



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Agenda - Final

### Judiciary & Administration Committee

Tuesday, May 5, 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. The meeting can be viewed (no participation) by visiting the Legislative Information Center Meetings calendar (<https://cityoflacrosse.legistar.com/Calendar.aspx>) - find the scheduled meeting and click on the "In Progress" video link to the far right in the meeting list.

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

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

If attending virtual and you wish to speak, contact the City Clerk's Office and we will provide you with the information necessary to join the meeting. Call 608-789-7510 or email [cityclerk@cityoflacrosse.org](mailto: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](mailto:cityclerk@cityoflacrosse.org), using a drop box outside of City Hall or mailing to City Clerk, 400 La Crosse Street, La Crosse WI 54601.*

### Call To Order

### Roll Call

### Agenda Items:

#### UNFINISHED BUSINESS

[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 March 2026 meetings.*

- [26-0144](#) 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 and request for dedication of right-of-way and waiver of platting requirements.

*Referred from April 2026 meetings.*

## NEW BUSINESS

- [26-0272](#) Various license applications pursuant to Chapters 4, 6, and/or 10 of the La Crosse Municipal Code for the license period 2025-2026 (May).
- [26-0341](#) Application of K&M Chances R LLC dba Chances R for an Expansion of Alcohol Beverage License & Street Privilege Permit for a special event at 417 Jay Street on June 6, 2026.
- [26-0377](#) AN ORDINANCE to repeal, recreate, create, and amend various sections of the Code of Ordinances of the City of La Crosse relating to electric bicycles, electric scooters, and other vehicle use.  
**Sponsors:** Sleznikow
- [26-0379](#) Request for exception to Commercial Design Standards by Mayo Employees Federal Credit Union for an exception to the parking placement requirement at 605 West Ave. S.  
*Public Hearing*
- [26-0380](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District and Special Residence District to the Planned Development District - General, allowing for a mixed use of residential and commercial at 3102 Chestnut Place and adjacent parcels 17-10315-626, 17-10315-627, and 17-10315-628.  
*Public Hearing*
- [26-0385](#) Resolution approving La Crosse Center Concessionaire Agreement with Downtown Mainstreet, Inc. for 2026-2029.  
**Sponsors:** Janssen

## 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  
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## Text File

File Number: 26-0133

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**Agenda Date:** 5/5/2026

**Version:** 1

**Status:** Referred

**In Control:** Judiciary & Administration Committee

**File Type:** Ordinance

**Agenda Number:** 1.

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

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the 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 51350 Garlick Rd. Westby, WI 54667

Owner of site (name and address):

Blow 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 + Canterburgs Addition Lot 7  
Block 12 Lot 52: 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  No

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

Yes  No

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

Yes  No

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

Yes  No

Property is Presently Used For:

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.



AFFIDAVIT

STATE OF )  
 ) ss  
COUNTY OF )

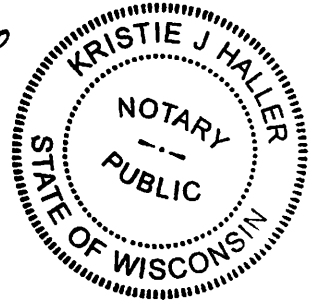
The undersigned, \_\_\_\_\_, being duly sworn states:

1. That the undersigned is an adult resident of the City of Westby, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 1400 Gillette 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 27<sup>th</sup> day of Jan, 2020.

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

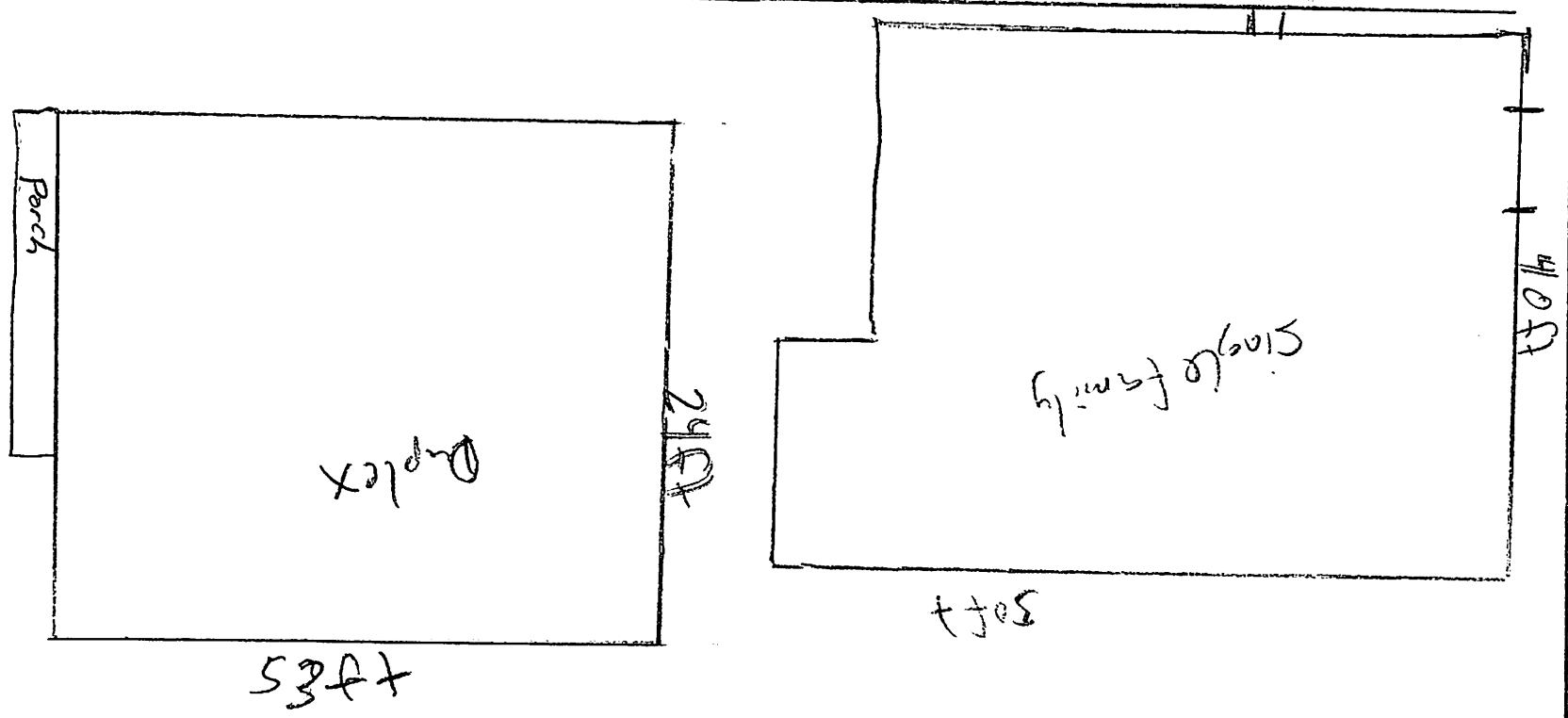


Gillete St.

side walk

Loomis Street

A11g



1552 Loomis, 1402 & 1410 Gillete

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](http://www.cityoflacrosse.org) (search for File 26-0133).

Dated this 10<sup>th</sup> day of February, 2026.

Nikki M. Elsen, City Clerk  
City of La Crosse

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

**CITY CLERK**

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LA CROSSE WI 54601

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LA CROSSE WI 54603



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## AFFIDAVIT OF PUBLICATION

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

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

State of Florida, County of Orange, ss:

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:** qlg2XtNbdIM4cfc5zvuB

**PUBLISHER ID:** COL-WI-102030

**NOTICE NAME:** Rezoning - Gillette & Loomis

**Publication Fee:** \$175.31

Section: Legals

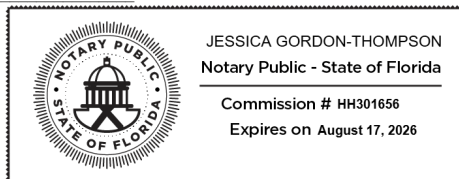
Category: 0001 Wisconsin Legals

*Anjana Bhadoriya*

(Signed) \_\_\_\_\_

### VERIFICATION

State of Florida  
County of Orange



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

*J. Gordon-Thompson*

Notary Public

Notarized remotely online using communication technology via Proof.

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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

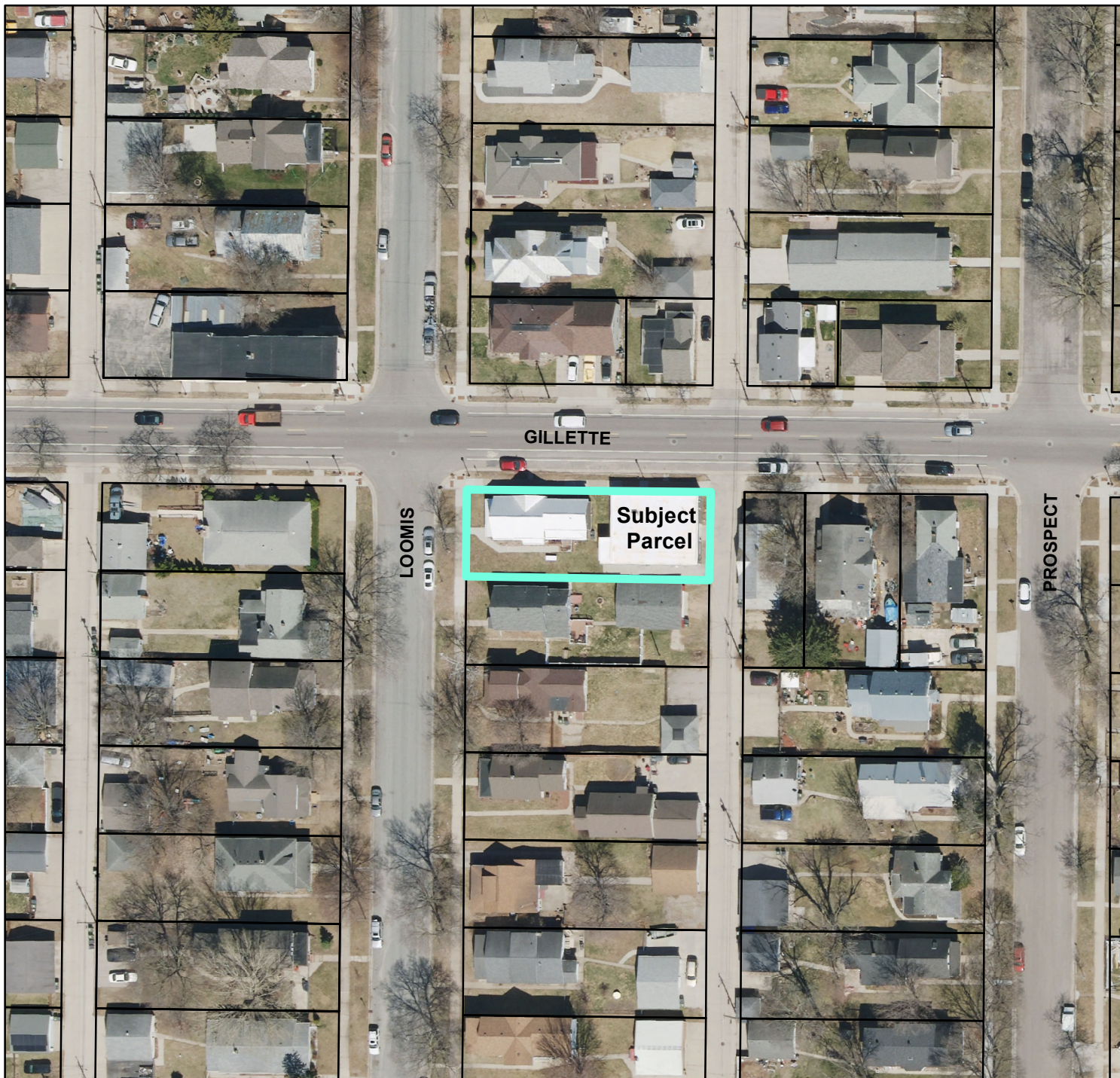
**Consistency with Adopted Comprehensive Plan**

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**

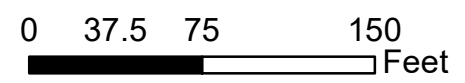
**Referral** – Staff recommends a 60-day referral so the applicant can submit a variance request to the Board of Zoning Appeals.

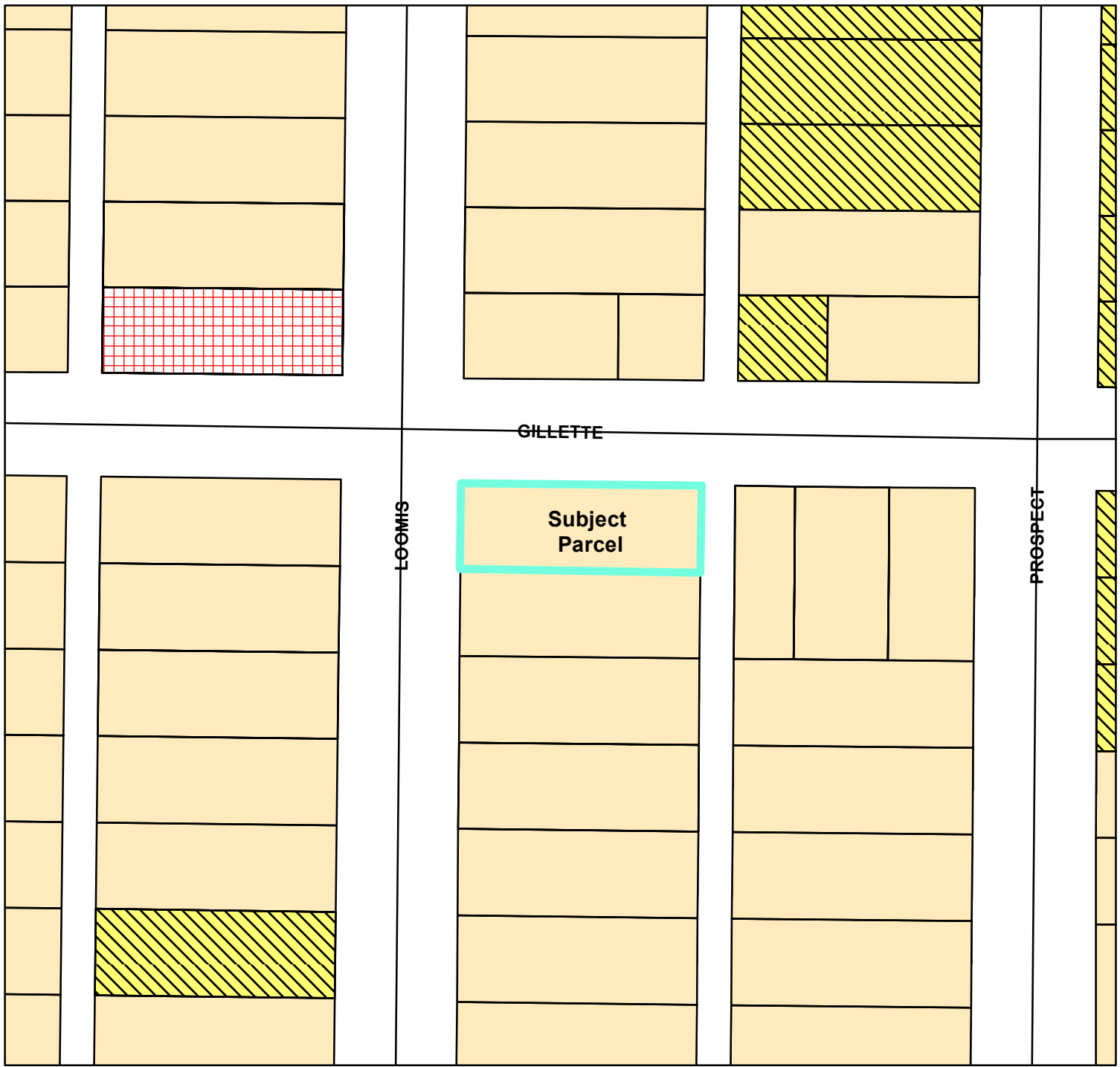
**Routing J&A 3.03.26**



# BASIC ZONING DISTRICTS

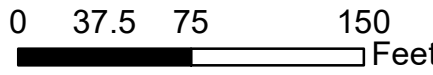
-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  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





## BASIC ZONING DISTRICTS

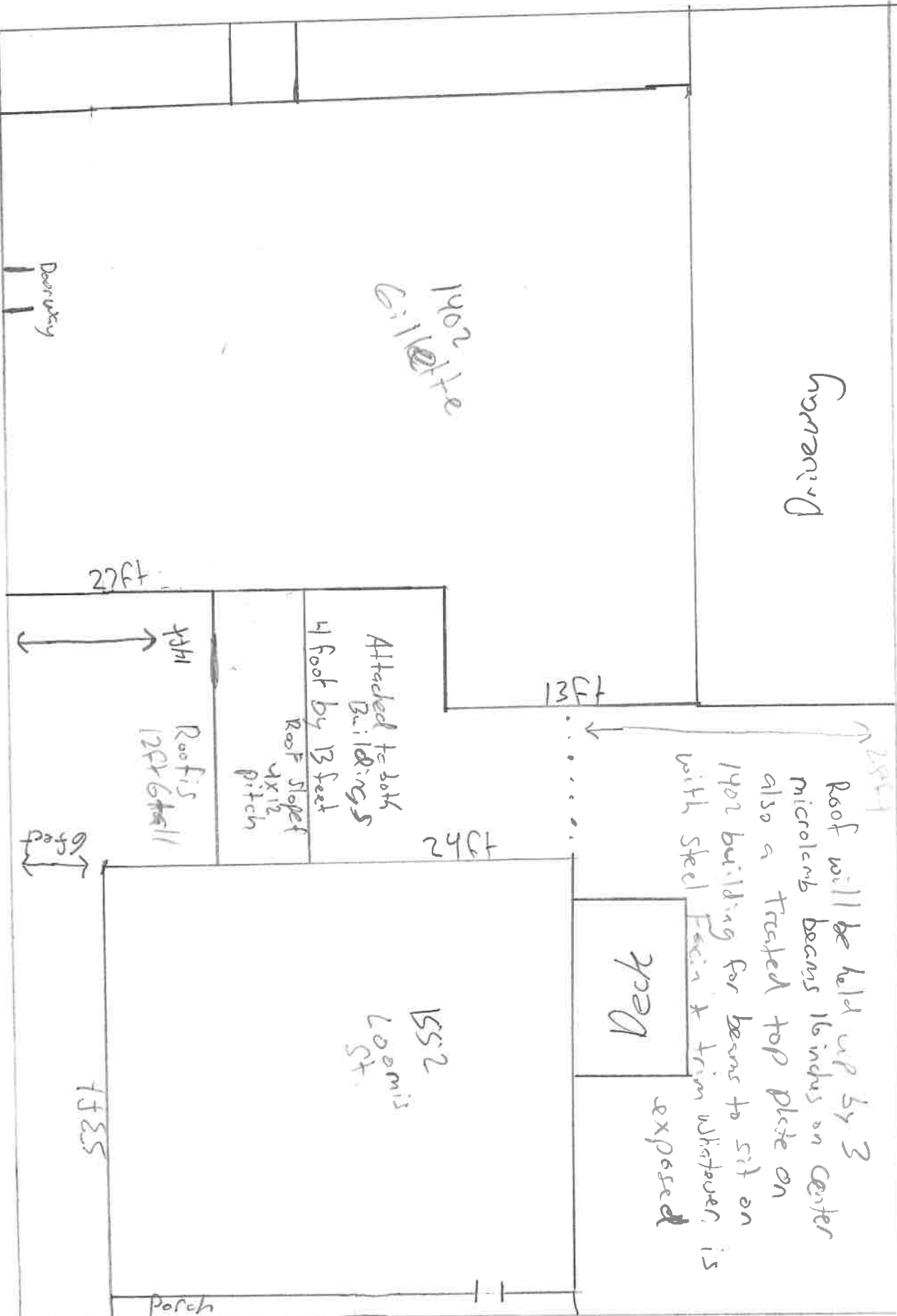
- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY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



Ally

Gillette St.

Sidewalk



2017 lot



**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.

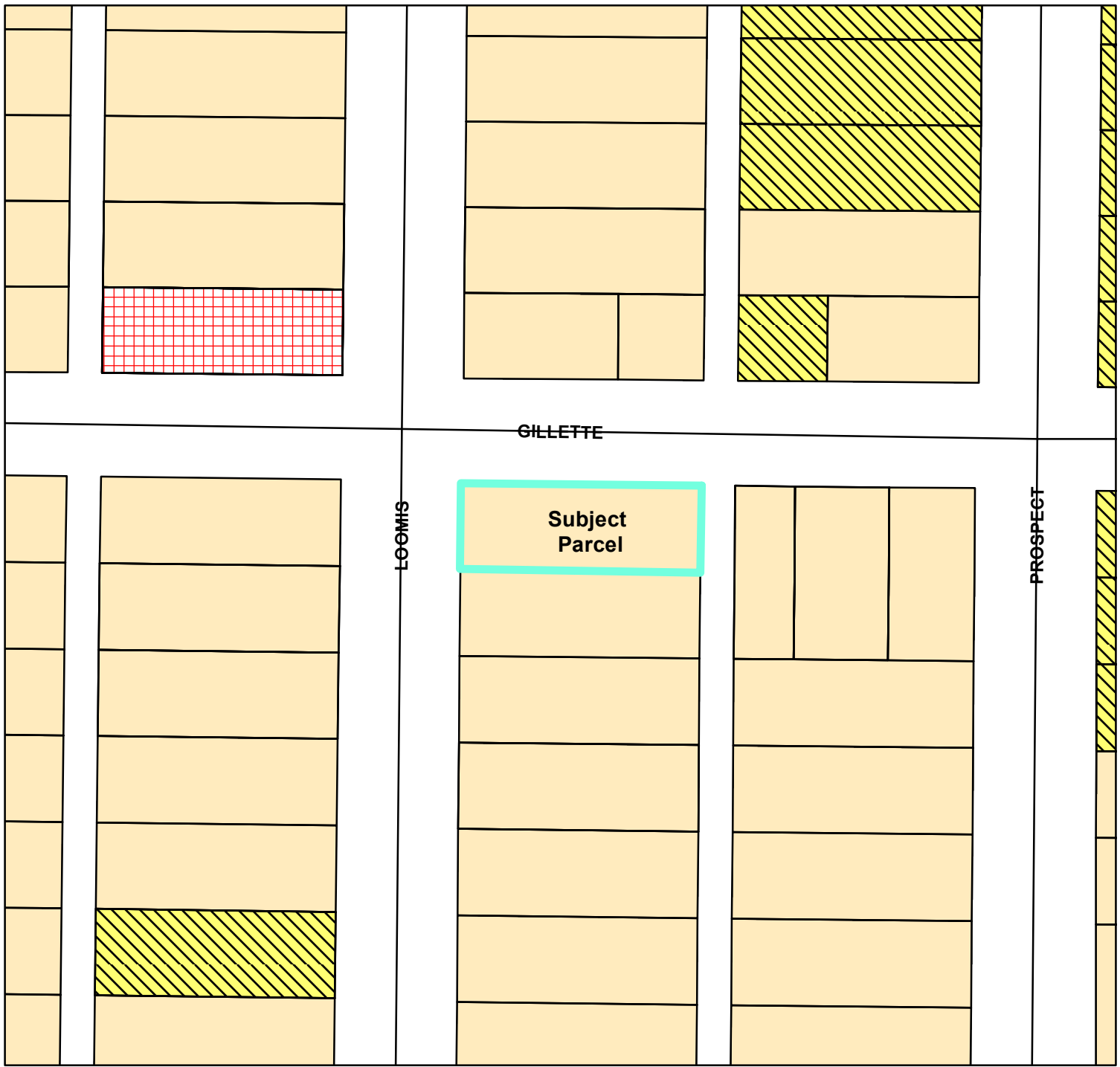
**Consistency with Adopted Comprehensive Plan**

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**

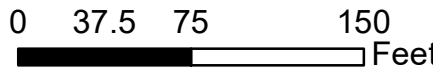
**Referral** – Staff recommends a 30-day referral for the applicant to submit a variance request to the Board of Zoning Appeals. The applicant has been working with Building and Inspections to submit the application to go to the May Board of Zoning Appeals meeting.

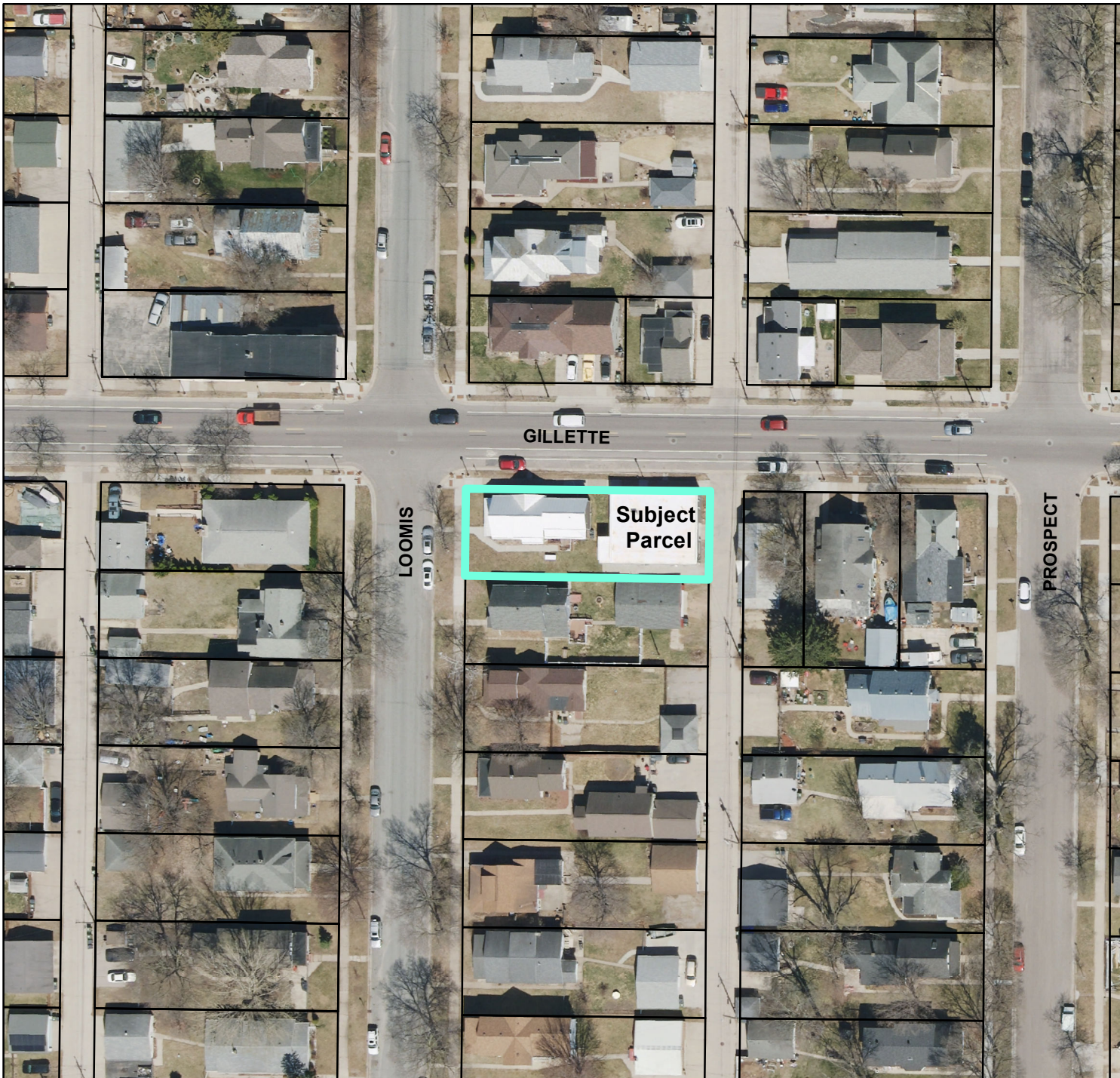
**Routing J&A 5.05.26**























## BASIC ZONING DISTRICTS

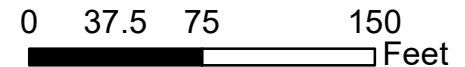
- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
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- M1 - LIGHT INDUSTRIAL
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- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY





# 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
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-  UT - PUBLIC UTILITY
-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY



**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 4<sup>th</sup> 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



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 26-0144

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**Agenda Date:** 5/5/2026

**Version:** 1

**Status:** Referred

**In Control:** Judiciary & Administration Committee

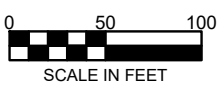
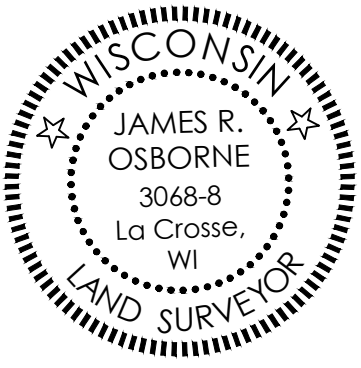
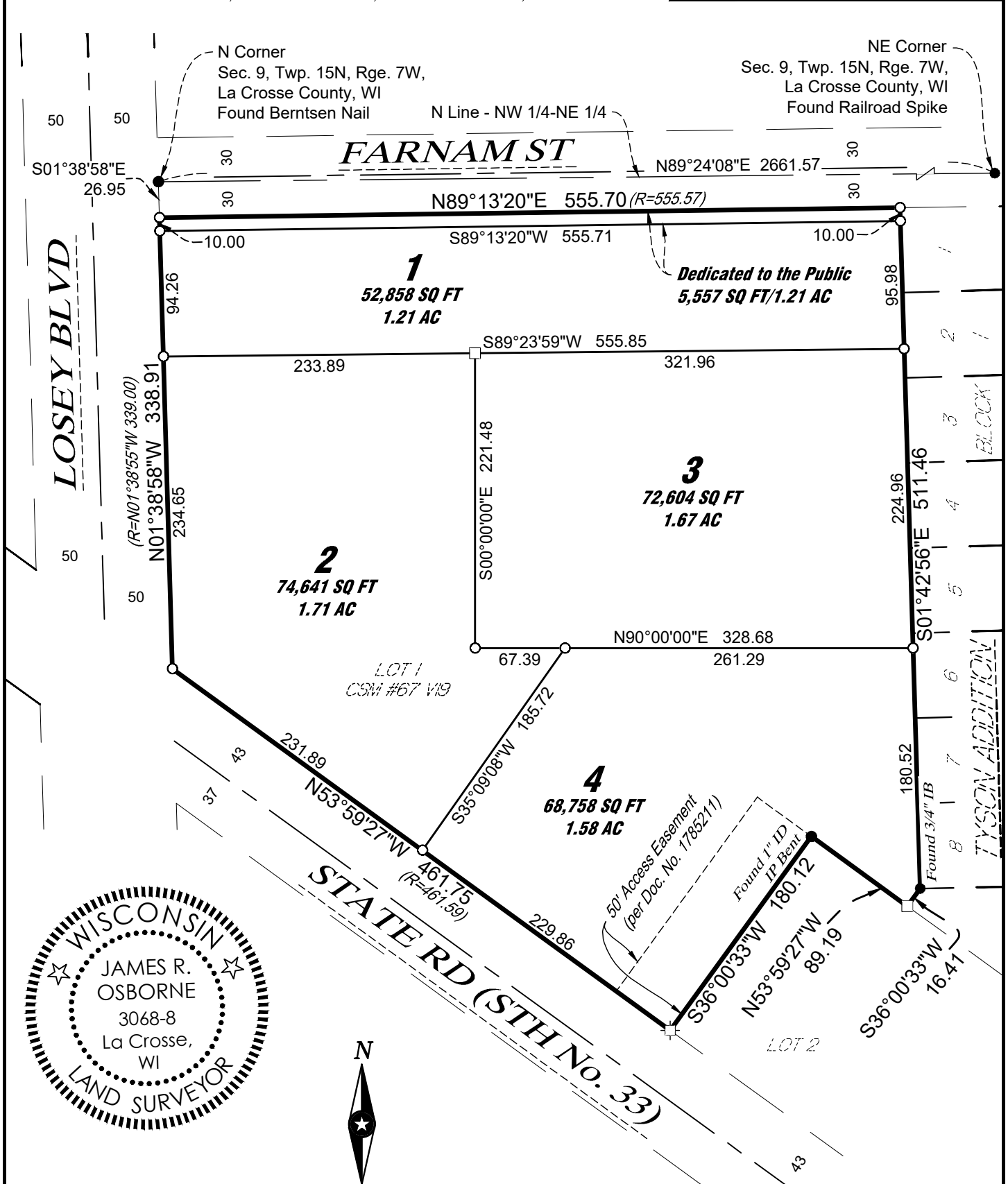
**File Type:** Plat/Certified Survey  
Map

**Agenda Number:** 2.

ISG

# 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.



## LEGEND

- SET 3/4" DIA. x 24" LONG IRON ROD, 1.47 LBS/LINEAL FOOT
- SET MAGNAIL
- ⊕ SET SAWCUT "+"
- (R=\_) RECORDED AS

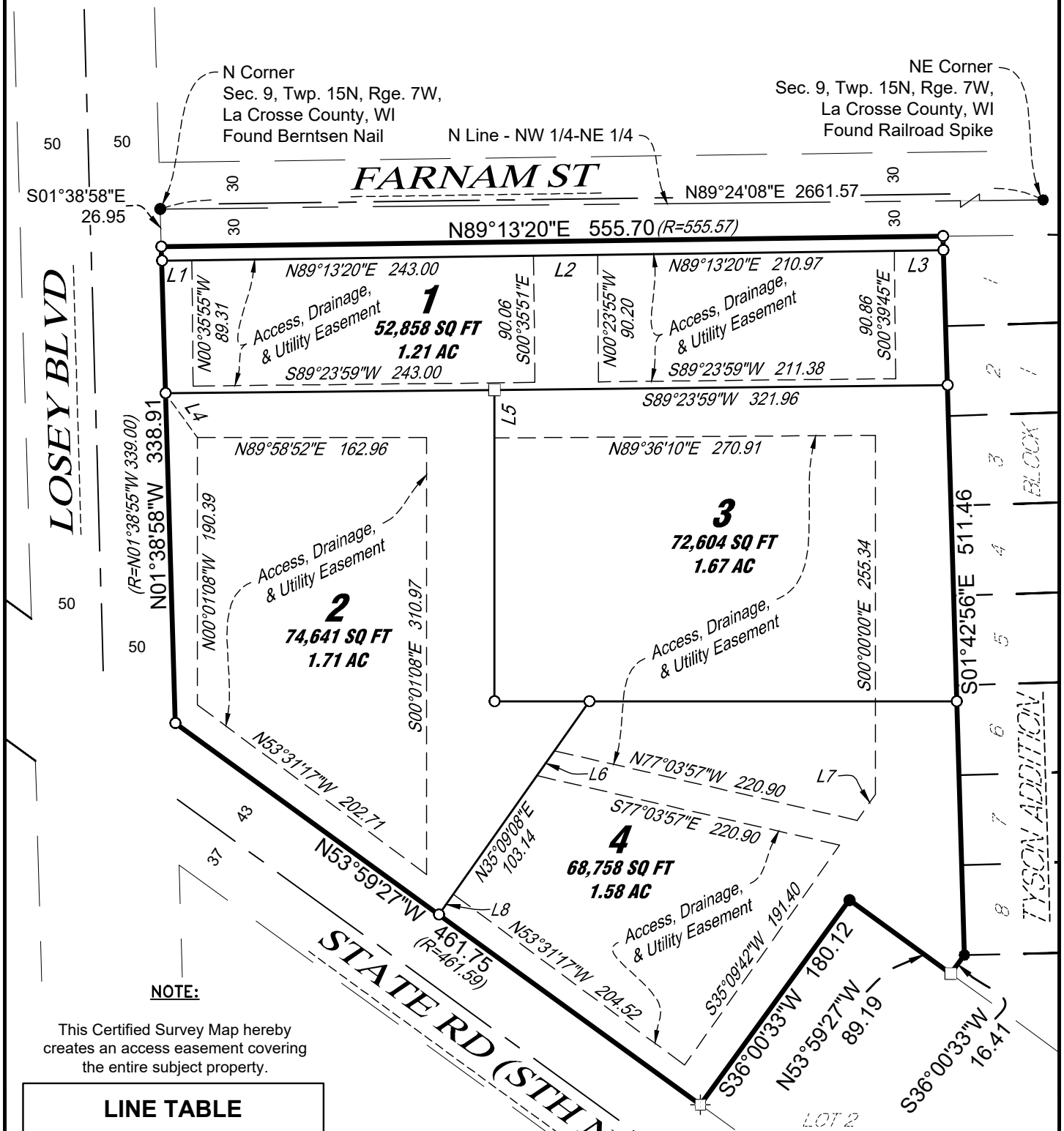
### BEARING BASIS:

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

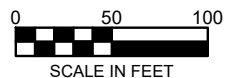
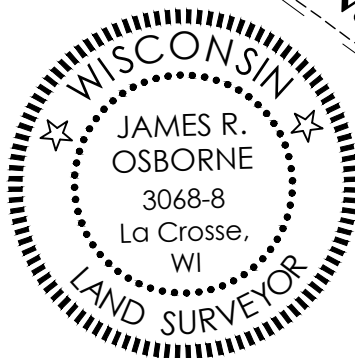
LOT 1, CERTIFIED SURVEY MAP NUMBER 67, VOLUME 19, DOCUMENT NUMBER 1761262, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 15 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.



**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



ISG

# 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 )

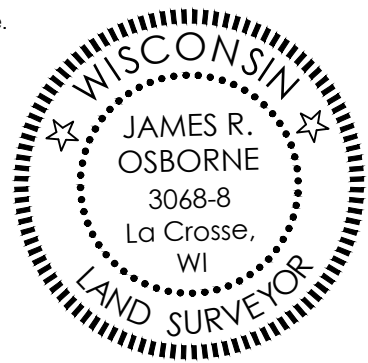
County of \_\_\_\_\_ ) SS

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



CITY OF LA CROSSE, WISCONSIN

Rev. 1/2021

CERTIFIED SURVEY MAP SUBMITTAL & REVIEW CHECK LIST

X with request for Right-of-Way designation + Waiver of Plat-Requirements
CSM located in Extra-Territorial Jurisdiction (Council Approval Required)
CSM located in the City (Department Review Only)

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

Town Board Approved: (date) La Crosse County Approved: (date)

To be completed by property owner/surveyor with submittal (\*incomplete checklist may cause a delay in the review):

Current Tax Parcel Number(s): 17-50298-32

Map ID / Location: 2415 State Road

Surveyor: ISG Phone No. 608-789-2034

Property Owner: MKB Copper Rocks, LLC Phone No. 608-782-7368

\*\*circle who should be called when CSM is ready for pick up.

I am the property owner of record, and I approve of this CSM: (signature) (property owner signature)

\*In lieu of owner's signature on this submittal checklist, you may provide written communication from property owner.

Purpose of CSM and intended outcome (or attach a letter explaining):

As part of the redevelopment, the existing site will be subdivided into four separate parcels. MKB Copper Rocks, LLC and Three Sixty are requesting that the requirement for a subdivision plat per section 113-9 of the City of La Crosse Municipal Code of Ordinances be waived allowing for the use of a Certified Survey Map (CSM) to divide the existing lot as part of the PDD process.

Have you worked with any other Department/staff person with regard to this CSM? If so, who?

Previously worked with planning staff on the site rezoning and CSM.

Have you received any other decision with regard to this CSM from any City board, commission or committee?

If so, which one and when?

It was approved 4 years ago by Plan Commission, J & A and city council when the property was rezoned for PDD in 2022.

To be completed by City Clerk at time of filing:

2/9/2026 Original Document for Signature. (Clerk will make a photocopy which is distributed for review.)

2/16/2026 Review Fee (cash, check payable to City Treasurer or credit card with convenience fee)

\$300 - \$200.00 First Application

\$150 - \$100.00 Reapplication of the same CSM

Internal Review Routing & Email to County Surveyor. (Initiated by Clerk with complete filing.)

Original CSM Issued. (Upon approval, the original will be signed and available for pick up.)

**To be completed by each Reviewing Department before the City Clerk will sign.**

**BUILDING AND INSPECTIONS APPROVAL**

This Certified Survey Map is hereby approved by the Chief Inspector.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Chief Inspector

Comments: \_\_\_\_\_

**CITY UTILITIES (WATER – STORM – SEWER) APPROVAL**

This Certified Survey Map is hereby approved by the City Utilities Office.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Water  Storm  Sewer

\_\_\_\_\_  
Utilities Office

Comments: \_\_\_\_\_

**ASSESSOR APPROVAL**

This Certified Survey Map is hereby approved by the Assessor.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Assessor

Comments: \_\_\_\_\_

**ENGINEERING DEPARTMENT APPROVAL**

This Certified Survey Map is hereby approved by the City Surveyor.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Engineering/Surveyor

Comments: \_\_\_\_\_

**PLANNING DEPARTMENT APPROVAL**

This Certified Survey Map is hereby approved by the Planning Department.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Planner

Comments: \_\_\_\_\_

**COMMON COUNCIL APPROVAL, if required**

Resolved that this Certified Survey Map is hereby approved by the Common Council of the City of La Crosse.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Mayor (required only if signing off prior to expiration of veto period)

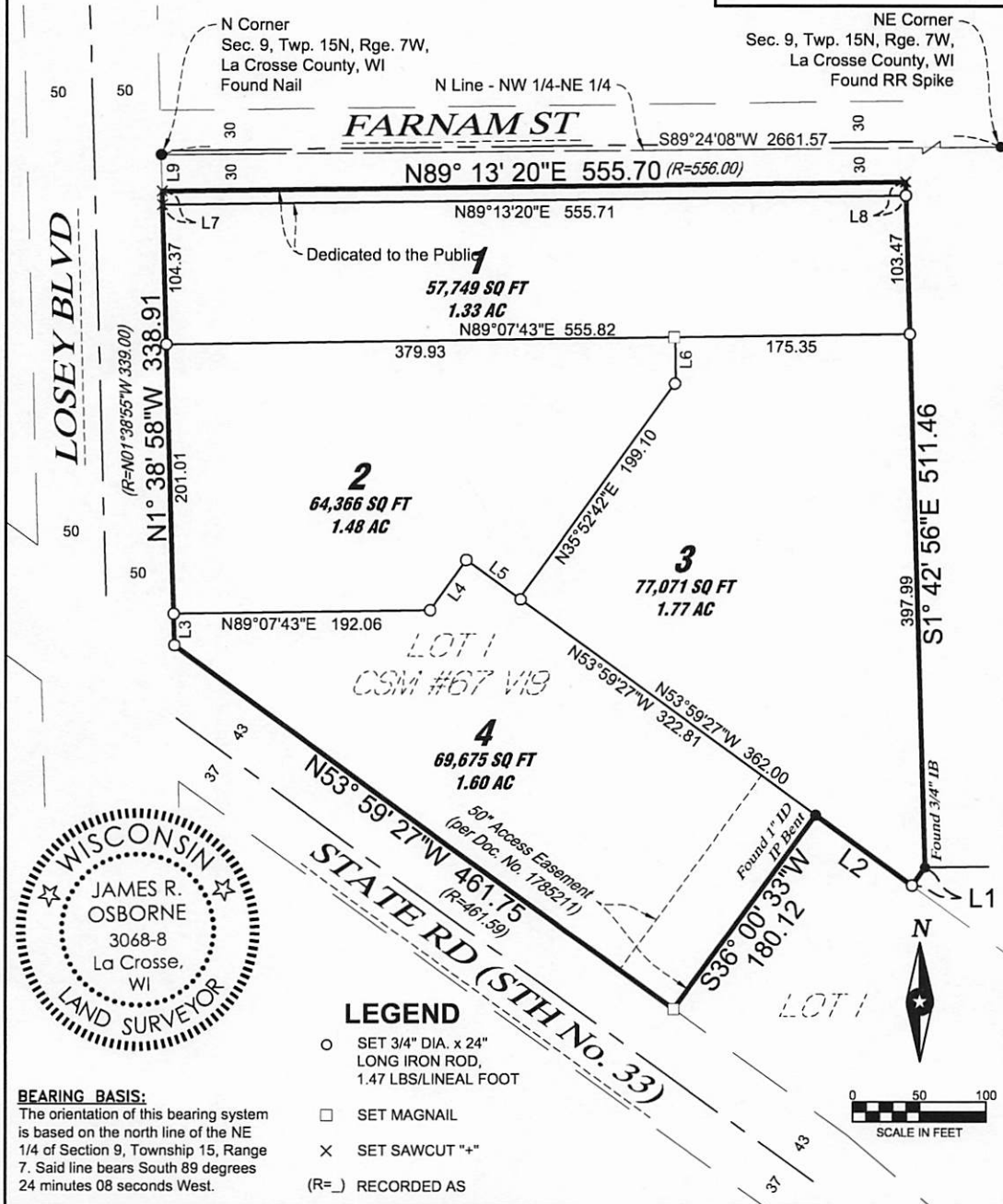
I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of La Crosse.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
City Clerk

# CERTIFIED SURVEY MAP

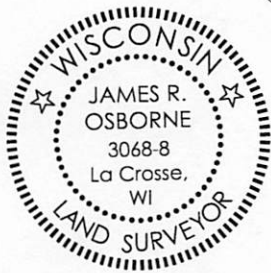
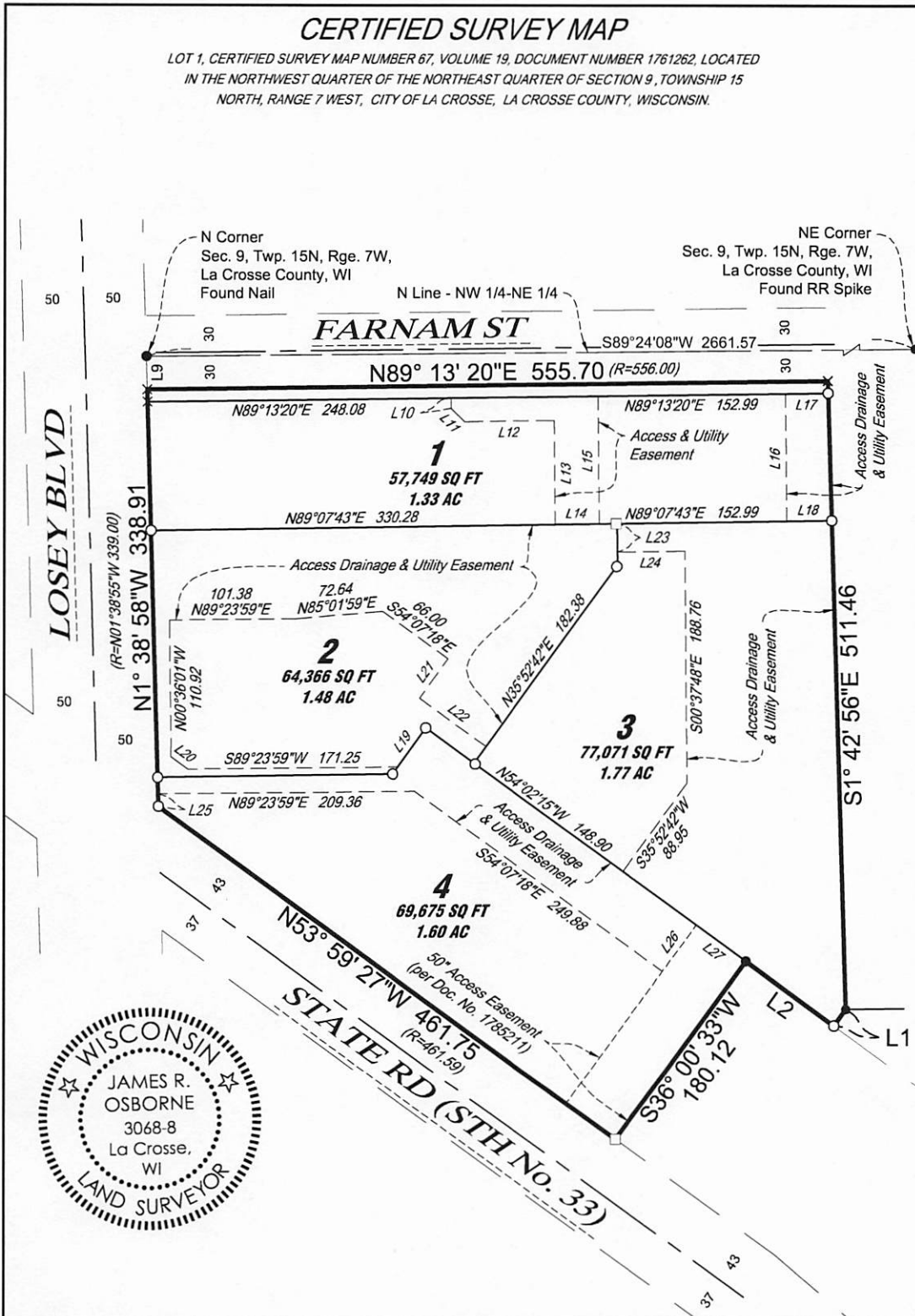
LOT 1, CERTIFIED SURVEY MAP NUMBER 67, VOLUME 19, DOCUMENT NUMBER 1761262, LOCATED  
IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 15  
NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.



<b>ISG</b>	<b>CERTIFIED SURVEY MAP</b>		<b>SHEET 1 OF 3 SHEETS</b>	
	THIS DOCUMENT IS THE PROPERTY OF ISG GROUP, INC. IT MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT PRIOR WRITTEN CONSENT.	PROJECT NO.:		21-25290
	FILE NAME:	25290 CSM		
	DRAWN BY:	JRO		
REVISED:				

# 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.



## CERTIFIED SURVEY MAP



THIS DOCUMENT IS THE PROPERTY OF ISG GROUP, INC. IT IS TO BE USED, COPIED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT NO.:	21-25290
FILE NAME:	25290 CSM
DRAWN BY:	JRO
REVISED:	

**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 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 February 21, 2022.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	16.41	S36°00'33"W
L2	89.18	N53°59'27"W
L3	23.52	N1°38'58"W
L4	46.23	N35°36'26"E
L5	48.83	S53°59'27"E
L6	33.59	N0°52'17"W
L7	10.00	N1°38'58"W
L8	10.00	S1°42'56"E
L9	26.95	S1°38'58"E
L10	8.26	S0°36'01"E
L11	15.36	S45°36'01"E
L12	73.25	N89°23'59"E
L13	84.45	S0°36'01"E
L14	35.75	N89°07'43"E
L15	103.76	N0°36'01"W
L16	103.51	N0°36'01"W
L17	34.77	N89°13'20"E
L18	36.79	N89°07'43"E
L19	39.17	S35°36'26"W
L20	17.18	N54°07'18"W
L21	39.36	S35°52'42"W
L22	67.01	S54°07'18"E
L23	22.80	S0°52'17"E
L24	55.00	N89°23'59"E
L25	10.13	N1°38'58"W
L26	46.68	N36°00'33"E
L27	50.00	S53°59'27"E

	<b>CERTIFIED SURVEY MAP</b>		
	THIS DOCUMENT IS THE PROPERTY OF ISG GROUP, INC. IT IS TO BE USED, COPIED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.	PROJECT NO.: 21-25290	
		FILE NAME: 25290 CSM	
		DRAWN BY: JRO	
	REVISED:	<b>SHEET 3 OF 3 SHEETS</b>	

# Memorandum

Copper Rocks Waiver Request



To: City of La Crosse Common Council  
Date: February 6, 2026  
Subject: Copper Rocks Waiver Request

---

MKB Copper Rocks, LLC (MKB) and Three Sixty Real Estate Solutions, LLC (Three Sixty) are working on a joint venture agreement to develop the former “Kmart” Site located at 2415 State Road, La Crosse. The proposed “Copper Rocks” project will consist of two townhome buildings and three mixed-use buildings. As part of the project, the existing lot will be subdivided into 4 separate parcels and a rezoning request to Planned Development District (PDD) will be made. MKB and Three Sixty are requesting a waiver of the requirement of a subdivision plat per 113-09, Waiver of Requirements, and request to use a Certified Survey Map in its place.



February 17, 2026

MKB COPPER ROCKS LLC  
C/O KIRK STOA  
3800 EMERALD DR E  
ONALASKA WI 54650

JAMES OSBORNE, SURVEYOR  
201 MAIN ST, STE 1020  
LA CROSSE WI 54601

**Re: Certified Survey Map**

We are in receipt of the *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 and request for dedication of right-of-way and waiver of platting requirements.*

The CSM will be considered at the following meetings:

**City Plan Commission**

**Monday, March 2, 2026 at 4:00 p.m.  
Council Chambers, City Hall – first floor**

**Judiciary & Administration Committee**

**Tuesday, March 3, 2026, at 6:00 p.m.  
Council Chambers, City Hall – first floor**

**Common Council**

**Thursday, March 12, 2026 at 6:00 p.m.  
Council Chambers, City Hall – first floor**

We recommend someone attend the CPC and J&A meetings where public hearing is allowed; there may be questions or comments from a committee or council member or another citizen. Public hearing is not allowed at the Council meeting, although you are welcome to attend. The CSM will appear on the agendas as file 26-0144 (the associated rezoning petition is file 26-0143 and is also scheduled for the meetings above).

Attendance at the meetings is allowed either in person or virtually. I will also be sending an email with the links to the agenda and Zoom meeting. If you have any questions, comments, or concerns; do not hesitate to contact me.

Sincerely,

Sondra Craig, Deputy City Clerk  
(608) 789-7549  
[craigs@cityoflacrosse.org](mailto:craigs@cityoflacrosse.org)

## Craig, Sondra

---

**From:** Reinhart, David  
**Sent:** Tuesday, February 17, 2026 10:18 AM  
**To:** Craig, Sondra  
**Subject:** RE: For Review: CSM - 2415 State Road (Copper Rocks)

Sondra,

B&I cannot approve until the existing building is removed and the zoning approved.

Thanks,

## David Reinhart

Chief Building Inspector

Building & Inspections

400 La Crosse St., La Crosse, WI 54601

Office: 608-789-7564

---

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

**Sent:** Tuesday, February 17, 2026 9:35 AM

**To:** Hewitt, Dale <DHewitt@lacrossecounty.org>; Meyer, Bryan <bmeyer@lacrossecounty.org>; Acklin, Tim <Acklint@cityoflacrosse.org>; Asp, Brian <aspb@cityoflacrosse.org>; Coman, Kyle <comank@cityoflacrosse.org>; Crandall, Jay <CrandallJ@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>; Gallagher, Matthew <gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Neumann, Shannon <Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>; Trane, Andrea <tranea@cityoflacrosse.org>

**Subject:** For Review: CSM - 2415 State Road (Copper Rocks)

Good morning,

Attached for your review is a CSM for 2415 State Road. They are requesting a waiver of City platting requirements and dedicating public right-of-way, so this will be routed through Council for approval as well as your review (March meetings). Waiver request is attached just for additional information, if needed for some of you.

Please let me know if you approve or have any comments that I can pass on to the owner/surveyor.

Thank you,

**SONDRA CRAIG, WCMC** (she/her)

**Deputy City Clerk**

City Clerk's Office

City of La Crosse

400 La Crosse Street

La Crosse WI 54601

[craigs@cityoflacrosse.org](mailto:craigs@cityoflacrosse.org)

Direct: 608.789.7549 | Office: 608.789.7510

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***Public Service (walk in) hours 8:00 a.m. to 4:00 p.m. Monday through Thursday & 8:00 a.m. to 12:00 p.m. on Friday in the City Hall Lobby***

**Agenda Item 26-0144 (Tim Acklin)**

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 and request for dedication of right-of-way and waiver of platting requirements.

**General Location**

Council District 17 in the Bluffside Neighborhood Association. Located at the NE corner of the intersection of State Rd and Losey Blvd as depicted on attached Map PC26-0144. 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**

This item is also related to agenda item #26-0143.

The subject CSM is part of the Copper Rocks Development. The applicant is requesting to subdivide the existing lot the former KMart building was located on into four separate parcels as part of the proposed, new development. The new development consists of five buildings that include three multi-story, mixed-use buildings and two townhome buildings. The townhome buildings are proposed to be located on one of the lots and each of the other three buildings will each be located on the other three.

Subdividing the parcel in this way will likely require drainage, utility and access agreements as part of the final approval of the CSM.

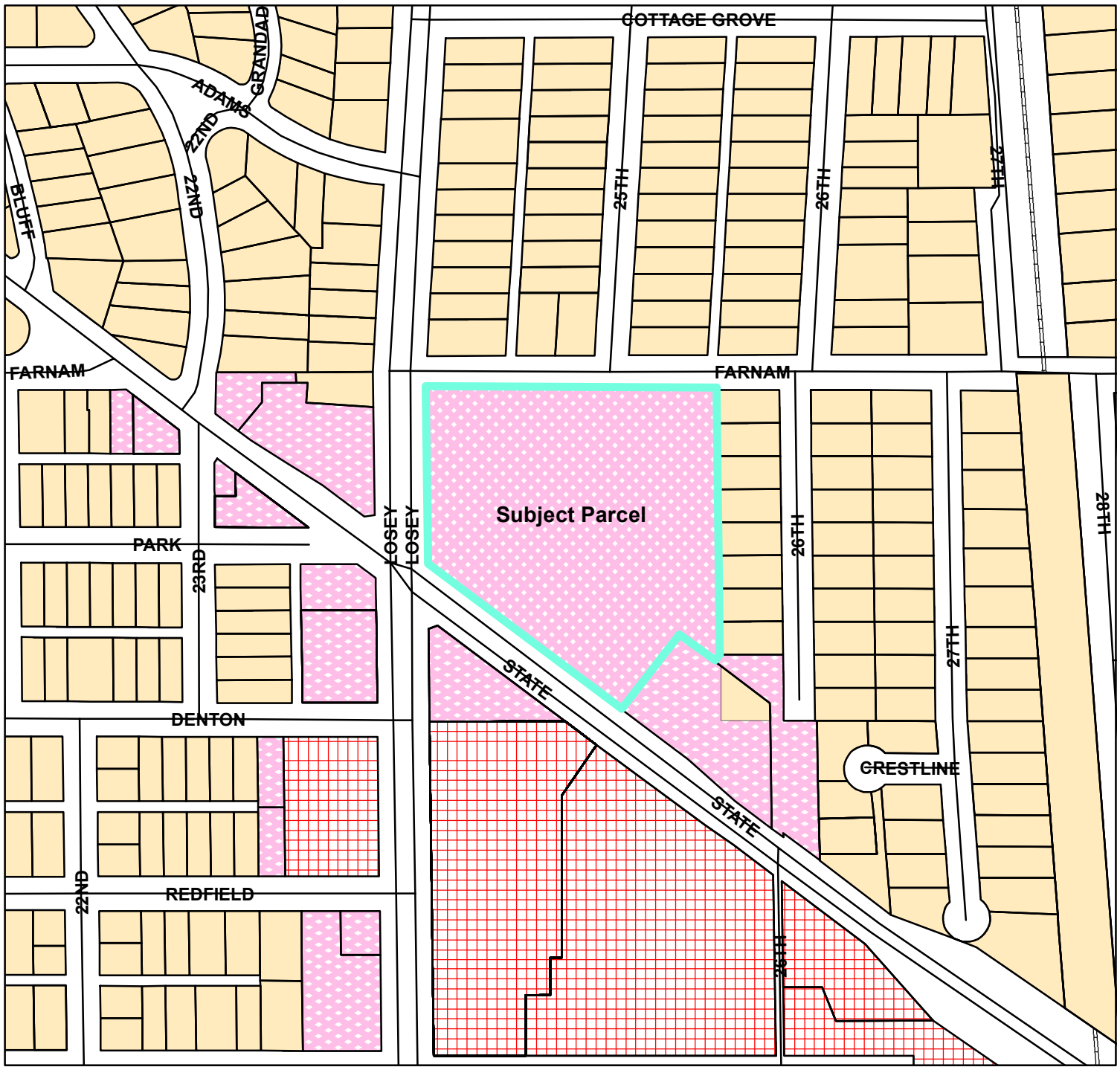
**Recommendation of Other Boards and Commissions N/A****Consistency with Adopted Comprehensive Plan**

This item is part of the Copper Rocks Development. 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**

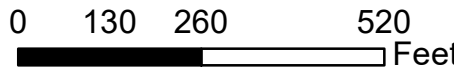
Since submittal of this item staff have been made aware by the applicant's design team that the submitted CSM was not the current version. As of February 25, 2026, an updated CSM had not been submitted to staff for review. **Until staff has the correct information to review this item is recommended for referral to the April cycle.**

**Routing J&A 3.03.26**



## BASIC ZONING DISTRICTS

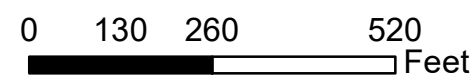
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- City Limits
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# BASIC ZONING DISTRICTS

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**Agenda Item 26-0144 (Tim Acklin)**

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 and request for dedication of right-of-way and waiver of platting requirements.

**General Location**

Council District 17 in the Bluffside Neighborhood Association. Located at the NE corner of the intersection of State Rd and Losey Blvd as depicted on attached Map PC26-0144. 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**

The subject CSM is part of the Copper Rocks Development. The applicant is requesting to subdivide the existing lot the former KMart building was located on into four separate parcels as part of the proposed, new development. The new development consists of five buildings that include three multi-story, mixed-use buildings and two townhome buildings. The townhome buildings are proposed to be located on one of the lots and each of the other three buildings will each be located on the other three.

Subdividing the parcel in this way will likely require drainage, utility and access agreements as part of the final approval of the CSM.

**Recommendation of Other Boards and Commissions**

This item was referred to the April 2026 legislative cycle by the Common Council at their March 2026 meeting.

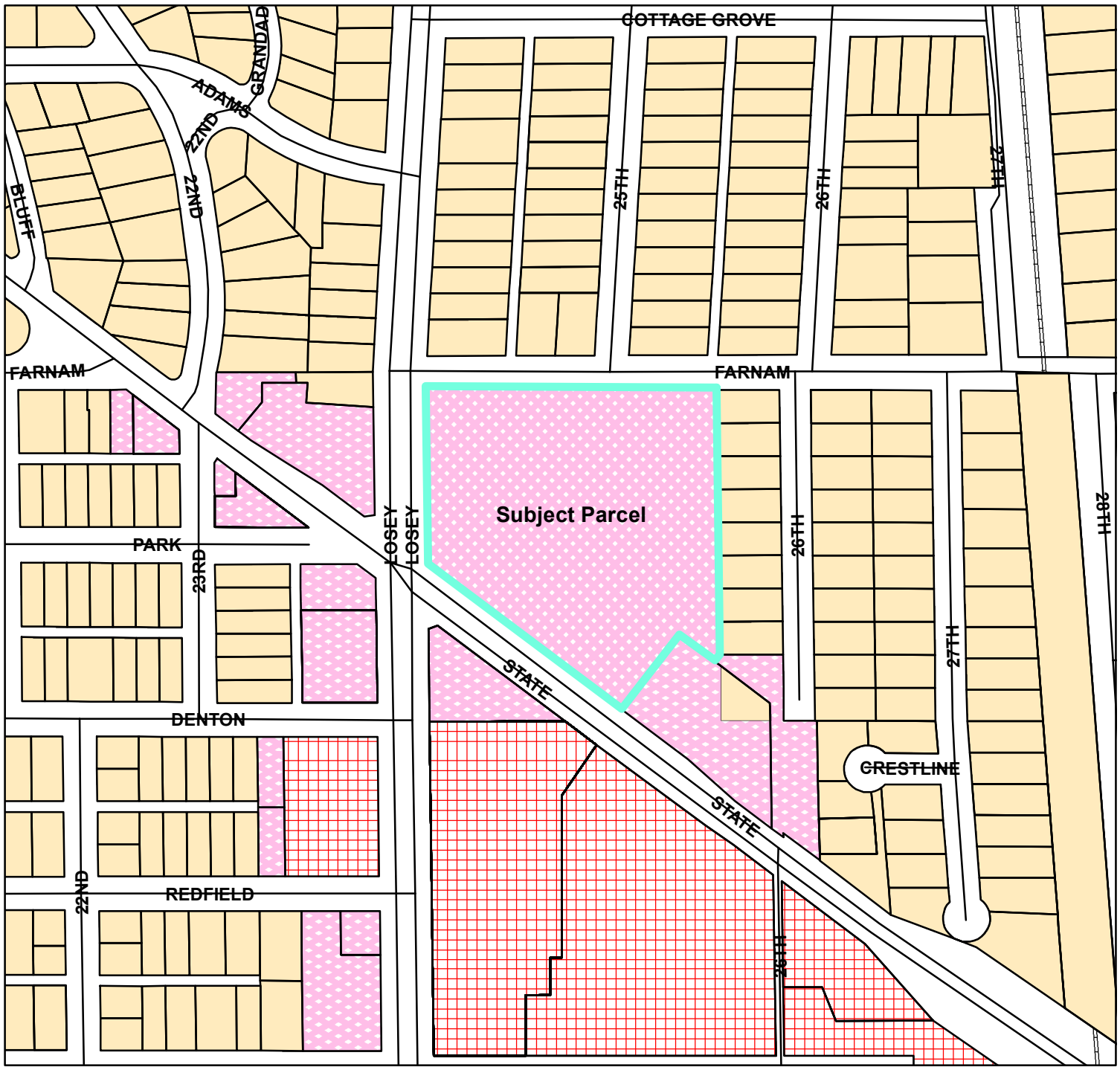
**Consistency with Adopted Comprehensive Plan**

This item is part of the Copper Rocks Development. 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**

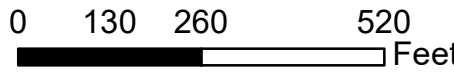
A final CSM still has not been submitted to staff for review as the applicant is currently working with staff on its finalization. It is anticipated that it will be completed and ready for the May 2026 legislative cycle. **This item is recommended for referral to the May cycle.**

**Routing J&A 3.03.26**



## BASIC ZONING DISTRICTS

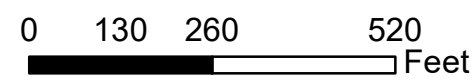
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## Craig, Sondra

---

**From:** Reinhart, David  
**Sent:** Thursday, April 30, 2026 7:05 AM  
**To:** Craig, Sondra  
**Cc:** Trane, Andrea; Acklin, Tim  
**Subject:** RE: For Review: CSM - 2415 State Road (Copper Rocks)

Sondra,

This CSM cannot be approved until the existing building is razed and removed.

Thanks,

## David Reinhart

Chief Building Inspector  
Building & Inspections  
400 La Crosse St., La Crosse, WI 54601  
Office: 608-789-7564

---

**From:** Craig, Sondra <craigs@cityoflacrosse.org>  
**Sent:** Wednesday, April 29, 2026 3:17 PM  
**To:** Acklin, Tim <Acklint@cityoflacrosse.org>; Asp, Brian <aspb@cityoflacrosse.org>; Coman, Kyle <comank@cityoflacrosse.org>; Crandall, Jay <CrandallJ@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>; Gallagher, Matthew <gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Neumann, Shannon <Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>; Trane, Andrea <tranea@cityoflacrosse.org>; Hewitt, Dale <DHewitt@lacrossecounty.org>; Meyer, Bryan <bmeyer@lacrossecounty.org>  
**Subject:** RE: For Review: CSM - 2415 State Road (Copper Rocks)

Good afternoon,

I received the attached a revised CSM that was just submitted today. Please let me know if you approve or have any comments or corrections that I can pass along.

Thank you,

**SONDRA CRAIG, WCMC** (she/her)

### Deputy City Clerk

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

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---

**From:** Craig, Sondra

**Sent:** Tuesday, February 17, 2026 9:35 AM

**To:** Hewitt, Dale <[DHewitt@lacrossecounty.org](mailto:DHewitt@lacrossecounty.org)>; Meyer, Bryan <[bmeyer@lacrossecounty.org](mailto:bmeyer@lacrossecounty.org)>; Acklin, Tim <[Acklint@cityoflacrosse.org](mailto:Acklint@cityoflacrosse.org)>; Asp, Brian <[aspb@cityoflacrosse.org](mailto:aspb@cityoflacrosse.org)>; Coman, Kyle <[comank@cityoflacrosse.org](mailto:comank@cityoflacrosse.org)>; Crandall, Jay <[CrandallJ@cityoflacrosse.org](mailto:CrandallJ@cityoflacrosse.org)>; Erickson, Tina <[ericksont@cityoflacrosse.org](mailto:ericksont@cityoflacrosse.org)>; Gallagher, Matthew <[gallagerm@cityoflacrosse.org](mailto:gallagerm@cityoflacrosse.org)>; Holland, Michelle <[hollandm@cityoflacrosse.org](mailto:hollandm@cityoflacrosse.org)>; Neumann, Shannon <[Neumanns@cityoflacrosse.org](mailto:Neumanns@cityoflacrosse.org)>; Reinhart, David <[Reinhartd@cityoflacrosse.org](mailto:Reinhartd@cityoflacrosse.org)>; Trane, Andrea <[tranea@cityoflacrosse.org](mailto:tranea@cityoflacrosse.org)>

**Subject:** For Review: CSM - 2415 State Road (Copper Rocks)

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Please let me know if you approve or have any comments that I can pass on to the owner/surveyor.

Thank you,

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Subdividing the parcel in this way will require drainage, utility and access agreements as part of the final approval of the CSM.

**Recommendation of Other Boards and Commissions**

This item was referred to the April 2026 legislative cycle by the Common Council at their March 2026 meeting and then again to their May 2026 cycle at that meeting as the CSM still needed to be revised.

**Consistency with Adopted Comprehensive Plan**

This item is part of the Copper Rocks Development. 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**

A final CSM has been submitted and reviewed by staff. Some additional information is still needed by staff but overall, the CSM is complete.

**It is recommended for approval with the following conditions:**

- 1) Final approvals from the Engineering Department**

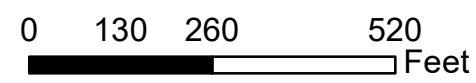
- 2) CSM may not be recorded until a Demolition Permit has been issued and the existing building is razed and removed.

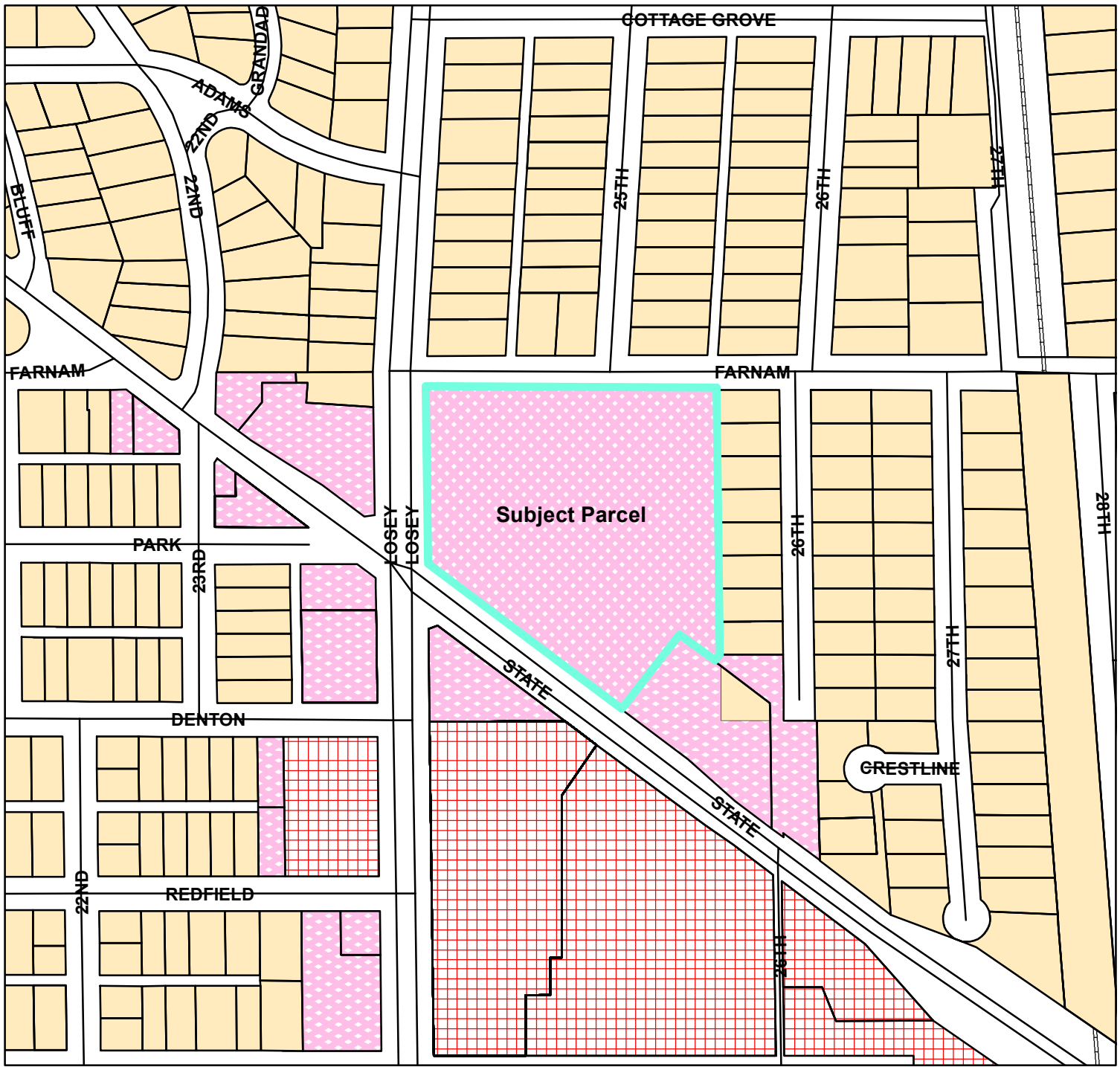
**Routing** J&A 5.05.26



# BASIC ZONING DISTRICTS

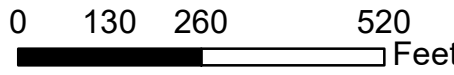
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## Craig, Sondra

---

**From:** Coman, Kyle  
**Sent:** Friday, May 1, 2026 1:33 PM  
**To:** Craig, Sondra  
**Cc:** Jim.Osborne@ISGInc.com  
**Subject:** Copper Rocks CSM

Review comments:

1. Designate the area to be dedicated as “Outlot 1” and revise dedication note to read, “Dedicated to the public for right-of-way.”
2. Easements for public utilities will be created by another instrument and not by this CSM. Please note this on the CSM (like BadgerWest CSM) and revise as necessary.
3. This CSM proposes a “blanket” easement for access between all lots. It is recommended that more information is noted pertaining to specific use and grantee(s).
4. It is believed a Mortgage’s Certificate will be needed to grant easements.

### **Kyle Coman, PLS**

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

[comank@cityoflacrosse.org](mailto:comank@cityoflacrosse.org)

Office: 608.789.7366

Cell: 608.790.0309





# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 26-0272

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**Agenda Date:** 5/5/2026

**Version:** 1

**Status:** New Business

**In Control:** Judiciary & Administration Committee

**File Type:** Application

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 May 15, 2026.

**\*Chickens\***

**May 6, 2026 through December 31, 2026**

ELISA STRASSER	1546 TRAVIS ST
DUSTIN & FARRAH THRUSH	308 24TH ST N
TENG LEE	1202 KANE ST

**\*Alcohol\***

**May 14, 2026 through June 30, 2026**

**Class "B" Beer**

JKLM LLC dba Days Inn La Crosse  
2150 Rose St  
Agent: Nikin Patel – 3643 Mormon Coulee Rd, La Crosse  
(New Applicant)

**Class "B" Beer**

Happy Hospitality 23 LLC dba Econo Lodge  
La Crosse  
1906 Rose St  
Agent: Rajnikant Patel – 614 Monitor St  
(New Applicant)

**Change of Agent**

Kwik Trip Inc dba Kwik Trip #391  
1333 Rose St  
New Agent: Larissa Heath – 1606 Prairie Pl, Holmen

**Change of Agent**

Kwik Trip Inc dba Kwik Trip #816  
3130 State Rd  
New Agent: Paige Emery – 616 Mississippi St, La Crosse

**Change of Agent**

Kwik Trip Inc dba Kwik Trip #771  
71 Copeland Ave  
New Agent: Brock Thomas – 716 Kent St, Sparta

**\*Outdoor Dining Renewals\***

**April 1, 2026 through October 31, 2026**

Benchmark Redevelopment Inc	Buzzard Billy's Café/Starlite Lounge	222 Pearl St
Bodega Brew Pub Inc	Bodega Brew Pub	122 4th St S
Dream Once LLC	Fork & Fable Craffthouse	1003 16th St S
Moonshine On Vine LLC	Del's Bar	229 3rd St N
Old Crow La Crosse LLC (The)	The Crow	100 3rd St S
Turtle Stack Brewery LLC	Turtle Stack Brewery	125 2 <sup>nd</sup> St S
Driftless Pure LLC	La Crosse Distilling Company	129 Vine St
Butternut Road Coffee Truck LLC	NOM Sips & Eats	313 Main St

License Fee: \_\_\_\_\_

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 being 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:

ELISA STRASSER

PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:

1546 Travis St LaCrosse

PROPERTY OWNER(S):

Mary & Clia Strasser

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

Is the property  ONE-FAMILY dwelling or  TWO-FAMILY dwelling? (Check One)

*If duplex, provide written documentation from other occupant that they have been notified. Not applicable for renewal.*

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

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

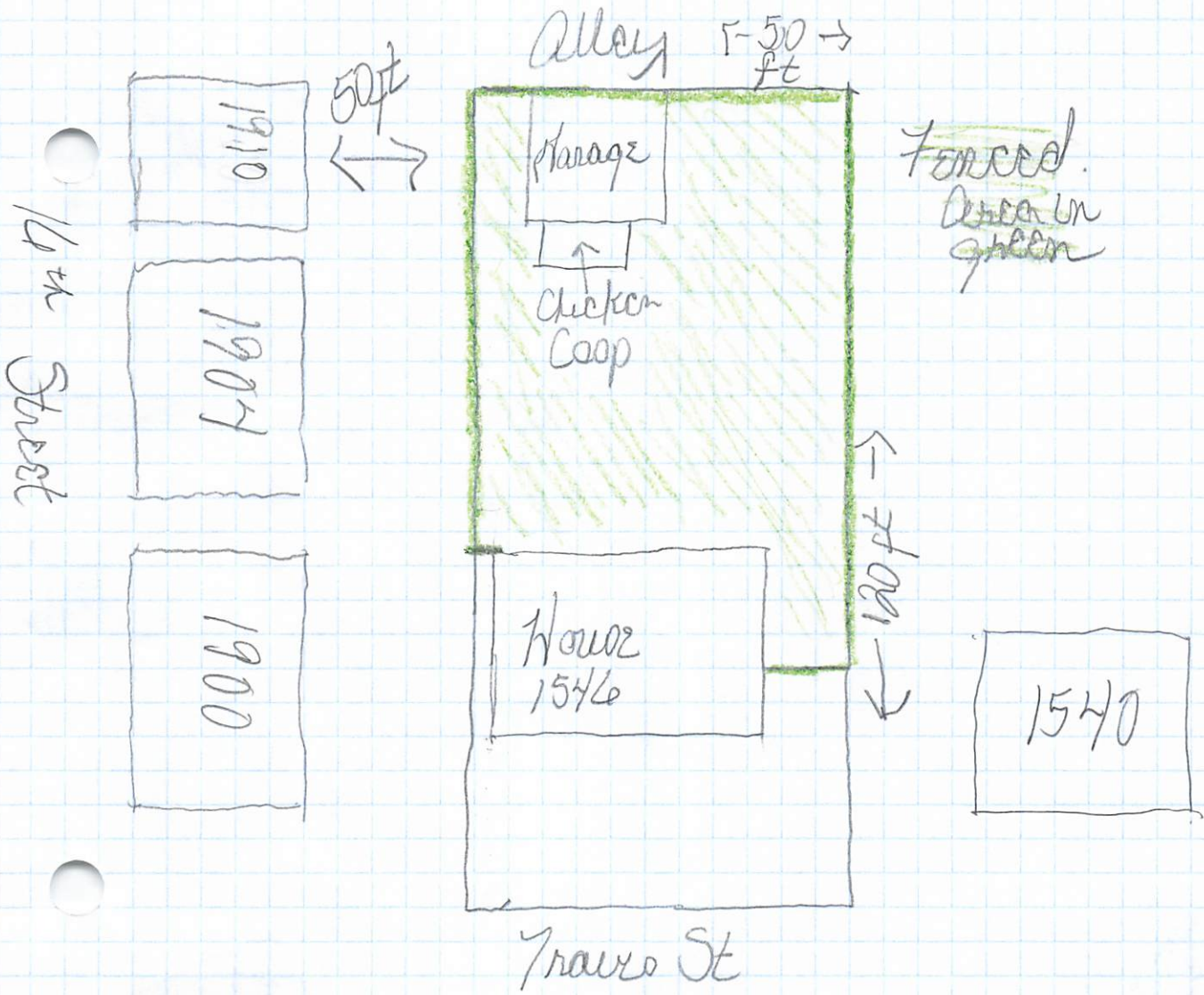
I hereby certify that I have read and understand the content of this application and that the above statements are true and correct to the best of my knowledge. I further certify that I understand that any such license is subject to revocation in accordance with Municipal Code of Ordinances Sec. 6-16.

Mary Strasser  
(signature)

Clia Strasser  
(signature)

[Redacted]  
(telephone)

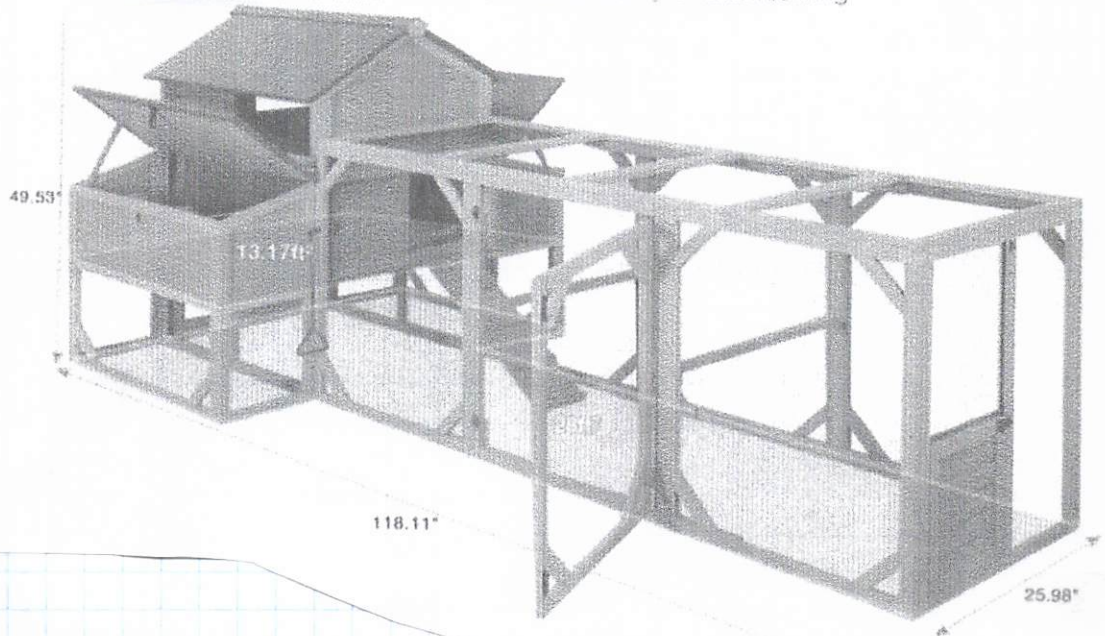
March 23, 2026  
(date)



HOLDS  
8-10  
CHICKENS

### 41.17ft<sup>2</sup> Spacious Living Area

Large enclosure holds 8-10 chickens (small-medium) for safe roaming



License Fee: \$25.00 (If not renewed by April 1 add \$50 late fee)

Invoice No.: \_\_\_\_\_ Customer No.:

**RENEWAL 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 being used as a one-family dwelling (single family) or two-family dwelling (duplex).
- No person shall keep any rooster.
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- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.



**APPLICANT:**

DUSTIN & FARRAH THRUSH

**PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:**

308 24TH ST N LA CROSSE WI 54601

**PROPERTY OWNER(S):**

DUSTIN & FARRAH THRUSH

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

Is the property  ONE-FAMILY dwelling or  TWO-FAMILY dwelling? (Check One)

*If duplex, provide written documentation from other occupant that they have been notified. Not applicable for renewal.*

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

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

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

[Signature]  
(signature)

[Signature]  
(signature)

[Redacted]  
(telephone)

3/16/2026  
(date)

24th St

# 308  
House

Garage

Fence

coop enclosure  
4x9'

coop

Alleyway

Garage

House

60'

coop distance  
to back  
property line  
= 3', to South  
property line  
= 9', to  
neighbor's garage  
= 12', to neigh'  
nearest residence  
= 60'



Thrush

License Fee: \_\_\_\_\_

Invoice No.: \_\_\_\_\_

Cash

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

License Period: January 1, \_\_\_\_ to December 31, \_\_\_\_

Use Conditions:

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

Teng Lee

**PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:**

1202 Kane St La Crosse WI 54603

**PROPERTY OWNER(S):**

Teng Lee

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

Is the property  ONE-FAMILY dwelling or \_\_\_\_\_ TWO-FAMILY dwelling? (Check One)

*If duplex, provide written documentation from other occupant that they have been notified.  
Not applicable for renewal.*

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

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

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

Teng Lee  
(signature)

[Redacted]  
(signature)

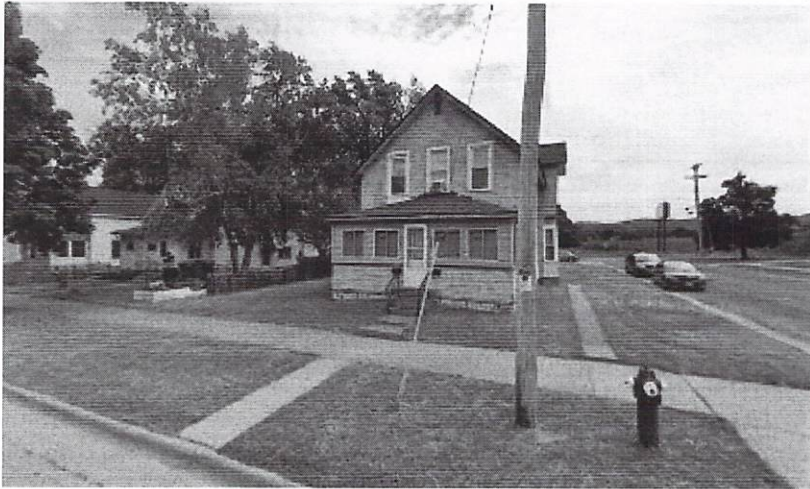
April 9, 2026  
(date)

1202 Kane St



Imagery ©2026 Airbus, Map data ©2026 Google 20 ft

COOP



1202 Kane St



Directions



Save



Nearby



Send to  
phone



Share



1202 Kane St, La Crosse, WI 54603

Photos



# 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):

**JKLM LLC**

Trade Name:

**DAYS INN LA CROSSE**

Address:

Street

City

State

Zip Code

**2150**

**ROSE STREET**

**LA CROSSE**

**WI, 54603**

Telephone Number:

Email:

Website:

### 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: 05/01/2026 6/1/2026

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 HOTEL

Hours of Operation: **24 HR FOR LODGING**

Anticipated Number of Employees:

4

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

STATE APPROVRD RESPONSIBLE BARTENDER'S LAICENSS AND IN HOUSE TRAINING

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.")

10 % Alcohol % Food % Other

If applicable, describe "Other":

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

Indoor N/A

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.

Will there be live entertainment (music or dancing) on premise? If yes, explain.

If yes, a cabaret license is required.

Do you have off-street parking?  Yes  No

If yes, how many parking spaces? 100

If no, how will parking be accommodated.

lobby, front desk, storage room

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.

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.

*Nick Patel*

04/11/2026

Signature

Date

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

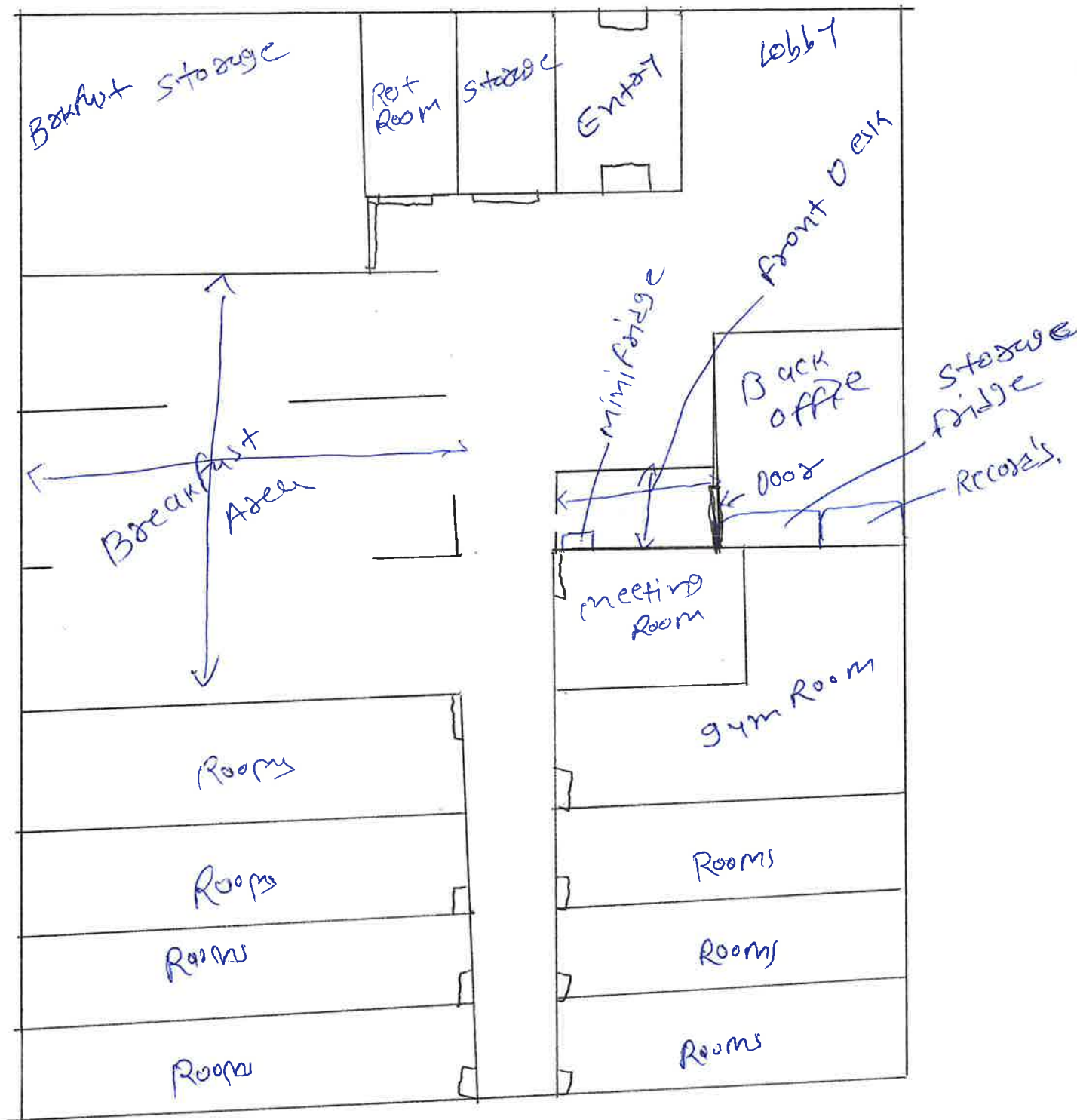
- Completed applications and fee
- Surrender of previous license, if applicable
- Lease, purchase agreement, or other proof of control of premise
- Contact Information Sheet
- Articles of Incorporation
- WI Seller’s Permit Certificate (copy)
- FEIN (copy)
- Floor Plan
- Site Plan
- Proof of course completion 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



Entrance

- front desk
- mini fridge
- storage
- RECORDS

DAYS INN



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)	Fees								
<input type="checkbox"/> Class "A" Beer ..... \$ _____ <input checked="" type="checkbox"/> Class "B" Beer ..... \$ _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">License Fee(s)</td> <td style="width: 20%;">\$</td> </tr> <tr> <td>Background Check Fee</td> <td>\$</td> </tr> <tr> <td>Publication Fee</td> <td>\$</td> </tr> <tr> <td><b>Total Fees</b></td> <td><b>\$</b></td> </tr> </table>	License Fee(s)	\$	Background Check Fee	\$	Publication Fee	\$	<b>Total Fees</b>	<b>\$</b>
License Fee(s)	\$								
Background Check Fee	\$								
Publication Fee	\$								
<b>Total Fees</b>	<b>\$</b>								
<input type="checkbox"/> "Class A" Liquor ..... \$ _____ <input type="checkbox"/> Regular "Class B" Liquor \$ _____									
<input type="checkbox"/> "Class A" Liquor (cider only) \$ _____ <input type="checkbox"/> Reserve "Class B" Liquor \$ _____									
<input type="checkbox"/> "Class C" Liquor (wine only) \$ _____ <input type="checkbox"/> Above-Quota "Class B" Liquor ..... \$ _____									

**Part A: Premises/Business Information**

1. Legal Business Name (individual name if sole proprietorship) JKLM LLC		
2. Business Trade Name or DBA DAYS INN LA CROSSE		
3. FEIN 83-0592964	4. Wisconsin Seller's Permit Number <b>456-1029757113-02</b>	
5. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization		
6. If the applicant business is an LLC, are the controlling members other LLCs or corporations? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 <b>05/21/2018</b>	9. Wisconsin DFI Registration Number <b>J044160</b>
10. Premises Address 2150 ROSE STREET		
11. City LA CROSSE	12. State WI	13. Zip Code 54603
14. County La Crosse	15. Governing Municipality: <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: LA CROSSE	
16. Aldermanic District	17. Premises Phone (608) 781-0400	18. Premises Email [REDACTED]
19. Website		
20. Premises Description <p><b>Initial (New Applicants Only):</b> 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.</p> <p><b>Renewal Applicants Only:</b> 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. <input type="checkbox"/></p> <p>WE ARE PLANNING TO KEEP ONE KEYED ACCESS MINI FRIDGE BEHIND DESK FOR STORED AND SELL ONLY BEER'S FROM THERE.</p> <p style="font-size: 1.2em; color: blue;"><i>Records will be stored in back office by front desk.</i></p>		
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. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? ..... <input type="checkbox"/> Yes <input type="checkbox"/> No	
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? ..... <input type="checkbox"/> Yes <input type="checkbox"/> 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 PATEL	First Name NIKIN	M.I. A
Title PRESIDENT	Email NIKINPATEL91@YAHOO.COM	Phone (262) 497-6340
Signature 		Date 04/11/20

**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)	

## Alcohol Beverage License Application

*Appendix A - List of Persons Involved in the Applicant Business*

<b>Application Type (check one)</b>	
<input type="checkbox"/> Initial (New)	<input type="checkbox"/> 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.

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

2. Business Trade Name or DBA  
DAYS INN LA CROSSE

3. FEIN  
83-0592964

**\*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.

Listing of Persons Involved in Applicant Business					
First Name and Middle Initial	Last Name	Title/Relationship to Applicant Business	Phone Number	Email	Status*
NIKIN A	PATEL	PRESIDENT			New <input type="checkbox"/>
RAJNIKANT P	PATEL	MEMBER			New <input type="checkbox"/>
KINJAL N	PATEL	MEMBER			New <input type="checkbox"/>

## Alcohol Beverage Individual Questionnaire

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.

<b>Part A: Business Information</b>	
1. Legal Business Name (individual name if sole proprietor) JKLM LLC	
2. Business Trade Name or DBA DAYS INN LA CROSSE	
3. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization	

<b>Part B: Individual Information</b>				
1. Last Name PATEL		2. First Name RAJNIKANT		3. M.I. P
4. Relationship to Business (Title) MEMBER		5. Email [REDACTED]		6. Phone [REDACTED]
7. Home Address 614 MONITOR ST				
8. City LA CROSSE		9. State WI	10. Zip Code 54603	11. Date of Birth [REDACTED]
12. Driver's License/State ID Number [REDACTED]			13. Driver's License/State ID State of Issuance WI	

<b>Part C: Address History</b>			
1. Do you currently live in Wisconsin? .....			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, provide the month and year when you permanently moved to Wisconsin .....			(MM/YYYY) 10/2019
2. List in chronological order all of your addresses <b>within the last 5 years</b> . Attach additional sheets if necessary.			
Previous Address 1 3643 MORMON COULEE RD	City LA CROSSE	State WI	Zip Code 54601
Previous Address 2 800 COUNTY RD H	City WISCONSIN DELLS	State WI	Zip Code 53965
Previous Address 3 1150 OAKED RD	City LA CROSSE	State WI	Zip Code 53406
Previous Address 4 614 MONITOR ST	City LA CROSSE	State WI	Zip Code 54603
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 N/A	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.

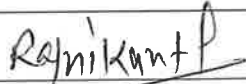
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> 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	04/11/2026
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## Alcohol Beverage Individual Questionnaire

Date  
04/11/2026

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.

<b>Part A: Business Information</b>			
1. Legal Business Name (individual name if sole proprietor) JKLM LLC			
2. Business Trade Name or DBA DAYS INN LA CROSSE			
3. Entity Type (check one)			
<input type="checkbox"/> Sole Proprietor	<input type="checkbox"/> Partnership	<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization

<b>Part B: Individual Information</b>					
1. Last Name PATEL		2. First Name KINJAL		3. M.I. N	
4. Relationship to Business (Title) MEMBER		5. Email [REDACTED]		6. Phone [REDACTED]	
7. Home Address 303 W WISCONSIN ST					
8. City SPARTA		9. State WI	10. Zip Code 54656		11. Date of Birth [REDACTED]
12. Driver's License/State ID Number [REDACTED]			13. Driver's License/State ID State of Issuance WI		

<b>Part C: Address History</b>			
1. Do you currently live in Wisconsin? .....			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, provide the month and year when you permanently moved to Wisconsin .....			(MM/YYYY) 10/2015
2. List in chronological order all of your addresses <b>within the last 5 years</b> . Attach additional sheets if necessary.			
Previous Address 1 614 MONITOR ST	City LA CROSSE	State WI	Zip Code 54603
Previous Address 2 303 W WISCONSIN ST	City SPARTA	State WI	Zip Code 54656
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
	N/A		
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 OWI	Location LA CROSSE	Conviction Date 11/27/2025
Penalty Imposed 500\$	Was sentence completed? . . . . . <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> 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 <i>Kingal Patel</i>	Date 04/11/2026
----------------------------------	--------------------

## Alcohol Beverage Individual Questionnaire

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

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

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

<b>Part A: Business Information</b>				
1. Legal Business Name (individual name if sole proprietor) JKLM LLC				
2. Business Trade Name or DBA DAYS INN LA CROSSE				
3. Entity Type (check one)				
<input type="checkbox"/> Sole Proprietor	<input type="checkbox"/> Partnership	<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Corporation	<input type="checkbox"/> Nonprofit Organization

<b>Part B: Individual Information</b>				
1. Last Name PATEL		2. First Name NIKIN		3. M.I. A
4. Relationship to Business (Title) PRESIDENT		5. Email [REDACTED]		6. Phone [REDACTED]
7. Home Address 3643 MORMON COULEDD RD				
8. City LA CROSSE		9. State WI	10. Zip Code 54601	11. Date of Birth [REDACTED]
12. Driver's License/State ID Number [REDACTED]			13. Driver's License/State ID State of Issuance WI	

<b>Part C: Address History</b>				
1. Do you currently live in Wisconsin? .....				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, provide the month and year when you permanently moved to Wisconsin .....				(MM/YYYY) 11/2016
2. List in chronological order all of your addresses <b>within the last 5 years</b> . Attach additional sheets if necessary.				
Previous Address 1 3643 MORMON COULEE RD		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
	N/A			
State	County	State	County	State

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? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> 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 04/11/2026
--	--------------------

# Alcohol Beverage Appointment of Agent

<b>Agent Type</b> <i>(check one)</i>	
<input checked="" type="checkbox"/> Original (no fee)	<input type="checkbox"/> Successor (\$10 fee for municipal licensees only)

<b>Part A: Business Information</b>	
1. Legal Business Name (individual name if sole proprietor) JKLM LLC	
2. Business Trade Name or DBA DAYS INN LA CROSSE	
3. Entity Type <i>(check one)</i> <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization	
4. Alcohol Beverage Business Authorization <i>(check one)</i> <input checked="" type="checkbox"/> Municipal Retail License <input type="checkbox"/> 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.	

<b>Part B: Agent Information</b>			
1. Last Name PATEL	2. First Name NIKIN	3. M.I. A	
4. Email NIKINPATEL91@YAHOO.COM		5. Phone [REDACTED]	
6. Home Address 3643 MORMON COULEE RD			
7. City LA CROSSE	8. State WI	9. Zip Code 54601	10. Date of Birth [REDACTED]
11. Driver's License/State ID Number [REDACTED]		12. Driver's License/State ID State of Issuance WI	

<b>Part C: Agent Questions</b>	
1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2. Have you completed Form AB-100, <i>Alcohol Beverage Individual Questionnaire</i> (licensee) or Form AB-300, <i>Alcohol Beverage Personal Questionnaire</i> (permittee)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 PATEL		First Name NIKIN		M.I. A
Title PRESIDENT	Email [REDACTED]		Phone [REDACTED]	
Signature <i>Nikhil Patel</i>			Date 04/11/20	

**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 PATEL		First Name NIKIN		M.I. A
Signature <i>Nikhil Patel</i>			Date 04/11/20	

# Office of City Clerk



April 20, 2026

ATTN: NIKIN PATEL  
JKLM LLC DBA DAYS INN LA CROSSE  
2150 ROSE ST  
LA CROSSE WI 54603

Dear Nikin,

Our office is in receipt of the application for a Class "B" Beer License of JKLM LLC dba Days Inn La Crosse at 2150 Rose Street.

The application will be considered at the following meetings:

**Judiciary & Administration Committee**

**Tuesday, May 5, 2026, 6:00 p.m.**

**Council Chambers, City Hall - 400 La Crosse St.**

**Common Council**

**Thursday, May 14, 2026, 6:00 p.m.**

**Council Chambers, City Hall - 400 La Crosse St.**

It is recommended that someone attend the J&A meetings where public hearing is allowed; there may be questions or comments from a committee or council member or another citizen. Public hearing is generally not allowed at the Council meeting although there may be questions of Council Members. The applications will appear as part of the Various Licenses agenda item, which is a grouping of all of the licenses submitted for approval for April (File # 26-0272).

Attendance is allowed either in person or virtually. I will also be sending you an email with the dates listed above and the Zoom link for the J&A meeting. If you have any questions, comments, or concerns; do not hesitate to contact me.

Sincerely,

Sondra Craig, Deputy Clerk  
[craigs@cityoflacrosse.org](mailto:craigs@cityoflacrosse.org)  
608-789-7549

cc: Nikin Patal, [JKLMLLC@YAHOO.COM](mailto:JKLMLLC@YAHOO.COM)



## NOTICE OF APPLICATION FOR CLASS "B" BEER LICENSE IN THE CITY OF LA CROSSE

This is to notify you that the following business has applied for a **Class "B" Beer** license. Pursuant to sec. 4-145 of the Municipal Code, no Class "B" license shall be granted for premises located within 100 feet of lands zoned residential or multiple dwelling without property owners receiving notification.

**JKLM LLC dba Days Inn La Crosse  
at 2150 Rose St, La Crosse, WI 54603**

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

**Judiciary and Administration Committee – Tuesday, May 5, 2026 at 6:00 p.m.  
Common Council – Thursday, May 14, 2026 at 6:00 p.m.**

*If you wish to attend and participate in the meetings virtually, you can join typing this address in a web browser:*

*<https://us06web.zoom.us/j/83473183380?pwd=SE55WWRKL2V2alhncW5VM3RLWGYrdz09>*

*Meeting ID: 83473183380*

*Passcode: CC2026*

*Call in (audio only): +1 312 626 6799*

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

*Written comments may be submitted to the City Clerk's Office by emailing [cityclerk@cityoflacrosse.org](mailto: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 16<sup>th</sup> day of April 2026.

Alicia Smithburg  
Assistant Clerk

JKLM LLC  
3643 MORMON COULEE RD  
LA CROSSE, WI 54601



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

Tax Parcel Number	OwnerName	PROPADDCOMP	CompleteAddress	MailCityStateZip
17-10271-60	JENNA LYNNE KRUEGER, FREDRICK SCOTT KRUEGER	801 HAYES ST	2201 LIBERTY ST	LA CROSSE, WI 54603
17-10274-20	PROPERTY LOGIC LLC	2200 AVON ST	PO BOX 2132	LA CROSSE, WI 54602-2132
17-10308-30	AG IRREVOCABLE TRUST	2212 ROSE ST	76899 LONDON CT	PALM DESERT, CA 92211
17-10308-40	JKLM LLC	2150 ROSE ST	3643 MORMON COULEE RD	LA CROSSE, WI 54601
17-10308-50	CITY OF LACROSSE	2100 ROSE ST	400 LA CROSSE ST	LA CROSSE, WI 54601
17-10330-10	AREC 1 LLC	2134 ROSE ST	PO BOX 29046	PHOENIX, AZ 85038
17-10308-20	SHAMROCK PROPERTIES LC	2226 ROSE ST	PO BOX 4511	DAVENPORT, IA 52808
17-10274-10	PROPERTY LOGIC LLC	2204 AVON ST	PO BOX 2132	LA CROSSE, WI 54602-2132
17-10274-30	PACHYDERM PROPERTIES LLC, DBA WI PACHYDERM PROPERTIES LLC	818 PALACE ST	PO BOX 460389	HOUSTON, TX 77056
17-10274-40	STEVEN T RENDLER, BARBARA M RENDLER	2127 LIBERTY ST	2127 LIBERTY ST	LA CROSSE, WI 54603-2083



# 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:

HAPPY HOSPITALITY 23 LLC

ECONO LODGE LA CROSSE

Address:

Street

City

State

Zip Code

2150

ROSE STREET

LA CROSSE

WI, 54603

Telephone Number:

Email:

Website:

#### 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: 05/01/2026 - 6/1/2026

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 HOTEL

Hours of Operation:

**24 HR FOR LODGING**

**Anticipated Number of Employees:**

3

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

STATE APPROVED RESPONSIBLE BEVERAGE SERVER TRAINING AND OBTAIN BARTENDER'S LICENSE AND IN HOUSE TRAINING

**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.")

10 \_\_\_\_\_ % Alcohol \_\_\_\_\_ % Food \_\_\_\_\_ % Other

If applicable, describe "Other":

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

Indoor CARRY OUT | OR IN HOUSE GL

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.

N/A

**Will there be live entertainment (music or dancing) on premise? If yes, explain.**

If yes, a cabaret license is required.

N/A

**Do you have off-street parking?  Yes  No**

If yes, how many parking spaces? 70

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.

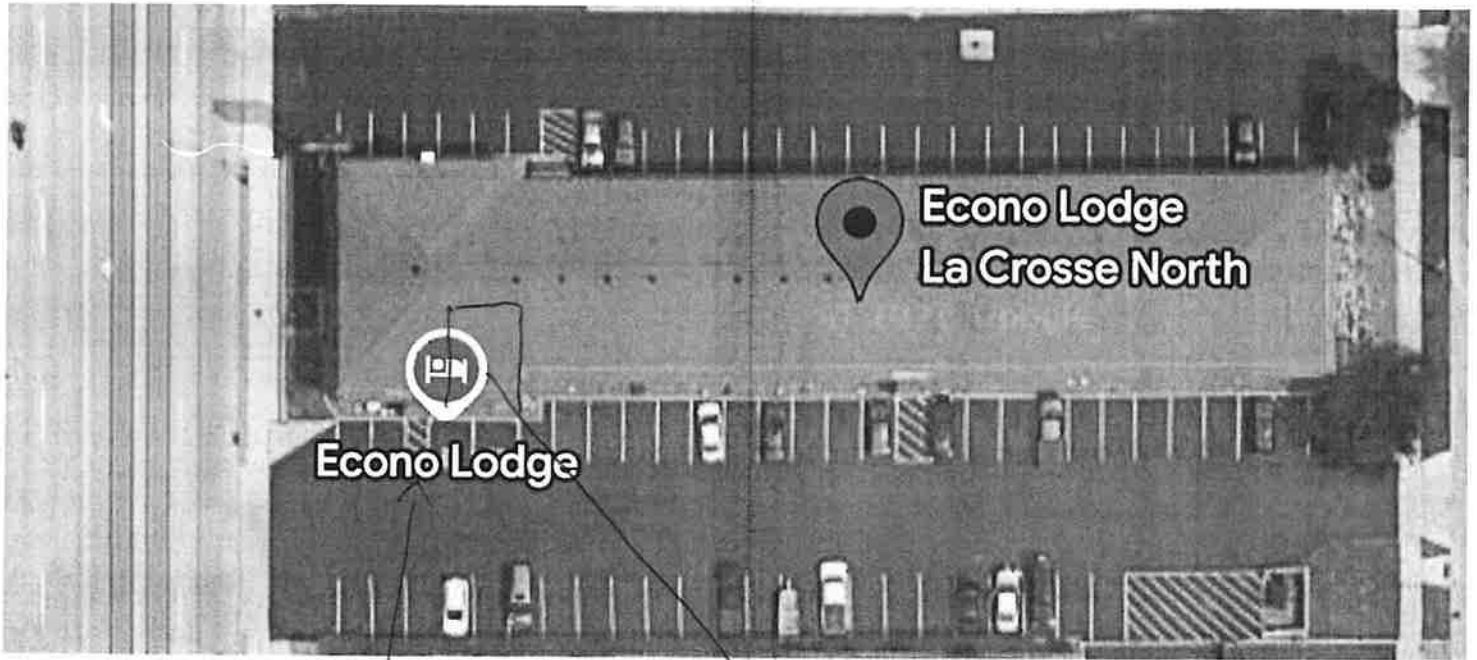
Signature

04/11/2026

Date

**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



Econo Lodge

Econo Lodge  
La Crosse North

Entrance

front desk  
& storage  
& records  
& mini fridge

# Econo Lodge



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)

<input type="checkbox"/> Class "A" Beer ..... \$ _____	<input checked="" type="checkbox"/> Class "B" Beer ..... \$ _____
<input type="checkbox"/> "Class A" Liquor ..... \$ _____	<input type="checkbox"/> Regular "Class B" Liquor \$ _____
<input type="checkbox"/> "Class A" Liquor (cider only) \$ _____	<input type="checkbox"/> Reserve "Class B" Liquor \$ _____
<input type="checkbox"/> "Class C" Liquor (wine only) \$ _____	<input type="checkbox"/> Above-Quota "Class B" Liquor ..... \$ _____

**Fees**

License Fee(s)	\$
Background Check Fee	\$
Publication Fee	\$
<b>Total Fees</b>	<b>\$</b>

**Part A: Premises/Business Information**

1. Legal Business Name (individual name if sole proprietorship) HAPPY HOSPITALITY 23 LLC			
2. Business Trade Name or DBA ECONO LODGE LA CROSSE			
3. FEIN 93-3268756		4. Wisconsin Seller's Permit Number <b>456-1031589839-04</b>	
5. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization			
6. If the applicant business is an LLC, are the controlling members other LLCs or corporations? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <small>If yes, the members, managers, officers and directors of those business entities must be listed in Part C and provide a Form AB-100.</small>			
7. State of Organization WI		8. Date of Organization <b>09/06/2023</b>	9. Wisconsin DFI Registration Number <b>H076235</b>
10. Premises Address 1906 ROSE STREET			
11. City LACROSSE		12. State WI	13. Zip Code 54603
14. County La Crosse		15. Governing Municipality: <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: _____	16. Aldermanic District
17. Premises Phone [REDACTED]	18. Premises Email [REDACTED]		19. Website
20. Premises Description <p><b>Initial (New Applicants Only):</b> 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.</p> <p><b>Renewal Applicants Only:</b> 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. <input type="checkbox"/></p> <p><b>Alcohol will be served from the front desk in the lobby. Alcohol will be stored in fridges behind front desk, and in storage room. Records will be kept in office by front desk.</b></p>			
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. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <small>If yes, list the details of violation below. Attach additional sheets if necessary.</small>			
Law/Ordinance Violated	Location	Trial Date	
Penalty Imposed	Was sentence completed? ..... <input type="checkbox"/> Yes <input type="checkbox"/> No		
Law/Ordinance Violated	Location	Trial Date	
Penalty Imposed	Was sentence completed? ..... <input type="checkbox"/> Yes <input type="checkbox"/> 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 PATEL		First Name RAJNIKANT		M.I. P
Title MEMBER	Email [REDACTED]		Phone [REDACTED]	
Signature <i>Rajnikant P</i>		Date 04/11/20		

**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)	



# Alcohol Beverage Individual Questionnaire

Date  
04/11/2026

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) HAPPY HOSPITALITY 23 LLC	
2. Business Trade Name or DBA ECONO LODGE LA CROSSE	
3. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization	

**Part B: Individual Information**

1. Last Name PATEL		2. First Name NIKIN		3. M.I. A	
4. Relationship to Business (Title) PRESIDENT		5. Email [REDACTED]		6. Phone [REDACTED]	
7. Home Address 3643 MORMON COULEE RD					
8. City LA CROSSE		9. State WI	10. Zip Code 54603		11. Date of Birth [REDACTED]
12. Driver's License/State ID Number [REDACTED]			13. Driver's License/State ID State of Issuance WI		

**Part C: Address History**

1. Do you currently live in Wisconsin? .....		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
If yes, provide the month and year when you permanently moved to Wisconsin .....		(MM/YYYY) 11/2016					
2. List in chronological order all of your addresses <b>within the last 5 years</b> . Attach additional sheets if necessary.							
Previous Address 1 3643 MORMON COULEE RD		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
	N/A						
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? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> 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 <i>[Handwritten Signature]</i>	Date 04/11/2026
--	--------------------

## Alcohol Beverage Individual Questionnaire

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.

<b>Part A: Business Information</b>	
1. Legal Business Name (individual name if sole proprietor) HAPPY HOSPITALITY 23 LLC	
2. Business Trade Name or DBA ECONO LODGE LA CROSSE	
3. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization	

<b>Part B: Individual Information</b>				
1. Last Name PATEL		2. First Name RAJNIKANT		3. M.I. P
4. Relationship to Business (Title) MEMBER		5. Email [REDACTED]		6. Phone [REDACTED]
7. Home Address 614 MONITOR STREET				
8. City LACROSSE		9. State WI	10. Zip Code 54603	11. Date of Birth [REDACTED]
12. Driver's License/State ID Number [REDACTED]			13. Driver's License/State ID State of Issuance WI	

<b>Part C: Address History</b>							
1. Do you currently live in Wisconsin? .....			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
If yes, provide the month and year when you permanently moved to Wisconsin .....			(MM/YYYY) 10/2019				
2. List in chronological order all of your addresses <b>within the last 5 years</b> . Attach additional sheets if necessary.							
Previous Address 1 3643 MORMON COULEE RD		City LA CROSSE	State WI	Zip Code 54601			
Previous Address 2 800 COUNTY RD H		City WISCONSIN DELLS	State WI	Zip Code 53965			
Previous Address 3 1150 OAKES RD		City RACINE	State WI	Zip Code 53406			
Previous Address 4 614 MONITOR ST		City LA CROSSE	State WI	Zip Code 54603			
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
	NONE						
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? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> 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	04/11/2026
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# Alcohol Beverage Appointment of Agent

**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) HAPPY HOSPITALITY 23 LLC	
2. Business Trade Name or DBA ECONO LODGE LA CROSSE	
3. Entity Type <i>(check one)</i> <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization	
4. Alcohol Beverage Business Authorization <i>(check one)</i> <input checked="" type="checkbox"/> Municipal Retail License <input type="checkbox"/> 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 PATEL	2. First Name RAJNIKANT	3. M.I. P
4. Email [REDACTED]	5. Phone [REDACTED]	
6. Home Address 614 MONITOR STREET		
7. City LA CROSSE	8. State WI	9. Zip Code 54603
10. Date of Birth [REDACTED]		11. Driver's License/State ID Number [REDACTED]
12. Driver's 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. ....	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2. Have you completed Form AB-100, <i>Alcohol Beverage Individual Questionnaire</i> (licensee) or Form AB-300, <i>Alcohol Beverage Personal Questionnaire</i> (permittee)? .....	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions. ....	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

*Continued* →

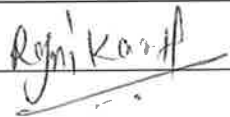
**Part D: Business Attestation**

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 PATEL		First Name RAJNIKANT		M.I. P
Title MEMBER	Email [REDACTED]		Phone [REDACTED]	
Signature 			Date 04/11/26 <del>04/29/19</del>	

**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 PATEL		First Name RAJNIKANT		M.I. P
Signature 			Date 04/11/26 <del>04/29/19</del>	

# Office of City Clerk



April 20, 2026

ATTN: RAJNIKANT PATEL  
HAPPY HOSPITALITY 23 LLC DBA ECONO LODGE LA CROSSE  
1906 ROSE ST  
LA CROSSE WI 54603

Dear Rajnikant,

Our office is in receipt of the application for a Class "B" Beer License of Happy Hospitality 23 LLC dba Econo Lodge La Crosse at 1906 Rose Street.

The application will be considered at the following meetings:

**Judiciary & Administration Committee**

**Tuesday, May 5, 2026, 6:00 p.m.**

**Council Chambers, City Hall – 400 La Crosse St.**

**Common Council**

**Thursday, May 14, 2026, 6:00 p.m.**

**Council Chambers, City Hall – 400 La Crosse St.**

It is recommended that someone attend the J&A meetings where public hearing is allowed; there may be questions or comments from a committee or council member or another citizen. Public hearing is generally not allowed at the Council meeting although there may be questions of Council Members. The applications will appear as part of the Various Licenses agenda item, which is a grouping of all of the licenses submitted for approval for April (File # 26-0272).

Attendance is allowed either in person or virtually. I will also be sending you an email with the dates listed above and the Zoom link for the J&A meeting. If you have any questions, comments, or concerns; do not hesitate to contact me.

Sincerely,

Sondra Craig, Deputy Clerk  
[craigs@cityoflacrosse.org](mailto:craigs@cityoflacrosse.org)  
608-789-7549

cc: Rajnikant Patel, [RAJNIKANTPM72@GMAIL.COM](mailto:RAJNIKANTPM72@GMAIL.COM)



## NOTICE OF APPLICATION FOR CLASS "B" BEER LICENSE IN THE CITY OF LA CROSSE

This is to notify you that the following business has applied for a **Class "B" Beer** license. Pursuant to sec. 4-145 of the Municipal Code, no Class "B" license shall be granted for premises located within 100 feet of lands zoned residential or multiple dwelling without property owners receiving notification.

**Happy Hospitality 23 LLC dba Econo Lodge La Crosse  
at 1906 Rose St, La Crosse, WI 54603**

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

**Judiciary and Administration Committee – Tuesday, May 5, 2026 at 6:00 p.m.  
Common Council – Thursday, May 14, 2026 at 6:00 p.m.**

*If you wish to attend and participate in the meetings virtually, you can join typing this address in a web browser:*

*<https://us06web.zoom.us/j/83473183380?pwd=SE55WWRKL2V2alhncW5VM3RLWGYrdz09>*

*Meeting ID: 83473183380*

*Passcode: CC2026*

*Call in (audio only): +1 312 626 6799*

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

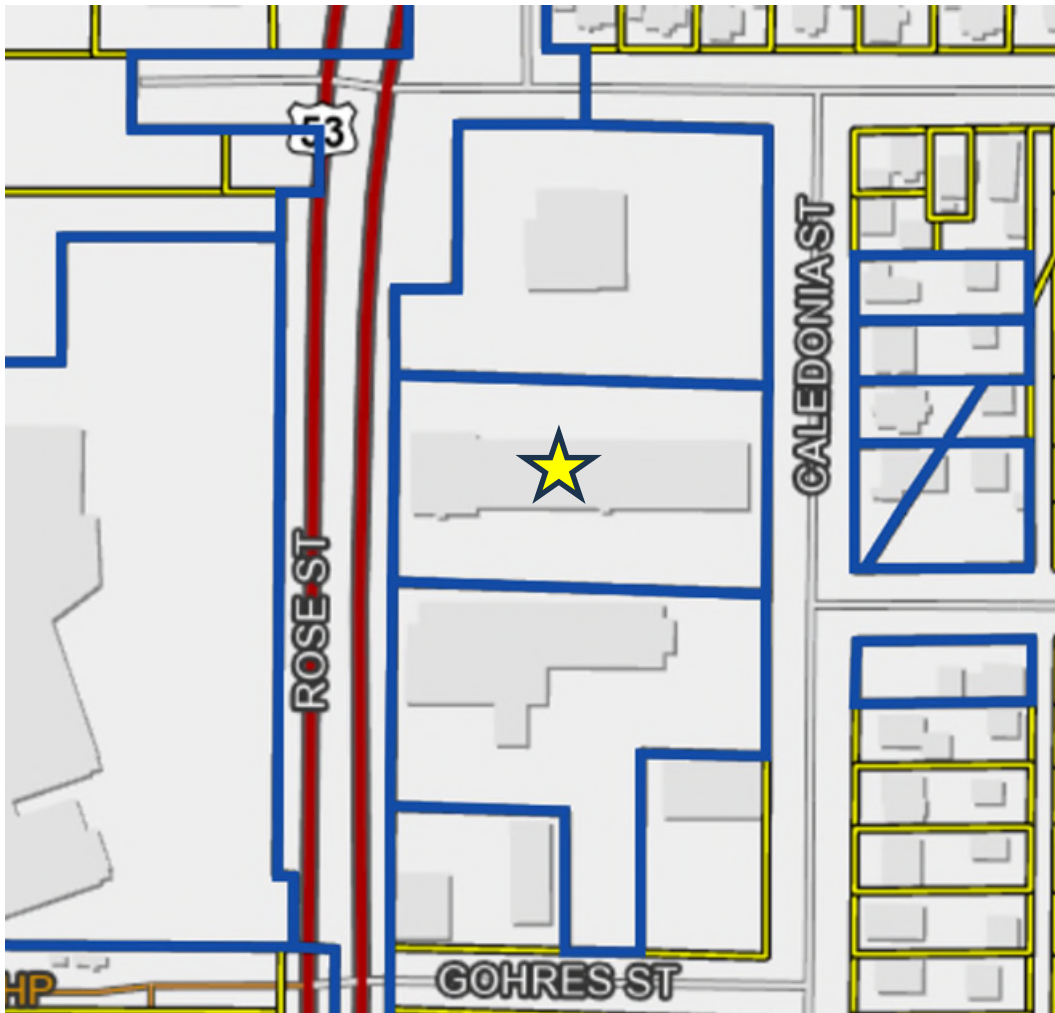
*Written comments may be submitted to the City Clerk's Office by emailing [cityclerk@cityoflacrosse.org](mailto:cityclerk@cityoflacrosse.org), by delivery or mail to City Clerk, 400 La Crosse Street, La Crosse WI 54601 or by deposit in the green drop box on the north side of City Hall.*

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

Dated this 16<sup>th</sup> day of April 2026.

Alicia Smithburg  
Assistant Clerk

HAPPY HOSPITALITY 23 LLC  
614 MONITOR ST  
LA CROSSE, WI 54603



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

100ft Buffer - Class B Beer - Happy Hospitality 23 LLC dba Econo Lodge La Crosse

Tax Parcel Number	OwnerName	CompleteAddress	PROPADDCOMP	MailCityStateZip
17-10277-40	LISA Y SCHLIFER	1922 CALEDONIA ST	1922 CALEDONIA ST	LA CROSSE WI 54603-2113
17-10277-50	CATHERINE A KRONSTEDT, RICHARD A PAAR	1914 CALEDONIA ST	1914 CALEDONIA ST	LA CROSSE WI 54603
17-10277-60	NATHAN ASPENSON	1910 CALEDONIA ST	1910 CALEDONIA ST	LA CROSSE WI 54603-2113
17-10277-90	HAPPY HOSPITALITY 23 LLC	614 MONITOR ST	1906 ROSE ST	LA CROSSE, WI 54603
17-10277-100	ROSE HOTELS LLC	1830 ROSE ST	1830 ROSE ST	LA CROSSE WI 54603
17-10280-30	NJT FAMILY LIMITED PARTNERSHIP	1275 SAINT CLAIR AVE	1835 ROSE ST	ST PAUL MN 55105
17-10186-60	ALE RENTALS LLC	N3471 SMITH VALLEY RD	1906 CALEDONIA ST	LA CROSSE WI 54601
17-10186-140	MARSHALL J HAYES, KAY L HAYES	710 NORTH ST	710 NORTH ST	LA CROSSE WI 54603-2140
17-10277-70	ALE RENTALS LLC	N3471 SMITH VALLEY RD	1906 CALEDONIA ST	LA CROSSE WI 54601
17-10277-91	WISE MANAGERS INC	400 WEST AVE S	1930 ROSE ST	LA CROSSE WI 54601
17-10076-910	CITY OF LACROSSE	400 LA CROSSE ST	ROSE ST	LA CROSSE WI 54601

**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)  
Kwik-Trip, Inc.

2. Business Trade Name or DBA  
Kwik-Trip 391

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.  
- N/A -  
New manager assigned to oversee the store.

**Part B: Agent Information**

1. Last Name: Heath

2. First Name: Larissa

3. M.I.: M.

4. Email: [REDACTED]

5. Phone: [REDACTED]

6. Home Address: 1606 Prairie Pl., Apt. 209

7. City: Holmen

8. State: WI

9. Zip Code: 54636

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?  Yes  No  
Submit proof of completion.

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 Zietlów		First Name Scott	M.I. P.
Title CEO/President	Email	Phone	
Signature <i>Scott P. Zietlów</i>		Date 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 Heath		First Name Larissa	M.I. M.
Signature <i>Larissa Heath</i>		Date 4-01-26	

# Alcohol Beverage Individual Questionnaire

Date: 4-01-26

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) <b>Kwik Trip, Inc.</b>			
2. Business Trade Name or DBA <b>Kwik Trip 391</b>			
3. Entity Type (check one)			
<input type="checkbox"/> Sole Proprietor	<input type="checkbox"/> Partnership	<input type="checkbox"/> Limited Liability Company	<input checked="" type="checkbox"/> Corporation
<input type="checkbox"/> Nonprofit Organization			

### Part B: Individual Information

1. Last Name <b>Heath</b>		2. First Name <b>Larissa</b>		3. M.I. <b>M.</b>	
4. Relationship to Business (Title) <b>Agent</b>		5. Email [REDACTED]		6. Phone [REDACTED]	
7. Home Address <b>1606 Prairie Pl.</b>					
8. City <b>Holmen</b>		9. State <b>WI</b>	10. Zip Code <b>54636</b>		11. Date of Birth [REDACTED]
12. Drivers License/State ID Number [REDACTED]			13. Drivers License/State ID State of Issuance <b>WI</b>		

### 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)  
**08/1998**

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
1606 Prairie Pl., Apt. 209	Holmen	WI	54636
843 Oak Ave N, Apt 225	Onalaska	WI	54650
1021 Vine St. Apt 7	La Crosse	WI	54601
1021 Vine St. Apt 3	La Crosse	WI	54601
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	Clark	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? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> 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 Seamus Healy → Date 4-01-26

# 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)

Kwik Trip, Inc.

2. Business Trade Name or DBA

Kwik Trip 816

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.

New manager assigned to oversee the store.

**Part B: Agent Information**

1. Last Name

Emery

2. First Name

Paige

3. M.I.

M.

4. Email

6. Home Address

616 Mississippi St.

7. City

La Crosse

8. State

WI

9. Zip Code

54601

10. Date of Birth

11. Drivers License/State ID Number

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 <b>Zietlow</b>		First Name <b>Scott</b>	M.I. <b>Paul</b>
Title <b>CEO/President</b>	Email [REDACTED]	Phone [REDACTED]	
Signature <i>Scott P. Zietlow</i>		Date <b>3/30/26</b>	

**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 <b>Emery</b>		First Name <b>Paige</b>	M.I. <b>M.</b>
Signature 		Date <b>4/1/24</b>	

# 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.

<b>Part A: Business Information</b>			
1. Legal Business Name (Individual name if sole proprietor) <b>Kwik Trip, Inc.</b>			
2. Business Trade Name or DBA <b>Kwik Trip 816</b>			
3. Entity Type (check one)			
<input type="checkbox"/> Sole Proprietor	<input type="checkbox"/> Partnership	<input type="checkbox"/> Limited Liability Company	<input checked="" type="checkbox"/> Corporation
<input type="checkbox"/> Nonprofit Organization			

<b>Part B: Individual Information</b>			
1. Last Name <b>Emery</b>		2. First Name <b>Paige</b>	
		3. M.I. <b>M.</b>	
4. Relationship to Business (Title) <b>Agent</b>		5. Email [REDACTED]	6. Phone [REDACTED]
7. Home Address <b>616 Mississippi St. S.</b>			
8. City <b>La Crosse</b>		9. State <b>WI</b>	10. Zip Code <b>54601</b>
		11. Date of Birth [REDACTED]	
12. Drivers License/State ID Number [REDACTED]		13. Drivers License/State ID State of Issuance <b>WI</b>	

<b>Part C: Address History</b>			
1. Do you currently live in Wisconsin? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			(MM/YYYY) <b>09/1995</b>
If yes, provide the month and year when you permanently moved to Wisconsin			
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.			
Previous Address 1 <b>616 Mississippi St. S.</b>		City <b>La Crosse</b>	State <b>WI</b>
		Zip Code <b>54601</b>	
Previous Address 2 <b>514 Ferry St. S.</b>		City <b>La Crosse</b>	State <b>WI</b>
		Zip Code <b>54601</b>	
Previous Address 3 <b>617 5th Ave. S.</b>		City <b>La Crosse</b>	State <b>WI</b>
		Zip Code <b>54601</b>	
Previous Address 4 <b>615 5th Ave. S.</b>		City <b>La Crosse</b>	State <b>WI</b>
		Zip Code <b>54601</b>	
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 <b>WI</b>	County <b>La Crosse</b>	State <b>WI</b>	County <b>Juneau</b>
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? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No
-----------------	--

Law/Ordinance Violated	Location	Conviction Date
------------------------	----------	-----------------

Penalty Imposed	Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No
-----------------	--

Law/Ordinance Violated	Location	Conviction Date
------------------------	----------	-----------------

Penalty Imposed	Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> 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

4/1/26

## Alcohol Beverage Individual Questionnaire

Date 3/2/2008

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.

<b>Part A: Business Information</b>	
1. Legal Business Name (Individual name if sole proprietor) <b>Kwik Trip, Inc.</b>	
2. Business Trade Name or DBA <b>Kwik Trip 771</b>	
3. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Liability Company <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization	

<b>Part B: Individual Information</b>			
1. Last Name <b>Emery</b>	2. First Name <b>Paige</b>	3. M.I. <b>M.</b>	
4. Relationship to Business (Title) <b>Agent</b>	5. Email [REDACTED]	6. Phone [REDACTED]	
7. Home Address <b>616 Mississippi St. S.</b>			
8. City <b>La Crosse</b>	9. State <b>WI</b>	10. Zip Code <b>54601</b>	11. Date of Birth [REDACTED]
12. Drivers License/State ID Number [REDACTED]		13. Drivers License/State ID State of Issuance <b>WI</b>	

<b>Part C: Address History</b>			
1. Do you currently live in Wisconsin? .....			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, provide the month and year when you permanently moved to Wisconsin .....			(MM/YYYY) <b>06/01/1995</b>
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.			
Previous Address 1 <b>616 Mississippi St. S.</b>	City <b>La Crosse</b>	State <b>WI</b>	Zip Code <b>54601</b>
Previous Address 2 <b>514 Ferry St. S.</b>	City <b>La Crosse</b>	State <b>WI</b>	Zip Code <b>54601</b>
Previous Address 3 <b>617 5th Ave. S.</b>	City <b>La Crosse</b>	State <b>WI</b>	Zip Code <b>54601</b>
Previous Address 4 <b>615 5th Ave. S.</b>	City <b>La Crosse</b>	State <b>WI</b>	Zip Code <b>54601</b>
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 <b>WI</b>	County <b>La Crosse</b>	State <b>WI</b>	County <b>Juneau</b>
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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No	

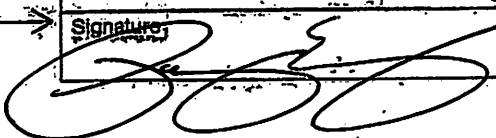
2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances?  Yes  No

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

3/12/24

# Alcohol Beverage Appointment of Agent

Date: 3/12/24

<b>Agent Type (check one)</b>	
Original (no fee)	<input checked="" type="checkbox"/> Successor (\$10 fee for municipal licensees only)

<b>Part A: Business Information</b>	
1. Legal Business Name (Individual name if sole proprietor) <b>Kwik Trip, Inc.</b>	
2. Business Trade Name or DBA <b>Kwik Trip 771</b>	
3. Entity Type (check one) <input type="checkbox"/> Limited Liability Company <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization	
4. Alcohol Beverage Business Authorization (check one) <input checked="" type="checkbox"/> Municipal Retail License <input type="checkbox"/> 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.  <b>New manager assigned to oversee the store.</b>	

<b>Part B: Agent Information</b>			
1. Last Name <b>Emery</b>	2. First Name <b>Paige</b>	3. M.I. <b>M.</b>	
4. Email [REDACTED]		5. Phone [REDACTED]	
6. Home Address <b>616 Mississippi St.</b>			
7. City <b>La Crosse</b>	8. State <b>WI</b>	9. Zip Code <b>54601</b>	10. Date of Birth [REDACTED]
11. Drivers License/State ID Number [REDACTED]		12. Drivers License/State ID State of Issuance <b>WI</b>	

<b>Part C: Agent Questions</b>	
1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Have you completed Form AB-100, <i>Alcohol Beverage Individual Questionnaire</i> (licensee) or Form AB-300, <i>Alcohol Beverage Personal Questionnaire</i> (permittee)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 Zietlow	First Name Scott	M.I. P.
Title CEO/President	Email [REDACTED]	Phone [REDACTED]
Signature <i>Scott P. Zietlow</i>	Date 3/2/26	

**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 Emery	First Name Paige	M.I. M.
Signature <i>[Handwritten Signature]</i>	Date 3/12/24	



# City of La Crosse, Wisconsin

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

Fee: \$ 150.00 *Paid 1/29/26*

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

*206584*

<b>BUSINESS INFORMATION</b>				
Legal/Real Name of Business: <b>Benchmark Redevelopment Inc</b>				
Business Address: <b>222 Pearl Street, LaCrosse, WI, 54601</b>				
Business Phone Number: <b>608-796-2277</b>		Business Email: <b>buzzardbillys@yahoo.com</b>		
<b>PREMISES INFORMATION</b>				
Trade Name of Business: <b>Buzzard Billy's</b>				
Address of Premise: <b>222 Pearl Street, LaCrosse, WI, 54601</b>				
<b>EXPANSION INFORMATION</b>				
Dates of Expansion - must be between April 1 and October 31 (unless otherwise permitted by the Board of Public Works) <b>04/01/2026 - 10/31/2026</b>				
Description of Proposed Expansion - Where Alcohol Will be Present (square feet, physical location, etc.): <b>Two outdoor dining areas - a sidewalk cafe &amp; a parklet cafe; both directly in front of business building. Total square footage of dining areas = 577.22. Total dining capacity = 28 people.</b>				
<b>AGENT INFORMATION</b>				
Agent Name:	First	Middle	Last	
	<b>Heather</b>	<b>K</b>	<b>Young</b>	
Agent Home Address:	Street	City	State	Zip Code
	<b>W4921 Troy Road</b>	<b>LaCrosse</b>	<b>WI</b>	<b>54601</b>
Phone Number:	Email:			
<b>608-385-0544</b>	<b>buzzardbillys@yahoo.com</b>			

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.

*Heather Young*  
Signature of Applicant 1-21-26  
Date



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: TJ Peterslie / The American House LLC

Address: W7701 County Road ZB City: Onalaska State: WI Zip: 54650

Phone: 608-385-3458 Email: TJPETERSLIE@GMAIL.COM

Application Preparer (if different from above)

Name: Heather Young

Relationship with owner: Tenant / GM of encroachment address business

Phone: 608-796-2277 Email: buzzardbillys@yahoo.com

Encroachment

Encroachment Address(es): 222 Pearl Street, La Crosse, WI, 54601

Tax Parcel Number: 17-20016-020 Issued Permit Number: 2232

To RENEW this permit, sign here

Signature of owner or designee: Heather Young Date: 1/21/2026

Print name and title: Heather Young, General Manager, Buzzard Billy's

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.





# Application

## ESTABLISHMENT AND OWNER INFORMATION

Business Owner (LLC, Corp, etc.) Jeff Hotson

Business Name (Tradename) Bodega Brew Pub

Business Address 122 4th St. S La Crosse WI 54601

Phone Number

Name of Property Owner (if different than above) \_\_\_\_\_

Phone Number \_\_\_\_\_ 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 City (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.):

We have a total of 8 tables and 20 chairs lining up alongside the buildings front windows

Number of tables in proposed outdoor dining area: 8

Number of seats in proposed outdoor dining area: 20

Existing indoor seating capacity: 76

Number of bathrooms: Four

Number of onsite, off-street parking spaces for your business currently: 9

## 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 2-19-2026

Signature may be typed if completing electronically

**PAID** 2/2023



# City of La Crosse, Wisconsin

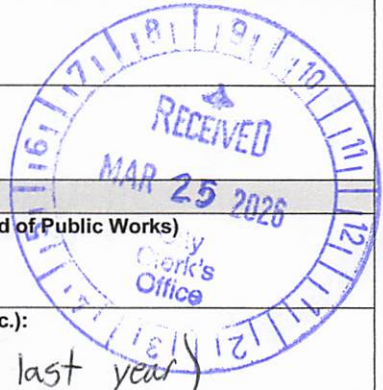
APPLICATION FOR EXPANSION OF ALCOHOL BEVERAGE LICENSE INTO OUTDOOR DINING AREA

5445  
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

BUSINESS INFORMATION					
Legal/Real Name of Business:					
Dream Once LLC / Fork & Fable Crafthouse					
Business Address:					
1003 16 <sup>th</sup> St. S					
Business Phone Number:		Business Email:			
[REDACTED]		[REDACTED]			
PREMISES INFORMATION					
Trade Name of Business:					
Dream Once LLC / Fork & Fable Crafthouse					
Address of Premise:					
1003 16 <sup>th</sup> St. S					
EXPANSION INFORMATION					
Dates of Expansion - must be between April 1 and October 31 (unless otherwise permitted by the Board of Public Works)					
April 1 - October 31					
Description of Proposed Expansion - Where Alcohol Will be Present (square feet, physical location, etc.):					
Outdoor patio area on south side of building (same as last year)					
AGENT INFORMATION					
Agent Name:		First	Middle	Last	
		Mark	R	BRANSON	
Agent Home Address:		Street	City	State	Zip Code
		N2065 Valley Rd.	La Crosse	WI	54601
Phone Number:		Email:			
[REDACTED]		[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

3/20/26  
Date



# City of La Crosse, Wisconsin

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

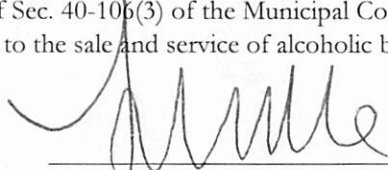
Fee: \$ 150.00

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

BUSINESS INFORMATION			
Legal/Real Name of Business:			
moonshine on vine LLC dba Del's Bar			
Business Address:			
229 North 3rd St, La Crosse, WI 54601			
Business Phone Number:		Business Email:	
[REDACTED]		[REDACTED]	
PREMISES INFORMATION			
Trade Name of Business:			
Del's Bar			
Address of Premise:			
229 North 3rd St. La Crosse, WI 54601			
EXPANSION INFORMATION			
Dates of Expansion - must be between April 1 and October 31 (unless otherwise permitted by the Board of Public Works)			
04-01-2026 to 10-31-2026			
Description of Proposed Expansion - Where Alcohol Will be Present (square feet, physical location, etc.):			
Please see Attachment			
AGENT INFORMATION			
Agent Name:                      First                      Middle                      Last			
Tami                      Mee Young                      Plouffe			
Agent Home Address:                      Street                      City                      State                      Zip Code			
1024 W Pettibone Dr #6                      La Crosse, WI                      54601			
Phone Number:		Email:	
[REDACTED]		[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

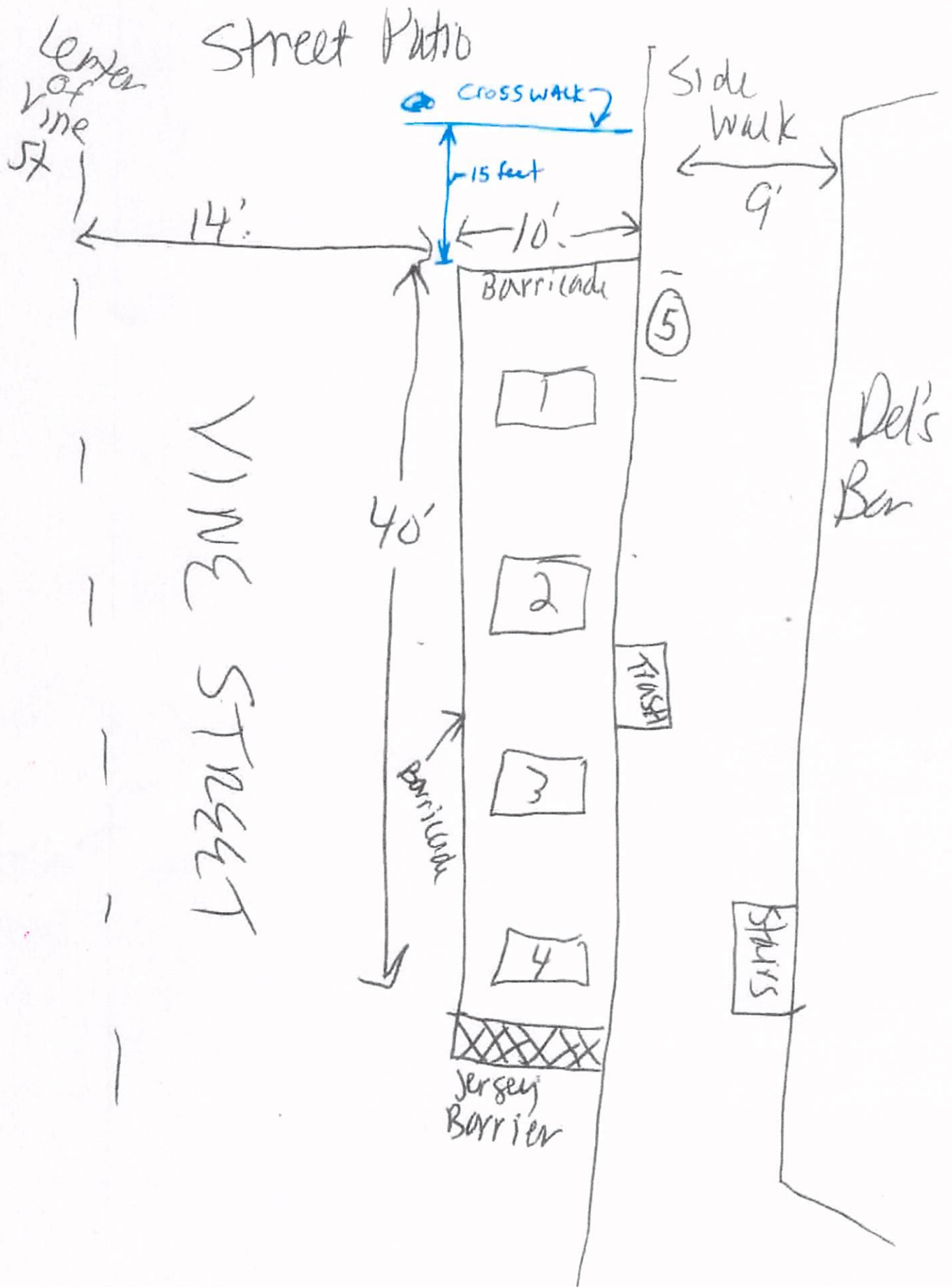
3/9/2026  
 \_\_\_\_\_  
 Date

AWNING

Thursday, May 18, 2023 2:42:24 PM - Document1 - Word



Awnings Height Greater Than 9 feet above SIDEWALK



**PAID**

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

<b>BUSINESS INFORMATION</b>			
Legal/Real Name of Business:			
Old Crow La Crosse LLC			
Business Address:			
307 Main St. STE 301 La Crosse, WI 54601			
Business Phone Number:		Business Email:	
<b>PREMISES INFORMATION</b>			
Trade Name of Business:			
The Crow			
Address of Premise:			
100 3rd St. S. La Crosse, WI 54601			
<b>EXPANSION INFORMATION</b>			
Dates of Expansion - must be between April 1 and October 31 (unless otherwise permitted by the Board of Public Works)			
April 1st, 2026 - October 31st, 2026			
Description of Proposed Expansion - Where Alcohol Will be Present (square feet, physical location, etc.):			
see attached			
<b>AGENT INFORMATION</b>			
Agent Name:	First	Middle	Last
	Michael		Gorder
Agent Home Address:	Street	City	State Zip Code
	1108 Newport Ln	Holmen	WI 54630
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

2/25/26

Date

# Application

## ESTABLISHMENT AND OWNER INFORMATION

Business Owner (LLC, Corp, etc.) Old Crow La Crosse LLC

Business Name (Tradenname) The Crow

Business Address 307 Main St STE 301 LaCrosse, WI 54601

Phone Number [REDACTED]

Name of Property Owner (if different than above) \_\_\_\_\_

Phone Number \_\_\_\_\_ 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.):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Number of tables in proposed outdoor dining area: \_\_\_\_\_

Number of seats in proposed outdoor dining area: \_\_\_\_\_

Existing indoor seating capacity: \_\_\_\_\_

Number of bathrooms: \_\_\_\_\_

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

## 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 2/25/26

*Signature may be typed if completing electronically*

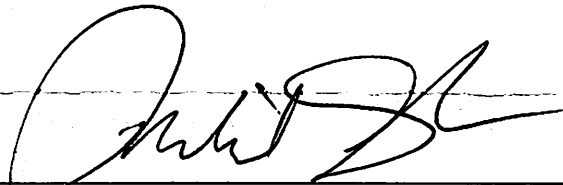
54142<sup>2</sup>  
207481

# 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



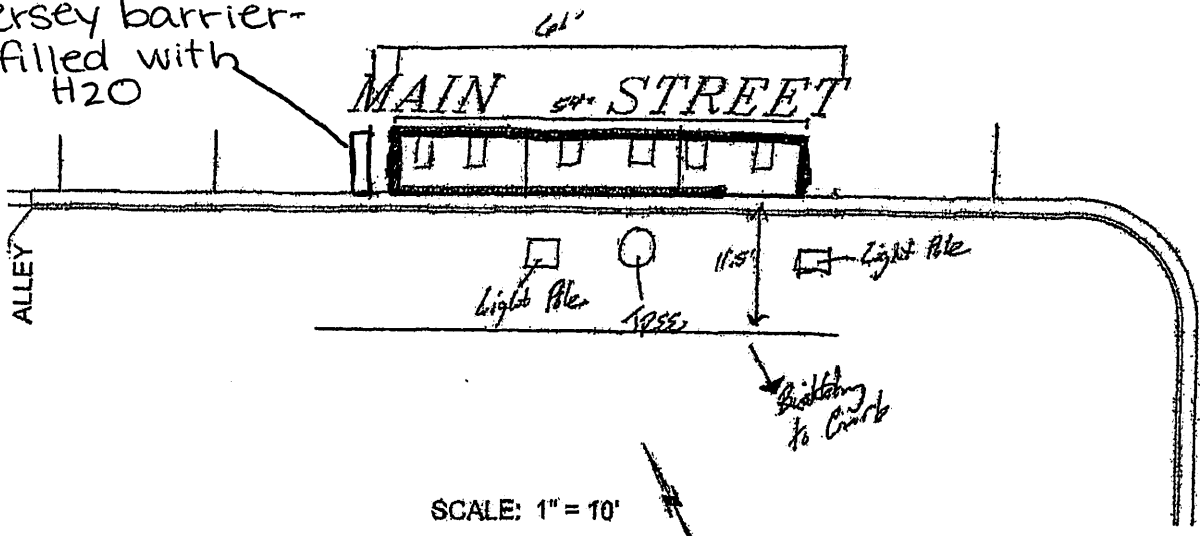
Date

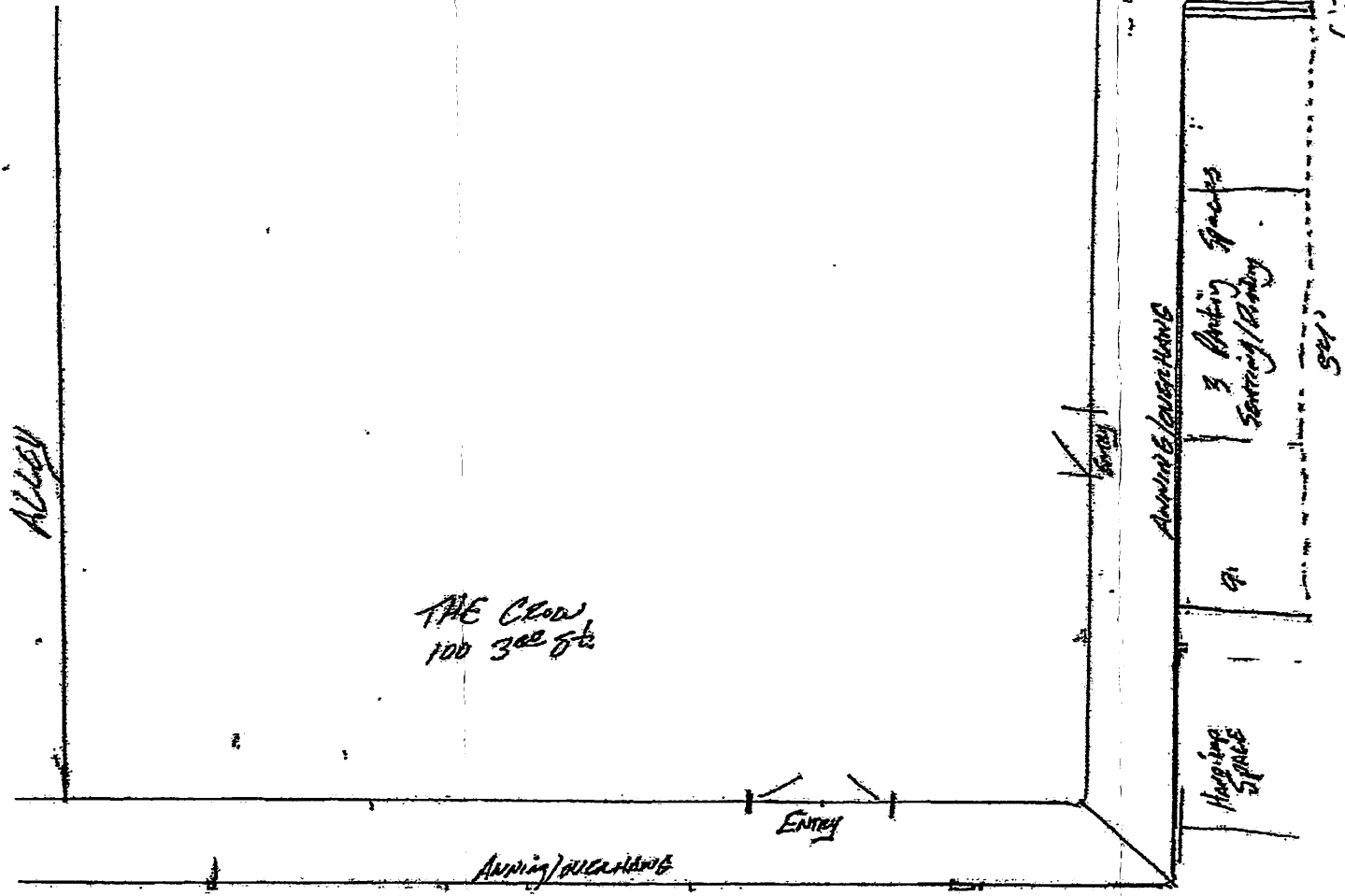
2/25/20

*Signature may be typed if completing electronically*

6 tables with 6 feet between.

Plastic fillable  
Jersey barrier-  
filled with  
H<sub>2</sub>O





Plastic fillable  
Jersey barrier-  
filled with  
H2O

Alpha St.



PERMIT RENEWAL OR TERMINATION

Revocable Occupancy / Street Privilege

City of La Crosse Engineering Department

Phone: (608) 789-7505

engineering@cityoflacrosse.org

APPROVED

RENEWAL

TERMINATION

Property Owner

Name: Allan McCormick

Address: PO Box 135 City: LaCrosse State: MN Zip: 55947

Phone: [Redacted]

Application Preparer (if different from above)

Name: Brent Matheson

Relationship with owner: Commercial Property Lessee

Phone: [Redacted]

Encroachment

Encroachment Address(es): 125 2nd St. South

Tax Parcel Number: 17-20014-120 Issued Permit Number: \_\_\_\_\_

To RENEW this permit, sign here

Signature of owner or designee: [Signature] Date: 3/11/26

Print name and title: Brent Matheson Member - Turtle Stack Brewery

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 \$ 75.00

Encroachment type: \_\_\_\_\_ Renewal year: \_\_\_\_\_

All fees are non-refundable.



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: Nick Weber
Address: 129 Vine St City: La Crosse State: WI Zip: 54601
Phone: 608-889-8800 Email: nick@lacrosse-distilling.co

Application Preparer (if different from above)

Name: Mitchell Parr
Relationship with owner: Owner
Phone: 319-560-9386 Email: mitch@lacrosse-distilling.co

Encroachment

Encroachment Address(es): 129 Vine St, La Crosse, WI 54601
Tax Parcel Number: 17-2008-90 Issued Permit Number: 2234

To RENEW this permit, sign here

Signature of owner or designee: [Signature] Date: 2-13-26
Print name and title: Mitchell Parr - Head Distiller/owner

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

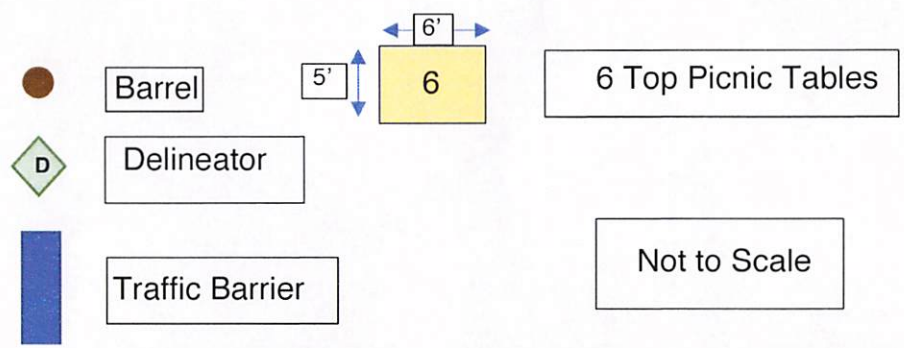
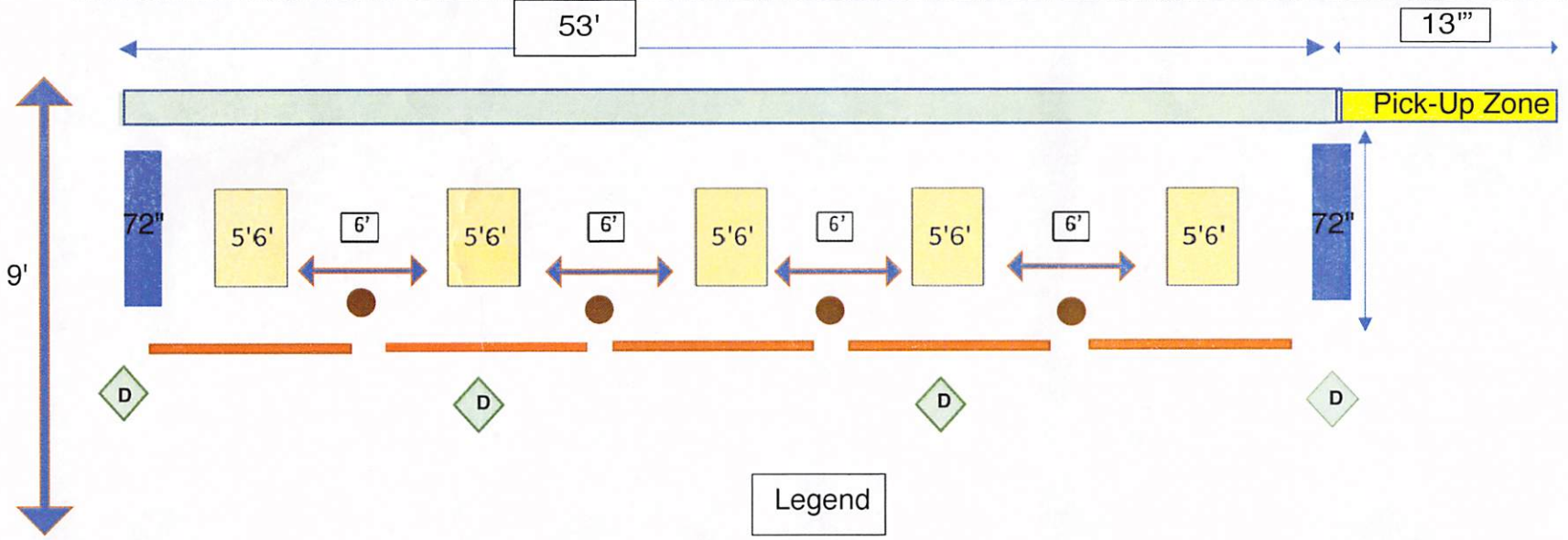
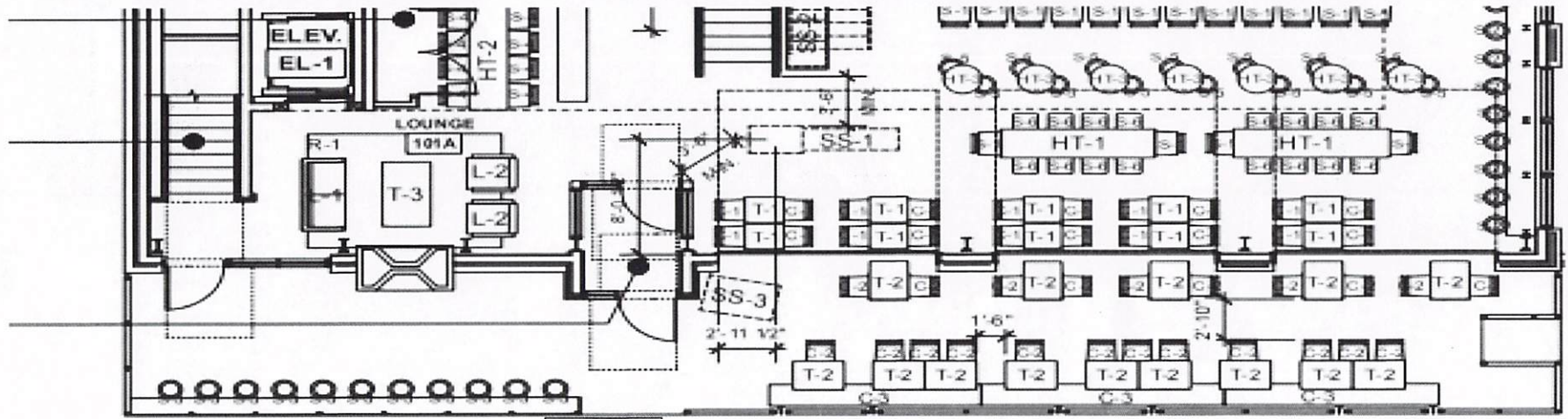
Required items to be provided by Applicant:

- Certificate of Insurance (City as additional insured)
Annual Renewal Fee \$ 75

Encroachment type: \_\_\_\_\_ Renewal year: \_\_\_\_\_

All fees are non-refundable.

# La Crosse Distilling Company Street Café Proposal



Paid by card  
munis inv#  
207259

# Application

## ESTABLISHMENT AND OWNER INFORMATION

Business Owner (LLC, Corp, etc.) Droitness Pave, LLC  
 Business Name (Tradename) La Crosse Distilling Co  
 Business Address 129 Vine St LaCrosse, WI 54601  
 Phone Number 608-881-8800 Email mitel@lacrossedistilling.co  
 Name of Property Owner (if different than above) Nick Weber  
 Phone Number 608-385-9313 Email nick@lacrossedistilling.co  
 Zoning Classification 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



## 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.):

Covered Enclosure w/ 5 picnic Tables + 2x DOT approved, Water filled Road Barriers

Number of tables in proposed outdoor dining area: 5  
 Number of seats in proposed outdoor dining area: 30  
 Existing indoor seating capacity: \_\_\_\_\_  
 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 3-12-26

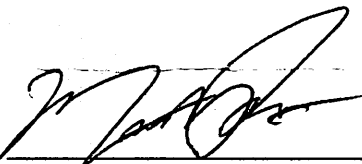
Signature may be typed if completing electronically

# 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

3-12-26

*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: Samantha Kraemer

Address: 608 Properties, LLC. City: La Crosse State: WI Zip: 54601

Phone: [Redacted]

Application Preparer (if different from above)

Name: Samantha Kraemer

Relationship with owner: Tenant - NOM Sips & Eats

Phone: [Redacted]



Encroachment

Encroachment Address(es): 313 Main St

Tax Parcel Number: 17-20019-045 Issued Permit Number: \_\_\_\_\_

To RENEW this permit, sign here

Signature of owner or designee: [Signature] Date: 3-30-26

Print name and title: Samantha Kraemer

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 \$ 75

Encroachment type: \_\_\_\_\_ Renewal year: \_\_\_\_\_

All fees are non-refundable.



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 26-0341

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**Agenda Date:** 5/5/2026

**Version:** 1

**Status:** New Business

**In Control:** Judiciary & Administration Committee

**File Type:** Application



# City of La Crosse, Wisconsin

## APPLICATION FOR EXPANSION OF ALCOHOL BEVERAGE LICENSE AND STREET PRIVILEGE PERMIT

\*Must be filed in conjunction with a Special Event Application.

Fee: \$ \$250

The undersigned licensee requests permission to expand the following license(s) onto public property for the purpose set forth below. Check all license that apply.

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

BUSINESS INFORMATION	
Legal/Real Name: <u>KTM Chances R LLC</u>	Trade Name: <u>Chances R</u>
Address: <u>417 Jay St</u>	
Phone Number: <div style="background-color: black; width: 100px; height: 20px;"></div>	Name of Agent (If Corporation/LLC): <u>Harlan Snyder</u>
EXPANSION INFORMATION	
Date of Expansion - must be between Memorial Day and Labor Day: <u>June 6<sup>th</sup> 2026</u>	
Time of Expansion - when alcohol will be sold, possessed or consumed in the public way: Start <u>11am</u> End <u>12am</u>	
Describe Area of Expansion - Where Alcohol Will be Present: <u>It is a privately owned lot next to chances R that will be fenced off</u>	
Reason for Expansion:	
PERSON IN CHARGE	
Name:                      First                      Middle                      Last <u>Kourtney                      A                      Grekloff</u>	Address:                      Street                      City                      State                      Zip Code <u>1554 Horton                      La Crosse                      WI                      54601</u>
Phone Number: <div style="background-color: black; width: 100px; height: 20px;"></div>	

I have obtained written consent of at least two-thirds (2/3rds) of the abutting and adjacent property owners in support of this request for expansion and those signatures are attached hereto.

The above hereby makes application to expand its alcohol beverage license into a public way as described. I further state that I have received a copy of the Conditions for a Street Privilege Permit permitting the sale, possession and consumption of alcohol on a City street and agree to abide by the same and with all applicable state and local regulations including, but not limited, to the sale and service of alcoholic beverages, fencing and adherence to noise levels.

\_\_\_\_\_  
 Signature of Applicant Date

We, the undersigned, represent at least two-thirds (2/3rds) of the abutting and adjacent property owners who are affected by the **Application for Expansion of Alcohol Beverage License and Street Privilege Permit** requested by Chances R. We further state that we support the event to be held on June 6<sup>th</sup> 2026

NAME (Print) Caryn Wieland ADDRESS 133 S. 4th St  
SIGNATURE [Signature] DATE 3/4/26

NAME (Print) Adam Muelle ADDRESS \_\_\_\_\_  
SIGNATURE [Signature] DATE 3/4/26

NAME (Print) Nicki Stvensen ADDRESS 116 5th Ave S.  
SIGNATURE [Signature] DATE 3.4.26

NAME (Print) Joe Breen ADDRESS 112 5th Ave S  
SIGNATURE [Signature] DATE 3/4/26

NAME (Print) Amy Kutz ADDRESS 418 Main St. (The Wedding Tree)  
SIGNATURE Amy E. Kutz DATE 3.4.26

NAME (Print) Kelli Cleveland ADDRESS 420 Main St. (The Court Above Main)  
SIGNATURE [Signature] DATE 3.4.2026

NAME (Print) Jenny Thao ADDRESS 412 Main St  
SIGNATURE Jenny Thao DATE 3-4-26

NAME (Print) DAVE BERG ADDRESS 121 4th St Sauk  
SIGNATURE [Signature] DATE 3/04/2026

NAME (Print) \_\_\_\_\_ ADDRESS 135 6th St  
SIGNATURE [Signature] DATE 03/04/2026

NAME (Print) \_\_\_\_\_ ADDRESS \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



Road Blocks

fencing

Trash bins

portable bathroom

Entrance/Exit thru Bar

Synergy

Work

Chances R



seating/yard games

Trash bins

423

43

stage

beer/soda sales

walkway to/from the alley and street

Road Blocks

# Office of City Clerk



March 31, 2026

ATTN: KARLA SNYDER  
K & M CHANCES R LLC  
417 JAY ST  
LA CROSSE WI 54601

Dear Karla,

Our office is in receipt of the application for Expansion of Alcohol Beverage license for K & M Chances R LLC for a special event on Saturday, June 6, 2026, at 417 Jay Street. As a reminder, outdoor sales of alcoholic beverages shall expire no later than 10 p.m. The Special Event application is routed internally for department feedback as well as delinquency and background checks, but the alcohol expansion requires Council approval.

The alcohol expansion request will be considered at the following meetings:

**Judiciary & Administration Committee**

**Tuesday, May 5, 2026, 6:00 p.m.**

**Council Chambers, City Hall – 400 La Crosse St.**

**Common Council**

**Thursday, May 14, 2026, 6:00 p.m.**

**Council Chambers, City Hall – 400 La Crosse St.**

It is recommended someone attend the J&A meetings where public hearing is allowed; there may be questions or comments from a committee or council member or another citizen. Public hearing is generally not allowed at the Council meeting although there may be questions of Council Members. The item will appear on the agendas as File # 26-0341.

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

Sincerely,

Sondra Craig, Deputy Clerk  
[craigs@cityoflacrosse.org](mailto:craigs@cityoflacrosse.org)  
608-789-7549



# City of La Crosse, Wisconsin

## APPLICATION FOR SPECIAL EVENT PERMIT

New Event     Repeat Event     Repeat Event with Changes (explain in the description)

Date Received: 3/31    Fee: \$200    Invoice No. \_\_\_\_\_

**\*Deadline 60 days prior to event.**

**EVENT ORGANIZER – Information about the person, entity or organization holding the special event.\***

Legal/Real Name: Chances R LLC    Chances R

Address: Street 417 Jay St    City LaCrosse    State WI    Zip Code 54601

Phone: 608-782-5150    Email: [REDACTED]    Website: [REDACTED]

Nonprofit Tax Exempt Number  
501(c)3, if applicable (include photocopy) \_\_\_\_\_

Wisconsin Seller Permit Number  
Sales Tax, if applicable (include photocopy) 456-1029747062-02  
If the named organization is not required to hold a Wisconsin Seller's Permit pursuant to s. 77.54 (7m), Wis. Stats., check this box

**EVENT COORDINATOR – Information for person to contact before, during and after event, if necessary.**

Contact Name: First Grekoff    Middle A    Last Kaurthney

Address: Street 417 Jay St    City LaCrosse    State WI    Zip Code 54601

Phone: [REDACTED]    Email: \_\_\_\_\_

**\*Personal Data Sheet MUST be completed for each Officer/Member of the Organization AND Event Coordinator.**

**EVENT INFORMATION**

Event Name: PRIDE FEST

Event Location: (Address or General Location/Route) 417 Jay St    Is the location: Park/Public Property \_\_\_ Street/Alley/Right-of-Way  Private Property \_\_\_

Event Date(s): List each date of multi-day event June 6, 2024

Event Time: Start Time 11am    End Time 10pm

Set Up/Take Down: Set Up Begins 7am    Take Down Ends 12am

Total Anticipated Attendance: Base off previous events if recurring 200

Daily Anticipated Attendance: If a multi-day event (circle one)    0-250    250-500    500-1000    1000 – 5000    5000

Admission Requirements: 21+  
If applicable

Event Description (purpose, activity, who can participate, etc. Attach additional sheet if necessary.)  
Pride event with live music and performers all day to bring the community together. Any person 21+ is welcome.

If you have multiple activities in your event that include closure or use of right-of-way i.e. two parades or a combination of parade and run/walk, etc., a separate activity summary describing each event is required and must be submitted with this application.

If you are using a City park or facility, you must make the reservation through the Parks, Recreation & Forestry Department prior to filing the Special Event Application. The Park Office phone number is 608-789-7533.

If said location is private property, and is not owned by organizer, a signed statement from property owner that applicant has permission to use said property for the special event is required.

Applicant is responsible for assuring they have all necessary reservations, permits and licenses prior to hosting the special event. Relevant information and contacts are provided in the Policies & Procedures Manual as well as below.

**Answer all questions regardless the size of the event; incomplete applications will be returned.**

<b>City Clerk – Call 608-789-7510 for the following additional licenses, permits and necessary information.</b>		
<p>Will there be food prepared/served at the event? If yes, EXPLAIN (i.e. food truck, food stand, catered, etc.):</p> <p><i>We will be getting a permit through the Health Department to grill and serve food.</i></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>While food vendors are exempt from City permitting, event organizers MUST ensure vendors are properly permitted with County Health or the State of Wisconsin. Not doing so may delay the permit or require a vendor to be removed. A list of vendors MUST be submitted prior to the event with applicable information. <i>When serving food, contact the La Crosse County Health Department at 608-785-9771.</i></p>
<p>Will there be vendors selling merchandise?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>Merchandise vendors are exempt from City permitting when participating in a special event; however, a list of vendors must be submitted. DOR reporting required.</p>
<p>Will alcohol beverages be sold/served/consumed? If yes, EXPLAIN (how, who, where):</p> <p><i>Beer will be sold outside in the fenced in area along with in chances R.</i></p> <p>*Fencing required. *Licensed <a href="#">beverage operators</a> must be present. *Beer/wine must be purchased from a wholesaler. *Liquor Liability Insurance Required. See <i>FAQs and Excerpts</i> for additional information.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>A <a href="#">Temporary Class B Retail</a> License is required to sell, serve or consume beer or wine (no liquor). Eligibility requirements apply. If you are expanding an establishment license, an Expansion license is required:</p> <ul style="list-style-type: none"> <li>• <a href="#">Expansion to Private Property</a></li> <li>• <a href="#">Expansion to Public Property</a></li> </ul> <p>If a brewery is using a secondary location, please explain and a temporary license is not necessary.</p>
<p>Will there be a live amplified outdoor music? If yes, EXPLAIN:</p> <p>Band <input checked="" type="checkbox"/> DJ <input checked="" type="checkbox"/> Other _____</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>Noise is regulated in the City of La Crosse; see <a href="#">Sec. 32-134</a> of the Municipal Code. <i>Event organizers shall contact nearby properties, so they are aware of the event.</i></p>
<p>Will your event include any of the following: run ___ walk ___ bike tour ___ bike race ___ parade ___ other procession _____</p> <p><small>*if multiple activities, please complete an Activity Summary for each. *if closing a highway, a highway closure form must be submitted. This information is provided to the Wisconsin Department of Transportation.</small></p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>A legible route map and turn-by-turn list must be submitted; include assembly area, starting point and termination point. Complete <a href="#">Activity Summary</a> if necessary. Visit the <a href="#">Engineering/Construction Projects</a> to view upcoming projects to ensure your route is not affected.</p>
<p>If a recurring event, are you using the same route?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>Will your event include a carnival or amusement of any kind? i.e. bounce house, amusement rides, etc. EXPLAIN (what, how many):</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>A <a href="#">Carnival, Circus or Menagerie</a> License is required. <i>*Additional insurance required.</i></p>
<p>Will your event include animals, petting zoo or other animal exhibition? If yes, describe (type of animals):</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>Certain domesticated animals are allowed; see. Sec. 6-8 of the Municipal Code. Events with wild or vicious animals, a <a href="#">Carnival, Circus or Menagerie</a> License is required.</p>
<p>Will your event include horse drawn carriage rides? If yes, who is the operator?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>Operator must be licensed for <a href="#">Horse Drawn vehicles</a>.</p>
<b>Fire Department – Community Risk Management (CRM) – Call 608-789-7530 for the following additional permits, requirements and necessary information.</b>		
<p>Will there be a tent or canopy more than 400 sq feet?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>An <a href="#">Application for Tent/Structure Permit</a> is required and an inspection prior to occupancy. <i>Event organizer is responsible for calling Digger's Hotline and coordinating, as necessary.</i></p>
<p>Will fireworks or pyrotechnic special effects be used during event?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>An <a href="#">Application for Display of Firework/ Pyrotechnic Special Effects</a> File directly with the Fire Department.</p>
<p>Will you be providing portable toilets? If so, how many? <i>2</i> portable toilets <i>inside</i> accessible portable toilets</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>Based on capacity as required by Ch.29 of IBC. <i>Portable toilets are not provided by the City; you are responsible to contract those services.</i></p>
<p>Will you be running temporary water/plumbing or electrical services to the event site?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>If yes, contact CRM. An Inspection will be required.</p>
<p>Will you be using temporary fencing for the site area? If yes, size of exits?</p> <p><i>10 feet wide and there will be 2 exits</i></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>If yes, provide fencing details in the site map. An inspection and plan approval are required. <i>Event organizer is responsible for calling Digger's Hotline and coordinating, as necessary.</i></p>

Do you intend to have Fire/EMS vehicle access lanes?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Required: emergency vehicle access lanes (min. 20').
Do you have an emergency plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	For accidents, injuries, fires, severe weather, etc.
<b>Parking Utility – Call 608-789-4908 for parking requirements and necessary information.</b>		
Do you have a parking plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Do you have handicap parking?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Parks, Recreation &amp; Forestry Department – Call 608-789-7533 for the requirements and necessary information.</b>		
Will the event be held in a City park or utilize any park facility? Park Board approval was granted: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Reservation needs to be confirmed before Special Event Application can be filed. <i>City property may require approval by Bd of Public Works</i>
<b>Police Department – Call 608-789-7238 (non-emergency) for necessary information.</b>		
Do you have a security plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Street Department – Call 608-789-7340 for the necessary information.</b>		
Do you intend to use a street, alley or right-of-way?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Describe area in description and site plan.
Closure of a highway (state or county)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Yes, complete a <a href="#">Request for Highway Closure</a> .
Do you need barricades or signage for your event? If yes, include barricade placement in the site plan. If no, provide a traffic control plan*. If yes, do you want to pick up <input checked="" type="checkbox"/> or have delivered _____ <i>Delivery by City required for larger events with a lot of equipment.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Barricades/signage can be provided by the city. A cost estimate based on needs will be provided with your permit; actual costs invoiced after the event. *If you are using equipment from a third party, you must provide a map showing placement
Do you have an established traffic control plan? If not using City traffic control equipment, submit your proposed traffic control plan with application.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Police & Traffic Engineer will assist with developing a plan i.e. where barricades, signage or when Police assistance is needed.
Do you have a waste management plan? Contact Recycling Supervisor with questions 608-789-7507	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A solid waste and recycling plan must be provided detailing receptacle quantities and layout – note location on site map.
Applicant understands that extraordinary service fees may be billed because of the event. Applicant will pay the actual costs for the use of equipment, resources, or services if the event requires more than the reasonable and necessary services provided by the city. If money is owed from a previous event, the permit may not be approved until paid. If any traffic control materials are missing or returned damaged, fee for replacement/repair will be invoiced. <i>Note: Extraordinary service fees are an addendum to the Policies &amp; Procedures Manual.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The City will invoice the event organizer after the conclusion of the event. Payment shall be made within thirty (30) days of the invoice.  <i>Organizers must notify the city if the event is cancelled or altered for any reason. If notice isn't given until after traffic control materials have been delivered, organizers will still be billed the cost of materials and labor.</i>

**Special Event Checklist. All forms are to be turned into the City Clerk's Office unless otherwise noted. Incomplete applications will be returned. Please call if you have questions.**

- \_\_\_ Special Event Application (*complete and signed*). Include additional Activity Summaries or Highway Closure, if necessary.
- \_\_\_ Special Event Fee (*cash, check payable to City Treasurer or credit with a convenience fee*).
- \_\_\_ Certificate of Liability Insurance AND Additional Insured Endorsement.
- \_\_\_ Photocopy of Tax-Exempt Number, if applicable. *\*Required to avoid sales tax if being billed for materials i.e. barricades.*
- \_\_\_ Photocopy of Wisconsin Seller Permit, if applicable. *\*Required unless exempt pursuant to s. 77.54 (7m).*
- \_\_\_ Statement from property owner, if applicable.
- \_\_\_ Map of Special Event area (site plan); include any street, alley or right-of-way closed for the special event and placement of barricades. Site plan must include, as applicable, alcohol sales location(s), stages, temporary structures, vendors, carnival, portable toilets, garbage/recycling receptacles and dumpsters, fencing, exit locations for fenced events, accessible paths, handicap parking, access for emergency vehicles and personnel.
- \_\_\_ Map of Parade/Procession (and turn-by-turn list); also include assembly area, starting point and termination point.
- \_\_\_ Traffic Control Plan showing where barricades and signage will be placed, if necessary.
- \_\_\_ Waste Management Plan including quantity of receptacles for solid waste and recycling and their locations.
- \_\_\_ Merchandise/Food Vendor List, with all applicable information. *\*Due no less than fourteen (14) days before the event.*

The following additional applications (and associated fee) if applicable:

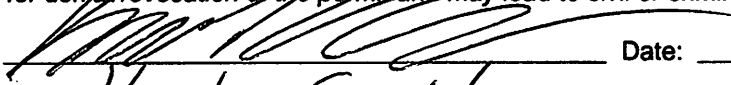
- \_\_\_ Application for Temporary Class B Retail Alcohol License (*liquor liability insurance required*).
- \_\_\_ Application to Expand Alcohol Beverage License – public or private property (*liquor liability insurance required*)
- \_\_\_ Application for Carnival, Circus or Menagerie (*additional liability insurance required*).
- \_\_\_ Application for Tent/Structure Permit.

## Indemnification and Hold Harmless

(Read carefully before signing!)

**Indemnification:** By signing below, I acknowledge that for good and valuable consideration, I (applicant), on behalf of myself and the organization, if applicable, agree to indemnify, defend and hold harmless the City of La Crosse and its officers, officials, employees and agents from and against any and all liability, loss, damage, expenses and costs, including attorney fees, arising out of the activities performed as described herein, caused in whole or in part by any negligent act of omission of the applicant/organization, anyone directly or indirectly employed by any of them or anyone whose acts may be liable, except where caused by the sole negligence or willful misconduct of the City.

**Certification:** By signing below, I certify that I am at least 18 years of age, that I have read and understand the Special Event Policy and that I agree to the terms and conditions contained in the Special Event Policy. My signature further confirms: (i) I understand the filing of this application does not ensure the issuance of a Special Event License. (ii) The special event permit fee is non-refundable pursuant to the terms of the Special Event Policy. (iii) I will be responsible for ensuring the event and event participants comply with all applicable City ordinances, traffic rules, park rules, state health laws, fire codes and alcohol licensing regulations and any other applicable laws, rules and regulations including the Special Event Policy. (iv) Fees for park facilities, food vendor permits, tent and fireworks permits, other municipal services and equipment, etc., are in addition to the Special Event Permit fee. (v) I am authorized to apply for this Special Event Permit on behalf of the organization holding the event (if applicable). (vi) The information contained in this application is true and correct to the best of my knowledge. I understand that intentionally providing false or misleading information in this application will be basis for denial/revocation of the permit and may lead to civil or criminal penalties.

Signature of Applicant:  Date: \_\_\_\_\_

Printed Name of Applicant: Karla Snyder

Submit Special Event Application and fee (including any other applicable license/permit applications and fees) to:

City Clerk  
400 La Crosse Street  
La Crosse WI 54601

Questions: 608-789-7510 or email [licenses@cityoflacrosse.org](mailto:licenses@cityoflacrosse.org)

Date Routed:	For Office Use Only			
DEPARTMENT	APPROVE	DENY	BY	REASON (if denied)
<b>Special Event Staff</b>				
La Crosse County Health				
Parks, Recreation & Forestry				
Police				
Fire Department - CRM				
Engineering & Public Works				
Streets				
Recycling				
Parking Utility				
Transit				
City Clerk				
<b>Investigation – Personal Data Sheet</b>				
Police – Records				
<b>Delinquencies – Organization and Personal Data Sheet</b>				
Legal				
Treasurer				
Utilities (water, storm, sewer)				
Municipal Court				
Parking Utility				

License Issue Date:	License No:
---------------------	-------------

## PARKING LOT USE AGREEMENT

Date: 3-30-26

### Property Address:

421 Jay St.  
La Crosse, WI 54601

This agreement is between **421 Jay St. LLC**, owned by **Brent Wilkerson**, and **Chances R**, owned by **Karla Snyder and Kourtney Grekoff**, located at **417 Jay St., La Crosse, WI 54601**.

### 1. Use of Property

421 Jay St. LLC grants Chances R permission to use the parking lot located at **421 Jay St., La Crosse, WI** for the purpose of hosting a **Pride Celebration event**.

Permitted use dates are:

**June 5, 2026, through June 8, 2026**

Use of the property is limited to activities related to this event.

### 2. Rental Fee

Chances R agrees to pay **\$100** to **421 Jay St. LLC** for the use of the parking lot during the dates listed above. Payment shall be made no later than June 1<sup>st</sup>, 2026.

### 3. Setup and Cleanup Responsibilities

Chances R and its owners, staff, vendors, and guests are fully responsible for:

- All event setup and equipment
- Removal of all equipment, trash, and debris
- Returning the parking lot to the same clean condition it was in prior to the event

All cleanup must be completed **no later than June 8, 2026**.

### 4. Event Responsibility

Chances R shall be solely responsible for the supervision, conduct, and safety of all guests attending the event, including any activities involving alcohol service or consumption.

Chances R agrees to comply with all applicable laws, permits, and licensing requirements related to alcohol service, public gatherings, and event operations.

**5. Liability and Indemnification**

421 Jay St. LLC and its owner **Brent Wilkerson** shall not be held liable for any injuries, property damage, accidents, disturbances, or legal issues that occur in connection with the event.

Chances R, including **Karla Snyder and Kourtney Grekoff**, assume full responsibility for the event and agree to **indemnify and hold harmless 421 Jay St. LLC and Brent Wilkerson** from any claims, damages, or liabilities arising from the use of the property, including claims arising from alcohol service, crowd attendance, or the conduct of event participants.

**Signatures**

**421 Jay St. LLC**

Owner: **Brent Wilkerson**

Date: 3/31/2026



**Chances R**

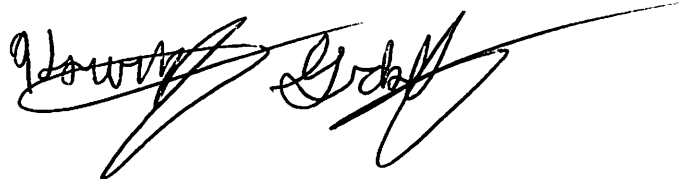
Owner: **Karla Snyder**

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

**Chances R**

Owner: **Kourtney Grekoff**

Date: 3-30-24





EVENT TIMELINE	
<i>Include start and finish times, road closure and reopening times, setup, clean up, etc.</i>	
Time	Action
7 am	Setup / close Alley and put barricades up
11 am	event start
11 pm	start taking everything down
12 am	reopen section of Alley

SECURITY / EVENT ATTENDANCE	
<ul style="list-style-type: none"> <li>• Designated security is recommended at the rate of 1/600 people for alcohol-free events.</li> <li>• Designated security is recommended at the rate of 1/300 people for events serving alcohol</li> </ul>	
Total number of people attending event?	200
Number of people present at busiest time?	150
Will alcohol be served?	yes
Admission requirements (guest list, public, etc.)	21+
Primary event security contact	Khourtney [REDACTED]
Total number of staff dedicated to security	3
How security staff will be identifiable	Have security shirts
Location of security staff during event	in fenced in area + at door
Will private security be hired?	No
Private security main contact name and #	

MEDICAL EMERGENCIES AND RESOURCES	
<ul style="list-style-type: none"> <li>• Contact Tri State Ambulance for requests to have medical staff assigned to your event <a href="https://www.tristateambulance.org/special-event-request/">https://www.tristateambulance.org/special-event-request/</a></li> <li>• Contact La Crosse Fire Department for requests to have First Responders / Paramedics assigned to your event (608-789-7260)</li> <li>• (On site medical personnel is recommended for attendance projected above 2500)</li> </ul>	
Does your event include strenuous activity? (running, cycling, obstacle course)	NO
Will EMS services be hired?	NO
<ul style="list-style-type: none"> <li>• Company name and primary contact</li> <li>• List resources (Ambulance, Paramedic, Bike Medic)</li> </ul>	
List any event staff with EMS training	
Who is responsible for activating EMS / 911?	Any staff
Location of first aid station(s)?	
Any UTV / ATV / Golf Carts for medical transport	
List mass casualty collection location	



PROTESTORS / DEMONSTRATORS RESPONSE	
<ul style="list-style-type: none"> <li>• <i>Special Events may attract Protestors / Demonstrators</i></li> <li>• <i>All Event staff should have a clear understanding of protestor rights and protocols.</i></li> </ul>	
Is the event on public or private property	private
List event areas open to the public	None
List event areas restricted to staff only (Method of access control)	Behind Bar + Backroom which stays locked
Predetermined criteria for cancellation	
Staff member with authority to cancel	Hourtney Grehoff

MISSING CHILDREN / VULNERABLE ADULT PLAN	
<ul style="list-style-type: none"> <li>• <i>All event staff must be trained on the Missing Children / Vulnerable Adult plan</i></li> <li>• <i>Staff should have pre-determined search locations to avoid redundancy.</i></li> </ul>	
Describe information collection process	
Primary event contact for missing persons	
Who is responsible for calling 911?	
How will information be broadcast to event staff?	yes
Public / Attendee broadcast method	
Reunification point – where will found people or guardians go if not promptly reunited?	
Describe identity verification procedures	
List search locations and staff member responsible for searching it	
Location	Staff member

LOST / FOUND PROPERTY PLAN	
Primary event contact person for lost/found	Hourtney
Location of lost/found repository	
Describe identity verification procedures	
Describe documentation procedures	

Other
List any additional Safety Planning Procedures

Items on this page fall under the direction of the La Crosse Fire Department

<b>CROWD MANAGERS</b>	
<ul style="list-style-type: none"> <li>For inside events with over 500 people, one certified crowd manager is recommended per 250 people. For outside events with over 1,000 people, one certified crowd manager is recommended per 250 people. Contact the La Crosse Fire Department for information on Crowd Manager Training.</li> </ul>	
Describe evacuation plan	Open emergency exits wider to
Describe shelter plan	
Total # of crowd managers for your event	1
List crowd managers	hourman

get everyone out quicker

<b>FIRE ALARM / FIRE SAFETY / OTHER HAZARDS</b>	
<ul style="list-style-type: none"> <li>The La Crosse Fire Department is committed to a fire prevention program that places a high priority on the safety and welfare of the public while minimizing potential fire and life safety hazards.</li> <li>Establishing fire prevention and life safety procedures at your special event is an essential component of the event planning process.</li> <li>Contact the La Crosse Fire Department for additional information: (608) 789-7260.</li> </ul>	
Will the event be taking place in a building?	Only part
How will staff respond to an indoor fire?	evacuate and/or use fire extinguisher
Who is responsible for reporting a fire/alarm?	Any Staff
Will the event be taking place outdoors?	yes
How will staff respond to an outdoor fire?	evacuate and/or use fire extinguisher
Will you have designated fire lanes for emergency access?	If needed we can move the fence within 20 seconds
Is smoking permitted at venue? If so where?	NO
Fire Extinguishers	
List locations for any additional extinguishers	2 outside 1 behind bar
Have staff been trained on their use?	yes
Are staff expected to use extinguishers?	yes
Or, are staff expected to simply evacuate?	Depends on situation
Will a fire watch be provided for the event?	No
If you answer YES to any of the following, contact the La Crosse Fire Department	
Will there be chemicals / hazardous materials?	
Will there be pyrotechnics or explosives?	
Will there be tents at the event?	
Will there be food served / cooking apparatus?	

<b>Other</b>	
List any additional Safety Planning Procedures	

### Waste management Plan:

We have 2 dumpsters that will be used for garbage only, as well as garbage bins throughout the event. We are renting 5 recycling bins. that will be picked up after the event.

### Emergency Plan:

We will have 2 emergency exits in the fenced in area that each open to 10 feet wide. We have another exit through chances R. There are 2 fire extinguishers in the fenced in Area and 1 fire extinguisher inside the bar.



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 26-0377

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**Agenda Date:** 5/5/2026

**Version:** 1

**Status:** New Business

**In Control:** Judiciary & Administration Committee

**File Type:** Ordinance

**Agenda Number:**

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

AN ORDINANCE to repeal, recreate, create, and amend various sections of the Code of Ordinances of the City of La Crosse relating to electric bicycles, electric scooters, and other vehicle use.

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

SECTION I: Section 34-67 is hereby amended to read as follows:

**Sec. 34-67. - Use of ~~trucks and snowmobiles~~ restricted.**

- ~~(a) No person other than park employees shall operate any truck or other vehicle which is not exclusively used for the carrying of passengers.~~
- (b) No person shall operate any snowmobile in any park, playground or other public ground nor upon any roadway in any park, playground or other public ground, without the express written consent and approval of the Board of Park Commissioners ~~approval~~.
- ~~(c) No person shall operate any four-wheel drive vehicle, motor cycle or motor bike in any park, playground or other public ground except on duly designated roadways.~~

SECTION II: Section 34-68 is hereby repealed and recreated to read as follows:

**Sec. 34-68. – Bicycles, electric personal assistive mobility devices, electric scooters and other vehicles restricted in City parks.**

(a) *Purpose and Intent.* The Common Council finds that as the use of City parks increases, it is in the public interest to protect and preserve parkland resources while making these resources accessible to the multitude of City park users. The use of bicycles and other vehicles on trails not designated for that specific use denigrates the parkland by accelerating damage to natural resources and compromising safety of trail users. The Common Council specifically authorizes the Board of Park Commissioners to identify trails within parkland suitable for bicycle or other non-motorized vehicle use. Any parkland or trail designated for bicycle or other non-motorized vehicle use shall be posted on the City website and trailheads.

(b) *Definitions.*

*Bicycle* has the meaning specified in Wis. Stat. § 340.01(5), as may be amended from time to time, which is defined as every vehicle propelled by feet or hands acting upon pedals or cranks and having wheels, any 2 of which are not less than 14 inches in diameter. In this section, references to “bicycles” shall include bicycles propelled solely by the human body and electric bicycles, unless specifically delineated. It shall not include a motor bicycle as defined under Wis. Stat. § 340.01(30).

*City park* or *City parkland* means City-owned property designated as parkland and under the jurisdiction of the Board of Park Commissioners.

*Stewardship property* means City conservancy land or land interest typically subject to use restrictions to preserve natural resources.

*Electric bicycle* has the meaning specified in Wis. Stat. § 340.01(15ph), as may be amended from time to time, which is defined as a bicycle that is equipped with fully operative pedals for propulsion by human power and an electric motor of 750 watts or less and that meets the requirements of any of the following classifications:

*Class 1 electric bicycle* is an electronic bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour.

*Class 2 electric bicycle* is an electronic bicycle that may be powered solely by the motor and is not capable of providing assistance when the bicycle reaches the speed of 20 miles per hour.

*Class 3 electric bicycle* is an electronic bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches the speed of 28 miles per hour.

*Electric personal assistive mobility device (EPAMD)* has the meaning specified in Wis. Stat. § 340.01(15pm), as may be amended from time to time, which is defined as a self-balancing, 2-nontandem-wheeled device that is designed to transport only one person and that has an electric propulsion system that limits the maximum speed of the device to 15 miles per hour or less.

*Electric scooter* has the meaning specified in Wis. Stat. § 340.01(15ps), as may be amended from time to time, which is defined as a device weighing less than 100 pounds that has handlebars and an electric motor, is powered solely by the electric motor and human power, and has a maximum speed of not more than 20 miles per hour on a paved level surface when powered solely by the electric motor. Electric scooter does not include an electric bicycle as defined under Wis. Stat. § 340.01(15ph), an electric personal assistive mobility device as defined under Wis. Stat. § 340.01(15pm), a motor bicycle as defined under Wis. Stat. § 340.01(30), a motorcycle as defined under Wis. Stat. § 340.01(32), or a moped as defined under Wis. Stat. § 340.01(29m).

*Motorized vehicle* means any self-propelled device in, upon or by which any person or property is or may be transported or drawn. Motorized vehicle includes, but is not limited to, an automobile as defined under Wis. Stat. § 340.01(4), an all-terrain vehicle as defined under Wis. Stat. § 340.01(2g), an off-road utility vehicle as defined under Wis. Stat. § 340.01(38m), a motor bicycle as defined under Wis. Stat. § 340.01(30), and a motorcycle as defined under Wis. Stat. § 340.01(32). Motorized vehicle does not include an electric bicycle as defined under Wis. Stat. § 340.01(15ph), an electric personal

assistive mobility device as defined under Wis. Stat. § 340.01(15pm), or an electric scooter as defined under Wis. Stat. § 340.01(15ph).

*Natural Surface Trail* means an unpaved trail designed and managed for ground-based recreational travel where the predominant surface is gravel, rock, soil, or another unpaved surface.

*Paved Trail* means a trail where the surface is paved, and the trail is designed and managed for multiple recreational uses.

(c) *Motorized vehicles prohibited.* No person shall operate any motorized vehicle in or upon any portion of public land, including but not limited to parks, playgrounds, trails, or other public grounds, except on duly designated roadways. This section does not apply to Law Enforcement Officers or authorized City Employees while acting in their professional capacity in service of the City.

(d) *Restrictions.*

(1) *Bicycles.* Any person may ride a bicycle or an electric bicycle without the throttle engaged. Electric bicycle riders must utilize human power, which may include pedal-assist. It shall be unlawful for any person to ride or operate a bicycle as follows:

- a. On any natural surface trail or natural area in or upon City parkland except trails or areas designated as open to bicycles;
- b. On any sidewalks at **Riverside Park**, Riverside Park International Gardens or Grandad Bluff Park;
- c. On the Grandad Bluff Park mezzanine and the Riverside Park levees;
- d. On any City-owned Stewardship property if prohibited by written agreement or other legal restriction;
- e. On a fishing pier or boat dock;
- f. On park property under a rental agreement or lease agreement;
- g. On any area designated as a pool, beach, playground, ice skating rink, sports field or court, or any other similar venue;
- h. Within any fenced area designated for use as a dog park.

(2) *EPAMDs and electric scooters.* It shall be unlawful for any person to ride or operate an EPAMD or electric scooter as follows:

- a. Areas where bicycle riding is prohibited under Sec. 34-68(d)(1);
- b. On any natural surface trail or any natural or undeveloped land in or upon City parkland;
- c. On any City-owned Stewardship property prohibited by written agreement or other legal restriction;
- d. At Forest Hills Golf Course.

(3) The prohibitions in Sec. 34-68(d)(2) shall not apply to persons using an EPAMD due to a disability in accordance with the Americans with Disabilities Act.

SECTION III: Section 44-198 is hereby repealed and recreated to read as follows:

**Sec. 44-198. – Play vehicles, in-line skates, and motorized play vehicles regulated.**

(a) *Definitions.*

*Downtown La Crosse area* means that geographic area bounded by 2<sup>nd</sup> Street on the west, King Street on the south, 6<sup>th</sup> Street on the east and State Street on the north.

*In-line skates* has the meaning specified in Wis. Stat. § 340.01(24m), as may be amended from time to time, which means skates with wheels arranged singly in a tandem line rather than in pairs.

*Motorized play vehicle* means a play vehicle as defined in Wis. Stat. § 340.01(43m) that is powered by an internal combustion engine or electric motor that is capable of propelling the device with or without manual human propulsion. A motorized play vehicle shall include, but not be limited to, mini-bikes, go-carts, and motorized skateboards. A motorized play vehicle shall not include a vehicle that can be legally registered by the State of Wisconsin and legally operated on a highway, an electric bicycle as defined under Wis. Stat. § 340.01(15ph), an electric personal assistive mobility device as defined under Wis. Stat. § 340.01(15pm), or an electric scooter as defined under Wis. Stat. § 340.01(15ps).

*Play vehicle* has the meaning specified in Wis. Stat. § 340.01(43m), as may be amended from time to time, which is defined as a coaster, skateboard, roller skates, sled, toboggan, unicycle or toy vehicle upon which a person may ride. Play vehicle does not include in-line skates as defined under Wis. Stat. § 340.01(24m) or an electric scooter as defined under Wis. Stat. § 340.01(15ps).

(b) It shall be unlawful for any person to operate or ride a play vehicle in any of the following places:

- (1) On any City street.
- (2) On any sidewalk in the downtown La Crosse area, except that this restriction does not apply to children 12 years of age and under when such children are under adult supervision.
- (3) In any public parking ramp or parking lot.
- (4) On any public property where signs prohibit it.
- (5) On private property, unless permission has been received from the owner, lessee, or person in charge of that property.

(c) In addition to the prohibitions under Wis. Stat. § 346.94(17), no person riding upon in-line skates may travel upon any of the following:

- (1) On the roadway of any State or U.S. Highway within the City of La Crosse, including State Highways 35, 16 and 33, as well as U.S. Highways 61, 14 and 53.
- (2) On any sidewalk in the downtown La Crosse area.

- (3) In any public parking ramp or parking lot.
  - (4) On any public property where signs prohibit it.
  - (5) On private property, unless permission has been received from the owner, lessee, or person in charge of that property.
- (d) In-line skate regulations.
- (1) *State laws applicable.* Every person using in-line skates upon a public roadway shall be subject to the provisions of all ordinances and State laws applicable to the operator of any vehicle, except those provisions which by their nature would have no application.
  - (2) *Riding on roadway.*
    - a. Every person using in-line skates on a two-way public street or alley shall keep as close to the right-hand curb as possible and shall proceed with traffic. Every person using in-line skates upon a one-way public street or alley shall proceed in the direction of one-way traffic.
    - b. Every person using in-line skates upon a roadway shall ride single file on all public roadways which have centerlines or have lines indicated by painting or other markings. On public roadways and alleys not divided by painted or other marked centerlines or lane lines, in-line skaters may ride two abreast.
    - c. Persons using in-line skates upon a public roadway shall not impede the normal and reasonable movement of traffic.
  - (3) *Clinging to moving vehicles.* It shall be unlawful for any person using in-line skates to cling to or attach to any bicycle or other moving vehicle upon a public roadway.
  - (4) *Observance of traffic regulations.* Every person using in-line skates upon a public roadway shall stop for all stop signs and traffic signals.
  - (5) *Yielding to traffic.* The operator of a vehicle shall yield the right-of-way to a user of in-line skates in the same manner as for bicyclists and pedestrians under Wis. Stats. §§ 346.23, 346.24, 346.36 and 346.38. When using in-line skates, every person shall, upon entering a public roadway, yield the right-of-way to motor vehicles, except that a person using in-line skates shall be subject to the same regulations as bicyclists and pedestrians under Wis. Stats. §§ 346.23, 346.24, 346.37 and 346.38.
  - (6) *Equipment regulations.* Every person using in-line skates during hours of darkness shall be equipped with a lamp emitting a white light visible from a distance of at least 500 feet to the front and with a reflector to the rear. The reflector shall not be less than two inches in diameter. A lamp on the rear exhibiting a red light may also be used.
- (e) Operators or riders of in-line skates or play vehicles shall yield the right-of-way to other pedestrians using City sidewalks, and shall not otherwise endanger or interfere with pedestrian traffic on those sidewalks.
- (f) No person shall operate any motorized play vehicle on any street, sidewalk, or public property in the City.
- (g) Violations of this section are a Class B offense as provided in section 1-7.

SECTION IV: Section 44-199 is hereby created to read as follows:

**Sec. 44-199. – Electric Scooters.**

*Definition.* *Electric scooter* has the meaning specified in Wis. Stat. § 340.01(15ps), as may be amended from time to time, which is defined as a device weighing less than 100 pounds that has handlebars and an electric motor, is powered solely by the electric motor and human power, and has a maximum speed of not more than 20 miles per hour on a paved level surface when powered solely by the electric motor. Electric Scooter does not include an electric bicycle as defined under Wis. Stat. § 340.01(15ph), an electric personal assistive mobility device as defined under Wis. Stat. § 340.01(15pm), a motor bicycle as defined under Wis. Stat. § 340.01(30), a motorcycle as defined under Wis. Stat. § 340.01(32), or a moped as defined under Wis. Stat. § 340.01(29m).

- (a) *State laws applicable.* Every person using an electric scooter upon a public roadway shall be subject to the provisions of all ordinances and State laws applicable to the operation of any vehicle, except those provisions which by their nature would have no application.
- (b) *Where prohibited.* It shall be unlawful for any person to operate or ride an electric scooter in any of the following places:
  - (1) On any roadway with a speed limit in excess of 25 miles per hour except in designated bike lanes or designated paved shared-use paths.
  - (2) On any sidewalk described in subsection (f) of this section.
  - (3) In any public parking ramp or parking lot.
  - (4) On any public property prohibited by applicable federal, state or local law, including but not limited to Sec. 34-68 of this code.
  - (5) On any public property where signs prohibit it.
  - (6) On private property, unless permission has been received from the owner, lessee, or person in charge of that property.
- (c) *Permitted use.* Every person using electric scooters on a public roadway shall:
  - (1) Keep as close to the right-hand curb as practicable and proceed in the direction of traffic, except where bicycle lanes designate otherwise;
  - (2) On one-way public roadways, proceed in the direction of one-way traffic except where bicycle lanes designate otherwise;
  - (3) Ride single file on all public roadways which have lane markings indicated by paint or other markings except on undivided public roadways with no painted or otherwise marked centerlines or lane lines, where electric scooters may ride two abreast;
  - (4) Obey all the instructions of official traffic-control devices, signs, and signals applicable to vehicles unless otherwise directed by a law enforcement officer;
  - (5) Yield the right-of-way to a person using an electric scooter in the same manner as for bicyclists and pedestrians under Wis. Stats. §§ 346.23, 346.24, 346.36 and 346.38; and

- (6) Upon entering a public roadway, yield the right-of-way to motor vehicles, except that a person using an electric scooter shall be subject to the same regulations as bicyclists and pedestrians under Wis. Stats. §§ 346.23, 346.24, 346.37 and 346.38.
- (d) *Restrictions.* It shall be unlawful for any person operating or riding an electric scooter to do any of the following:
- (1) Impede the normal and reasonable movement of traffic;
  - (2) Operate an electric scooter at a speed greater than is reasonable and prudent under existing conditions or in excess of any posted speed limit;
  - (3) Cling to or attach to any bicycle or other moving vehicle upon a public roadway;
  - (4) Trick or stunt ride or race on any highway within the City, unless such race or contest is held pursuant to permission granted by the authority having jurisdiction over the highway;
  - (5) Tow, drag, or causing to be drawn behind the electric scooter any coaster, sled, play vehicle, trailer, person on in-line skates, or any other type of conveyance;
  - (6) Carry more persons at one time than the number for which it is designated and equipped;
  - (7) Park or leave an electric scooter in the right-of-way unless the electric scooter is properly parked within, fastened, or chained to a bicycle rack or other sign-designated area;
  - (8) Leave an electric scooter in a manner to obstruct a sidewalk;
  - (9) Wear any headphones, earphones, or earbuds covering or inserted into both ears while operating an electric scooter;
- (e) *Equipment regulations.* Each electric scooter shall have a lamp emitting white light visible from a distance of at least 500 feet to the front of the device. Each electric scooter shall also have either a red reflector that has a diameter of at least two inches of surface area or a red reflector that is a strip of reflective tape that has at least two square inches of surface area on the rear so mounted and maintained as to be visible from all distances from 50 to 500 feet to the rear when directly in front of lawful upper beams of headlamps on a motor vehicle. A lamp emitting a steady or flashing red light visible from a distance of 500 feet to the rear may be used in lieu of the red reflector.
- (f) *Riding on sidewalks.* No person shall ride an electric scooter on any public sidewalk in the "downtown La Crosse area" as defined in section 44-198, or past any building which has any entrance or exit abutting on the sidewalk. It shall otherwise be lawful to ride or operate an electric scooter on any public sidewalk. Every person using an electric scooter on a sidewalk shall:
- (1) Maintain a reasonable rate of speed;
  - (2) Yield the right-of-way to any pedestrian or bicyclist;
  - (3) Exercise due care and give an audible signal when passing a pedestrian proceeding in the same direction. If unable to pass in a safe manner, the operator shall dismount from the electric scooter and push it past the pedestrian.
  - (4) Exercise due care and give an audible signal when passing a bicycle, electric scooter, or electric personal assistive mobility device proceeding in the same direction.

SECTION V: Section 44-220 is hereby amended to read as follows:

**Sec. 44-220. – Definitions.**

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Bicycle has the meaning specified in Wis. Stat. § 340.01(5), as may be amended from time to time, which is defined as every vehicle propelled by feet or hands acting upon pedals or cranks and having wheels, any 2 of which are not less than 14 inches in diameter. In this section, references to “bicycles” shall include bicycles propelled solely by the human body and electric bicycles, unless specifically delineated. It shall not include a motor bicycle as defined under Wis. Stat. § 340.01(30). For purposes of this division, references to “bicycles” shall also include electric bicycles, unless specifically delineated.

*Bicycle lane* means that portion of a roadway set aside for exclusive use of bicycles and so designated by appropriate signs and markings by the responsible governing body.

*Bicycle way* means any path or sidewalk, or portion thereof, designated for the use of bicycles by the responsible governing body.

Electric bicycle has the meaning specified in Wis. Stat. § 340.01(15ph), as may be amended from time to time, which is defined as a bicycle that is equipped with fully operative pedals for propulsion by human power and an electric motor of 750 watts or less and that meets the requirements of any of the following classifications:

Class 1 electric bicycle is an electronic bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour.

Class 2 electric bicycle is an electronic bicycle that may be powered solely by the motor and is not capable of providing assistance when the bicycle reaches the speed of 20 miles per hour.

Class 3 electric bicycle is an electronic bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches the speed of 28 miles per hour.

SECTION VI: Section 44-223 is hereby amended to read as follows:

**Sec. 44-223. – Operating rules.**

No person operating a bicycle upon any highway, bicycle path or bicycle way within the City shall fail to observe all applicable traffic regulations of the municipality and State or to comply with the following regulations:

...

(6) *Riding on sidewalks.* No person shall ride a bicycle on any public sidewalk in the "downtown La Crosse area" as defined in section ~~44-198 10-393~~, or past any building which has any entrance or exit abutting on the sidewalk, or on any public sidewalk prohibited by applicable federal, state or local law, including but not limited to Sec. 34-68 of this code. Except as herein specified, it shall be lawful to ride on any public sidewalk provided that a reasonable rate of speed is maintained and every person operating a bicycle upon a sidewalk shall yield the right-of-way to any pedestrian and shall exercise due care and give an audible signal when passing a bicycle or electric personal assistive mobility device or a pedestrian proceeding in the same direction. If unable to pass in a safe manner, the operator shall dismount from the bicycle and push it past the pedestrian.

(7) *Electric bicycle riding on sidewalks.* It shall be unlawful to operate an electric bicycle on any sidewalk in the City of La Crosse with the throttle engaged. It shall be lawful to operate an electric bicycle with human power, including pedal-assist, on any sidewalk in the City of La Crosse. The conditions and restrictions of subsection (6) above shall apply to such use.

SECTION VII: 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 VIII: 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:

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

AN ORDINANCE to repeal, recreate, create, and amend various sections of the Code of Ordinances of the City of La Crosse relating to electric bicycles, electric scooters, and other vehicle use.

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

SECTION I: Section 34-67 is hereby amended to read as follows:

**Sec. 34-67. - Use of trucks and snowmobiles restricted.**

- ~~(a) No person other than park employees shall operate any truck or other vehicle which is not exclusively used for the carrying of passengers.~~
- (b) No person shall operate any snowmobile in any park, playground or other public ground nor upon any roadway in any park, playground or other public ground, without the express written consent and approval of the Board of Park Commissioners ~~approval~~.
- ~~(c) No person shall operate any four-wheel-drive vehicle, motor cycle or motor bike in any park, playground or other public ground except on duly designated roadways.~~

SECTION II: Section 34-68 is hereby repealed and recreated to read as follows:

**Sec. 34-68. – Bicycles, electric personal assistive mobility devices, electric scooters and other vehicles restricted in City parks.**

- (a) *Purpose and Intent.* The Common Council finds that as the use of City parks increases, it is in the public interest to protect and preserve parkland resources while making these resources accessible to the multitude of City park users. The use of bicycles and other vehicles on trails not designated for that specific use denigrates the parkland by accelerating damage to natural resources and compromising safety of trail users. The Common Council specifically authorizes the Board of Park Commissioners to identify trails within parkland suitable for bicycle or other non-motorized vehicle use. Any parkland or trail designated for bicycle or other non-motorized vehicle use shall be posted on the City website and trailheads.

- (b) *Definitions.*

*Bicycle* has the meaning specified in Wis. Stat. § 340.01(5), as may be amended from time to time, which is defined as every vehicle propelled by feet or hands acting upon pedals or cranks and having wheels, any 2 of which are not less than 14 inches in diameter. In this section, references to “bicycles” shall include bicycles propelled solely by the human body and electric bicycles, unless specifically delineated. It shall not include a motor bicycle as defined under Wis. Stat. § 340.01(30).

*City park* or *City parkland* means City-owned property designated as parkland and under the jurisdiction of the Board of Park Commissioners.

*Stewardship property* means City conservancy land or land interest typically subject to use restrictions to preserve natural resources.

*Electric bicycle* has the meaning specified in Wis. Stat. § 340.01(15ph), as may be amended from time to time, which is defined as a bicycle that is equipped with fully operative pedals for propulsion by human power and an electric motor of 750 watts or less and that meets the requirements of any of the following classifications:

*Class 1 electric bicycle* is an electronic bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour.

*Class 2 electric bicycle* is an electronic bicycle that may be powered solely by the motor and is not capable of providing assistance when the bicycle reaches the speed of 20 miles per hour.

*Class 3 electric bicycle* is an electronic bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches the speed of 28 miles per hour.

*Electric personal assistive mobility device (EPAMD)* has the meaning specified in Wis. Stat. § 340.01(15pm), as may be amended from time to time, which is defined as a self-balancing, 2-nontandem-wheeled device that is designed to transport only one person and that has an electric propulsion system that limits the maximum speed of the device to 15 miles per hour or less.

*Electric scooter* has the meaning specified in Wis. Stat. § 340.01(15ps), as may be amended from time to time, which is defined as a device weighing less than 100 pounds that has handlebars and an electric motor, is powered solely by the electric motor and human power, and has a maximum speed of not more than 20 miles per hour on a paved level surface when powered solely by the electric motor. *Electric scooter* does not include an electric bicycle as defined under Wis. Stat. § 340.01(15ph), an electric personal assistive mobility device as defined under Wis. Stat. § 340.01(15pm), a motor bicycle as defined under Wis. Stat. § 340.01(30), a motorcycle as defined under Wis. Stat. § 340.01(32), or a moped as defined under Wis. Stat. § 340.01(29m).

*Motorized vehicle* means any self-propelled device in, upon or by which any person or property is or may be transported or drawn. *Motorized vehicle* includes, but is not limited to, an automobile as defined under Wis. Stat. § 340.01(4), an all-terrain vehicle as defined under Wis. Stat. § 340.01(2g), an off-road utility vehicle as defined under Wis. Stat. § 340.01(38m), a motor bicycle as defined under Wis. Stat. § 340.01(30), and a motorcycle as defined under Wis. Stat. § 340.01(32). *Motorized vehicle* does not include an electric bicycle as defined under Wis. Stat. § 340.01(15ph), an electric personal

assistive mobility device as defined under Wis. Stat. § 340.01(15pm), or an electric scooter as defined under Wis. Stat. § 340.01(15ph).

*Natural Surface Trail* means an unpaved trail designed and managed for ground-based recreational travel where the predominant surface is gravel, rock, soil, or another unpaved surface.

*Paved Trail* means a trail where the surface is paved, and the trail is designed and managed for multiple recreational uses.

(c) *Motorized vehicles prohibited.* No person shall operate any motorized vehicle in or upon any portion of public land, including but not limited to parks, playgrounds, trails, or other public grounds, except on duly designated roadways. This section does not apply to Law Enforcement Officers or authorized City Employees while acting in their professional capacity in service of the City.

(d) *Restrictions.*

(1) *Bicycles.* Any person may ride a bicycle or an electric bicycle without the throttle engaged. Electric bicycle riders must utilize human power, which may include pedal-assist. It shall be unlawful for any person to ride or operate a bicycle as follows:

- a. On any natural surface trail or natural area in or upon City parkland except trails or areas designated as open to bicycles;
- b. On any sidewalks at Riverside Park International Gardens or Grandad Bluff Park;
- c. On the Grandad Bluff Park mezzanine and the Riverside Park levees;
- d. On any City-owned Stewardship property if prohibited by written agreement or other legal restriction;
- e. On a fishing pier or boat dock;
- f. On park property under a rental agreement or lease agreement;
- g. On any area designated as a pool, beach, playground, ice skating rink, sports field or court, or any other similar venue;
- h. Within any fenced area designated for use as a dog park.

(2) *EPAMDs and electric scooters.* It shall be unlawful for any person to ride or operate an EPAMD or electric scooter as follows:

- a. Areas where bicycle riding is prohibited under Sec. 34-68(d)(1);
- b. On any natural surface trail or any natural or undeveloped land in or upon City parkland;
- c. On any City-owned Stewardship property prohibited by written agreement or other legal restriction;
- d. At Forest Hills Golf Course.

(3) The prohibitions in Sec. 34-68(d)(2) shall not apply to persons using an EPAMD due to a disability in accordance with the Americans with Disabilities Act.

SECTION III: Section 44-198 is hereby repealed and recreated to read as follows:

**Sec. 44-198. – Play vehicles, in-line skates, and motorized play vehicles regulated.**

(a) *Definitions.*

*Downtown La Crosse area* means that geographic area bounded by 2<sup>nd</sup> Street on the west, King Street on the south, 6<sup>th</sup> Street on the east and State Street on the north.

*In-line skates* has the meaning specified in Wis. Stat. § 340.01(24m), as may be amended from time to time, which means skates with wheels arranged singly in a tandem line rather than in pairs.

*Motorized play vehicle* means a play vehicle as defined in Wis. Stat. § 340.01(43m) that is powered by an internal combustion engine or electric motor that is capable of propelling the device with or without manual human propulsion. *Motorized play vehicle* shall include, but not be limited to, mini-bikes, go-carts, and motorized skateboards. *Motorized play vehicle* shall not include a vehicle that can be legally registered by the State of Wisconsin and legally operated on a highway, an electric bicycle as defined under Wis. Stat. § 340.01(15ph), an electric personal assistive mobility device as defined under Wis. Stat. § 340.01(15pm), or an electric scooter as defined under Wis. Stat. § 340.01(15ps).

*Play vehicle* has the meaning specified in Wis. Stat. § 340.01(43m), as may be amended from time to time, which is defined as a coaster, skateboard, roller skates, sled, toboggan, unicycle or toy vehicle upon which a person may ride. *Play vehicle* does not include in-line skates as defined under Wis. Stat. § 340.01(24m) or an electric scooter as defined under Wis. Stat. § 340.01(15ps).

(b) It shall be unlawful for any person to operate or ride a play vehicle in any of the following places:

- (1) On any City street.
- (2) On any sidewalk in the downtown La Crosse area, except that this restriction does not apply to children 12 years of age and under when such children are under adult supervision.
- (3) In any public parking ramp or parking lot.
- (4) On any public property where signs prohibit it.
- (5) On private property, unless permission has been received from the owner, lessee, or person in charge of that property.

(c) In addition to the prohibitions under Wis. Stat. § 346.94(17), no person riding upon in-line skates may travel upon any of the following:

- (1) On the roadway of any State or U.S. Highway within the City of La Crosse, including State Highways 35, 16 and 33, as well as U.S. Highways 61, 14 and 53.
- (2) On any sidewalk in the downtown La Crosse area.
- (3) In any public parking ramp or parking lot.

- (4) On any public property where signs prohibit it.
  - (5) On private property, unless permission has been received from the owner, lessee, or person in charge of that property.
- (d) In-line skate regulations.
- (1) *State laws applicable.* Every person using in-line skates upon a public roadway shall be subject to the provisions of all ordinances and State laws applicable to the operator of any vehicle, except those provisions which by their nature would have no application.
  - (2) *Riding on roadway.*
    - a. Every person using in-line skates on a two-way public street or alley shall keep as close to the right-hand curb as possible and shall proceed with traffic. Every person using in-line skates upon a one-way public street or alley shall proceed in the direction of one-way traffic.
    - b. Every person using in-line skates upon a roadway shall ride single file on all public roadways which have centerlines or have lines indicated by painting or other markings. On public roadways and alleys not divided by painted or other marked centerlines or lane lines, in-line skaters may ride two abreast.
    - c. Persons using in-line skates upon a public roadway shall not impede the normal and reasonable movement of traffic.
  - (3) *Clinging to moving vehicles.* It shall be unlawful for any person using in-line skates to cling to or attach to any bicycle or other moving vehicle upon a public roadway.
  - (4) *Observance of traffic regulations.* Every person using in-line skates upon a public roadway shall stop for all stop signs and traffic signals.
  - (5) *Yielding to traffic.* The operator of a vehicle shall yield the right-of-way to a user of in-line skates in the same manner as for bicyclists and pedestrians under Wis. Stats. §§ 346.23, 346.24, 346.36 and 346.38. When using in-line skates, every person shall, upon entering a public roadway, yield the right-of-way to motor vehicles, except that a person using in-line skates shall be subject to the same regulations as bicyclists and pedestrians under Wis. Stats. §§ 346.23, 346.24, 346.37 and 346.38.
  - (6) *Equipment regulations.* Every person using in-line skates during hours of darkness shall be equipped with a lamp emitting a white light visible from a distance of at least 500 feet to the front and with a reflector to the rear. The reflector shall not be less than two inches in diameter. A lamp on the rear exhibiting a red light may also be used.
- (e) Operators or riders of in-line skates or play vehicles shall yield the right-of-way to other pedestrians using City sidewalks, and shall not otherwise endanger or interfere with pedestrian traffic on those sidewalks.
- (f) No person shall operate any motorized play vehicle on any street, sidewalk, or public property in the City.
- (g) Violations of this section are a Class B offense as provided in section 1-7.

SECTION IV: Section 44-199 is hereby created to read as follows:

**Sec. 44-199. – Electric Scooters.**

*Definition.* *Electric scooter* has the meaning specified in Wis. Stat. § 340.01(15ps), as may be amended from time to time, which is defined as a device weighing less than 100 pounds that has handlebars and an electric motor, is powered solely by the electric motor and human power, and has a maximum speed of not more than 20 miles per hour on a paved level surface when powered solely by the electric motor. *Electric Scooter* does not include an electric bicycle as defined under Wis. Stat. § 340.01(15ph), an electric personal assistive mobility device as defined under Wis. Stat. § 340.01(15pm), a motor bicycle as defined under Wis. Stat. § 340.01(30), a motorcycle as defined under Wis. Stat. § 340.01(32), or a moped as defined under Wis. Stat. § 340.01(29m).

- (a) *State laws applicable.* Every person using an electric scooter upon a public roadway shall be subject to the provisions of all ordinances and State laws applicable to the operation of any vehicle, except those provisions which by their nature would have no application.
- (b) *Where prohibited.* It shall be unlawful for any person to operate or ride an electric scooter in any of the following places:
  - (1) On any roadway with a speed limit in excess of 25 miles per hour except in designated bike lanes or designated paved shared-use paths.
  - (2) On any sidewalk described in subsection (f) of this section.
  - (3) In any public parking ramp or parking lot.
  - (4) On any public property prohibited by applicable federal, state or local law, including but not limited to Sec. 34-68 of this code.
  - (5) On any public property where signs prohibit it.
  - (6) On private property, unless permission has been received from the owner, lessee, or person in charge of that property.
- (c) *Permitted use.* Every person using electric scooters on a public roadway shall:
  - (1) Keep as close to the right-hand curb as practicable and proceed in the direction of traffic, except where bicycle lanes designate otherwise;
  - (2) On one-way public roadways, proceed in the direction of one-way traffic except where bicycle lanes designate otherwise;
  - (3) Ride single file on all public roadways which have lane markings indicated by paint or other markings except on undivided public roadways with no painted or otherwise marked centerlines or lane lines, where electric scooters may ride two abreast;
  - (4) Obey all the instructions of official traffic-control devices, signs, and signals applicable to vehicles unless otherwise directed by a law enforcement officer;
  - (5) Yield the right-of-way to a person using an electric scooter in the same manner as for bicyclists and pedestrians under Wis. Stats. §§ 346.23, 346.24, 346.36 and 346.38; and
  - (6) Upon entering a public roadway, yield the right-of-way to motor vehicles, except that a person using an electric scooter shall be subject to the same regulations as

bicyclists and pedestrians under Wis. Stats. §§ 346.23, 346.24, 346.37 and 346.38.

- (d) *Restrictions.* It shall be unlawful for any person operating or riding an electric scooter to do any of the following:
- (1) Impede the normal and reasonable movement of traffic;
  - (2) Operate an electric scooter at a speed greater than is reasonable and prudent under existing conditions or in excess of any posted speed limit;
  - (3) Cling to or attach to any bicycle or other moving vehicle upon a public roadway;
  - (4) Trick or stunt ride or race on any highway within the City, unless such race or contest is held pursuant to permission granted by the authority having jurisdiction over the highway;
  - (5) Tow, drag, or causing to be drawn behind the electric scooter any coaster, sled, play vehicle, trailer, person on in-line skates, or any other type of conveyance;
  - (6) Carry more persons at one time than the number for which it is designated and equipped;
  - (7) Park or leave an electric scooter in the right-of-way unless the electric scooter is properly parked within, fastened, or chained to a bicycle rack or other sign-designated area;
  - (8) Leave an electric scooter in a manner to obstruct a sidewalk;
  - (9) Wear any headphones, earphones, or earbuds covering or inserted into both ears while operating an electric scooter;
- (e) *Equipment regulations.* Each electric scooter shall have a lamp emitting white light visible from a distance of at least 500 feet to the front of the device. Each electric scooter shall also have either a red reflector that has a diameter of at least two inches of surface area or a red reflector that is a strip of reflective tape that has at least two square inches of surface area on the rear so mounted and maintained as to be visible from all distances from 50 to 500 feet to the rear when directly in front of lawful upper beams of headlamps on a motor vehicle. A lamp emitting a steady or flashing red light visible from a distance of 500 feet to the rear may be used in lieu of the red reflector.
- (f) *Riding on sidewalks.* No person shall ride an electric scooter on any public sidewalk in the "downtown La Crosse area" as defined in section 44-198, or past any building which has any entrance or exit abutting on the sidewalk. It shall otherwise be lawful to ride or operate an electric scooter on any public sidewalk. Every person using an electric scooter on a sidewalk shall:
- (1) Maintain a reasonable rate of speed;
  - (2) Yield the right-of-way to any pedestrian or bicyclist;
  - (3) Exercise due care and give an audible signal when passing a pedestrian proceeding in the same direction. If unable to pass in a safe manner, the operator shall dismount from the electric scooter and push it past the pedestrian.
  - (4) Exercise due care and give an audible signal when passing a bicycle, electric scooter, or electric personal assistive mobility device proceeding in the same direction.

SECTION V: Section 44-220 is hereby amended to read as follows:

**Sec. 44-220. – Definitions.**

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Bicycle has the meaning specified in Wis. Stat. § 340.01(5), as may be amended from time to time, which is defined as every vehicle propelled by feet or hands acting upon pedals or cranks and having wheels, any 2 of which are not less than 14 inches in diameter. In this section, references to “bicycles” shall include bicycles propelled solely by the human body and electric bicycles, unless specifically delineated. It shall not include a motor bicycle as defined under Wis. Stat. § 340.01(30). For purposes of this division, references to “bicycles” shall also include electric bicycles, unless specifically delineated.

*Bicycle lane* means that portion of a roadway set aside for exclusive use of bicycles and so designated by appropriate signs and markings by the responsible governing body.

*Bicycle way* means any path or sidewalk, or portion thereof, designated for the use of bicycles by the responsible governing body.

Electric bicycle has the meaning specified in Wis. Stat. § 340.01(15ph), as may be amended from time to time, which is defined as a bicycle that is equipped with fully operative pedals for propulsion by human power and an electric motor of 750 watts or less and that meets the requirements of any of the following classifications:

Class 1 electric bicycle is an electronic bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour.

Class 2 electric bicycle is an electronic bicycle that may be powered solely by the motor and is not capable of providing assistance when the bicycle reaches the speed of 20 miles per hour.

Class 3 electric bicycle is an electronic bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches the speed of 28 miles per hour.

SECTION VI: Section 44-223 is hereby amended to read as follows:

**Sec. 44-223. – Operating rules.**

No person operating a bicycle upon any highway, bicycle path or bicycle way within the City shall fail to observe all applicable traffic regulations of the municipality and State or to comply with the following regulations:

...

(6) *Riding on sidewalks.* No person shall ride a bicycle on any public sidewalk in the "downtown La Crosse area" as defined in section ~~44-198 40-393~~, or past any building which has any entrance or exit abutting on the sidewalk. Except as herein specified, it shall be lawful to ride on any public sidewalk provided that a reasonable rate of speed is maintained and every person operating a bicycle upon a sidewalk shall yield the right-of-way to any pedestrian and shall exercise due care and give an audible signal when passing a bicycle or electric personal assistive mobility device or a pedestrian proceeding in the same direction. If unable to pass in a safe manner, the operator shall dismount from the bicycle and push it past the pedestrian.

(7) *Electric bicycle riding on sidewalks.* It shall be unlawful to operate an electric bicycle on any sidewalk in the City of La Crosse with the throttle engaged. It shall be lawful to operate an electric bicycle with human power, including pedal-assist, on any sidewalk in the City of La Crosse. The conditions and restrictions of subsection (6) above shall apply to such use.

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

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Shaundel Washington-Spivey, Mayor

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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](http://www.cityoflacrosse.org)

## **LEGISLATION STAFF REPORT FOR COUNCIL**

File ID                      Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation

## **Legislation Guide:**

### **Chapter 34, Article III and Chapter 44, Article VI Update (2026)**

#### **General Changes**

- Updates to align with state laws and regulations
- Language redundancies consolidated; language updated for clarity while preserving meaning
- Addition of definitions in some sections, including state law definitions, for clarity

#### **Section-Specific Changes**

- **34-67**
  - Motor vehicle regulation is eliminated in this section; instead covered by proposed 34-68(c) and current Sec. 34-70
- **34-68**
  - New purpose and intent section
  - Unifies bicycle definition to eliminate confusion
  - Incorporates e-bikes and e-scooters and specifies restrictions
  - Simplifies bicycle regulations for Hixon Forest
  - Applies current EPAMD restrictions and regulations to e-scooters and bikes, except bikes are allowed on designated natural trails and trails at Forest Hills Golf Course
  - Preserves Riverside International Friendship Gardens and levee restrictions
  - New areas prohibited: pools, beaches, playgrounds, ice rinks, and fenced areas of dog parks
- **44-198**
  - Consolidates “Downtown La Crosse” definition to one as opposed to three
    - Definition involved Police Department feedback for ease of education and enforcement
  - Updates problematic “motorized scooter” definition inconsistent with state laws to “motorized play vehicle” definition incorporating state statutes
- **44-199 – New E-scooter Legislation**
  - Largely reflects state law defaults
  - Sidewalk regulations are the same as City’s bicycle/e-bike regulations
- **44-223**
  - Defines Downtown La Crosse area as proposed Sec. 44-198
    - Allows biking in Riverside Park on sidewalks
  - Prohibits e-bike throttle use on sidewalks
    - Otherwise, e-bike regulations are same as acoustic/non-electric bikes

## **Craig, Sondra**

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**From:** City of La Crosse Notices - No Reply  
**Sent:** Tuesday, April 14, 2026 5:19 PM  
**To:** Craig, Sondra; Elsen, Nikki; Janssen, Barb; Kahlow, Chris; Sleznikow, Larry; Trost, Jennifer; Mindel, Mackenzie; Dickinson, Tamra; Goggin, Erin; Steele, Annette; Washington-Spivey, Shaundel; Weston, Lisa; Newberry, Aron; Bedford, Crystal; Padesky, Gary; Stine, Olivia; Northwood, Rosanne  
**Subject:** City Council Contact Form: Urging amendments to 26-0377  
**Attachments:** 2000-9-13 bike trail.jpg

Submitted on: 4/14/2026

Name: Kevin Hundt

Email Address: kevinhundt0@gmail.com

Is this related to a legislative agenda item: Yes

Agenda item number: 26-0377

**Subject:** Urging amendments to 26-0377

I urge two amendments on 26-0377.

First, change 34-68(d)(1)b. to: "On any sidewalks and the mezzanine at Grandad Bluff Park;" , delete c., and move up subsequent items

I don't see the case for banning bicycles from the Levees and Friendship Garden.

No information has been presented showing collisions, injuries, or property damage from people cycling in these places. At the 4/14 Bicycle-Pedestrian Committee meeting, a neighbor who testified in support of keeping bicycles off sidewalks witnessed what he described as near-collisions, but no injuries, and was not personally a victim. He was also in support of a ban on bicycles on sidewalks in the park, which is not in this legislation and would be in contradiction to other policies such as the Drift Cycle stations in the park.

We have a cycling-on-sidewalks ordinance, 44-223(6), which is sufficient to regulate these locations. Specifically, it requires a reasonable rate of speed, yielding right-of-way to pedestrians, and due care when passing a pedestrian, or dismounting and walking with the bicycle if passing cannot be accomplished safely. This addresses the concerns that have been expressed.

If that ordinance and the existing de jure ban on cycling on Riverside Park sidewalks are currently not enforced, then there doesn't seem to be any reason to believe a ban on cycling on the Levees and through the Friendship Garden would be enforced either. Going after cyclists who are riding in these places but not terrorizing or injuring pedestrians does not seem like a good use of police resources.

Relying on the cycling-on-sidewalks ordinance allows flexibility for cyclists when there are few or no pedestrians. Implementing this ban rather than using the cycling-on-sidewalks ordinance punishes bicyclists who are not being hazardous.

Regarding the levees specifically, the purpose of cycling there is recreational. This is the purpose of parks-recreation. Biking right next to the river, at water level, is a unique experience in the city. Parallel routes on Front Street and Second Street fulfill a transportation function, but do not reproduce this recreational purpose.

Cycling on the levees is safer than on the sidewalks along those stretches. The levees are much wider than the sidewalks and there is lower pedestrian density. There are routinely groups of park users congregating on the sidewalk on the spot directly west of the bandshell in particular; going on the levee allows cyclists to avoid them entirely.

At the Bicycle-Pedestrian Committee meeting, the Parks Department representative cited boats and ropes as a reason to disallow cycling on the levees. However, when there are riverboats docked, the levees are usually closed off entirely.

The Friendship Garden has two paths; one through the 'heart' of the garden, and one blacktop which connects smoothly to the multimodal trail bordering the La Crosse River. The blacktop path is the obvious and logical route that bicyclists entering the Park from that trail are naturally directed along. The current prescribed route for cyclists directs them through the parking lot. This is potentially hazardous, as there are vehicles frequently pulling in and out of parking stalls. It is also very unpleasant due to the general parking lot aesthetic and potholes.

This is the connection point between our premier multimodal trail and our premier park. It should be equally high-quality.

I believe that this section of trail was built for bicycles. I have not been able to find a map or photographic evidence, but a 9/13/2000 Tribune article states that there would be construction on "the existing bike/hiking trail between Riverside Park and the Old Rail Trail". I am attaching this article.

Rather than banning bicycles from the Friendship Garden, consider adding an entry/archway between the blacktop path and the western half of the Friendship Garden, to visually discourage bicyclists from going that way. We should also consider improving the route at the southern end of that path to create clearer direction for bicycles.

In the future, if clear information is produced showing an unacceptable rate of collisions or unsafe behavior caused by bicyclists in these places, then I would be willing to concede the necessity of restoring this ban. But if that data does not exist then there is no cause of action for the ban.

Second, I would also like to request this change:

34-68(d)(2)b.: Add "excepting the gravel trail crossing the Forest Hills Golf Course connecting to Quarry Rd, solely for the purpose of transiting and not to linger or loiter" and append 34-68(d)(2)d. with "excepting the gravel trail mentioned in b." or similar language.

We didn't have enough time to discuss this at the BPAC meeting, but my interpretation of the current language is that it would ban EPAMDs and electric scooters from the gravel path that connects the railroad underpass at Forest Hills to Quarry Road, which is a bicycle and pedestrian route for accessing Hixon Forest. It seems unfair to ban these modes of transportation from this route and I don't see why it would be necessary to do so. Banning non-golfing activities in the rest of the golf course seems reasonable, however.

Kevin Hundt

9-13-2000 D2

# **La Crosse River trail under construction**

The city of La Crosse has begun constructing a bike trail along the La Crosse River.

Sections of the existing trail along the river and the Old Rail Trail north of Myrick Park will be closed to users during construction.

The project is to pave the existing bike/hiking trail between Riverside Park and the Old Rail Trail north of Myrick Park and to build a new trail between the River Valley Drive and Palace Street intersection and the Great River Trail near Hwy. 16.

Users are asked not to use the sections under construction, which will be barricaded.



## Craig, Sondra

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**From:** City of La Crosse Notices - No Reply  
**Sent:** Thursday, April 16, 2026 4:34 PM  
**To:** Craig, Sondra; Elsen, Nikki; Janssen, Barb; Kahlow, Chris; Slezniak, Larry; Trost, Jennifer; Mindel, Mackenzie; Dickinson, Tamra; Goggin, Erin; Steele, Annette; Washington-Spivey, Shaundel; Weston, Lisa; Newberry, Aron; Bedford, Crystal; Padesky, Gary; Stine, Olivia; Northwood, Rosanne  
**Subject:** City Council Contact Form: Please continue to allow bicycling on the Riverside Park levees

Submitted on: 4/16/2026

Name: Vanessa DaughterofLois

Email Address: 67vdcommunity@gmail.com

Is this related to a legislative agenda item: Yes

Agenda item number: 26-0377

Subject: Please continue to allow bicycling on the Riverside Park levees

Hello,

My name is Vanessa DaughterofLois; I live in the City of La Crosse.

I am concerned to hear that you are considering banning bicycles from the levees along Riverside Park. This route is incredibly important to me. A large part of why I am living in La Crosse is because of the Mississippi River. I have been biking along the levees almost every day since 2019. Biking along the river is a highlight of my morning and afternoon. I go out of my way to be able to bike along the river because it is that important to me. One of my mottos is, "For me, the river is always on the way."

As far as I am aware, there have not been any issues with bicycles being on the levees. When there are pedestrians, I slow down and announce myself. If necessary, I dismount and walk. The levees are perfectly suitable for bicycles and pedestrians to share space.

As an environmentalist, I am deeply concerned for our natural resources. I argue that your claim that bicycles "denigrate the parkland by accelerating damage to natural resources and compromising safety of trail users" misattributes blame. I would argue that bicycle or pedestrian is not the deciding factor as to whether a person denigrates our parklands and natural resources. A bicyclist is just as able to respect and preserve parklands as a pedestrian is to denigrate them.

I promote respecting natural resources, and I promote the safety of park users. I also promote bicycle riding on the Riverside Park levees. You state, "The Common Council finds that, as the use of City parks increases, it is in the public interest to protect and preserve parkland resources while making these resources accessible to the multitude of City park users." You then propose that bicycles should be banned from the Riverside Park Levees. I do not follow how banning park users makes "these resources accessible to the multitude of City park users." As a bicyclist who follows safe bicycling practices, I should be included in the "multitude of City park users." Banning park users does not make the parks accessible.

Given the positives that bicycling brings, La Crosse needs to encourage bicycles, not ban them from some of the most beautiful places of La Crosse. Bicycles are good for our physical and mental health. They are good for our community health. They are good for the health of our streets. They are good for environmental health. Please do not discourage bicycling by banning bicycle riders from being able to enjoy biking along our wonderful river. Please do not take away one of my favourite parts of La Crosse.

Please reconsider the impact of this proposed ordinance and vote no to restricting bicycle riding on the Riverside Park Levees.

Thank you,  
-Vanessa DaughterofLois

**Craig, Sondra**

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**From:** Bridget Brown <bridgetcatbrown@gmail.com>  
**Sent:** Monday, May 4, 2026 8:16 PM  
**To:** ZZ City Clerk External  
**Subject:** Legislative item 26-0377

\*\*\* **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. \*\*\*

Hello,

I have followed with interest—as someone who gets around primarily by walking and bicycling—the development by the city (over many months) of the proposed legislation to lay out rules for the riding of e-bikes and e-scooters in La Crosse and generally support what BPAC and the Parks board have approved.

I do not agree with the further restrictions added by Council Member Kahlow in her amendment. I believe people walking and people riding bicycles can and do safely share space in Riverside Park and that both deserve access.

Thank you,  
Bridget Brown  
Resident, City of La Crosse

## Craig, Sondra

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**From:** cvm <cvanmaren@protonmail.com>  
**Sent:** Tuesday, May 5, 2026 3:48 PM  
**To:** ZZ City Clerk External  
**Subject:** Support bicycling #26-0377

\*\*\* **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 City Council Members,

I am not a member of the City's Bike-Ped Advisory Committee, but as a member of the MTU board, and a transit, transportation cycling, and climate action advocate, I try to listen to as many of their meetings as possible. For the past several months, the committee has discussed and learned more about the issues communities around the country are having with electric mopeds marketed as bicycles and bought, often for children, by people who don't understand the safety and liability issues these higher speed vehicles can have. The committee has heard from local and national experts, looked at other communities' work, and spent a lot of time working out a proposed city ordinance that will help define and clarify the line between electric bikes which use a motor to assist someone pedaling, and higher speed electric mopeds which have a throttle to drive the engine even when there is no pedaling.

The updates they have recommended recognize these difference and take into account our city's goals of making biking more convenient and safer for people of all ages and abilities to encourage more to use cleaner, less polluting, lower-carbon modes of transportation when possible.

Bicycles are the most efficient vehicle, and [electric bicycles are making a big difference in lowering carbon emissions](#), reducing vehicle miles traveled, reducing pollution and life-threatening car crashes, and helping families lower their transportation budgets. Improving bike access and infrastructure and inviting more to bike for errands, social engagements, shopping and recreation is a good thing. But, you cannot do that if you don't provide high quality safe bikeways and if you prohibit bikes from accessing places people need and want to go.

The council recently nixed protected bike lanes downtown, for example, but at the same time, bicyclists are prohibited from riding on sidewalks, away from dangerous moving traffic. In effect, you have made it impossible for many to bike downtown, and especially to invite and encourage more people to bike exactly where more people *should* be biking, and where it would benefit businesses for more to walk and bike. Further restricting cyclists' ability to ride in our parks discourages biking even more. This is just the opposite, again, of what our plans say our city should be doing.

Worse, when children and youth are not allowed to use their bikes as transportation because they can't ride to the movies or to hang with friends at a restaurant or bookstore or shop, you are essentially condemning them to a life of unhealthy, unaffordable car dependence. [Children who are driven everywhere](#) can have lower sense of place, lower cognitive abilities, and lower sense of autonomy. [Bicycling children feel happier](#), powerful, able to do things on their own, and part of their communities. When we prioritize cars and even car *parking* over bicycling or arbitrarily prohibit cyclists from riding where they have always ridden, we are sending a powerful negative message about biking.

It's not clear to me whether Council Member Kahlow's amendment would further restrict sidewalk riding for non-electric bicycles and in other places than downtown, but since there is literally no other safe place to ride in many parts of our city such as the Losey/Green Bay area, any restrictions like this block children's and youth's abilities to develop as transportation cyclists and discourage those who would like to ride but don't feel safe riding in traffic from making the switch. I can cite many studies and examples, but these haven't seemed to make a difference in past similar situations. If you are interested, please let me know and I can supply some.

We want more people to cycle. We want more children and youth to develop good cycling skills and use their bikes for transportation. We want more adults and families to have safe places to enjoy biking together. There is such a thing as [motonormativity](#), an unconscious bias that creates and reinforces car dependency while ignoring and downplaying the risks and dangers of cars.

I encourage you to approve the proposal from the Bike-Ped committee and not the amendment at this time. The scope of the BPAC proposal, which has been worked on for several months, is limited to addressing electric bikes and e-bike look-alikes while

maintaining a welcoming and encouraging attitude toward those who want to cycle. More information and public input is required before further restricting bicyclists from public spaces.

Thank you.

Cathy Van Maren



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 26-0379

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**Agenda Date:** 5/5/2026

**Version:** 1

**Status:** New Business

**In Control:** Judiciary & Administration Committee

**File Type:** Application

**Agenda Number:** 3.



# Request for Exception to Standards

April 3, 2026

Mayo Employees Federal Credit Union | La Crosse, WI

Mayo Employees Federal Credit Union is requesting an exception to the City of La Crosse Standards for a site plan design with regards to parking placement on the site. Mayo Employees Federal Credit Union located at 605 West Avenue South is proposing to demolish their existing building and construct a new 2,600 square foot single story building with two lane drive-up canopy. To allow this project to proceed, the Credit Union is requesting the City of La Crosse provide an exception for the employee parking located on the north side of the building. Per the city ordinance no parking is allowed to be located between the building and city streets. Please see below the reasons for the request below.

Reasons for the request:

1. The current property is located on the corner lot at the intersection of Ferry Street and West Avenue. Due to the location, the city ordinance does not allow parking on the street sides of the building. This creates a hardship for the Credit Union to provide safe site circulation for the drive-up and parking for their members.
2. The Credit Union will also need to remain in operation during the construction of the new building. The Credit Union would not be able to shut down operations for 12 months to allow a full redevelopment of the site. Because of the existing buildings, street access and surrounding residential areas, it limits the options to locate drive lanes and parking for the new design.
3. The Credit Union also requires staff parking to be as close to the building to provide as much safety for their staff due to the nature of their business.
4. The Credit Union is using the existing curb cut access points along Ferry Street and West Avenue which in turn dictates the circulation path for vehicles and parking for the site design.
5. The proposed parking on the north side of the building along Ferry Street is not directly adjacent to Ferry Street. There is a 60'-0" landscape buffer between the parking and Ferry Street.
6. The position of the proposed parking on the north side of the site also allows for good sight lines for vehicles trying to turn north and south from Ferry Street on West Avenue.

We hope the City of La Corsse will take these existing conditions and employee safety into consideration with this exception for the site plan design.

Sincerely

Sam Challe  
HTG Architects



# City of La Crosse, Wisconsin

## REQUEST FOR EXECPTION TO STANDARDS

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Multi-Family Housing Design Exception<br><i>Sec. 115-511 Municipal Code</i><br>Fee \$350.00 | <input checked="" type="checkbox"/> Commercial Design Exception<br><i>Sec. 115-549 Municipal Code</i><br>Fee \$400.00 | <input type="checkbox"/> Minimum Height Exception<br><i>Sec. 115-390(1)(e) Municipal Code</i><br>Fee \$150.00 |
|--|---|---|

**Request for Exception to Standards filed with the City Clerk’s Office no later than 4:00 p.m. on the Monday following the second Thursday of the month will be considered by the Common Council at its regular meeting the following month. Applicable fee must accompany the completed form at time of submittal. Incomplete or illegible applications will be returned.**

**MEETINGS:** Any request for exception shall be routed to the City Plan Commission, Judiciary & Administrative Committee, and Common Council for consideration and final determination.

**NOTICE:** Owners of record within two-hundred (200) feet of the subject property shall be given notice of meeting dates.

<b>APPLICANT INFORMATION</b>		
<b>Applicant Name:</b> Mayo Employees Federal Credit Union		
<b>Applicant Address:</b> 605 West Ave S, La Crosse, WI 54601		
<b>Phone Number:</b> (507) 293-8056	<b>Email:</b> Sirek.Andrew@mayocreditunion.org	
<b>Property Owner Name and Address, if different than applicant (submit Affidavit of Owner):</b>		
<b>Architect Name and Address, if applicable:</b> HTG Architects, 1010 Mianstreet, Suite 100, Hopkins, MN 55343		
<b>Professional Engineer Name and Address, if applicable:</b> Anderson Engineering, 13605 First Ave N, Plymouth, MN 55441		
<b>Contractor Name and Address, if applicable:</b> Hoeft Builders, 5410 Sevens Pkwy, Suite 100, Eau Claire, WI 54701		
<b>PROPERTY INFORMATION</b>		
<b>Address:</b> 605 West Ave S, La Crosse WI 54601	<b>Tax Parcel Number:</b> 17-30198-050	<b>Zoning District:</b> Municipal Zoning Applies
<b>Address:</b>	<b>Tax Parcel Number:</b>	<b>Zoning District:</b>
<b>Address:</b>	<b>Tax Parcel Number:</b>	<b>Zoning District:</b>
<b>Address:</b>	<b>Tax Parcel Number:</b>	<b>Zoning District:</b>
<b>Legal Description(s):</b> Financial Institution with drive-up. G2 - Commercial assessment code per GIS.		

**EXCEPTION INFORMATION**

**Details of Exception Request:**

Mayo Employees Federal Credit Union is requesting an exception to the City of La Crosse Standards for a site plan design with regards to parking placement on the site. Mayo Employees Federal Credit Union located at 605 West Avenue South is proposing to demolish their existing building and construct a new 2,600 square foot single story building with two lane drive-up canopy. To allow this project to proceed, the Credit Union is requesting the City of La Crosse provide an exception for the employee parking located on the north side of the building. Per the city ordinance no parking is allowed to be located between the building and city streets. Please see below the reasons for the request below.

**Explain why the standards of the ordinance should not apply to your property:**

The Credit Union's property is located on a corner lot at the intersection of Ferry Street and West Avenue, the ordinance already does not allow parking on two sides of the building. Because this is a financial institution they require a drive up facility, so site circulation is critical to the operations of this Facility. With staying operational during construction, this limits the areas on the site where parking can be positioned.

**What other options have been considered and why they not chosen:**

Multiple site options were discussed during the discovery phase of the project but with maintaining business operations during construction, utilizing existing curb cut access points, and providing safe circulation through the site. The other design options could not resolve all of these requirements.

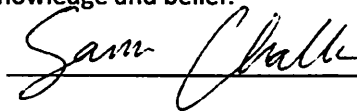
**Explain how granting the exception is consistent with protecting the public interest; in particular, explain how it will impact adjacent properties:**

Granting the exception will allow for better sight lines for vehicles turning north and south onto West Avenue from Ferry Street. The site design will be able to utilize the existing access points on both Ferry Street and West Avenue. The employee parking on the north side of the building will provide a safer distance to travel for the Credit Union's staff entering and exiting the building.

**Explain why the granting of the requested exception is consistent with the spirit and intent of the ordinance; in particular, how will it meet the purpose of the Commercial District in which your property is located:**

Mayo Employees Federal Credit Union has been staple of the community and been servicing a large work force, Mayo medical employees and family members, in the City of La Crosse for years. The Credit Union wants to reinvest in the community and maintain their current location along West Avenue to continue to service their membership. The current building is dated and inefficient for today's financial needs. To maintain with the current Mayo image the Credit Union needs to update themselves to provide the best experience possible for their current and future members.

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



Sam Challe 04/03/2026

signature & date

(952) 204-3246

phone schalle@htg-architects.com

email

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

Review was made on the 13<sup>th</sup> day of April, 2026.

Signed:   
Deputy Director of Planning & Development

**Craig, Sondra**

---

**From:** Sam Challe <SChalle@htg-architects.com>  
**Sent:** Monday, April 6, 2026 9:44 AM  
**To:** Craig, Sondra; Acklin, Tim  
**Cc:** Sean Raboin; Sirek, Andrew  
**Subject:** RE: Exemption request applicaiton

\*\*\* 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. \*\*\*

Hey Sondra,

*Legal Deso.*

This is what we have on record. If this is not correct, I can reach out to the Register of Deeds.

"The County has it as RUBLEE & OBERS SUBD OF LOTS 4 & 16 OF RUBLEE & GILLETES LOTS 6 & 7 EX E 25.53FT & ALL OF LOT 8 BLOCK 6 & 10FT STRIP LYG S & ADJ TO LOT 8 & LOT 6 BLOCK A OF E S B VAILS ADDITION EX PRT TAKEN FOR R/W IN DOC NO. 1473739"

Thanks,



Address 1010 Mainstreet, Suite 100 Hopkins, MN 55343  
Email [schalle@htg-architects.com](mailto:schalle@htg-architects.com)  
Direct 952.204.3246  
Office 952.278.8880

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**From:** Craig, Sondra <craigs@cityoflacrosse.org>  
**Sent:** Monday, April 6, 2026 9:38 AM  
**To:** Sam Challe <SChalle@htg-architects.com>; Acklin, Tim <Acklint@cityoflacrosse.org>  
**Cc:** Sean Raboin <SRaboin@htg-architects.com>; Sirek, Andrew <sirek.andrew@mayocreditunion.org>  
**Subject:** RE: Exemption request applicaiton

Sam,

Reaching out regarding the legal description for the property. What you gave is more of a description the type of use/zoning of the property.

The Legal Description can be found on the Warranty Deed for the property or obtained from the Register of Deeds. If you could please provide the legal description by the end of the week, that would be sufficient.

Thank you,



PROJECT

**MAYO EMPLOYEES  
FEDERAL CREDIT UNION**

NEW BUILDING

**605 WEST AVE S.  
LA CROSSE, WI**

ISSUED SET 04/10/2026

REVISIONS

DATE NO

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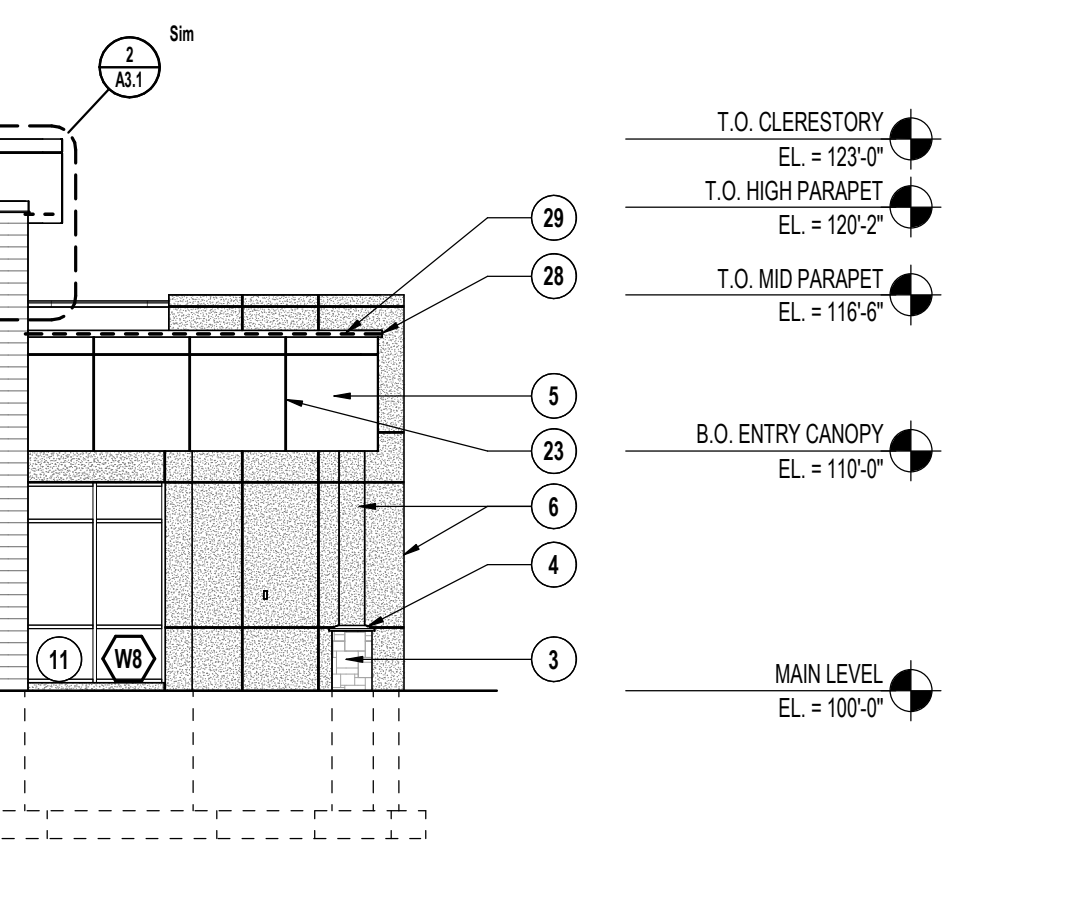
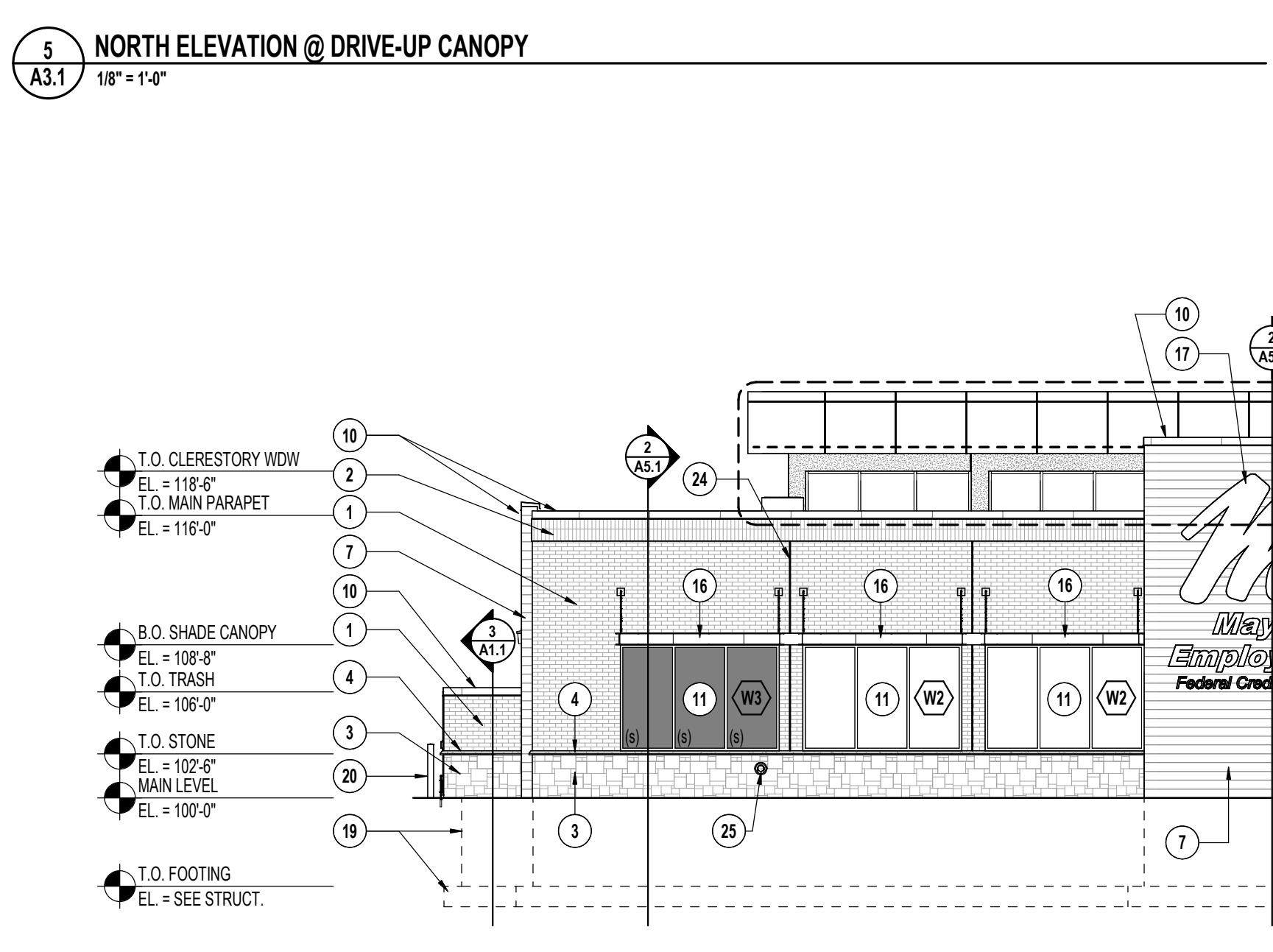
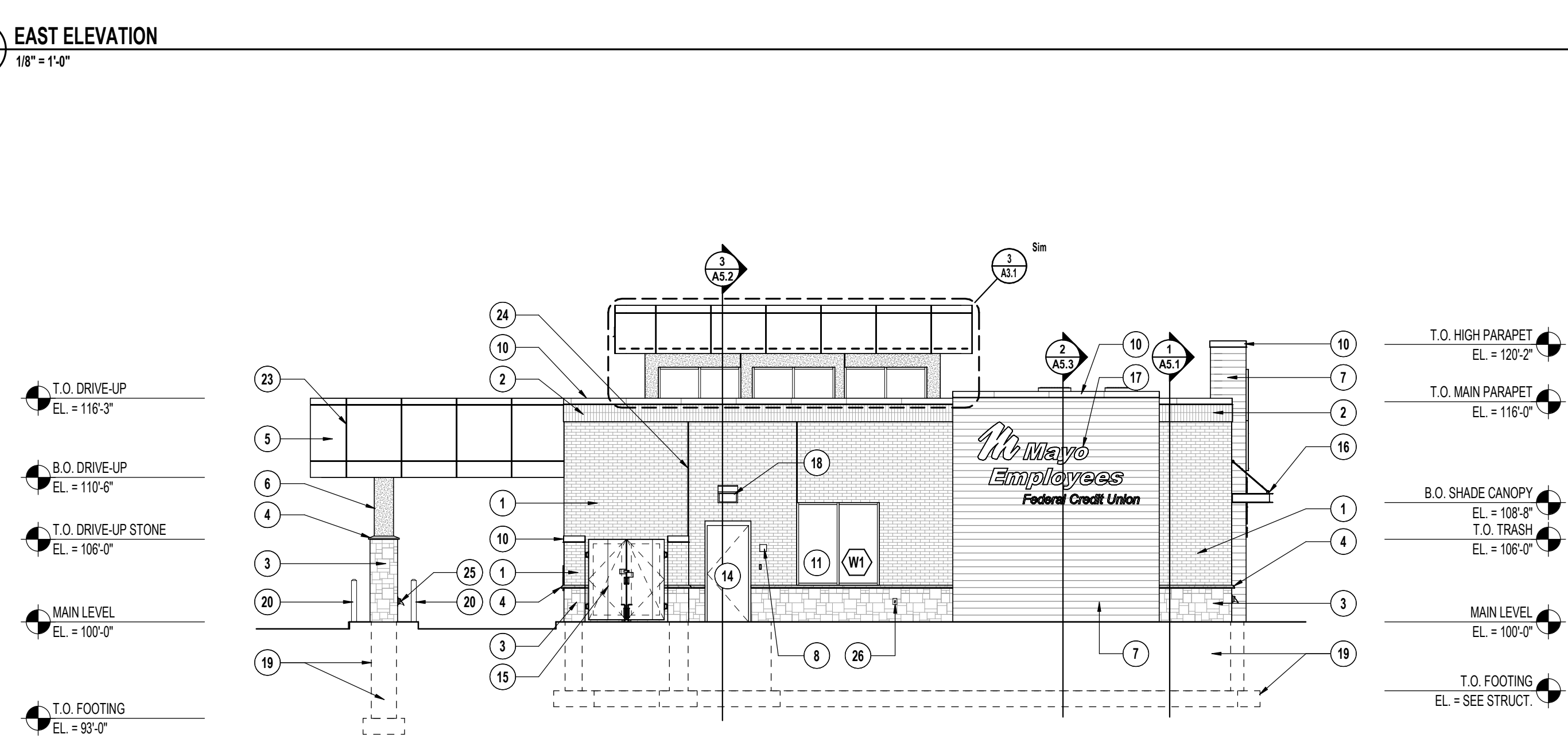
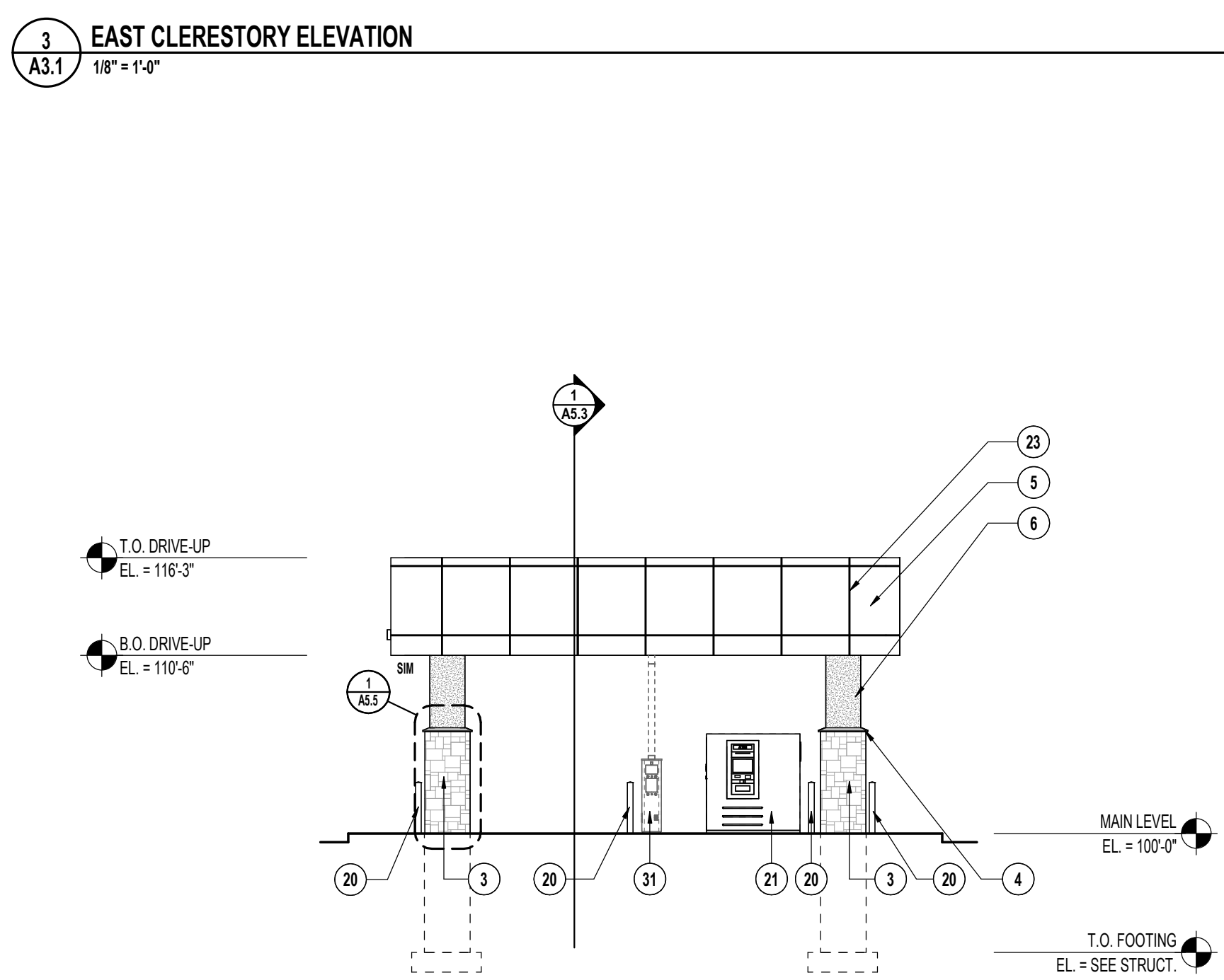
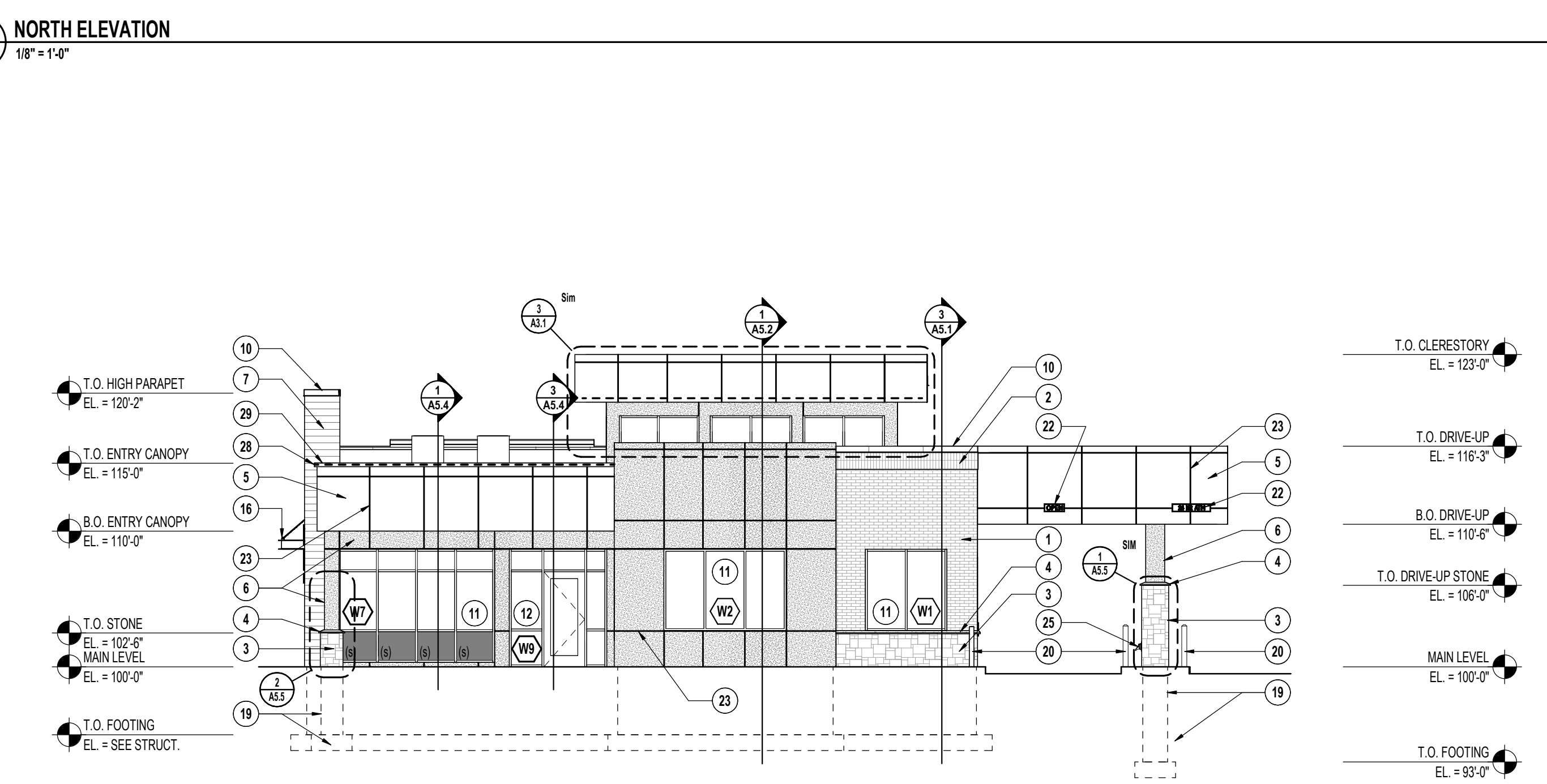
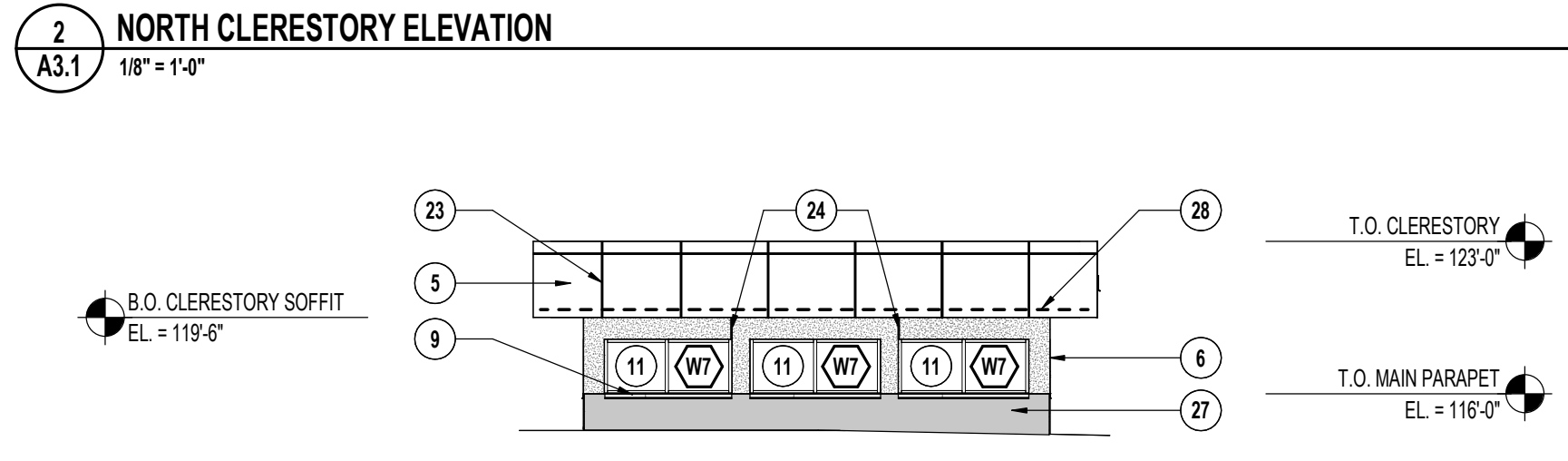
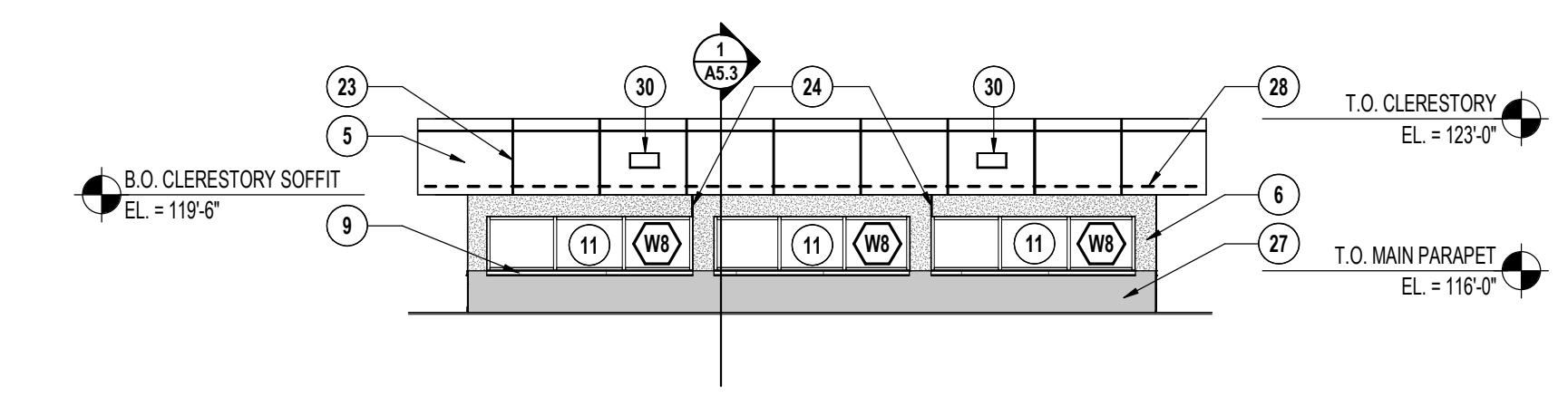
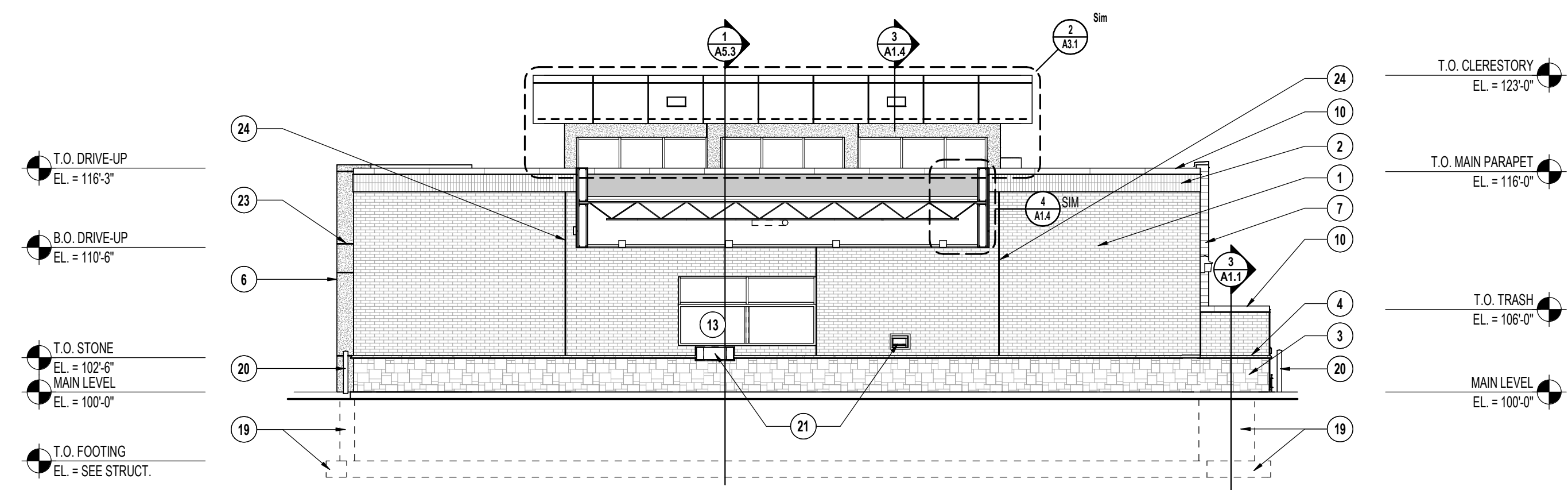
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KEYED NOTES - EXTERIOR ELEVATION	
NO.	DESCRIPTION
1	BRICK - CLOUD CERAMICS STYLE: VELOUR MODULAR COLOR: COFFEE
2	(2) ROWS OF STACKED SOLDIER BRICK COURSING - MATCH TYPICAL BRICK STYLE & COLOR
3	NATURAL STONE BASE - BUECHEL STONE STYLE: VALDREO BLEND COLOR: SILVERDALE
4	NATURAL STONE SILL - BUECHEL STONE STYLE / COLOR: MATCH STONE BASE
5	ACM-1 - ALUCOBOND PLUS SYSTEM: WET SEAL PANEL SYSTEM COLOR: TBD
6	ACM-2 - ALUCOBOND PLUS SYSTEM: WET SEAL PANEL SYSTEM COLOR: TBD
7	ALUMINUM SIDING - LONGBOARD SYSTEM: TONGUE & GROOVE - 6" COLOR: TBD
8	KNOCK BOX FOR FIRE DEPARTMENT
9	PREFINISHED METAL SILL - PAC-CLAD (OR EQUAL) COLOR: TBD
10	PREFINISHED METAL COPING - PAC-CLAD (OR EQUAL) COLOR: TBD
11	ALUMINUM STOREFRONT WINDOW COLOR: CLEAR ANODIZED OUTBOARD LITE: BRONZE TINTED GLASS INBOARD LITE: CLEAR GLASS
12	ALUMINUM DOOR & FRAME COLOR: CLEAR ANODIZED
13	ALUMINUM DRIVE-UP WINDOW COLOR: CLEAR ANODIZED
14	INSULATED HOLLOW METAL DOOR COLOR: PAINT SW 7019 GAUNTLET GRAY
15	STEEL TRASH ENCLOSURE GATE COLOR: PAINT SW 7019 GAUNTLET GRAY
16	SHADE CANOPY / EYEBROW - MANUFACTURER? COLOR: PAINT?
17	BACKLIT LOGO SIGNAGE. GC TO COORDINATE W/ ELECTRICAL & OWNER'S SIGNAGE VENDOR
18	EXTERIOR LIGHTING. SEE ELECTRICAL DRAWINGS
19	FOUNDATION WALLS & FOOTINGS. SEE STRUCTURAL DRAWINGS
20	4" DIA. BOLLARD w/ BOLLARD COVER/SLEEVE. COLOR TBD BY ARCH
21	BANK EQUIPMENT. SEE FLOOR PLAN & BANK EQUIPMENT SCHEDULE - COORDINATE W/ BANK EQUIPMENT PROVIDER
22	DRIVE-UP AISLE SIGNAGE. COORDINATE W/ ELECTRICAL & OWNER'S SIGNAGE VENDOR
23	PANEL JOINTS IN ACM. TYP.
24	CONTROL/RELIEF JOINTS. TYP.
25	ROOF DRAINAGE OUTLET / CONVS TONGUE
26	HOSE BIB LOCATION. PROVIDE SMOOTH TRIM STONE @ CONNECTION TO BLDG
27	EPDM ROOFING. WRAP VERTICALLY UP FACE OF CLERESTORY WALL. SEE SECTIONS
28	CONCEALED DECORATIVE LED LIGHTING. SEE ROOF PLAN & ELECTRICAL DRAWINGS
29	PREFINISHED METAL COPING - PAC-CLAD (OR EQUAL) - SEE DETAIL
30	PREFINISHED METAL SCUPPER - SEE ROOF PLAN & ROOF DETAILS
31	FUTURE PNEUMATIC TUBE SYSTEM. COORDINATE ROUGH-IN W/ BANK EQUIPMENT SUPPLIER

EXTERIOR ELEVATION LEGEND:			
	NATURAL STONE		ALUMINUM PLANK SIDING
	FACE BRICK - RUNNING BOND		EPDM ROOFING - VERTICAL
	FACE BRICK - SOLDIER COURSE		ALUM. FRAME W/ GLASS
	METAL PANELS - COLOR 1		ALUM. FRAME W/ SPANDELL GLASS
	METAL PANELS - COLOR 2		



EXTERIOR ELEVATIONS

Drawn By: KH Checked By: SCR

# A3.1

Autodesk Docs: Mayo Employees FCU La Crosse W251167\_Arch\_Central\_1251.rvt  
 4/3/2025 11:03:35 AM

1,106 SF FACADE (101 SF WINDOW + DOOR / 1,005 SF WALL + SIGNAGE)  
(10% WINDOW + DOOR / 90% WALL + SIGNAGE)

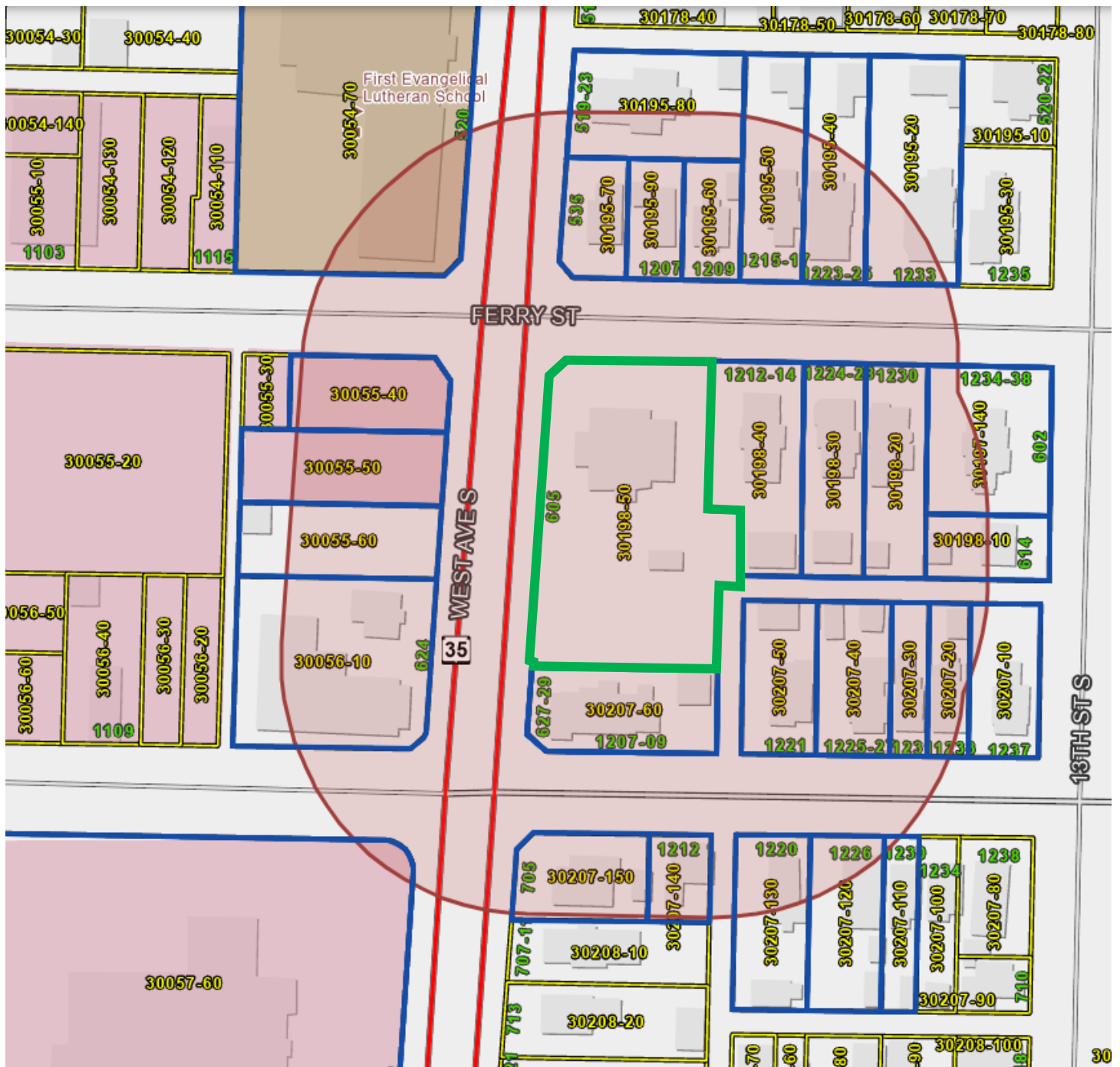
1,282 SF FACADE (251 SF WINDOW + DOOR / 1,031 SF WALL + SIGNAGE)  
(20% WINDOW + DOOR / 80% WALL + SIGNAGE)

Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-30054-70	FIRST EVANGELICAL LUTHERAN CONGREGATION	520 WEST AVE S 1130 FERRY ST	400 WEST AVE S	LA CROSSE 54601-4759
17-30055-40	FRANCISCAN SKEMP MEDICAL CENTER INC	600 WEST AVE S	700 WEST AVE S	LA CROSSE 54601
17-30055-50	FRANCISCAN SKEMP MEDICAL CENTER INC	608 & 610 WEST AVE S	700 WEST AVE S	LA CROSSE 54601
17-30055-60	ST JOHNS REFORMED CHURCH	612 WEST AVE S	624 WEST AVE S	LA CROSSE 54601-4761
17-30056-10	ST JOHNS REFORMED CHURCH	624 WEST AVE S	624 WEST AVE S	LA CROSSE 54601-4761
17-30057-60	FRANCISCAN SKEMP MEDICAL CENTER INC	700 & 800 WEST AVE S	700 WEST AVE S	LA CROSSE 54601
17-30195-20	RICKY M GOODMAN, BOBBI JO GOODMAN	1233 FERRY ST	1231 FERRY ST	LA CROSSE 54601-4852
17-30195-40	MARTIN R HOLTET	1223 & 1225 FERRY ST	1223 FERRY ST	LA CROSSE 54601-4852
17-30195-50	CHASE L WIGGERT	1217 & 1219 FERRY ST	1219 FERRY ST	LA CROSSE 54601-4852
17-30195-60	JTH HOMES LLC	1209 FERRY ST	534 STONEBRIDGE AVE	ONALASKA 54650
17-30195-70	GOEHNER INVESTMENTS LLC	535 WEST AVE S	PO BOX 1085	LA CROSSE 54602-1085
17-30195-80	SCOTT D BERNADOT, MEGHAN B BERNADOT	519, 521, 523 WEST AVE S	523 WEST AVE S	LA CROSSE 54601-4747
17-30195-90	JTH HOMES LLC	1207 FERRY ST 1234, 1236, 1238 FERRY ST	534 STONEBRIDGE AVE	ONALASKA 54650
17-30197-140	DANIEL N DRIESEN	602 13TH ST S	1430 FERRY ST	LA CROSSE 54601
17-30198-10	JOEL J LARSEN, TANYA L LARSEN	614 13TH ST S	954 LABARGE RD	HUDSON 54016
17-30198-20	DARRYN R HAVICAN, DAWN M HAVICAN NRE PROPERTIES LLC	1230 FERRY ST	1230 FERRY ST	LA CROSSE 54601-4856
17-30198-30	C/O MUNSON REALTY	1224, 1226, 1228 FERRY ST	1400 PINE ST	LA CROSSE 54601
17-30198-40	PT INVESTMENT GROUP LLC	1212 & 1214 FERRY ST	324 10TH ST S	LA CROSSE 54601-4733
17-30207-10	CHRISTOPHER C MAYER, KATHRYN L MAYER	1237 MARKET ST	1237 MARKET ST	LA CROSSE 54601
17-30207-110	KIMBERLY LANG	1230 MARKET ST	1230 MARKET ST	LA CROSSE 54601-4810
17-30207-120	FRANKIE D TUDAHL, PATRICIA T TUDAHL	1226 MARKET ST	1226 MARKET ST	LA CROSSE 54601-4810
17-30207-130	TODD M STRITTMATER, PAMELA J STRITTMATER	1220 MARKET ST	1220 MARKET ST	LA CROSSE 54601
17-30207-140	JACOB BEAL	1212 MARKET ST	1212 MARKET ST	LA CROSSE 54601-4810
17-30207-150	CHARLES A CLEMENCE	705 WEST AVE S	705 WEST AVE S	LA CROSSE 54601-4727
17-30207-20	JEFFREY T ELLIS, ROSELYN N ELLIS	1233 MARKET ST	1233 MARKET ST	LA CROSSE 54601
17-30207-30	BLUE DOOR RENTALS LLC	1231 MARKET ST	310 23RD ST N	LA CROSSE 54601
17-30207-40	AVOCA PROPERTIES LLC	1225 & 1227 MARKET ST	221 22ND ST N	LA CROSSE 54601
17-30207-50	PATRICIA J TENTIS (LE), ADAM T TENTIS	1221 MARKET ST 1207 & 1209 MARKET ST	1221 MARKET ST	LA CROSSE 54601-4847
17-30207-60	ANTHONY L AMMANN	627 & 629 WEST AVE S	1207 MARKET ST	LA CROSSE 54601-4847

**Properties within 200 feet of 605 West Avenue S.**

Applicant/Owner	MAYO EMPLOYEES FEDERAL CREDIT UNION	605 WEST AVE S	605 WEST AVE S	LA CROSSE 54601
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Properties within 200 feet of 605 West Ave. S.



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

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Common Council of the City of La Crosse by its Judiciary and Administration Committee will hold a public hearing upon the **Request of Kwik Trip Inc. for an Exception to Commercial Design Standards** under Chapter 115, Article VII of the Code of Ordinances of the City of La Crosse **allowing for exceptions to parking and building setback standards for construction of a new convenience store.**

Said property is generally located at 2622 Rose Street and 1133 West George Street and is further described as follows: *Tax Parcels 17-10355-20 & 17-10264-35*

The City Plan Commission will meet to consider such application on **Monday, May 4, 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, May 5, 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, May 14, 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](http://www.cityoflacrosse.org) (search for File 26-0379).

Dated this 13<sup>th</sup> day of April, 2026

Nikki M. Elsen, City Clerk  
City of La Crosse

-----  
Publish: April 21 and 28, 2026  
One (1) Affidavit

## AFFIDAVIT OF PUBLICATION

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

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

State of Florida, County of Orange, ss:

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

### PUBLICATION DATES:

April. 21 2026, April. 28 2026

**NOTICE ID:** Z4ApoFyzFNh1w5OIm6xW

**PUBLISHER ID:** COL-WI-102258

**NOTICE NAME:** Exception to CDS - 605 West Ave S

**Publication Fee:** \$149.97

Section: Legals

Category: 0001 Wisconsin Legals

*Edmar Corachia*

(Signed) \_\_\_\_\_

### VERIFICATION

State of Florida  
County of Orange

Subscribed in my presence and sworn to before me on this: 04/28/2026

Notary Public

Notarized remotely online using communication technology via Proof.

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

TO WHOM IT MAY CONCERN:  
Notice is hereby given that the Common Council of the City of La Crosse by its Judiciary and Administration Committee will hold a public hearing upon the Request of Kwik Trip Inc. for an Exception to Commercial Design Standards under Chapter 115, Article VII of the Code of Ordinances of the City of La Crosse allowing for exceptions to parking and building setback standards for construction of a new convenience store.

Said property is generally located at 2622 Rose Street and 1133 West George Street and is further described as follows: *Tax Parcels 17-10355-20 & 17-10264-35*

The City Plan Commission will meet to consider such application on Monday, May 4, 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, May 5, 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, May 14, 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.cityofla-crosse.org](http://www.cityofla-crosse.org) (search for File 26-0379).

Dated this 13th day of April, 2026  
Nikki M. Elsen, City Clerk  
City of La Crosse  
4/21, 4/28 LAC  
COL-WI-102258 WNAXLP



PAMELA BAEZ  
Notary Public - State of Florida

Commission # HH 732409

Expires on October 19, 2029

**Agenda Item 26-0379 (Tim Acklin)**

Request for exception to Commercial Design Standards by Mayo Employees Federal Credit Union for an exception to the parking placement requirement at 605 West Ave. S.

**General Location**

Council District 8 in the Weigent-Hogan Neighborhood Association. Located at the SE corner of the intersection of West Ave and Ferry Street as depicted on attached Map PC26-0379. The property is surrounded by residential to the north, south and east Mayo Hospital, surface parking lots, and a church to the west.

**Background Information**

The applicant (Mayo Employees Federal Credit Union) is requesting an exception to the Commercial Design Standard that requires the building to be placed closer to a street than the surface parking. In this instance, their proposed staff parking will be closer to Ferry Street than the building. (See attached plans)

The applicant states that they were unable to meet this requirement mainly due to the following:

- 1) Would make inefficient circulation of traffic for their drive-up windows.
- 2) Would not allow them to keep the existing building in operation while the new building is being constructed.
- 3) Desires to have staff parking located closer to the building for safety.
- 4) Utilizing existing curb cuts make supports the proposed traffic circulation and parking.

**Recommendation of Other Boards and Commissions**

N/A

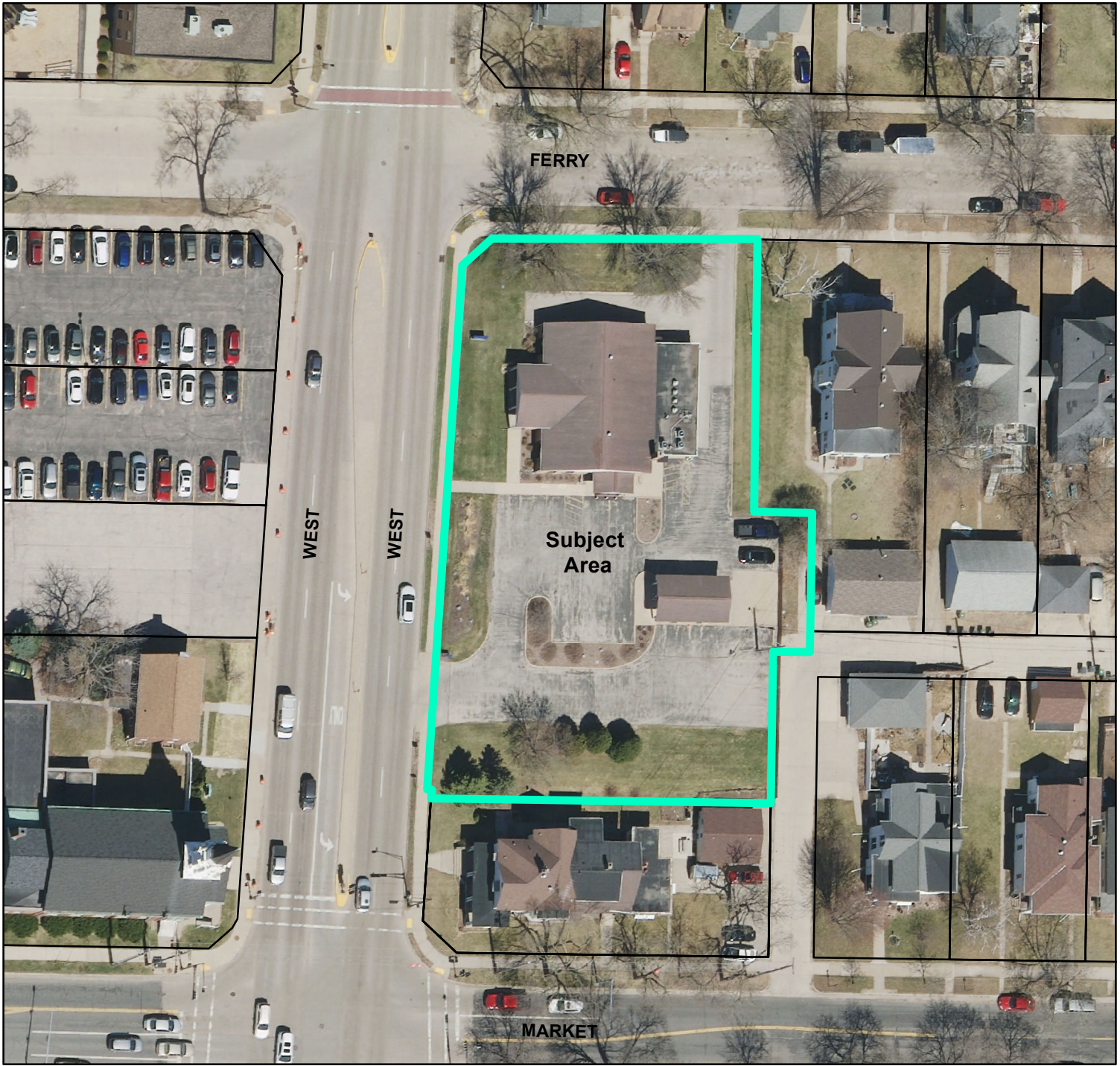
**Consistency with Adopted Comprehensive Plan**

N/A

**Staff Recommendation**

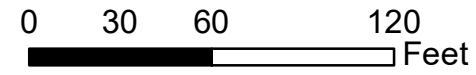
Staff worked with the applicant on concepts for site layout and development to meet the commercial design standards, including the idea that a southern portion of their lot could be subdivided for another use. Ultimately, their desire to keep the existing building open during the one-year construction timeframe of the new building was the deciding factor of building placement and other site factors. **This item is recommended for approval.**

**Routing** J&A 5.05.26



# 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



## Craig, Sondra

---

**From:** City of La Crosse Notices - No Reply  
**Sent:** Saturday, May 2, 2026 4:28 PM  
**To:** Craig, Sondra; Elsen, Nikki; Janssen, Barb; Kahlow, Chris; Sleznikow, Larry; Trost, Jennifer; Mindel, Mackenzie; Dickinson, Tamra; Goggin, Erin; Steele, Annette; Washington-Spivey, Shaundel; Weston, Lisa; Newberry, Aron; Bedford, Crystal; Padesky, Gary; Stine, Olivia; Northwood, Rosanne  
**Subject:** City Council Contact Form: 26-0379 Mayo Credit Union

Submitted on: 5/2/2026

Name: Kevin Hundt

Email Address: kevinhundt0@gmail.com

Is this related to a legislative agenda item: Yes

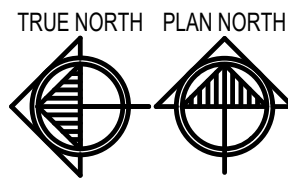
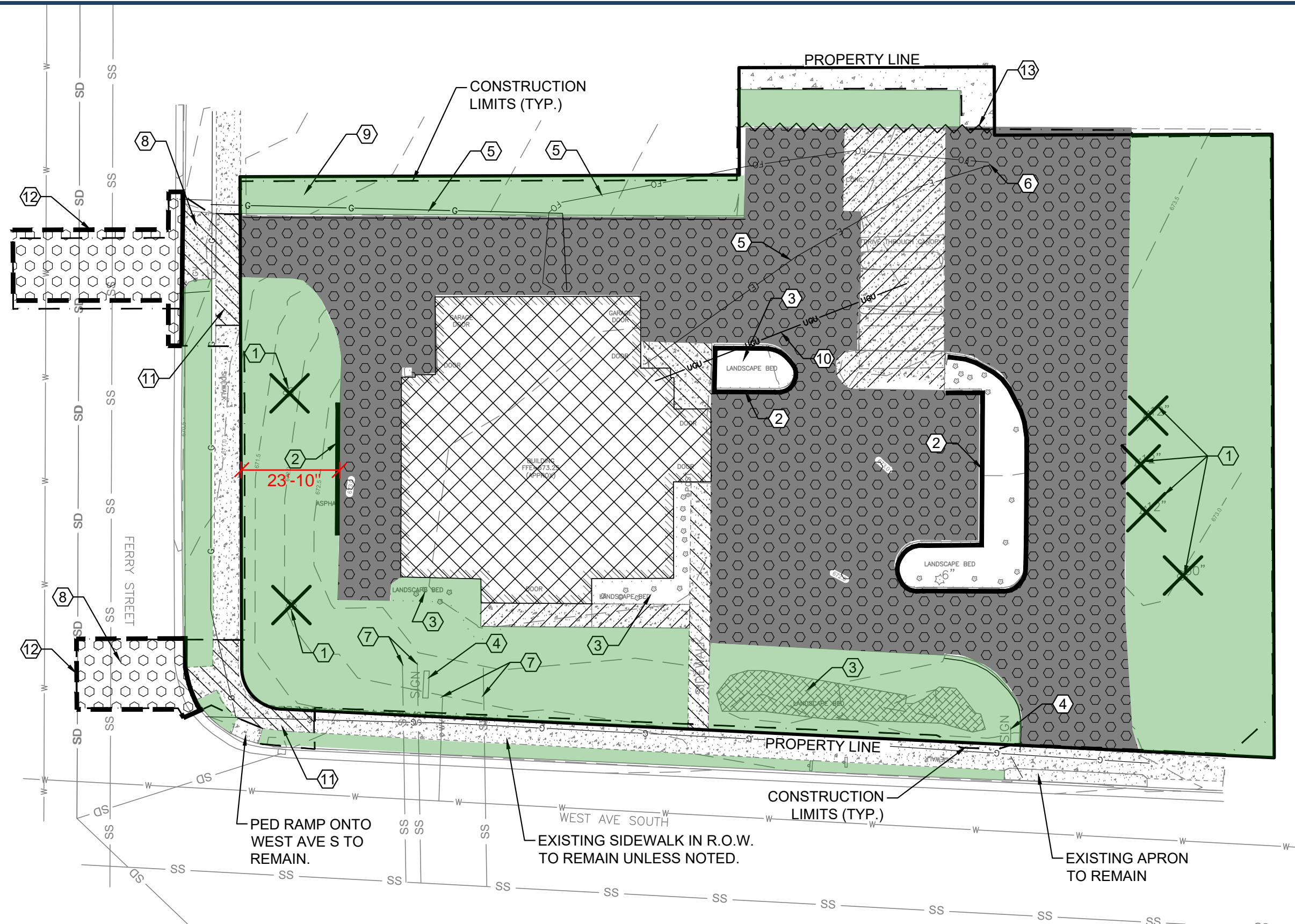
Agenda item number: 26-0379

Subject: 26-0379 Mayo Credit Union

This proposal is a colossal waste of space, caused in part by two wrap-around driveways, in what should be a high-density building location. We need to think of these kinds of locations (a high-traffic corridor near multiple high-employee institutions) with the aspiration that there shouldn't be a one-story business that's defined by a drive-thru, but rather there should be two or three stories of apartments on top.

The application also mentions "vehicles trying to turn north and south from Ferry Street on West Avenue"; this south turn would be a left turn onto West Avenue without a stoplight, which should be discouraged, if that would affect this design.

Kevin Hundt



SK1

# MAYO EMPLOYEES FEDERAL CREDIT UNION

605 WEST AVE S.  
LA CROSSE, WI









# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 26-0380

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**Agenda Date:** 5/5/2026

**Version:** 1

**Status:** New Business

**In Control:** Judiciary & Administration Committee

**File Type:** Ordinance

**Agenda Number:** 4.

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

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District and Special Residence District to the Planned Development District - General, allowing for a mixed use of residential and commercial at 3102 Chestnut Place and adjacent parcels 17-10315-626, 17-10315-627, and 17-10315-628.

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 Commercial District and Special Residence District to the Planned Development District - General on the Master Zoning Map, to-wit:

- Tax Parcel 17-10315-629; 3102 Chestnut Pl.*
- Tax Parcel 17-10315-626; Chestnut Pl.*
- Tax Parcel 17-10315-627; Chestnut Pl.*
- Tax Parcel 17-10315-628; Chestnut Pl.*

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):

West Coast Development LLC

Owner of site (name and address):

West Coast Development LLC

Address of subject premises:

3102 Chestnut Pl. La Crosse, WI

Tax Parcel No.: 17-10315-626, 627,628,629 Four lots

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

Lots 3,4,5,to the waters edge &Lot 6 CSM 87 vol 20 Doc # 1819981 & part of vacated Chestnut Pl doc # 1827758

PDD/TND:  General  Specific  General & Specific

Zoning District Classification: R - 6 and C - 2

Proposed Zoning Classification: PDD

Is the property located in a floodway/floodplain zoning district?  Yes  No

Is the property/structure listed on the local register of historic places?  Yes  No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan?  Yes  No

Is the consistent with the policies of the Comprehensive Plan?  Yes  No

Property is Presently Used For:

Vacant Land

Property is Proposed to be Used For:

Mixed use Residential and Commercial

Proposed Rezoning is Necessary Because (Detailed Answer):

Existing zoning is inadequate

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

Design and use will compliment and enhance the neighborhood.

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

# Design and uses will comply

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 31st day of

August, 2023.

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 box]

(signature)

608 317 9292

(telephone)

04/02/2026

(date)

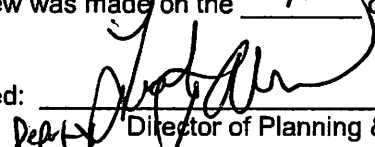
vanaelstyn.joe@gmail.com

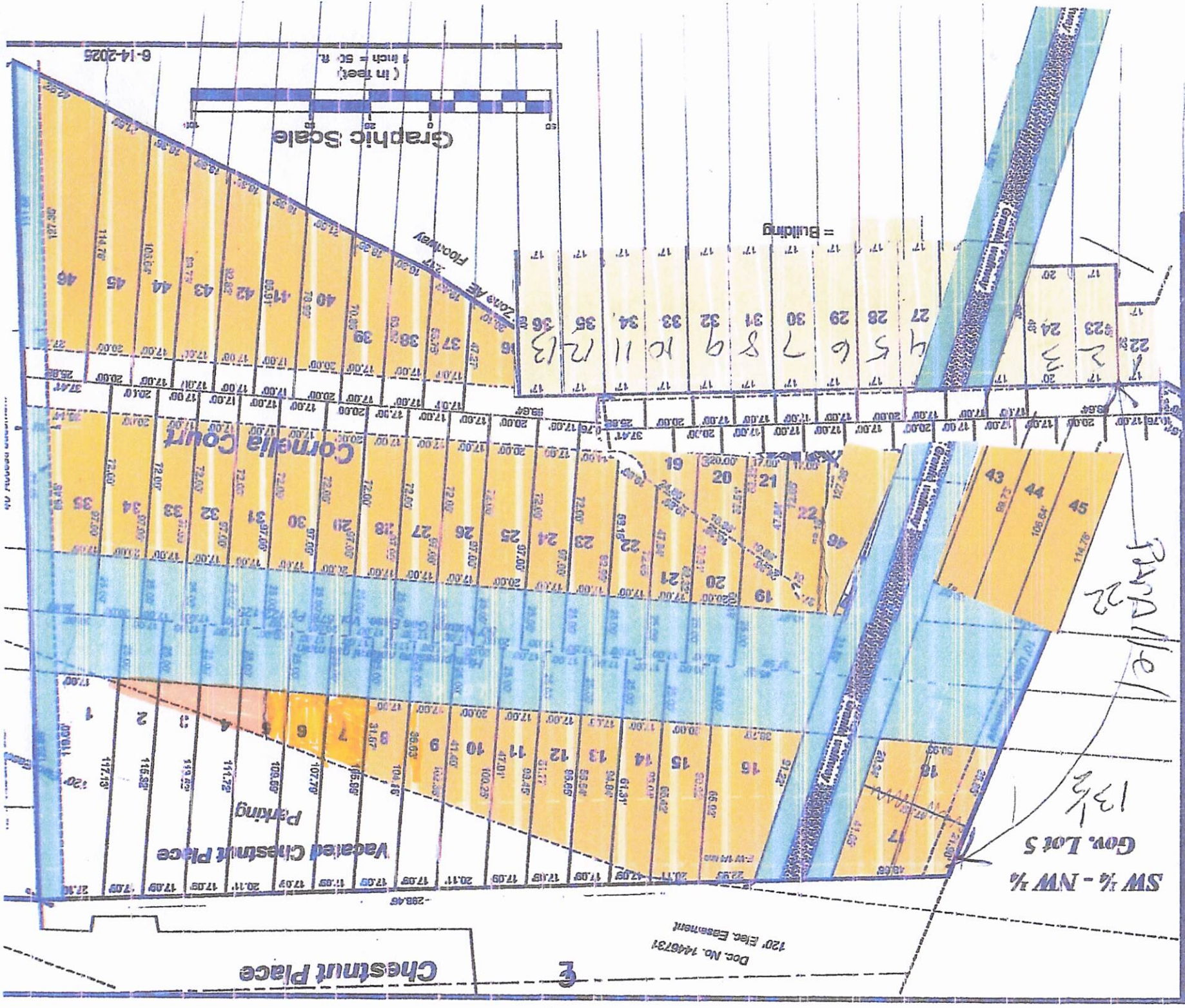
(email)

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 9<sup>th</sup> day of April, 2024.

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



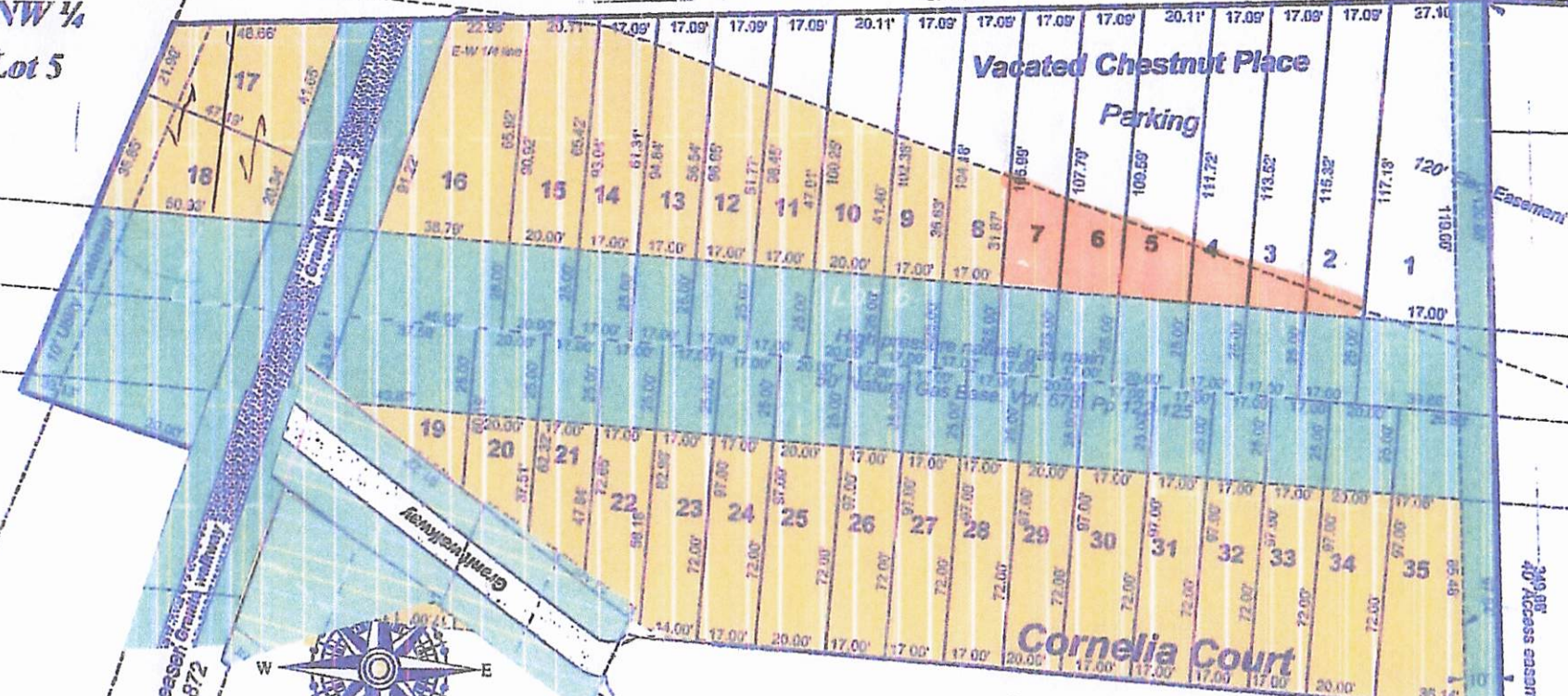
59  
24  
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PHASE 2

1/4 - NW 1/4  
Gov. Lot 5

Doc. No. 1446731  
120' Elec. Easement

Chestnut Place

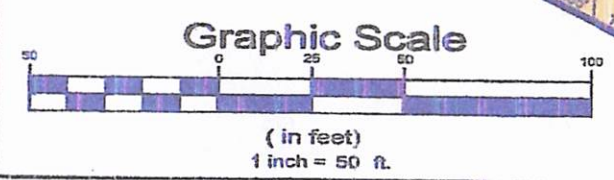


30' sewer & water easement  
as per Vol. 756, P. 872



- = Green space
- = Pavement
- = Building

**Preliminary Plat - Small Lot Version**  
**Chestnut Place Addition**  
 located in Gov. Lot 5 & SW 1/4 - NW 1/4, Section 15, T16N-R7W  
 City of La Crosse, La Crosse County, Wis.  
 Being part of Lot 3-6, CSM V. 20, P. 87  
 & part of Vacated Chestnut Place



6-14-2025

PHASE 1



**Legal Description of 3102 Chestnut Pl.**

**Lots 3,4,5 and 6, being all of Lot 1, CSM, Vol. 18, Page 42, Document No. 1729106,  
Government Lot 5, Section 15, T16N, R7W, City of La Crosse, La Crosse, Wisconsin.**

**And**

**Part of the SW ¼ of the NW ¼ and part of Government Lot 5, Section 15, T16N, R7W, City of  
La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the West ¼  
corner of said Section 15, thence S 83 degrees 12'36" E 234.94 feet to the northwesterly corner  
of Lot 1, CSM, Vol. 18, Page 42, Document No. 1729106 and the point of beginning;  
Thence N 88 degrees 10' 21" E 394.27 feet to the northeasterly corner thereof;  
Thence N 01 degrees 49'06" W 35 feet;  
Thence S 88 degrees 10' 21" W 378.81 feet;  
Thence S 22 degrees 00' 41" W 38.27 feet to the point of beginning.  
Subject to any other easements, covenants or restrictions of record.  
Containing 13,529 sq. ft.**

115 - 156

- a) Purpose: To create a healthy, community based neighborhood of Missing-Middle housing directed at first time and senior buyers and tenants with an emphasis on connecting the site via new streets not highways, pedestrian ways and separate bike ways. The existing 50 foot gas line easement will be designed by a local credentialed landscape architect to contribute communal open space to the neighborhood
- b) Use: The primary use will be residential in the form of row housing / townhomes in groups of 4-6 units or more, followed by single story twindows for seniors, and a sprinkling of single units  
If demand dictates multi unit structures may be substituted. The frontage on Chestnut, currently commercial, would preferably be commercial on the first floor and residential above, but demand and current lending requirements may dictate only commercial use of the structures.
- c) Area: The total area is over 5 acres, the 1st phase south from Chestnut PI ROW to the existing floodway line is believed to be 2.22 acres.
- d) Other regulations: The most significant departure will possibly be the individual unit lot size being 17 feet wide for the narrow rowhouse and the use of private streets. According to the NNG easement, hard surfaced roads are not allowed over their easement. (our access is via a 40 foot easement along Pizza Ranch, previously approved by the City) We have designed a soft surface roadway extending west then north on the City Sewer easement, for emergency use. We had originally planned a kayak / canoe landing but the waterway is currently dangerous and needs attention before creating an attractive hazard. There is a natural small boat access adjacent to the site. It is where the drainage ditch from HWY 157 enters the La Crosse River

e) (1) It is understood the prepetition meeting was done previously with Chris Meyer. The primary difference at this point is the eventual exit from the site will be west to Hawkins Rd / Darling Rd as opposed to north crossing the NNG easement. The primary focus is on providing workforce, affordable units to rent or buy. As determined by the market.

General Development Plan: The General Plan is laid out in the Comprehensive Plan of the City. The density discussed in the prepetition meeting was around 35 units. The Engineering firm we hired to do a preliminary H & H study believes with 90 - 95% probability that we can fill Westward from the existing eastern floodway line creating an additional 16- 21 lots in addition to the existing 36 - 38 lots. The existing 17 foot lots will handle the town house width. Combining two lots will handle one side of the typical Twindostyle which is 33 feet +/-  
Municipal sewer and water are on site on both sides of the NNG easement. Final density will be determined by Type and engineering.

Initial density is estimated at 36 units per 2.22 acres or 16 units per acre for townhouses.

Full development would be 59 units per 5 acres or 12 units per acre.

If marketing determines greater demand for larger units the front could support 72 units of 400 Square feet per unit for 29,000 SF The area North of Cornelia Ct could support 60 units on 20,000 SF and the area South could support 36 units for a possible 168 units or 33 units per acre.

- a. 2. Value Initial value of 36 units at \$250,000 = about \$9,000,000 Nine Million.  
168 units at \$100,000 = \$16,800,000. Land and improvements would add an additional Two and a half to Three Million. For a total of \$11,500,000 to \$20,000,000.

If a gas substation were located there the value would be ZERO.

3. Organizational structure, a home owners association will be established to maintain private road and parking, and open space.

4 Departures and wavers: as specified.

5. Date of commencement: ASAP

6. Sketches attached

7. Legal attached

8. The neighbors have all supported our concept.

9. We are attempting to see Chestnut Pl. renamed Doyle St. to honor Rep. Steve Doyle who has taken a stance with the DOT to see Chestnut Pl extended to Hauser St, as well as having the DOT Land sold for private and public use.

To the North of the site is Kwik Trip Day Care Center and the as yet unopened Medical Clinic. To their East is a Dental Office and Chiropractic and Medical offices. To our East is Pizza Ranch Restaurant. To our South is the La Crosse River and on the South Bank is 6 acres of DNR land acting as a buffer to the Mathy facility. To our West is Vacant Land of about 1,000 acres, Some is zoned Heavy Industrial. A portion is owned by Harters and is being filled, about 57 acres is owned by the DOT, and most of the balance is owned by the City.

The proposed extension of Onalaska's 12th Avenue is and was ridiculous because of the required fill necessary to obtain a workable slope, According to the Madison office of the DOT the existing Darling Rd is an active Street, That road and the extension to Hauser Rd should more than suffice to service the area initially. A diagonal Rd from Darling and Doyle to North of Gillette St would also help.

10. A Soils Inventory by Braun Intertec has been provided to the City.

11. Topo attached.

12. General Landscaping. All infected ash trees were removed except one healthy specimen. The border of Cottonwood trees along the river have prevented wet land vegetation; there are natural swales that provide surface water retention ponds. It is estimated that excavation along the river bank could increase the allowable fill while providing exit access for paddlers. The existing bank is about 5 feet high and prevents escape. The NNG easement will be professionally landscaped.


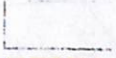
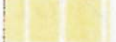
Doc. No. 1446731  
120' Elec. Easement

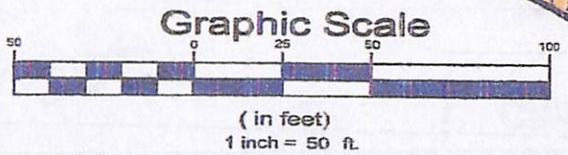
Chestnut Place

1/4 - NW 1/4  
Gov. Lot 5

Vacated Chestnut Place  
Parking

30' sewer & water easement  
as per Vol. 756, P. 872

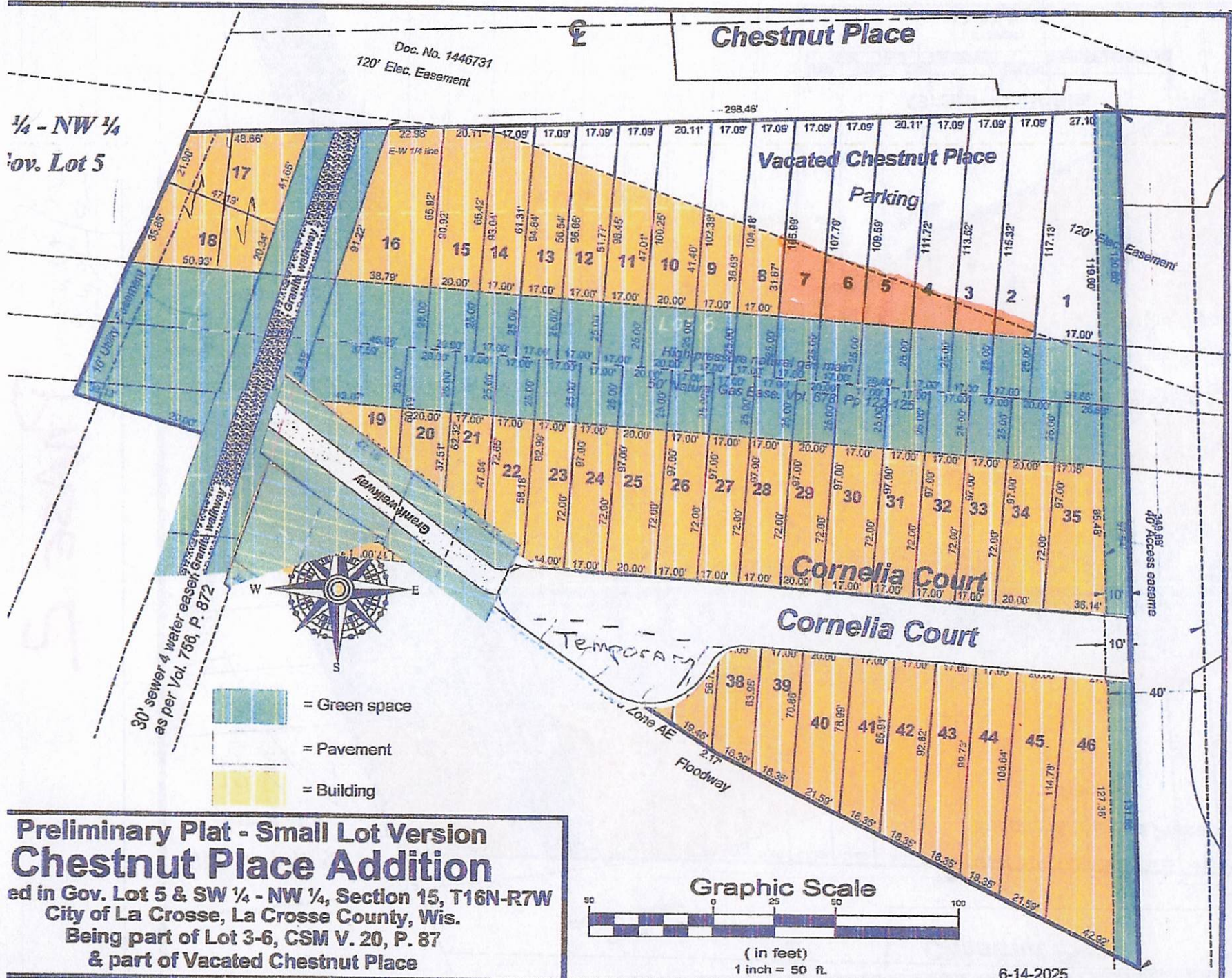
-  = Green space
-  = Pavement
-  = Building



**Preliminary Plat - Small Lot Version  
Chestnut Place Addition**  
 located in Gov. Lot 5 & SW 1/4 - NW 1/4, Section 15, T16N-R7W  
 City of La Crosse, La Crosse County, Wis.  
 Being part of Lot 3-6, CSM V. 20, P. 87  
 & part of Vacated Chestnut Place

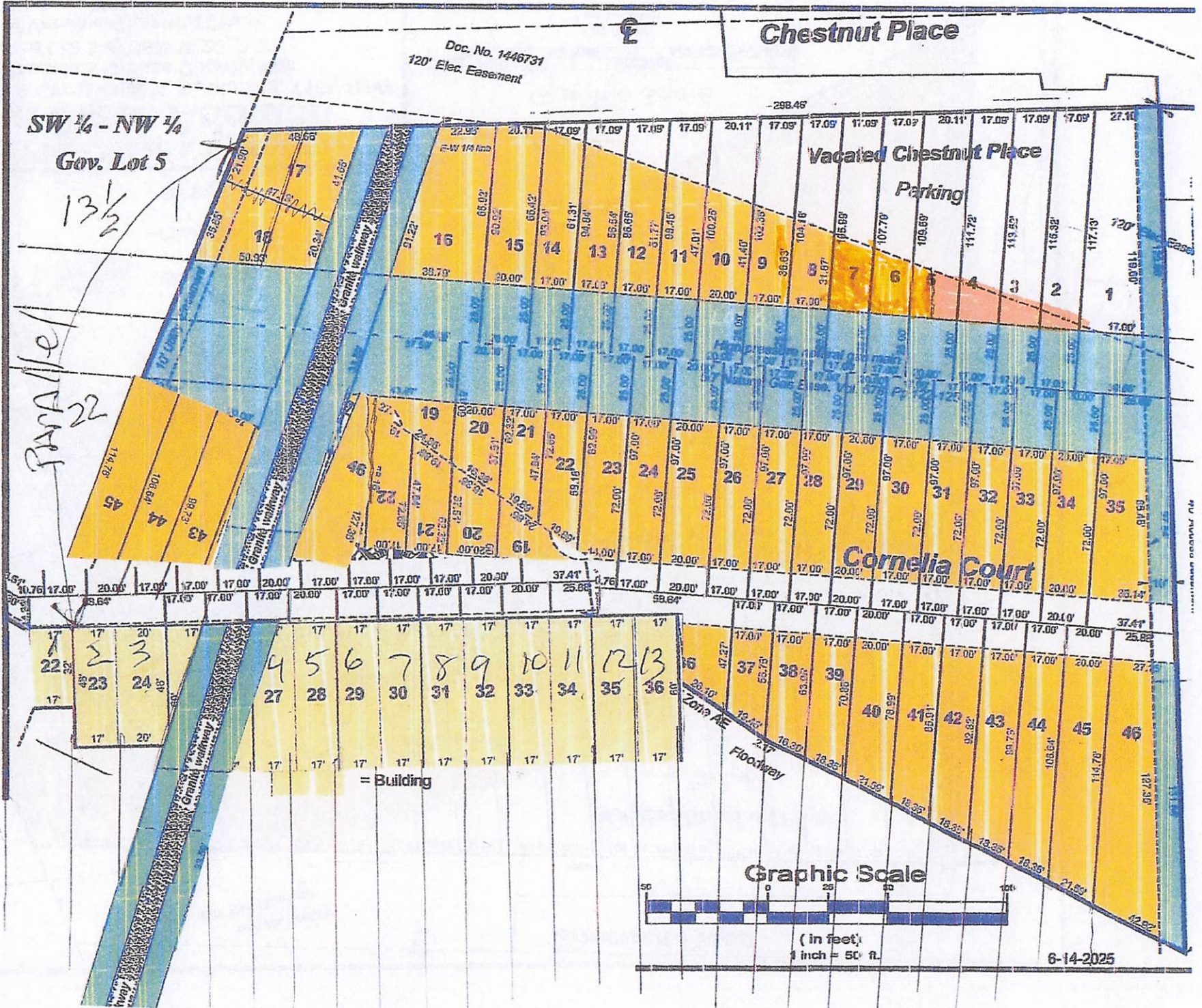
6-14-2025

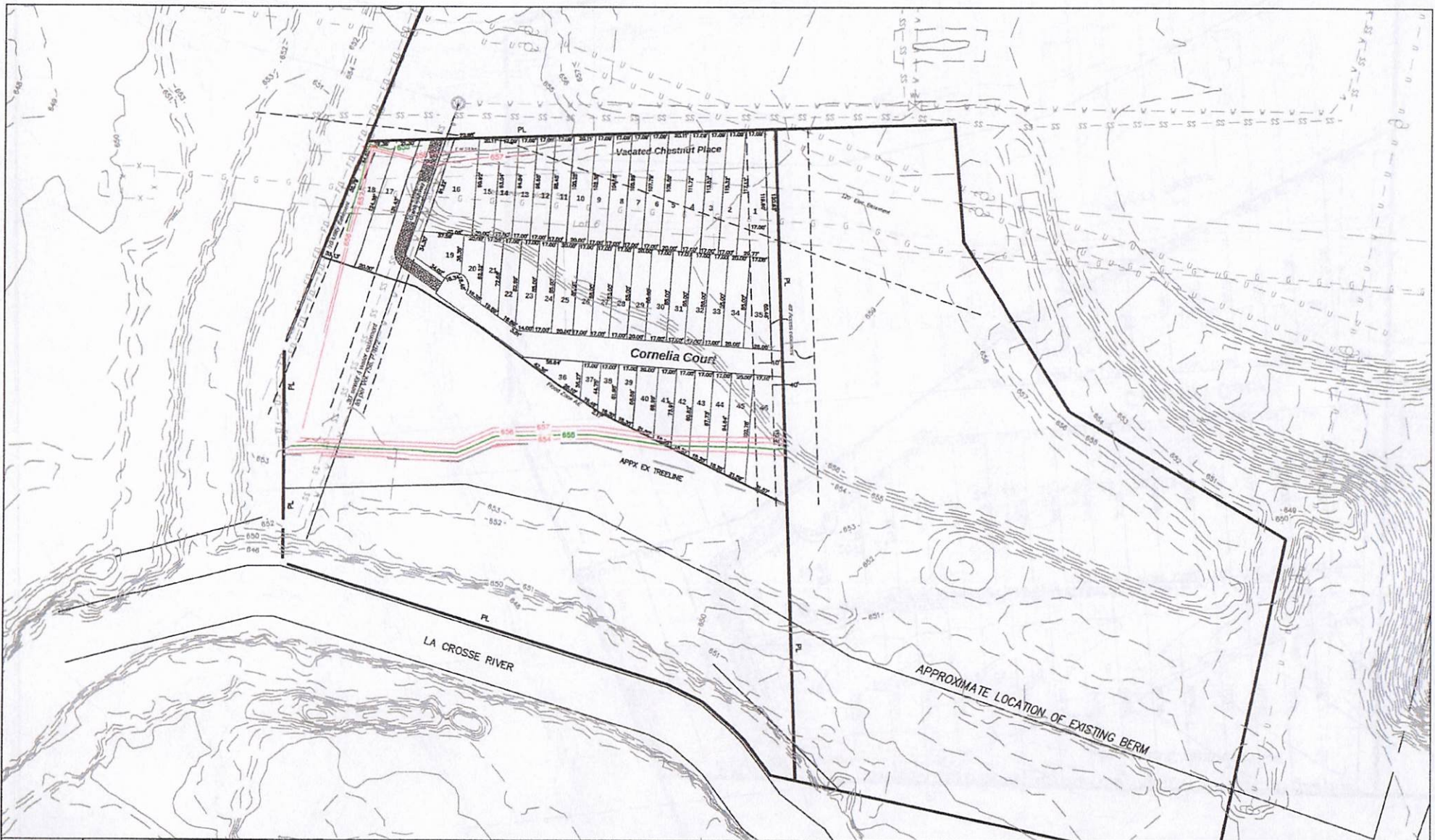
PHASE 1




PHASE 2

13  
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 <b>MAKEPEACE ENGINEERING</b> 2845 MIDWEST CR #103 ONALASKA, WI 54650 608.881.6030	3102 CHESTNUT PL DEVELOPMENT WEST COAST DEVELOPMENT LLC CITY OF LA CROSSE LA CROSSE COUNTY, WI	12/11/2025	EXHIBIT B: PRELIMINARY GRADING PLAN	DATE	REV #	DESCR.	1

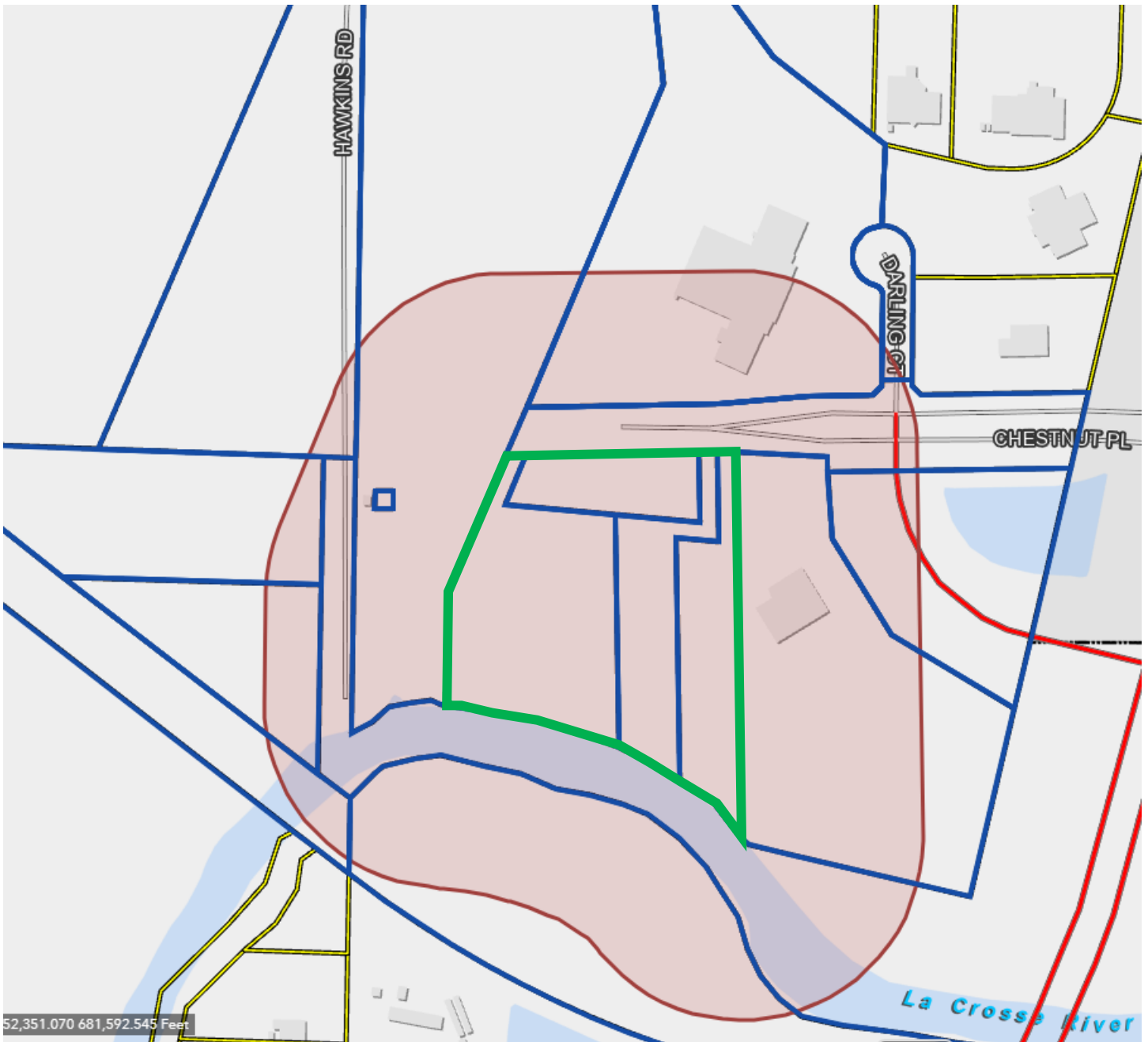


Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-10254-12	STATE OF WISCONSIN DNR		PO BOX 7921	MADISON 53707-7921
17-10254-57	ORGANIC FOODS LLC	2801 HAWKINS RD	2850 LARSON ST	LA CROSSE 54603
17-10254-58	CITY OF LACROSSE	2817 HAWKINS RD	400 LA CROSSE ST	LA CROSSE 54601
17-10254-75	STATE OF WISCONSIN DOT	3028 COUNTY ROAD SS	3550 MORMON COULEE RD	LA CROSSE 54601
17-10315-600	NORTHERN NATURAL GAS COMPANY	3100 HAWKINS RD	PO BOX 3330	OMAHA NE 68103-0330
17-10315-612	KWIK TRIP INC	2835, 2837, 2839, 2841 DARLING CT	PO BOX 2107	LA CROSSE 54602-2107
17-10315-613	CITY OF LACROSSE	DARLING CT	400 LA CROSSE ST	LA CROSSE 54601
17-10315-617	STATE OF WISCONSIN DOT	STATE ROAD 157	3550 MORMON COULEE RD	LA CROSSE 54601
17-10315-619	LACROSSE PR INC	3130 CHESTNUT PL	PO BOX 282	WATERLOO 53594
17-10315-840	STATE OF WISCONSIN DNR		PO BOX 7921	MADISON 53707-7921
17-10315-900	CITY OF LACROSSE		400 LA CROSSE ST	LA CROSSE 54601
17-10315-901	CITY OF LACROSSE	CHESTNUT PL	400 LA CROSSE ST	LA CROSSE 54601

**Properties within 300 feet of 17-10315-626, -627, -628, and -629**

Applicant/Owner:	WEST COAST DEVELOPMENT LLC	CHESTNUT PL (17-10315-626)	3152 33RD ST S	LA CROSSE 54601
	WEST COAST DEVELOPMENT LLC	CHESTNUT PL (17-10315-627)	3152 33RD ST S	LA CROSSE 54601
	WEST COAST DEVELOPMENT LLC	CHESTNUT PL (17-10315-628)	3152 33RD ST S	LA CROSSE 54601
	WEST COAST DEVELOPMENT LLC	3102 CHESTNUT PL (17-10315-629)	3152 33RD ST S	LA CROSSE 54601

Properties within 300 feet of 3102 Chestnut Pl (parcels 17-10315-626, -627, -628, & -629).



**NOTICE OF HEARING ON  
AMENDMENT TO ZONING RESTRICTION**

TO WHOM IT MAY CONCERN:

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

**AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District and Special Residence District to the Planned Development District - General, allowing for a mixed use of residential and commercial at 3102 Chestnut Place and adjacent parcels 17-10315-626, 17-10315-627, and 17-10315-628.**

**Property is presently:** vacant land

**Property is proposed to be:** a mix of residential (row housing, townhomes, twindos, and single units) and first-floor commercial units with residential above

**Rezoning is necessary:** to allow for the mix of uses

*Tax Parcels: 17-10315-629; 3102 Chestnut Pl., 17-10315-626; Chestnut Pl.,  
17-10315-627; Chestnut Pl., 17-10315-628; Chestnut Pl.*

The City Plan Commission will meet to consider such application on **Monday, May 4, 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, May 5, 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, May 14, 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](http://www.cityoflacrosse.org) (search for File 26-0380).

Dated this 13<sup>th</sup> day of April, 2026.

Nikki M. Elsen, City Clerk  
City of La Crosse

-----  
Published: April 21 & 28, 2026  
One (1) Affidavit

# Office of City Clerk



April 15, 2026

SARAH GALSTER  
WATER REG/ZONING ENGINEER  
WI DEPT. OF NATURAL RESOURCES  
3550 MORMON COULEE RD  
LA CROSSE WI 54601-6768

Re: Amendment to Flood Plain Zoning Map

Enclosed please find a copy of *"AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District and Special Residence District to the Planned Development District - General, allowing for a mixed use of residential and commercial at 3102 Chestnut Place and adjacent parcels 17-10315-626, 17-10315-627, and 17-10315-628."* A copy of the hearing notice which will appear in the La Crosse Tribune on April 21 and 28, 2026 is also enclosed.

You are receiving this notice because a portion of the property is located in a floodway/floodplain zoning district.

Sincerely,

Sondra Craig  
Deputy City Clerk  
[craigs@cityoflacrosse.org](mailto:craigs@cityoflacrosse.org)  
608-789-7549

Enclosures

# Office of City Clerk



April 15, 2026

AVERY FLUET  
WATER REG/ZONING ENGINEER  
WI DEPT. OF NATURAL RESOURCES  
124 2ND ST STE 10  
BARRABOO WI 53913-2470

Re: Amendment to Flood Plain Zoning Map

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Enclosures

# Office of City Clerk



April 15, 2026

ATTN JULIA MCCARTHY  
NATURAL HAZARDS PROGRAM SPECIALIST  
FEMA REGION 5  
536 S CLARK ST 6TH FL  
CHICAGO IL 60605

Re: Amendment to Flood Plain Zoning Map

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608-789-7549

Enclosures

## AFFIDAVIT OF PUBLICATION

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

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

State of Florida, County of Orange, ss:

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:

April. 21 2026, April. 28 2026

**NOTICE ID:** LqTRMWfA8xTVT8dF0Adg

**PUBLISHER ID:** COL-WI-102257

**NOTICE NAME:** Rezoning - 3102 Chestnut Pl

**Publication Fee:** \$183.76

Section: Legals

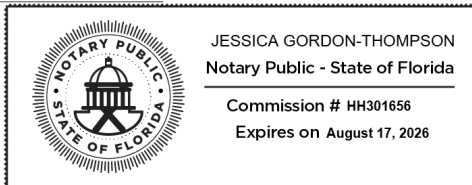
Category: 0001 Wisconsin Legals

*Anjana Bhadoriya*

(Signed) \_\_\_\_\_

### VERIFICATION

State of Florida  
County of Orange



Subscribed in my presence and sworn to before me on this: **04/29/2026**

*J. R. A.*

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 Commercial District and Special Residence District to the Planned Development District - General, allowing for a mixed use of residential and commercial at 3102 Chestnut Place and adjacent parcels 17-10315-626, 17-10315-627, and 17-10315-628.

Property is presently: vacant land  
Property is proposed to be: a mix of residential (row housing, townhomes, townhomes, and single units) and first-floor commercial units with residential above  
Rezoning is necessary: to allow for the mix of uses

**Tax Parcels:** 17-10315-629;  
3102 Chestnut Pl., 17-10315-626; Chestnut Pl., 17-10315-627; Chestnut Pl., 17-10315-628; Chestnut Pl.

The City Plan Commission will meet to consider such application on Monday, May 4, 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, May 5, 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, May 14, 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](http://www.cityoflacrosse.org) (search for File 26-0380).

Dated this 13th day of April, 2026.  
Nikki M. Elsen, City Clerk  
City of La Crosse  
4/21, 4/28 LAC  
COL-WI-102257 WNAXLP

**Agenda Item 26-0380 (Andrea Trane)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District and Special Residence District to the Planned Development District - General, allowing for a mixed use of residential and commercial at 3102 Chestnut Place and adjacent parcels 17-10315-626, 17-10315-627, and 17-10315-628.

**General Location**

3102 Chestnut Place (17-10315-629), and adjacent parcels 17-10315-626, 17-10315-627. Common Council district 2. Not in a neighborhood association. This is undeveloped property off Highway 16 near the existing Pizza Ranch and Kwik Trip daycare center.

**Background Information**

The applicant has submitted a PDD-General rezoning application for the proposed Chestnut Place Addition, which is a 5-acre Missing-Middle residential neighborhood designed to provide attainable housing for first-time buyers, seniors, and workforce households. The development emphasizes walkability, local street connectivity, separated bicycle and pedestrian routes, and high-quality community open space created through professional landscaping of the existing 50-foot Northern Natural Gas easement.

Housing types include narrow-lot townhomes, single-story senior “twindo” units, and scattered single homes, with the option for multi-unit structures depending on market demand. Commercial or mixed-use buildings are planned along the Chestnut Place frontage.

Phase I encompasses 2.22 acres and is expected to support approximately 36 units.

Phase 2 would require fill westward from the existing floodway. Total site build-out could range from 59 to 168 units depending on market preferences and unit size. Access to the site is provided via a previously approved 40-foot easement, with emergency access along the city sewer easement. A homeowner’s association will maintain private streets, parking, and open spaces.

Surrounding land uses include childcare, medical and dental offices, restaurant uses, the La Crosse River with DNR buffer lands to the south, and large tracts of vacant or industrial land to the west.

**Recommendation of Other Boards and Commissions**

Three of the parcels were rezoned from commercial to multi-family in 2023 via resolution 22-1467.

**Consistency with Adopted Comprehensive Plan**

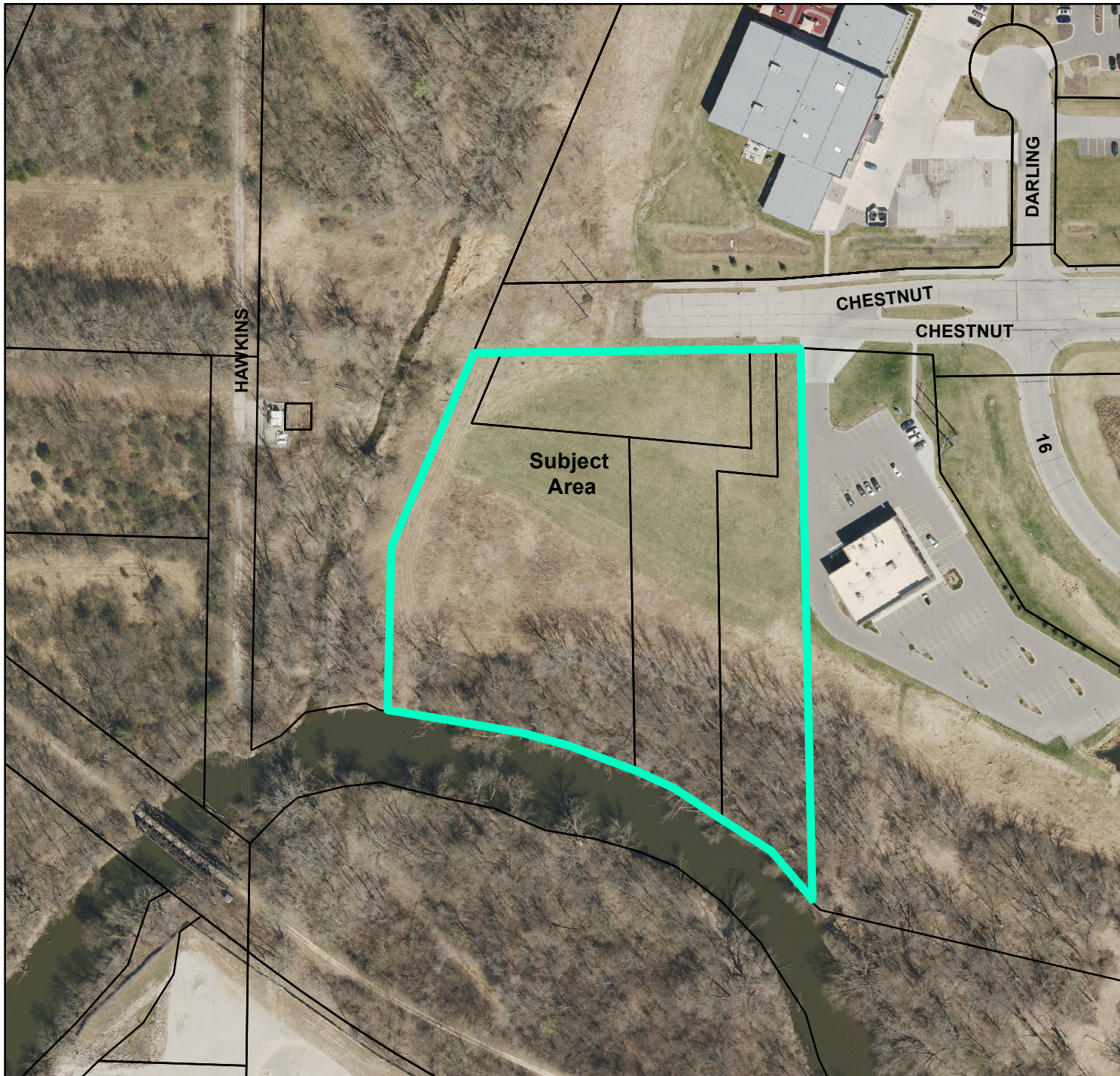
This area is part of C-4, Corridor La Crosse Marsh. Medium Density Residential and Commercial are allowable. The proposal appears aligned with goals supporting Missing-Middle housing, infill development, and mixed-use opportunities and the emphasis on walkability, multimodal access, and compact development supports modern land-use priorities.

**Staff Recommendation**


















Staff recommend approval of the PDD-General rezoning with the recognition that additional information will be provided for PDD-Specific rezoning in the future including but not limited to:

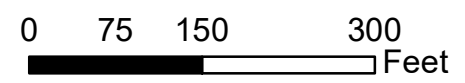
- Final engineering approval of fill placement, stormwater management, and floodway limits.
- Fire/EMS approval of emergency access route and turning radii.
- Draft documents for the establishment of a Homeowners Association for private streets, parking areas, and open space.
- Preliminary/final and/or condominium plat.
- Completion of the design review process, if applicable for commercial and multi-family.
- Approval from Northern Natural Gas for all improvements located within the easement.

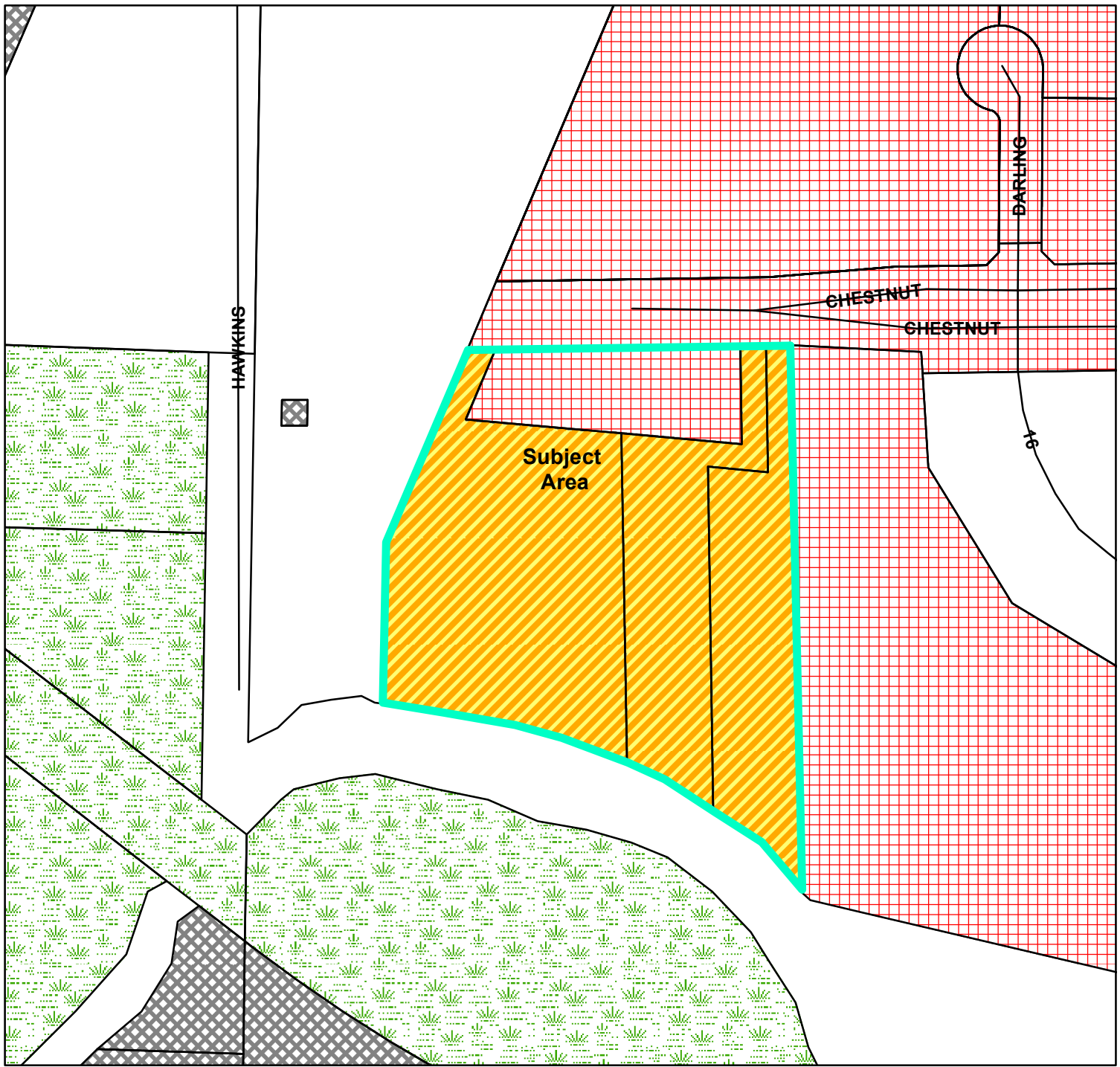
**Routing J&A 5.05.26**



# BASIC ZONING DISTRICTS

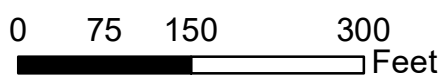
-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  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





## BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
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# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 26-0385

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**Agenda Date:** 5/5/2026

**Version:** 1

**Status:** New Business

**In Control:** Judiciary & Administration Committee

**File Type:** Resolution

**Agenda Number:**

Resolution approving La Crosse Center Concessionaire Agreement with Downtown Mainstreet, Inc. for 2026-2029.

RESOLUTION

WHEREAS, Downtown Mainstreet, Inc. is a non-profit Wisconsin organization founded to help restore the downtown district's role as the center for the Coulee Region; and

WHEREAS, the City of La Crosse, a municipal corporation, operates a convention and arena facility known as the La Crosse Center; and

WHEREAS, for approximately the past 36 years the City of La Crosse has entered into a Concession Agreement for the sale of intoxicating liquors and fermented malt beverages at the La Crosse Center; and

WHEREAS DMI wishes to enter into this Agreement for thirty-six (36) months from July 1, 2026, through June 30, 2029.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of La Crosse hereby designates Downtown Mainstreet, Inc. as the concessionaire for the sale of intoxicating liquors and fermented malt beverages at the La Crosse Center for the time period July 1, 2026, through June 30, 2029.

BE IT FURTHER RESOLVED that DMI is hereby authorized to make application pursuant to the terms of the attached Concession Agreement.

BE IT FURTHER RESOLVED that The Mayor, City Clerk and Director of Parks and Recreation are hereby authorized to execute the attached Concession Agreement.

BE IT FURTHER RESOLVED that City Staff is hereby directed to take any steps necessary to effectuate the resolution.

# CONCESSION AGREEMENT

**THIS AGREEMENT** made this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and between the Downtown Mainstreet, Inc., hereinafter referred to as “DMI” and the City of La Crosse, on behalf of the La Crosse Center, hereinafter referred to as “La Crosse Center.”

## **WITNESSETH:**

**WHEREAS**, DMI is a non-profit Wisconsin organization founded by businesses and financial institutions to help restore the downtown district’s role as the center of the Coulee Region:

**WHEREAS**, the La Crosse Center operates a convention and arena facility for the City of La Crosse, Wisconsin, a municipal corporation;

**WHEREAS**, the La Crosse Center is desirous of granting to DMI a Concession Agreement for the sale of intoxicating liquors and fermented malt beverages for the term of this Agreement in order to jointly promote the interests of the La Crosse Center and DMI;

**WHEREAS**, DMI wishes to retain the food and beverage department of the La Crosse Center to perform day-to-day operations and the management services required under this Concession Agreement; and

**WHEREAS**, the parties are desirous of setting forth their mutual rights and responsibilities with respect to the Concession Agreement at the La Crosse Center facility located at 300 Harborview Plaza in the City and County of La Crosse, State of Wisconsin.

**NOW, THEREFORE**, in consideration of the mutual covenants herein contained,

## **IT IS AGREED AS FOLLOWS:**

1. Under the terms of this Concession Agreement, DMI shall obtain the required “Class B” fermented malt beverage license and intoxicating liquor permit authorizing the sale of fermented malt beverages and intoxicating liquor at the La Crosse Center.

2. The La Crosse Center shall manage the beer and liquor concession for DMI and in so doing shall employ all personnel operating said beer and liquor concession, determine beer and liquor pricing, making brand selections, determine the size of portions, set the hours of operation, purchase supplies and equipment and make any other expenditures at its own discretion.

3. DMI shall have the following responsibilities:

a. DMI shall be responsible for obtaining and maintaining a retail “Class B”

fermented malt beverage license and intoxicating liquor permit authorizing the sale of fermented malt beverages and intoxicating liquor at the La Crosse Center facility.

b. DMI shall be responsible for the payment of the Class “B” fermented malt beverage license fee, the Class “B” permit for the sale of intoxicating liquor issued by the state, the federal tax stamp, Wisconsin seller’s permit, bartenders’ license fee required of any agent or officer of DMI, along with the cost of any requisite bartenders’ school, cost of any additional audit of the books of DMI caused by the obtaining and maintaining of a retail “Class B” fermented malt beverage license and intoxicating liquor permit, and the sales and income tax incurred by DMI by virtue of unrelated business income, due to the payment provided for by this Concession Agreement.

c. DMI shall receive the first sum of -\$10,000- per license year from the gross revenues generated from the sale of beer and liquor.

d. This payment schedule shall be:

July 1, 2026 – June 30, 2027, \$10,000 payment due to DMI on July 1  
July 1, 2027 – June 30, 2028, \$10,000 payment due to DMI on July 1  
July 1, 2028 – June 30, 2029, \$10,000 payment due to DMI on July 1

4. The La Crosse Center shall have the following responsibilities:

a. The collection of all monies from the sale of intoxicating liquors and malt beverages.

b. The payment of all costs of goods sold and other taxes, except for the expenses provided in Paragraph 3 above, directly related to the sale of alcohol beverages. The expenses shall be paid from an account entitled “Downtown Mainstreet Liquor & Concession Account.” in a manner prescribed by law and by mutual consent of both parties.

c. The payment of all Personnel expenses incurred in performing all services required under this Concession Agreement, plus any and all other incidental expenses relating to said beer and liquor incurred by the La Crosse Center relating to said beer and liquor concessions shall be paid by the La Crosse Center.

d. All expenses to be paid from Downtown Mainstreet Beer and Liquor Concession Account shall be approved by the La Crosse Center Board.

e. The personnel, members and directors of DMI shall not be granted free admission to any events held at the La Crosse Center, or any other special status or treatment, by virtue of this Concession Agreement.

g. The La Crosse Center shall provide DMI with monthly reports covering the revenue expenses of the beer and liquor sales at the La Crosse Center, including Wisconsin sales tax returns for signature by DMI or authorize electronic filing of the same. DMI agrees to review, approve and sign or authorize electronic filing of all forms submitted in sufficient time to allow proper filings with any taxing authorities, before the same are due. The La Crosse Center shall submit a report of the Downtown Mainstreet Beer and Liquor Concession Account and a copy of

the same shall be provided to DMI.

5. Both parties agree to uphold applicable local, state and federal laws, regulations and ordinances relating to the sale of intoxicating liquors and fermented malt beverages (beer).

6. That the parties hereto shall be listed as named insureds on a policy or policies of liquor liability insurance for protection of all officers, directors, and agents of DMI and City of La Crosse, its officers, agents and employees covering the operating of the beer and liquor concessions at the La Crosse Center in an amount not less than \$1,000,000.00. Said policy or policies shall be purchased by the La Crosse Center.

7. DMI agrees that it will not be permitted to transfer said license from the La Crosse Center facility.

8. DMI agrees to appoint an agent who shall cooperate with all parties in the performance of said license and permits and shall complete any and all forms required to insure completion of all duties under this Concession Agreement.

9. The La Crosse Center agrees to defend, indemnify and hold DMI harmless from any and all claims including reasonable attorney's fees, arising out of the supervision and operation of the beer and liquor concession at the facility. This indemnification provision shall not apply to the forfeitures or fines resulting from violations of local ordinances, state or federal laws, except for acts or omissions of La Crosse Center personnel. This indemnification shall not be construed to circumvent or waive any immunity or liability limitations of the City of La Crosse or the La Crosse Center.

10. This Concession Agreement shall remain in effect for the period July 1, 2026, through June 30, 2029. It may be terminated earlier by mutual written consent of both parties.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

WITNESS

DOWNTOWN MAIN ST, LA CROSSE

By: \_\_\_\_\_

By: \_\_\_\_\_  
Andrew Steeger, President

By: \_\_\_\_\_

By: \_\_\_\_\_

WITNESS

CITY OF LA CROSSE

By: \_\_\_\_\_

By: \_\_\_\_\_  
Mayor Shaundel Washington - Spivey

By: \_\_\_\_\_

By: \_\_\_\_\_  
Nikki Elsen, City Clerk

By: \_\_\_\_\_

By: \_\_\_\_\_  
Jay Odegaard, Center Manager



# ***CITY OF LA CROSSE***

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

## **LEGISLATION STAFF REPORT FOR COUNCIL**

File ID                      Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation