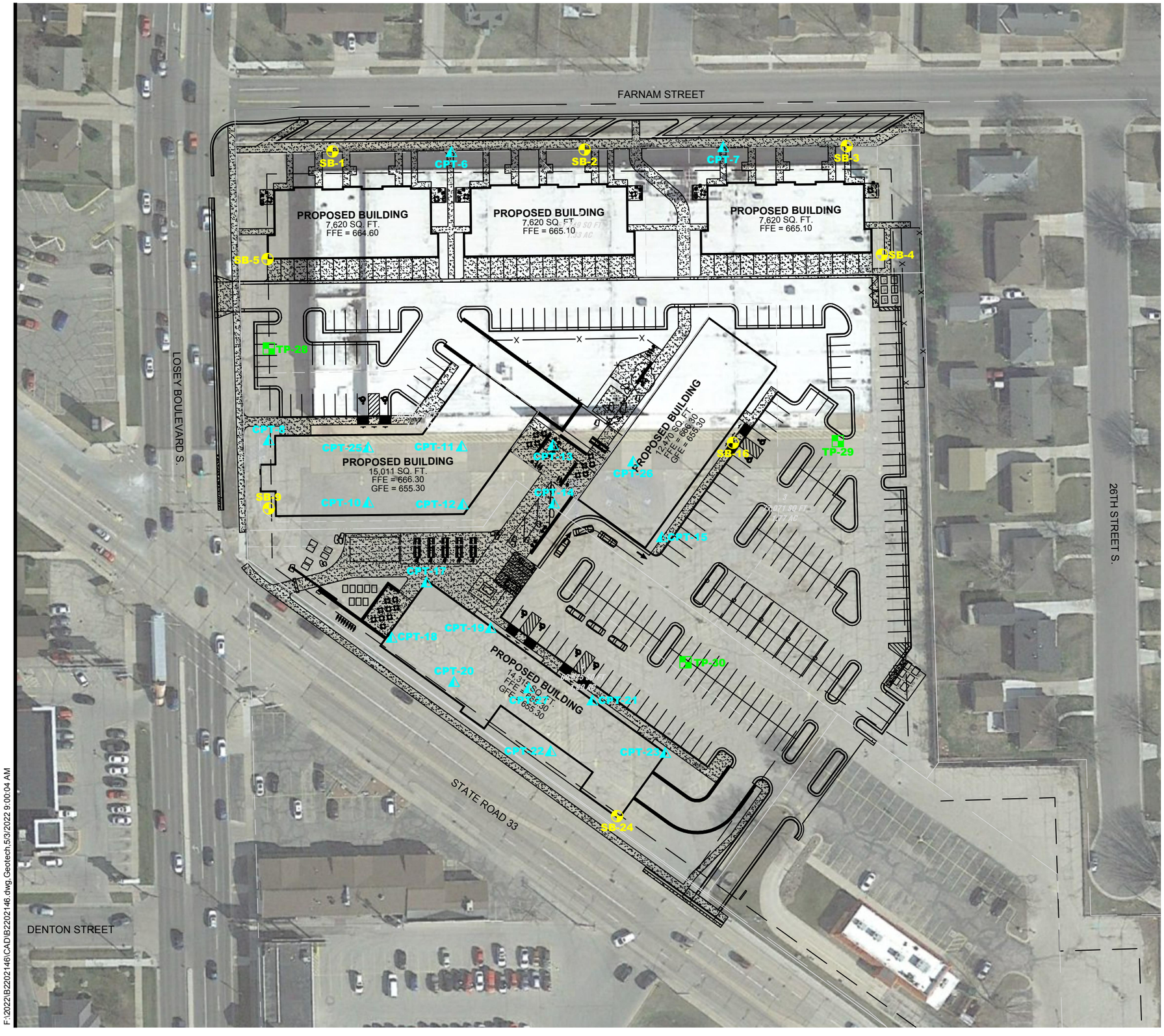
E.3. Use of Report

This report is for the exclusive use of the addressed parties. Without written approval, we assume no responsibility to other parties regarding this report. Our evaluation, analyses and recommendations may not be appropriate for other parties or projects.

E.4. Standard of Care

In performing its services, Braun Intertec used that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession currently practicing in the same locality. No warranty, express or implied, is made.

Appendix



DENOTES APPROXIMATE LOCATION OF STANDARD PENETRATION TEST BORING

DENOTES APPROXIMATE LOCATION OF CPT SOUNDING

DENOTES APPROXIMATE LOCATION OF TEST PIT

N

40' 0 80'

SCALE: 1"= 80'

F:\2022\B2202146\CAD\B2202146.dwg,Geotech,5/3/2022 9:00:04 AM

BRAUN INTERTEC
The Science You Build On.
11001 Hampshire Avenue S
Minneapolis, MN 55438
952.995.2000
braunintertec.com

Drawing Information

Project No:	B2202146
Drawing No:	B2202146
Drawn By:	JAG
Date Drawn:	3/15/22
Checked By:	BW
Last Modified:	5/3/22

Project Information

Kmart Redevelopment Project

2415 State Road

La Crosse, Wisconsin

Soil Boring Location Sketch

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2202146
Geotechnical Evaluation
Copper Rocks Development
2415 State Road
La Crosse, Wisconsin

BORING: **ST-01**
LOCATION: See attached sketch
NORTHING: EASTING:
DRILLER: Subcontractor | LOGGED BY: B. Wright | START DATE: 03/31/22 | END DATE: 03/31/22
SURFACE ELEVATION: 661.5 ft | RIG: Subcontractor | METHOD: 3 1/4" HSA | SURFACING: Pavement | WEATHER: Overcast

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
660.6		PAVEMENT, 2 inches of bituminous over 9 inches of apparent aggregate base					
0.9		FILL: POORLY GRADED SAND with SILT (SP-SM), fine-grained, brown, moist		5-4-4 (8)			
657.5							
4.0		POORLY GRADED SAND (SP), fine-grained, brown to light brown, moist, loose to medium dense (ALLUVIUM)	5	4-5-6 (11)			
				4-4-4 (8)			
			10	4-3-5 (8)		5	P200=2%
				3-3-5 (8)			
			15	3-4-6 (10)			
			20	3-4-6 (10)			
640.5							
21.0		END OF BORING Boring then grouted					Water not observed while drilling.
			25				
			30				
			35				

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2202146
Geotechnical Evaluation
Copper Rocks Development
2415 State Road
La Crosse, Wisconsin

BORING: **ST-02**
LOCATION: See attached sketch
NORTHING: EASTING:

DRILLER:	Subcontractor	LOGGED BY:	B. Wright	START DATE:	03/31/22	END DATE:	03/31/22
SURFACE ELEVATION:	663.4 ft	RIG:	Subcontractor	METHOD:	3 1/4" HSA	SURFACING:	Pavement	WEATHER:	Overcast

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
662.5		PAVEMENT, 2 inches of bituminous over 9 inches of apparent aggregate base					
0.9		FILL: SILTY SAND (SM), fine-grained, trace bituminous debris, dark brown to brown, moist		15-10-12 (22)			
			5	5-7-9 (16)		6	P200=6%
656.9							
6.5		POORLY GRADED SAND (SP), fine-grained, brown to light brown, moist, loose (ALLUVIUM)		2-3-4 (7)			
			10	3-4-4 (8)			
				4-4-4 (8)			
			15	4-4-4 (8)			
			20	3-4-6 (10)			
642.4							
21.0		END OF BORING Boring then grouted					Water not observed while drilling.
			25				
			30				
			35				

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2202146
Geotechnical Evaluation
Copper Rocks Development
2415 State Road
La Crosse, Wisconsin

BORING: **ST-03**
LOCATION: See attached sketch
NORTHING: EASTING:

DRILLER:	Subcontractor	LOGGED BY:	B. Wright	START DATE:	03/31/22	END DATE:	03/31/22
SURFACE ELEVATION:	663.1 ft	RIG:	Subcontractor	METHOD:	3 1/4" HSA	SURFACING:	Pavement	WEATHER:	Overcast

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
662.2		PAVEMENT, 2 inches of bituminous over 9 inches of apparent aggregate base					
0.9		FILL: POORLY GRADED SAND (SP), fine-grained, trace Gravel, light brown, moist		7-7-7 (14)			
660.1		POORLY GRADED SAND with SILT (SP-SM), fine-grained, brown to light brown, moist, loose (ALLUVIUM)		5-6-3 (9)		6	P200=6%
3.0			5				
656.6		POORLY GRADED SAND (SP), fine-grained, light brown, moist, loose (ALLUVIUM)		3-3-3 (6)			
6.5				3-4-3 (7)			
			10	3-3-5 (8)			
				2-3-4 (7)			
			15				
				4-4-5 (9)			
642.1			20				
21.0		END OF BORING Boring then grouted					Water not observed while drilling.
			25				
			30				
			35				

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2202146
Geotechnical Evaluation
Copper Rocks Development
2415 State Road
La Crosse, Wisconsin

BORING: **ST-04**

LOCATION: See attached sketch

NORTHING: | EASTING:

DRILLER:	Subcontractor	LOGGED BY:	B. Wright	START DATE:	03/31/22	END DATE:	03/31/22
SURFACE ELEVATION:	664.1 ft	RIG:	Subcontractor	METHOD:	3 1/4" HSA	SURFACING:	Pavement	WEATHER:	Overcast

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
663.2		PAVEMENT, 2 inches of bituminous over 9 inches of apparent aggregate base					
0.9		POORLY GRADED SAND (SP), fine-grained, brown to light brown, moist, loose to medium dense (ALLUVIUM)		4-4-4 (8)			
				3-3-4 (7)			
				4-4-4 (8)		7	P200=3%
				4-4-4 (8)			
				4-4-5 (9)			
				4-5-7 (12)			
				3-4-6 (10)			
643.1							
21.0		END OF BORING Boring then grouted					Water not observed while drilling.

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2202146
Geotechnical Evaluation
Copper Rocks Development
2415 State Road
La Crosse, Wisconsin

BORING: **ST-05**

LOCATION: See attached sketch

NORTHING: | EASTING:

DRILLER:	Subcontractor	LOGGED BY:	B. Wright	START DATE:	03/31/22	END DATE:	03/31/22
SURFACE ELEVATION:	663.1 ft	RIG:	Subcontractor	METHOD:	3 1/4" HSA	SURFACING:	Pavement	WEATHER:	Overcast

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
662.4		PAVEMENT, 2 inches over 7 inches of apparent aggregate base					
0.8		FILL: SILTY SAND (SM), fine-grained, dark brown, moist		4-4-4 (8)			
659.1							
4.0		POORLY GRADED SAND with SILT (SP-SM), fine-grained, brown, moist, medium dense (ALLUVIUM)	5	4-5-6 (11)		8	P200=8%
656.6							
6.5		POORLY GRADED SAND (SP), fine-grained, brown to light brown, moist, loose (ALLUVIUM)		4-3-4 (7)			
			10	3-3-4 (7)			
				3-4-5 (9)			
			15	3-4-5 (9)			
			20	4-5-5 (10)			
642.1							
21.0		END OF BORING Boring then grouted					Water not observed while drilling.
			25				
			30				
			35				

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2202146
Geotechnical Evaluation
Copper Rocks Development
2415 State Road
La Crosse, Wisconsin

BORING: **ST-09**

LOCATION: See attached sketch

NORTHING: | EASTING:

DRILLER:	Subcontractor	LOGGED BY:	B. Wright	START DATE:	03/31/22	END DATE:	03/31/22
SURFACE ELEVATION:	664.2 ft	RIG:	Subcontractor	METHOD:	3 1/4" HSA	SURFACING:	Pavement	WEATHER:	Overcast

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
663.3		PAVEMENT, 2 inches of bituminous over 9 inches of apparent aggregate base					
0.9		POORLY GRADED SAND (SP), fine-grained, brown to light brown, moist, loose to medium dense (ALLUVIUM)		5-4-3 (7)			
				4-4-5 (9)			
5				3-3-3 (6)			
				4-4-4 (8)			
10				4-4-4 (8)			
				3-4-5 (9)		5	P200=2%
15							
				3-3-3 (6)			
20							
				3-4-6 (10)			
25							
				5-5-6 (11)			
30							
633.2							
31.0		END OF BORING Boring then grouted					Water not observed while drilling.
35							

BRAUN INTERTEC
The Science You Build On.

LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2202146
Geotechnical Evaluation
Copper Rocks Development
2415 State Road
La Crosse, Wisconsin

BORING: **ST-16**

LOCATION: See attached sketch

NORTHING: | EASTING:

DRILLER:	Subcontractor	LOGGED BY:	B. Wright	START DATE:	03/31/22	END DATE:	03/31/22
SURFACE ELEVATION:	664.5 ft	RIG:	Subcontractor	METHOD:	3 1/4" HSA	SURFACING:	Pavement	WEATHER:	Overcast

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
663.6		PAVEMENT, 5 inches of concrete over 6 inches of apparent aggregate base					
0.9		POORLY GRADED SAND (SP), fine-grained, brown to light brown, moist, loose to medium dense (ALLUVIUM)		4-5-5 (10)			
				5-4-5 (9)			
5				4-4-5 (9)			
				3-4-3 (7)			
10				5-6-6 (12)			
				4-4-4 (8)		5	P200=2%
15							
				4-5-6 (11)			
20							
				3-4-4 (8)			
25							
				6-6-7 (13)			
30							
633.5							
31.0		END OF BORING Boring then grouted					Water not observed while drilling.
35							

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2202146
Geotechnical Evaluation
Copper Rocks Development
2415 State Road
La Crosse, Wisconsin

BORING: **ST-24**
LOCATION: See attached sketch
NORTHING: EASTING:

DRILLER:	Subcontractor	LOGGED BY:	B. Wright	START DATE:	03/31/22	END DATE:	03/31/22
SURFACE ELEVATION:	665.9 ft	RIG:	Subcontractor	METHOD:	3 1/4" HSA	SURFACING:	Pavement	WEATHER:	Overcast

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
665.0		PAVEMENT, 2 inches of bituminous over 9 inches of apparent aggregate base					
0.9		POORLY GRADED SAND with SILT (SP-SM), fine-grained, brown, moist, medium dense (ALLUVIUM)		6-5-7 (12)			
662.9		POORLY GRADED SAND (SP), fine-grained, brown to light brown, moist, loose to medium dense (ALLUVIUM)		4-4-4 (8)			
3.0			5	3-3-4 (7)			
				3-4-5 (9)			
			10	3-4-3 (7)			
651.9							
14.0		POORLY GRADED SAND with SILT (SP-SM), fine-grained, light brown, moist, loose (ALLUVIUM)	15	3-4-5 (9)		6	P200=7%
647.9							
18.0		POORLY GRADED SAND (SP), fine-grained, light brown, moist, loose to medium dense (ALLUVIUM)	20	5-5-5 (10)			
			25	5-5-6 (11)			
			30	6-4-5 (9)			
634.9							
31.0		END OF BORING Boring then grouted	35				Water not observed while drilling.

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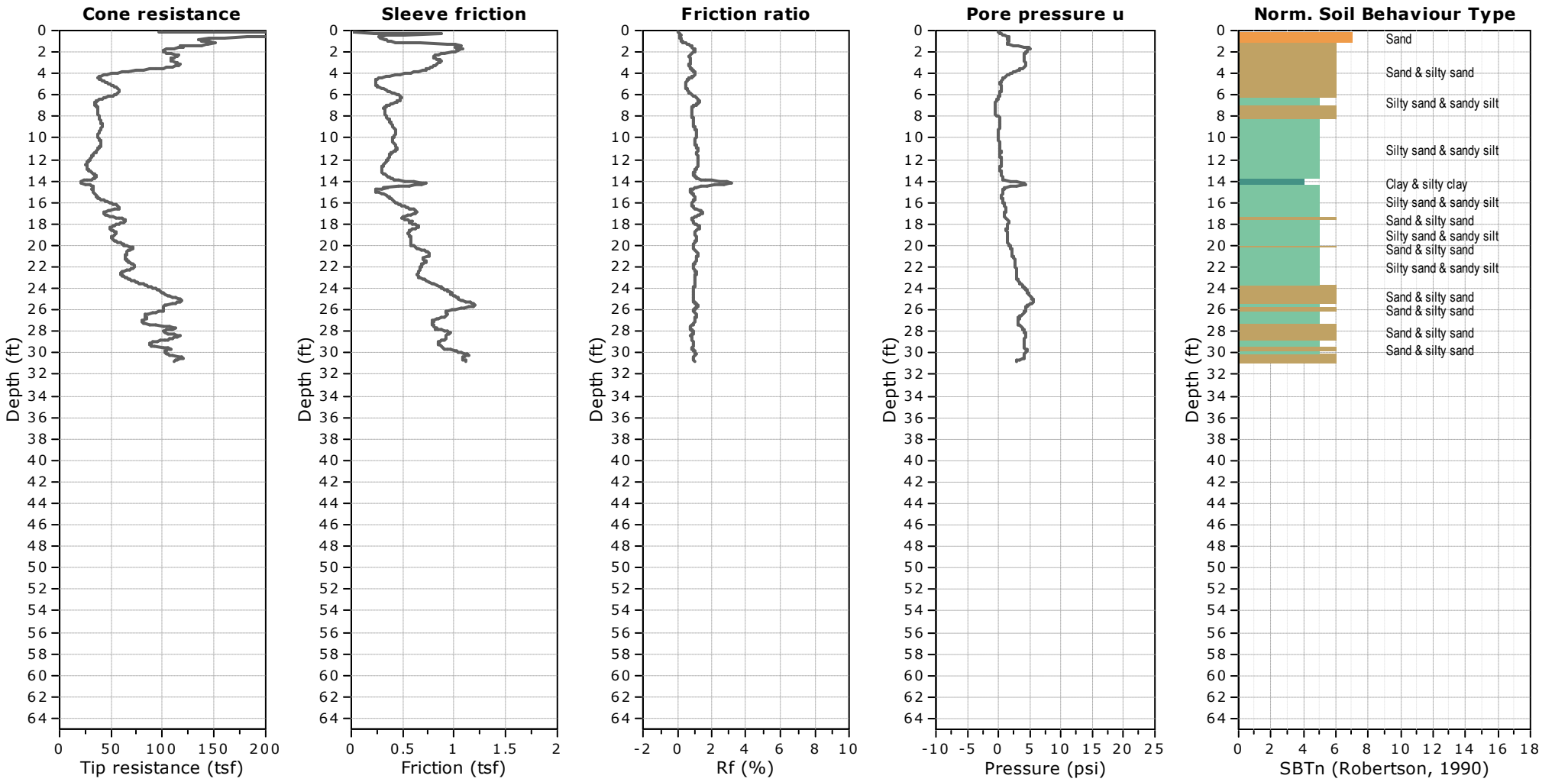
CPT: CPT-06
Total depth: 30.77 ft, Date: 4/8/2022
Surface Elevation: 662.30 ft
Coords: N 126408.696, E 453756.315
Cone Type: 200727
Cone Operator: Belch

Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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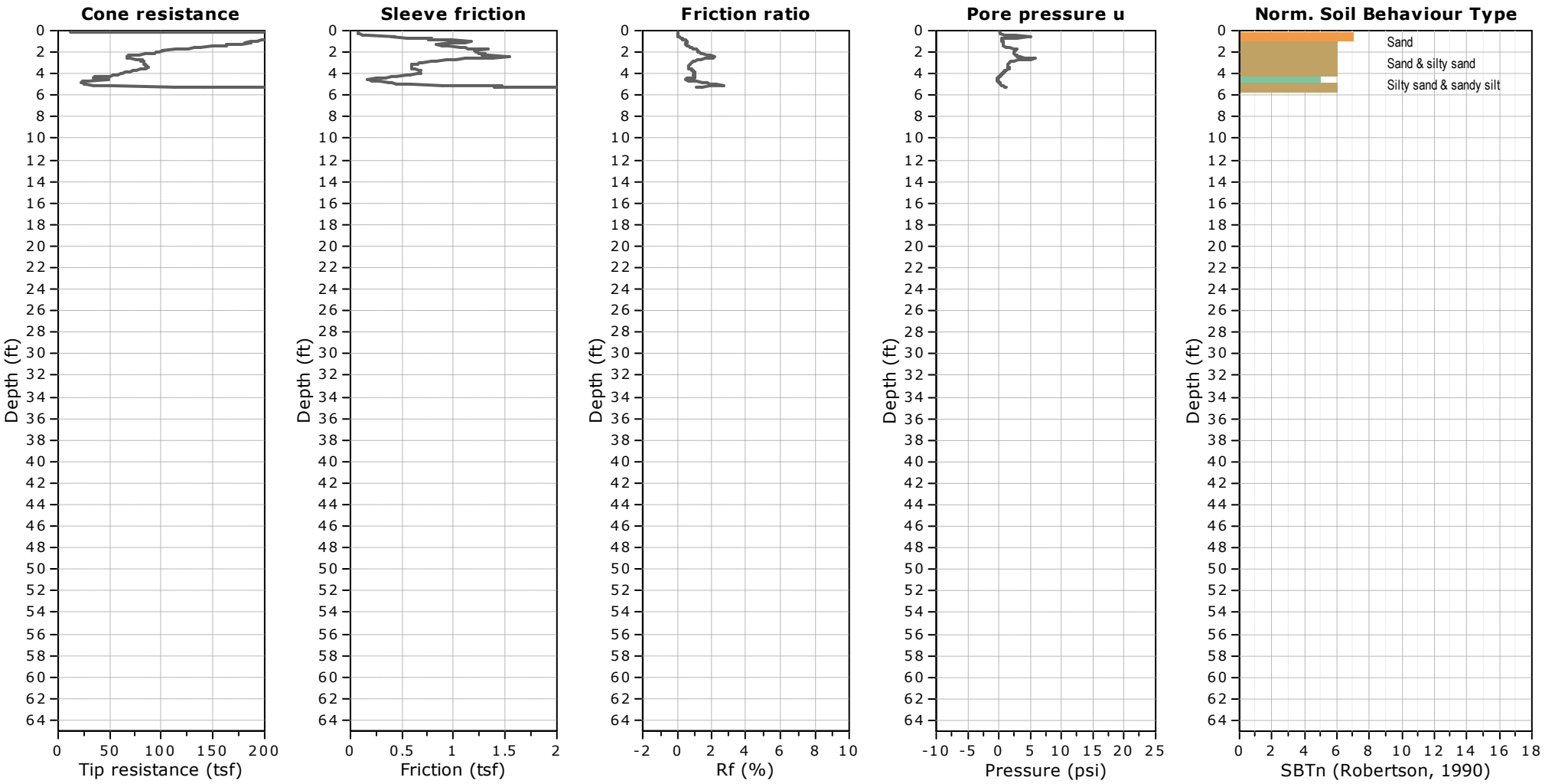
CPT: CPT-07
Total depth: 5.31 ft, Date: 4/8/2022
Surface Elevation: 664.30 ft
Coords: N 126412.690, E 453977.161
Cone Type: 200727
Cone Operator: Belch

Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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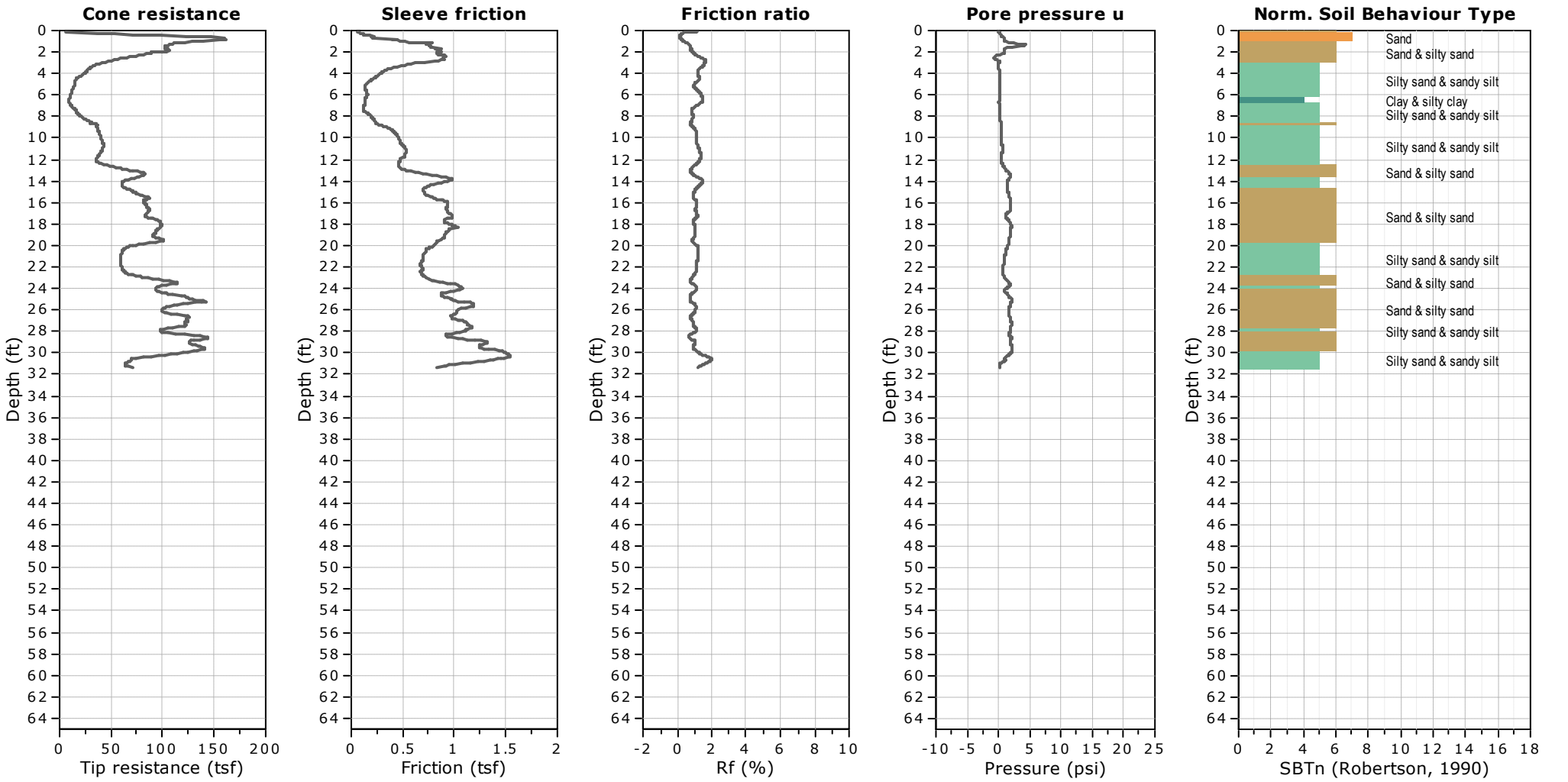
CPT: CPT-08
Total depth: 31.30 ft, Date: 4/8/2022
Surface Elevation: 663.90 ft
Coords: N 126174.571, E 453607.932
Cone Type: 200726
Cone Operator: Belch

Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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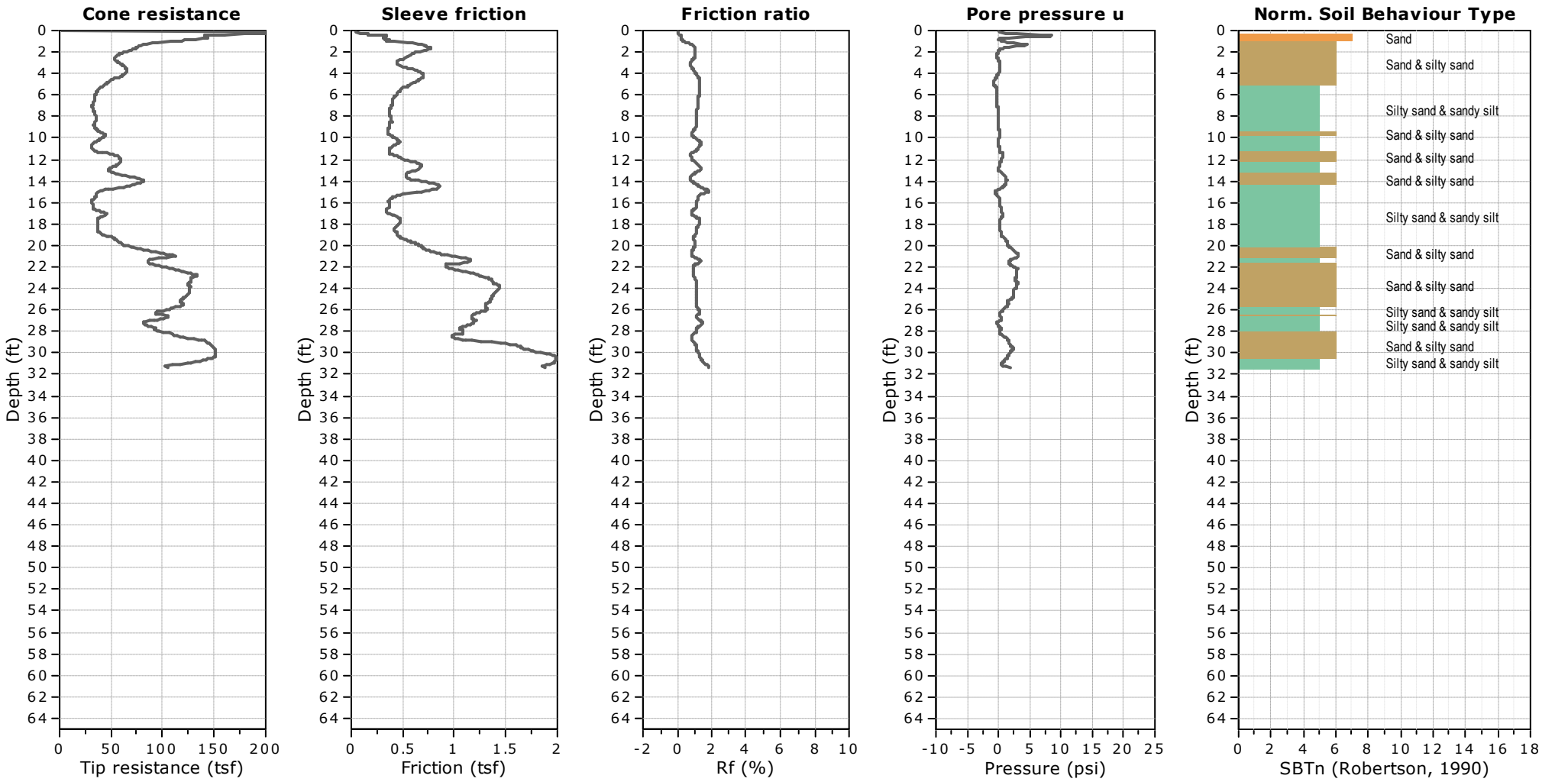
CPT: CPT-10
Total depth: 31.30 ft, Date: 4/8/2022
Surface Elevation: 663.73 ft
Coords: N 126124.095, E 453688.823
Cone Type: 200727
Cone Operator: Belch

Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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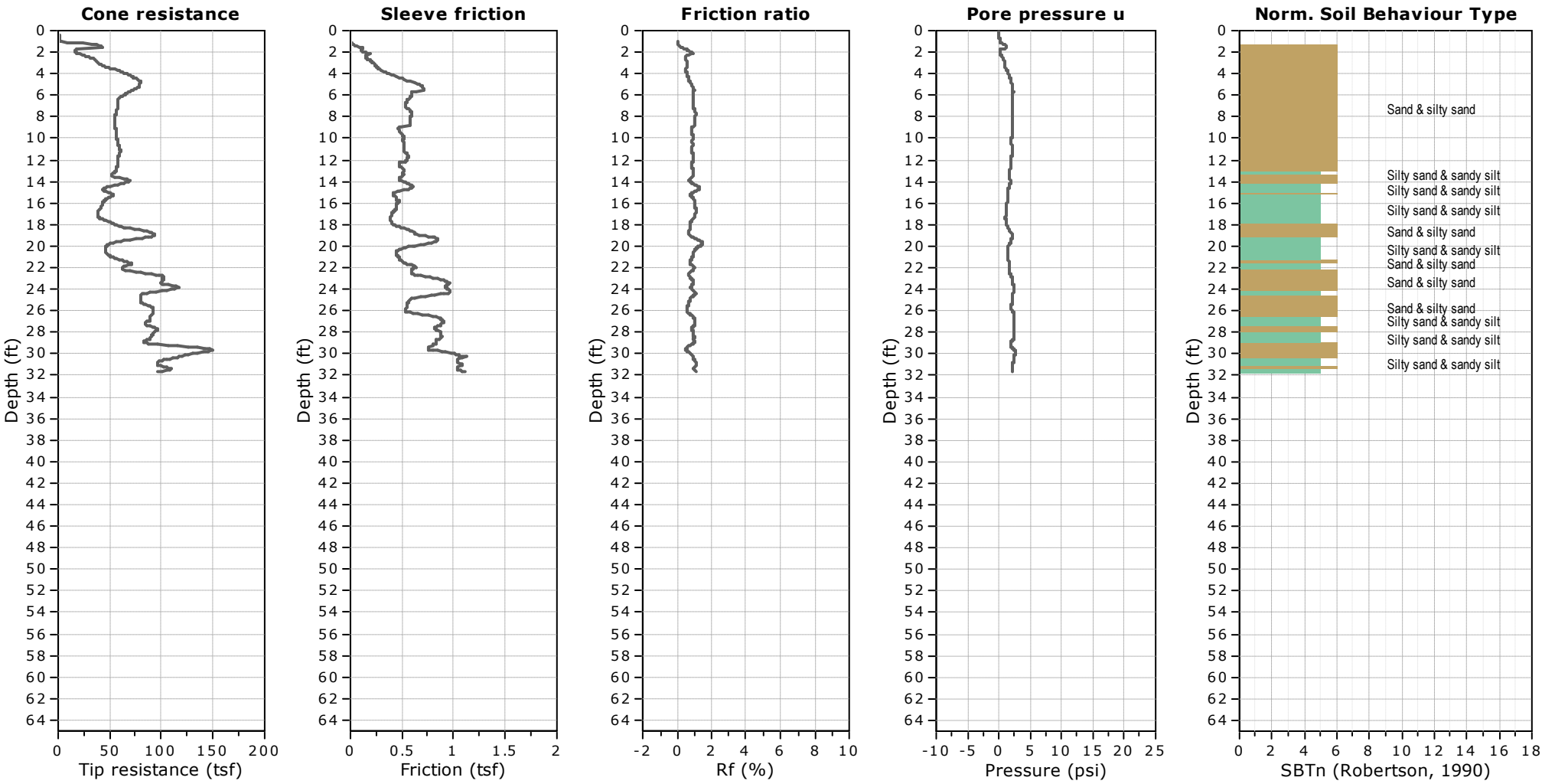
CPT: CPT-11
Total depth: 31.69 ft, Date: 4/9/2022
Surface Elevation: 664.48 ft
Coords: N 126169.688, E 453764.767
Cone Type: 200724
Cone Operator: Belch

Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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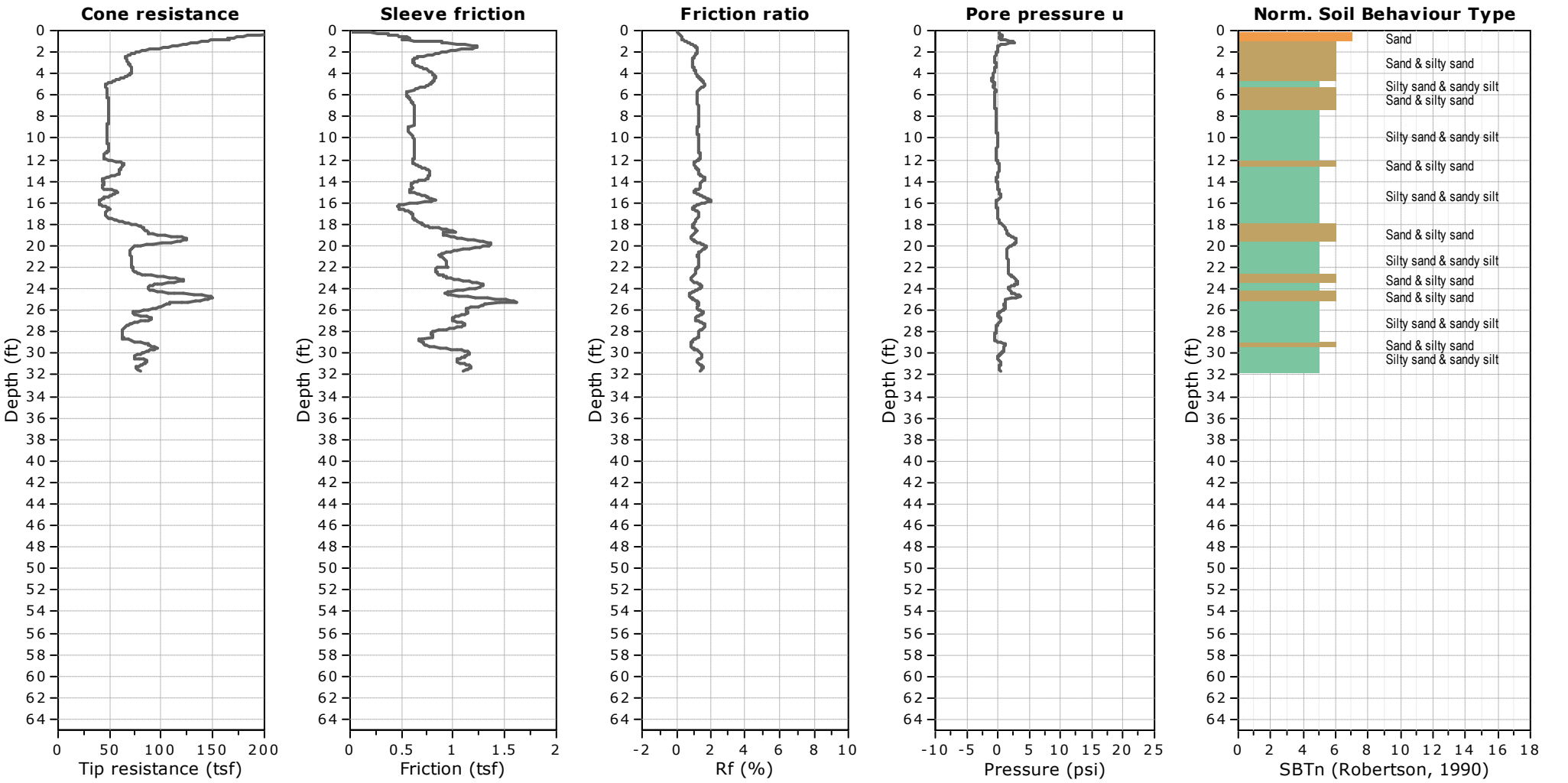
CPT: CPT-12
Total depth: 31.63 ft, Date: 4/8/2022
Surface Elevation: 663.81 ft
Coords: N 126122.632, E 453765.658
Cone Type: 200724
Cone Operator: Belch

Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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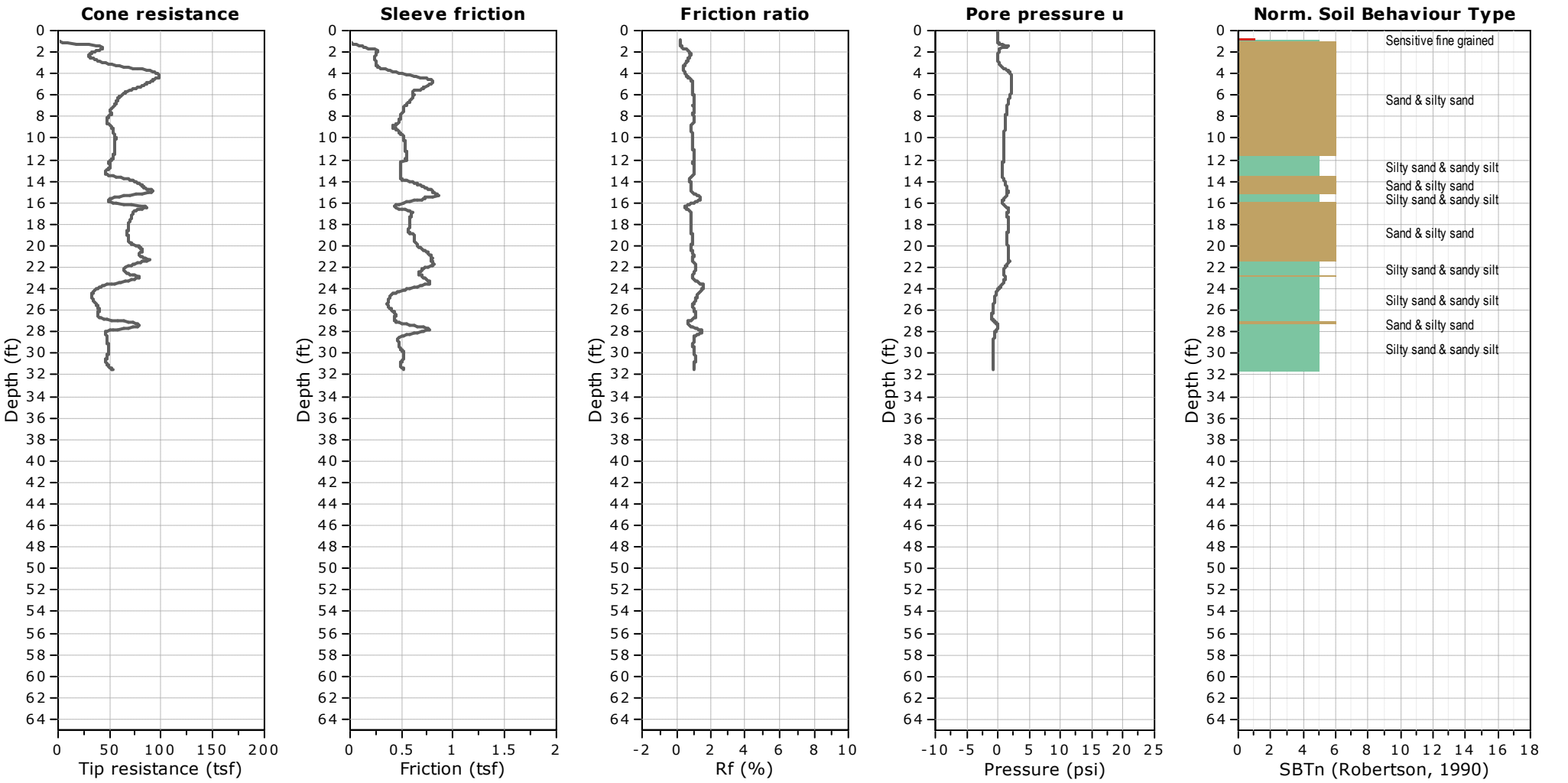
CPT: CPT-13
Total depth: 31.56 ft, Date: 4/9/2022
Surface Elevation: 664.50 ft
Coords: N 126170.618, E 453838.885
Cone Type: 200724
Cone Operator: Belch

Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



SBTn legend

1. Sensitive fine grained	4. Clayey silt to silty clay	7. Gravelly sand to sand
2. Organic material	5. Silty sand to sandy silt	8. Very stiff sand to clayey sand
3. Clay to silty clay	6. Clean sand to silty sand	9. Very stiff fine grained

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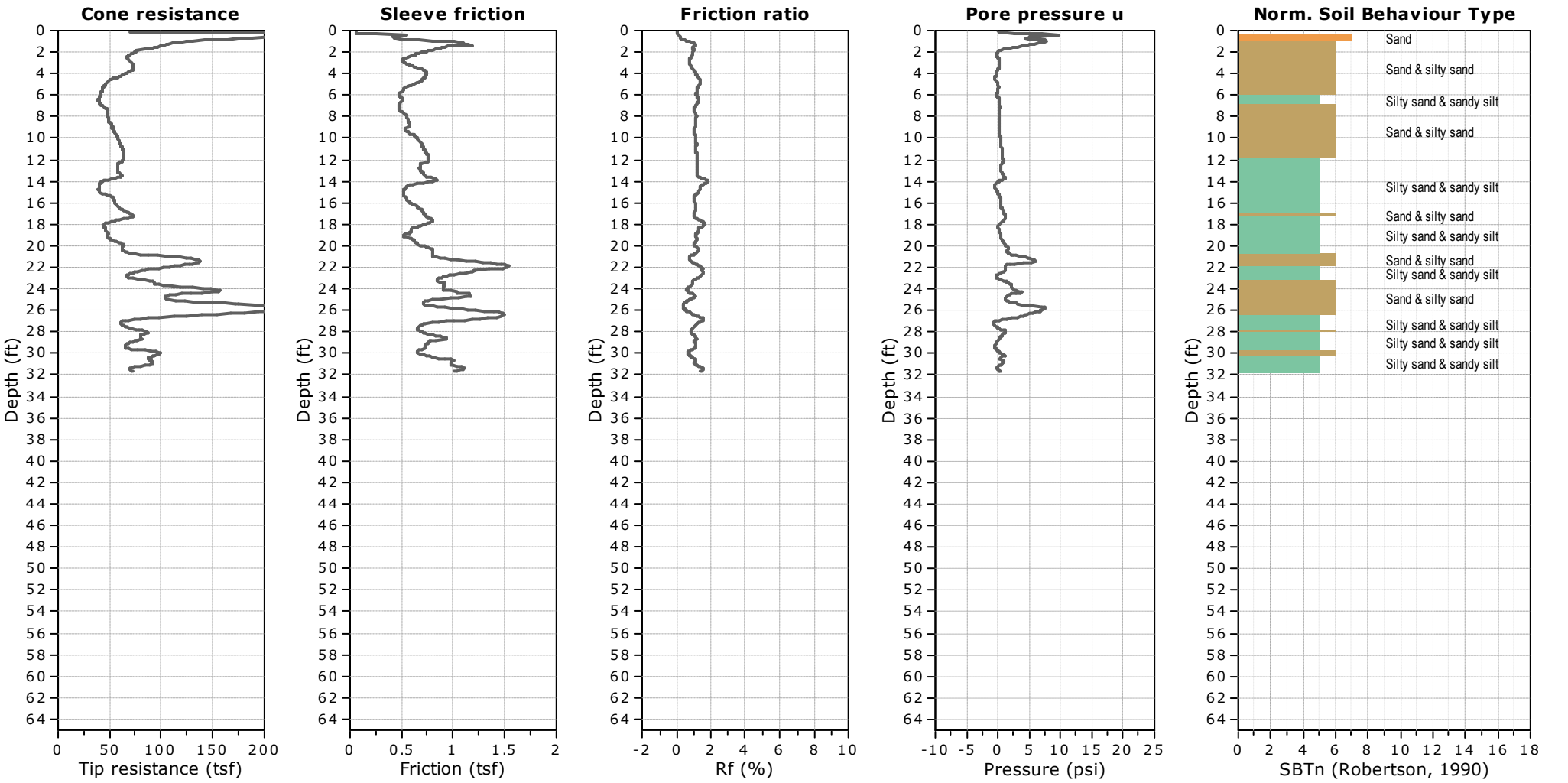
CPT: CPT-14
Total depth: 31.69 ft, Date: 4/8/2022
Surface Elevation: 663.72 ft
Coords: N 126123.229, E 453839.647
Cone Type: 200726
Cone Operator: Belch

Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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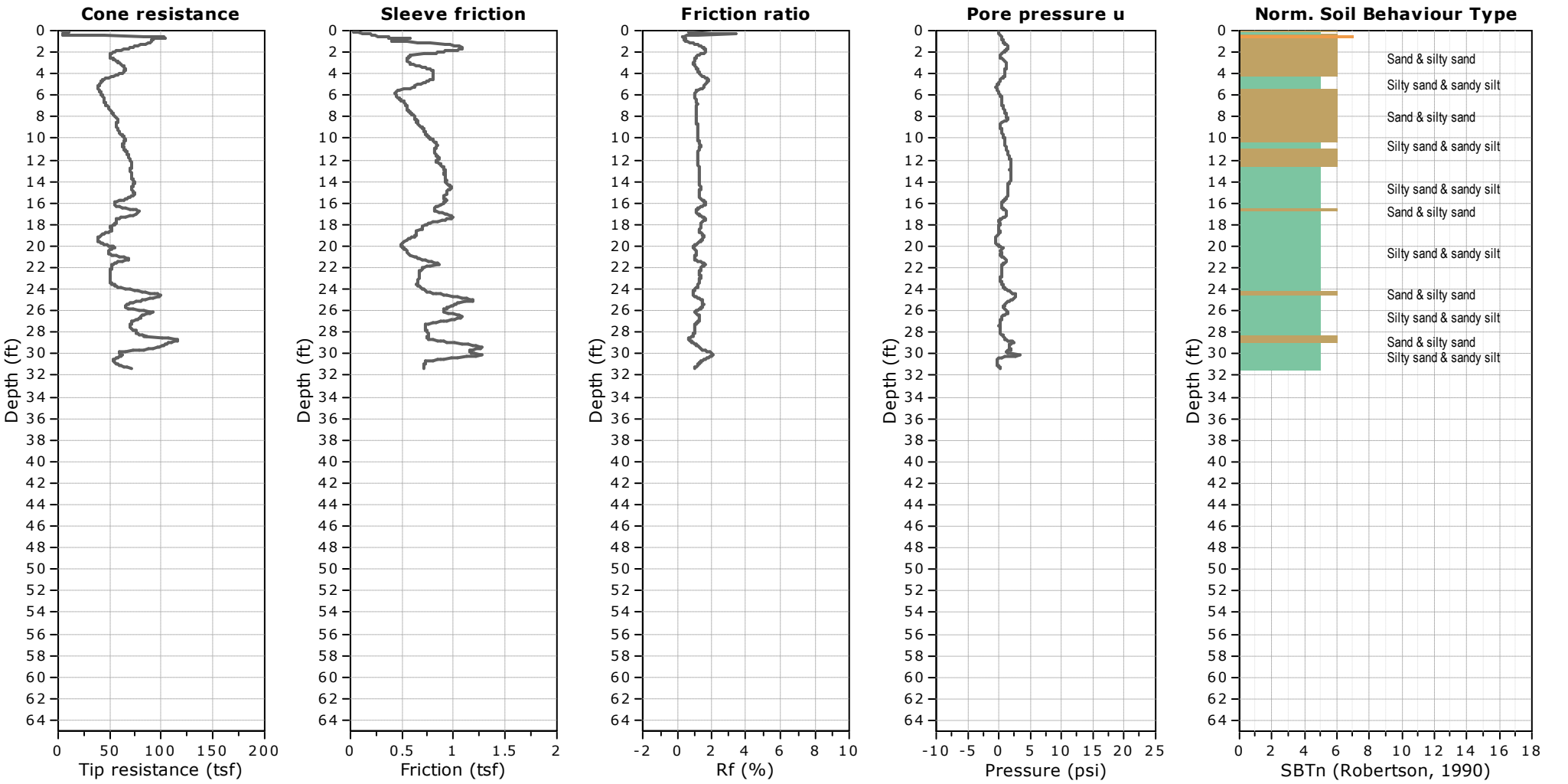
CPT: CPT-15
Total depth: 31.30 ft, Date: 4/8/2022
Surface Elevation: 663.42 ft
Coords: N 126095.902, E 453927.326
Cone Type: 200727
Cone Operator: Belch

Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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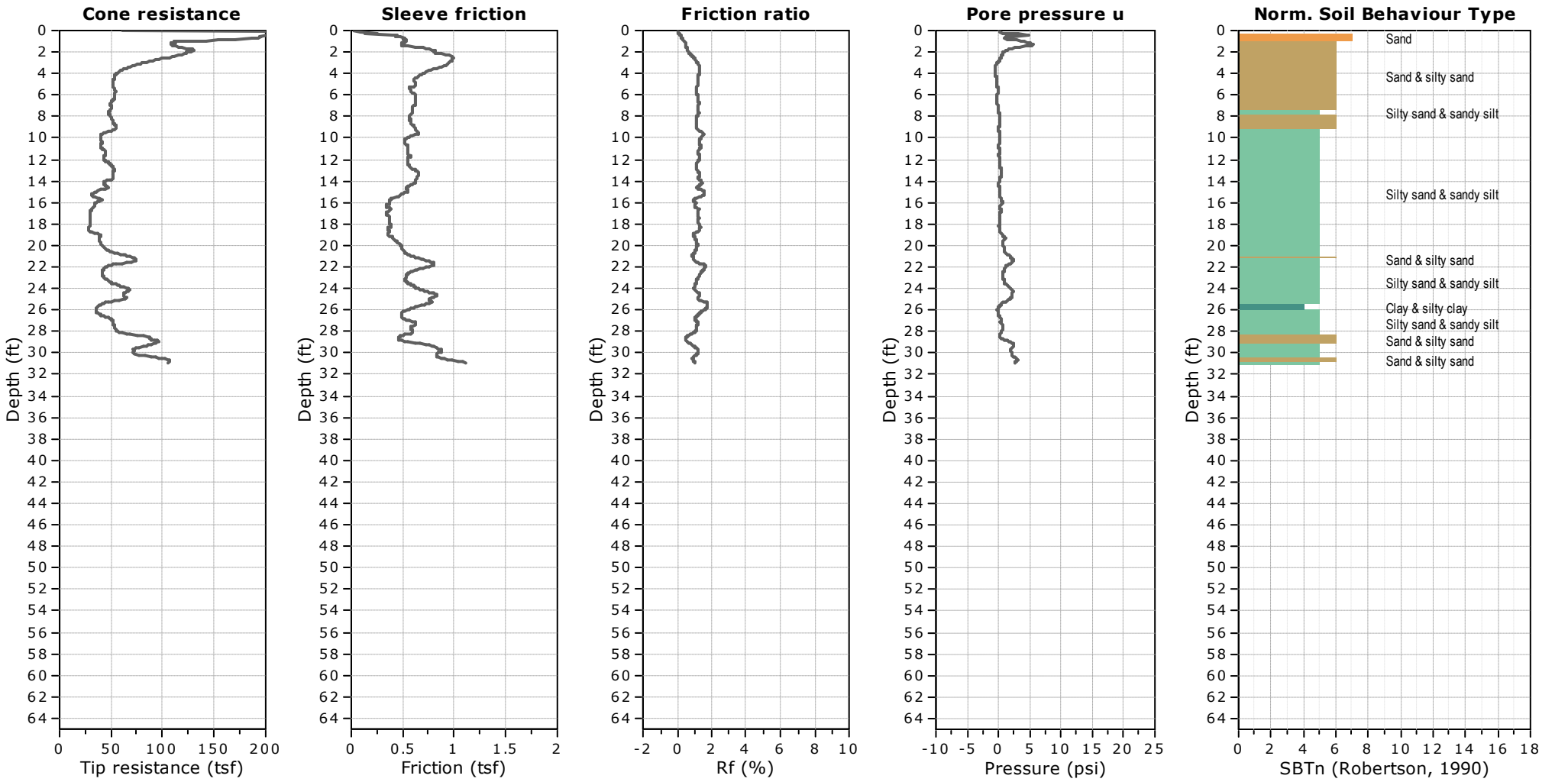
CPT: CPT-17
Total depth: 30.91 ft, Date: 4/8/2022
Surface Elevation: 663.85 ft
Coords: N 126059.291, E 453736.160
Cone Type: 200724
Cone Operator: Belch

Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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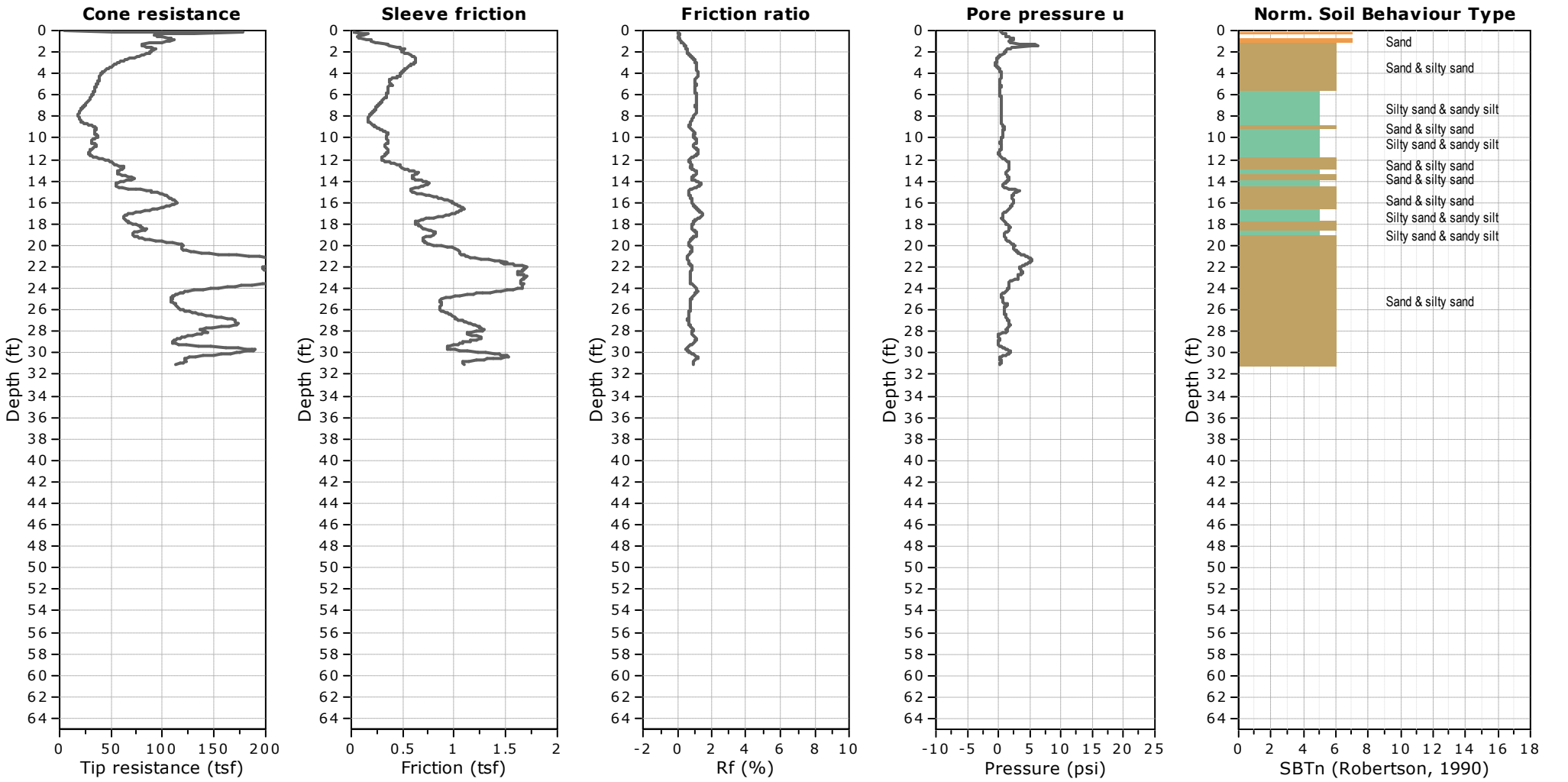
CPT: CPT-18
Total depth: 31.04 ft, Date: 4/8/2022
Surface Elevation: 664.98 ft
Coords: N 126014.262, E 453707.785
Cone Type: 200727
Cone Operator: Belch

Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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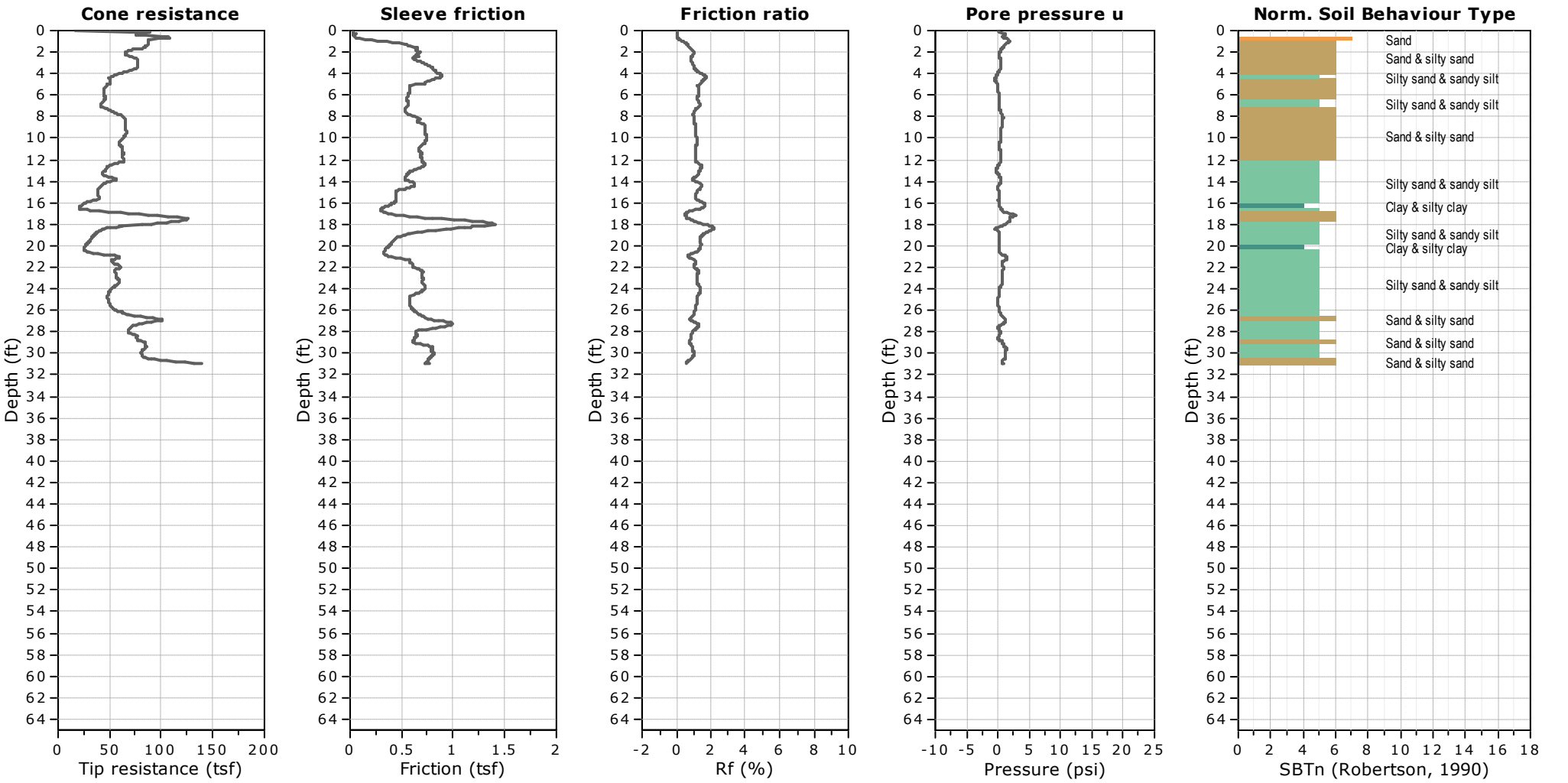
CPT: CPT-19
Total depth: 30.97 ft, Date: 4/8/2022
Surface Elevation: 664.86 ft
Coords: N 126022.157, E 453788.298
Cone Type: 200726
Cone Operator: Belch

Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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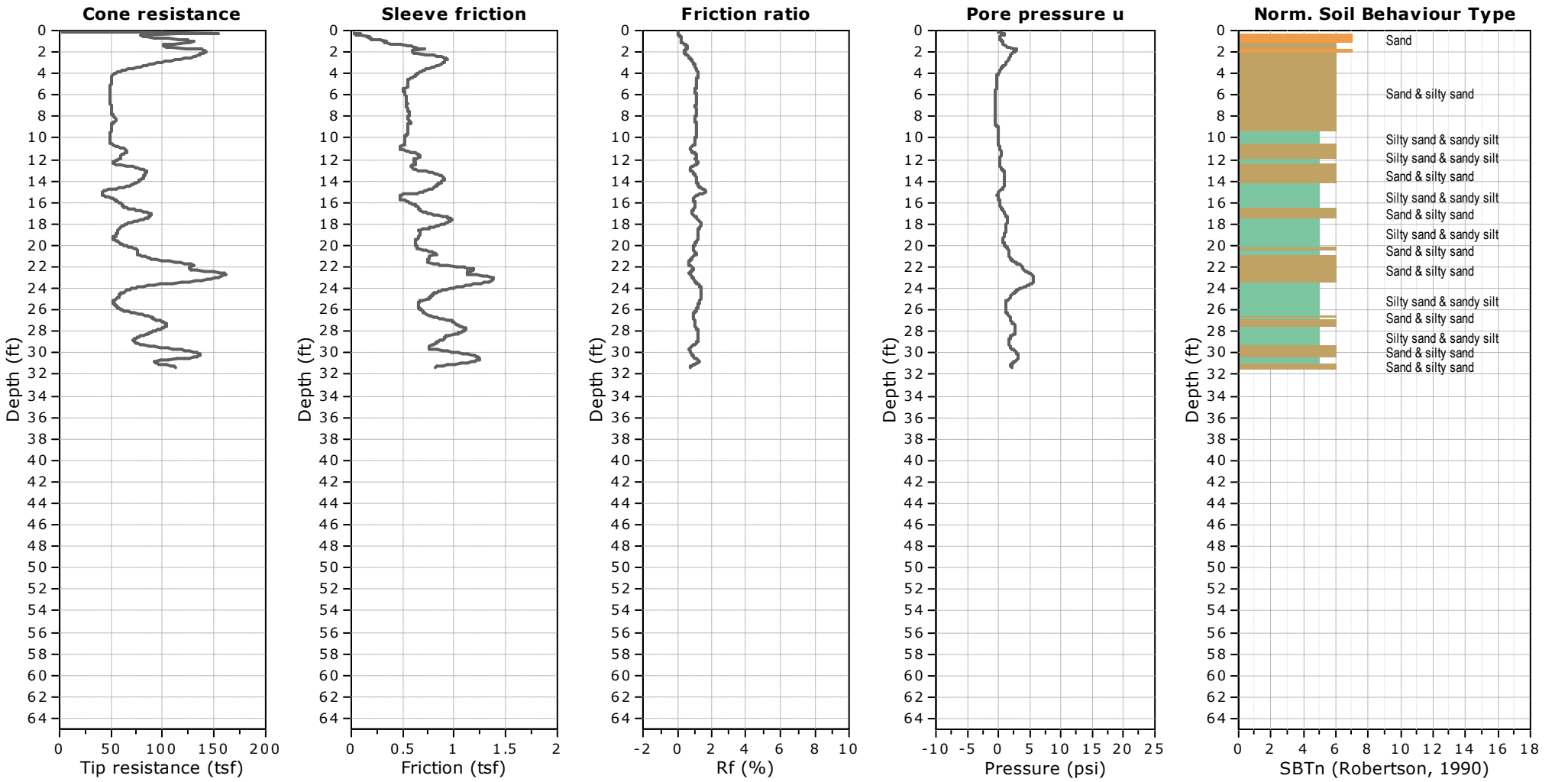
CPT: CPT-20
Total depth: 31.30 ft, Date: 4/8/2022
Surface Elevation: 665.65 ft
Coords: N 125978.434, E 453758.528
Cone Type: 200726
Cone Operator: Belch

Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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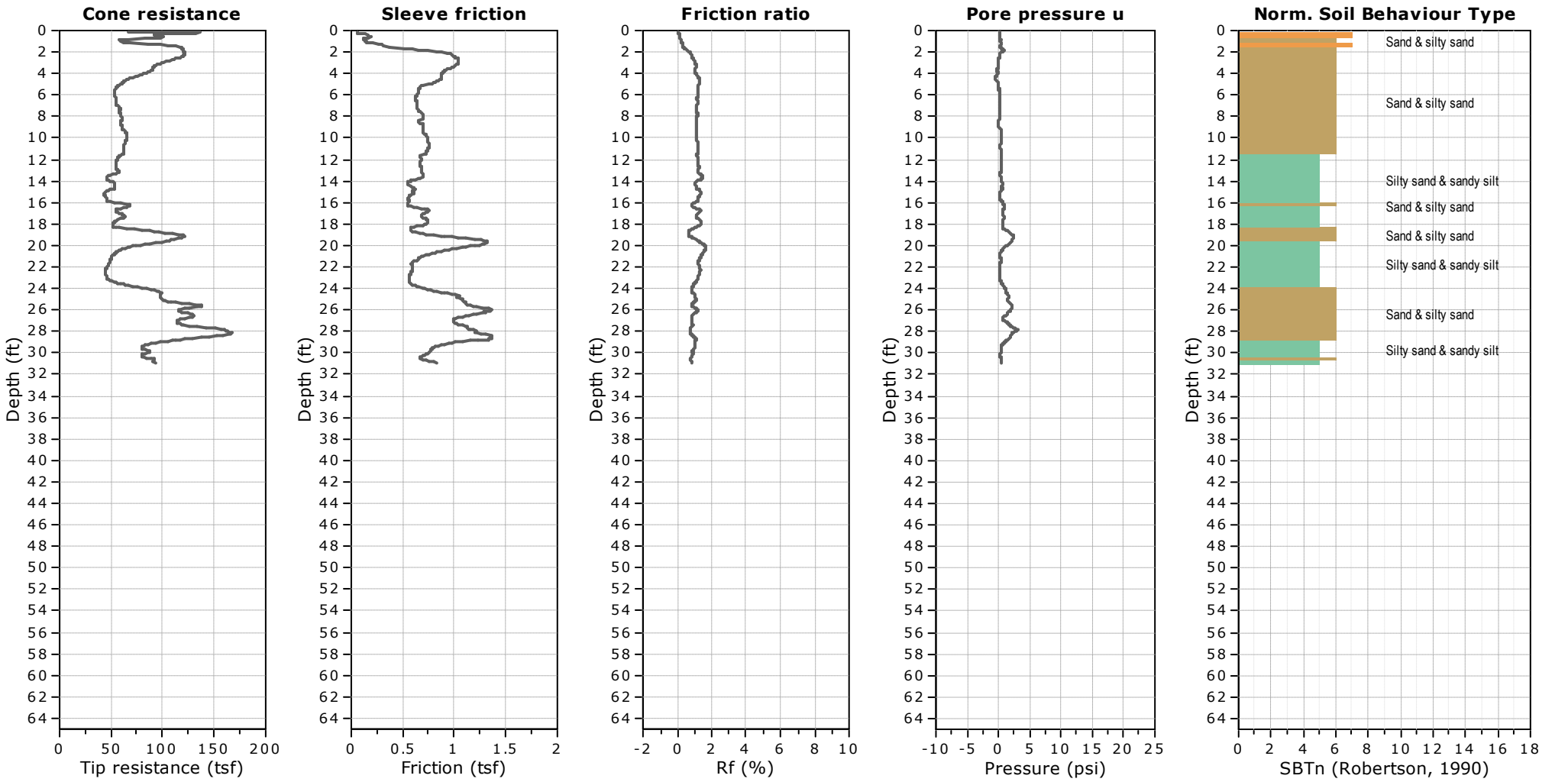
CPT: CPT-21
Total depth: 30.91 ft, Date: 4/8/2022
Surface Elevation: 665.22 ft
Coords: N 125963.332, E 453870.848
Cone Type: 200724
Cone Operator: Belch

Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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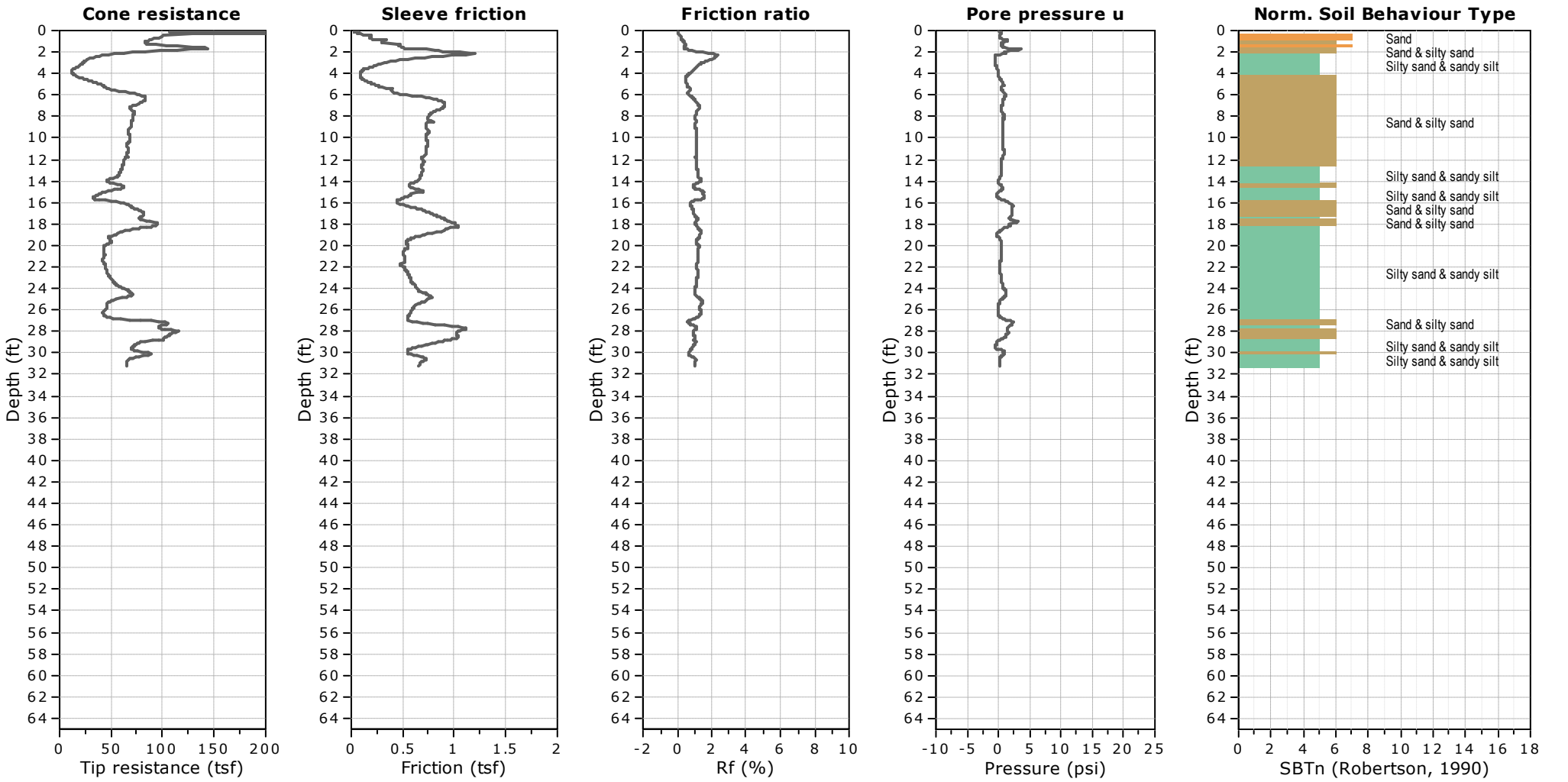
CPT: CPT-22
Total depth: 31.17 ft, Date: 4/8/2022
Surface Elevation: 665.99 ft
Coords: N 125922.067, E 453837.047
Cone Type: 200726
Cone Operator: Belch

Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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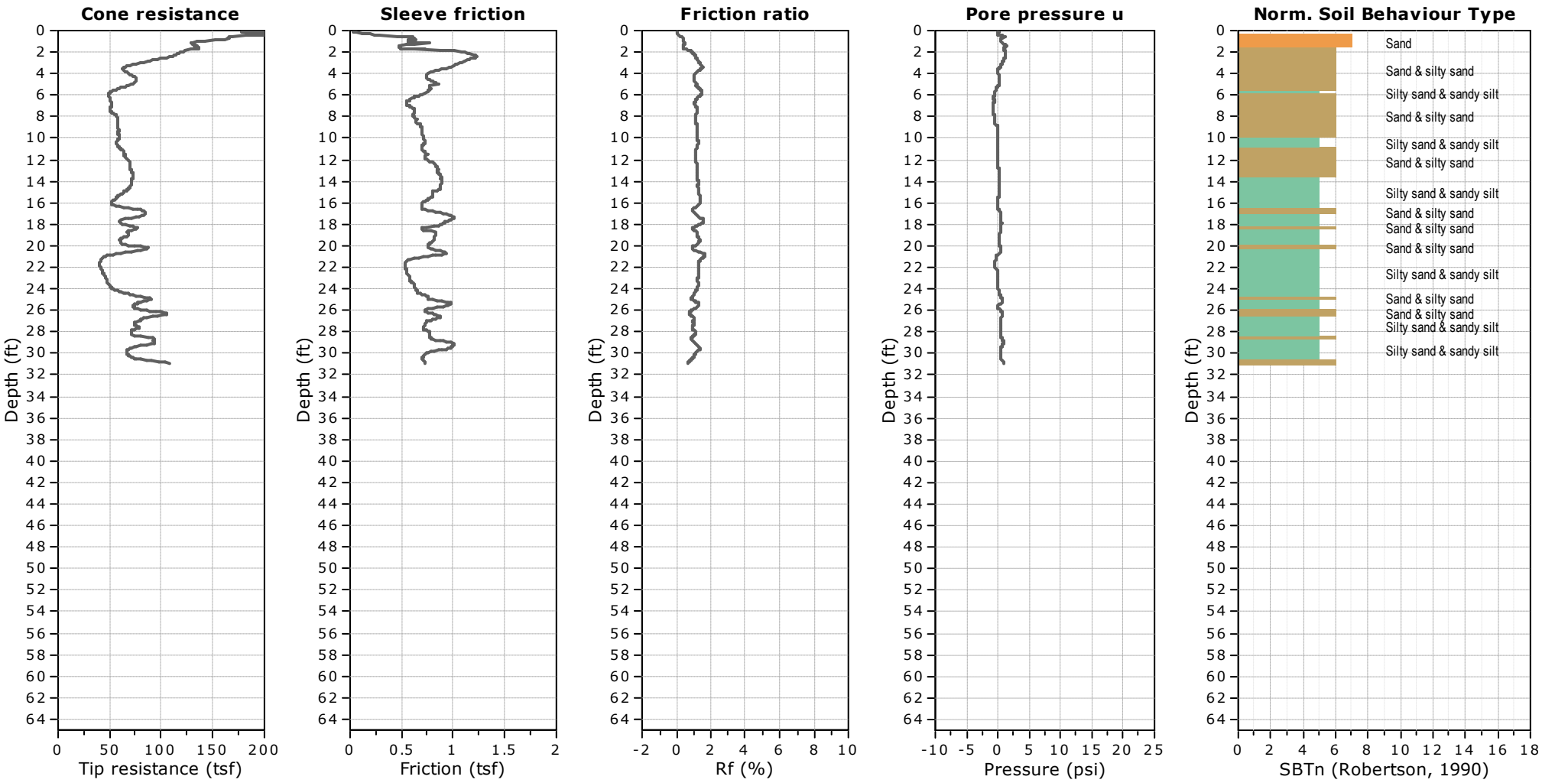
CPT: CPT-23
Total depth: 30.91 ft, Date: 4/8/2022
Surface Elevation: 665.50 ft
Coords: N 125920.674, E 453930.153
Cone Type: 200724
Cone Operator: Belch

Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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11001 Hampshire Avenue S
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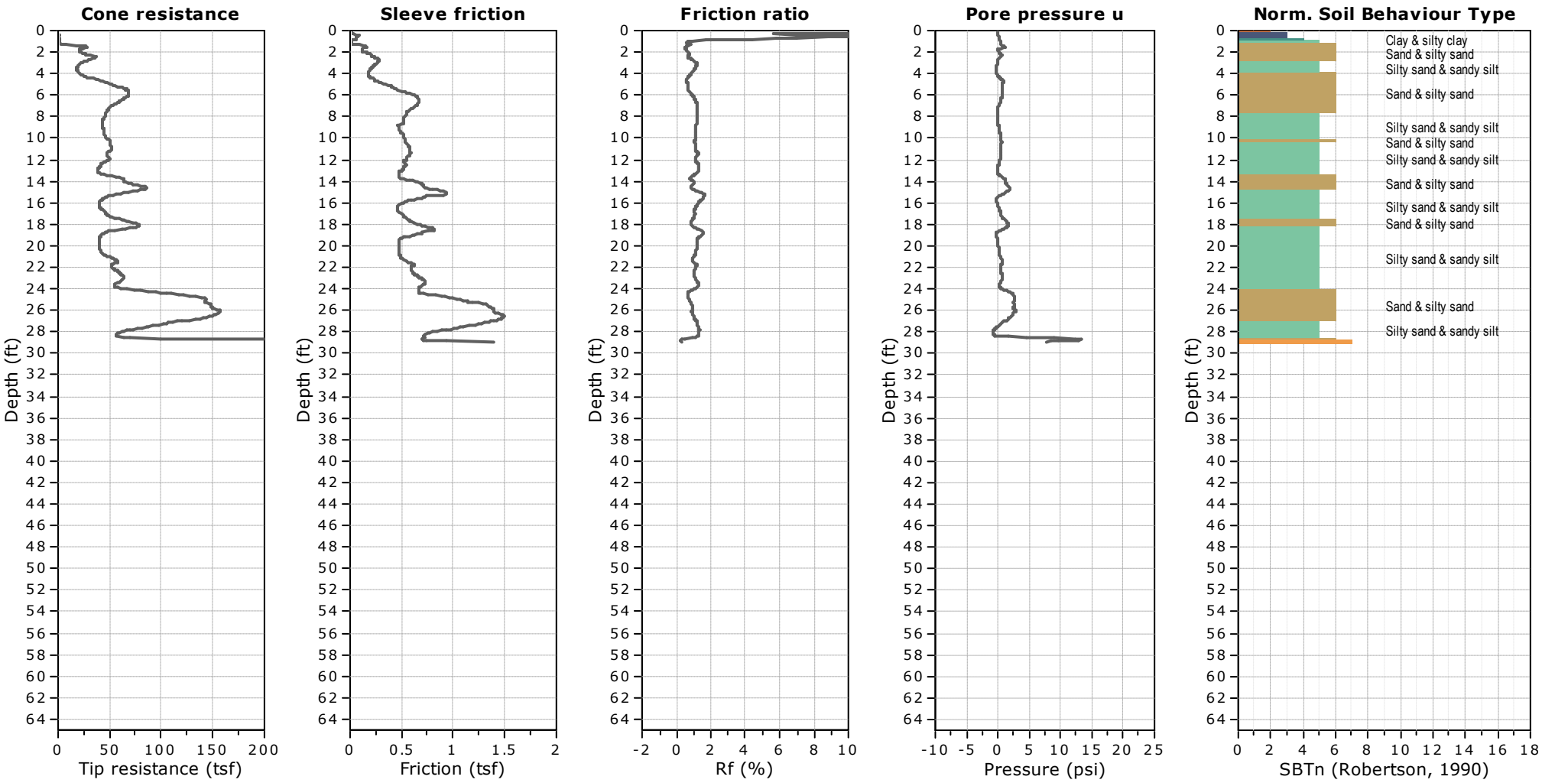
952.995.2000

CPT: CPT-25
Total depth: 28.94 ft, Date: 4/9/2022
Surface Elevation: 664.45 ft
Coords: N 126168.685, E 453688.706
Cone Type: 200726
Cone Operator: Belch

Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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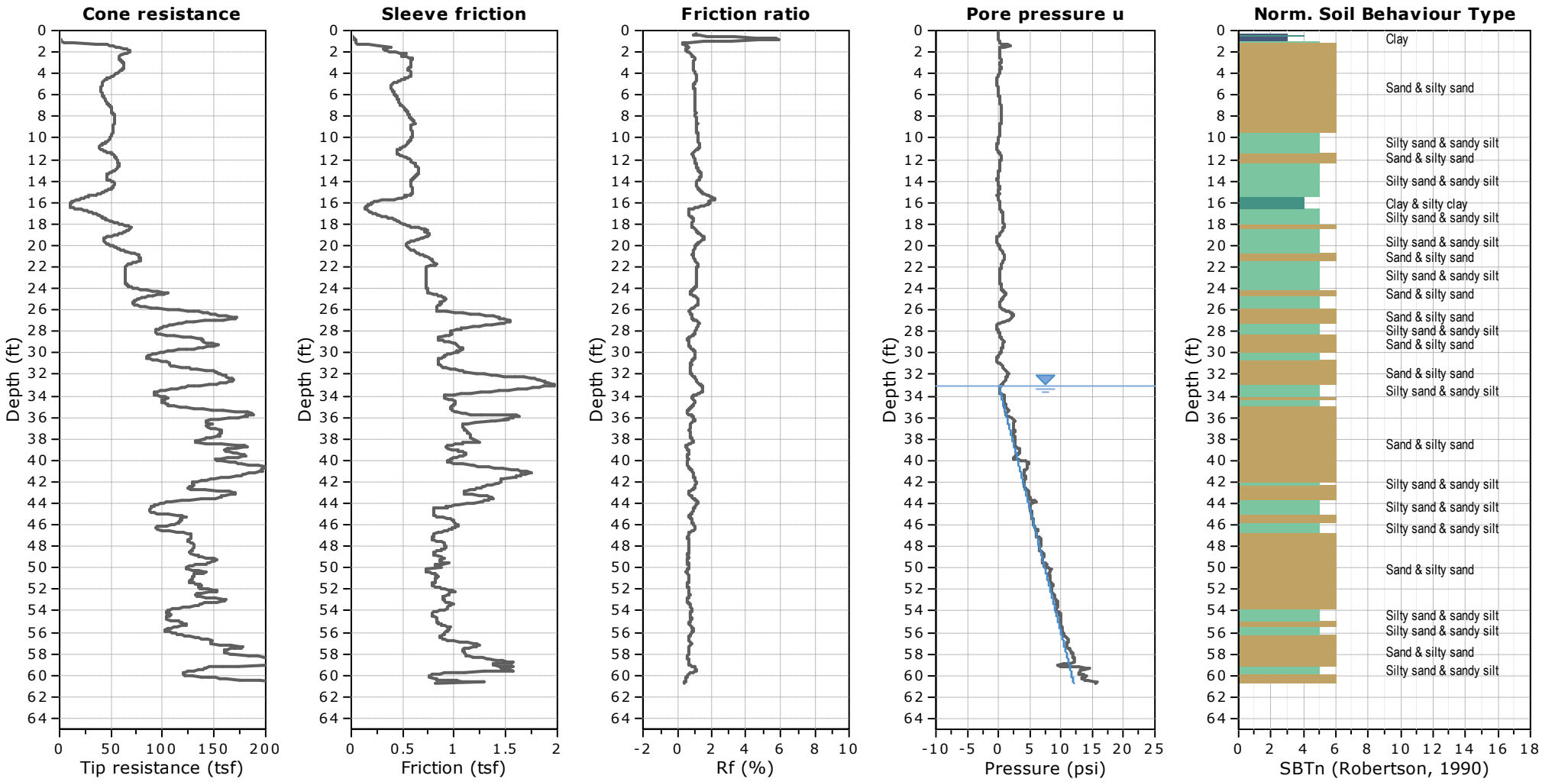
CPT: CPT-26
Total depth: 60.70 ft, Date: 4/9/2022
Surface Elevation: 664.16 ft
Coords: N 126157.368, E 453903.911
Cone Type: 200724
Cone Operator: Belch

Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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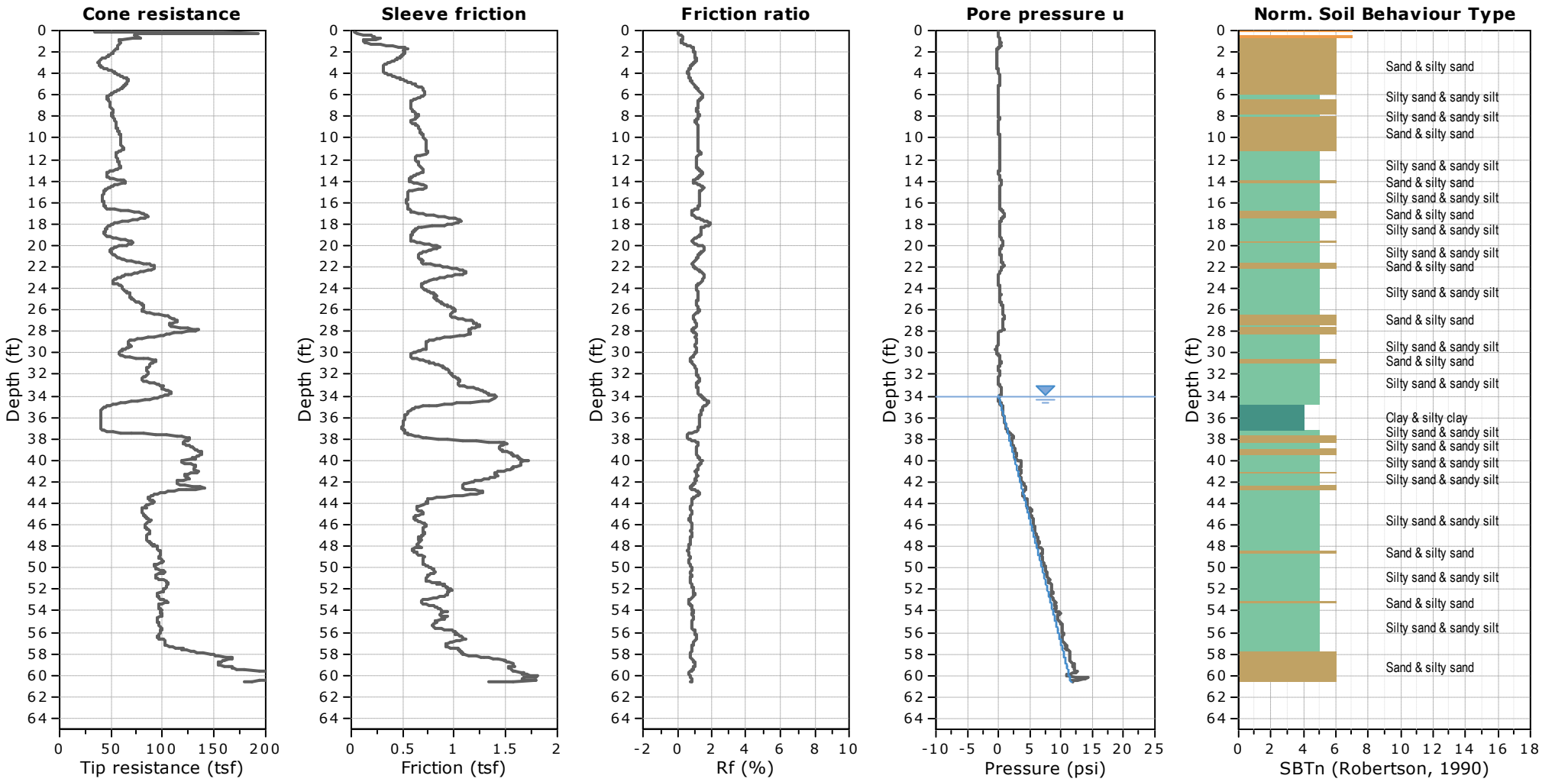
952.995.2000

CPT: CPT-27
Total depth: 60.63 ft, Date: 4/8/2022
Surface Elevation: 665.44 ft
Coords: N 125973.239, E 453819.268
Cone Type: 200726
Cone Operator: Belch

Project: **Copper Rocks Developent**
Location: **La Crosse, WI** **Project Number: B2202146**



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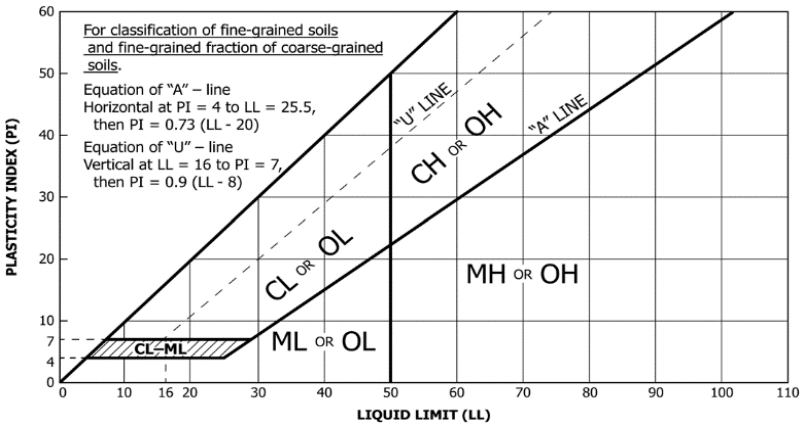
Descriptive Terminology of Soil

Based on Standards ASTM D2487/2488
(Unified Soil Classification System)

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests[A]				Soil Classification	
				Group Symbol	Group Name[B]
Coarse-grained Soils (more than 50% retained on No. 200 sieve)	Gravels (More than 50% of coarse fraction retained on No. 4 sieve)	Clean Gravels (Less than 5% fines[C])	$C_u \geq 4$ and $1 \leq C_c \leq 3$[D]	GW	Well-graded gravel[E]
			$C_u < 4$ and/or ($C_c < 1$ or $C_c > 3$)[D]	GP	Poorly graded gravel[E]
		Gravels with Fines (More than 12% fines[C])	Fines classify as ML or MH	GM	Silty gravel[E F G]
			Fines Classify as CL or CH	GC	Clayey gravel[E F G]
	Sands (50% or more coarse fraction passes No. 4 sieve)	Clean Sands (Less than 5% fines[H])	$C_u \geq 6$ and $1 \leq C_c \leq 3$[D]	SW	Well-graded sand[I]
			$C_u < 6$ and/or ($C_c < 1$ or $C_c > 3$)[D]	SP	Poorly graded sand[I]
		Sands with Fines (More than 12% fines[H])	Fines classify as ML or MH	SM	Silty sand[F G I]
			Fines classify as CL or CH	SC	Clayey sand[F G I]
Fine-grained Soils (50% or more passes the No. 200 sieve)	Silts and Clays (Liquid limit less than 50)	Inorganic	PI > 7 and plots on or above "A" line[J]	CL	Lean clay[K L M]
			PI < 4 or plots below "A" line[J]	ML	Silt[K L M]
		Organic	Liquid Limit – oven dried / Liquid Limit – not dried <0.75	OL	Organic clay[K L M N] / Organic silt[K L M O]
	Silts and Clays (Liquid limit 50 or more)	Inorganic	PI plots on or above "A" line	CH	Fat clay[K L M]
			PI plots below "A" line	MH	Elastic silt[K L M]
		Organic	Liquid Limit – oven dried / Liquid Limit – not dried <0.75	OH	Organic clay[K L M P] / Organic silt[K L M Q]
Highly Organic Soils		Primarily organic matter, dark in color, and organic odor		PT	Peat

A. Based on the material passing the 3-inch (75-mm) sieve.
B. If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.
C. Gravels with 5 to 12% fines require dual symbols:
   GW-GM well-graded gravel with silt
   GW-GC well-graded gravel with clay
   GP-GM poorly graded gravel with silt
   GP-GC poorly graded gravel with clay
D. $C_u = D_{60} / D_{10}$ $C_c = (D_{30})^2 / (D_{10} \times D_{60})$
E. If soil contains ≥ 15% sand, add "with sand" to group name.
F. If fines classify as CL-ML, use dual symbol GC-GM or SC-SM.
G. If fines are organic, add "with organic fines" to group name.
H. Sands with 5 to 12% fines require dual symbols:
   SW-SM well-graded sand with silt
   SW-SC well-graded sand with clay
   SP-SM poorly graded sand with silt
   SP-SC poorly graded sand with clay
I. If soil contains ≥ 15% gravel, add "with gravel" to group name.
J. If Atterberg limits plot in hatched area, soil is CL-ML, silty clay.
K. If soil contains 15 to < 30% plus No. 200, add "with sand" or "with gravel", whichever is predominant.
L. If soil contains ≥ 30% plus No. 200, predominantly sand, add "sandy" to group name.
M. If soil contains ≥ 30% plus No. 200 predominantly gravel, add "gravelly" to group name.
N. PI ≥ 4 and plots on or above "A" line.
O. PI < 4 or plots below "A" line.
P. PI plots on or above "A" line.
Q. PI plots below "A" line.



Particle Size Identification

Boulders..... over 12"
Cobbles..... 3" to 12"
Gravel
  Coarse..... 3/4" to 3" (19.00 mm to 75.00 mm)
  Fine..... No. 4 to 3/4" (4.75 mm to 19.00 mm)
Sand
  Coarse..... No. 10 to No. 4 (2.00 mm to 4.75 mm)
  Medium..... No. 40 to No. 10 (0.425 mm to 2.00 mm)
  Fine..... No. 200 to No. 40 (0.075 mm to 0.425 mm)
Silt..... No. 200 (0.075 mm) to .005 mm
Clay..... < .005 mm

Relative Proportions[L, M]

trace..... 0 to 5%
little..... 6 to 14%
with..... ≥ 15%

Inclusion Thicknesses

lens..... 0 to 1/8"
seam..... 1/8" to 1"
layer..... over 1"

Apparent Relative Density of Cohesionless Soils

Very loose ..... 0 to 4 BPF
Loose ..... 5 to 10 BPF
Medium dense..... 11 to 30 BPF
Dense..... 31 to 50 BPF
Very dense..... over 50 BPF

Consistency of Cohesive Soils	Blows Per Foot	Approximate Unconfined Compressive Strength
Very soft	0 to 1 BPF	< 0.25 tsf
Soft	2 to 4 BPF	0.25 to 0.5 tsf
Medium	5 to 8 BPF	0.5 to 1 tsf
Stiff	9 to 15 BPF	1 to 2 tsf
Very Stiff	16 to 30 BPF	2 to 4 tsf
Hard	over 30 BPF	> 4 tsf

Moisture Content:

Dry: Absence of moisture, dusty, dry to the touch.
Moist: Damp but no visible water.
Wet: Visible free water, usually soil is below water table.

Drilling Notes:

Blows/N-value: Blows indicate the driving resistance recorded for each 6-inch interval. The reported N-value is the blows per foot recorded by summing the second and third interval in accordance with the Standard Penetration Test, ASTM D1586.

Partial Penetration: If the sampler could not be driven through a full 6-inch interval, the number of blows for that partial penetration is shown as #/x" (i.e. 50/2"). The N-value is reported as "REF" indicating refusal.

Recovery: Indicates the inches of sample recovered from the sampled interval. For a standard penetration test, full recovery is 18", and is 24" for a thinwall/shelby tube sample.

WOH: Indicates the sampler penetrated soil under weight of hammer and rods alone; driving not required.

WOR: Indicates the sampler penetrated soil under weight of rods alone; hammer weight and driving not required.

Water Level: Indicates the water level measured by the drillers either while drilling (▽), at the end of drilling (▼), or at some time after drilling (▼).

Laboratory Tests

DD	Dry density, pcf	**OC**	Organic content, %	**LL**	Liquid limit
WD	Wet density, pcf	**q_p**	Pocket penetrometer strength, tsf	**PL**	Plastic limit
P200	% Passing #200 sieve	**MC**	Moisture content, %	**PI**	Plasticity index
		q_U	Unconfined compression test, tsf		

BRAUN INTERTEC

Descriptive Terminology
Cone Penetration Test

This document accompanies Cone Penetration Test Data. Please refer to the Boring Log Descriptive Terminology Sheet for information relevant to conventional v. Cone Penetration Test (CPT) boring logs.

Cone Penetration Test (CPT) sounding was performed in general accordance with ASTM D 5778 and consistent with the ordinary degree of care and skill used by reputable practitioners of the same discipline currently practicing under similar circumstances and in the same locality. No warranty, express or implied, is made.

Since subsurface conditions outside each CPT sounding are unknown, and soil, rock and pore water conditions cannot be relied upon to be consistent or uniform, no warranty is made that conditions adjacent to each sounding will necessarily be the same as or similar to those shown on this log. Braun Intertec is not responsible for any interpretations, assumptions, projections or interpolations of the data made by others.

Pore water pressure measurements and subsequently interpreted water levels shown on CPT logs should be used with discretion as they represent dynamic conditions. Dynamic pore water pressure measurements may deviate substantially from hydrostatic conditions, especially in cohesive soils. In cohesive soils, pore water pressures often take an extended time to reach equilibrium and thus reflect their true field level. Groundwater levels can be expected to vary both seasonally and yearly. The absence of notations on this log regarding water does not necessarily mean that groundwater is not present to the depth explored, or that a contractor will not encounter groundwater during excavation or construction.

CPT Terminology

CPT..... Cone Penetration Test
CPTU ..... Cone Penetration Test with Pore Pressure measurements
SCPTU..... Cone Penetration Test with Pore Pressure and Seismic measurements
Piezocone...Common name for CPTU test
Q_T ..... normalized cone resistance
B_q..... pore pressure ratio
F_r..... normalized friction ratio
σ_{vo}..... overburden pressure
σ'_{vo} ..... effective overburden pressure

q_T TIP RESISTANCE

The resistance at the cone corrected for water pressure. Data is from cone with a 60 degree apex angle and a 15 cm^2 end area.

f_s SLEEVE FRICTION RESISTANCE

The resistance along the sleeve of the penetrometer.

F_r Friction Ratio

Ratio of sleeve friction over corrected tip resistance. $F_r = f_s/q_t$

V_s Shear Wave Velocity

A measure of the speed at which a seismic wave travels through soil/rock.

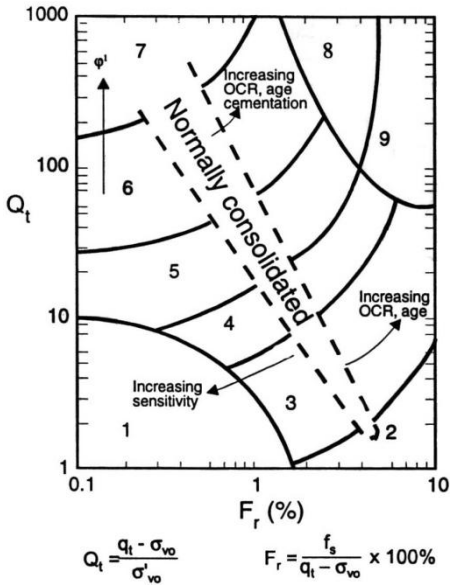
SBT SOIL BEHAVIOR TYPE

Soil Identification methods for the Cone Penetration Test are based on correlation charts developed from observations of CPT data and conventional borings. Please note that these identification charts are provided as a guide to Soil Behavior Type and should not be used to infer a soil classification based on grain size distribution.

Engineering judgment and comparison with augered borings is especially important in the proper interpretation of CPT data in certain geo-materials.

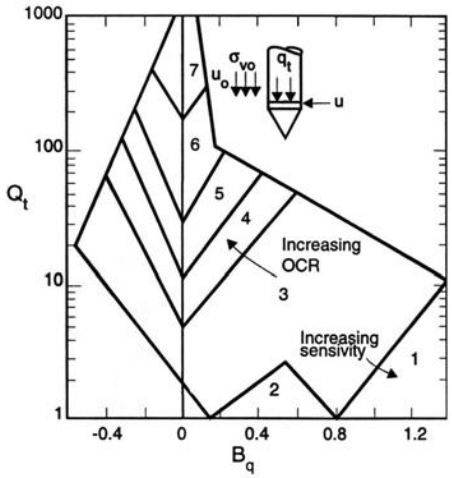
The following charts provide a Soil Behavior Type for the CPT Data. The numbers corresponding to different regions on the charts represent the following soil behavior types:

Soil Behavior Type based on friction ratio



Robertson CPT 1990

Soil Behavior Type based on pore pressure

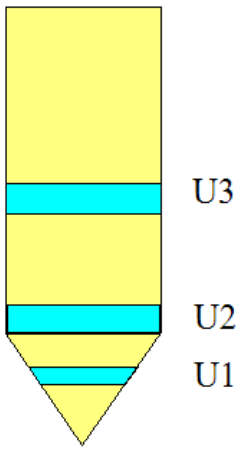


Robertson CPT 1990

1 Sensitive, Fine Grained
2 Organic Soils - Peat
3 Clays - Clay to Silty Clay
4 Silt Mixtures - Clayey Silt to Silty Clay
5 Sand Mixtures - Silty Sand to Sandy Silt
6 Sands - Clean Sand to Silty Sand
7 Gravelly Sand to Sand
8 Very Stiff Sand to Clayey Sand
9 Very Stiff, Fine Grained

U2 PORE WATER MEASUREMENTS

Pore water measurements reported on CPT logs are representative of pore water pressures measured at the U2 location, just behind the cone tip, prior to the sleeve, as shown in the figure below. These measurements are considered to represent dynamic pore water pressures due to the local disturbance caused by the cone tip. Dynamic pore water pressure decay and static pore water pressure measurements are reported on a Pore Water Pressure Dissipation Graph.



Attachment 2:

SOIL AND SITE EVALUATION - STORM

In accordance with SPS 382.365, 385, Wis. Adm. Code, and WDNR Standard 1002

Attach a complete site plan on paper not less than 8 ½ x 11 inches in size. Plan must include, but not limited to vertical and horizontal reference point (BM), direction and percent of slope, scale or dimensions, north arrow, and BM reference to nearest road. ***Please print all information*** Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)]	County Parcel I.D. Reviewed by: Date:

Property Owner: MKB COPPER ROCKS, LLC	Property Location Govt. Lot ¼ ¼ S T N R E (or) W		
Property Owner's Mailing Address: 3800 EMERALD DRIVE EAST	Lot	Block #	Subd. Name or CSM #/Address
City, State Zip Phone Number LA CROSSE, WI 54601	☒ City ☐ Village ☐ Town 2415 STATE ROAD, LA CROSSE, WI		Nearest Road LOSEY BLVD

Drainage Area _____ ☐ sq. ft. ☐ acres Test site suitable for (check all that apply): ☐ Bio-retention; ☐ Subsurface Dispersal System; ☐ Reuse; ☐ Irrigation ☐ Other	Hydraulic Application Test Method ☒ Morphological Evaluation ☐ Double Ring Infiltrometer Other: (specify)	Soil Moisture Date of soil Borings: APR. 4, 2022 USDA-NRCS WETS Value: ☐ Dry = 1; ☒ Normal = 2; ☐ Wet = 3.

TP-28 #OBS ☒ Pit ☐ Boring Ground surface Elevation 663.2 ft. Elevation of limiting factor NA ft.

Horizon	Depth In.	Dominate Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr.
PVMT	0 – 10	---	---	---	---	---	---	---	---	---
B	10 – 32	10YR 3/2	NONE	SCL	1.GR.F	ML	A.S	0	<30	0.07
C	32 – 55	10YR 4/2	NONE	F.LS	0.SG.F	ML	A.S	0	<15	0.50
C	55 – 120	10YR 4/4	NONE	F.S	0.SG.F	ML	A.S	0	<5	0.50

Comments:

TP-29 #OBS ☒ Pit ☐ Boring Ground surface Elevation 664.4 ft. Elevation of limiting factor NA ft.

Horizon	Depth In.	Dominate Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr.
PVMT	0 – 9	---	---	---	---	---	---	---	---	---
C	9 – 120	10YR 5/4	NONE	F.S	0.SG.F	ML	A.S	0	<5	0.50

Comments:

Name: BRANDON WRIGHT	Signature:	Credential Number: SP-041100003
Address: 2309 Palace Street, La Crosse, WI	Date of Evaluation: APRIL 4, 2022	Phone Number: 608.781.7277

TP-30 #OBS ☐ Pit ☒ Boring Ground surface Elevation 664.6 ft. Elevation of limiting factor NA ft.

Horizon	Depth In.	Dominate Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr.
PVMT	0 – 9	---	---	---	---	---	---	---	---	---
B	9 – 32	10YR 3/2	NONE	F.LS	0.SG.F	ML	A.S	0	<15	0.50
C	32 – 120	10YR 4/4	NONE	F.S	0.SG.F	ML	A.S	0	<5	0.50
Comments:										

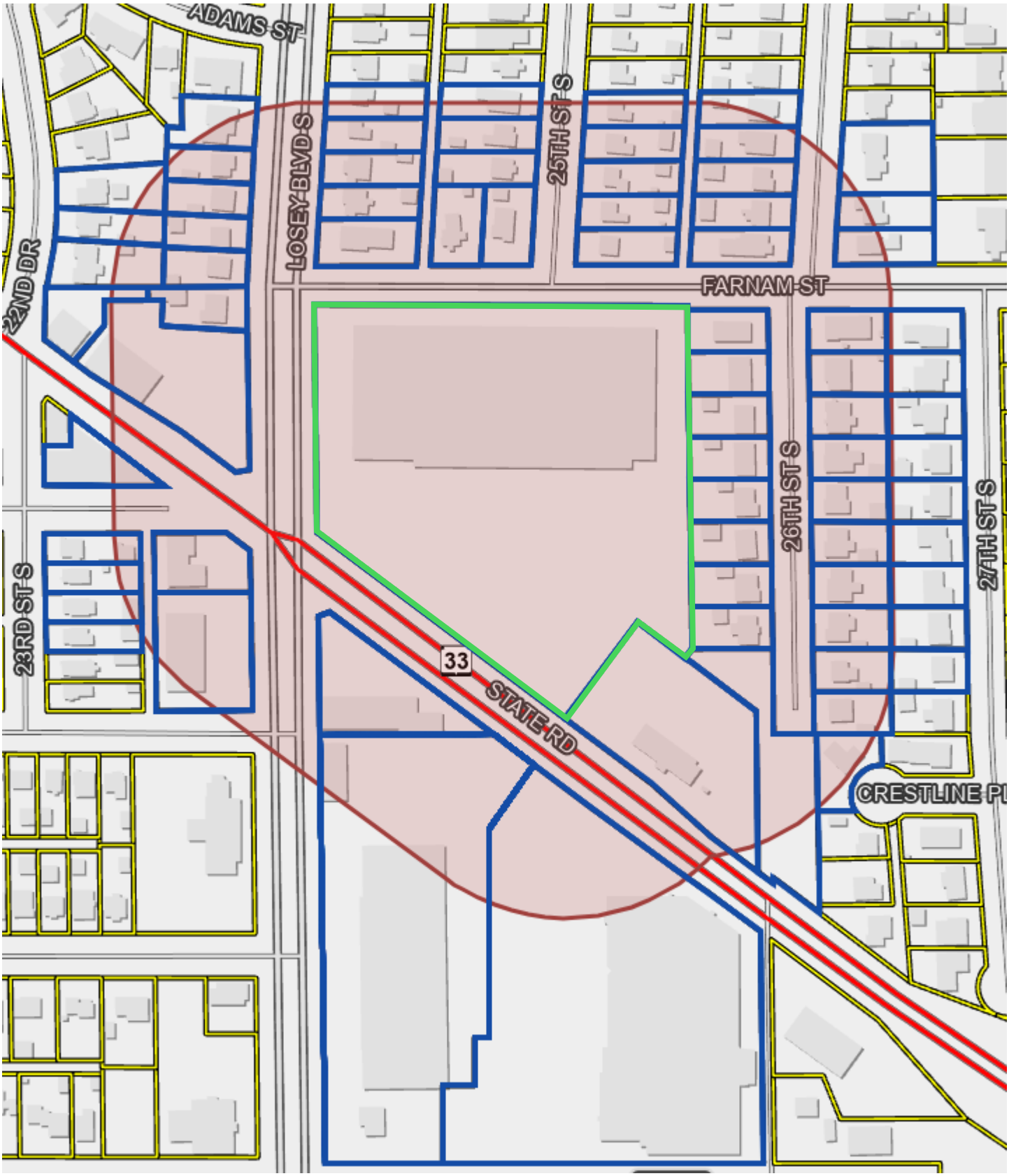
Overall Site Comments:

Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-40087-60	3RD & MAIN LLC	1416, 1418, 1420, 1422 LOSEY BLVD S	PO BOX 609	LA CROSSE WI 54602-0609
17-40107-40	ALYSSA YEITER	1322 26TH ST S	1322 26TH ST S	LA CROSSE WI 54601-6122
17-40086-130	AMY E PERRIN, PETER G KNAPIK	2300 PARK AVE	2300 PARK AVE	LA CROSSE WI 54601
17-40070-90	ANA L PENGRA, THOMAS P PENGRA	1219 25TH ST S	13 VICTORIA WAY	MACKINAW IL 61755
17-40069-110	ANDREW SMITH	1209 LOSEY BLVD S	1209 LOSEY BLVD S	LA CROSSE WI 54601
17-40069-50	ANDY WILDT, JOHNNYRAY WILDT	2419 FARNAM ST	2419 FARNAM ST	LA CROSSE WI 54601-6136
17-40069-20	ANGELA N MCDONALD	1208 25TH ST S	1208 25TH ST S	LA CROSSE WI 54601-6092
17-40124-40	BRETT BAYLOR STRAND	1218 LOSEY BLVD S	1218 LOSEY BLVD S	LA CROSSE WI 54601-6004
17-40108-50	BRIAN T WITTENBERG	1355 26TH ST S	1355 26TH ST S	LA CROSSE WI 54601
17-40108-60	CARL W HAPPEL, HEATHER A HAPPEL	1361 26TH ST S	1361 26TH ST S	LA CROSSE WI 54601-6131
17-40109-90	CHARLES A DUTCHIN, SHAWN R DUTCHIN	1354 27TH ST S	1354 27TH ST S	LA CROSSE WI 54601
17-40069-80	CHRISTOPHER J CLARK, BARBARA CLARK	1223 LOSEY BLVD S	1223 LOSEY BLVD S	LA CROSSE WI 54601-6054
17-40070-60	CHUE S MOUA, KA THAO	1208 26TH ST S	1208 26TH ST S	LA CROSSE WI 54601-6026
17-40069-30	CLIFFORD HEIJ (LE), ILENE HEIJ (LE), SUE MILISCH	1212 25TH ST S	1212 25TH ST S	LA CROSSE WI 54601-6092
17-40069-40	D&D EARLEY LLC	1214 & 1216 25TH ST S	W3209 COUNTY ROAD N	COON VALLEY WI 54623
17-40107-130	DANIEL J ZANTER, LINDA L ZANTER	1317 26TH ST S	1317 26TH ST S	LA CROSSE WI 54601
17-40087-20	DANIELLE A FERAN	1415 23RD ST S	1415 23RD ST S	LA CROSSE WI 54601
17-40133-20	DEANNA M HART	2607 CRESTLINE PL	2607 CRESTLINE PL	LA CROSSE WI 54601
17-40108-10	DEBRA K RUBASCH	1329 26TH ST S	1329 26TH ST S	LA CROSSE WI 54601-6131
17-40109-70	DONALD N OLSON (LE), RUTH J OLSON (LE), SUSAN R KELM, MICHAELLE D LAMPING	1340 27TH ST S	1340 27TH ST S	LA CROSSE WI 54601-6124
17-40124-130	DONNA M VIGNESS, DANIEL J KAMINSKI	1239 22ND DR S	1239 22ND DR S	LA CROSSE WI 54601
17-40069-70	DOUGLAS DWYER, JENNIFER L DWYER	2405 FARNAM ST	2405 FARNAM ST	LA CROSSE WI 54601
17-40087-10	GARY D ARNESON	1411 23RD ST S	1411 23RD ST S	LA CROSSE WI 54601
17-40107-120	GREGORY J PIELHOP	1311 26TH ST S	1311 26TH ST S	LA CROSSE WI 54601-6131
17-40109-40	GRETCHEN L VOGTHENCHEN	1322 27TH ST S	1322 27TH ST S	LA CROSSE WI 54601-6124
17-40069-100	IGNACIO MORALES MORALES, MARGARITA CASTRO CUEVAS, EFRAIN MORALES CASTRO	1213 LOSEY BLVD S	4502 MARKLE RD	LA CROSSE WI 54601
17-40109-10	IVENS INVESTMENTS LLC	2610 FARNAM ST	120 MAPLE CT	MT HOREB WI 53572
17-50289-30	J5 PROPERTIES LLC	1302 LOSEY BLVD S	N2271 WILLOW WAY W	LA CROSSE WI 54601
17-40107-30	JACOB P WOODS	1316 26TH ST S	1316 26TH ST S	LA CROSSE WI 54601-6122
17-40108-40	JACOB T HELGERSON	1347 26TH ST S	1347 26TH ST S	LA CROSSE WI 54601-6131
17-40086-140	JEFFREY G KOSTUCH	1407 23RD ST S	1407 23RD ST S	LA CROSSE WI 54601-5921
17-40070-110	JESS B HOLLENBACK	1224 26TH ST S	1224 26TH ST S	LA CROSSE WI 54601
17-40125-30	JK DAHL REAL ESTATE LLC	1251 22ND DR S	208 17TH PL S	LA CROSSE WI 54601
17-40109-60	JOSHUA T LUETHE, LAURA B LUETHE	1334 27TH ST S	1334 27TH ST S	LA CROSSE WI 54601-6124
17-40109-80	JR PLUS PROPERTIES LLC	1348 27TH ST S	297 SOUTH MARINA DR	BROWNSVILLE MN 55919
17-40108-30	KAREN E SEGLER	1341 26TH ST S	1341 26TH ST S	LA CROSSE WI 54601-6131
17-40087-50	KEVIN BA HOANG NGUYEN	1402 LOSEY BLVD S	1402 LOSEY BLVD S	LA CROSSE WI 54601
17-40124-20	KEVIN E GRAAP	1226 LOSEY BLVD S	1226 LOSEY BLVD S	LA CROSSE WI 54601
17-40070-80	KIMBERLY J RADLOFF TEKIPPE	1215 25TH ST S	1215 25TH ST S	LA CROSSE WI 54601-6049
17-40107-50	KYLE J TERHARK, NATALIE B TERHARK	1328 26TH ST S	1328 26TH ST S	LA CROSSE WI 54601
17-40124-10	L M PROPERTIES LLC	1230 LOSEY BLVD S	333 PARK PLAZA DR	LA CROSSE WI 54601
17-40070-70	LAURA D SANBORN, JOHN A SANBORN, DAVID SANBORN	1214 26TH ST S	1214 26TH ST S	LA CROSSE WI 54601-6026
17-50289-10	LOSEY & STATE PROPERTIES LLC	2309 STATE RD	N2271 WILLOW WAY W	LA CROSSE WI 54601
17-50289-20	LOSEY & STATE PROPERTIES LLC	2311 STATE RD	N2271 WILLOW WAY W	LA CROSSE WI 54601
17-40109-30	LUKE BUSSIERE, EMILY BUSSIERE	1316 27TH ST S	1316 27TH ST S	LA CROSSE WI 54601-6124
17-40069-90	LUKE A OLSEN, JENNIFER M OLSEN	1219 LOSEY BLVD S	1219 LOSEY BLVD S	LA CROSSE WI 54601-6054
17-40070-100	MARILYNE SAND	1218 26TH ST S	1218 26TH ST S	LA CROSSE WI 54601
17-50249-10	MAUREEN HOWELL	2601 FARNAM ST	2601 FARNAM ST	LA CROSSE WI 54601-6138
17-40109-20	MCKAYLEE FERGUSON, NICOLAS COLLAR	1308 27TH ST S	1308 27TH ST S	LA CROSSE WI 54601-6124
17-40109-50	MICHELLE R KERN	1328 27TH ST S	1328 27TH ST S	LA CROSSE WI 54601-6124
17-40124-50	NATHAN KORGER, AMY KORGER	1208 LOSEY BLVD S	82 DAWSON PL	LA CROSSE WI 54603
17-40107-10	RAYMOND L SPIES, DELORES M SPIES	2544 FARNAM ST	2011 LIBERTY ST	LA CROSSE WI 54603-2084
17-40125-20	RICHARD A SENN, ANITA L HANSON	1245 22ND DR S	1245 22ND DR S	LA CROSSE WI 54601-5943
17-50249-20	ROBERT FUNK	1225 26TH ST S	1225 26TH ST S	LA CROSSE WI 54601
17-40108-20	ROBERT J HANCOCK, JULIE A HANCOCK	1335 26TH ST S	1335 26TH ST S	LA CROSSE WI 54601-6131
17-40070-130	ROSE MARIE CLEMENTS	1231 25TH ST S	1231 25TH ST S	LA CROSSE WI 54601-6049
17-40070-50	RUTH ANN KURINSKY	1211 25TH ST S	1211 25TH ST S	LA CROSSE WI 54601-6049
17-50249-30	RYAN D POLLESCH	1219 26TH ST S	1219 26TH ST S	LA CROSSE WI 54601
17-40124-30	SARAH R HINZE-PATASKA	1222 LOSEY BLVD S	1222 LOSEY BLVD S	LA CROSSE WI 54601-6004
17-40070-120	SETH MARTIN	1225 25TH ST S	1225 25TH ST S	LA CROSSE WI 54601-6049
17-40107-140	SHARON A HONECK	1323 26TH ST S	1323 26TH ST S	LA CROSSE WI 54601
17-50298-40	STATE ROAD LOSEY LLC	2400, 2402, 2404 STATE RD	2418 STATE RD	LA CROSSE WI 54601
17-40107-60	STEVEN P GEIER, LISA J GEIER	1334 26TH ST S	1334 26TH ST S	LA CROSSE WI 54601-6122
17-40107-110	T & J FARNAM ST LLC	1303 26TH ST S 2608 FARNAM ST	4008 BEVERLY DR	ONALASKA WI 54650
17-40107-80	TERRY L LUBBEN, DAWN E LUBBEN	1346 26TH ST S	1346 26TH ST S	LA CROSSE WI 54601-6122
17-40107-70	TIMOTHY L KOTERWSKI	1340 26TH ST S	1340 26TH ST S	LA CROSSE WI 54601
17-40069-60	TORYN PATROS	1226 25TH ST S	1226 25TH ST S	LA CROSSE WI 54601-6092
17-40107-20	TSS RENTALS LLC	1306 26TH ST S	1300 21ST ST S	LA CROSSE WI 54601
17-40086-120	VAARAAHI LLC	1319 & 1321 23RD ST S 2316, 2318, 2320, 2322 STATE RD	4486 EL CAMINO REAL DR	LA CROSSE WI 54601
17-50298-33	VSC CORPORATION	2505 STATE RD	2418 STATE RD	LA CROSSE WI 54601-6151
17-50298-34	VSC CORPORATION	1352 26TH ST S	2418 STATE RD	LA CROSSE WI 54601-6151
17-50298-85	VSC CORPORATION	1421, 1502 - 1535, 1601 - 1631 LOSEY BLVD S 2406 - 2432 STATE RD	2418 STATE RD	LA CROSSE WI 54601-6151
17-50298-65	VSC CORPORATION C/O WI FOODLINER	2500 STATE RD 2511 GREEN BAY ST	3800 EMERALD DR E	ONALASKA WI 54650
17-40070-140	WILLIAM G WARREN, ELIZABETH M WARREN	2527 FARNAM ST	2527 FARNAM ST	LA CROSSE WI 54601-6169

Properties above are within 300 feet of 2415 State Road.

Applicant/Owner	MKB COPPER ROCKS LLC C/O KIRK STOA	2415 STATE RD	3800 EMERALD DR E	ONALASKA WI 54650

Properties within 300 feet of 2415 State Road.



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 Planned Development District - General to the Planned Development District - Specific, allowing for the construction of a mixed-use development including residential and commercial uses at 2415 State Road.

Property is presently: vacant retail building

Property is proposed to be: mixed-use residential and commercial development

Rezoning is necessary: to allow for the mix of residential and commercial uses

Tax Parcel 17-50298-32; 2415 State Road

The City Plan Commission will meet to consider such application on **Monday, June 1, 2026, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, June 2, 2026, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, June 11, 2026, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

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

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 26-0515).

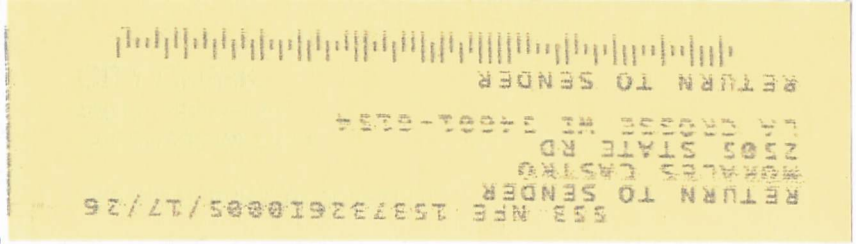
Dated this 12th day of May, 2026.

Nikki M. Elsen, City Clerk
City of La Crosse

- -

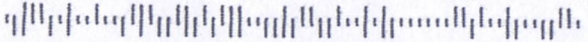
Published: May 19 & 26, 2026
One (1) Affidavit

Resent 5.20.2026



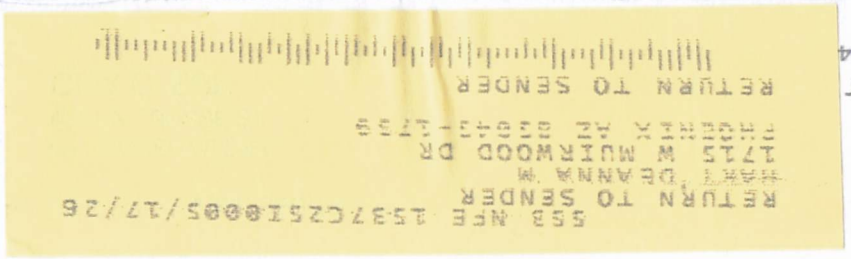
IGNACIO MORALES MORALES, MARGARITA CASTRO CUEVAS,
EFRAIN MORALES CASTRO
4502 MARKLE RD
LA CROSSE WI 54601

74 DRCINMB 54601



428

Resent 5.20.2026



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MAY 19 2026
City Clerk's Office

DEANNA M HART
2607 CRESTLINE PL
LA CROSSE WI 54601

74 DRCINMB 54601

429

Agenda Item 26-0515 (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 Planned Development District - General to the Planned Development District - Specific, allowing for the construction of a mixed-use development including residential and commercial uses at 2415 State Road.

General Location

Council District 7 in the Bluffside Neighborhood Association. Located at the NE corner of the intersection of State Rd and Losey Blvd as depicted on attached Map PC26-0514. The property was the former K-Mart site. The property is surrounded by residential to the north and east, and commercial uses to the west and south.

Background Information.

In March 2026 the applicant requested to rezone the subject parcel to PPD-General to split the parcel into four parcels and develop five buildings with a total number of residential dwelling units to be approximately two hundred and forty (240). Their key focus is market-rate, workforce housing. Of the five buildings, three would be mixed-use. The other two would be townhomes.

The applicant is now requesting to rezone the subject parcel to PDD-Specific to receive final approval of phase 1, which is construction of one of the two townhome buildings and one of the mixed-use buildings that consists of 72-residential units and commercial tenant space. Both are located to the west of the project site at the corners of Farnam St & Losey Blvd and Losey Blvd & State Rd.

The remaining buildings will be part of future phases and will have to come back through the PDD-Specific rezoning process.

See attached plans for more information.

Recommendation of Other Boards and Commissions

The previous Planned Development District – General zoning was approved by the Common Council at their April 14, 2022, meeting. Planned Development District-Specific zoning was approved by the Common Council at their July 14, 2022, meeting.

The Common Council approved rezoning this parcel to PDD-General zoning at their March 2026 meeting.

Consistency with Adopted Comprehensive Plan

The subject property is located within the State Road Corridor (C-5) in the Land Use component of the Comprehensive Plan. The plan states that future land uses within the State Road corridor should focus on developing a mix of medium-high density residential and commercial uses that are accessible via multiple modes of transportation. The proposed development could be considered both High Density Residential and Low-Intensity Mixed-Use which are both “Desirable” land uses in this corridor making it consistent with the Comprehensive Plan.

Staff Recommendation

This item is recommended for approval.

Routing J&A 6.02.26

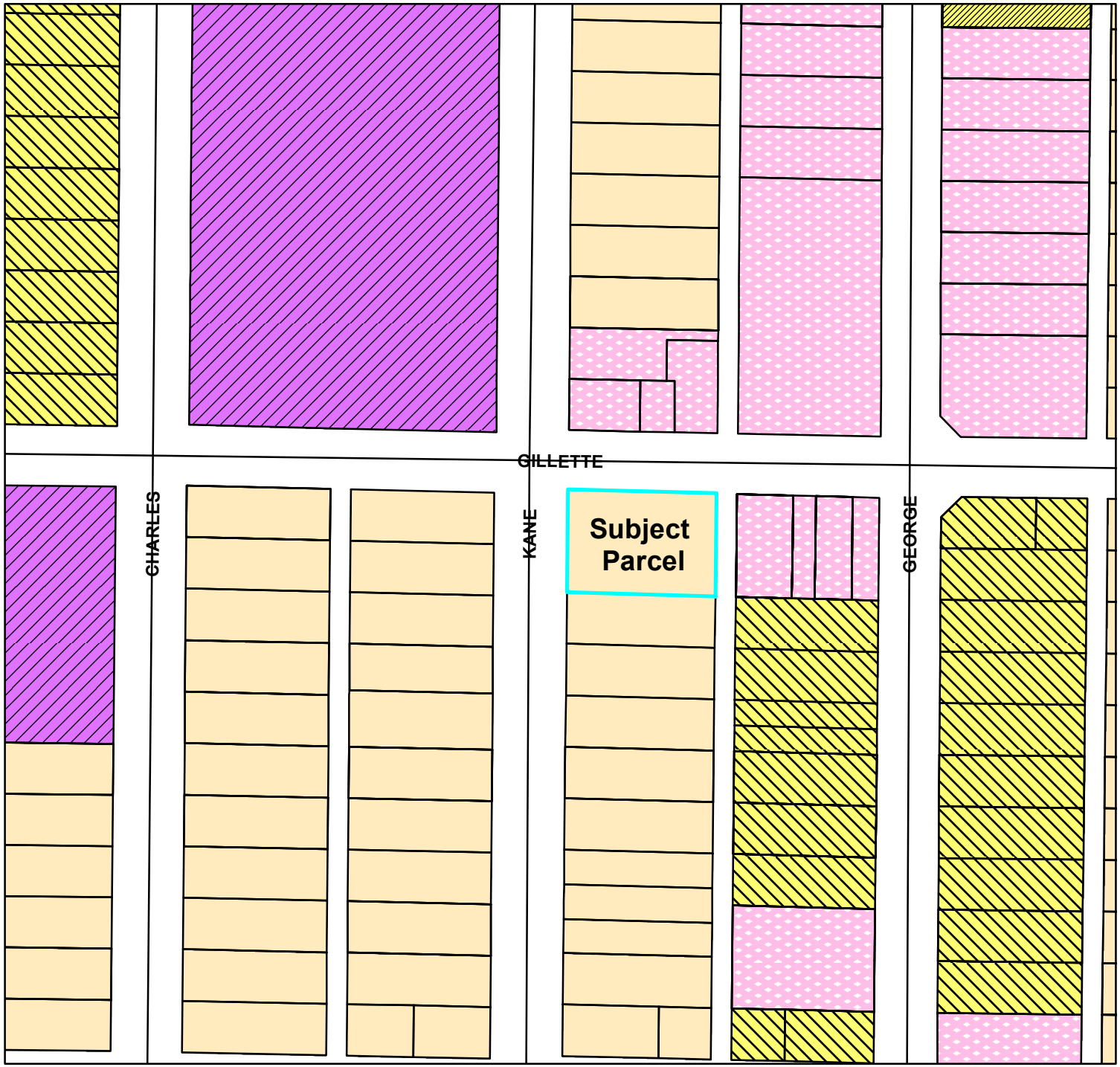
BASIC ZONING DISTRICTS

- 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

0 95 190 380 Feet

City of La Crosse Planning Department - 2026

PC 26-0515 432



BASIC ZONING DISTRICTS

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N W E S

0 65 130 260 Feet

City of La Crosse Planning Department - 2026

PC 26-0555 433

LA CROSSE Tribune

AFFIDAVIT OF PUBLICATION

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

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

State of Florida, County of Broward, ss:

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

PUBLICATION DATES:
May. 19 2026, May. 26 2026

NOTICE ID: Dl8svg6FrR7pW69UmWfT
PUBLISHER ID: COL-WI-102356
NOTICE NAME: Rezoning - 2415 State Rd. 5.2026
Publication Fee: $171.09

Section: Legals
Category: 0001 Wisconsin Legals

Anjana Bhadoriya

(Signed)_____

VERIFICATION

State of Florida
County of Broward

NOTARY PUBLIC STATE OF FLORIDA

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

Subscribed in my presence and sworn to before me on this: 05/28/2026

S Smith

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 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 Planned Development District - General to the Planned Development District - Specific, allowing for the construction of a mixed-use development including residential and commercial uses at 2415 State Road.

Property is presently: vacant retail building

Property is proposed to be: mixed-use residential and commercial development

Rezoning is necessary: to allow for the mix of residential and commercial uses

Tax Parcel 17-50298-32; 2415 State Road

The City Plan Commission will meet to consider such application on Monday, June 1, 2026, at 4:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on Tuesday, June 2, 2026, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the Common Council on Thursday, June 11, 2026, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

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

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 26-0515).

Dated this 12th day of May, 2026.

Nikki M. Elsen, City Clerk
City of La Crosse
5/19, 5/26 LAC
COL-WI-102356 WNAXLP

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0542

Agenda Date: 6/2/2026 **Version:** 1 **Status:** New Business

In Control: Judiciary & Administration Committee **File Type:** Ordinance

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Sec. 46-82(d)(2)a, to create 46-82(e) and to renumber remaining sections of the Code of Ordinances of the City of La Crosse regarding Sanitary Sewer Connection Fees.

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

SECTION I: Section 46-82 is hereby amended to read as follows:

Sec. 46-82. Sewer connection fee.

(2) *Expansion of, or redevelopment of existing structures.* The utility may impose a connection fee when the expansion or redevelopment of a property changes the capacity used by the facility or property. To limit the burden on utility administrators, these changes will only be charged when the expansion or redevelopment significantly increases the flow to the treatment plant, as defined below. The amount of the connection fee will be based on the estimated increase flow using the same method for calculating the base REC multiplier, provided however, that any expansion that involves a new connection to the sewer main shall be subject to the same connection fee base REC multiplier as a new use.

a. Examples of property changes that can cause ~~A~~ significant increases include, but are not limited to ~~is defined as either~~:

1. ~~An increase in building square footage (all floor combined) of at least 20 percent, and~~ A change in use from a less intensive use to a more intensive use, such as converting office space to a restaurant or apartments, requiring higher plumbing fixture counts or higher water demand; and/or
2. ~~The total occupied building square footage of the expansion (including original portions) is at least 10,000 square feet.~~ Upgrading a water meter to a larger meter for higher capacity; and/or
3. A modification or expansion of a building, structure, or facility that increases the number of plumbing fixtures; and/or
4. A change in processes that increases the sewer discharge from an existing building, structure, or facility.

b. Thresholds for charging for significant increases:

1. A modification, expansion, or redevelopment of an existing building, structure, or facility will be charged for the additional capacity if the project increases sewer flow by a minimum of 1 REC, equivalent to the current residential wastewater discharge.

(e) The Utility reserves the right to review and reassess the sanitary connection fee in the future should actual occupancy, operations, or usage differ substantially from the information provided once the building, structure, or facility becomes operational for one full year.

(1) If a new property is established as a “built-to-suit” development with unknown tenancy or an undetermined building, structure, or facility type, the initial connection fee shall be calculated based on the known or proposed usage at the time of application. Additional connection fees may be assessed as undeveloped portions of the property are occupied, built out, or otherwise developed, and sufficient information becomes available to calculate the actual or anticipated usage.

(fe) *Payment of connection fee.* The City Utility shall determine the number of RECs applicable to a new connection in conjunction with the City's issuance of a plumbing permit and issue an invoice to the property owner for the new connection. The City shall collect the connection fee as a condition precedent to the issuance of the plumbing permit. The billing entity shall provide documentation of all new connections, collect this fee and provide payment to the Sanitary Sewer Utility for the prior year's connection fees no later than January 31 of each year.

(gf) *Appeal.* A property owner of a new connection who disputes the determination of RECs applicable to such new connection may within 20 days following the date of the City's invoice described in subsection (d) above, file a written appeal with the City specifying the nature of the dispute. The appeal shall state the grounds upon which the property owner contends that the decision should be modified or reversed. No appeal may be considered by the City unless the appeal is timely filed, and the connection fee is paid in accordance with the terms of this section and the invoice. If an appeal is timely filed, the Utilities Manager shall review the initial determination within 20 days and determine whether to sustain or deny the appeal. The property owner may further appeal this decision to the Board of Public Works within 15 days of receipt of the Utilities Manager's decision on appeal. The Board of Public Works shall hear the appeal within 15 days after receipt of the appeal. The Board of Public Works may sustain, reverse or modify the determination. Any appeal not timely filed, failing to state the grounds upon which the property owner contends the decision should be modified or reversed, or failing to pay the disputed fee shall be summarily denied by the City. Chapter 68, Wis. Stat., shall not apply to this section.

(hg) *Enforcement.* The penalty for failing to pay any connection fee is as provided for in section 46-71 and, in addition, termination of service or the right to use the Sanitary Sewer System of the City of La Crosse including equitable and injunctive relief.

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.

_____
Shandel Washington-Spivey, Mayor

_____
Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID 26-0542 Caption An Ordinance to amend Sec 46-82 of the Code of Ordinances of the City of La Crosse regarding Sanitary Sewer Connection Fee's.

Staff/Department Responsible for Legislation

Tina Erickson, Utilities Finance & Compliance Manager

Requestor of Legislation

Tina Erickson, Utilities Finance & Compliance Manager

Location, if applicable

Summary/Purpose

Amending the ordinance to clarify qualifiers for sanitary connection fees related to redevelopment and expansion of existing facilities.

Background

After multiple years since implementation of this ordinance and working with surrounding communities to ensure we are all interpreting the ordinance the same, it was found these amendments would help provide additional clarification and streamline processes due to the highly variable facility changes we have encountered over the years. This ordinance is enforced by the City of La Crosse, as well as any contracted wholesale communities which include the City of Onalaska and the City of La Crescent.

Fiscal Impact

Connection Fees are variable based on the amount of development and redevelopment.

Staff Recommendation

Staff recommends adoption of these changes.

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0550

Agenda Date: 6/2/2026 **Version:** 1 **Status:** New Business

In Control: Judiciary & Administration Committee **File Type:** Ordinance

ORDINANCE NO.: _____

AN ORDINANCE to amend Sections 10-867, 10-868(o) and (p), and 10-869(a) of the Code of Ordinances of the City of La Crosse regarding the operation of pedal cars and pedicabs.

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

SECTION I: Section 10-867 is hereby amended to read as follows, all other definitions remain unchanged:

Sec. 10-867. Definitions.

Pedal car means a commercial quadricycle that is operated by the vehicle owner or an employee of the owner and is designed to carry multiple passengers that pedal to propel the vehicle. Pedal cars ~~may be motor assisted~~ must be propelled by human power, which may include electric motor pedal-assist.

SECTION II: Section 10-868(o) is hereby amended to read as follows:

Sec. 10-868. Operating restrictions and conditions.

(o) Passengers are prohibited from possessing or consuming alcohol ~~No alcoholic beverages may be allowed onboard or consumed by passengers~~ while onboard a ~~pedicab or~~ pedal car except as allowed by Wis. Stats. § 346.94(23)(a)(2) and (f). Passengers are prohibited from possessing or consuming alcohol while onboard a pedicab.

(p) The ~~pedicab or~~ pedal car business shall provide a trash receptacle at the assembly site for customer use. It is the responsibility of all drivers to properly dispose of all trash using the licensee's trash receptacle.

SECTION III: Section 10-869(a) is hereby amended to read as follows:

Sec. 10-869. Operating hours.

(a) Hours of operation for pedal cars shall be from 10:00 a.m. to 10:00 p.m. There is no restriction in operating hours for pedicabs.

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

_____
Shaundel Washington-Spivey, Mayor

_____
Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID: 26-0550

Caption: AN ORDINANCE to amend Sections 10-868(o) and (p) and 10-869(a) of the Code of Ordinances of the City of La Crosse regarding the operation of pedicabs.

Staff/Department Responsible for Legislation

Nikki Elsen, City Clerk

Requestor of Legislation

Mayor Shaundel Washington-Spivey

Location, if applicable

Summary/Purpose

To remove restriction on operating hours for pedicabs.
To prohibit alcohol consumption on pedicabs.
To remove requirement for trash receptacles by pedicab operators.

Background

Request of pedicab operator and Tavern League SafeRide to remove operating hour restrictions for pedicabs as another option to prevent drunk driving and provide safe transport at night. Operating hours are restricted for pedal cars (commerical quadricycles) pursuant to Wis. Stats. 346.94 as they allow alcohol consumption.

Researching the above, I discovered clarifications/corrections needed in section 10-868
(o) specifically prohibit alcohol consumption on pedicabs
(p) remove requirement to provide trash receptacle as pedicabs are not required to have assembly areas

Fiscal Impact

None

Staff Recommendation

Recommend adoption; no concerns from City Clerk.