

Meeting Agenda - Final

Common Council

Thursday, September 12, 2024	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 only (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.

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

Mayor Mitch Reynolds, Presiding

Roll Call

Pledge of Allegiance

Invocation

Moment of Silence

Approval of Minutes

Minutes of August 8 special and regular meetings, and August 15 special meeting.

Reports

<u>24-1209</u> Financial Report from the Director of Finance for the Month of July.

Notices and Discussions

COMMON COUNCIL MATTERS

24-1201 Resolution approving 2024 Bills and Engineering Estimates paid in September 2024.

APPOINTMENTS BY THE MAYOR

24-1202 Police and Fire Commission: Bruce Jentz. <u>Housing Authority</u>: Pete Sayner. <u>Building & Housing Appeals Board</u>: Erik Dahl.

SUSPENSION OF COUNCIL RULE XV FOR THE FOLLOWING ITEMS:

(2/3 Vote Required)

24-1178, 24-1186

REPORT OF BID/QUOTE RECOMMENDED TO BE ADOPTED

<u>24-1076</u> Report of Bids and Resolution awarding contract to Poellinger Electric, Inc. in the amount of \$69,846.00 for the Pettibone Park Lighting project.

REPORT OF BIDS/QUOTES RECOMMENDED TO BE REJECTED

24-1045Report of Bids for the 2024 Carroll Park Improvements Re-Bid.Bids over budget.24-1140Report of Bids for the 2024 Badger-Hickey Park Shelter project.

Bids over budget.

ITEMS RECOMMENDED TO BE ADOPTED

<u>24-0956</u>	Resolution Denying Application of Sughra Group of Companies LLC dba Sushi Pirate for a Combination "Class B" Beer and Liquor license at 212 Main St. for the 2024-2025 license period and appeal of denial by the Police Department. (<i>Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stats.</i> <i>sec.</i> 19.85(1)(a) to deliberate its decision. Following any closed session, the Committees and/or Council may reconvene in open session.)
	Vote of 4-0 (with 1 abstention and 1 recusal) out of the Judiciary & Administration Committee.
<u>24-1105</u>	AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Washburn Residential & Public/Semi-Public District to the Multiple Dwelling District, allowing for the construction of multi-family residential townhomes at 918, 920, 922, 928, 934, and 940 Division Street.
	Vote of 4-1 (with 1 abstention) out of the Judiciary & Administration Committee.
<u>24-1150</u>	Resolution approving allocation of funds related to cleanup of areas in La Crosse wetland areas and contracted security related to public spaces. <u>Sponsors:</u> Kahlow
	Vote of 5-1 out of the Finance & Personnel Committee.
<u>24-1151</u>	Resolution appropriating additional funds to the Pump House Regional Arts Center in connection with recent expansion and upgrade of the restroom facilities.
	<u>Sponsors:</u> Goggin and Kahlow
	Vote of 5-1 out of the Finance & Personnel Committee.

CONSENT AGENDA

The following consent agenda will be approved with a single voice vote, based on the recommended actions, unless an item is removed at the request of the Mayor or a Council Member.

ITEMS RECOMMENDED TO BE ADOPTED

<u>24-1085</u>	AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Residence District to the Single Family Residence District, allowing for the parcel at 1202 Bennett Street to be combined with the adjacent parcel to the west.
<u>24-1089</u>	AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Public/Semi-Public District to the Planned Development District - General, allowing for the construction of residential rental units along with a community service space at 510 9th Street S.
<u>24-1061</u>	Resolution approving Certified Survey Map - All of Outlot 7 of River Point District and part of Government Lot 1 located in the Northwest 1/4 of the Northeast 1/4 of Section 31, Town 16 North, Range 7 West, in the City of La Crosse, La Crosse County, Wisconsin and request for right-of-way dedication.
<u>24-1106</u>	Resolution approving Application of La Crosse County (dba Hillview Health Care Center) for a Conditional Use Permit allowing for a Community Living Arrangement at 3501, 3503, 3505, 3507, 3509 Park Lane Dr. & 2851 33rd St. S.
<u>24-1110</u>	Resolution approving Application of Householder Taverns LLC dba Bennett O'Riley's South La Crosse for Expansion of Alcohol Beverage License for a special event at 4329 Mormon Coulee Road on October 4 & 5, 2024.
<u>24-1111</u>	Resolution granting various license applications pursuant to Chapters 4, 6, and/or 10 of the La Crosse Municipal Code for the license period 2024-2025 (September).
<u>24-1124</u>	Resolution authorizing the Mayor and City Clerk to sign State/Municipal Financial Agreement for the Reconstruction of Green Bay Street from 9th Street South to 14th Street South (Project I.D. #5991-07-84/85). <u>Sponsors:</u> Schwarz
<u>24-1125</u>	Resolution authorizing the Mayor and City Clerk to sign State/Municipal Agreement for the Citywide Traffic Implementation utilizing the Signal and ITS Standalone Program (Project I.D.s #3700-10-64). <u>Sponsors:</u> Janssen and Sleznikow
<u>24-1136</u>	Resolution adopting the La Crosse 2024 Housing Study.

Sponsors: Trost

<u>24-1138</u>	Resolution approving an agreement between Wisconsin Municipal Mutual Insurance Company (WMMIC) and the City of La Crosse for workers compensation self-insurance program claim services. <u>Sponsors:</u> Reynolds
<u>24-1152</u>	Resolution approving a Short Notice Paramedic Transport Pay Memorandum of Understanding (MOU) between the City of La Crosse and the International Association of Firefighters, Local #127. <u>Sponsors:</u> Reynolds
<u>24-1178</u>	Resolution approving water and sewer connection agreement for property located at 1612 Nakomis Avenue.
<u>24-1186</u>	Resolution declaring official intent to reimburse expenditures from proceeds of borrowing through the State of Wisconsin Environmental Improvement Fund for Hagar and Pammel Creek Lift Station projects. <u>Sponsors:</u> Reynolds

ITEM RECOMMENDED TO BE RECEIVED AND FILED

<u>24-1091</u> Financial Statements with Independent Auditors Report as of December 31, 2023.

Adjournment

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.

Any invocation that may be offered at the Council meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council, and the Council will not endorse the religious beliefs or views of this, or any other speaker.

Council Members:

Tamra Dickinson, Erin Goggin, Barb Janssen, Larry Sleznikow, Christine Kahlow, Mac Kiel, Mackenzie Mindel, Chris Woodard, Rebecca Schwarz, Jennifer Trost, Douglas Happel, Mark Neumann, Vacancy (Dist. 5)

City of La Crosse, Wisconsin



City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 24-1209

Agenda Date: 9/12/2024

In Control: Common Council

Version: 1

Status: Agenda Ready

File Type: Report



Period: 7 to 7

	2024
Revenue	\$5,967,527.29
1000410 - CLERK - GEN ADMIN	\$7,926.52
450000 - ALCOHOL LICENSE	\$3,962.11
450005 - OTHR LICENSE/PERM/RELATED FEE	\$3,964.41
450035 - PET & ANIMAL LICENSE	\$0.00
454000 - MISCELLANEOUS REVENUE	\$0.00
1002010 - POLICE - GEN ADMIN	\$2,558.47
420300 - GRANT AWARDS - LOCAL	\$0.00
431015 - PD REPORT COPIES	\$94.80
431020 - SALE OF ABANDONED VEHICLES	\$1,077.00
450045 - ALARM PERMITS & FEES	\$766.00
454000 - MISCELLANEOUS REVENUE	\$620.67
492000 - TRANSFERS IN	\$0.00
1002110 - FIRE - GEN ADMIN	\$155,676.58
430000 - FD SERVICES & TRAINING CHARGES	\$0.00
430010 - FIRE PROTECTION FEE	\$0.00
430025 - STATE UNDERGROUND INSPCTN FEE	\$0.00
450005 - OTHR LICENSE/PERM/RELATED FEE	\$6,996.00
450010 - ELECTRICAL PERMITS	\$9,405.66
450020 - BUILDING & RELATED PERMITS	\$123,338.00
450025 - HEATING & PLUMBING PERMITS	\$14,597.52
450045 - ALARM PERMITS & FEES	\$0.00
450065 - REGISTRATION FEES	\$100.00
450070 - MISCELLANEOUS FINES & FEES	\$679.40
454000 - MISCELLANEOUS REVENUE	\$560.00
1002115 - FIRE - COMMUNITY RISK MGMT	\$0.00
430005 - FD DONATIONS & CONTRIBUTIONS	\$0.00
454000 - MISCELLANEOUS REVENUE	\$0.00
1003010 - PLANNING/DEVELOPMENT-GEN ADMIN	\$1,500.00
421100 - DONATIONS	\$0.00
450005 - OTHR LICENSE/PERM/RELATED FEE	\$750.00
450020 - BUILDING & RELATED PERMITS	\$750.00
452015 - OTHER SERVICE CHARGES	\$0.00
454000 - MISCELLANEOUS REVENUE	\$0.00
454005 - INTERFUND CHARGES FOR SERVICES	\$0.00
1003310 - ENGINEERING - GEN ADMIN	\$20,236.99

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Period: 7 to 7	• • • •
421003 - COUNTY CONTRIBUTIONS	\$0.00
450005 - OTHR LICENSE/PERM/RELATED FEE	\$1,242.00
450020 - BUILDING & RELATED PERMITS	\$35.00
450030 - WEIGHTS & MEASURES FEE	\$0.00
452020 - INTRGOVERNMENTL CHRGS FOR SVCS	\$0.00
454000 - MISCELLANEOUS REVENUE	\$2,725.00
454005 - INTERFUND CHARGES FOR SERVICES	\$16,234.99
1003410 - HIGHWAY - GEN ADMIN	\$17,940.82
454000 - MISCELLANEOUS REVENUE	\$2,983.50
454001 - DAMAGE TO CITY PROPERTY	(\$77.82)
454002 - GAS TAX REFUND	\$0.00
454005 - INTERFUND CHARGES FOR SERVICES	\$13,978.00
491003 - SALE OF PROPERTY/EQUIP	\$1,057.14
1003415 - HIGHWAY - STREET MAINTENANCE	\$0.00
454000 - MISCELLANEOUS REVENUE	\$0.00
454006 - REBATE	\$0.00
481001 - INSURANCE RECOVERY	\$0.00
1003430 - HIGHWAY - SERVICE CHRGES/PARTS	\$81,819.13
454005 - INTERFUND CHARGES FOR SERVICES	\$81,819.13
1004010 - LIBRARY - GEN ADMIN	\$388.00
421003 - COUNTY CONTRIBUTIONS	\$0.00
441030 - SERVICE FEES	\$52.80
450065 - REGISTRATION FEES	\$10.00
450070 - MISCELLANEOUS FINES & FEES	\$20.50
452015 - OTHER SERVICE CHARGES	\$0.00
452020 - INTRGOVERNMENTL CHRGS FOR SVCS	\$0.00
454001 - DAMAGE TO CITY PROPERTY	\$304.70
454006 - REBATE	\$0.00
491003 - SALE OF PROPERTY/EQUIP	\$0.00
1004110 - LAX CENTER - GEN ADMIN	\$173,333.95
405005 - ROOM TAX	\$145,398.22
440015 - FACILITY RENTAL FEES	\$22,595.00
441000 - LIQUOR FUND	\$0.00
441005 - CONVENTION SERVICES	\$0.00
441030 - SERVICE FEES	\$4,816.60
453000 - INTEREST EARNINGS	\$0.00
454000 - MISCELLANEOUS REVENUE	\$524.13
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Period: 7 to 7	
454002 - GAS TAX REFUND	\$0.00
454003 - ADVERTISING	\$0.00
454004 - ATM COMMISSION/FEE REVENUE	\$0.00
454006 - REBATE	\$0.00
481000 - INSURANCE DIVIDENDS	\$0.00
491003 - SALE OF PROPERTY/EQUIP	\$0.00
492000 - TRANSFERS IN	\$0.00
1004210 - PARKS/REC - GEN ADMIN	\$7,828.70
453000 - INTEREST EARNINGS	\$0.00
454000 - MISCELLANEOUS REVENUE	\$351.63
457100 - RENT/LEASE INCOME	\$7,477.07
481001 - INSURANCE RECOVERY	\$0.00
1004215 - PARKS/REC - PARKS	\$4,495.29
440015 - FACILITY RENTAL FEES	\$4,495.29
1004220 - PARKS/REC - RECREATION	\$6,890.57
421100 - DONATIONS	\$0.00
440000 - ADULT RECREATION FEES	\$1,019.55
440005 - YOUTH RECREATION FEES	\$1,989.61
450065 - REGISTRATION FEES	\$3,881.41
1004225 - PARKS/REC - FACILITIES	\$2,382.01
440015 - FACILITY RENTAL FEES	\$2,382.01
1004235 - PARKS/REC - AQUATICS	\$26,881.12
440010 - POOL ADMISSION FEES	\$26,881.12
1009905 - TRANSFERS	\$37,447.22
492000 - TRANSFERS IN	\$37,447.22
1009910 - NON-DEPT - GEN ADMIN	\$5,420,221.92
405001 - PROPERTY TAX	\$0.00
405005 - ROOM TAX	\$63,138.19
405010 - MOBILE HOME TAX	\$3,589.99
405015 - PMTS IN LIEU OF TAXES (PILOT)	\$141,062.68
405020 - ERRONEOUS TAXES	\$0.00
405025 - OMITTED PRIOR YEAR TAX	\$0.00
405030 - PRIOR YEAR PP TAX CHARGE BACK	\$0.00
405035 - INTEREST/PENALTY DELINQ TAXES	\$49,566.91
405045 - SALES TAX DISCOUNT	\$239.07
405050 - OUTSIDE FIRE DIST FIRE PAY	\$0.00
415001 - SHARED REVENUES-GENERAL	\$1,843,453.03

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415015 - EXPENDITURE RESTRAINT \$1,164,284.01 415020 - SHARED REVENUE FIRE INSURANCE \$219,811.37 415025 - STATE AID PERSONAL PROPERTY \$0.00 415030 - TRANSPORTATION AID \$704,703.38 415035 - CONNECTING STREETS \$164,777.69 415041 - MUNICIPAL SERVICES-FIRE \$0.00 415030 - EXEMPT COMPUTER AID \$249,053.04 420100 - GRANT AWARDS - FEDERAL \$0.00 421100 - DONATIONS \$0.00 421100 - DONATIONS \$0.00 441030 - SERVICE FEES \$0.00 450005 - OTHR LICENSE/PERMRELATED FEE \$25.00 450007 - MISCELLANEOUS FINES & FEES \$0.00 451010 - CHRONIC NUISANCE SERVICES \$0.00 451010 - CHRONIC NUISANCE SERVICES \$0.00 453000 - INTEREST EARNINGS \$2,2,072.43 453005 - UNREALIZED GAIN/LOSS \$2,303.64 454005 - INTERFUND CHARGES FOR SERVICES \$0.00 453000 - INSCELLANEOUS REVENUE \$2,003.64 454005 - UNREALIZED GAIN/LOSS \$2,303.64 454006 - REBATE \$0.00 454000 - CASH OVER/SHORT \$7.96 457100 - RENT/LEASE INCOME \$0.00 457100 - REN	Period: 7 to 7	
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415050 - EXEMPT COMPUTER AID \$249,053,04 420100 - GRANT AWARDS - FEDERAL \$0.00 420206 - OTHER STATE GRANTS \$0.00 421100 - DONATIONS \$0.00 441030 - SERVICE FEES \$0.00 450005 - OTHR LICENSE/PERMRELATED FEE \$255.00 450007 - MISCELLANEOUS FINES & FEES \$96.00 451010 - COURT FINES \$96.00 451010 - CHRONIC NUISANCE SERVICES \$0.00 453000 - INTEREST EARNINGS \$21,36.08 453000 - INTEREST EARNINGS \$20,72.43 453000 - INTEREST EARNINGS \$20,72.43 453005 - UNREALIZED GAIN/LOSS \$20,94.00.43 454000 - MISCELLANEOUS REVENUE \$20,93.064 454000 - MISCELLANEOUS REVENUE \$20,30.64 454000 - MISCELLANEOUS REVENUE \$20,30.64 454000 - MISCELLANEOUS REVENUE \$20,30.06 454000 - CASH OVER/SHORT \$7.96 457100 - RENTLEASE INCOME \$0.00 457000 - CASH OVER/SHORT \$7.96 457100 - LOAN PRINCIPAL \$0.00 457001 - COAN PRINCIPAL \$0.00 457001 - NINARCE DIVIDENDS \$0.00 491002 - SALE OF LAND \$1.885,871.42	415035 - CONNECTING STREETS	\$164,787.69
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421100 - DONATIONS \$0.00 441030 - SERVICE FEES \$0.00 450005 - OTHR LICENSE/PERM/RELATED FEE \$25.00 450070 - MISCELLANEOUS FINES & FEES \$96.00 451000 - COURT FINES \$0.00 451010 - CHRONIC NUISANCE SERVICES \$0.00 453000 - INTEREST EARNINGS \$2,136.08 453000 - INTEREST EARNINGS \$2,072.43 453005 - UNREALIZED GAIN/LOSS \$2,072.43 454000 - MISCELLANEOUS REVENUE \$2,030.64 454000 - MISCELLANEOUS REVENUE \$2,030.64 454000 - MISCELLANEOUS REVENUE \$2,030.64 454000 - CASH OVER/SHORT \$7,96 457100 - RENT/LEASE INCOME \$0.00 457000 - LOAN PRINCIPAL \$0.00 457001 - LOAN INTEREST	420100 - GRANT AWARDS - FEDERAL	\$0.00
441030 - SERVICE FEES \$0.00 450005 - OTHR LICENSE/PERM/RELATED FEE \$25.00 450070 - MISCELLANEOUS FINES & FEES \$96.00 451000 - COURT FINES \$0.00 451010 - CHRONIC NUISANCE SERVICES \$0.00 453000 - INTEREST EARNINGS \$2,136.08 453000 - INTEREST EARNINGS \$2,072.43 453005 - UNREALIZED GAIN/LOSS \$205.400.43 453005 - UNREALIZED GAIN/LOSS \$205.400.43 454000 - MISCELLANEOUS REVENUE \$20,030.64 454000 - MISCELLANEOUS REVENUE \$20,030.64 454000 - MISCELLANEOUS REVENUE \$20,000.43 454000 - MISCELLANEOUS REVENUE \$20,000.64 454000 - REBATE \$0.00 456000 - CASH OVER/SHORT \$7.96 457100 - RENT/LEASE INCOME \$0.00 457201 - LOAN INTEREST \$0.00 457201 - LOAN INTEREST \$0.00 451000 - INSURANCE DIVIDENDS \$0.00 491002 - SALE OF LAND \$5.000.00 491002 - SALE OF LAND \$13.885.871.42 1000210 - FINANCE - GEN ADMIN \$46.958.17 510000 - SALARIES AND WAGES \$32.234.76 </td <td>420206 - OTHER STATE GRANTS</td> <td>\$0.00</td>	420206 - OTHER STATE GRANTS	\$0.00
45005 - OTHR LICENSE/PERM/RELATED FEE \$25.00 450070 - MISCELLANEOUS FINES & FEES \$96.00 451000 - COURT FINES \$0.00 451010 - CHRONIC NUISANCE SERVICES \$0.00 453000 - INTEREST EARNINGS \$2,136.08 453000 - INTEREST EARNINGS \$2,072.43 453005 - UNREALIZED GAIN/LOSS \$2,072.43 453005 - UNREALIZED GAIN/LOSS \$220,72.43 453000 - INVESTMENT EARNINGS \$220,400.43 454000 - MISCELLANEOUS REVENUE \$2,030.64 454000 - MISCELLANEOUS REVENUE \$2,030.64 454000 - REBATE \$0.00 456000 - CASH OVER/SHORT \$7.96 457100 - RENT/LEASE INCOME \$0.00 457200 - LOAN PRINCIPAL \$0.00 457200 - LOAN PRINCIPAL \$0.00 457201 - LOAN INTEREST \$0.00 451000 - INSURANCE DIVIDENDS \$0.00 491002 - SALE OF LAND \$5,000.00 491003 - SALE OF PROPERTY/EQUIP \$0.00 Expense \$13,885,871.42 1000210 - FINANCE - GEN ADMIN \$46,958.17 510001 - SEVERANCE PAY \$0.00 510000 - SALARIES AND WAGES \$32,234.76	421100 - DONATIONS	\$0.00
450070 - MISCELLANEOUS FINES & FEES \$96.00 451000 - COURT FINES \$0.00 451010 - CHRONIC NUISANCE SERVICES \$0.00 453000 - INTEREST EARNINGS \$2,136.08 453000 - INTEREST EARNINGS \$2,072.43 453005 - UNREALIZED GAIN/LOSS \$2,072.43 453000 - MISCELLANEOUS REVENUE \$2,030.64 454000 - MISCELLANEOUS REVENUE \$2,030.64 456000 - CASH OVER/SHORT \$7.96 457100 - RENT/LEASE INCOME \$0.00 457200 - LOAN PRINCIPAL \$0.00 457200 - LOAN PRINCIPAL \$0.00 451000 - INSURANCE DIVIDENDS \$0.00 491002 - SALE OF LAND \$5,000.00 10002 - SALE OF PROPERTY/EQUIP \$0.00 10000 - SALARIES AND WAGES </td <td>441030 - SERVICE FEES</td> <td>\$0.00</td>	441030 - SERVICE FEES	\$0.00
451000 - COURT FINES \$0.00 451010 - CHRONIC NUISANCE SERVICES \$0.00 453000 - INTEREST EARNINGS \$2,136.08 453000 - INTEREST EARNINGS \$2,072.43 453005 - UNREALIZED GAIN/LOSS \$230,40.43 453000 - INVESTMENT EARNINGS \$205,400.43 454000 - MISCELLANEOUS REVENUE \$2,030.64 454000 - MISCELLANEOUS REVENUE \$2,030.64 454000 - AISCELANEOUS REVENUE \$200,000 454000 - CASH OVER/SHORT \$7.96 457100 - RENT/LEASE INCOME \$0.00 457200 - LOAN PRINCIPAL \$0.00 457201 - LOAN INTEREST \$0.00 491002 - SALE OF LAND \$5,000.00 491003 - SALE OF PROPERTY/EQUIP \$0.00 Expense \$13.885,871.42 1000210 - FINANCE - GEN ADMIN \$46,958.17 510000 - SALARIES AND WAGES \$32,234.76 510001 - SEVERANCE PAY \$0.00 510005 - LIMITED	450005 - OTHR LICENSE/PERM/RELATED FEE	\$25.00
451010 - CHRONIC NUISANCE SERVICES \$0.00 453000 - INTEREST EARNINGS \$2,136.08 453000 - INTEREST EARNINGS \$2,072.43 453005 - UNREALIZED GAIN/LOSS \$539,410.91 453005 - UNREALIZED GAIN/LOSS \$539,410.91 453005 - UNREALIZED GAIN/LOSS \$20,72.43 453005 - UNREALIZED GAIN/LOSS \$539,410.91 453010 - INVESTMENT EARNINGS \$20,400.43 454000 - MISCELLANEOUS REVENUE \$2,030.64 454005 - INTERFUND CHARGES FOR SERVICES \$60,353.11 454006 - REBATE \$0.00 456000 - CASH OVER/SHORT \$7.96 457100 - RENT/LEASE INCOME \$0.00 457200 - LOAN PRINCIPAL \$0.00 457200 - LOAN PRINCIPAL \$0.00 457201 - LOAN INTEREST \$0.00 491002 - SALE OF LAND \$5,000.00 491002 - SALE OF PROPERTY/EQUIP \$0.00 Expense \$13,885,671.42 1000210 - FINANCE - GEN ADMIN \$46,958.17 510000 - SALARIES AND WAGES \$32,234.76 510000 - SALARIES AND WAGES \$30.00 510000 - SALARIES AND WAGES \$0.00 510000 - SALARIES AND WAGES \$0.00	450070 - MISCELLANEOUS FINES & FEES	\$96.00
453000 - INTEREST EARNINGS \$2,136.08 453004 - REALIZED GAIN/LOSS \$2,072.43 453005 - UNREALIZED GAIN/LOSS \$539,410.91 453010 - INVESTMENT EARNINGS \$205,400.43 454000 - MISCELLANEOUS REVENUE \$2,030.64 454005 - INTERFUND CHARGES FOR SERVICES \$60,353.11 454006 - REBATE \$0.00 456000 - CASH OVER/SHORT \$7.96 457100 - RENT/LEASE INCOME \$0.00 457200 - LOAN PRINCIPAL \$0.00 457201 - LOAN INTEREST \$0.00 457002 - SALE OF LAND \$5,000.00 491002 - SALE OF PROPERTY/EQUIP \$0.00 Expense \$13,885,871.42 1000210 - FINANCE - GEN ADMIN \$46,958.17 510000 - SALARIES AND WAGES \$32,234.76 510001 - SEVERANCE PAY \$0.00 510005 - LIMITED TERM EE SALARIES \$0.00 510005 - LIMITED TERM EE SALARIES \$0.00 510006 - OVERTIME PAY \$0.00 510000 - CELL PHONE REIMBURSEMENT \$35.00	451000 - COURT FINES	\$0.00
453004 - REALIZED GAIN/LOSS \$2,072.43 453005 - UNREALIZED GAIN/LOSS \$539,410.91 453010 - INVESTMENT EARNINGS \$205,400.43 454000 - MISCELLANEOUS REVENUE \$2,030.64 454005 - INTERFUND CHARGES FOR SERVICES \$60,353.11 454006 - REBATE \$0.00 456000 - CASH OVER/SHORT \$7.96 457100 - RENT/LEASE INCOME \$0.00 457200 - LOAN PRINCIPAL \$0.00 457201 - LOAN INTEREST \$0.00 457201 - LOAN INTEREST \$0.00 45000 - INSURANCE DIVIDENDS \$0.00 491002 - SALE OF LAND \$5,000.00 491003 - SALE OF PROPERTY/EQUIP \$0.00 Expense \$13,885,871.42 1000210 - FINANCE - GEN ADMIN \$46,958.17 510000 - SALARIES AND WAGES \$32,234.76 510001 - SEVERANCE PAY \$0.00 510005 - LIMITED TERM EE SALARIES \$0.00 510006 - OVERTIME PAY \$0.00 510000 - CELL PHONE REIMBURSEMENT \$35.00	451010 - CHRONIC NUISANCE SERVICES	\$0.00
453005 - UNREALIZED GAIN/LOSS \$539,410.91 453010 - INVESTMENT EARNINGS \$205,400.43 454000 - MISCELLANEOUS REVENUE \$2,030.64 454005 - INTERFUND CHARGES FOR SERVICES \$60,353.11 454006 - REBATE \$0.00 456000 - CASH OVER/SHORT \$7.96 457100 - RENT/LEASE INCOME \$0.00 457200 - LOAN PRINCIPAL \$0.00 457201 - LOAN INTEREST \$0.00 457201 - LOAN INTEREST \$0.00 457200 - SALE OF LAND \$0.00 491002 - SALE OF PROPERTY/EQUIP \$0.00 91003 - SALE OF PROPERTY/EQUIP \$0.00 Expense \$13,885,871.42 1000210 - FINANCE - GEN ADMIN \$46,958.17 510000 - SALARIES AND WAGES \$32,234.76 510001 - SEVERANCE PAY \$0.00 510005 - LIMITED TERM EE SALARIES \$0.00 510006 - OVERTIME PAY \$0.00 510000 - CELL PHONE REIMBURSEMENT \$35.00	453000 - INTEREST EARNINGS	\$2,136.08
453010 - INVESTMENT EARNINGS \$205,400.43 454000 - MISCELLANEOUS REVENUE \$2,030.64 454005 - INTERFUND CHARGES FOR SERVICES \$60,353.11 454006 - REBATE \$0.00 456000 - CASH OVER/SHORT \$7.96 457100 - RENT/LEASE INCOME \$0.00 457200 - LOAN PRINCIPAL \$0.00 457201 - LOAN INTEREST \$0.00 457201 - LOAN INTEREST \$0.00 457000 - INSURANCE DIVIDENDS \$0.00 491002 - SALE OF LAND \$0.00 491003 - SALE OF PROPERTY/EQUIP \$0.00 Expense \$13.885,871.42 1000210 - FINANCE - GEN ADMIN \$46,958.17 510000 - SALARIES AND WAGES \$32,234.76 510001 - SEVERANCE PAY \$0.00 510005 - LIMITED TERM EE SALARIES \$0.00 510006 - OVERTIME PAY \$0.00 510006 - OVERTIME PAY \$0.00 510030 - CELL PHONE REIMBURSEMENT \$35.00	453004 - REALIZED GAIN/LOSS	\$2,072.43
454000 - MISCELLANEOUS REVENUE \$2,030.64 454005 - INTERFUND CHARGES FOR SERVICES \$60,353.11 454006 - REBATE \$0.00 456000 - CASH OVER/SHORT \$7.96 457100 - RENT/LEASE INCOME \$0.00 457200 - LOAN PRINCIPAL \$0.00 457201 - LOAN INTEREST \$0.00 457201 - LOAN INTEREST \$0.00 457000 - INSURANCE DIVIDENDS \$0.00 451000 - INSURANCE DIVIDENDS \$0.00 491002 - SALE OF LAND \$5,000.00 491003 - SALE OF PROPERTY/EQUIP \$0.00 Expense \$13,885,871.42 1000210 - FINANCE - GEN ADMIN \$46,958.17 510000 - SALARIES AND WAGES \$32,234.76 510001 - SEVERANCE PAY \$0.00 510005 - LIMITED TERM EE SALARIES \$0.00 510006 - OVERTIME PAY \$0.00 510006 - OVERTIME PAY \$0.00 510030 - CELL PHONE REIMBURSEMENT \$35.00	453005 - UNREALIZED GAIN/LOSS	\$539,410.91
454005 - INTERFUND CHARGES FOR SERVICES \$60,353.11 454006 - REBATE \$0.00 456000 - CASH OVER/SHORT \$7.96 457100 - RENT/LEASE INCOME \$0.00 457200 - LOAN PRINCIPAL \$0.00 457201 - LOAN INTEREST \$0.00 457201 - LOAN INTEREST \$0.00 451000 - INSURANCE DIVIDENDS \$0.00 491002 - SALE OF LAND \$5,000.00 491003 - SALE OF PROPERTY/EQUIP \$0.00 Expense \$13,885,871.42 1000210 - FINANCE - GEN ADMIN \$46,958.17 510001 - SALARIES AND WAGES \$32,234.76 510001 - SEVERANCE PAY \$0.00 510005 - LIMITED TERM EE SALARIES \$0.00 510006 - OVERTIME PAY \$0.00 510006 - OVERTIME PAY \$0.00	453010 - INVESTMENT EARNINGS	\$205,400.43
454006 - REBATE \$0.00 456000 - CASH OVER/SHORT \$7.96 457100 - RENT/LEASE INCOME \$0.00 457200 - LOAN PRINCIPAL \$0.00 457201 - LOAN INTEREST \$0.00 457201 - LOAN INTEREST \$0.00 481000 - INSURANCE DIVIDENDS \$0.00 491002 - SALE OF LAND \$5,000.00 491003 - SALE OF PROPERTY/EQUIP \$0.00 Expense \$13,885,871.42 1000210 - FINANCE - GEN ADMIN \$46,958.17 510000 - SALARIES AND WAGES \$32,234.76 510001 - SEVERANCE PAY \$0.00 510005 - LIMITED TERM EE SALARIES \$0.00 510006 - OVERTIME PAY \$0.00 510006 - OVERTIME PAY \$0.00 510030 - CELL PHONE REIMBURSEMENT \$35.00	454000 - MISCELLANEOUS REVENUE	\$2,030.64
456000 - CASH OVER/SHORT \$7.96 457100 - RENT/LEASE INCOME \$0.00 457200 - LOAN PRINCIPAL \$0.00 457201 - LOAN INTEREST \$0.00 481000 - INSURANCE DIVIDENDS \$0.00 491002 - SALE OF LAND \$5,000.00 491003 - SALE OF PROPERTY/EQUIP \$0.00 Expense \$13,885,871.42 1000210 - FINANCE - GEN ADMIN \$46,958.17 510000 - SALARIES AND WAGES \$32,234.76 510001 - SEVERANCE PAY \$0.00 510005 - LIMITED TERM EE SALARIES \$0.00 510006 - OVERTIME PAY \$0.00 510000 - CELL PHONE REIMBURSEMENT \$35.00	454005 - INTERFUND CHARGES FOR SERVICES	\$60,353.11
457100 - RENT/LEASE INCOME \$0.00 457200 - LOAN PRINCIPAL \$0.00 457201 - LOAN INTEREST \$0.00 481000 - INSURANCE DIVIDENDS \$0.00 491002 - SALE OF LAND \$5,000.00 491003 - SALE OF PROPERTY/EQUIP \$0.00 Expense \$13,885,871.42 1000210 - FINANCE - GEN ADMIN \$46,958.17 510000 - SALARIES AND WAGES \$32,234.76 510001 - SEVERANCE PAY \$0.00 510005 - LIMITED TERM EE SALARIES \$0.00 510006 - OVERTIME PAY \$0.00 510030 - CELL PHONE REIMBURSEMENT \$35.00	454006 - REBATE	\$0.00
457200 - LOAN PRINCIPAL \$0.00 457201 - LOAN INTEREST \$0.00 481000 - INSURANCE DIVIDENDS \$0.00 491002 - SALE OF LAND \$5,000.00 491003 - SALE OF PROPERTY/EQUIP \$0.00 Expense \$13,885,871.42 1000210 - FINANCE - GEN ADMIN \$46,958.17 510000 - SALARIES AND WAGES \$32,234.76 510001 - SEVERANCE PAY \$0.00 510005 - LIMITED TERM EE SALARIES \$0.00 510006 - OVERTIME PAY \$0.00 510030 - CELL PHONE REIMBURSEMENT \$35.00	456000 - CASH OVER/SHORT	\$7.96
457201 - LOAN INTEREST \$0.00 481000 - INSURANCE DIVIDENDS \$0.00 491002 - SALE OF LAND \$5,000.00 491003 - SALE OF PROPERTY/EQUIP \$0.00 Expense 1000210 - FINANCE - GEN ADMIN \$46,958.17 510000 - SALARIES AND WAGES \$32,234.76 510001 - SEVERANCE PAY \$0.00 510005 - LIMITED TERM EE SALARIES \$0.00 510006 - OVERTIME PAY \$0.00 510030 - CELL PHONE REIMBURSEMENT \$35.00	457100 - RENT/LEASE INCOME	\$0.00
481000 - INSURANCE DIVIDENDS \$0.00 491002 - SALE OF LAND \$5,000.00 491003 - SALE OF PROPERTY/EQUIP \$0.00 Expense \$13,885,871.42 1000210 - FINANCE - GEN ADMIN \$46,958.17 510000 - SALARIES AND WAGES \$32,234.76 510001 - SEVERANCE PAY \$0.00 510005 - LIMITED TERM EE SALARIES \$0.00 510006 - OVERTIME PAY \$0.00 510030 - CELL PHONE REIMBURSEMENT \$35.00	457200 - LOAN PRINCIPAL	\$0.00
491002 - SALE OF LAND \$5,000.00 491003 - SALE OF PROPERTY/EQUIP \$0.00 Expense \$13,885,871.42 1000210 - FINANCE - GEN ADMIN \$46,958.17 510000 - SALARIES AND WAGES \$32,234.76 510001 - SEVERANCE PAY \$0.00 510005 - LIMITED TERM EE SALARIES \$0.00 510006 - OVERTIME PAY \$0.00 510030 - CELL PHONE REIMBURSEMENT \$35.00	457201 - LOAN INTEREST	\$0.00
491003 - SALE OF PROPERTY/EQUIP \$0.00 Expense \$13,885,871.42 1000210 - FINANCE - GEN ADMIN \$46,958.17 510000 - SALARIES AND WAGES \$32,234.76 510001 - SEVERANCE PAY \$0.00 510005 - LIMITED TERM EE SALARIES \$0.00 510006 - OVERTIME PAY \$0.00 510030 - CELL PHONE REIMBURSEMENT \$35.00	481000 - INSURANCE DIVIDENDS	\$0.00
Expense \$13,885,871.42 1000210 - FINANCE - GEN ADMIN \$46,958.17 510000 - SALARIES AND WAGES \$32,234.76 510001 - SEVERANCE PAY \$0.00 510005 - LIMITED TERM EE SALARIES \$0.00 510006 - OVERTIME PAY \$0.00 510030 - CELL PHONE REIMBURSEMENT \$35.00	491002 - SALE OF LAND	\$5,000.00
1000210 - FINANCE - GEN ADMIN \$46,958.17 510000 - SALARIES AND WAGES \$32,234.76 510001 - SEVERANCE PAY \$0.00 510005 - LIMITED TERM EE SALARIES \$0.00 510006 - OVERTIME PAY \$0.00 510030 - CELL PHONE REIMBURSEMENT \$35.00	491003 - SALE OF PROPERTY/EQUIP	\$0.00
510000 - SALARIES AND WAGES \$32,234.76 510001 - SEVERANCE PAY \$0.00 510005 - LIMITED TERM EE SALARIES \$0.00 510006 - OVERTIME PAY \$0.00 510030 - CELL PHONE REIMBURSEMENT \$35.00	Expense	\$13,885,871.42
510001 - SEVERANCE PAY \$0.00 510005 - LIMITED TERM EE SALARIES \$0.00 510006 - OVERTIME PAY \$0.00 510030 - CELL PHONE REIMBURSEMENT \$35.00	1000210 - FINANCE - GEN ADMIN	\$46,958.17
510005 - LIMITED TERM EE SALARIES \$0.00 510006 - OVERTIME PAY \$0.00 510030 - CELL PHONE REIMBURSEMENT \$35.00	510000 - SALARIES AND WAGES	\$32,234.76
510006 - OVERTIME PAY \$0.00 510030 - CELL PHONE REIMBURSEMENT \$35.00	510001 - SEVERANCE PAY	\$0.00
510030 - CELL PHONE REIMBURSEMENT \$35.00	510005 - LIMITED TERM EE SALARIES	\$0.00
	510006 - OVERTIME PAY	\$0.00
511005 - HEALTH INSURANCE \$7,241.25	510030 - CELL PHONE REIMBURSEMENT	\$35.00
	511005 - HEALTH INSURANCE	\$7,241.25

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Period: 7 to 7	
511015 - LIFE INSURANCE	\$131.28
511020 - SOCIAL SECURITY AND MEDICARE	\$2,443.13
511025 - RETIREMENT BENEFITS	\$3,316.47
511065 - EMPLOYEE RECOGNITION	\$0.00
511075 - CAR ALLOWANCE	\$24.79
520000 - CONTRACT/PROFESSIONAL SERVICES	\$0.00
520015 - BANK FEES	\$0.00
520055 - RECRUITMENT FEES & SVCS	\$0.00
520110 - OTHER CONTRACTED SVCS	\$0.00
521006 - TRAINING/CONF. REGISTRATION	\$300.00
521101 - TELEPHONE	\$47.59
532000 - OFFICE SUPPLIES	\$151.36
532010 - OPERATING SUPPLIES	\$0.00
532060 - POSTAGE	\$674.92
532065 - PRINTING SERVICES	\$357.62
532075 - MEMBERSHIPS & SUBSCRIPTIONS	\$0.00
533010 - COMPUTER EQUIP UNDER \$10,000	\$0.00
550000 - MISCELLANEOUS	\$0.00
555999 - P-CARDS PENDING REVIEW	\$0.00
1000215 - FINANCE -ACCOUNTING/PAYROLL	\$45,027.18
510000 - SALARIES AND WAGES	\$32,035.33
510001 - SEVERANCE PAY	\$0.00
510006 - OVERTIME PAY	\$375.15
511005 - HEALTH INSURANCE	\$6,758.50
511020 - SOCIAL SECURITY AND MEDICARE	\$2,403.76
511025 - RETIREMENT BENEFITS	\$3,419.44
520055 - RECRUITMENT FEES & SVCS	\$0.00
520065 - SOFTWARE VENDOR SVCS	\$0.00
521006 - TRAINING/CONF. REGISTRATION	\$35.00
532070 - BOOKS & PUBLICATIONS	\$0.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	\$0.00
533010 - COMPUTER EQUIP UNDER \$10,000	\$0.00
551030 - LATE/DELINQUENT FEE	\$0.00
1000225 - FINANCE - TREASURY/CUST SVC	\$18,423.22
510000 - SALARIES AND WAGES	\$12,498.87
510001 - SEVERANCE PAY	\$0.00
510006 - OVERTIME PAY	\$0.00

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Period: 7 to 7	
511005 - HEALTH INSURANCE	\$3,620.67
511020 - SOCIAL SECURITY AND MEDICARE	\$918.22
511025 - RETIREMENT BENEFITS	\$1,268.13
520055 - RECRUITMENT FEES & SVCS	\$0.00
520110 - OTHER CONTRACTED SVCS	\$0.00
532000 - OFFICE SUPPLIES	\$111.12
532010 - OPERATING SUPPLIES	\$0.00
532060 - POSTAGE	\$6.21
532065 - PRINTING SERVICES	\$0.00
533010 - COMPUTER EQUIP UNDER \$10,000	\$0.00
533015 - COMPUTER SOFTWARE UNDR \$10,000	\$0.00
533025 - OFFICE EQUIPMENT UNDER \$10,000	\$0.00
1000230 - FINANCE -MAIL SRVC/PRINTING	\$7,428.51
510000 - SALARIES AND WAGES	\$5,040.37
510001 - SEVERANCE PAY	\$0.00
510006 - OVERTIME PAY	\$0.00
511005 - HEALTH INSURANCE	\$1,810.33
511020 - SOCIAL SECURITY AND MEDICARE	\$238.44
511025 - RETIREMENT BENEFITS	\$339.37
520110 - OTHER CONTRACTED SVCS	\$0.00
532060 - POSTAGE	\$0.00
540200 - R&M - OFFICE EQUIP	\$0.00
1000310 - LEGAL - GEN ADMIN	\$59,842.29
510000 - SALARIES AND WAGES	\$40,972.47
510001 - SEVERANCE PAY	\$0.00
511005 - HEALTH INSURANCE	\$7,241.33
511015 - LIFE INSURANCE	\$115.35
511020 - SOCIAL SECURITY AND MEDICARE	\$3,063.21
511025 - RETIREMENT BENEFITS	\$3,544.45
520025 - OUTSIDE LEGAL SVCS	\$0.00
521005 - TRAVEL - OTHER	\$0.00
521006 - TRAINING/CONF. REGISTRATION	\$0.00
521101 - TELEPHONE	\$233.21
532000 - OFFICE SUPPLIES	\$349.55
532060 - POSTAGE	\$46.60
532065 - PRINTING SERVICES	\$0.00
532070 - BOOKS & PUBLICATIONS	\$461.20

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5 - MEMBERSHIPS & SUBSCRIPTIONS	\$2,309.92
0 - COMPUTER EQUIP UNDER \$10,000	\$0.00
0 - MISCELLANEOUS	\$1,505.00
9 - P-CARDS PENDING REVIEW	\$0.00
10 - CLERK - GEN ADMIN	\$32,111.54
0 - SALARIES AND WAGES	\$18,916.80
1 - SEVERANCE PAY	\$0.00
5 - LIMITED TERM EE SALARIES	\$0.00
6 - OVERTIME PAY	\$0.00
0 - CELL PHONE REIMBURSEMENT	\$35.00
5 - HEALTH INSURANCE	\$6,034.42
5 - LIFE INSURANCE	\$46.83
0 - SOCIAL SECURITY AND MEDICARE	\$1,391.89
5 - RETIREMENT BENEFITS	\$1,931.37
5 - TRAVEL - OTHER	\$0.00
6 - TRAINING/CONF. REGISTRATION	\$0.00
1 - TELEPHONE	\$7.40
0 - OFFICE SUPPLIES	\$351.22
0 - OPERATING SUPPLIES	\$0.00
0 - POSTAGE	\$218.64
5 - PRINTING SERVICES	\$365.00
0 - BOOKS & PUBLICATIONS	\$2,571.89
5 - MEMBERSHIPS & SUBSCRIPTIONS	\$0.00
0 - MISCELLANEOUS	\$241.08
9 - P-CARDS PENDING REVIEW	\$0.00
15 - CLERK - ELECTIONS	\$5,819.06
0 - SALARIES AND WAGES	\$0.00
5 - LIMITED TERM EE SALARIES	\$652.50
6 - OVERTIME PAY	\$0.00
0 - SOCIAL SECURITY AND MEDICARE	\$49.91
5 - RETIREMENT BENEFITS	\$0.00
1 - TELEPHONE	\$4.35
0 - OFFICE SUPPLIES	\$47.62
0 - POSTAGE	\$4,206.79
5 - PRINTING SERVICES	\$718.19
0 - BOOKS & PUBLICATIONS	\$0.00
0 - R&M - EQUIP/MACH	\$0.00

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	¢420.70
550000 - MISCELLANEOUS	\$139.70
580601 - COMPUTER SOFTWARE \$10,000+	\$0.00
	\$13,273.30
510000 - SALARIES AND WAGES	\$8,740.00
511020 - SOCIAL SECURITY AND MEDICARE	\$933.30
521001 - TRAVEL - LODGING	\$0.00
521003 - TRAVEL - MEALS	\$0.00
521005 - TRAVEL - OTHER	\$0.00
521006 - TRAINING/CONF. REGISTRATION	\$0.00
532000 - OFFICE SUPPLIES	\$0.00
532065 - PRINTING SERVICES	\$0.00
550000 - MISCELLANEOUS	\$3,600.00
1000610 - MAYOR - GEN ADMIN	\$25,384.07
510000 - SALARIES AND WAGES	\$16,888.20
510001 - SEVERANCE PAY	\$0.00
510030 - CELL PHONE REIMBURSEMENT	\$65.80
511005 - HEALTH INSURANCE	\$3,620.67
511015 - LIFE INSURANCE	\$135.36
511020 - SOCIAL SECURITY AND MEDICARE	\$1,285.55
511025 - RETIREMENT BENEFITS	\$1,816.83
511065 - EMPLOYEE RECOGNITION	\$190.00
511075 - CAR ALLOWANCE	\$250.00
520055 - RECRUITMENT FEES & SVCS	\$0.00
520115 - ADVERTISING SVCS	\$0.00
521005 - TRAVEL - OTHER	\$0.00
521006 - TRAINING/CONF. REGISTRATION	\$335.00
521101 - TELEPHONE	\$142.88
532000 - OFFICE SUPPLIES	\$242.79
532010 - OPERATING SUPPLIES	\$0.00
532060 - POSTAGE	\$255.88
532065 - PRINTING SERVICES	\$0.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	\$0.00
550000 - MISCELLANEOUS	\$155.11
1000710 - MUNI COURT - GEN ADMIN	\$19,354.63
510000 - SALARIES AND WAGES	\$13,862.03
510006 - OVERTIME PAY	\$217.28
511005 - HEALTH INSURANCE	\$2,413.75

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Period: 7 to 7	
511015 - LIFE INSURANCE	\$13.45
511020 - SOCIAL SECURITY AND MEDICARE	\$1,045.36
511025 - RETIREMENT BENEFITS	\$1,408.89
520110 - OTHER CONTRACTED SVCS	\$0.00
521005 - TRAVEL - OTHER	\$0.00
521006 - TRAINING/CONF. REGISTRATION	\$0.00
521101 - TELEPHONE	\$4.81
532000 - OFFICE SUPPLIES	\$131.94
532060 - POSTAGE	\$257.12
550400 - COURT RELATED EXPENSES	\$0.00
1000810 - IT - GEN ADMIN	\$264,691.35
510000 - SALARIES AND WAGES	\$58,089.27
510001 - SEVERANCE PAY	\$0.00
510005 - LIMITED TERM EE SALARIES	\$1,897.00
510030 - CELL PHONE REIMBURSEMENT	\$140.00
511005 - HEALTH INSURANCE	\$12,068.75
511015 - LIFE INSURANCE	\$71.34
511020 - SOCIAL SECURITY AND MEDICARE	\$4,452.11
511025 - RETIREMENT BENEFITS	\$6,197.24
520055 - RECRUITMENT FEES & SVCS	\$0.00
520140 - ADMINISTRATIVE SVCS	\$165,973.15
521006 - TRAINING/CONF. REGISTRATION	\$0.00
521101 - TELEPHONE	\$12,850.45
521103 - WATER	\$0.00
532000 - OFFICE SUPPLIES	\$123.18
532055 - GASOLINE FUEL	\$0.00
532060 - POSTAGE	\$36.38
532065 - PRINTING SERVICES	\$6.16
532075 - MEMBERSHIPS & SUBSCRIPTIONS	\$0.00
540500 - R&M - OTHER	\$2,786.32
550000 - MISCELLANEOUS	\$0.00
555999 - P-CARDS PENDING REVIEW	\$0.00
1000815 - IT - GIS & DEVELOPMENT SRVCS	\$0.00
510000 - SALARIES AND WAGES	\$0.00
510005 - LIMITED TERM EE SALARIES	\$0.00
511005 - HEALTH INSURANCE	\$0.00
511020 - SOCIAL SECURITY AND MEDICARE	\$0.00

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Period: 7 to 7	
511025 - RETIREMENT BENEFITS	\$0.00
1000820 - IT - SUPPORT & APPLICATION SRV	\$0.00
510000 - SALARIES AND WAGES	\$0.00
510030 - CELL PHONE REIMBURSEMENT	\$0.00
511005 - HEALTH INSURANCE	\$0.00
511020 - SOCIAL SECURITY AND MEDICARE	\$0.00
511025 - RETIREMENT BENEFITS	\$0.00
1000910 - HUMAN RESOURCES - GEN ADMIN	\$50,899.37
510000 - SALARIES AND WAGES	\$23,795.40
510001 - SEVERANCE PAY	\$0.00
510005 - LIMITED TERM EE SALARIES	\$0.00
510006 - OVERTIME PAY	\$12.76
510030 - CELL PHONE REIMBURSEMENT	\$0.00
511005 - HEALTH INSURANCE	\$5,068.92
511015 - LIFE INSURANCE	\$23.47
511020 - SOCIAL SECURITY AND MEDICARE	\$1,857.24
511025 - RETIREMENT BENEFITS	\$2,296.04
511045 - PROFESSIONAL EDU REIMBURSEMENT	\$38.42
520000 - CONTRACT/PROFESSIONAL SERVICES	\$200.00
520025 - OUTSIDE LEGAL SVCS	\$0.00
520055 - RECRUITMENT FEES & SVCS	\$300.00
520075 - TEMPORARY LABOR SERVICES	\$0.00
520110 - OTHER CONTRACTED SVCS	\$17,033.38
521001 - TRAVEL - LODGING	\$0.00
521002 - TRAVEL - TRNSPTN	\$0.00
521003 - TRAVEL - MEALS	\$0.00
521004 - TRAVEL - MILEAGE	\$0.00
521006 - TRAINING/CONF. REGISTRATION	\$38.42
521101 - TELEPHONE	\$54.78
532000 - OFFICE SUPPLIES	\$62.46
532060 - POSTAGE	\$6.78
532065 - PRINTING SERVICES	\$103.72
532075 - MEMBERSHIPS & SUBSCRIPTIONS	\$0.00
550000 - MISCELLANEOUS	\$7.58
555999 - P-CARDS PENDING REVIEW	\$0.00
580901 - OTHER WORK EQUIPMENT	\$0.00
1002010 - POLICE - GEN ADMIN	\$471,690.17

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Period: 7 to 7	
510000 - SALARIES AND WAGES	\$311,012.69
510001 - SEVERANCE PAY	\$0.00
510006 - OVERTIME PAY	\$15,358.73
510030 - CELL PHONE REIMBURSEMENT	\$802.75
511005 - HEALTH INSURANCE	\$11,706.75
511015 - LIFE INSURANCE	\$1,028.73
511020 - SOCIAL SECURITY AND MEDICARE	\$24,288.61
511025 - RETIREMENT BENEFITS	\$61,315.39
511030 - ER CONTRIBUTION ICMA	\$0.00
511040 - UNIFORM AND OTHER ALLOWANCES	\$1,033.27
511055 - MEDICAL EVALUATIONS	\$0.00
520005 - PROFESSIONAL FEES	\$929.80
520025 - OUTSIDE LEGAL SVCS	\$0.00
520055 - RECRUITMENT FEES & SVCS	\$712.77
520100 - CONTRACT SVCS - CLEANING	\$1,075.00
520110 - OTHER CONTRACTED SVCS	\$17,082.42
520120 - MARKETING/EVENT SVCS	\$0.00
521001 - TRAVEL - LODGING	\$778.84
521002 - TRAVEL - TRNSPTN	\$0.00
521003 - TRAVEL - MEALS	\$88.36
521005 - TRAVEL - OTHER	\$0.00
521006 - TRAINING/CONF. REGISTRATION	\$1,604.00
521101 - TELEPHONE	\$3,108.91
521102 - ELECTRICITY	\$342.97
521103 - WATER	\$0.00
521104 - NATURAL GAS	\$34.99
521105 - SEWER	\$0.00
521106 - STORM WATER	\$0.00
532000 - OFFICE SUPPLIES	\$1,429.86
532005 - PROGRAM SUPPLIES	\$1,275.08
532055 - GASOLINE FUEL	\$106.21
532056 - DIESEL FUEL	\$0.00
532060 - POSTAGE	\$1,127.18
532065 - PRINTING SERVICES	\$0.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	\$13.99
532085 - FIRST AID & SAFETY SUPPLIES	\$0.00
533005 - VEHICLE EQUIPMENT	\$0.00

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Period: 7 to 7	
533020 - COMMUNCATION EQPT UNDR \$10,000	\$0.00
540100 - R&M - EQUIP/MACH	\$83.60
540150 - R&M - COMMUNICATION	\$1,195.44
540250 - R&M - VEHICLE	\$10,032.82
540500 - R&M - OTHER	\$3,973.00
550000 - MISCELLANEOUS	\$148.01
550250 - AP PMT BY CREDIT CARD FEE	\$0.00
555999 - P-CARDS PENDING REVIEW	\$0.00
580601 - COMPUTER SOFTWARE \$10,000+	\$0.00
592000 - TRANSFERS OUT	\$0.00
599900 - PRIOR YEAR EXPENSES	\$0.00
1002015 - POLICE - FIELD SERVICES	\$469,314.83
510000 - SALARIES AND WAGES	\$275,713.55
510001 - SEVERANCE PAY	\$0.00
510006 - OVERTIME PAY	\$14,370.47
510030 - CELL PHONE REIMBURSEMENT	\$325.00
511005 - HEALTH INSURANCE	\$95,222.92
511015 - LIFE INSURANCE	\$0.00
511020 - SOCIAL SECURITY AND MEDICARE	\$21,568.61
511025 - RETIREMENT BENEFITS	\$62,114.28
511040 - UNIFORM AND OTHER ALLOWANCES	\$0.00
520110 - OTHER CONTRACTED SVCS	\$0.00
533010 - COMPUTER EQUIP UNDER \$10,000	\$0.00
540250 - R&M - VEHICLE	\$0.00
599900 - PRIOR YEAR EXPENSES	\$0.00
1002020 - POLICE -INVESTIGATIVE SERVICES	\$63,184.65
510000 - SALARIES AND WAGES	\$37,850.19
510006 - OVERTIME PAY	\$1,961.03
510030 - CELL PHONE REIMBURSEMENT	\$105.00
511005 - HEALTH INSURANCE	\$12,068.75
511020 - SOCIAL SECURITY AND MEDICARE	\$2,901.49
511025 - RETIREMENT BENEFITS	\$8,298.19
511040 - UNIFORM AND OTHER ALLOWANCES	\$0.00
520005 - PROFESSIONAL FEES	\$0.00
521001 - TRAVEL - LODGING	\$0.00
521006 - TRAINING/CONF. REGISTRATION	\$0.00
599900 - PRIOR YEAR EXPENSES	\$0.00

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Period: 7 to 7	
1002025 - POLICE -PROFESSIONAL STANDARDS	\$25,283.45
510000 - SALARIES AND WAGES	\$12,638.47
510001 - SEVERANCE PAY	\$0.00
510006 - OVERTIME PAY	\$0.00
510030 - CELL PHONE REIMBURSEMENT	\$35.00
511005 - HEALTH INSURANCE	\$9,655.08
511020 - SOCIAL SECURITY AND MEDICARE	\$951.11
511025 - RETIREMENT BENEFITS	\$2,003.79
511040 - UNIFORM AND OTHER ALLOWANCES	\$0.00
1002110 - FIRE - GEN ADMIN	\$385,166.92
510000 - SALARIES AND WAGES	\$259,873.05
510001 - SEVERANCE PAY	\$0.00
510006 - OVERTIME PAY	\$13,682.26
511005 - HEALTH INSURANCE	\$10,861.92
511015 - LIFE INSURANCE	\$874.72
511020 - SOCIAL SECURITY AND MEDICARE	\$4,738.89
511025 - RETIREMENT BENEFITS	\$77,654.38
511030 - ER CONTRIBUTION ICMA	\$4,977.85
511040 - UNIFORM AND OTHER ALLOWANCES	\$0.00
511065 - EMPLOYEE RECOGNITION	\$0.00
511075 - CAR ALLOWANCE	\$75.37
520000 - CONTRACT/PROFESSIONAL SERVICES	\$0.00
520025 - OUTSIDE LEGAL SVCS	\$0.00
520055 - RECRUITMENT FEES & SVCS	\$0.00
520110 - OTHER CONTRACTED SVCS	\$0.00
521005 - TRAVEL - OTHER	\$0.00
521101 - TELEPHONE	\$1,919.63
521102 - ELECTRICITY	\$6,156.36
521103 - WATER	\$1,078.80
521104 - NATURAL GAS	\$531.56
521105 - SEWER	\$484.01
521106 - STORM WATER	\$225.12
531100 - EMPLOYEE HEALTH & SAFETY	\$0.00
532000 - OFFICE SUPPLIES	\$635.80
532005 - PROGRAM SUPPLIES	\$0.00
532060 - POSTAGE	\$22.06
532065 - PRINTING SERVICES	\$0.00

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Period: 7 to 7	
532070 - BOOKS & PUBLICATIONS	\$0.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	\$0.00
532085 - FIRST AID & SAFETY SUPPLIES	\$0.00
533010 - COMPUTER EQUIP UNDER \$10,000	\$0.00
533015 - COMPUTER SOFTWARE UNDR \$10,000	\$193.50
540100 - R&M - EQUIP/MACH	\$0.00
540150 - R&M - COMMUNICATION	\$1,181.64
550000 - MISCELLANEOUS	\$0.00
550250 - AP PMT BY CREDIT CARD FEE	\$0.00
555999 - P-CARDS PENDING REVIEW	\$0.00
580601 - COMPUTER SOFTWARE \$10,000+	\$0.00
592000 - TRANSFERS OUT	\$0.00
1002115 - FIRE - COMMUNITY RISK MGMT	\$99,109.54
510000 - SALARIES AND WAGES	\$65,096.27
510001 - SEVERANCE PAY	\$0.00
510006 - OVERTIME PAY	\$1,268.75
510030 - CELL PHONE REIMBURSEMENT	\$0.00
511005 - HEALTH INSURANCE	\$17,741.17
511015 - LIFE INSURANCE	\$112.42
511020 - SOCIAL SECURITY AND MEDICARE	\$4,407.80
511025 - RETIREMENT BENEFITS	\$9,187.51
511040 - UNIFORM AND OTHER ALLOWANCES	\$0.00
520055 - RECRUITMENT FEES & SVCS	\$0.00
520080 - CONTRACT SVCS - MOWING SVCS	\$0.00
520085 - SNOW REMOVAL SVCS	\$0.00
520110 - OTHER CONTRACTED SVCS	\$0.00
521001 - TRAVEL - LODGING	\$0.00
521002 - TRAVEL - TRNSPTN	\$0.00
521003 - TRAVEL - MEALS	\$0.00
521006 - TRAINING/CONF. REGISTRATION	\$0.00
521101 - TELEPHONE	\$974.76
532000 - OFFICE SUPPLIES	\$66.60
532005 - PROGRAM SUPPLIES	(\$28.29)
532010 - OPERATING SUPPLIES	\$0.00
532055 - GASOLINE FUEL	\$0.00
532060 - POSTAGE	\$119.48
532065 - PRINTING SERVICES	\$0.00

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Period: 7 to 7	
532070 - BOOKS & PUBLICATIONS	\$0.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	\$40.90
532095 - CLOTHING/UNIFORM	\$0.00
532096 - PROTECTIVE CLOTHING	\$0.00
533005 - VEHICLE EQUIPMENT	\$0.00
533010 - COMPUTER EQUIP UNDER \$10,000	\$0.00
533025 - OFFICE EQUIPMENT UNDER \$10,000	\$0.00
533035 - SMLL/MINR TOOLS UNDER \$1,000	\$0.00
540250 - R&M - VEHICLE	\$122.17
550000 - MISCELLANEOUS	\$0.00
1002120 - FIRE - TRAINING & PROF STNDS	\$8,841.12
521001 - TRAVEL - LODGING	\$2,524.92
521002 - TRAVEL - TRNSPTN	\$1,855.76
521003 - TRAVEL - MEALS	\$0.00
521004 - TRAVEL - MILEAGE	\$0.00
521005 - TRAVEL - OTHER	\$0.00
521006 - TRAINING/CONF. REGISTRATION	\$3,822.00
532055 - GASOLINE FUEL	\$0.00
532070 - BOOKS & PUBLICATIONS	\$0.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	\$0.00
542000 - PROGRAM EXPENSES	\$638.44
599900 - PRIOR YEAR EXPENSES	\$0.00
1002125 - FIRE - FIRE & RESCUE OPS	\$646,084.10
510000 - SALARIES AND WAGES	\$342,927.51
510001 - SEVERANCE PAY	\$0.00
510006 - OVERTIME PAY	\$9,886.15
510030 - CELL PHONE REIMBURSEMENT	\$35.00
511005 - HEALTH INSURANCE	\$104,998.67
511020 - SOCIAL SECURITY AND MEDICARE	\$4,977.34
511025 - RETIREMENT BENEFITS	\$125,739.36
511040 - UNIFORM AND OTHER ALLOWANCES	\$0.00
521006 - TRAINING/CONF. REGISTRATION	\$0.00
532000 - OFFICE SUPPLIES	\$0.00
532005 - PROGRAM SUPPLIES	\$0.00
532080 - CLEANING/JANITORIAL SUPPLIES	\$536.41
532095 - CLOTHING/UNIFORM	\$0.00
532096 - PROTECTIVE CLOTHING	\$54,315.95

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eriod: 7 to 7	
33000 - OPERATING EQUIPMENT	\$1,601.95
33010 - COMPUTER EQUIP UNDER \$10,000	\$0.00
33020 - COMMUNCATION EQPT UNDR \$10,000	\$0.00
33030 - MJR TOOLS & EQ UNDER \$10,000	\$1,065.76
33035 - SMLL/MINR TOOLS UNDER \$1,000	\$0.00
50000 - MISCELLANEOUS	\$0.00
002130 - FIRE - FLEET & FACILITIES	\$26,439.43
21101 - TELEPHONE	\$0.00
21102 - ELECTRICITY	\$0.00
21103 - WATER	\$0.00
21104 - NATURAL GAS	\$0.00
21105 - SEWER	\$0.00
21106 - STORM WATER	\$0.00
32000 - OFFICE SUPPLIES	\$0.00
32055 - GASOLINE FUEL	\$226.71
32056 - DIESEL FUEL	\$0.00
32080 - CLEANING/JANITORIAL SUPPLIES	\$0.00
33035 - SMLL/MINR TOOLS UNDER \$1,000	\$0.00
40000 - R&M - BUILDINGS	\$5,199.67
40050 - R&M - GROUNDS	\$150.00
40100 - R&M - EQUIP/MACH	\$20,863.05
50000 - MISCELLANEOUS	\$0.00
003010 - PLANNING/DEVELOPMENT-GEN ADMIN	\$89,112.94
10000 - SALARIES AND WAGES	\$56,324.67
10001 - SEVERANCE PAY	\$0.00
10005 - LIMITED TERM EE SALARIES	\$0.00
10006 - OVERTIME PAY	\$0.00
10030 - CELL PHONE REIMBURSEMENT	\$35.00
11005 - HEALTH INSURANCE	\$14,482.58
11015 - LIFE INSURANCE	\$193.15
11020 - SOCIAL SECURITY AND MEDICARE	\$5,833.82
11025 - RETIREMENT BENEFITS	\$7,641.71
20008 - RECORDING FEE	\$0.00
20055 - RECRUITMENT FEES & SVCS	
	\$0.00
20110 - OTHER CONTRACTED SVCS	\$0.00 \$3,261.77
20110 - OTHER CONTRACTED SVCS 20115 - ADVERTISING SVCS	

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Period: 7 to 7	
521005 - TRAVEL - OTHER	\$0.00
521006 - TRAINING/CONF. REGISTRATION	(\$210.00)
521101 - TELEPHONE	\$8.24
532000 - OFFICE SUPPLIES	\$1,390.35
532010 - OPERATING SUPPLIES	\$0.00
532060 - POSTAGE	\$0.00
532065 - PRINTING SERVICES	\$26.13
532075 - MEMBERSHIPS & SUBSCRIPTIONS	\$101.00
555999 - P-CARDS PENDING REVIEW	\$0.00
580500 - OFFICE EQUIPMENT \$10,000+	\$0.00
1003045 - PLANNING/ASSESSORS - ASSESSMEN	\$22,446.70
510000 - SALARIES AND WAGES	\$13,232.13
510001 - SEVERANCE PAY	\$0.00
510006 - OVERTIME PAY	\$0.00
511005 - HEALTH INSURANCE	\$6,034.42
511015 - LIFE INSURANCE	\$0.00
511020 - SOCIAL SECURITY AND MEDICARE	\$1,000.79
511025 - RETIREMENT BENEFITS	\$738.27
520055 - RECRUITMENT FEES & SVCS	\$7.00
520110 - OTHER CONTRACTED SVCS	\$0.00
521001 - TRAVEL - LODGING	\$0.00
521003 - TRAVEL - MEALS	\$0.00
521004 - TRAVEL - MILEAGE	\$0.00
521005 - TRAVEL - OTHER	\$484.57
521006 - TRAINING/CONF. REGISTRATION	\$765.00
521101 - TELEPHONE	\$0.00
532000 - OFFICE SUPPLIES	\$0.00
532060 - POSTAGE	\$4.52
532065 - PRINTING SERVICES	\$0.00
532070 - BOOKS & PUBLICATIONS	\$0.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	\$180.00
532095 - CLOTHING/UNIFORM	\$0.00
599900 - PRIOR YEAR EXPENSES	\$0.00
1003310 - ENGINEERING - GEN ADMIN \$	5176,643.40
510000 - SALARIES AND WAGES	\$90,387.44
510001 - SEVERANCE PAY	\$26,444.99
510005 - LIMITED TERM EE SALARIES	\$9,775.75

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Period: 7 to 7	
510006 - OVERTIME PAY	\$4,355.32
510030 - CELL PHONE REIMBURSEMENT	\$105.00
511005 - HEALTH INSURANCE	\$20,094.58
511015 - LIFE INSURANCE	\$244.35
511020 - SOCIAL SECURITY AND MEDICARE	\$9,536.64
511025 - RETIREMENT BENEFITS	\$9,646.44
511065 - EMPLOYEE RECOGNITION	\$0.00
520006 - REGULATORY PERMIT/FEES	\$0.00
520008 - RECORDING FEE	\$40.84
520055 - RECRUITMENT FEES & SVCS	\$0.00
520110 - OTHER CONTRACTED SVCS	\$1,370.00
521001 - TRAVEL - LODGING	\$0.00
521003 - TRAVEL - MEALS	\$0.00
521005 - TRAVEL - OTHER	\$4.69
521006 - TRAINING/CONF. REGISTRATION	\$179.00
521101 - TELEPHONE	\$787.91
532000 - OFFICE SUPPLIES	\$375.36
532010 - OPERATING SUPPLIES	\$240.68
532055 - GASOLINE FUEL	\$0.00
532060 - POSTAGE	\$43.16
532065 - PRINTING SERVICES	\$0.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	\$112.48
533010 - COMPUTER EQUIP UNDER \$10,000	\$2,745.85
540150 - R&M - COMMUNICATION	\$0.00
540250 - R&M - VEHICLE	\$152.92
550250 - AP PMT BY CREDIT CARD FEE	\$0.00
555999 - P-CARDS PENDING REVIEW	\$0.00
580500 - OFFICE EQUIPMENT \$10,000+	\$0.00
580901 - OTHER WORK EQUIPMENT	\$0.00
1003410 - HIGHWAY - GEN ADMIN	\$255,262.63
510000 - SALARIES AND WAGES	\$153,847.93
510001 - SEVERANCE PAY	\$0.00
510005 - LIMITED TERM EE SALARIES	\$13,560.50
510006 - OVERTIME PAY	\$8,516.13
510007 - OVERTIME WAGES - LTE	\$0.00
510030 - CELL PHONE REIMBURSEMENT	\$35.00
511005 - HEALTH INSURANCE	\$48,275.25

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Period: 7 to 7	
511015 - LIFE INSURANCE	\$665.23
511020 - SOCIAL SECURITY AND MEDICARE	\$13,214.91
511025 - RETIREMENT BENEFITS	\$17,147.68
521005 - TRAVEL - OTHER	\$0.00
521103 - WATER	\$0.00
521105 - SEWER	\$0.00
532000 - OFFICE SUPPLIES	\$0.00
532015 - SALT	\$0.00
532016 - ASPHALT	\$0.00
532020 - PAINT	\$0.00
532030 - SIGNALS	\$0.00
532060 - POSTAGE	\$0.00
540000 - R&M - BUILDINGS	\$0.00
1003415 - HIGHWAY - STREET MAINTENANCE	\$116,031.75
510030 - CELL PHONE REIMBURSEMENT	\$0.00
511065 - EMPLOYEE RECOGNITION	\$0.00
520055 - RECRUITMENT FEES & SVCS	\$488.00
520110 - OTHER CONTRACTED SVCS	\$4,055.63
521005 - TRAVEL - OTHER	\$0.00
521006 - TRAINING/CONF. REGISTRATION	\$0.00
521101 - TELEPHONE	\$764.42
521102 - ELECTRICITY	\$5,202.97
521103 - WATER	\$921.45
521104 - NATURAL GAS	\$490.57
521105 - SEWER	\$1,258.49
521106 - STORM WATER	\$642.30
532000 - OFFICE SUPPLIES	\$155.92
532010 - OPERATING SUPPLIES	\$4,183.39
532015 - SALT	\$0.00
532016 - ASPHALT	\$10,730.63
532017 - CEMENT	\$19,737.76
532020 - PAINT	\$861.75
532025 - SIGNS	\$3,802.89
532030 - SIGNALS	\$0.00
532040 - WHITEWAYS	\$259.66
532055 - GASOLINE FUEL	\$0.00
532056 - DIESEL FUEL	\$195.04

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Period: 7 to 7	
532060 - POSTAGE	\$7.81
532065 - PRINTING SERVICES	\$0.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	\$0.00
532085 - FIRST AID & SAFETY SUPPLIES	\$420.51
533005 - VEHICLE EQUIPMENT	\$0.00
533035 - SMLL/MINR TOOLS UNDER \$1,000	\$1,180.86
540000 - R&M - BUILDINGS	\$2,306.45
540100 - R&M - EQUIP/MACH	\$5,224.38
540150 - R&M - COMMUNICATION	\$628.83
540250 - R&M - VEHICLE	\$30,207.04
550000 - MISCELLANEOUS	\$0.00
550250 - AP PMT BY CREDIT CARD FEE	\$0.00
555888 - WORKORDER PENDING CHARGEOUT	\$22,305.00
555999 - P-CARDS PENDING REVIEW	\$0.00
563250 - RENTAL EQUIPMENT	\$0.00
580300 - EQUIPMENT AND MACHINERY	\$0.00
599900 - PRIOR YEAR EXPENSES	\$0.00
1003420 - HIGHWAY - REFUSE & RECYCLING	\$207,611.77
510000 - SALARIES AND WAGES	\$9,028.45
510001 - SEVERANCE PAY	\$0.00
510005 - LIMITED TERM EE SALARIES	\$0.00
510006 - OVERTIME PAY	\$0.00
510030 - CELL PHONE REIMBURSEMENT	\$0.00
511005 - HEALTH INSURANCE	\$3,620.67
511020 - SOCIAL SECURITY AND MEDICARE	\$671.47
511025 - RETIREMENT BENEFITS	\$396.63
520110 - OTHER CONTRACTED SVCS	\$0.00
521101 - TELEPHONE	\$0.00
521120 - RECYCLING SERVICES	\$48,052.78
521121 - YARD WASTE	\$2,991.73
521122 - HOUSEHOLD HAZARDOUS WASTE	\$0.00
521130 - GARBAGE SERVICES	\$142,329.35
521131 - MAJOR APPLIANCE DISPOSAL	\$0.00
532000 - OFFICE SUPPLIES	\$10.58
532010 - OPERATING SUPPLIES	\$290.53
532055 - GASOLINE FUEL	\$0.00
532056 - DIESEL FUEL	\$0.00

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Period: 7 to 7	
532060 - POSTAGE	\$137.97
532065 - PRINTING SERVICES	\$81.61
532075 - MEMBERSHIPS & SUBSCRIPTIONS	\$0.00
533010 - COMPUTER EQUIP UNDER \$10,000	\$0.00
540100 - R&M - EQUIP/MACH	\$0.00
550250 - AP PMT BY CREDIT CARD FEE	\$0.00
599900 - PRIOR YEAR EXPENSES	\$0.00
1003430 - HIGHWAY - SERVICE CHRGES/PARTS	\$17,930.12
555888 - WORKORDER PENDING CHARGEOUT	\$17,930.12
1004010 - LIBRARY - GEN ADMIN	\$318,765.86
510000 - SALARIES AND WAGES	\$183,160.09
510001 - SEVERANCE PAY	\$0.00
510006 - OVERTIME PAY	\$0.00
510030 - CELL PHONE REIMBURSEMENT	\$145.00
511005 - HEALTH INSURANCE	\$45,861.42
511015 - LIFE INSURANCE	\$515.62
511020 - SOCIAL SECURITY AND MEDICARE	\$13,609.76
511025 - RETIREMENT BENEFITS	\$16,514.87
511050 - OTHER BENEFITS	\$409.14
511075 - CAR ALLOWANCE	\$0.00
520065 - SOFTWARE VENDOR SVCS	\$0.00
520110 - OTHER CONTRACTED SVCS	\$963.29
521001 - TRAVEL - LODGING	\$0.00
521002 - TRAVEL - TRNSPTN	\$0.00
521003 - TRAVEL - MEALS	\$0.00
521005 - TRAVEL - OTHER	\$1,816.59
521006 - TRAINING/CONF. REGISTRATION	\$0.00
521101 - TELEPHONE	\$1,930.86
521102 - ELECTRICITY	\$8,823.73
521103 - WATER	\$0.00
521104 - NATURAL GAS	\$1,236.02
521105 - SEWER	\$0.00
521106 - STORM WATER	\$0.00
532000 - OFFICE SUPPLIES	\$186.30
532005 - PROGRAM SUPPLIES	\$0.00
532055 - GASOLINE FUEL	\$70.03
532060 - POSTAGE	\$640.52

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Period: 7 to 7	
532075 - MEMBERSHIPS & SUBSCRIPTIONS	\$0.00
533000 - OPERATING EQUIPMENT	\$0.00
533010 - COMPUTER EQUIP UNDER \$10,000	\$16,824.42
533015 - COMPUTER SOFTWARE UNDR \$10,000	\$0.00
540000 - R&M - BUILDINGS	\$7,758.20
540050 - R&M - GROUNDS	\$0.00
540100 - R&M - EQUIP/MACH	\$0.00
550000 - MISCELLANEOUS	\$0.00
555999 - P-CARDS PENDING REVIEW	\$0.00
580105 - BUILDING IMPROVEMENTS	\$0.00
580601 - COMPUTER SOFTWARE \$10,000+	\$18,300.00
592000 - TRANSFERS OUT	\$0.00
1004015 - LIBRARY - CIRCULATION	\$67,632.45
510000 - SALARIES AND WAGES	\$33,391.63
510001 - SEVERANCE PAY	\$0.00
510030 - CELL PHONE REIMBURSEMENT	\$35.00
511020 - SOCIAL SECURITY AND MEDICARE	\$2,456.57
511025 - RETIREMENT BENEFITS	\$3,151.76
532000 - OFFICE SUPPLIES	\$0.00
532070 - BOOKS & PUBLICATIONS	\$28,597.49
1004020 - LIBRARY - ARCHIVES	\$14,347.85
510000 - SALARIES AND WAGES	\$12,205.60
511020 - SOCIAL SECURITY AND MEDICARE	\$896.08
511025 - RETIREMENT BENEFITS	\$1,246.17
532070 - BOOKS & PUBLICATIONS	\$0.00
1004025 - LIBRARY - PROGRAMS	\$12,922.25
510000 - SALARIES AND WAGES	\$10,984.00
510001 - SEVERANCE PAY	\$0.00
510030 - CELL PHONE REIMBURSEMENT	\$0.00
511020 - SOCIAL SECURITY AND MEDICARE	\$816.79
511025 - RETIREMENT BENEFITS	\$1,121.46
532005 - PROGRAM SUPPLIES	\$0.00
532060 - POSTAGE	\$0.00
1004110 - LAX CENTER - GEN ADMIN	\$262,344.17
510000 - SALARIES AND WAGES	\$75,827.14
510001 - SEVERANCE PAY	\$0.00
510005 - LIMITED TERM EE SALARIES	\$7,750.50

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Period: 7 to 7	
510006 - OVERTIME PAY	\$493.58
510030 - CELL PHONE REIMBURSEMENT	\$105.00
511005 - HEALTH INSURANCE	\$18,706.67
511010 - WORKERS COMPENSATION DEPT CHGS	\$1,477.33
511015 - LIFE INSURANCE	\$178.97
511020 - SOCIAL SECURITY AND MEDICARE	\$6,539.44
511025 - RETIREMENT BENEFITS	\$8,695.52
520010 - AUDIT & ACCOUNTING FEES	\$801.00
520015 - BANK FEES	\$0.00
520016 - ATM EXPENSE	\$0.00
520020 - MERCHANT CARD PROCESSOR FEES	\$153.41
520035 - ARCHITECTURAL SERVICES	\$0.00
520055 - RECRUITMENT FEES & SVCS	\$616.00
520060 - MARKETING	\$97,413.20
520075 - TEMPORARY LABOR SERVICES	\$0.00
520101 - CONTRACT SVCS - SECURITY	\$225.00
520110 - OTHER CONTRACTED SVCS	\$4,174.46
520120 - MARKETING/EVENT SVCS	\$14,884.61
521001 - TRAVEL - LODGING	\$0.00
521002 - TRAVEL - TRNSPTN	\$0.00
521005 - TRAVEL - OTHER	\$0.00
521006 - TRAINING/CONF. REGISTRATION	\$5,250.00
521101 - TELEPHONE	\$2,033.63
521102 - ELECTRICITY	\$5,010.56
521103 - WATER	\$1,304.40
521104 - NATURAL GAS	\$1,164.55
521105 - SEWER	\$2,517.65
521106 - STORM WATER	\$1,071.66
521130 - GARBAGE SERVICES	\$1,569.12
530200 - PROPERTY INS	\$0.00
530250 - LIABILITY INS	\$886.75
532000 - OFFICE SUPPLIES	\$308.05
532010 - OPERATING SUPPLIES	\$1,975.21
532055 - GASOLINE FUEL	\$0.00
532060 - POSTAGE	\$10.31
532065 - PRINTING SERVICES	\$59.60
532075 - MEMBERSHIPS & SUBSCRIPTIONS	\$795.00

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Period: 7 to 7	
533015 - COMPUTER SOFTWARE UNDR \$10,000	\$0.00
533020 - COMMUNCATION EQPT UNDR \$10,000	\$0.00
540250 - R&M - VEHICLE	\$0.00
540500 - R&M - OTHER	\$0.00
550000 - MISCELLANEOUS	\$345.85
550150 - BAD DEBT EXPENSE	\$0.00
550250 - AP PMT BY CREDIT CARD FEE	\$0.00
555999 - P-CARDS PENDING REVIEW	\$0.00
1004125 - LAX CENTER - FACILITY OPS	\$25,865.09
532080 - CLEANING/JANITORIAL SUPPLIES	\$7,292.90
532085 - FIRST AID & SAFETY SUPPLIES	\$0.00
532095 - CLOTHING/UNIFORM	\$7,274.50
540000 - R&M - BUILDINGS	\$5,147.74
540100 - R&M - EQUIP/MACH	\$6,149.95
592000 - TRANSFERS OUT	\$0.00
1004210 - PARKS/REC - GEN ADMIN	\$36,524.57
510000 - SALARIES AND WAGES	\$22,344.42
510001 - SEVERANCE PAY	\$0.00
510005 - LIMITED TERM EE SALARIES	\$1,960.00
510006 - OVERTIME PAY	\$0.00
510030 - CELL PHONE REIMBURSEMENT	\$34.50
511005 - HEALTH INSURANCE	\$3,620.67
511015 - LIFE INSURANCE	\$217.17
511020 - SOCIAL SECURITY AND MEDICARE	\$1,946.19
511025 - RETIREMENT BENEFITS	\$1,476.08
520015 - BANK FEES	\$2,831.25
520055 - RECRUITMENT FEES & SVCS	\$200.00
520060 - MARKETING	\$247.00
520110 - OTHER CONTRACTED SVCS	\$91.09
521006 - TRAINING/CONF. REGISTRATION	\$0.00
521101 - TELEPHONE	\$165.31
532000 - OFFICE SUPPLIES	\$1,351.24
532010 - OPERATING SUPPLIES	\$0.00
532060 - POSTAGE	\$39.65
532065 - PRINTING SERVICES	\$0.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	\$0.00
532095 - CLOTHING/UNIFORM	\$0.00

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Period: 7 to 7	
532099 - GENERAL SUPPLIES	\$0.00
540250 - R&M - VEHICLE	\$0.00
550000 - MISCELLANEOUS	\$0.00
550250 - AP PMT BY CREDIT CARD FEE	\$0.00
555999 - P-CARDS PENDING REVIEW	\$0.00
563200 - RENTAL STRUCTURE	\$0.00
1004215 - PARKS/REC - PARKS	\$210,543.02
510000 - SALARIES AND WAGES	\$38,352.48
510001 - SEVERANCE PAY	\$0.00
510005 - LIMITED TERM EE SALARIES	\$26,410.75
510006 - OVERTIME PAY	\$2,318.36
510030 - CELL PHONE REIMBURSEMENT	\$174.50
511005 - HEALTH INSURANCE	\$9,051.67
511020 - SOCIAL SECURITY AND MEDICARE	\$4,621.05
511025 - RETIREMENT BENEFITS	\$4,185.35
511065 - EMPLOYEE RECOGNITION	\$0.00
520055 - RECRUITMENT FEES & SVCS	\$0.00
520080 - CONTRACT SVCS - MOWING SVCS	\$25,115.80
520100 - CONTRACT SVCS - CLEANING	\$0.00
520105 - CONTRACT SVCS - LANDSCAPING	\$8,680.41
520110 - OTHER CONTRACTED SVCS	\$3,854.02
521001 - TRAVEL - LODGING	\$0.00
521003 - TRAVEL - MEALS	\$0.00
521006 - TRAINING/CONF. REGISTRATION	\$0.00
521101 - TELEPHONE	\$445.95
521102 - ELECTRICITY	\$13,984.98
521103 - WATER	\$3,016.32
521104 - NATURAL GAS	\$271.69
521105 - SEWER	\$676.96
521106 - STORM WATER	\$1,241.82
521130 - GARBAGE SERVICES	\$1,259.76
532010 - OPERATING SUPPLIES	\$30,374.50
532055 - GASOLINE FUEL	\$0.00
532056 - DIESEL FUEL	\$0.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	\$0.00
532095 - CLOTHING/UNIFORM	\$2,116.50
532099 - GENERAL SUPPLIES	\$1,889.07

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Period: 7 to 7 540050 - R&M - GROUNDS	\$3,589.35
540100 - R&M - EQUIP/MACH	\$8,846.51
540250 - R&M - VEHICLE	\$5,325.13
540450 - R&M - TRAILS	\$14,736.98
550250 - AP PMT BY CREDIT CARD FEE	\$3.11
1004220 - PARKS/REC - RECREATION	\$114,170.03
510000 - SALARIES AND WAGES	\$25,363.77
510005 - LIMITED TERM EE SALARIES	\$57,746.54
510006 - OVERTIME PAY	\$264.24
510030 - CELL PHONE REIMBURSEMENT	\$56.00
511005 - HEALTH INSURANCE	\$7,844.75
511020 - SOCIAL SECURITY AND MEDICARE	\$6,348.46
511025 - RETIREMENT BENEFITS	\$2,409.12
520055 - RECRUITMENT FEES & SVCS	\$0.00
520110 - OTHER CONTRACTED SVCS	\$6.68
521005 - TRAVEL - OTHER	\$0.00
521006 - TRAINING/CONF. REGISTRATION	\$0.00
532005 - PROGRAM SUPPLIES	\$14,130.47
532095 - CLOTHING/UNIFORM	\$0.00
532099 - GENERAL SUPPLIES	\$0.00
1004225 - PARKS/REC - FACILITIES	\$53,756.89
510000 - SALARIES AND WAGES	\$14,895.20
510005 - LIMITED TERM EE SALARIES	\$5,231.63
510006 - OVERTIME PAY	\$481.61
510030 - CELL PHONE REIMBURSEMENT	\$70.00
511005 - HEALTH INSURANCE	\$4,827.50
511020 - SOCIAL SECURITY AND MEDICARE	\$1,525.28
511025 - RETIREMENT BENEFITS	\$1,740.45
520080 - CONTRACT SVCS - MOWING SVCS	\$0.00
520085 - SNOW REMOVAL SVCS	\$0.00
520100 - CONTRACT SVCS - CLEANING	\$0.00
520105 - CONTRACT SVCS - LANDSCAPING	\$0.00
520110 - OTHER CONTRACTED SVCS	\$4,351.55
521101 - TELEPHONE	\$530.63
521102 - ELECTRICITY	\$13,647.79
521103 - WATER	\$342.24
521104 - NATURAL GAS	\$2,489.55

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\$228.31
\$223.76
\$0.00
\$2,927.51
\$0.00
\$0.00
\$0.00
\$243.88
\$0.00
\$0.00
\$0.00
\$27,140.57
\$13,868.01
\$0.00
\$270.37
\$10.00
\$3,620.67
\$1,026.77
\$1,438.22
\$4,500.00
\$1,872.00
\$250.00
\$44.83
\$0.00
\$235.65
\$4.05
\$66,592.98
\$43,902.65
\$40.00
\$3,430.01
\$0.00
\$227.73
\$10,028.18
\$935.00
\$100.18
\$3,139.29
\$444.00

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Period: 7 to 7	
521104 - NATURAL GAS	\$1,832.23
521105 - SEWER	\$215.00
521106 - STORM WATER	\$218.38
532010 - OPERATING SUPPLIES	\$779.39
532095 - CLOTHING/UNIFORM	\$306.92
532099 - GENERAL SUPPLIES	\$23.97
540050 - R&M - GROUNDS	\$903.43
550250 - AP PMT BY CREDIT CARD FEE	\$66.62
1009905 - TRANSFERS	\$8,685,890.00
592000 - TRANSFERS OUT	\$8,685,890.00
1009909 - CONTINGENCY	\$0.00
550000 - MISCELLANEOUS	\$0.00
1009910 - NON-DEPT - GEN ADMIN	\$320,009.48
511005 - HEALTH INSURANCE	\$190,687.17
511010 - WORKERS COMPENSATION DEPT CHGS	\$12,500.00
511055 - MEDICAL EVALUATIONS	\$699.00
511070 - TUITION REIMBURSEMENT	\$0.00
520005 - PROFESSIONAL FEES	\$8,500.00
520007 - COMMITTEE SUPPLIES	\$0.00
520010 - AUDIT & ACCOUNTING FEES	\$16,784.00
520015 - BANK FEES	\$5,916.61
520025 - OUTSIDE LEGAL SVCS	\$1,528.60
520050 - CONSULTING SERVICES	\$575.00
520055 - RECRUITMENT FEES & SVCS	\$0.00
520070 - ANIMAL CONTROL SVCS	\$0.00
520105 - CONTRACT SVCS - LANDSCAPING	\$0.00
520110 - OTHER CONTRACTED SVCS	\$0.00
520120 - MARKETING/EVENT SVCS	\$0.00
520145 - CONTRIB. TO OTHER ENTITIES	\$0.00
521006 - TRAINING/CONF. REGISTRATION	\$0.00
521102 - ELECTRICITY	\$44,393.89
521103 - WATER	\$0.00
521106 - STORM WATER	\$314.92
530100 - INSURANCE CONSULTING	\$0.00
530200 - PROPERTY INS	\$0.00
530250 - LIABILITY INS	\$7,150.00
531100 - EMPLOYEE HEALTH & SAFETY	\$1,840.54

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Period: 7 to 7	
531500 - ALCOHOL & DRUG TEST PROGRAM	\$807.00
531600 - EE HEALTH CARE CONTAINMENT	\$3,101.99
532006 - SEMINAR SUPPLIES	\$0.00
532060 - POSTAGE	\$0.00
532065 - PRINTING SERVICES	\$0.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	\$0.00
532085 - FIRST AID & SAFETY SUPPLIES	\$0.00
532099 - GENERAL SUPPLIES	\$0.00
533015 - COMPUTER SOFTWARE UNDR \$10,000	\$0.00
541000 - ECONOMIC DEVELOPMENT	\$0.00
550000 - MISCELLANEOUS	\$23,387.66
550150 - BAD DEBT EXPENSE	\$0.00
550400 - COURT RELATED EXPENSES	\$1,823.10
551000 - TAX DISTR - JURISDICTIONS	\$0.00
551010 - PROPERTY TAX	\$0.00
551025 - RECINDED TAX SETTLEMENT	\$0.00
551030 - LATE/DELINQUENT FEE	\$0.00
562400 - LOSS ON INVESTMENT	\$0.00
580308 - STREET LIGHTING	\$0.00
593000 - SALARY INCREASES	\$0.00
599900 - PRIOR YEAR EXPENSES	\$0.00
Net Income:	(\$7,918,344.13)

City of La Crosse General Fund Year-To-Date Revenue Report For the Period Ending July 31, 2024

DEPARTMENT	RE\	/ISED BUDGET	YTI	D REVENUE	AV	AILABLE BUDGET	% USED
04 CLERK	\$	538,012.00	\$	363,415.18	\$	174,596.82	67.55%
20 POLICE	\$	230,883.00	\$	29,234.41	\$	201,648.59	12.66%
21 FIRE/FPBS	\$	1,358,115.00	\$	691,273.55	\$	666,841.45	50.90%
30 PLANNING/ASSESSOR	\$	28,375.00	\$	5,425.00	\$	22,950.00	19.12%
33 ENGINEERING	\$	420,812.00	\$	149,527.93	\$	271,284.07	35.53%
34 HIGHWAY/REFUSE	\$	281,000.00	\$	389,906.45	\$	(108,906.45)	138.76%
40 LIBRARY	\$	192,801.00	\$	172,395.47	\$	20,405.53	89.42%
41 LACROSSE CENTER	\$	3,494,667.00	\$	1,867,944.78	\$	1,626,722.22	53.45%
42 PARKS/RECREATION/GROUNDS/BL	\$	456,000.00	\$	412,245.58	\$	43,754.42	90.40%
99 NON-DEPARTMENTAL	\$	65,368,483.00	\$	52,684,091.58	\$	12,684,391.42	80.60%
Grand Total	\$	72,369,148.00	\$	56,765,459.93	\$	15,603,688.07	78.44%

City of La Crosse General Fund Year-To-Date Expenditure Report For the Period Ending July 31, 2024

DEPARTMENT	RE\	/ISED BUDGET	YTI	D EXPENDED	AV	AILABLE BUDGET	% USED
02 FINANCE	\$	1,537,215.00	\$	820,581.90	\$	716,633.10	53.38%
03 LEGAL	\$	786,787.00	\$	354,218.98	\$	432,568.02	45.02%
04 CLERK	\$	683,927.00	\$	300,600.09	\$	383,326.91	43.95%
05 COUNCIL	\$	177,745.00	\$	88,023.51	\$	89,721.49	49.52%
06 MAYOR	\$	310,397.00	\$	169,568.80	\$	140,828.20	54.63%
07 MUNICIPAL COURT	\$	240,334.00	\$	131,473.57	\$	108,860.43	54.70%
08 INFORMATION SERVICES	\$	2,612,031.00	\$	1,557,172.01	\$	1,054,858.99	59.62%
09 HUMAN RESOURCES	\$	529,255.00	\$	271,604.74	\$	257,650.26	51.32%
20 POLICE	\$	13,376,050.00	\$	6,990,433.22	\$	6,385,616.78	52.26%
21 FIRE/FPBS	\$	13,496,509.00	\$	7,421,024.91	\$	6,075,484.09	54.98%
30 PLANNING/ASSESSOR	\$	1,121,372.00	\$	593,358.51	\$	528,013.49	52.91%
33 ENGINEERING	\$	1,813,504.00	\$	1,030,600.91	\$	782,903.09	56.83%
34 HIGHWAY/REFUSE	\$	7,954,543.00	\$	3,979,054.66	\$	3,975,488.34	50.02%
40 LIBRARY	\$	4,829,179.00	\$	2,697,635.81	\$	2,131,543.19	55.86%
41 LACROSSE CENTER	\$	3,494,667.00	\$	2,209,138.48	\$	1,285,528.52	63.21%
42 PARKS/RECREATION/GROUNDS/BL	\$	4,723,914.00	\$	2,658,481.59	\$	2,065,432.41	56.28%
99 NON-DEPARTMENTAL	\$	14,681,719.00	\$	11,422,919.37	\$	3,258,799.63	77.80%
Grand Total	\$	72,369,148.00	\$	42,695,891.06	\$	29,673,256.94	59.00%

City of La Crosse, Wisconsin



City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 24-1201

Agenda Date: 9/12/2024

In Control: Common Council

Version: 1

Status: Common Council Matters

File Type: Resolution

Resolution approving 2024 Bills and Engineering Estimates paid in September 2024.

RESOLUTION

BE IT RESOLVED by the Common Council of the City of La Crosse that the monthly bills by departments, the details of which are set forth in the attachment hereto, be and the same are hereby approved and ordered paid.

BE IT FURTHER RESOLVED that orders be drawn for contract estimates in favor of the named person, firm or corporation in the amount stated after their name, the details of which are set forth in the attachment hereto, the same being payment for the estimates and purposes set forth herein.

SEPTEMBER 2024 MONTHLY BILL DETAIL

AIRFIELD OPERATIONS	35,688.30	MCPL COURT TRUST	27,192.62
AIRPORT	3,293.76	MISCELLANEOUS AGENCY	82,561.00
ANIMAL LICENSE	9,101.98	MUNI COURT - GEN ADMIN	1,200.65
CAPITAL PROGRAM	2,107,363.73	NON-DEPT - GEN ADMIN	91,196.46
CAR WASH	5,915.42	NON-DEPT GRANTS	286,318.33
CDBG - AFFORDABLE HOUSING	105.22	OPERATING INCOME	3.36
CLERK - ELECTIONS CLERK - GEN ADMIN	958.21 3,255.51	PARKING OPERATIONS PARKING UTILITY	3,649.35 3,767.17
CLERKS OPERATING GRANT	541.49	PARKING UTILITY - ENFORCEMENT	771.42
COUNCIL - GEN ADMIN	1,200.70	PARKS - 2023 BOND FUNDS	5,805.00
CUSTOMER ACCOUNTS	4,226.72	PARKS - 2023 NOTE FUNDS	23,620.73
DEBT SERVICE NON DEPART	2,968,303.73	PARKS - 2024 NOTE FUNDS	13,325.00
ENGINEERING - GEN ADMIN	11,625.93	PARKS/REC - AQUATICS	1,968.27
FACILITY OPERATIONS	142,835.79	PARKS/REC - FACILITIES	33,852.65
FINANCE - GEN ADMIN	3,401.05	PARKS/REC - FORESTRY	10,416.29
FINANCE - TREASURY/CUST SVC FINANCE -ACCOUNTING/PAYROLL	16,559.15 2,005.16	PARKS/REC - GEN ADMIN PARKS/REC - PARKS	10,175.39 135,599.68
FINANCE -MAIL SRVC/PRINTING	222.43	PARKS/REC - RECREATION	22,809.36
FIRE - FIRE & RESCUE OPS	83,727.55	PARKS/REC BOAT HOUSE	6,958.57
FIRE - 2023 BOND FUNDS	60,459.38	PARKS/REC BOAT LANDING IMPRV	20,951.61
FIRE - 2023 NOTE FUNDS	3,556.43	PARKS/REC COPELAND PARK IMPRV	975.00
FIRE - 2024 NOTE FUNDS	25,180.28	PARKS/REC GOLF COURSE	2.48
FIRE - COMMUNITY RISK MGMT	10,720.14	PARKS/REC GREEN ISLAND IMPRVM	985.00 82.94
FIRE - FLEET & FACILITIES FIRE - GEN ADMIN	22,819.98 75,953.01	PARKS/REC MYRICK PARK IMPRVMNT PARKS/REC PETTIBONE PARK IMPRV	20,010.00
FIRE - TRAINING & PROF STNDS	7,491.59	PARKS/REC RIVERSIDE PARK IMPRV	12,325.00
FIRE EMS SERVICES	153.00	PARKS/REC SPECIAL OLYMPICS	2,554.94
FIRE GRANT	5,184.50	PARKS/REC SPECIAL RECREATION	439.14
FIRE STATE GRANTS	697.95	PARKS/REC TREE MEMORIALS	856.85
FUEL MANAGEMENT	96,280.12	PARKS/REC YOUTH ENRCHMNT ASSOC	13,157.09
GEN ADMIN - AIRPORT	83,637.35	PAYROLL LIABILITIES	1,172,055.44
GEN ADMIN - FINANCE GEN ADMIN - FIRE/CRM	1,523,466.62 40.45	PLANNING - 2023 NOTE FUNDS PLANNING - AFFORDABLE HOUSING	9,524.36 420.00
GEN ADMIN - NON DEPT	948.00	PLANNING TID APPLICATION FEES	25,126.25
GEN ADMIN - PARKING	23,015.09	PLANNING/ASSESSORS - ASSESSMEN	10,589.30
GEN ADMIN - PARKS	5,468.00	PLANNING/DEVELOPMENT-GEN ADMIN	25,371.69
GEN ADMIN - PLANNING	83,582.34	POLICE - 2023 BOND FUNDS	23,216.22
GEN ADMIN - SSD #1	499.31	POLICE - FIELD SERVICES	42,079.92
GEN ADMIN - STORM	7,735.01	POLICE - GEN ADMIN	113,498.38
GEN ADMIN - TIF GEN ADMIN - TRANSIT	733,307.03 159,915.23	POLICE - STATE GRANTS POLICE BOAT PATROL PROGRAM	1,844.31 15,880.80
GEN ADMIN - WASTE WATER	58,887.26	POLICE COMMUNITY SERVICES PROG	87.56
GEN ADMIN - WATER	40,993.66	POLICE DRUG INVESTIGATION	1,875.46
GEN ADMIN TID #19	125.00	POLICE EQUITABLE SHARING AGREE	1,579.00
GEN ADMIN TID #21	125.00	POLICE GRANT	6,499.57
GEN ADMIN TID#18	8,532.34	POLICE -INVESTIGATIVE SERVICES	5,708.95
GEN ADMIN TID#20	125.00	POLICE K-9 UNIT	9,655.43
GENERAL FUND HIGHWAY - GEN ADMIN	185,143.86 11,980.06	POLICE -PROFESSIONAL STANDARDS POLICE RESERVE PROGRAM	1,367.10 785.00
HIGHWAY - REFUSE & RECYCLING	190,328.65	POLICE REVOLVING RESTITUTION	150.00
HIGHWAY - SERVICE CHRGES/PARTS	39,069.23	POLICE TRAINING	4,940.36
HIGHWAY - STREET MAINTENANCE	337,956.40	POLICE VEST CONTRIBUTION	8,572.00
HUD GRANTS - ADMIN	12,244.97	PRETREATMENT	148.00
HUD GRANTS - CDBG	4,114.37	PUMPING	40,011.05
HUD GRANTS - HOME HUD GRANTS - HSING REHAB	22,341.04	QUALITY MANAGEMENT REAL ESTATE & PERSONAL PROP TX	15,372.00
HUD GRANTS - RPLC HSING	7,995.75 389.93	SEWER COLLECTION	11,175,588.04 719.80
HUMAN RESOURCES - GEN ADMIN	16,908.61	SOLIDS DISPOSAL	2,809.34
INTEREST CHARGES	770.82	SP ASSIGNED BUDGET CARRYOVER	28,602.13
IT - GEN ADMIN	181,246.45	SPECIAL ASSIGNED	380.00
LA CROSSE CENTER - ADMIN	240,054.24	STOCK ROOM	17,696.30
	6,170.83	STORM COLLECTION	3,143.15
LACROSSE CENTER LAX CENTER - FACILITY OPS	84,805.00 21,954.80	STREETS - 2023 BOND FUNDS STREETS - 2023 NOTE FUNDS	253,544.79 5,868.07
LAX CENTER - GEN ADMIN	65,250.11	STREETS - 2023 NOTE FUNDS	183,432.06
LEGAL - GEN ADMIN	9,507.76	TERMINAL OPERATIONS	9,289.30
LIBRARY - ARCHIVES	842.20	TRANSFERS	307.31
LIBRARY - CIRCULATION	22,638.25	TRANSMISSION & DISTRIBUTION	19,160.28
LIBRARY - GEN ADMIN	63,206.57	VENDING MACHINES	35.00
LIBRARY - PROGRAMS	757.91	WASTE WATER UTILITY	5,754.41
LIFT STATIONS MAYOR - GEN ADMIN	24,025.58 2,871.67	WATER TREATMENT WATER UTILITY	14,026.60 29,022.31
	_,0,1.0,		20,022.01

Grand Total

\$24,111,074.35



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VENDOR NAME	AMOUNT
AIRFIELD OPERATIONS	24 70
BAYCOM INC BREYER'S SALES & SERVICE	24.78 207.44
CENTURY FENCE COMPANY	3,230.00
COMPANY TWO LLC	676.15
ENTERPRISE FM TRUST	1.149.10
HARTLAND FUEL PRODUCTS LLC	3,634.51
JFTCO INC	5,260.00
KWIK TRIP INC	202.02
NORTHERN STATES POWER CO WI UNITED STATES CELLULAR CORPORA	125.86 41.93
VERNON ELECTRIC COOPERATIVE IN	6.63
VERNON ELECTRIC COOPERATIVE IN	14.558.42
	14,558.4 <mark>2</mark>
AIRPORT	
ENTERPRISE FM TRUST	3,293.76
	3,293.7 <mark>6</mark>
ANIMAL LICENSE	0.075.00
COULEE REGION ANIMAL CONTROL D	9,075.00 9,075.00
	9,075.0 <mark>0</mark>
CAPITAL PROGRAM	
OX-BO MARINE LLC	9,358.45
	9,358.4 <mark>5</mark>
CAPITAL PROGRAM	22,000,00
TRANE US INC	23,890.00
	23,890.0 <mark>0</mark>
CAPITAL PROGRAM	
1ST BUSINESS SOLUTIONS INC	2,348.64
	2.348.64
CAPITAL PROGRAM	
HENRICKSEN & COMPANY INC	56,716.63
KEVIN P HERAM	695.00
	57,411.6 <mark>3</mark>
CAPITAL PROGRAM	
PALE BLUE DOT LLC	6,150.00
PAUL NICHOLAS	1,012.00
	7,162.0 <mark>0</mark>



ORG	
VENDOR NAME	AMOUNT
CAPITAL PROGRAM CBS SQUARED INC	515.54
CBS SQUARED INC	515.54
	J_J.J.J.
CAPITAL PROGRAM	
MARKET & JOHNSON INC SERVAIS TILE & STONE INC	2,932.78 1.285.00
SERVAIS TILE & STONE INC	4,217.78
	+,217.7 <mark>0</mark>
CAPITAL PROGRAM	
MAKEPEACE ENGINEERING LLC	1,170.00
	1,170.0 <mark>0</mark>
CAPITAL PROGRAM	
FOWLER & HAMMER INC	39,596.94
TREES TODAY NURSERY INC	541.20
	40,138.14
CAPITAL PROGRAM	
MICHAEL'S TRUCK EQUIPMENT INC	58,603.00
	58,603.0 <mark>0</mark>
CAPITAL PROGRAM	
CD SMITH CONSTRUCTION INC	1,577,347.45
DONOHUE & ASSOCIATES INC	232,742.55
	1,810,090.0 <mark>0</mark>
CAPITAL PROGRAM	
METERING AND TECHNOLOGY SOLUTI	7,464.29
REXEL USA INC	499.00
STRUPP EXCAVATING INC	58,225.00
	66,188.2 <mark>9</mark>
CAPITAL PROGRAM	
FOWLER & HAMMER INC	8,321.62
	8,321.6 <mark>2</mark>
CAR WASH	
LUBE TECH RELIABLE PLUS INC	3,500.39
	3,500.39
CDBG - AFFORDABLE HOUSING	77.00
HILLTOPPER REFUSE & RECYCLING	77.00



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VENDOR NAME	AMOUNT
NORTHERN STATES POWER CO WI	28.22
	105.2 <mark>2</mark>
CLERK - ELECTIONS BOARD OF REGENTS OF	139.70
CURTIS PRINTING COMPANY INC	430.00
ELECTION SYSTEMS & SOFTWARE IN	42.44
MISC REFUNDS	100.50
STATE OF WI DEPT OF EMPLOYEE T	20.19
	732.8 <mark>3</mark>
CLERK - GEN ADMIN	
LOFFLER COMPANIES INC	183.21
MINNESOTA LIFE INSURANCE COMPA	46.83
MISC REFUNDS	250.00
STATE BANK OF LA CROSSE FOR DE	8.42
STATE OF WI DEPT OF EMPLOYEE T WESTERN TECHNICAL COLLEGE	1,305.29 101.70
WESTERN TECHNICAE COEELGE	1,895.45
	1,895.4
CLERKS OPERATING GRANT	
BEAR GRAPHICS INC	541.49
	541.4 <mark>9</mark>
COUNCIL - GEN ADMIN	
LOFFLER COMPANIES INC	. 70
	. 70
CUSTOMER ACCOUNTS BAYCOM INC	29.97
DAIRYLAND POWER COOPERATIVE	3,687.41
THE PERFECT ANSWER INC	344.74
	4,062.1 <mark>2</mark>
DEBT SERVICE NON DEPART BANC OF AMERICA PUBLIC CAPITAL	28,261.15
ENTERPRISE FM TRUST	60,914.43
MUNIPLATFORM	750.00
US BANK NATL ASSOC	2,642,796.89
WELLS FARGO BANK	235,581.26
	2,968,303.7 <mark>3</mark>
ENGINEERING - GEN ADMIN	
LA CROSSE COUNTY REGISTER OF D	84.00
LOFFLER COMPANIES INC	85.52



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VENDOR NAME	AMOUNT
MICHAEL MELSTROM	280.73
MINNESOTA LIFE INSURANCE COMPA	244.35
STATE BANK OF LA CROSSE FOR DE	50.92
STATE OF WI DEPT OF EMPLOYEE T WESTERN TECHNICAL COLLEGE	7,051.67 305.11
WESTERN TECHNICAL COLLEGE	8.102.30
	8,102.50
FACILITY OPERATIONS	
ACCESS SECURITY INC	1,593.00
HAWKINS INC	14,555.97
HUBER TECHNOLOGY INC	2,159.74
MISSISSIPPI WELDERS SUPPLY CO	865.93
MULCAHY SHAW WATER INC	16,747.45 74,362.54
NORTHERN STATES POWER CO WI SEWER EQUIPMENT CO OF AMERICA	4,362.34
SJ ELECTRO SYSTEMS LLC	4,901,91
SS ELECTRO STOTEMS ELEC	115,658.28
	113,030120
FINANCE - GEN ADMIN	
DARIN STREECK	24.79
LOFFLER COMPANIES INC	86.82
MINNESOTA LIFE INSURANCE COMPA	131.28 30.04
STATE BANK OF LA CROSSE FOR DE STATE OF WI DEPT OF EMPLOYEE T	2,241.38
WESTERN TECHNICAL COLLEGE	25.43
	2,539.74
	2,55517
FINANCE - TREASURY/CUST SVC	
PETDATA	15,696.70
STATE OF WI DEPT OF EMPLOYEE T	862.45
	16,559.1 <mark>5</mark>
FINANCE -ACCOUNTING/PAYROLL	
STATE OF WI DEPT OF EMPLOYEE T	2,005.16
	2,005.16
	2,003110
FINANCE -MAIL SRVC/PRINTING	
STATE OF WI DEPT OF EMPLOYEE T	222.43
	222.4 <mark>3</mark>
FIRE - FIRE & RESCUE OPS HOWMEDICA OSTEONICS CORP	424.32
STATE OF WI DEPT OF EMPLOYEE T	424.32
STATE OF WI DEFT OF EMILOTEE I	78,747.26
	/0,/4/.20



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VENDOR NAME	AMOUNT
FIRE - 2023 BOND FUNDS	15,983.30
1ST BUSINESS SOLUTIONS INC	6,160.25
GDLD INC	750.00
JEFFREY W MURPHY	19,960.00
KISH & SONS ELECTRIC INC	4,430.00
LA CROSSE GLASS COMPANY INC	13,175.83
WENDEL ARCHITECTURE P C	60,459.38
FIRE - 2023 NOTE FUNDS	3,556.43
JERRY'S TRANSMISSION SERVICE I	3,556.4 <mark>3</mark>
FIRE - 2024 NOTE FUNDS	25,000.00
OX-BO MARINE LLC	25,000.0 <mark>0</mark>
FIRE - COMMUNITY RISK MGMT	112.42
MINNESOTA LIFE INSURANCE COMPA	3,450.00
RANDALL L HINZE	29.42
STATE BANK OF LA CROSSE FOR DE	5,971.55
STATE OF WI DEPT OF EMPLOYEE T	9,563.39
FIRE - FLEET & FACILITIES	1,663.27
B & B ELECTRIC INC	150.00
GREGORY THOMAS FITZSIMMONS	77.00
HILLTOPPER REFUSE & RECYCLING	96.18
KWIK TRIP INC	619.00
LA CROSSE COUNTY SOLID WASTE D	337.71
MISSISSIPPI WELDERS SUPPLY CO	100.00
PAUL'S HEATING & AIR CONDITION	3,716.97
RELIANT FIRE APPARATUS INC	6,760.13
FIRE - GEN ADMIN AMBER SEVERSON KRONOS INCORPORATED LOFFLER COMPANIES INC MINNESOTA LIFE INSURANCE COMPA MISSIONSQUARE RETIREMENT NORTHERN STATES POWER CO WI ONE TIME PAY STATE BANK OF LA CROSSE FOR DE STATE OF WI DEPT OF EMPLOYEE T UNITED STATES CELLULAR CORPORA VERNON ELECTRIC COOPERATIVE IN	106.66 679.50 65.67 874.72 3,210.05 6,917.62 500.00 123.42 59,988.01 377.35 59.68



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VENDOR NAME	AMOUNT
	72,902.68
FIRE - TRAINING & PROF STNDS HILLTOPPER REFUSE & RECYCLING KEVIN K ALECKSON ONE TIME PAY WESTERN TECHNICAL COLLEGE	90.00 175.00 1,640.88 1,627.27 3,533.15
FIRE GRANT WESTERN TECHNICAL COLLEGE	5,184.50 5,184.50
FUEL MANAGEMENT HARTLAND FUEL PRODUCTS LLC	96,280.12 96,280.12
GEN ADMIN - AIRPORT 1ST BUSINESS SOLUTIONS INC ALLEN MEDIA BROADCASTING EVANS BOARDMAN & CLARK LLP BRIGHTSPEED HOLDING LLC COULEE REGION COMMUNICATIONS, CRAWFORD MURPHY & TILLY INC HAWKINS ASH CPAS LLP INFORMA TECH HOLDINGS LLC LOFFLER COMPANIES INC NEXSTAR BROADCASTING INC QUEENB TELEVISION LLC STATE BANK OF LA CROSSE FOR DE STATE OF WI DEPT OF EMPLOYEE T THE OS GROUP LLC WELLS FARGO BANK WESTERN TECHNICAL COLLEGE	$\begin{array}{c} 160.00\\ 1,535.00\\ 308.00\\ 287.70\\ 530.00\\ 1,400.00\\ 1,262.00\\ 26,850.00\\ 51.37\\ 775.00\\ 2,000.00\\ 80.48\\ 5,430.50\\ 2,777.52\\ 31,640.00\\ 203.41\\ 75,290.98\end{array}$
GEN ADMIN - FINANCE BLUE CROSS BLUE SHIELD OF WI DELTA DENTAL OF WI INC MINNESOTA LIFE INSURANCE COMPA NEIGHBORHOOD FAMILY CLINICS IN PROFESSIONAL BENEFIT ADMINISTR STATE OF WI DEPT OF EMPLOYEE T VIARO PROFESSIONAL ARTS LTD	1,133,757.6632,626.1141.3122,420.00325,223.511,039.458,358.581,523,466.62



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	AMOUNT
VENDOR NAME GEN ADMIN - PARKING BAN-KOE SYSTEMS INC BAYCOM INC CRAIG A OLESON ELIZABETH SHAFER ENTERPRISE FM TRUST HAWKINS ASH CPAS LLP HILLTOPPER REFUSE & RECYCLING J F AHERN COMPANY LA CROSSE GLASS COMPANY INC LOFFLER COMPANIES INC MINNESOTA LIFE INSURANCE COMPA NORTHERN STATES POWER CO WI OVERHEAD DOOR CO OF THE 7 RIVE PARKING UTILITY REFUND VENDOR PARKMOBILE LLC STATE BANK OF LA CROSSE FOR DE STATE OF WI DEPT OF EMPLOYEE T	AMOUNT 376.00 135.00 246.07 50.00 1,234.07 1,170.00 135.23 155.40 318.70 4.26 140.87 7,140.24 305.88 255.50 1,220.34 56.38 4,435.44
T2 SYSTEMS CANADA INC T2 SYSTEMS INC UNITED STATES CELLULAR CORPORA VERNON ELECTRIC COOPERATIVE IN	1,820.00 138.00 30.89 4.89 19,373.16
GEN ADMIN - PARKS PRIME SOURCE PLUMBING & HTG CO	5,468.00 5,468.00
GEN ADMIN - PLANNING KEAVENY CONTRACTING LLC NORTHSTAR ENVIRONMENTALTESTING	81,530.24 2,052.10 83,582.34
GEN ADMIN - SSD #1 HAWKINS ASH CPAS LLP LOFFLER COMPANIES INC	496.00 3.31 499.31
GEN ADMIN - STORM BOBCAT OF THE COULEE REGION IN HAWKINS ASH CPAS LLP NORTHERN STATES POWER CO WI ST JOSEPH EQUIPMENT INC STATE OF WI DEPT OF EMPLOYEE T STRAND ASSOCIATES INC UNITED STATES CELLULAR CORPORA VERNON ELECTRIC COOPERATIVE IN	135.87 1,170.00 7.46 2,214.52 1,807.18 1,878.73 22.07 3.49



WARRANT RANGE: SP080124 TO SP083124 DATES: 01/01/24 TO 12/31/24

7,239.32 GEN ADMIN - TIF CBS SQUARED INC 11,672.75 HAWKINS ASH CPAS LLP 125.00 VIKING ELECTRIC SUPPLY LLC 30,072.40 41,870.15 41,870.15 GEN ADMIN - TIF 663.75 ASURITY LEGAL LLC 10.00 EHLERS & ASSOCIATES 663.75 HAWKINS ASH CPAS LLP 125.00 SCENIC CENTER LLC 066.27.0 UNITED HEALTHCARE SERVICES INC 329,720.83 GEN ADMIN - TIF 125.00 HAWKINS ASH CPAS LLP 125.00 GEN ADMIN - TIF 8,834.17 HAWKINS ASH CPAS LLP 125.00 GEN ADMIN - TIF 3,000.00 HAWKINS ASH CPAS LLP 125.00 TRANE US INC 338,862.17 GEN ADMIN - TIF 125.00 HAWKINS ASH CPAS LLP 125.00 GEN ADMIN - TIF 125.00 GEN ADMIN - TIF 125.00 HAWKINS ASH CPAS LLP 125.00 GEN ADMIN - TIF 125.00 <th>ORG</th> <th></th>	ORG	
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GEN ADMIN - TIF ASSURITY LEGAL LLC10.00 EHLERS & ASSOCIATES 663.75 125.00 SCENIC CENTER LLC UNITED HEALTHCARE SERVICES INC10.00 663.75 125.00 329,720.83 337,144.58GEN ADMIN - TIF HAWKINS ASH CPAS LLP125.00 125.00GEN ADMIN - TIF HAWKINS ASH CPAS LLP3,000.00 125.00 338,862.17GEN ADMIN - TIF CHOSEN VALLEY TESTING HAWKINS ASH CPAS LLP3,000.00 125.00 338,862.17GEN ADMIN - TIF HAWKINS ASH CPAS LLP125.00 125.00 125.00GEN ADMIN - TIF HAWKINS ASH CPAS LLP125.00 125.00 125.00GEN ADMIN - TIF HAWKINS ASH CPAS LLP125.00 125.00GEN ADMIN - TIF HAWKINS ASH CPAS LLP125.00 125.00GEN ADMIN - TIF HAWKINS ASH CPAS LLP125.00 125.00	VIKING ELECTRIC SUPPLY LLC	30,072.40
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ASSURITY LEGAL LLC 10.00 EHLERS & ASSOCIATES 663.75 HAWKINS ASH CPAS LLP 125.00 SCENIC CENTER LLC 6,625.00 UNITED HEALTHCARE SERVICES INC 329,720.83 GEN ADMIN - TIF 125.00 HAWKINS ASH CPAS LLP 125.00 GEN ADMIN - TIF 125.00 HAWKINS ASH CPAS LLP 125.00 GEN ADMIN - TIF 125.00 HAWKINS ASH CPAS LLP 125.00 GEN ADMIN - TIF 8,834.17 HAWKINS ASH CPAS LLP 125.00 GEN ADMIN - TIF 8,834.17 HAWKINS ASH CPAS LLP 125.00 GEN ADMIN - TIF 3,000.00 HAWKINS ASH CPAS LLP 125.00 TRANE US INC 338,862.17 GEN ADMIN - TIF 125.00 HAWKINS ASH CPAS LLP 125.00 TRANE US INC 338,862.17 GEN ADMIN - TIF 125.00 HAWKINS ASH CPAS LLP 125.00 125.00 125.00		
EHLERS & ASSOCIATES 663.75 HAWKINS ASH CPAS LLP 125.00 SCENIC CENTER LLC 6,625.00 UNITED HEALTHCARE SERVICES INC 329,720.83 GEN ADMIN - TIF 125.00 HAWKINS ASH CPAS LLP 125.00 GEN ADMIN - TIF 125.00 HAWKINS ASH CPAS LLP 125.00 GEN ADMIN - TIF 125.00 HAWKINS ASH CPAS LLP 125.00 GEN ADMIN - TIF 125.00 HAWKINS ASH CPAS LLP 125.00 GEN ADMIN - TIF 8,834.17 HAWKINS ASH CPAS LLP 125.00 GEN ADMIN - TIF 3,000.00 HAWKINS ASH CPAS LLP 125.00 TRANE US INC 338,862.17 GEN ADMIN - TIF 125.00 GEN ADMIN - TIF 125.00 HAWKINS ASH CPAS LLP 125.00 GEN ADMIN - TIF 125.00 HAWKINS ASH CPAS LLP 125.00 GEN ADMIN - TIF 125.00 HAWKINS ASH CPAS LLP 125.00		10.00
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125.00 GEN ADMIN - TIF 2219 LOFTS LIMITED PARTNERSHIP HAWKINS ASH CPAS LLP 125.00 8,959.17 GEN ADMIN - TIF CHOSEN VALLEY TESTING HAWKINS ASH CPAS LLP 125.00 125.00 TRANE US INC 338,862.17 341,987.17 GEN ADMIN - TIF HAWKINS ASH CPAS LLP 125.00 125.00 125.00 125.00 125.00 125.00 125.00 125.00 125.00 125.00 125.00	GEN ADMIN - TIF	
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GEN ADMIN - TIF HAWKINS ASH CPAS LLP 125.00	HAWKINS ASH CPAS LLP	125.00
HAWKINS ASH CPAS LLP 125.00		125.0 <mark>0</mark>
HAWKINS ASH CPAS LLP 125.00		
		125 00
	HAWKING AGH CLAG FEL	125.00
		123.00

GEN ADMIN - TRANSIT



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VENDOR NAME	AMOUNT
ABBY VANS INC ALLEN MEDIA BROADCASTING EVANS DOUBLEMAP INC ENTERPRISE FM TRUST HAWKINS ASH CPAS LLP KWIK TRIP INC MINNESOTA LIFE INSURANCE COMPA NORTHERN STATES POWER CO WI STATE BANK OF LA CROSSE FOR DE STATE OF WI DEPT OF EMPLOYEE T STEVEN LEITNER UNITED STATES CELLULAR CORPORA UNIVERSAL PROTECTION SERVICE L VERNON ELECTRIC COOPERATIVE IN VESTIS GROUP INC WESTERN TECHNICAL COLLEGE	$\begin{array}{c} 50,301.81\\ 125.00\\ 14,963.42\\ 645.74\\ 2,073.00\\ 21.84\\ 975.85\\ 3,270.11\\ 7.66\\ 16,187.36\\ 300.00\\ 105.92\\ 6,555.67\\ 16.75\\ 91.11\\ 25.43\\ 95,666.67\end{array}$
GEN ADMIN - WASTE WATER BOARDMAN & CLARK LLP BOBCAT OF THE COULEE REGION IN DEPT OF NATURAL RESOURCES ENTERPRISE FM TRUST HAWKINS ASH CPAS LLP HEATING & CLEANING SOLUTIONS L JWR INC KWIK TRIP INC LOFFLER COMPANIES INC MINNESOTA LIFE INSURANCE COMPA NORTHERN STATES POWER CO WI SHORT ELLIOTT HENDRICKSON INC ST JOSEPH EQUIPMENT INC STATE BANK OF LA CROSSE FOR DE STATE OF WI DEPT OF EMPLOYEE T SUMMIT FIRE PROTECTION CO UNITED STATES CELLULAR CORPORA VERNON ELECTRIC COOPERATIVE IN VERTICAL BRIDGE ENGINEERING LL WESTERN TECHNICAL COLLEGE	$\begin{array}{c} 3,350.00\\ 58.23\\ 25.00\\ 1,546.37\\ 1,487.00\\ 10,704.56\\ 1,455.48\\ 59.18\\ 5.56\\ 556.99\\ 22.38\\ 3,168.50\\ 949.08\\ 220.50\\ 8,773.45\\ 292.00\\ 66.20\\ 10.47\\ 4,326.00\\ 559.38\\ 37,636.33\end{array}$
GEN ADMIN - WATER ENTERPRISE FM TRUST HAWKINS ASH CPAS LLP JFTCO INC LOFFLER COMPANIES INC MINNESOTA LIFE INSURANCE COMPA MORAINE PARK TECH COLLEGE - FR NORTHERN STATES POWER CO WI SAFETY-KLEEN SYSTEMS INC	559.971,757.0011,898.0453.50259.991,993.4026.11355.34



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VENDOR NAME	AMOUNT
SEWER EQUIPMENT CO OF AMERICA STATE OF WI DEPT OF EMPLOYEE T	235.73 8,740.47
UNITED STATES CELLULAR CORPORA	77.24
VERNON ELECTRIC COOPERATIVE IN	12.22
WATER REFUNDS WESTERN TECHNICAL COLLEGE	1,915.96 355.96
WESTERN TECHNICAL COLLEGE WI RURAL WATER ASSOCIATION	615.00
	28,855.9 <mark>3</mark>
GEN ADMIN TID #19	
HAWKINS ASH CPAS LLP	125.00
	125.00
CEN ADMIN TID #21	
GEN ADMIN TID #21 HAWKINS ASH CPAS LLP	125.00
	125.00
CEN ADMIN TID#19	
GEN ADMIN TID#18 HAWKINS ASH CPAS LLP	125.00
REDEVELOPMENT AUTHORITY OF	8,407.34
	8,532.3 <mark>4</mark>
GEN ADMIN TID#20	
GEN ADMIN TID#20 HAWKINS ASH CPAS LLP	125.00
	125.00 125.00
HAWKINS ASH CPAS LLP GENERAL FUND LA CROSSE COUNTY CONV & VISITO	125.0 <mark>0</mark> 126,589.81
HAWKINS ASH CPAS LLP GENERAL FUND LA CROSSE COUNTY CONV & VISITO LA CROSSE CTR REFUNDS	125.0 <mark>0</mark> 126,589.81 500.00
HAWKINS ASH CPAS LLP GENERAL FUND LA CROSSE COUNTY CONV & VISITO LA CROSSE CTR REFUNDS PURCHASE POWER SCHOOL DISTRICT OF LA CROSSE	125.00 126,589.81 500.00 10,000.00 3,366.90
HAWKINS ASH CPAS LLP GENERAL FUND LA CROSSE COUNTY CONV & VISITO LA CROSSE CTR REFUNDS PURCHASE POWER SCHOOL DISTRICT OF LA CROSSE TREASURER REFUNDS	125.00 126,589.81 500.00 10,000.00 3,366.90 224.90
HAWKINS ASH CPAS LLP GENERAL FUND LA CROSSE COUNTY CONV & VISITO LA CROSSE CTR REFUNDS PURCHASE POWER SCHOOL DISTRICT OF LA CROSSE TREASURER REFUNDS US BANK NATL ASSOC	125.00 126,589.81 500.00 10,000.00 3,366.90 224.90 641,609.96
HAWKINS ASH CPAS LLP GENERAL FUND LA CROSSE COUNTY CONV & VISITO LA CROSSE CTR REFUNDS PURCHASE POWER SCHOOL DISTRICT OF LA CROSSE TREASURER REFUNDS	$\begin{array}{r} 126,589.81\\ 500.00\\ 10,000.00\\ 3,366.90\\ 224.90\\ 641,609.96\\ 43,009.95\end{array}$
HAWKINS ASH CPAS LLP GENERAL FUND LA CROSSE COUNTY CONV & VISITO LA CROSSE CTR REFUNDS PURCHASE POWER SCHOOL DISTRICT OF LA CROSSE TREASURER REFUNDS US BANK NATL ASSOC WI DEPT OF REVENUE	125.00 126,589.81 500.00 10,000.00 3,366.90 224.90 641,609.96
HAWKINS ASH CPAS LLP GENERAL FUND LA CROSSE COUNTY CONV & VISITO LA CROSSE CTR REFUNDS PURCHASE POWER SCHOOL DISTRICT OF LA CROSSE TREASURER REFUNDS US BANK NATL ASSOC WI DEPT OF REVENUE HIGHWAY - GEN ADMIN	125.00 $126,589.81$ 500.00 $10,000.00$ $3,366.90$ 224.90 $641,609.96$ $43,009.95$ $825,301.52$
HAWKINS ASH CPAS LLP GENERAL FUND LA CROSSE COUNTY CONV & VISITO LA CROSSE CTR REFUNDS PURCHASE POWER SCHOOL DISTRICT OF LA CROSSE TREASURER REFUNDS US BANK NATL ASSOC WI DEPT OF REVENUE	125.00 126,589.81 500.00 10,000.00 3,366.90 224.90 641,609.96 43,009.95 825,301.52 665.23 137.94
HAWKINS ASH CPAS LLP GENERAL FUND LA CROSSE COUNTY CONV & VISITO LA CROSSE CTR REFUNDS PURCHASE POWER SCHOOL DISTRICT OF LA CROSSE TREASURER REFUNDS US BANK NATL ASSOC WI DEPT OF REVENUE HIGHWAY - GEN ADMIN MINNESOTA LIFE INSURANCE COMPA	125.00 126,589.81 500.00 10,000.00 3,366.90 224.90 641,609.96 43,009.95 825,301.52 665.23 137.94 11,116.77
HAWKINS ASH CPAS LLP GENERAL FUND LA CROSSE COUNTY CONV & VISITO LA CROSSE CTR REFUNDS PURCHASE POWER SCHOOL DISTRICT OF LA CROSSE TREASURER REFUNDS US BANK NATL ASSOC WI DEPT OF REVENUE HIGHWAY - GEN ADMIN MINNESOTA LIFE INSURANCE COMPA STATE BANK OF LA CROSSE FOR DE	125.00 126,589.81 500.00 10,000.00 3,366.90 224.90 641,609.96 43,009.95 825,301.52 665.23 137.94
HAWKINS ASH CPAS LLP GENERAL FUND LA CROSSE COUNTY CONV & VISITO LA CROSSE CTR REFUNDS PURCHASE POWER SCHOOL DISTRICT OF LA CROSSE TREASURER REFUNDS US BANK NATL ASSOC WI DEPT OF REVENUE HIGHWAY - GEN ADMIN MINNESOTA LIFE INSURANCE COMPA STATE BANK OF LA CROSSE FOR DE	125.00 126,589.81 500.00 10,000.00 3,366.90 224.90 641,609.96 43,009.95 825,301.52 665.23 137.94 11,116.77 11,919.94
HAWKINS ASH CPAS LLP GENERAL FUND LA CROSSE COUNTY CONV & VISITO LA CROSSE CTR REFUNDS PURCHASE POWER SCHOOL DISTRICT OF LA CROSSE TREASURER REFUNDS US BANK NATL ASSOC WI DEPT OF REVENUE HIGHWAY - GEN ADMIN MINNESOTA LIFE INSURANCE COMPA STATE BANK OF LA CROSSE FOR DE STATE OF WI DEPT OF EMPLOYEE T	125.00 126,589.81 500.00 10,000.00 3,366.90 224.90 641,609.96 43,009.95 825,301.52 665.23 137.94 11,116.77



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VENDOR NAME DUMMER FAMILY ENTERPRISES LLC HARTER'S QUICK CLEAN UP SERVIC HILLTOPPER REFUSE & RECYCLING LA CROSSE COUNTY SOLID WASTE D PREMIUM WATERS INC SOLID WASTE ASSOCIATION OF NOR STATE OF WI DEPT OF EMPLOYEE T	AMOUNT 895.62 173,389.26 6,629.69 2,032.96 18.00 290.00 947.09 190,142.72
HIGHWAY - SERVICE CHRGES/PARTS RANDALL CHRISTENSON	3,800.00 3,800.0 <mark>0</mark>
HIGHWAY - STREET MAINTENANCE BADER LANGE VENTURES LLC BRIGHTSPEED HOLDING LLC COUNTY OF CRAWFORD CROELL INC ENNIS PAINT INC GREGORY THOMAS FITZSIMMONS LOFFLER COMPANIES INC MARTY WALLESER MATHY CONSTRUCTION COMPANY NICHOLAS J HEILMAN NORTHERN STATES POWER CO WI STRUCK & IRWIN PAVING INC UNITED STATES CELLULAR CORPORA VERNON ELECTRIC COOPERATIVE IN WESTERN TECHNICAL COLLEGE WHITMORE INC	$\begin{array}{c} 1,406.16\\ 20.51\\ 908.70\\ 14,213.75\\ 10,249.00\\ 425.00\\ 85.51\\ 1,510.00\\ 12,788.94\\ 112.00\\ 5,832.74\\ 213,978.24\\ 200.81\\ 31.76\\ 152.56\\ 2,475.00\\ 264,390.68\end{array}$
HUD GRANTS - ADMIN COULEECAP INC FIRST AMERICAN TITLE INSURANCE LINZI WASHTOCK	11,553.56 225.00 13.00 11,791.5
HUD GRANTS - CDBG COLUMN SOFTWARE PBC MSA PROFESSIONAL SERVICES INC	24.52 3,919.48 3,944.00
HUD GRANTS - HOME BENJAMIN HEYER BEST KEPT PORTABLES LLC DECKER DESIGN INC	15,592.40 210.00 4,457.72



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VENDOR NAME	AMOUNT
HILLTOPPER REFUSE & RECYCLING	263.00
MARTY WALLESER	840.00
NORTHERN STATES POWER CO WI	282.60
	21,645.7 <mark>2</mark>
HUD GRANTS - HSING REHAB	2 5 6 1 . 0 0
ALLIED ELECTRIC OF LA CROSSE I BEST CUSTOM HOMES, INC	3,561.00 4,434.75
BEST COSTOM HOMES, INC	
	7,995.7 <mark>5</mark>
HUMAN RESOURCES - GEN ADMIN	
GOVERNMENTJOBS.COM INC	14,706.04
GWENDOLYN BENISH	213.73
LOFFLER COMPANIES INC	76.93
MINNESOTA LIFE INSURANCE COMPA	23.47
STATE BANK OF LA CROSSE FOR DE	120.22
STATE OF WI DEPT OF EMPLOYEE T	1,556.77
	16,697.1 <mark>6</mark>
INTEREST CHARGES	
ENTERPRISE FM TRUST	770.82
	770.82
	770.82
IT - GEN ADMIN	
IT - GEN ADMIN AERCOR INC	25,308.40
AERCOR INC DURAND ALLEN MATHE	25.00
AERCOR INC DURAND ALLEN MATHE GOVERNMENTJOBS.COM INC	25.00 39,389.09
AERCOR INC DURAND ALLEN MATHE GOVERNMENTJOBS.COM INC KISH & SONS ELECTRIC INC	25.00 39,389.09 152.00
AERCOR INC DURAND ALLEN MATHE GOVERNMENTJOBS.COM INC KISH & SONS ELECTRIC INC LOFFLER COMPANIES INC	25.00 39,389.09 152.00 4.41
AERCOR INC DURAND ALLEN MATHE GOVERNMENTJOBS.COM INC KISH & SONS ELECTRIC INC LOFFLER COMPANIES INC MINNESOTA LIFE INSURANCE COMPA	25.00 39,389.09 152.00 4.41 71.34
AERCOR INC DURAND ALLEN MATHE GOVERNMENTJOBS.COM INC KISH & SONS ELECTRIC INC LOFFLER COMPANIES INC MINNESOTA LIFE INSURANCE COMPA STATE BANK OF LA CROSSE FOR DE	25.00 39,389.09 152.00 4.41 71.34 38.54
AERCOR INC DURAND ALLEN MATHE GOVERNMENTJOBS.COM INC KISH & SONS ELECTRIC INC LOFFLER COMPANIES INC MINNESOTA LIFE INSURANCE COMPA	$\begin{array}{r} 25.00\\ 39,389.09\\ 152.00\\ 4.41\\ 71.34\\ 38.54\\ 4,139.15\\ 1.623.00\end{array}$
AERCOR INC DURAND ALLEN MATHE GOVERNMENTJOBS.COM INC KISH & SONS ELECTRIC INC LOFFLER COMPANIES INC MINNESOTA LIFE INSURANCE COMPA STATE BANK OF LA CROSSE FOR DE STATE OF WI DEPT OF EMPLOYEE T	25.00 39,389.09 152.00 4.41 71.34 38.54 4,139.15
AERCOR INC DURAND ALLEN MATHE GOVERNMENTJOBS.COM INC KISH & SONS ELECTRIC INC LOFFLER COMPANIES INC MINNESOTA LIFE INSURANCE COMPA STATE BANK OF LA CROSSE FOR DE STATE OF WI DEPT OF EMPLOYEE T TYLER TECHNOLOGIES	$\begin{array}{r} 25.00\\ 39,389.09\\ 152.00\\ 4.41\\ 71.34\\ 38.54\\ 4,139.15\\ 1.623.00\end{array}$
AERCOR INC DURAND ALLEN MATHE GOVERNMENTJOBS.COM INC KISH & SONS ELECTRIC INC LOFFLER COMPANIES INC MINNESOTA LIFE INSURANCE COMPA STATE BANK OF LA CROSSE FOR DE STATE OF WI DEPT OF EMPLOYEE T TYLER TECHNOLOGIES WISCNET	$\begin{array}{r} 25.00\\ 39,389.09\\ 152.00\\ 4.41\\ 71.34\\ 38.54\\ 4,139.15\\ 1,623.00\\ 11,240.00\\ \end{array}$
AERCOR INC DURAND ALLEN MATHE GOVERNMENTJOBS.COM INC KISH & SONS ELECTRIC INC LOFFLER COMPANIES INC MINNESOTA LIFE INSURANCE COMPA STATE BANK OF LA CROSSE FOR DE STATE OF WI DEPT OF EMPLOYEE T TYLER TECHNOLOGIES WISCNET LA CROSSE CENTER - ADMIN	25.00 39,389.09 152.00 4.41 71.34 38.54 4,139.15 1,623.00 11,240.00 81,990.9
AERCOR INC DURAND ALLEN MATHE GOVERNMENTJOBS.COM INC KISH & SONS ELECTRIC INC LOFFLER COMPANIES INC MINNESOTA LIFE INSURANCE COMPA STATE BANK OF LA CROSSE FOR DE STATE OF WI DEPT OF EMPLOYEE T TYLER TECHNOLOGIES WISCNET LA CROSSE CENTER - ADMIN BADGER POPCORN & CONCESSION SU	25.00 39,389.09 152.00 4.41 71.34 38.54 4,139.15 1,623.00 11,240.00 81,990.93 51.13
AERCOR INC DURAND ALLEN MATHE GOVERNMENTJOBS.COM INC KISH & SONS ELECTRIC INC LOFFLER COMPANIES INC MINNESOTA LIFE INSURANCE COMPA STATE BANK OF LA CROSSE FOR DE STATE OF WI DEPT OF EMPLOYEE T TYLER TECHNOLOGIES WISCNET LA CROSSE CENTER - ADMIN BADGER POPCORN & CONCESSION SU BIGGEST BOY INC	25.00 39,389.09 152.00 4.41 71.34 38.54 4,139.15 1,623.00 11,240.00 81,990.9 51.13 2,500.00
AERCOR INC DURAND ALLEN MATHE GOVERNMENTJOBS.COM INC KISH & SONS ELECTRIC INC LOFFLER COMPANIES INC MINNESOTA LIFE INSURANCE COMPA STATE BANK OF LA CROSSE FOR DE STATE OF WI DEPT OF EMPLOYEE T TYLER TECHNOLOGIES WISCNET LA CROSSE CENTER - ADMIN BADGER POPCORN & CONCESSION SU	25.00 39,389.09 152.00 4.41 71.34 38.54 4,139.15 1,623.00 11,240.00 81,990.93
AERCOR INC DURAND ALLEN MATHE GOVERNMENTJOBS.COM INC KISH & SONS ELECTRIC INC LOFFLER COMPANIES INC MINNESOTA LIFE INSURANCE COMPA STATE BANK OF LA CROSSE FOR DE STATE OF WI DEPT OF EMPLOYEE T TYLER TECHNOLOGIES WISCNET LA CROSSE CENTER - ADMIN BADGER POPCORN & CONCESSION SU BIGGEST BOY INC BOARD OF REGENTS OF	25.00 39,389.09 152.00 4.41 71.34 38.54 4,139.15 1,623.00 11,240.00 81,990.9 3 51.13 2,500.00 75.00 232.26 4,649.43
AERCOR INC DURAND ALLEN MATHE GOVERNMENTJOBS.COM INC KISH & SONS ELECTRIC INC LOFFLER COMPANIES INC MINNESOTA LIFE INSURANCE COMPA STATE BANK OF LA CROSSE FOR DE STATE OF WI DEPT OF EMPLOYEE T TYLER TECHNOLOGIES WISCNET LA CROSSE CENTER - ADMIN BADGER POPCORN & CONCESSION SU BIGGEST BOY INC BOARD OF REGENTS OF GRINON INDUSTRIES LLC HOLIDAY WHOLESALE INC JOSHUA BILSKEMPER	25.00 39,389.09 152.00 4.41 71.34 38.54 4,139.15 1,623.00 11,240.00 81,990.9 3 51.13 2,500.00 75.00 232.26 4,649.43 1,076.48
AERCOR INC DURAND ALLEN MATHE GOVERNMENTJOBS.COM INC KISH & SONS ELECTRIC INC LOFFLER COMPANIES INC MINNESOTA LIFE INSURANCE COMPA STATE BANK OF LA CROSSE FOR DE STATE OF WI DEPT OF EMPLOYEE T TYLER TECHNOLOGIES WISCNET LA CROSSE CENTER - ADMIN BADGER POPCORN & CONCESSION SU BIGEST BOY INC BOARD OF REGENTS OF GRINON INDUSTRIES LLC HOLIDAY WHOLESALE INC JOSHUA BILSKEMPER KWIK TRIP INC	25.00 39,389.09 152.00 4.41 71.34 38.54 4,139.15 1,623.00 11,240.00 81,990.93 51.13 2,500.00 75.00 232.26 4,649.43 1,076.48 10,000.00
AERCOR INC DURAND ALLEN MATHE GOVERNMENTJOBS.COM INC KISH & SONS ELECTRIC INC LOFFLER COMPANIES INC MINNESOTA LIFE INSURANCE COMPA STATE BANK OF LA CROSSE FOR DE STATE OF WI DEPT OF EMPLOYEE T TYLER TECHNOLOGIES WISCNET LA CROSSE CENTER - ADMIN BADGER POPCORN & CONCESSION SU BIGGEST BOY INC BOARD OF REGENTS OF GRINON INDUSTRIES LLC HOLIDAY WHOLESALE INC JOSHUA BILSKEMPER KWIK TRIP INC LAMAR TEXAS LIMITED PARTNERSHI	25.00 39,389.09 152.00 4.41 71.34 38.54 4,139.15 1,623.00 11,240.00 81,990.9 3 51.13 2,500.00 75.00 232.26 4,649.43 1,076.48 10,000.00 3,502.00
AERCOR INC DURAND ALLEN MATHE GOVERNMENTJOBS.COM INC KISH & SONS ELECTRIC INC LOFFLER COMPANIES INC MINNESOTA LIFE INSURANCE COMPA STATE BANK OF LA CROSSE FOR DE STATE OF WI DEPT OF EMPLOYEE T TYLER TECHNOLOGIES WISCNET LA CROSSE CENTER - ADMIN BADGER POPCORN & CONCESSION SU BIGEST BOY INC BOARD OF REGENTS OF GRINON INDUSTRIES LLC HOLIDAY WHOLESALE INC JOSHUA BILSKEMPER KWIK TRIP INC	25.00 39,389.09 152.00 4.41 71.34 38.54 4,139.15 1,623.00 11,240.00 81,990.93 51.13 2,500.00 75.00 232.26 4,649.43 1,076.48 10,000.00



ORG	
VENDOR NAME MATTHEW CULLMANN MISSISSIPPI WELDERS SUPPLY CO PEPSI-COLA BOTTLING CO OF LA C PERFORMANCE FOOD GROUP INC RITEWAY BUS SERVICE INC STATE OF WI DEPT OF EMPLOYEE T THEATRICAL ELECTRIC SERVICES I TRICOR BUSINESS HOLDINGS LLC TSE ENTERTAINMENT LLC	AMOUNT 1,570.00 83.08 1,144.26 30,530.02 784.35 1,797.88 23,100.00 300.00 152,230.00 237,440.89
LABORATORY DAVY ENGINEERING CO INC	2,314.15 2,314.15
LABORATORY DAVY ENGINEERING CO INC	941.78 941.78
LACROSSE CENTER DANIEL JERABEK LA CROSSE CTR REFUNDS TSE ENTERTAINMENT LLC	500.00 275.00 84,030.00 84,805.00
LAX CENTER - FACILITY OPS ANTHONY L NORRIS BERNIE'S EQUIPMENT COMPANY INC FIRST SUPPLY LLC #3010 GGI MOTORS INTERSTATE ROOFING & WATERPROO KISH & SONS ELECTRIC INC LACKORE ELECTRIC MOTOR REPAIR MISSISSIPPI WELDERS SUPPLY CO S&K BUILDING SERVICES OPCO LLC TRANE US INC ULINE VESTIS GROUP INC VIDEO SERVICES INC VIKING ELECTRIC SUPPLY LLC WAYNE D ELLEFSON SR	$\begin{array}{r} 37.00\\715.00\\236.08\\1,158.11\\629.25\\243.17\\77.76\\19.62\\11,180.00\\1,954.51\\213.37\\3,385.94\\675.00\\66.40\\217.00\\20,808.2\\1\end{array}$
LAX CENTER - GEN ADMIN ANTHONY L NORRIS CANOPY SERVICES LLC CENTURYTEL	1,006.00 2,369.00 794.77



ORG	
VENDOR NAME	AMOUNT
CHARTER COMMUNICATIONS HOLDING COMMERCIAL AV SYSTEMS LLC DEBORAH T ARCHER FEDERAL EXPRESS CORPORATION HARTER'S QUICK CLEAN UP SERVIC HAWKINS ASH CPAS LLP J F AHERN COMPANY KISH & SONS ELECTRIC INC LOFFLER COMPANIES INC MARION BYERSON MINNESOTA LIFE INSURANCE COMPA NORTHERN STATES POWER CO WI QUEENB TELEVISION LLC ROLLINS INC STATE BANK OF LA CROSSE FOR DE STATE OF WI DEPT OF EMPLOYEE T SUMMIT FIRE PROTECTION CO UNITED STATES CELLULAR CORPORA VERNON ELECTRIC COOPERATIVE IN W L HALL COMPANY WESTERN TECHNICAL COLLEGE	$\begin{array}{c} 129.98\\ 11,197.45\\ 2,573.59\\ 184.00\\ 3,291.32\\ 801.00\\ 638.00\\ 3,913.93\\ 58.20\\ 3,223.75\\ 178.97\\ 5,697.62\\ 700.00\\ 110.00\\ 77.92\\ 6,112.88\\ 3,816.35\\ 191.99\\ 30.36\\ 6,474.47\\ 203.41\\ 53,774.96\end{array}$
LEGAL - GEN ADMIN HSR ASSOCIATES INC LOFFLER COMPANIES INC MINNESOTA LIFE INSURANCE COMPA NORTHLAND BUSINESS SYSTEMS INC STATE BANK OF LA CROSSE FOR DE STATE OF WI DEPT OF EMPLOYEE T WESTERN TECHNICAL COLLEGE	215.00 22.70 115.35 309.00 26.48 2,827.18 50.85 3,566.56
LIBRARY - ARCHIVES STATE OF WI DEPT OF EMPLOYEE T	842.20 842.2 <mark>0</mark>
LIBRARY - CIRCULATION CITY OF WESTBY PLAYAWAY PRODUCTS LLC STATE OF WI DEPT OF EMPLOYEE T VILLAGE OF TREMPEALEAU	18.00 2,074.87 2,083.47 35.00 4,211.34
LIBRARY - GEN ADMIN ACCESS SECURITY INC AERCOR INC AUTOMATIC ENTRANCES OF WISC IN	397.30 9,445.96 710.06



ORG	
VENDOR NAME	AMOUNT
VENDOR NAME CENTURYTEL DE LAGE LANDEN FINANCIAL SERVI DEPENDABLE SOLUTIONS INC FUNDS FOR LEARNING LLC INTERNATIONAL CHEMTEX LLC J F AHERN COMPANY KWIK TRIP INC LA CROSSE PUBLIC LIBRARY LOFFLER COMPANIES INC MARCO TECHNOLOGIES LLC MINNESOTA LIFE INSURANCE COMPA NETKINETIX INC NORTHERN STATES POWER CO WI QUADIENT FINANCE USA INC STATE BANK OF LA CROSSE FOR DE STATE OF WI DEPT OF EMPLOYEE T WESTERN TECHNICAL COLLEGE WINDING RIVERS LIBRARY SYSTEM	AMOUNT 4.74 84.60 2,000.00 3,000.00 4,079.49 1,184.00 44.90 864.00 74.29 1,983.13 515.62 300.00 12,175.27 78.07 157.98 11,116.24 50.85 611.70 48,878,20
LIBRARY - PROGRAMS STATE OF WI DEPT OF EMPLOYEE T	757.91 757.91
LIFT STATIONS FIRST SUPPLY LLC #3010 GREGORY THOMAS FITZSIMMONS MARTY WALLESER NICHOLAS J HEILMAN	1,220.00 650.00 2,775.00 50.00 4,695.00
LIFT STATIONS GREGORY THOMAS FITZSIMMONS MARTY WALLESER NORTHERN STATES POWER CO WI	2,510.00 1,800.00 12,124.11 16,434.1
MAYOR - GEN ADMIN LOFFLER COMPANIES INC MINNESOTA LIFE INSURANCE COMPA STATE OF WI DEPT OF EMPLOYEE T THE PEARL LLC	12.52135.361,209.54190.001,547.42
MCPL COURT TRUST COULEE REGION ANIMAL CONTROL D LA CROSSE COUNTY TREASURER	200.00 7,414.60



ORG	
VENDOR NAME	AMOUNT
MUNICIPAL COURT REFUND VENDOR STATE OF WISCONSIN	30.12 19,547.90
STATE OF WISCONSIN	27,192.62
MISCELLANEOUS AGENCY	20 018 42
LA CROSSE COUNTY TREASURER SCHOOL DISTRICT OF LA CROSSE	20,918.43 53,140.58
TREASURER REFUNDS	51.93
WESTERN TECHNICAL COLLEGE	8,450.06
	82,561.0 <mark>0</mark>
MUNI COURT - GEN ADMIN	
LOFFLER COMPANIES INC	26.54
MINNESOTA LIFE INSURANCE COMPA PREMIUM WATERS INC	13.45 17.50
STATE BANK OF LA CROSSE FOR DE	50.32
STATE OF WI DEPT OF EMPLOYEE T	971.50
WI SUPREME COURT	120.00
	1,199.3 <mark>1</mark>
NON-DEPT - GEN ADMIN	
ADAM MARKERT	400.00
ERIC MORA DONJUAN HAWKINS ASH CPAS LLP	1,341.00 16,784.00
JACKY GRESCHNER	176.00
LA CROSSE BASEBALL LLC	175.00 8,640.00
MARION BYERSON MARK R RAYMOND	8,640.00 1,194.00
MOTORSPORTS MANAGEMENT SERVICE	175.00
NICHOLAS BRICKL NORTHERN STATES POWER CO WI	531.00 56,389.18
STANARD & ASSOCIATES INC	175.50
STATE OF COLORADO	3.00
STATE OF MINNESOTA T E BRENNAN CO	6.00 1,088.10
THE PEARL LLC	1,000.00
VERNON ELECTRIC COOPERATIVE IN	875.56
VIARO PROFESSIONAL ARTS LTD	500.00
	89,453.34
NON-DEPT GRANTS	
BAKER TILLY VIRCHOW KRAUSE LLP	4,000.00 25,000.00
BLACK LEADERS ACQUIRING BRIDGE POINT TITLE LLC	25,000.00
CBS SQUARED INC	2,717.50
CROELL INC DEPT OF NATURAL RESOURCES	349.50 1.050.00
DOWNTOWN MAINSTREET INC	25,000.00
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ORG VENDOR NAME	AMOUNT
DUMMER FAMILY ENTERPRISES LLC ECO CONCRETE LLC FIRST AMERICAN TITLE INSURANCE GREAT RIVERS UNITED WAY INC INDEPENDENT LIVING RESOURCES I LEGAL ACTION OF WISCONSIN INC NEW CASTLE TITLE OF LA CROSSE RDG SCHUTTE WILSCAM BIRGE INC RYAN RUSSELL JOHNSON	25,143.00 43,397.21 25,000.00 16,000.00 16,261.12 30,000.00 25,000.00 3,500.00 18,900.00 286,318.33
OPERATING INCOME	3.36
STATE BANK OF LA CROSSE FOR DE	3.36
PARKING OPERATIONS	3,494.89
SP PLUS CORPORATION	3,494.89
PARKING UTILITY	3,767.17
ENTERPRISE FM TRUST	3,767.17
PARKING UTILITY - ENFORCEMENT	771.42
STATE OF WI DEPT OF EMPLOYEE T	771.42
PARKS - 2023 BOND FUNDS	5,805.00
RIVER ARCHITECTS INC	5,805.00
PARKS - 2023 NOTE FUNDS	579.83
ABATEMENT SOLUTIONS INC	575.00
AYRES ASSOCIATES INC	4,225.00
BRAUN INTERTEC CORP	2,177.07
MERJENT INC	7,556.90
PARKS - 2024 NOTE FUNDS	13,325.00
COON VALLEY DAIRY SUPPLY INC	13,325.00
PARKS/REC - AQUATICS BERNIE J BUCHNER INC	132.00



ORG	
VENDOR NAME	AMOUNT
FIRST SUPPLY LLC #3010	502.20
	634.2 <mark>0</mark>
PARKS/REC - FACILITIES BAN-KOE SYSTEMS INC GLASS SERVICE CENTER INC HILLTOPPER REFUSE & RECYCLING JOSHUA R GATES MARTY WALLESER NORTHERN STATES POWER CO WI POELLINGER ELECTRIC INC ROLLINS INC S&K BUILDING SERVICES OPCO LLC SCOTT SILL STATE OF WI DEPT OF EMPLOYEE T THE WAYFARE GROUP LLC WINONA HEATING & VENTILATING C	$\begin{array}{r} 374.00\\ 122.00\\ 375.22\\ 900.00\\ 750.00\\ 13,241.64\\ 340.78\\ 77.00\\ 845.00\\ 500.00\\ 1,161.23\\ 4,515.00\\ 1,055.00\\ 24,256.8\\ 7\end{array}$
PARKS/REC - FORESTRY JOHNSON OPS TREE CARE LLC MARTY WALLESER RIVER CITY LAWNSCAPE INC STATE OF WI DEPT OF EMPLOYEE T	936.00 800.00 69.30 975.56 2,780.86
PARKS/REC - GEN ADMIN CRESCENT PRINTING COMPANY INC LOFFLER COMPANIES INC MINNESOTA LIFE INSURANCE COMPA STATE BANK OF LA CROSSE FOR DE STATE OF WI DEPT OF EMPLOYEE T WESTERN TECHNICAL COLLEGE	6,916.59 307.83 217.17 192.30 1,115.52 152.56 8,901.97
PARKS/REC - PARKS BEST KEPT PORTABLES LLC BOB'S LOCK & SAFE INC BSN SPORTS LLC CASON LAND & WATER MANAGEMENT CHRISTOPHER W FECHNER DEBOER PEST CONTROL LLC FAMILY RADIO INC FAULKS BROS CONSTUCTION INC GARY THURK GREGORY THOMAS FITZSIMMONS HILLTOPPER REFUSE & RECYCLING HOOPS INC	$\begin{array}{c} 2,905.00\\ 125.00\\ 9,582.40\\ 971.90\\ 4,000.00\\ 490.00\\ 485.00\\ 3,935.77\\ 322.50\\ 11,480.00\\ 353.44\\ 209.00 \end{array}$



ORG	
VENDOR NAME	AMOUNT
JOSEPH PAUL SAMPSON KEMPER SPORTS MANAGEMENT HOLDI KISH & SONS ELECTRIC INC LA CROSSE COUNTY SOLID WASTE D MARION BYERSON MARTY WALLESER MICHAEL D VERDICK MICHAEL J MERCIER NICHOLAS J HEILMAN NORTHERN STATES POWER CO WI OUTDOOR RECREATION ALLIANCE OF POELLINGER ELECTRIC INC PREMIUM WATERS INC RIVER CITY LAWNSCAPE INC SCOTT SILL STATE OF WI DEPT OF EMPLOYEE T VERNON ELECTRIC COOPERATIVE IN	12,200.00 1,020.60 8,535.00 863.36 1,920.00 19,529.88 3,919.85 5,300.00 10,020.00 1,358.79 5,000.00 1,769.31 141.98 169.77 7,655.00 3,367.52 277.81 117,908.88
	117,508.80
PARKS/REC - RECREATION JOSEPH E CODY JUDITH ANN DUDKIEWCZ READY BUS COMPANY INC RITEWAY BUS SERVICE INC STATE OF WI DEPT OF EMPLOYEE T SWANK MOTION PICTURES INC THE WAYFARE GROUP LLC WISCORPS INC	$100.00 \\ 132.00 \\ 4,961.99 \\ 365.28 \\ 1,661.16 \\ 1,060.00 \\ 4,515.00 \\ 250.00 \\ 13,045.43$
PARKS/REC BOAT HOUSE GARY THURK	4,257.00
PARKS/REC BOAT LANDING IMPRV BERNIE J BUCHNER INC BEST KEPT PORTABLES LLC BOBCAT OF THE COULEE REGION IN DONALD E NUMSEN ENTERPRISE FM TRUST FAMILY RADIO INC GARY THURK HILLTOPPER REFUSE & RECYCLING MAKEPEACE ENGINEERING LLC MARTY WALLESER NICHOLAS J HEILMAN NORTHERN STATES POWER CO WI T2 SYSTEMS CANADA INC	396.00 815.00 2,000.00 450.00 33.60 140.00 3,827.00 917.00 1,491.25 4,830.00 990.00 32.15 2,425.00



ORG VENDOR NAME	AMOUNT
VENDOR NAME	18,347.00
PARKS/REC COPELAND PARK IMPRV	975.00
ZIEGLER'S LANDSCAPE BY DESIGN	975.00
PARKS/REC GREEN ISLAND IMPRVM	985.00
MARTY WALLESER	985.00
PARKS/REC PETTIBONE PARK IMPRV	18,090.00
KISH & SONS ELECTRIC INC	1,920.00
NICHOLAS J HEILMAN	20,010.00
PARKS/REC RIVERSIDE PARK IMPRV	5,500.00
HAWKINS ASH CPAS LLP	6,825.00
MARTY WALLESER	12,325.00
PARKS/REC SPECIAL OLYMPICS	2,156.44
READY BUS COMPANY INC	2,156.44
PARKS/REC TREE MEMORIALS	856.85
PLAYCORE GROUP INC & SUBSIDIAR	856.85
PARKS/REC YOUTH ENRCHMNT ASSOC	546.00
ALL STAR LANES	725.00
BEST KEPT PORTABLES LLC	1,432.00
FENCE BROS LLC	66.00
GHELFI AWARDS	325.00
ISAIAH FOSTER	528.00
JUMP START TRAMPOLINE PARK LLC	1,000.00
NEXSTAR BROADCASTING INC	242.41
RITEWAY BUS SERVICE INC	4,864.41
PAYROLL LIABILITIES MINNESOTA LIFE INSURANCE COMPA MISSIONSQUARE RETIREMENT STARMOUNT LIFE INSURANCE COMPA STATE OF COLORADO STATE OF MINNESOTA	13,129.00 111,219.70 3,052.92 646.14 701.40



ORG	
VENDOR NAME STATE OF WI DEPT OF CHILDREN A STATE OF WI DEPT OF EMPLOYEE T STATE OF WISCONSIN UNITED STATES TREASURY	AMOUNT 5,246.78 193,026.67 130,910.18 714,122.65 1,172,055.44
PLANNING - 2023 NOTE FUNDS	9,524.36
ALTA PLANNING + DESIGN INC	9,524.36
PLANNING - AFFORDABLE HOUSING	420.00
MARTY WALLESER	420.00
PLANNING TID APPLICATION FEES	20,703.75
EAGLE BAY PROPERTIES LLC	4,422.50
EHLERS & ASSOCIATES	25,126.25
PLANNING/ASSESSORS - ASSESSMEN	43.55
DAMMON KROLL	7,000.00
FORWARD APPRAISAL LLC	605.01
SHANNON NEUMANN	21.42
STATE BANK OF LA CROSSE FOR DE	913.05
STATE OF WI DEPT OF EMPLOYEE T	152.56
WESTERN TECHNICAL COLLEGE	60.00
WI ASSOC OF ASSESSING OFFICERS	8,795.59
PLANNING/DEVELOPMENT-GEN ADMIN	70.50
GHELFI AWARDS	300.00
GREGORY THOMAS FITZSIMMONS	13.18
LINZI WASHTOCK	15.00
LOFFLER COMPANIES INC	6,105.00
MARTY WALLESER	193.15
MINNESOTA LIFE INSURANCE COMPA	169.76
NORTHERN STATES POWER CO WI	764.38
STATE BANK OF LA CROSSE FOR DE	4,818.75
STATE OF WI DEPT OF EMPLOYEE T	10,447.52
WISCORPS INC	22,897.24
POLICE - 2023 BOND FUNDS	23,216.22
MARKET & JOHNSON INC	23,216.22



ORG	
VENDOR NAME	AMOUNT
POLICE - FIELD SERVICES STATE OF WI DEPT OF EMPLOYEE T POLICE - GEN ADMIN ALL TRAFFIC SOLUTIONS INC	42,079.92 42,079.92 2,450.00
AXON ENTERPRISE INC AXON ENTERPRISE INC BRIGHTSPEED HOLDING LLC GENERAL COMMUNICATIONS INC HENRICKSEN & COMPANY INC IQ DATA SYSTEMS JONI MARIE KREPLINE JOSHUA R GATES LA CROSSE BASEBALL LLC LOFFLER COMPANIES INC MINNESOTA LIFE INSURANCE COMPA MOTORSPORTS MANAGEMENT SERVICE NORTHERN STATES POWER CO WI PERSONNEL EVALUATION INC PISCHKE MOTORS OF LA CROSSE IN ROLLINS INC SOUTHEAST LOCK SUPPLY LLC STATE BANK OF LA CROSSE FOR DE STATE OF WI DEPT OF EMPLOYEE T STEPHANIE NEISES TRENTON BOWE UNITED STATES CELLULAR CORPORA UNIVERSITY OF WISCONSIN SYSTEM VERNON ELECTRIC COOPERATIVE IN VON BRIESEN & ROPER SC WESTERN TECHNICAL COLLEGE	$\begin{array}{c} 30,888.00\\ 88.11\\ 4,335.88\\ 142.12\\ 123.75\\ 8,024.02\\ 1,075.00\\ 125.00\\ 189.04\\ 1,028.73\\ 225.00\\ 563.30\\ 60.00\\ 5,127.92\\ 60.00\\ 29.63\\ 58.66\\ 41,636.46\\ 47.94\\ 250.00\\ 381.76\\ 350.00\\ 60.38\\ 103.50\\ 508.52\\ 97,932.72\end{array}$
POLICE -INVESTIGATIVE SERVICES STATE OF WI DEPT OF EMPLOYEE T	5,708.95 5,708.95
POLICE -PROFESSIONAL STANDARDS STATE OF WI DEPT OF EMPLOYEE T	1,367.10 1,367.10
POLICE BOAT PATROL PROGRAM LYNCH HOLIDAY MARINE CO INC	15,330.96 15,330.9 <mark>6</mark>
POLICE DRUG INVESTIGATION	



ORG	
VENDOR NAME	AMOUNT
WI BOARD OF COMMISSIONERS OF P	1,800.51
	1,800.5 <mark>1</mark>
POLICE GRANT COUNTY OF LA CROSSE WISCONSIN NEW HORIZONS SHELTER & OUTREAC STATE OF WI DEPT OF EMPLOYEE T	1,965.95 3,513.00 1,016.62 6,495.57
POLICE K-9 UNIT KEVIN LOZANO MARK JOSEPH MCDONOUGH RILEY CARROLL RONALD W SECORD	50.00 7,500.00 50.01 250.00 7,850.01
POLICE REVOLVING RESTITUTION	
MAYO CLINIC HEALTH SYSTEM	150.00
	150.00
POLICE TRAINING POLICE REFUND NUMBER STREICHER'S	2,229.00 1,435.40 3,664.40
POLICE VEST CONTRIBUTION	
BLUESTONE SAFETY PRODUCTS INC	8,572.00
	8,572.00
PUMPING BOB'S LOCK & SAFE INC BRIGHTSPEED HOLDING LLC CENTURY FENCE COMPANY GREGORY THOMAS FITZSIMMONS MARTY WALLESER NORTHERN STATES POWER CO WI OVERHEAD DOOR CO OF THE 7 RIVE TOTAL ENERGY SYSTEMS LLC UNITED STATES CELLULAR CORPORA VERNON ELECTRIC COOPERATIVE IN	2,160.00 30.41 2,270.00 150.00 400.00 30,190.44 364.08 3,004.00 178.84 391.83 39,139.60
QUALITY MANAGEMENT	
COUNTY OF LA CROSSE WISCONSIN	15,372.00

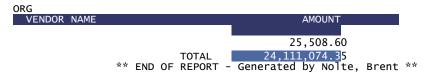


ORG	
VENDOR NAME	AMOUNT
	15,372.00
REAL ESTATE & PERSONAL PROP TX	2,267,214.92
LA CROSSE COUNTY TREASURER	7,880,312.15
SCHOOL DISTRICT OF LA CROSSE	124,257.98
SCHOOL DISTRICT OF ONALASKA	11,096.85
TREASURER REFUNDS	892,706.14
WESTERN TECHNICAL COLLEGE	11,175,588.04
SEWER COLLECTION	180.00
HARTER TRUCKING INC	180.0 <mark>0</mark>
SOLIDS DISPOSAL	1,887.04
LA CROSSE COUNTY SOLID WASTE D	1,887.04
SP ASSIGNED BUDGET CARRYOVER	462.00
BOARDMAN & CLARK LLP	10,019.61
ENGBERG ANDERSON INC	75.00
FIRST AMERICAN TITLE INSURANCE	6,463.96
HENRICKSEN & COMPANY INC	1,800.27
OPTO INTERNATIONAL HOLDCO INC	4,166.29
THE OS GROUP LLC	5,615.00
TYLER TECHNOLOGIES	28,602.1
SPECIAL ASSIGNED	380.00
TREASURER REFUNDS	380.0 <mark>0</mark>
STORM COLLECTION	180.00
HARTER TRUCKING INC	180.0 <mark>0</mark>
STREETS - 2023 BOND FUNDS	193,242.08
FOWLER & HAMMER INC	54,836.80
MATHY CONSTRUCTION COMPANY	5,465.91
WSP USA INC	253,544.79
STREETS - 2023 NOTE FUNDS SHORT ELLIOTT HENDRICKSON INC	5,868.07



ORG	
VENDOR NAME	AMOUNT 5,868.07
STREETS - 2024 NOTE FUNDS	94,700.62
KRAMER WELL DRILLING LLC	19,600.00
KYLE ENTERPRISES LLC	21,400.17
MATHY CONSTRUCTION COMPANY	23,706.27
MEAD AND HUNT INC	24,025.00
TRAFFIC & PARKING CONTROL COMP	183,432.06
TERMINAL OPERATIONS	190.00
BERNIE J BUCHNER INC	285.00
IDEAL CRANE RENTAL INC	107.25
MOTION INDUSTRIES INC	2,060.00
WATERTECH OF AMERICA INC	2,642.25
TRANSFERS	243.41
NORTHERN STATES POWER CO WI	55.17
UNITED STATES CELLULAR CORPORA	8.73
VERNON ELECTRIC COOPERATIVE IN	307.3
TRANSMISSION & DISTRIBUTION	6,992.66
CORE & MAIN LP	1,611.00
DYNAMIC LIFECYCLE INNOVATIONS	4,450.00
HYDROCORPS LLC	1,020.00
LES MANSKE & SONS EXCAVATING &	20.66
NORTHERN STATES POWER CO WI	2,433.72
ZENNER USA INC	16,528.04
WASTE WATER UTILITY	5,754.41
ENTERPRISE FM TRUST	5,754.4 <u>1</u>
WATER TREATMENT	2,676.00
DAVY ENGINEERING CO INC	6,300.62
HAWKINS INC	29.00
UNIVERSITY OF WISCONSIN SYSTEM	9,005.62
WATER UTILITY BADGER METER INC CORE & MAIN LP ENTERPRISE FM TRUST	7,682.90 12,891.96 4,933.74





ORG	VENDOR #	VENDOR NAME	AMOUNT
100	-	CHANHASSEN DINNER TH	380.00
100		CHANHASSEN DINNER TH	380.00
100	-,	GUTHRIE THEATER	354.00
100	,	GUTHRIE THEATER	338.30
640	-,	CDW GOVT #WATER CH	1,905.17
640	-,	FERGUSON ENT 2805	1,608.54
800	-,	516 AUTO VALUE - LA	320.97
800	,	516 AUTO VALUE - LA	29.36
800	-,	516 AUTO VALUE - LA	20.40
800	,	516 AUTO VALUE - LA	6.68
800		516 AUTO VALUE - LA	52.80
800	-,	516 AUTO VALUE - LA	601.45
800		516 AUTO VALUE - LA	44.97
800	-,	516 AUTO VALUE - LA	98.34
800	,	AMAZON MAR* 112-3671	40.26
800		AMAZON MKTPL*RM3VH3B	50.22
800		AMAZON MKTPL*RV1A95F	164.99
800	-,	AMAZON RET* 112-8503	176.20
800	,	AMAZON.COM*RM7F56MM1	45.54
800		AMZN MKTP US*RS5612E	42.48
800	-,	AMZN MKTP US*RS8N458	273.18
800		AMZN MKTP US*RY1EA4M	131.64
800	-,	CONSOLIDATED ENERGY	38.65
800	-,	CONSOLIDATED ENERGY	67.30
800		DAHL AUTOMOTIVE ONAL	17.04
800	,	GOODYEAR AUTO SRV CT	1,168.00
800		GRAINGER	57.18
800	,	GRAINGER	30.28
800	,	GRAINGER	54.80
800	,	HALRON LUBRICANTS IN	2,271.00
800		HALRON LUBRICANTS IN	2,910.40
800	,	KRONER'S HARDWARE	1,236.00
800		LA CROSSE BRUSH INC.	872.75
800	,	NUSS TRUCK & EQUIPME	1,135.36
800		PETERBILT OF LACROSS	77.79
800	,	PETERBILT OF LACROSS	401.12
800	,	PETERBILT OF LACROSS	23.84
800	,	SAFE-FAST (LAX)	294.50
800		SAFE-FAST (LAX)	187.20
800		SAFE-FAST (LAX)	518.40
800	,	SAFE-FAST (LAX)	315.84
800	,	SAFE-FAST (LAX)	97.50
800		SAFE-FAST (LAX)	75.00
800		SAFE-FAST (LAX)	264.24
800		SCHILLING SUPPLY COM	1,400.45
800		STAPLES	213.99
800		STAPLES	213.99
800		STAPLES	128.86
800		STAPLES	71.69
800	,	STAPLES	53.52
000	, 20,708		55.52

ORG	VENDOR #	VENDOR NAME	AMOUNT
800	20,768	STAPLS76359391480000	24.10
800	20,768	STAPLS76361534760000	40.08
800	20,768	STAPLS76362713260000	85.70
800	20,768	STAPLS76363113960000	16.92
800	20,768	STAPLS76370114110000	190.20
800	20,768	STAPLS76371752120000	26.05
800	20,768	STAPLS76372855140000	78.82
800	20,768	STAPLS76373437210000	195.36
800	20,768	STAPLS76374959470000	6.04
800	20,768	STAPLS76376526710000	18.28
800	20,768	STAPLS76382020310000	63.05
800	20,768	STAPLS76382980580000	49.06
800	20,768	STAPLS79071193390000	12.20
800	20,768	STAPLS79072391340000	184.72
800	20,768	STAPLS79072776640000	8.75
800	20,768	STAPLS79072783780000	195.36
800	20,768	WISCONSIN KENWORTH -	89.39
800	20,768	ZORO TOOLS INC	76.73
800	20,768	ZORO TOOLS INC	18.63
800	20,768	ZORO TOOLS INC	20.69
1000210	20,768	AMAZON MKTPL*RM3VH3B	23.93
1000210	20,768	CENTURYLINK LUMEN	5.24
1000210	20,768	IDENTISYS INCORPORAT	361.01
1000210	20,768	LEAGUE OF WISCONSIN	75.00
1000210	20,768	LEAGUE OF WISCONSIN	75.00
1000210	20,768	PITNEY BOWES PI	283.68
1000210	20,768	VERIZONWRLSS*RTCCR V	37.45
1000310	20,768	AMAZON MKTPL*RS8VE4P	54.94
1000310	20,768	CENTURYLINK LUMEN	2.62
1000310	20,768	IN *REALWOOD PRODUCT	4,785.00
1000310	,	LEXISNEXIS EPIC	150.00
1000310	17,795	STATE BAR OF WISCONS	75.00
1000310	20,768	THOMSON WEST*TCD	645.92
1000310	20,768	VERIZONWRLSS*RTCCR V	227.72
1000410		CENTURYLINK LUMEN	4.34
1000410		COLUMN PUBLIC NOTICE	34.48
1000410	,	COLUMN PUBLIC NOTICE	48.05
1000410		COLUMN PUBLIC NOTICE	177.84
1000410		COLUMN PUBLIC NOTICE	16.41
1000410		COLUMN PUBLIC NOTICE	59.41
1000410		COLUMN PUBLIC NOTICE	34.26
1000410		COLUMN PUBLIC NOTICE	33.45
1000410	,	COLUMN PUBLIC NOTICE	36.69
1000410		COLUMN PUBLIC NOTICE	34.26
1000410		COLUMN PUBLIC NOTICE	46.43
1000410		COLUMN PUBLIC NOTICE	62.65
1000410		COLUMN PUBLIC NOTICE	125.88
1000410		COLUMN PUBLIC NOTICE	128.79
1000410	,	COLUMN PUBLIC NOTICE	95.10
1000410	20,768	COLUMN PUBLIC NOTICE	194.13

ORG	VENDOR #	VENDOR NAME	AMOUNT
1000410	20,768	COLUMN PUBLIC NOTICE	28.21
1000410	20,768	COLUMN PUBLIC NOTICE	192.68
1000410	20,768	DOJ EPAY RECORDS CHE	7.00
1000415	20,768	COLUMN PUBLIC NOTICE	208.67
1000415	20,768	COLUMN PUBLIC NOTICE	12.36
1000415	20,768	VERIZONWRLSS*RTCCR V	4.35
1000510	20,768	LEAGUE OF WISCONSIN	300.00
1000510	20,768	LEAGUE OF WISCONSIN	300.00
1000510	20,768	LEAGUE OF WISCONSIN	300.00
1000510	20,768	LEAGUE OF WISCONSIN	300.00
1000610	20,768	AMAZON MKTPL*RF0KV9E	110.95
1000610	20,768	AMAZON MKTPL*RF7203E	21.97
1000610	20,768	AMAZON MKTPL*RM1GZ3I	16.98
1000610	20,768	AMERICAN AIR00121618	833.95
1000610	20,768	AMZN MKTP US*RY8PT9B	68.15
1000610	20,768	CENTURYLINK LUMEN	1.20
1000610	20,768	LEAGUE OF WISCONSIN	35.00
1000610	20,768	THE UPS STORE 3838	32.57
1000610	20,768	USPS PO 5644400083	63.15
1000610	20,768	VERIZONWRLSS*RTCCR V	140.33
1000710	20,768	CENTURYLINK LUMEN	1.34
1000810	20,768	1PASSWORD	767.04
1000810	20,768	2300 SAHARA HOTEL OP	1,278.75
1000810	20,768	ACIBRIGHTSPEED	1,158.80
1000810	20,768	AMAZON MKTPL*RM47A6N	288.28
1000810	20,768	AMZN MKTP US*RM50Z9Z	96.99
1000810	20,768	CDW GOVT #SL54031	19,950.00
1000810	20,768	CDW GOVT #SN10852	37,969.73
1000810	20,768	CDW GOVT #SP19742	24,929.00
1000810	20,768	CENTURYLINK LUMEN	7.13
1000810	20,768	CRADLEPOINT	1,199.22
1000810	20,768	FARONICS TECHNOLOGIE	8,371.00
1000810	20,768	FRIGIDAIRE.COM	68.56
1000810	20,768	FRIGIDAIRE.COM	-3.57
1000810	20,768	FS COM INC	398.88
1000810	20,768	IN *COMMERCIAL AV SY	1,468.66
1000810	20,768	LINKEDIN PRE 9806251	239.88
1000810	20,768	MIDWEST TV & APPLIAN	194.00
1000810	20,768	SLACK T0C4X3EQ3	434.05
1000810	20,768	SPECTRUM	94.97
1000810	20,768	SRFAX 866-554-0263	58.22
1000810	20,768	VERIZONWRLSS*RTCCR V	72.02
1000810	20,768	VERIZONWRLSS*RTCCR V	157.36
1000810	20,768	ZOOM.US 888-799-9666	56.55
1000910	20,768	CENTURYLINK LUMEN	7.66
1000910	20,768	DOJ EPAY RECORDS CHE	7.00
1000910	20,768	FESTIVAL FOODS	7.58
1000910		GREAT RIVERS UNITED	21.76
1000910		LA CROSSE* WI	65.00
1000910	20,768	LA CROSSE* WI	65.00

ORG	VENDOR #	VENDOR NAME	AMOUNT
1000910	20,768	VERIZONWRLSS*RTCCR V	37.45
1002010	20,768	516 AUTO VALUE - LA	-54.00
1002010	20,768	AMAZON MAR* 112-3671	13.08
1002010	20,768	AMAZON MKTPL*RJ4CR3B	15.96
1002010	20,768	AMAZON.COM*RJ9ON7Y12	26.75
1002010	20,768	AMAZON.COM*RV94J9380	39.99
1002010	20,768	AMZN MKTP US*RM7E13C	75.99
1002010	20,768	CENTURYLINK LUMEN	42.86
1002010	20,768	DAHL AUTOMOTIVE LACR	39.95
1002010	20,768	DOJ EPAY RECORDS CHE	6,958.00
1002010	20,577	EVIDENT INC	164.00
1002010	20,577	EVIDENT INC	29.89
1002010	20,768	IN *3 RIVERS SIGN LL	1,670.00
1002010	20,768	IN *JOHNSON, ROBERTS	19.50
1002010	20,768	IN *JOHNSON, ROBERTS	78.00
1002010	20,768	INTOXIMETERS INC	326.75
1002010	20,768	JAKE'S PIZZA GREEN B	41.98
1002010	20,768	LA CROSSE MAIL & PRI	112.50
1002010	20,768	MAYO CLINIC MYCHART	699.00
1002010	20,768	MICHAELS #9490	728.08
1002010	20,768	MICHAELS #9490	756.92
1002010	20,768	OVERHEAD DOOR CO 7 R	284.49
1002010	20,768	PUBLIC AGENCY TRAINI	125.00
1002010		SQ *DON'S TOWING AND	50.00
1002010		TLO TRANSUNION	200.40
1002010	20,768	ULINE *SHIP SUPPLIE	63.13
1002010	20,768	UNI INVOICE PAYMENTS	265.00
1002010	20,768	UPS*BILLING CENTER	15.58
1002010	20,768	UPS*BILLING CENTER	8.05
1002010	20,768	UPS*BILLING CENTER	14.17
1002010	20,768	UPS*BILLING CENTER	63.88
1002010	20,768	UPS*BILLING CENTER	16.06
1002010	20,768	UWL CONTINUING ED WE	105.00
1002010	20,768	UWL CONTINUING ED WE	105.00
1002010	20,768	UWL CONTINUING ED WE	65.00
1002010	20,768	VERIZONWRLSS*RTCCR V	108.25
1002010	20,768	VERIZONWRLSS*RTCCR V	1,124.29
1002010	20,768	VERIZONWRLSS*RTCCR V	1,167.16
1002110	20,768	ACI*BRIGHTSPEED	232.60
1002110	20,768	ACI*BRIGHTSPEED	238.18
1002110	20,768	AMAZON MKTPL*RJ7TF3K	45.92
1002110	20,768	AMAZON MKTPL*RM1MZ4G	226.39
1002110	20,768	AMAZON MKTPL*RM3Q27H	91.98
1002110	20,768	AMAZON MKTPL*RM8PR5U	62.09
1002110	20,768	AMAZON MKTPL*RV3MB2S	55.37
1002110		AMAZON MKTPLACE PMTS	-26.63
1002110	20,768	ATT* BILL PAYMENT	80.71
1002110		ATT* BILL PAYMENT	80.74
1002110	20,768	CENTURYLINK LUMEN	11.60
1002110	20,768	LACROSSE TRIBUNE CIR	1.00

ORG	VENDOR #	VENDOR NAME	AMOUNT
1002110	20,768	MENARDS LA CROSSE WI	84.22
1002110	20,768	TWILIO INC	90.45
1002110	20,768	UPS*BILLING CENTER	8.42
1002110	20,768	UPS*BILLING CENTER	6.58
1002110	20,768	VERIZONWRLSS*RTCCR V	193.27
1002110	20,768	VERIZONWRLSS*RTCCR V	33.25
1002110	20,768	VERIZONWRLSS*RTCCR V	720.20
1002110	20,768	VERIZONWRLSS*RTCCR V	554.62
1002110	20,768	XCEL EZ-PAY FEE WEB	5.58
1002110	20,768	XCEL EZ-PAY WEB	253.79
1002115	20,768	ACE OF LA CROSSE	4.69
1002115	20,768	ACE OF LA CROSSE	6.45
1002115	20,768	ACE OF LA CROSSE	32.87
1002115	20,768	AMAZON MKTPL*RM7BA1L	20.38
1002115	20,768	AMAZON MKTPL*RY0DU5P	19.83
1002115	20,768	AMZN MKTP US*RM2FR41	10.98
1002115	20,768	AMZN MKTP US*RY4G57V	6.49
1002115	20,768	CENTURYLINK LUMEN	10.50
1002115	20,768	COLUMN PUBLIC NOTICE	29.39
1002115	20,768	MENARDS LA CROSSE WI	14.34
1002115	20,768	PAYPAL *WISCONSIN WI	45.00
1002115	20,768	USCELL RECURRING	39.59
1002115	20,768	USCELL RECURRING	39.54
1002115	20,768	VERIZONWRLSS*RTCCR V	99.76
1002115	20,768	VERIZONWRLSS*RTCCR V	324.09
1002115	20,768	VERIZONWRLSS*RTCCR V	452.85
1002120	20,768	BEST KEPT PORTABLES	85.00
1002120	20,768	BEST KEPT PORTABLES	85.00
1002120	20,768	CENTER FOR PUBLIC SA	1,632.00
1002120	20,768	DOUBLETREE ST PAUL D	48.34
1002120	20,768	HERTZ #0790404	539.54
1002120	20,768	JONES & BARTLETT LEA	898.89
1002120	20,768	KWIK TRIP #324	39.44
1002120	20,768	MCDONALD'S F32805	19.00
1002120	20,768	MENARDS LA CROSSE WI	40.68
1002120	20,768	MIDSTATETEC-F1040E16	15.76
1002120	20,768	MIDSTATETEC-F1040E32	15.76
1002120	20,768	MIDSTATETEC-F1040E33	15.76
1002120	20,768	SQ *FIRE LAW GROUP,	150.00
1002120	20,768	THE BULLDOG ST. PAUL	61.94
1002120	20,768	TST* ZAMBONIS ON 7TH	52.33
1002120	20,768	UWL CONTINUING ED WE	105.00
1002120	20,768	UWL CONTINUING ED WE	105.00
1002120	,	UWL CONTINUING ED WE	-105.00
1002120		UWL CONTINUING ED WE	-105.00
1002120	,	UWM SCE	259.00
1002125	,	ACE OF LA CROSSE	34.48
1002125		AIRGAS - NORTH	267.01
1002125		AIRGAS - NORTH	210.07
1002125	20,768	BLAIN'S FARM & FLEET	43.98

ORG	VENDOR #	VENDOR NAME	AMOUNT
1002125	20,768	BURR STORE 101	473.50
1002125	20,768	FIRE- DEX GW	354.00
1002125	20,768	FIRE- DEX GW	128.72
1002125	20,768	GALLS	346.84
1002125	20,768	GALLS	21.06
1002125	20,768	MENARDS LA CROSSE WI	43.91
1002125	20,768	MENARDS LA CROSSE WI	38.95
1002125	20,768	PAYPAL *MRSA UV LLC	1,647.14
1002125	20,768	SAMSCLUB.COM	231.07
1002125	20,768	SQ *FIFTH AVENUE AWA	18.00
1002125	20,768	THE HOME DEPOT #4905	1,065.76
1002125	20,768	WM SUPERCENTER #5127	55.80
1002130	20,768	ADVANCE AUTO PARTS #	279.71
1002130	20,768	ADVANCE AUTO PARTS #	-279.71
1002130	20,768	ADVANCE AUTO PARTS #	37.08
1002130	20,768	ADVANCE AUTO PARTS #	116.99
1002130	,	ADVANCE AUTO PARTS #	80.27
1002130	,	ADVANCE AUTO PARTS #	90.81
1002130	,	ADVANCE AUTO PARTS #	363.79
1002130	,	ADVANCE AUTO PARTS #	118.45
1002130	,	ADVANCE AUTO PARTS #	436.96
1002130	,	AMAZON MKTPL*RJ8W821	54.65
1002130	,	AMAZON MKTPL*RS7FR0J	294.57
1002130		DEBAUCHE TRUCK & DIE	7,327.28
1002130	,	DEBAUCHE TRUCK & DIE	142.98
1002130		HOMEDEPOT.COM	61.00
1002130	,	KIMBALL MIDWEST PAYE	571.15
1002130		KIMBALL MIDWEST PAYE	487.25
1002130	,	KIMBALL MIDWEST PAYE	692.65
1002130	,	LA CROSSE TRUCK-MACK	438.90
1002130		LACKORE ELECTRIC	27.16
1002130		MENARDS LA CROSSE WI	4.27
1002130		MENARDS LA CROSSE WI	20.75
1002130		MENARDS LA CROSSE WI	246.31
1002130		MENARDS LA CROSSE WI	49.98
1002130	,	MENARDS LA CROSSE WI	24.33
1002130	,	MENARDS LA CROSSE WI	175.11
1002130	,	MENARDS LA CROSSE WI	9.38
1002130		MENARDS LA CROSSE WI	310.50
1002130		MENARDS LA CROSSE WI	313.38
1002130		MENARDS LA CROSSE WI	270.30
1002130		MENARDS LA CROSSE WI	572.68
1002130		MENARDS LA CROSSE WI	60.09
1002130	,	MENARDS LA CROSSE WI	4.49
1002130	,	MENARDS LA CROSSE WI	31.97
1002130	,	MENARDS LA CROSSE WI	39.71
1002130		MENARDS LA CROSSE WI	2.69
1002130		MENARDS LA CROSSE WI	132.21
1002130	,	MENARDS LA CROSSE WI	161.51
1002130		MENARDS LA CROSSE WI	79.14
1002100	20,700		, , , , , , ,

ORG	VENDOR #	VENDOR NAME	AMOUNT
1002130	-	MENARDS LA CROSSE WI	11.54
1002130	,	MENARDS LA CROSSE WI	49.99
1002130		MENARDS LA CROSSE WI	7.77
1002130	,	MENARDS LA CROSSE WI	94.99
1002130	,	MENARDS ONALASKA WI	284.99
1002130		MENARDS ONALASKA WI	41.97
1002130		POMP S TIRE #018	739.47
1002130		PTG OF LA CROSSE	12.42
1002130	,	THE HOME DEPOT 4905	965.97
1003010	,	AMAZON MKTPL*RJ0AB54	88.83
1003010		AMAZON MKTPL*RV3J96O	55.98
1003010	,	AMAZON MKTPL*RV7Q725	61.71
1003010		AMZN MKTP US*RF4ZC4L	75.99
1003010	20,768		101.00
1003010	20,768		533.00
1003010	20,768	CENTURYLINK LUMEN	4.18
1003010		EB FORWARD EVOLVING	175.00
1003010	20,768	FESTIVAL FOODS	506.95
1003010		SQ *FIFTH AVENUE AWA	833.75
1003010		WAL-MART #5127	38.06
1003045	20,768	AMAZON MKTPL*RJ0F024	65.77
1003045	20,768	APPRAISAL INSTITUTE	-175.00
1003045		APPRAISAL INSTITUTE	-175.00
1003045		APPRAISAL INSTITUTE	-175.00
1003045	20,768	APPRAISAL INSTITUTE	150.00
1003045		APPRAISAL INSTITUTE	145.00
1003045	20,768	APPRAISAL INSTITUTE	150.00
1003045	20,768	APPRAISAL INSTITUTE	150.00
1003045	20,768	APPRAISAL INSTITUTE	-145.00
1003045	20,768	BUTLER INN	101.17
1003045	20,768	CDW GOVT #ASSESSOR -	47.10
1003045	20,768	CDW GOVT #ASSESSOR -	126.27
1003045	20,768	COMFORT SUITES WI147	89.00
1003045	20,768	COMFORT SUITES WI147	89.00
1003045	20,768	COMFORT SUITES WI147	89.00
1003045	20,768	LEAGUE OF WISCONSIN	210.00
1003045	20,768	LEAGUE WI MUNICIPALI	210.00
1003045	20,768	MACS LAKE DELTON	47.02
1003045	20,768	PAYPAL *SCOTTWINTER	675.00
1003045	20,768	ROMAN CASTLE RESTAUR	69.38
1003045	20,768	WL *VUE*TESTING EXAM	50.00
1003310	20,768	AMAZON MKTPL*RV8FF45	35.86
1003310	20,768	CENTURYLINK LUMEN	5.52
1003310	20,768	DSPS E SERVICE FEE R	1.24
1003310	20,768	DSPS E SERVICE FEE R	1.24
1003310	20,768	HALFMOON EDUCATION	179.00
1003310	20,768	HALFMOON EDUCATION	1,854.00
1003310	20,768	HALFMOON EDUCATION	339.00
1003310	20,768	HALFMOON EDUCATION	179.00
1003310	20,768	SIMPLIFILE.COM	40.84

ORG	VENDOR #	VENDOR NAME	AMOUNT
1003310	20,768	VERIZONWRLSS*RTCCR V	133.00
1003310	20,768	VERIZONWRLSS*RTCCR V	644.93
1003310	20,768	WI DSPS LICENSURE	55.00
1003310	20,768	WI DSPS LICENSURE	55.00
1003410	22,099	PREMIUM WATERS INC	60.12
1003415	20,768	3M CREDIT	3,802.89
1003415	20,768	515 AUTO VALUE - LA	6.48
1003415	20,768	516 AUTO VALUE - LA	24.96
1003415	20,768	516 AUTO VALUE - LA	47.98
1003415	20,768	516 AUTO VALUE - LA	36.00
1003415	20,768	516 AUTO VALUE - LA	55.64
1003415	20,768	516 AUTO VALUE - LA	5.49
1003415	20,768	516 AUTO VALUE - LA	-62.52
1003415	20,768	516 AUTO VALUE - LA	10.99
1003415	20,768	516 AUTO VALUE - LA	17.96
1003415	20,768	516 AUTO VALUE - LA	7.99
1003415	20,768	516 AUTO VALUE - LA	19.99
1003415	20,768	516 AUTO VALUE - LA	17.99
1003415	20,768	516 AUTO VALUE - LA	22.99
1003415	20,768	516 AUTO VALUE - LA	3.49
1003415	20,768	516 AUTO VALUE - LA	-8.96
1003415	20,768	516 AUTO VALUE - LA	1.39
1003415	20,768	516 AUTO VALUE - LA	24.99
1003415	20,768	516 AUTO VALUE - LA	13.89
1003415	20,768	516 AUTO VALUE - LA	800.90
1003415	,	516 AUTO VALUE - LA	-54.00
1003415		516 AUTO VALUE - LA	28.00
1003415	,	ACE OF LA CROSSE	28.47
1003415	,	ACE OF LA CROSSE	24.00
1003415		ACE OF LA CROSSE	39.98
1003415	20,768	AMAZON MKTPL*RF7SM9B	19.97
1003415		AMAZON MKTPL*RS13U4O	34.78
1003415	,	AMAZON MKTPL*RS86J4W	36.94
1003415		AMAZON MKTPL*RS8AR0F	44.95
1003415	,	AMAZON MKTPL*RY4JJ72	214.94
1003415		AMAZON MKTPLACE PMTS	-39.99
1003415		AMAZON MKTPLACE PMTS	-44.95
1003415		AMAZON MKTPLACE PMTS	-159.96
1003415		AMAZON RETA* RV1S30R	25.73
1003415		AMZN MKTP US*RS11T3U	79.99 37.61
1003415		AMZN MKTP US*RS3HU1G	
1003415 1003415	,	AMZN MKTP US*RYOM964 BERNIE BUCHNER PLUMB	25.94
	,		1,380.00
1003415 1003415		BERNIE BUCHNER PLUMB BEST KEPT PORTABLES	2,856.92 35.00
1003415		BLAIN'S FARM & FLEET	96.98
1003415		BOBCAT OF THE COULEE	357.33
1003415		BOBCAT OF THE COULEE	73.73
1003415		BREYERS SALES / SERV	4,736.97
1003415		CENTURYLINK LUMEN	4,738.97
1003413	20,708		12.02

ORG	VENDOR #	VENDOR NAME	AMOUNT
1003415	20,768	CHEMTEK CORPORATION	3,198.82
1003415	20,768	DEBAUCHE TRUCK & DIE	-94.58
1003415	20,768	DEBAUCHE TRUCK & DIE	82.84
1003415	20,768	DEBAUCHE TRUCK & DIE	-82.84
1003415	20,768	DEBAUCHE TRUCK & DIE	432.60
1003415	20,768	DEBAUCHE TRUCK & DIE	69.18
1003415	20,768	DEBAUCHE TRUCK & DIE	211.03
1003415	20,768	DEBAUCHE TRUCK & DIE	-211.03
1003415	20,768	DFC COMPANY CCP	623.05
1003415	20,768	EBAY O*08-11887-0856	8.00
1003415	20,768	EBAY O*19-11845-7796	21.54
1003415	20,768	ETRAILER CORPORATION	-173.73
1003415	20,768	FARRELL EQUIPMENT&SU	43.96
1003415	20,768	FARRELL EQUIPMENT&SU	11,450.00
1003415	20,768	FARRELL EQUIPMENT&SU	79.98
1003415	20,768	FARRELL EQUIPMENT&SU	213.83
1003415	20,768	FARRELL EQUIPMENT&SU	219.98
1003415	20,768	FARRELL EQUIPMENT&SU	145.96
1003415	20,768	GEXPRO 7535	292.00
1003415	20,768	GEXPRO 7535	11,929.00
1003415	20,768	GEXPRO 7535	18,000.00
1003415	20,768	GEXPRO 7535	52.99
1003415	20,768	GOLDBECK TOWING SERV	550.00
1003415	20,768	GRAINGER	73.84
1003415	20,768	GRAINGER	38.20
1003415	20,768	GRAINGER	32.34
1003415	20,768	GRIMCO INC	162.00
1003415	20,768	HALLMAN LINDSAY PAIN	414.75
1003415	20,768	HALRON LUBRICANTS IN	1,341.00
1003415	20,768	HALRON LUBRICANTS IN	-20.00
1003415	20,768	IMPERIAL SUPPLIES	85.28
1003415	20,768	IMPERIAL SUPPLIES	36.16
1003415	20,768	IN *CURTIS PRINTING	175.00
1003415	20,768	IN *LEDEGAR ROOFING	205.21
1003415	20,768	KIMBALL MIDWEST PAYE	19.82
1003415	20,768	KIMBALL MIDWEST PAYE	693.50
1003415	20,768	KIMBALL MIDWEST PAYE	196.91
1003415	20,768	KIMBALL MIDWEST PAYE	674.25
1003415	20,768	KIMBALL MIDWEST PAYE	63.05
1003415	20,768	KIMBALL MIDWEST PAYE	368.83
1003415	20,768	KRONER'S HARDWARE	40.00
1003415	20,768	KWIK TRIP #389	50.03
1003415	20,768	KWIK TRIP #761	2.69
1003415	20,768	MENARDS LA CROSSE WI	53.94
1003415	20,768	MENARDS LA CROSSE WI	78.40
1003415	20,768	MENARDS LA CROSSE WI	47.84
1003415	20,768	MENARDS LA CROSSE WI	13.96
1003415	20,768	MENARDS LA CROSSE WI	363.67
1003415	20,768	MENARDS LA CROSSE WI	482.98
1003415	20,768	MENARDS LA CROSSE WI	8.30

ORG	VENDOR #	VENDOR NAME	AMOUNT
1003415	20,768	MENARDS LA CROSSE WI	23.92
1003415	20,768	MENARDS LA CROSSE WI	73.58
1003415		MENARDS LA CROSSE WI	46.98
1003415	20,768	MENARDS LA CROSSE WI	6.43
1003415		MENARDS LA CROSSE WI	107.79
1003415	,	MENARDS LA CROSSE WI	-196.00
1003415		MISSISSIPPI WELDERS	52.34
1003415		MISSISSIPPI WELDERS	196.25
1003415	20,768		31.09
1003415	,	PETERBILT OF LACROSS	505.52
1003415	,	PETERBILT OF LACROSS	25.00
1003415	,	PETERBILT OF LACROSS	86.16
1003415		PREMIUM WATERS INC	60.75
1003415	,	REINDERS ROCHESTER	194.81
1003415	20,768	RESSEL'S TOOL TRUCK	75.34
1003415		SAFE-FAST (LAX)	281.00
1003415	,	SAFE-FAST (LAX)	12.99
1003415		SAFE-FAST (LAX)	38.96
1003415	20,768	SUMMIT FIRE PROTECTI	622.00
1003415		SUMMIT FIRE PROTECTI	2,403.08
1003415	,	SUMMIT FIRE PROTECTI	336.15
1003415	20,768	TACO JOHNS 9937	14.55
1003415	20,768		430.45
1003415	20,768		255.42
1003415		THE HOME DEPOT #4905	39.94
1003415		THE LISMORE BY DBLTR	103.00
1003415	,	TITAN MACHINERY - LA	-241.40
1003415		TITAN MACHINERY - LA	-735.00
1003415	20,768	TITAN MACHINERY - LA	11.25
1003415		TITAN MACHINERY - LA	191.67
1003415	20,768	UNIFIRST FIRST AID C	84.30
1003415	20,768	VERIZONWRLSS*RTCCR V	108.03
1003415	20,768	VERIZONWRLSS*RTCCR V	607.30
1003415	20,768	VESTIS SERVICES LLC	87.20
1003415	20,768	VESTIS SERVICES LLC	81.20
1003415	20,768	ZORO TOOLS INC	33.43
1003420	20,768	NEDLAND INDUSTRIES	132.10
1003420	20,768	NEDLAND INDUSTRIES	5.28
1003420	22,099	PREMIUM WATERS INC	48.55
1003430	20,768	516 AUTO VALUE - LA	319.98
1003430	20,768	516 AUTO VALUE - LA	27.32
1003430	20,768	516 AUTO VALUE - LA	10.56
1003430	20,768	516 AUTO VALUE - LA	76.88
1003430	20,768	516 AUTO VALUE - LA	22.89
1003430	20,768	516 AUTO VALUE - LA	14.99
1003430	20,768	516 AUTO VALUE - LA	14.29
1003430	20,768	516 AUTO VALUE - LA	116.29
1003430	20,768	516 AUTO VALUE - LA	10.16
1003430	20,768	516 AUTO VALUE - LA	160.99
1003430	20,768	516 AUTO VALUE - LA	590.95

ORG	VENDOR #	VENDOR NAME	AMOUNT
1003430	20,768	516 AUTO VALUE - LA	-5.28
1003430	20,768	516 AUTO VALUE - LA	90.48
1003430	20,768	516 AUTO VALUE - LA	25.97
1003430	20,768	516 AUTO VALUE - LA	12.40
1003430	20,768	516 AUTO VALUE - LA	26.16
1003430	20,768	516 AUTO VALUE - LA	12.20
1003430	20,768	516 AUTO VALUE - LA	19.94
1003430	20,768	516 AUTO VALUE - LA	47.99
1003430	20,768	516 AUTO VALUE - LA	0.32
1003430	20,768	516 AUTO VALUE - LA	34.99
1003430	20,768	516 AUTO VALUE - LA	13.99
1003430	20,768	516 AUTO VALUE - LA	10.56
1003430	20,768	516 AUTO VALUE - LA	314.98
1003430	20,768	516 AUTO VALUE - LA	37.99
1003430	20,768	BOBCAT OF THE COULEE	73.81
1003430	20,768	C & C MACHINE INC	2,796.65
1003430	20,768	COON VALLEY DAIRY SU	23.98
1003430	20,768	DAVE SYVERSON FREIGH	677.86
1003430	20,768	DEBAUCHE TRUCK & DIE	218.75
1003430	20,768	DEBAUCHE TRUCK & DIE	631.17
1003430	20,768	DEBAUCHE TRUCK & DIE	116.80
1003430	20,768	DEBAUCHE TRUCK & DIE	599.93
1003430	20,768	DEBAUCHE TRUCK & DIE	152.97
1003430	20,768	DEBAUCHE TRUCK & DIE	3,771.99
1003430	20,768	DEBAUCHE TRUCK & DIE	25.93
1003430	20,768	DEBAUCHE TRUCK & DIE	66.29
1003430	20,768	FACTORY MOTOR PARTS	8.84
1003430	20,768	FACTORY MOTOR PARTS	91.98
1003430	20,768	FACTORY MOTOR PARTS	79.56
1003430	20,768	GOLDBECK TOWING SERV	250.00
1003430	20,768	GOLDBECK TOWING SERV	328.00
1003430		GOODYEAR AUTO SRV CT	522.08
1003430		GOODYEAR AUTO SRV CT	221.46
1003430		GOODYEAR AUTO SRV CT	639.12
1003430		IMPERIAL SUPPLIES	613.99
1003430	,	MICHAELS TRUCK EQUIP	110.00
1003430	20,768		733.77
1003430	,	NORTHERN BATTERY 108	235.16
1003430		PETERBILT OF LACROSS	604.40
1003430		PETERBILT OF LACROSS	28.51
1003430		PETERBILT OF LACROSS	160.11
1003430		PETERBILT OF LACROSS	103.59
1003430	,	PETERBILT OF LACROSS	71.11
1003430	,	PTG OF LA CROSSE	133.56
1003430		PTG OF LA CROSSE	6.96
1003430		PTG OF LA CROSSE	-13.92
1003430	,	RONCO ENGR SALES-LA	77.34
1003430	,	RONCO ENGR SALES-LA	17.59
1003430		RONCO ENGR SALES-LA	250.00
1003430	20,708	SLEEPY HOLLOW FORD	597.43

ORG	VENDOR #	VENDOR NAME	AMOUNT
1003430	20,768	SLEEPY HOLLOW FORD	114.28
1003430	20,768	SLEEPY HOLLOW FORD	79.19
1003430	20,768	SLEEPY HOLLOW FORD	396.24
1003430	20,768	SQ *CUSTOM FAB AND M	645.00
1003430	20,768	SQ *CUSTOM FAB AND M	28.25
1003430	20,768	STANDARD SPRING PART	1,783.72
1003430	20,768	TITAN MACHINERY - LA	3,448.83
1003430	20,768	TITAN MACHINERY - LA	1,376.03
1003430	20,768	TITAN MACHINERY - LA	386.25
1003430	20,768	TITAN MACHINERY - LA	8,625.55
1003430	20,768	TITAN MACHINERY - LA	299.50
1003430	20,768	TITAN MACHINERY - LA	896.63
1003430	20,768	TITAN MACHINERY - LA	155.00
1004010	20,768	ACIBRIGHTSPEED	84.36
1004010	20,768	ACIBRIGHTSPEED	74.06
1004010	20,768	ACIBRIGHTSPEED	150.30
1004010	20,768	ADOBE *ADOBE	244.93
1004010	20,768	AMAZON MKTPL*RF0NU7H	22.10
1004010	20,768	AMAZON MKTPL*RF1PY1L	87.90
1004010	20,768	AMAZON MKTPL*RJ2GN3J	53.99
1004010	20,768	AMAZON MKTPL*RJ3FO9B	72.08
1004010	20,768	AMAZON MKTPL*RM3HI89	19.99
1004010	20,768	AMAZON MKTPL*RM7SM1C	11.87
1004010	20,768	AMAZON MKTPL*RS21A82	20.99
1004010	20,768	AMAZON MKTPL*RS92H5Y	353.80
1004010	20,768	AMAZON MKTPL*RU3DG21	19.99
1004010	20,768	AMAZON MKTPL*RV7V02O	118.39
1004010	20,768	AMAZON MKTPL*RV8C32U	63.80
1004010	20,768	AMAZON MKTPL*RV8Q06A	83.92
1004010	20,768	AMAZON MKTPL*RV8X42N	123.71
1004010	20,768	AMAZON RET* MAINTANE	9.82
1004010	20,768	AMAZON RETAI* SUPPLI	45.51
1004010	20,768	AMAZON.COM*RU4GC31N2	1,374.63
1004010	20,768	AMAZON.COM*RU6EQ3FX0	3.32
1004010	20,768	AMAZON.COM*RY0UE4KQ1	9.05
1004010	20,768	AMZN MKTP US*RF4RD2F	25.05
1004010	20,768	AMZN MKTP US*RF5W67C	8.20
1004010	20,768	AMZN MKTP US*RJ5QX8K	2,938.34
1004010	20,768	AMZN MKTP US*RM2JJ02	23.85
1004010	20,768	AMZN MKTP US*RM8DC9F	9.97
1004010	20,768	AMZN MKTP US*RS29J9Q	107.96
1004010	20,768	AMZN MKTP US*RS6PL6X	16.08
1004010	,	CCI SOLUTIONS	511.14
1004010		DALCO ENTERPRISES	469.40
1004010	,	DALCO ENTERPRISES	67.49
1004010		DEMCO INC	504.62
1004010		DEMCO INC	293.71
1004010		EQUIPARTS CORP	204.63
1004010	,	GRAINGER	55.48
1004010	20,768	HOMEDEPOT.COM	97.99

ORG	VENDOR #	VENDOR NAME	AMOUNT
1004010	20,768	MENARDS LA CROSSE WI	22.44
1004010	20,768	MENARDS LA CROSSE WI	30.96
1004010	20,768	MENARDS LA CROSSE WI	31.59
1004010	20,768	MENARDS LA CROSSE WI	32.84
1004010	20,768	MSFT * E0100T4E3R	12.00
1004010	20,768	MSFT * E0100T4E3S	6.60
1004010	20,768	MSFT * E0100T4LEG	74.75
1004010	20,768	NEXTIVA*VOIP SERVICE	1,320.58
1004010	20,768	QTHHOSTING* QTH HOST	358.20
1004010	20,768	SAMSCLUB.COM	62.70
1004010	20,768	SAMSCLUB.COM	65.17
1004010	20,768	SERVER SUPPLY.COM IN	658.07
1004010	20,768	SPECTRUM	169.98
1004010	20,768	SUPPLIES DEPOT NJ LL	28.16
1004010	20,768	UNIFIRST FIRST AID C	86.23
1004010	20,768	USPS PO 5644400083	12.45
1004010	20,768	USPS PO 5644400083	5.15
1004010	20,768	USPS PO BOXES ONLINE	610.00
1004010	20,768	UWSP CONTINUING ED O	129.00
1004010	20,768	VERIZONWRLSS*RTCCR V	138.54
1004010	20,768	VESTIS SERVICES LLC	28.29
1004010	20,768	VESTIS SERVICES LLC	118.25
1004010	20,768	VESTIS SERVICES LLC	65.15
1004010	20,768	VESTIS SERVICES LLC	146.54
1004010	20,768	VESTIS SERVICES LLC	155.11
1004010	20,768	WAVE - *LIBRARYHOST	1,379.00
1004010	12,276	WINONA CONTROLS INC	198.20
1004015	20,768	AMAZON MKTPL*RF8Y55Z	35.55
1004015	20,768	AMAZON MKTPL*RJ25M25	162.18
1004015	20,768	AMAZON MKTPL*RS3DW60	451.03
1004015	20,768	AMAZON MKTPL*RU3Y96J	8.89
1004015		AMAZON MKTPL*RV08Q86	279.74
1004015		AMAZON MKTPL*RV57B0M	8.53
1004015		AMAZON MKTPL*RY5NN3I	32.97
1004015		AMAZON MKTPL*RY8W00Q	283.66
1004015		AMAZON RET* COLLECTI	25.95
1004015	,	AMAZON RET* COLLECTI	17.95
1004015		AMAZON RET* COLLECTI	5.39
1004015		AMAZON RET* COLLECTI	15.33
1004015		AMAZON RET* YS COLLE	60.00
1004015	,	AMAZON RET* YS COLLE	154.56
1004015		AMAZON RETA* RM4C53S	265.95
1004015	,	AMAZON RETA* RV9UZ4S	19.96
1004015		AMAZON.COM	-1.03
1004015		AMAZON.COM	-0.22
1004015		AMAZON.COM	-0.06
1004015	,		-0.06
1004015		AMAZON.COM*RF2DF5CX0	19.99
1004015		AMAZON.COM*RF2RQ0S42	14.95
1004015	20,768	AMAZON.COM*RF2ZE1MR1	37.77

ORG	VENDOR #	VENDOR NAME	AMOUNT
1004015	20,768	AMAZON.COM*RF45S7851	12.59
1004015	20,768	AMAZON.COM*RJ0NK0R92	7.99
1004015	20,768	AMAZON.COM*RJ0SZ8962	35.90
1004015	20,768	AMAZON.COM*RJ11Y3H51	14.99
1004015	20,768	AMAZON.COM*RJ13G5XU2	20.97
1004015	20,768	AMAZON.COM*RJ1584B02	7.99
1004015	20,768	AMAZON.COM*RJ1NE1TG0	21.29
1004015	20,768	AMAZON.COM*RJ2BS3RR0	16.99
1004015	20,768	AMAZON.COM*RJ2FL9530	26.95
1004015	20,768	AMAZON.COM*RJ2OX1PI0	42.95
1004015	20,768	AMAZON.COM*RJ49O4461	79.98
1004015	20,768	AMAZON.COM*RJ4PP5ES1	20.99
1004015	20,768	AMAZON.COM*RJ5MR4D30	12.96
1004015	20,768	AMAZON.COM*RJ5YI3P00	119.76
1004015	20,768	AMAZON.COM*RJ6EE3AM1	12.96
1004015	20,768	AMAZON.COM*RJ76H3A91	9.40
1004015	20,768	AMAZON.COM*RJ7QB83F2	38.97
1004015	20,768	AMAZON.COM*RJ7RB03X1	107.76
1004015	20,768	AMAZON.COM*RJ7S88HP2	39.90
1004015	20,768	AMAZON.COM*RJ8CW7PN2	12.99
1004015	20,768	AMAZON.COM*RJ8LC5830	20.95
1004015	20,768	AMAZON.COM*RJ8MK4P11	42.92
1004015	20,768	AMAZON.COM*RM07I3BL1	19.96
1004015	20,768	AMAZON.COM*RM5BV3HE2	16.99
1004015	20,768	AMAZON.COM*RM6DY19N0	59.86
1004015	20,768	AMAZON.COM*RM6LA6831	27.98
1004015	20,768	AMAZON.COM*RM71U3980	93.82
1004015	20,768	AMAZON.COM*RM82N0U01	19.95
1004015	20,768	AMAZON.COM*RM86H28L1	79.82
1004015	20,768	AMAZON.COM*RS2J513H1	53.96
1004015	20,768	AMAZON.COM*RS5C33770	58.31
1004015	20,768	AMAZON.COM*RS5TA7NC1	38.97
1004015	20,768	AMAZON.COM*RS8PI06G0	17.99
1004015	20,768	AMAZON.COM*RV0DD3IM2	175.81
1004015	20,768	AMAZON.COM*RV1K28MT1	12.95
1004015	20,768	AMAZON.COM*RV2BC02V2	64.95
1004015	20,768	AMAZON.COM*RV4B86E81	45.91
1004015	20,768	AMAZON.COM*RV6Y43C80	107.70
1004015	20,768	AMAZON.COM*RV7XS0XS1	12.99
1004015	20,768	AMAZON.COM*RV9FO99X0	25.91
1004015	20,768	AMAZON.COM*RY2VX4M51	21.29
1004015	20,768	AMAZON.COM*RY73N0761	101.81
1004015	20,768	AMZN MKTP US*RJ1D79W	25.98
1004015	20,768	AMZN MKTP US*RJ7XD52	13.26
1004015	20,768	AMZN MKTP US*RS2497T	17.99
1004015	20,768	AMZN MKTP US*RS2O44S	15.00
1004015	20,768	AMZN MKTP US*RV2H93J	18.81
1004015	20,768	AMZN MKTP US*RV31420	22.33
1004015	20,768	BAKER-TAYLOR	48.98
1004015	20,768	BAKER-TAYLOR	73.47

ORG	VENDOR #	VENDOR NAME	AMOUNT
1004015	20,768	BAKER-TAYLOR	6.99
1004015	17,796	INGRAM LIBRARY SERVI	342.79
1004015	17,796	INGRAM LIBRARY SERVI	2,086.28
1004015	17,796	INGRAM LIBRARY SERVI	131.35
1004015	17,796	INGRAM LIBRARY SERVI	177.43
1004015	17,796	INGRAM LIBRARY SERVI	332.38
1004015	17,796	INGRAM LIBRARY SERVI	358.48
1004015	17,796	INGRAM LIBRARY SERVI	272.67
1004015	17,796	INGRAM LIBRARY SERVI	13.77
1004015	17,796	INGRAM LIBRARY SERVI	886.27
1004015	17,796	INGRAM LIBRARY SERVI	480.92
1004015	17,796	INGRAM LIBRARY SERVI	298.41
1004015	17,796	INGRAM LIBRARY SERVI	41.18
1004015	17,796	INGRAM LIBRARY SERVI	388.62
1004015	17,796	INGRAM LIBRARY SERVI	271.04
1004015	17,796	INGRAM LIBRARY SERVI	14.19
1004015	17,796	INGRAM LIBRARY SERVI	19.23
1004015	17,796	INGRAM LIBRARY SERVI	190.25
1004015	17,796	INGRAM LIBRARY SERVI	345.74
1004015	17,796	INGRAM LIBRARY SERVI	423.67
1004015	17,796	INGRAM LIBRARY SERVI	474.57
1004015	17,796	INGRAM LIBRARY SERVI	1,242.88
1004015	17,796	INGRAM LIBRARY SERVI	591.15
1004015	17,796	INGRAM LIBRARY SERVI	952.27
1004015	17,796	INGRAM LIBRARY SERVI	630.35
1004015	17,796	INGRAM LIBRARY SERVI	10.18
1004015	17,796	INGRAM LIBRARY SERVI	35.48
1004015	17,796	INGRAM LIBRARY SERVI	101.89
1004015	17,796	INGRAM LIBRARY SERVI	760.56
1004015	17,796	INGRAM LIBRARY SERVI	303.36
1004015	17,796	INGRAM LIBRARY SERVI	19.75
1004015	17,796	INGRAM LIBRARY SERVI	145.54
1004015	17,796	INGRAM LIBRARY SERVI	109.20
1004015	17,796	INGRAM LIBRARY SERVI	411.08
1004015	17,796	INGRAM LIBRARY SERVI	82.73
1004015	17,796	INGRAM LIBRARY SERVI	32.06
1004015	17,796	INGRAM LIBRARY SERVI	49.33
1004015	17,796	INGRAM LIBRARY SERVI	43.43
1004015	17,796	INGRAM LIBRARY SERVI	80.61
1004015	17,796	INGRAM LIBRARY SERVI	38.43
1004015	17,796	INGRAM LIBRARY SERVI	472.06
1004015	17,796	INGRAM LIBRARY SERVI	59.43
1004015	17,796	INGRAM LIBRARY SERVI	177.03
1004015	20,768	LIBRARYH3LP-NUB GAME	602.00
1004110	20,768	ACE OF LA CROSSE	38.12
1004110	20,768	ACE OF LA CROSSE	26.36
1004110	20,768	ACE OF LA CROSSE	-5.48
1004110	20,768	CENTURYLINK LUMEN	8.95
1004110	20,768	DSPS E SERVICE FEE C	5.63
1004110	20,768	DSPS EPAY ISE	250.00

ORG	VENDOR #	VENDOR NAME	AMOUNT
1004110	20,768	FESTIVAL FOODS	24.41
1004110	20,768	GOOGLE *ADS156463802	363.89
1004110	20,768	INTIX	365.00
1004110	20,768	MAILCHIMP	465.00
1004110	20,768	MENARDS LA CROSSE WI	45.97
1004110	20,768	MENARDS LA CROSSE WI	143.82
1004110	20,768	MENARDS LA CROSSE WI	23.96
1004110	20,768	PY *IEBA	125.00
1004110	20,768	SCHILLING SUPPLY COM	2,431.05
1004110	20,768	SCHILLING SUPPLY COM	1,243.04
1004110	20,768	SQ *CONNECT MEETINGS	5,250.00
1004110	20,768	UNIFIRST FIRST AID C	60.44
1004110	20,768	VERITIV OPERATING CO	421.28
1004110	20,768	VERIZONWRLSS*RTCCR V	188.71
1004125	20,768	ACE OF LA CROSSE	69.63
1004125	20,768	ACE OF LA CROSSE	35.00
1004125	20,768	AMAZON.COM*RF8E89TC0	94.68
1004125	20,768	BATTERIES PLUS 860	37.90
1004125	20,768	BATTERIES PLUS 860	75.80
1004125	20,768	FARM & FLEET OF LACR	106.48
1004125	20,768	FARM & FLEET OF LACR	49.92
1004125	20,768	IN *ADVANCED MULTIME	187.50
1004125	20,768	KRONER'S HARDWARE	49.11
1004125	20,768	MENARDS LA CROSSE WI	51.80
1004125	20,768	MENARDS LA CROSSE WI	59.55
1004125	20,768	MENARDS LA CROSSE WI	113.85
1004125	20,768	SHERWIN WILLIAMS 703	65.73
1004125	20,768	SHERWIN WILLIAMS 703	149.64
1004210	20,768	AMAZON MKTPL*RM2F56M	27.80
1004210	20,768	BB GRAPHICS	106.00
1004210	20,768	CENTURYLINK LUMEN	24.54
1004210	20,768	FACEBK *LAZH39GNJ2	15.00
1004210	20,768	FACEBK *TFLXH84NJ2	15.00
1004210	20,768	FACEBK *YVWBP84NJ2	7.18
1004210	20,768	KWIK TRIP #761	3.19
1004210	20,768	MAILCHIMP	234.60
1004210	20,768	NALYS FLORAL SHOP	75.00
1004210	20,768	SMARTSIGN	178.63
1004210	20,768	STAPLES	306.99
1004210	20,768	STAPLS76362445250000	88.16
1004210	20,768	TLF*SUNSHINE FLORAL	75.00
1004210	20,768	VERIZONWRLSS*RTCCR V	36.01
1004210	20,768	VERIZONWRLSS*RTCCR V	80.32
1004215	20,768	516 AUTO VALUE - LA	31.79
1004215	20,768	516 AUTO VALUE - LA	4.74
1004215	20,768	ACE OF LA CROSSE	34.27
1004215	20,768	ACE OF LA CROSSE	35.52
1004215	20,768	ACE OF LA CROSSE	11.22
1004215	20,768	ACI*BRIGHTSPEED	334.06
1004215	20,768	ACI*BRIGHTSPEED	348.35

ORG	VENDOR #	VENDOR NAME	AMOUNT
1004215	20,768	ALLIED COOPERATIVE A	-2.37
1004215	20,768	AMAZON MKTPL*RF53M4D	412.37
1004215	20,768	AMAZON MKTPL*RJ9KP3P	297.07
1004215	20,768	AMAZON MKTPL*RS9337N	75.98
1004215	20,768	AMAZON MKTPL*RY5SJ56	278.43
1004215	20,768	AMZN MKTP US*RV5Y062	359.70
1004215	20,768	AMZN MKTP US*RY27C2B	476.55
1004215	20,768	AMZN MKTP US*RY8FY2B	81.75
1004215	20,768	CDW GOVT #TRANEINTER	705.54
1004215	20,768	GOODYEAR AUTO SRV CT	-255.42
1004215	20,768	GOODYEAR AUTO SRV CT	242.10
1004215	20,768	GOODYEAR AUTO SRV CT	35.00
1004215	20,768	GRAINGER	455.66
1004215	20,738	HOOPS INC	209.00
1004215	20,768	IN *SONSY'S SERVICES	500.00
1004215	20,768	MENARDS LA CROSSE WI	193.70
1004215	20,768	MENARDS LA CROSSE WI	77.95
1004215	20,768	MENARDS LA CROSSE WI	93.57
1004215	20,768	MENARDS LA CROSSE WI	15.09
1004215	20,768	MENARDS LA CROSSE WI	68.67
1004215	20,768	MENARDS LA CROSSE WI	54.32
1004215	20,768	MENARDS LA CROSSE WI	104.54
1004215	20,768	MENARDS LA CROSSE WI	58.83
1004215	20,768	MENARDS LA CROSSE WI	219.90
1004215	20,768	MENARDS LA CROSSE WI	12.99
1004215	20,768	MENARDS LA CROSSE WI	10.47
1004215		MENARDS LA CROSSE WI	159.96
1004215	,	MENARDS LA CROSSE WI	90.26
1004215		MENARDS LA CROSSE WI	129.97
1004215	,	MENARDS LA CROSSE WI	60.25
1004215		MENARDS LA CROSSE WI	119.92
1004215		MENARDS LA CROSSE WI	338.86
1004215	,	MENARDS LA CROSSE WI	482.69
1004215		MENARDS LA CROSSE WI	139.96
1004215		MENARDS LA CROSSE WI	191.80
1004215		MIDWEST CALEDONIA	376.60
1004215		REINDERS ROCHESTER	2,773.69
1004215	,	RIVER ROAD QUILT SHO	1,708.05
1004215		SPECTRUM	131.62
1004215		THE GIG STORE	32.00
1004215			195.95
1004215 1004215		VERIZONWRLSS*RTCCR V VERIZONWRLSS*RTCCR V	36.01 75.88
1004215		VERMEER WISCONSIN, I	75.88 147.97
1004215	,	ZORO TOOLS INC	3,594.58
1004215		ZORO TOOLS INC	5,594.58 702.57
1004215	,	ZORO TOOLS INC	43.60
1004215		ZORO TOOLS INC	43.00
1004213		AMAZON MAR* 113-6367	54.90
1004220	,	AMAZON MAR* 113-6367 AMAZON MAR* 113-6367	-5.93
1004220	20,708		-5.55

ORG	VENDOR #	VENDOR NAME	AMOUNT
1004220	20,768	AMAZON MAR* 113-6367	-5.00
1004220	20,768	AMERICAN PLAYERS THE	1,662.00
1004220	20,768	AMZN MKTP US*RJ3SS71	31.18
1004220	20,768	FACEBK *SBW3M84NJ2	15.00
1004220	20,768	FESTIVAL FOODS	15.24
1004220	20,768	FESTIVAL FOODS	15.97
1004220	20,768	FESTIVAL FOODS	86.40
1004220	20,768	FESTIVAL FOODS	13.15
1004220	20,768	FESTIVAL FOODS	24.50
1004220	20,768	FESTIVAL FOODS	25.96
1004220	20,768	FESTIVAL FOODS S	-0.79
1004220	20,768	FIRESIDE - BOX OFFIC	83.95
1004220	20,768	GREEN BAY PACKERS IN	1,276.00
1004220	20,768	HISTORY CENTER OF OL	480.00
1004220	20,768	KWIK TRIP #829	5.38
1004220	20,768	KWIK TRIP #829	20.33
1004220	20,768	MENARDS LA CROSSE WI	35.90
1004220	20,768	MENARDS LA CROSSE WI	44.91
1004220	20,768	MICHAELS #9490	51.77
1004220	20,768	MICHAELS #9490	15.96
1004220	20,768	MICHAELS #9490	74.91
1004220	20,768	MICHAELS #9490	6.99
1004220	20,768	MICHAELS #9490	22.94
1004220	20,768	MICHAELS STORES 5150	11.97
1004220	20,768	MICHAELS STORES 5150	31.42
1004220	20,768	MICHAELS STORES 5150	-50.31
1004220	20,768	MN HIST SCTY SHOP	525.00
1004220	20,768	PADELFORD PACKET BOA	551.00
1004220	20,768	ROCH PARKSREC NVC GO	240.00
1004220	20,768	SAMS CLUB #6436	346.74
1004220	20,768	SAMS CLUB #6436	67.32
1004220	20,768	SAMS CLUB#6436	14.98
1004220	20,768	SAMSCLUB #6436	34.49
1004220	20,768	SQ *LEGACY DINNER TH	3,525.55
1004220	20,768	SQ *SCHAFER'S RIVER	300.00
1004220	20,768	WAL-MART #5127	53.76
1004220	20,768	WM SUPERCENTER #1679	60.39
1004225	20,768	ACI*BRIGHTSPEED	493.18
1004225	20,768	ACI*BRIGHTSPEED	522.24
1004225	20,768	AMAZON MKTPL*RJ9KP3P	56.97
1004225	20,768	AMAZON MKTPL*RY5SJ56	276.77
1004225	20,768	AMAZON.COM*RU1W78CJ0	42.96
1004225	20,768	BOBS LOCK AND SAFE	151.00
1004225	20,768	BOB'S LOCK AND SAFE	8.00
1004225	20,768	CHASEBURG MANUFACTUR	488.66
1004225	20,768	DSPS E SERVICE FEE C	0.45
1004225	20,768	DSPS EPAY ISE	20.00
1004225	20,768	FASTENAL COMPANY 01W	99.35
1004225		HARTLAND LUBRICANTS	614.60
1004225	20,768	HARTLAND LUBRICANTS	48.30

ORG	VENDOR #	VENDOR NAME	AMOUNT
1004225	20,768	LACKORE ELECTRIC	113.00
1004225	20,768	LACKORE ELECTRIC	793.74
1004225	20,768	LACKORE ELECTRIC MOT	771.25
1004225	20,768	LACKORE ELECTRIC MOT	24.68
1004225		MENARDS LA CROSSE WI	62.88
1004225	,	MENARDS LA CROSSE WI	14.98
1004225		MENARDS LA CROSSE WI	6.39
1004225	,	MENARDS LA CROSSE WI	20.49
1004225	,	MENARDS LA CROSSE WI	38.19
1004225	,	MENARDS LA CROSSE WI	42.09
1004225	,	SCHILLING SUPPLY COM	3,779.39
1004225	,	SPECTRUM	130.63
1004225	,	UNIFIRST FIRST AID C	106.70
1004225	,	UNIFIRST FIRST AID C	79.44
1004225	,	VERIZONWRLSS*RTCCR V	37.45
1004225	,	VESTIS SERVICES LLC	51.49
1004225	,	VESTIS SERVICES LLC	7.36
1004225	,	VESTIS SERVICES LLC	11.70
1004225		VESTIS SERVICES LLC	11.70
1004225		VESTIS SERVICES LLC	51.49
1004225	,	VESTIS SERVICES LLC	7.36
1004225	,	VESTIS SERVICES LLC	11.70
1004225	,	VESTIS SERVICES LLC	194.45
1004225		VESTIS SERVICES LLC	341.56
	,		
1004225		VESTIS SERVICES LLC	51.49
1004225	,	VESTIS SERVICES LLC	11.70
1004230	,	OUTDOOR SERVICES INC	90.59
1004230	,	PTG OF LA CROSSE	483.00
1004230	,	TODAYS TREE SERVICE	2,550.00
1004230	,	TODAYS TREE SERVICE	2,550.00
1004230		VERMEER WISCONSIN, I	58.96
1004230		VERMEER WISCONSIN, I	315.97
1004230		VERMEER WISCONSIN, I	1,586.91
1004235		ACE OF LA CROSSE	27.45
1004235	,	ACI*BRIGHTSPEED	100.18
1004235		ACI*BRIGHTSPEED	107.62
1004235		AMAZON MAR* 114-0189	52.74
1004235	,	INDEED JOBS	29.04
1004235		KWIK TRIP #624	15.94
1004235	,	MENARDS LA CROSSE WI	17.86
1004235		MENARDS LA CROSSE WI	19.96
1004235	,	MENARDS LA CROSSE WI	174.51
1004235		MENARDS LA CROSSE WI	6.12
1004235	,	MENARDS LA CROSSE WI	40.71
1004235	,	UNIFIRST FIRST AID C	258.50
1004235		WHENTOWORK INC	475.00
1004235		WM SUPERCENTER #5127	8.44
1009910	,	AMAZON MARK* RV35Y8X	102.73
1009910		ASSAULT FITNESS	53.74
1009910	20,768	KWIK TRIP #311	40.00

ORG	VENDOR #	VENDOR NAME	AMOUNT
1009910	20,768	MAYO CLINIC MYCHART	699.00
1009910	20,768	MED*GUNDERSEN LUTHER	39.00
1009910	20,768	MOTION CONNECTED	495.00
1009910	20,768	PAR*MOKA - ONALASKA	60.00
1009910	20,768	SAMSCLUB.COM	114.76
1009910	20,768	SQ *DOWNTOWN MAINSTR	126.60
1009910	20,768	UPS*BILLING CENTER	12.29
2002085	20,768	PARKING UTILITY SMAR	4.00
2102085	20,768	CDW GOVT #PD - MONEY	1,776.10
2102085	20,768	CDW GOVT #PD - MONEY	68.21
2102110	20,768	VERIZONWRLSS*RTCCR V	40.45
2102185	20,768	CLAREY'S SAFETY EQUI	320.32
2102185	20,768	CLAREY'S SAFETY EQUI	377.63
2303010	20,768	CENTURYLINK LUMEN	4.04
2303010	20,768	MLAIC TRAIN	250.00
2303010	20,768	SIMPLIFILE.COM	40.84
2303010	20,768	SIMPLIFILE.COM	40.84
2303010	20,768	SIMPLIFILE.COM	40.84
2303010	20,768	SIMPLIFILE.COM	40.84
2303010	20,768	VERIZONWRLSS*RTCCR V	36.01
2303080	20,768	61947 - THE FED -	6.00
2303080	20,768	CENTURYLINK LUMEN	10.05
2303080	20,768	COUNTY CLARE IRISH P	34.89
2303080	20,768	THE COUNTY CLARE INN	100.00
2303080	20,768	TST*KOMPALI - 145	19.43
2303083	20,768	FARRELL EQUIPMENT&SU	349.98
2303083	20,768	LA CROSSE WI GOV	38.00
2303083	20,768	TYL LA CROSSE SERV F	1.95
2303084	20,768	MENARDS LA CROSSE WI	8.97
2303084	20,768	MENARDS LA CROSSE WI	46.98
2303084		MENARDS LA CROSSE WI	27.91
2303084		MENARDS LA CROSSE WI	28.50
2303084		PAYPAL *LACROSSEOWN	399.00
2303084	,	XCEL EZ-PAY FEE WEB	3.96
2303084		XCEL EZ-PAY WEB	180.00
2604110		AMAZON MKTPL*RV77V3Y	40.41
2604110	,	FACEBK *LWMCV8CQE2	150.00
2604110		FESTIVAL FOODS	38.34
2604110		FESTIVAL FOODS	94.63
2604110	,	FESTIVAL FOODS	15.53
2604110	,	FESTIVAL FOODS	121.07
2604110		FESTIVAL FOODS	9.96
2604110	,	FESTIVAL FOODS	6.00
2604110	,	FESTIVAL FOODS	24.30
2604110		FESTIVAL FOODS	109.24
2604110		FESTIVAL FOODS	29.98
2604110		FESTIVAL FOODS	52.60
2604110		FESTIVAL FOODS	118.34
2604110	,	FESTIVAL FOODS	21.95
2604110	20,768	FESTIVAL FOODS	47.50

ORG	VENDOR #	VENDOR NAME	AMOUNT
2604110	20,768	FESTIVAL FOODS	100.87
2604110	20,768	FESTIVAL FOODS	56.53
2604110	20,768	FESTIVAL FOODS	28.35
2604110	20,768	FESTIVAL FOODS	38.93
2604110	20,768	NIKE INC	90.99
2604110	2,618	PEOPLE'S FOOD CO-OP	32.94
2604110	2,618	PEOPLE'S FOOD CO-OP	17.97
2604110	20,768	WAL-MART #5127	46.92
2604110	20,768	WHENTOWORK INC	1,320.00
2703110	20,768	516 AUTO VALUE - LA	13.99
2703110	20,768	516 AUTO VALUE - LA	3.49
2703110	20,768	516 AUTO VALUE - LA	156.96
2703110	20,768	516 AUTO VALUE - LA	26.16
2703110	20,768	516 AUTO VALUE - LA	6.98
2703110	20,768	516 AUTO VALUE - LA	24.64
2703110	20,768	516 AUTO VALUE - LA	89.88
2703110	20,768	516 AUTO VALUE - LA	35.99
2703110	20,768	516 AUTO VALUE - LA	-28.00
2703110	20,768	516 AUTO VALUE - LA	-125.91
2703110	20,768	516 AUTO VALUE - LA	550.56
2703110	20,768	ABC FLORIDA PARTS CA	188.60
2703110	20,768	ABC FLORIDA PARTS CA	757.25
2703110	20,768	ABC FLORIDA PARTS CA	6,776.47
2703110	20,768	ACIBRIGHTSPEED	143.79
2703110	20,768	AMAZON MKTPL*RY6CT2D	107.57
2703110	20,768	AMZN MKTP US*RJ5P14K	59.96
2703110	20,768	APPLIED MSS LLC 6511	467.94
2703110	20,768	B & H RADIATOR SVC	197.60
2703110	20,768	BATTERIES PLUS 860	130.00
2703110	20,768	BOB'S LOCK AND SAFE	12.00
2703110	20,768	CDW GOVT #365 LICENS	1,277.43
2703110	20,768	CDW GOVT #MTU - JIM	20.66
2703110	20,768	CENTURYLINK LUMEN	6.25
2703110	20,768	COLUMN PUBLIC NOTICE	101.19
2703110	20,768	CUMMINS OSM	720.00
2703110	20,768	DFC COMPANY CCP	691.39
2703110	20,768	EYEMART EXPRESS #011	79.00
2703110	20,768	EYEMART EXPRESS #011	79.00
2703110	20,768	EYEMART EXPRESS #011	79.00
2703110	20,768	GILLIG LLC	232.90
2703110	20,768	GILLIG LLC	19.85
2703110	20,768	GILLIG LLC	183.10
2703110		GILLIG LLC	2,026.69
2703110		GILLIG LLC	508.28
2703110		GILLIG LLC	499.52
2703110		GILLIG LLC	323.26
2703110		GILLIG LLC	1,149.90
2703110		GILLIG LLC	239.38
2703110		GILLIG LLC	173.94
2703110	20,768	GILLIG LLC	830.01

ORG	VENDOR #	VENDOR NAME	AMOUNT
2703110	20,768	GILLIG LLC	12.00
2703110	20,768	GILLIG LLC	3,777.29
2703110	20,768	GILLIG LLC	176.06
2703110	20,768	GILLIG LLC	224.66
2703110	20,768	GILLIG LLC	392.88
2703110	20,768	GRAINGER	126.24
2703110	20,768	HALRON LUBRICANTS IN	368.00
2703110	20,768	HALRON LUBRICANTS IN	331.20
2703110	20,768	HALRON LUBRICANTS IN	1,895.50
2703110	20,768	HALRON LUBRICANTS IN	1,895.50
2703110	20,768	HALRON LUBRICANTS IN	1,868.00
2703110	20,768	HALRON LUBRICANTS IN	-40.00
2703110	20,768	HANDI HUT	674.65
2703110	20,768	HANDI HUT	290.98
2703110	20,768	KIRKS AUTOMOTIVE INC	2,650.00
2703110	20,768	KUNES LA CROSSE RV I	150.11
2703110	20,768	MED*GUNDERSEN LUTHER	72.00
2703110	20,768	MENARDS LA CROSSE WI	36.94
2703110	20,768	MIDWESTKEYS.COM	45.51
2703110	20,768	NOREGON SYSTEMS	590.00
2703110	20,768	PETERBILT OF LACROSS	16.07
2703110	20,768	PETERBILT OF LACROSS	725.42
2703110	20,768	PETERBILT OF LACROSS	254.08
2703110	20,768	PETERBILT OF LACROSS	104.72
2703110	20,768	PETERBILT OF LACROSS	140.25
2703110	20,768	PETERBILT OF LACROSS	15.69
2703110	20,768	PETERBILT OF LACROSS	558.92
2703110	20,768	PETERBILT OF LACROSS	358.08
2703110	20,768	PETERBILT OF LACROSS	34.44
2703110	20,768	PETERBILT OF LACROSS	232.08
2703110	20,768	PETERBILT OF LACROSS	168.29
2703110	20,768	PETERBILT OF LACROSS	3,815.33
2703110	20,768	PETERBILT OF LACROSS	5,332.19
2703110	20,768	PETERBILT OF LACROSS	-3,815.33
2703110	20,768	PETERBILT OF LACROSS	16.07
2703110		PETERBILT OF LACROSS	23.79
2703110	20,768	POMP S TIRE #018	2,131.20
2703110	,	POMP S TIRE #018	1,036.68
2703110		POMP S TIRE #018	951.68
2703110		POMP S TIRE #018	4,362.40
2703110		PREMIUM WATERS INC	60.75
2703110		PREMIUM WATERS INC	60.13
2703110	,	PTG OF LA CROSSE	568.30
2703110		PTG OF LA CROSSE	-29.62
2703110		RONCO ENGR SALES-LA	186.35
2703110		SAFETY KLEEN SYSTEMS	316.29
2703110		SCHNEIDER HEATING AN	287.50
2703110		STAPLS76371684100000	99.61
2703110		UPS*BILLING CENTER	23.81
2703110	20,768	UPS*BILLING CENTER	7.51

ORG	VENDOR #	VENDOR NAME	AMOUNT
2703110	20,768	VERIZONWRLSS*RTCCR V	187.52
2703110	20,768	VESTIS SERVICES LLC	457.50
2703110	20,768	VESTIS SERVICES LLC	97.37
2703110	20,768	VESTIS SERVICES LLC	92.42
2703110	20,768	WISCONSIN KENWORTH -	13.57
2703110	20,768	WISCONSIN KENWORTH -	10,739.61
2703110	20,768	WISCONSIN KENWORTH -	243.70
2900252	20,768	AMAZON.COM*RJ9Q31HQ2	26.98
2900254	20,768	TLF*SUNSHINE FLORAL	35.00
2902051	20,768	AMAZON MKTPL*RV6TW3H	49.95
2902051	20,768	DEES AUTO CARE - LAC	77.53
2902051	20,768	DEES AUTO CARE - LAC	-77.53
2902051	20,768	DJI SERVICE LLC.	124.00
2902051	20,768	GALLS	995.01
2902051	20,768	IN *TITLETOWN DRONES	107.00
2902058	20,768	ACE OF LA CROSSE	14.98
2902058	20,768	ACE OF LA CROSSE	65.09
2902058	20,768	FESTIVAL FOODS	50.39
2902058	20,768	FUN FUR PETS DOG DAY	82.00
2902058	20,768	IMPACT DOG CRATES	964.60
2902058	20,768	IMPACT DOG CRATES	-50.30
2902058	20,768	KWIK TRIP #463	44.89
2902058	20,768	PETCO 0622	135.96
2902058	20,768	PETCO 0622	101.97
2902058	20,768	PETCO 0622	81.99
2902058	20,768	PETSMART # 1506	105.49
2902058	20,768	SQ *SAM?S PAMPER CAM	90.85
2902058	,	SQ *SAM?S PAMPER CAM	101.91
2902058	20,768	SQ *SAM?S PAMPER CAM	-101.91
2902058	,	WAGS AND WHISKERS	62.71
2902058		WAGS AND WHISKERS	54.80
2902059		SAMSCLUB #6436	87.56
2902060	•	VERIZONWRLSS*RTCCR V	74.95
2902062	,	ADVERTISING CONCEPTS	300.00
2902062	,	AMAZON MKTPL*RJ0Z17S	19.25
2902062	,	AMER. MARINE LACR.FU	134.63
2902062		AMER. MARINE LACR.FU	50.01
2902062		BOAT-ED.COM	48.42
2902062		BOAT-ED.COM	-2.47
2902063	,	SQ *LA CROSSE BASEBA	108.00
2902063	•	SQ *LA CROSSE LOGGER	482.00
2902063	,	THE MONOGRAM COMPANY	195.00
2902065	•	DOJ WS2 EVA EPAY SAL	250.00
2902065	,	DOJ WS2 EVA EPAY SAL	250.00
2902065	,	DOJ WS2 EVA EPAY SRV	5.00
2902065		DOJ WS2 EVA EPAY SRV	5.00
2902065		GREEN LAKE CONFERENC	517.00
2902065		GREEN LAKE CONFERENC	552.00
2902065		GREEN LAKE CONFERENC	517.00
2902065	20,768	GREEN LAKE CONFERENC	562.00

ORG	VENDOR #	VENDOR NAME	AMOUNT
2902065	20,768	GREEN LAKE CONFERENC	-517.00
2902065	20,768	GREEN LAKE CONFERENC	-562.00
2902155	20,768	AMERICAN HEART SHOPC	153.00
2904250	20,768	CENTURYLINK LUMEN	2.48
2904251	20,768	SCHILLING SUPPLY COM	25.11
2904251	20,768	SCHILLING SUPPLY COM	57.83
2904253	20,768	CDW GOVT #SS32785	1,601.57
2904253	20,768	TODAYS TREE SERVICE	500.00
2904253	20,768	TODAYS TREE SERVICE	600.00
2904268	20,768	BB GRAPHICS	84.40
2904268	20,768	BB GRAPHICS	-4.40
2904268	20,768	CDW GOVT #SS32785	1,601.57
2904268	20,768	GRAINGER	136.08
2904268	20,768	MENARDS LA CROSSE WI	42.91
2904268	20,768	MENARDS LA CROSSE WI	33.38
2904268	20,768	MENARDS LA CROSSE WI	11.89
2904268	20,768	MENARDS LA CROSSE WI	198.78
2904268	20,768	TODAYS TREE SERVICE	500.00
2904274	20,768	AMAZON MKTPL*RM02X34	186.59
2904274	20,768	EAGLE CAVE RESORT	581.00
2904274	20,768	HOLIDAY WHOLESALE IN	161.40
2904274	20,768	HOLIDAY WHOLESALE IN	697.41
2904274	20,768	HOLIDAY WHOLESALE IN	526.43
2904274	20,768	HOLIDAY WHOLESALE IN	827.23
2904274	20,768	HOLIDAY WHOLESALE IN	260.54
2904274	20,768	HOLIDAY WHOLESALE IN	339.59
2904274	20,768	HOLIDAY WHOLESALE IN	621.22
2904274	20,768	HOLIDAY WHOLESALE IN	833.54
2904274	20,768	HOLIDAY WHOLESALE IN	143.00
2904274		HOLIDAY WHOLESALE IN	686.42
2904274		KWIK TRIP #1126	11.37
2904274		KWIK TRIP #1126	8.97
2904274		KWIK TRIP #383	16.14
2904274		KWIK TRIP #624	5.38
2904274		KWIK TRIP #624	5.38
2904274		KWIK TRIP #624	7.96
2904274		KWIK TRIP #624	4.38
2904274		KWIK TRIP #624	14.98
2904274		KWIK TRIP #684	37.96
2904274		KWIK TRIP #761	27.50
2904274		KWIK TRIP #829	5.38
2904274		KWIK TRIP #829	55.43
2904274		KWIK TRIP #829	4.38
2904274		KWIK TRIP #829	28.11 104.85
2904274 2904274		LITTLE CAESARS 3814- MARCUS LACROSSE CINE	350.00
2904274 2904274		MARCUS LACROSSE CINE MARCUS LACROSSE CONC	250.00
2904274		MENARDS LA CROSSE WI	250.00
2904274		MENARDS LA CROSSE WI	90.18
2904274		MENARDS LA CROSSE WI	88.84
2304274	20,708		00.04

ORG	VENDOR #	VENDOR NAME	AMOUNT
2904274	20,768	ROCKY ROCOCO PIZZA #	176.66
2904274	20,768	SAMS CLUB#6436	64.80
2904274	20,768	SAMSCLUB #6436	51.40
2904274	20,768	WAL-MART #1679	89.80
2904274	20,768	WAL-MART #1679	80.28
2904274	20,768	WAL-MART #5127	93.43
2904274	20,768	WM SUPERCENTER #1679	43.70
2904274	20,768	WM SUPERCENTER #1679	216.17
2904274	20,768	WM SUPERCENTER #1679	52.76
2904274	20,768	WM SUPERCENTER #5127	312.16
2904274	20,768	WM SUPERCENTER #5127	117.99
2904275	20,768	MICHAELS STORES 5150	64.36
2904275	20,768	MICHAELS STORES 5150	-22.11
2904275	20,768	MICHAELS STORES 5150	49.47
2904275	20,768	SAMS CLUB #6436	29.94
2904275	20,768	SAMS CLUB #6436	137.48
2904275	20,768	SQ *LA CROSSE LOGGER	189.90
2904275	20,768	SQ *LA CROSSE LOGGER	-9.90
2904276	20,768	MICHAELS #9490	124.22
2904276	20,768	MICHAELS #9490	124.22
2904276	20,768	MICHAELS #9490	49.47
2904276	20,768	MICHAELS STORES 5150	98.91
2904276	20,768	MICHAELS STORES 5150	-123.31
2904276	20,768	SAMS CLUB #6436	44.24
2904276	20,768	SAMS CLUB #6436	46.27
2904276	20,768	SAMSCLUB #6436	34.48
4022124	20,768	AMZN MKTP US*RJ0XK4G	98.00
4022124	20,768	JO MARINE ELECTRONIC	82.28
4024223	20,768	AMAZON MKTPL*RF0BD4X	119.49
4024223	20,768	AMAZON MKTPL*RF18U0H	119.49
4024223	20,768	AMAZON MKTPL*RF9582E	119.49
4024223	20,768	AMAZON MKTPL*RJ9KW3N	392.27
4024223	20,768	AMZN MKTP US*RF3XY6K	1,215.84
4024223	20,768	AMZN MKTP US*RV0EQ14	14,097.25
4115110	20,768	AMERICAN AIR00121682	309.98
4115110	20,768	IEDC ONLINE	455.00
4115110	20,768	IEDC ONLINE	610.00
4115110	20,768	IEDC ONLINE	1,180.00
4115110	20,768	SOUTHWES 52625500	231.98
4115110	20,768	WEDA	59.00
4800895	20,768	AMZN MKTP US*RS9AF41	448.79
4800895	20,768	CDW GOVT #GILLETTE/R	377.98
4800895	20,768	CDW GOVT #SL97452	210.98
4800895	20,768	CDW GOVT #SM45187	210.98
4802195	20,768	ACE OF LA CROSSE	68.72
4802195	20,768	FARRELL EQUIPMENT&SU	785.98
4802195	20,768	MENARDS LA CROSSE WI	134.16
4832095	20,768	WALLGUARD.COM	234.17
4832095	20,768	WALLGUARD.COM	-12.21
4832195	20,768	AMAZON MKTPL*RY4LT0H	399.96

ORG	VENDOR #	VENDOR NAME	AMOUNT
4832195	20,768	BESTBUYCOM8069511102	1,707.96
4832195	20,768	GDLD INC	439.17
4832195	20,768	HOMEDEPOT.COM	504.26
4832195	20,768	HOMEDEPOT.COM	384.68
4832195	20,768	HOMEDEPOT.COM	2,495.00
4832195	20,768	MENARDS LA CROSSE WI	278.83
4832195	20,768	MENARDS LA CROSSE WI	176.97
4832195	20,768	MENARDS LA CROSSE WI	959.97
4832195	20,768	SAMSCLUB.COM	799.32
4832195	20,768	THE HOME DEPOT #4905	1,511.97
4832195	20,768	TRACTOR CENTRAL WEST	3,799.00
4832195	20,768	WALMART.COM	898.00
4832195	20,768	WALMART.COM AA	1,134.00
6006010	20,768	517 AUTO VALUE - ONA	268.05
6006010	20,768	91631 - HILL FARMS	6.00
6006010	20,768	AMAZON MKTPL*RF1PC00	126.69
6006010	20,768	AMAZON MKTPL*RJ7X31N	29.98
6006010	20,768	AMAZON.COM*RJ7488622	99.99
6006010	20,768	AMERICAN ASSOCIATION	275.00
6006010	20,768	AMERICAN ASSOCIATION	275.00
6006010	20,768	CENTURYLINK LUMEN	16.09
6006010	20,768	FS COM INC	97.82
6006010	20,768	GOOGLE *GSUITE_LSEAI	7.20
6006010		LA CROSSE * (1 OF 1	3,500.00
6006010		QTHHOSTING* QTH HOST	48.86
6006010	20,768	QTHHOSTING* QTH HOST	28.98
6006010		SENDINBLUE	39.00
6006010		TELOS CORPORATION	131.50
6006010		VERIZONWRLSS*RTCCR V	33.25
6006010		VERIZONWRLSS*RTCCR V	36.01
6006010		VERIZONWRLSS*RTCCR V	301.77
6006010		VESTIS SERVICES LLC	150.18
6006010		WAVE - *LX UNITED	2,000.00
6006010		WISCONSIN AIRPORT MA	175.00
6006010		WISCONSIN AIRPORT MA	175.00
6006010		WISCONSIN AIRPORT MA	175.00
6006010		WISCONSIN AIRPORT MA	350.00
6006015	,	7 RIVERS SURPLUS COR	33.00
6006015		CULLIGAN LA CROSSE 2	20.00
6006015		DALCO ENTERPRISES	373.06
6006015			60.84
6006015		FARM & FLEET OF LACR	170.97
6006015		GRAINGER	66.72
6006015		HARTER'S TRASH & REC	446.93
6006015		HARTER'S TRASH & REC	451.27
6006015		RIVER ROAD QUILT SHO	49.00
6006015		SCHILLING SUPPLY COM	170.80
6006015		SCHILLING SUPPLY COM	85.40
6006015		SCHILLING SUPPLY COM	617.09
6006015	20,768	SCHILLING SUPPLY COM	820.70

ORG	VENDOR #	VENDOR NAME	AMOUNT
6006015	20,768	SPECTRUM	246.36
6006015	20,768	SPECTRUM	246.36
6006015	20,768	THE HOME DEPOT #4905	1,741.95
6006015	20,768	VAN METER - LA CROSS	334.57
6006015	20,768	VESTIS SERVICES LLC	309.56
6006015	20,768	VIKING ELECTRIC-LACR	36.63
6006015	20,768	VIKING ELECTRIC-LACR	329.77
6006015	20,768	VIKING ELECTRIC-LACR	6.74
6006015	20,768	VIKING ELECTRIC-LACR	29.33
6006020	20,768	517 AUTO VALUE - ONA	60.99
6006020	20,768	517 AUTO VALUE - ONA	31.48
6006020	20,768	517 AUTO VALUE - ONA	-60.99
6006020	20,768	517 AUTO VALUE - ONA	23.99
6006020	20,768	517 AUTO VALUE - ONA	19.99
6006020	20,768	517 AUTO VALUE - ONA	7.49
6006020	20,768	517 AUTO VALUE - ONA	148.38
6006020	20,768	517 AUTO VALUE - ONA	118.98
6006020	20,768	517 AUTO VALUE - ONA	33.96
6006020	20,768	517 AUTO VALUE - ONA	23.98
6006020	20,768	517 AUTO VALUE - ONA	58.37
6006020	20,768	517 AUTO VALUE - ONA	65.59
6006020	20,768	517 AUTO VALUE - ONA	-65.59
6006020	20,768	517 AUTO VALUE - ONA	-14.99
6006020	20,768	517 AUTO VALUE - ONA	8.24
6006020	20,768	517 AUTO VALUE - ONA	47.99
6006020	20,768	A-LINE MACHINE TOOL	4.40
6006020	20,768	BDI USA	73.04
6006020	20,768	BEST KEPT PORTABLES	105.00
6006020	20,768	BEST KEPT PORTABLES	105.00
6006020	20,768	BEST KEPT PORTABLES	105.00
6006020	20,768	BEST KEPT PORTABLES	105.00
6006020	20,768	BEST KEPT PORTABLES	105.00
6006020	20,768	BEST KEPT PORTABLES	105.00
6006020	20,768	BLUEGLOBES LLC	1,067.29
6006020	20,768	BLUEGLOBES LLC	718.54
6006020	20,768	BLUEGLOBES LLC	482.68
6006020	20,768	C & C MACHINE INC	86.70
6006020	20,768	CULLIGAN LA CROSSE 2	36.50
6006020	20,768	DEBAUCHE TRUCK & DIE	94.16
6006020	20,768	FARM & FLEET OF LACR	159.98
6006020	20,768	FARM & FLEET OF LACR	577.95
6006020	20,768	FARM & FLEET OF LACR	559.96
6006020	20,768	FARM & FLEET OF LACR	88.97
6006020		FARRELL EQUIPMENT&SU	21.60
6006020	,	FASTENAL COMPANY 01W	37.92
6006020		FASTENAL COMPANY 01W	7.57
6006020		FASTENAL COMPANY 01W	26.44
6006020	,	FASTENAL COMPANY 01W	14.84
6006020		GDLD INC	278.07
6006020	20,768	HARBOR FREIGHT TOOLS	-55.98

ORG	VENDOR #	VENDOR NAME	AMOUNT
6006020	20,768	HARTER'S TRASH & REC	217.81
6006020	20,768	HARTER'S TRASH & REC	219.91
6006020	20,768	HAWK ELECTRONICS	34.20
6006020	20,768	HAWK ELECTRONICS	12.95
6006020	20,768	HOTSY CLEANING SYSTE	136.61
6006020	20,768	HOTSY CLEANING SYSTE	8.14
6006020	20,768	HOTSY CLEANING SYSTE	296.52
6006020	20,768	MENARDS LA CROSSE WI	598.62
6006020	20,768	MENARDS LA CROSSE WI	35.10
6006020	20,768	MENARDS LA CROSSE WI	44.72
6006020	20,768	MENARDS LA CROSSE WI	12.98
6006020	20,768	MENARDS LA CROSSE WI	239.78
6006020	20,768	METCO	99.00
6006020	20,768	METCO	99.00
6006020	20,768	METCO	354.00
6006020	20,768	METCO	99.00
6006020	20,768	MIDWEST CALEDONIA	89.77
6006020	20,768	MIDWEST CALEDONIA	136.81
6006020	20,768	MIDWEST CALEDONIA	57.18
6006020	20,768	MISSISSIPPI WELDERS	125.11
6006020	20,768	NORTHERN BATTERY 108	101.45
6006020	20,768	NORTHERN BATTERY 108	227.33
6006020	20,768	PETERBILT OF LACROSS	50.63
6006020	20,768	RONCO ENGR SALES-LA	4.94
6006020	20,768	RONCO ENGR SALES-LA	4.97
6006020	20,768	RONCO ENGR SALES-LA	15.36
6006020	20,768	SHERWIN WILLIAMS 703	562.20
6006020	20,768	SHERWIN WILLIAMS 703	5,052.50
6006020	20,768	SHERWIN WILLIAMS 703	1,960.00
6006020	20,768	ST JOSEPH EQUIPMENT	492.46
6006020	20,768	ST JOSEPH EQUIPMENT	50.68
6006020		THE D. S. BROWN COMP	3,530.00
6006020		TITAN MACHINERY - LA	396.37
6006020		VESTIS SERVICES LLC	221.36
6006020		VESTIS SERVICES LLC	32.48
6006020		VIKING ELECTRIC-LACR	12.39
6006020		VIKING ELECTRIC-LACR	5.99
6006020		VIKING ELECTRIC-LACR	73.07
6006025		WINDCAVE INC	154.46
6006030		BERNIE'S EQUIPMENT C	515.00
6006030	,	GRAINGER	75.83
6006030			86.36
6006030		MENARDS LA CROSSE WI	15.99
6006030		MENARDS LA CROSSE WI	25.13
6006030		MENARDS LA CROSSE WI	104.86
6006030		MENARDS LA CROSSE WI	12.41
6006030		P T WELDING AND DRIV	525.00
6006030		RONCO ENGR SALES-LA	156.30
6006030		THE HOME DEPOT #4905	4.64
6006030	20,768	THE HOME DEPOT #4905	59.21

ORG	VENDOR #	VENDOR NAME	AMOUNT
6006030	20,768	TOMMY CAR WASH SYSTE	815.28
6006030	20,768	VIKING ELECTRIC-LACR	19.02
6106110	20,768	ACIBRIGHTSPEED	270.40
6106110	20,768	ACIBRIGHTSPEED	204.59
6106110	20,768	ACIBRIGHTSPEED	8.95
6106110	20,768	ACIBRIGHTSPEED	8.95
6106110	20,768	AMAZON MKTPL*RJ3OC17	44.49
6106110	20,768	BATTERIES PLUS 860	81.75
6106110	20,768	MENARDS LA CROSSE WI	39.17
6106110	20,768	MENARDS LA CROSSE WI	16.74
6106110	20,768	MENARDS LA CROSSE WI	28.31
6106110	20,768	MENARDS LA CROSSE WI	31.18
6106110	20,768	MENARDS LA CROSSE WI	75.36
6106110	20,768	MENARDS LA CROSSE WI	86.58
6106110	20,768	MENARDS LA CROSSE WI	85.96
6106110	20,768	NIC*TRAFFICVIOLREGPR	0.24
6106110	20,768	NIC*TRAFFICVIOLREGPR	12.00
6106110	20,768	NIC*TRAFFICVIOLREGPR	0.24
6106110	20,768	NIC*TRAFFICVIOLREGPR	2.28
6106110	20,768	NIC*TRAFFICVIOLREGPR	0.72
6106110	20,768	NIC*TRAFFICVIOLREGPR	0.18
6106110	20,768	NIC*TRAFFICVIOLREGPR	1.20
6106110	20,768	NIC*TRAFFICVIOLREGPR	0.48
6106110	20,768	NIC*TRAFFICVIOLREGPR	0.78
6106110	20,768	NIC*TRAFFICVIOLREGPR	12.00
6106110	,	NIC*TRAFFICVIOLREGPR	114.00
6106110		NIC*TRAFFICVIOLREGPR	36.00
6106110	,	NIC*TRAFFICVIOLREGPR	9.00
6106110	,	NIC*TRAFFICVIOLREGPR	60.00
6106110	,	NIC*TRAFFICVIOLREGPR	24.00
6106110		NIC*TRAFFICVIOLREGPR	39.00
6106110		NIC*TRAFFICVIOLREGPR	0.78
6106110		NIC*TRAFFICVIOLREGPR	0.30
6106110	,	NIC*TRAFFICVIOLREGPR	0.24
6106110	,	NIC*TRAFFICVIOLREGPR	0.24
6106110		NIC*TRAFFICVIOLREGPR	0.48
6106110			0.42
6106110 6106110			39.00
6106110		NIC*TRAFFICVIOLREGPR	15.00
6106110		NIC*TRAFFICVIOLREGPR NIC*TRAFFICVIOLREGPR	12.00 12.00
6106110		NIC*TRAFFICVIOLREGPR	24.00
6106110	,	NIC*TRAFFICVIOLREGPR	24.00
6106110	,	NIC*TRAFFICVIOLREGPR	0.18
6106110		NIC*TRAFFICVIOLREGPR	0.18
6106110		NIC*TRAFFICVIOLREGPR	0.00
6106110		NIC*TRAFFICVIOLREGPR	9.00
6106110		NIC*TRAFFICVIOLREGPR	30.00
6106110		NIC*TRAFFICVIOLREGPR	12.00
6106110		PLUNKETTS PEST CONTR	288.11
0100110	20,700		200.11

ORG	VENDOR #	VENDOR NAME	AMOUNT
6106110	20,768	PLUNKETTS PEST CONTR	296.40
6106110	20,768	PLUNKETTS PEST CONTR	558.67
6106110		SPYPOINT PREM-ANNUAL	120.00
6106110	,	SQ *DON'S TOWING AND	50.00
6106110		SQ *DON'S TOWING AND	50.00
6106110		SQ *DON'S TOWING AND	50.00
6106110		SQ *DON'S TOWING AND	50.00
6106110		SQ *DON'S TOWING AND	50.00
6106110		VERIZONWRLSS*RTCCR V	216.22
6106110		VERIZONWRLSS*RTCCR V	144.04
6106110		VERIZONWRLSS*RTCCR V	224.75
6106110		XCEL EZ-PAY FEE WEB	0.68
6106110		XCEL EZ-PAY FEE WEB	0.86
6106110	,	XCEL EZ-PAY WEB	31.06
6106110	,	XCEL EZ-PAY WEB	39.11
6306310		516 AUTO VALUE - LA	7.39
6306310		ACE OF LA CROSSE	242.04
6306310	,	ACIBRIGHTSPEED	131.52
6306310	,	AMAZON MARK* RV55275	173.65
6306310	,	AMAZON MKTPL*RM10Y77	190.17
6306310	,	AMAZON MKTPL*RS08W57	238.82
6306310	,	AMAZON MKTPL*RV8RC7P	51.96
6306310		AMAZON RET* 112-7497	111.92
6306310		AMERICINN SHEBOYGAN	109.00
6306310	,	AMZN MKTP US*RF42R1R	63.98
6306310		AMZN MKTP US*RMOIB8C	28.30
6306310		AUTO VALUE LA CROSSE	62.99
6306310		AUTO VALUE LA CROSSE	26.97
6306310		BLACKBURN MANUFACTUR	1,036.68
6306310		BREYERS SALES / SERV	19.93
6306310		BREYERS SALES / SERV	-2.04
6306310		BROOKS TRACTOR WEST	28.64
6306310		CENTURYLINK LUMEN	4.86
6306310		CITY OF APPLETON PAR	3.00
6306310	,	CONSOLIDATED ENERGY	323.65
6306310		CSWEA	100.00
6306310	,	DAHL AUTOMOTIVE LACR	70.79
6306310		DOJ EPAY RECORDS CHE	7.00
6306310	,	DYNAMIS EPOXY SYSTEM	236.67
6306310		FIRST SUPPLY LA CROS	2,287.08
6306310		FIRST SUPPLY LA CROS	578.82
6306310		FIRST SUPPLY LA CROS	679.95
6306310		GRAINGER	571.70
6306310		GRAINGER	209.10
6306310	,	GRAINGER	185.39
6306310		GRAINGER	27.42
6306310		GRAINGER	69.60
6306310		HAGEN'S SALES AND SE	265.69
6306310	,	HALRON LUBRICANTS IN	1,288.72
6306310		HARBOR FREIGHT TOOLS	379.80
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ORG	VENDOR #	VENDOR NAME	AMOUNT
6306310	20,768	HARBOR FREIGHT TOOLS	634.90
6306310	20,768	KENS SERVICE CENTER	850.00
6306310	20,768	KWIK TRIP #579	43.59
6306310	20,768	KWIK TRIP #771	150.00
6306310	20,768	KWIK TRIP #845	20.19
6306310	20,768	LACKORE ELECTRIC	15.31
6306310	20,768	LINCOLN CONTRACTORS	224.99
6306310	20,768	MENARDS LA CROSSE WI	21.93
6306310	20,768	MENARDS LA CROSSE WI	35.90
6306310	20,768	MENARDS LA CROSSE WI	168.82
6306310	20,768	MENARDS LA CROSSE WI	22.98
6306310	20,768	MENARDS LA CROSSE WI	87.64
6306310	20,768	MENARDS LA CROSSE WI	353.96
6306310	20,768	MENARDS LA CROSSE WI	9.99
6306310	20,768	MENARDS LA CROSSE WI	26.70
6306310	20,768	MENARDS LA CROSSE WI	159.96
6306310	20,768	MENARDS LA CROSSE WI	46.99
6306310	20,768	MENARDS LA CROSSE WI	71.90
6306310	20,768	MENARDS LA CROSSE WI	14.88
6306310	20,768	MENARDS LA CROSSE WI	18.56
6306310	20,768	MENARDS LA CROSSE WI	17.59
6306310	20,768	MENARDS LA CROSSE WI	-18.56
6306310	20,768	MENARDS LA CROSSE WI	-4.57
6306310	20,768	MENARDS LA CROSSE WI	17.92
6306310	20,768	MENARDS LA CROSSE WI	44.42
6306310	20,768	MENARDS LA CROSSE WI	55.64
6306310	20,768	MENARDS LA CROSSE WI	79.99
6306310	20,768	MN POLLUTION CONTROL	195.00
6306310	20,768	MN POLLUTION CONTROL	4.19
6306310	20,768	NUTBUSH CITY LIMITS	267.05
6306310	20,768	PY *MAJERLES BLACK R	72.70
6306310	20,768	RONCO ENGR SALES-LA	1,631.43
6306310	20,768	RONCO ENGR SALES-LA	200.50
6306310	20,768	RONCO ENGR SALES-LA	395.50
6306310	20,768	RONCO ENGR SALES-LA	203.75
6306310	20,768	RONCO ENGR SALES-LA	1,569.45
6306310	20,768	RONCO ENGR SALES-LA	21.30
6306310	20,768	SAFE-FAST (LAX)	307.95
6306310	20,768	SAMSCLUB.COM	125.86
6306310	20,768	ST JOSEPH EQUIPMENT	109.34
6306310	20,768	STAPLES	279.89
6306310	20,768	STAPLS76369013010000	775.16
6306310	20,768	TORCOM/ANSWERING INN	172.87
6306310	20,768	UPS*BILLING CENTER	32.34
6306310	20,768	VERIZONWRLSS*RTCCR V	279.81
6306310	20,768	VERIZONWRLSS*RTCCR V	72.02
6306310	20,768	VERIZONWRLSS*RTCCR V	1,261.73
6306310	20,768	VESTIS SERVICES LLC	26.68
6306310	20,768	VESTIS SERVICES LLC	26.63
6306310	20,768	WISCONSIN WASTEWATER	207.00
		_	

ORG	VENDOR #	VENDOR NAME	AMOUNT
6306310	20,768	WISCONSIN WASTEWATER	30.00
6306320	20,768	IN *CURTIS PRINTING	148.00
6306330	20,768	HARTER'S TRASH & REC	155.97
6306330	20,768	HARTER'S TRASH & REC	766.33
6306332	20,768	CT LABORATORIES LLC	87.55
6306332	20,768	CT LABORATORIES LLC	87.55
6306332	20,768	CT LABORATORIES LLC	87.55
6306332	20,768	NCL OF WISCONSIN INC	468.70
6306332		PACE ANALYTICAL SERV	589.79
6306332	20,768	SQ *E & B SCALE SERV	225.00
6306332		TELEDYNE INSTRUMENTS	1,089.00
6306334	20,768	FARRELL EQUIPMENT&SU	539.80
6306336	20,768	BOB'S LOCK AND SAFE	20.00
6306336	20,768	GRAINGER	1,009.33
6306336	20,768	HARBOR FREIGHT TOOLS	860.34
6306336	20,768	MENARDS LA CROSSE WI	256.06
6306336	20,768	MENARDS LA CROSSE WI	72.09
6306336	20,768	MENARDS LA CROSSE WI	90.89
6306336		RON HAMMES REFRIGERA	324.18
6306336	20,768	VERNON ELECTRIC	49.23
6306336	20,768	VERNON ELECTRIC	49.35
6306340	20,768	AMAZON MKTPL*RJ87U38	363.97
6306340	20,768	B & F FASTENER SUPPL	145.23
6306340	20,768	CAPITAL WATER SOFTEN	710.86
6306340	20,768	FIRST SUPPLY LA CROS	578.82
6306340	20,768	FIRST SUPPLY LA CROS	94.08
6306340	20,768	FIRST SUPPLY LA CROS	1,446.60
6306340	20,768	GRAINGER	312.71
6306340	20,768	GRAINGER	87.80
6306340	20,768	GRAINGER	167.18
6306340	20,768	GRAINGER	115.81
6306340	20,768	MIDWEST TV & APPLIAN	953.99
6306340	20,768	MIDWEST TV & APPLIAN	1,145.01
6306340	20,768	RONCO ENGR SALES-LA	5,198.17
6306340	20,768	RONCO ENGR SALES-LA	39.70
6306340	20,768	SOLENIS	15,755.20
6306340	20,768	WWP*WIL-KIL PEST CON	62.38
6406410	20,768	4TE*LACROSSE COUNTY	33.59
6406410	20,768	ABRA	2,430.96
6406410	20,768	ABRA	1,092.10
6406410	20,768	ACE OF LA CROSSE	29.98
6406410	20,768	ACE OF LA CROSSE	61.98
6406410	20,768	AIRGAS LLC - NORTH N	169.27
6406410	20,768	AIRGAS LLC - NORTH N	59.33
6406410	20,768	AIRGAS LLC - NORTH N	32.80
6406410	20,768	AIRGAS LLC - NORTH N	46.56
6406410	20,768	AMAZON MKTPL*RY2KX5I	38.02
6406410	20,768	CDW GOVT #WATER - DE	30.45
6406410	20,768	CENTURYLINK LUMEN	6.56
6406410	20,768	DOJ EPAY RECORDS CHE	7.00

ORG	VENDOR #	VENDOR NAME	AMOUNT
6406410	20,768	DSPS E SERVICE FEE C	0.45
6406410	20,768	DSPS EPAY ISE	20.00
6406410	20,768	FERGUSON ENT	283.20
6406410	20,768	GOODYEAR AUTO SRV CT	32.75
6406410	20,768	GOODYEAR AUTO SRV CT	15.19
6406410	20,768	HARD DISK DIRECT	192.08
6406410	20,768	LA CROSSE PAVING POR	1,029.73
6406410	20,768	MCMASTER-CARR	91.35
6406410	20,768	MENARDS LA CROSSE WI	86.75
6406410	20,768	MENARDS LA CROSSE WI	8.67
6406410	20,768	MENARDS LA CROSSE WI	17.98
6406410	20,768	MENARDS LA CROSSE WI	328.29
6406410	20,768	MENARDS LA CROSSE WI	22.97
6406410	20,768	MENARDS LA CROSSE WI	442.18
6406410	20,768	MENARDS LA CROSSE WI	29.98
6406410	20,768	MENARDS LA CROSSE WI	2.47
6406410	20,768	NAPA AUTO PRTS LACRO	6.22
6406410	20,768	OFFICE DEPOT #405	259.99
6406410	20,768	P T WELDING AND DRIV	100.89
6406410	20,768	RONCO ENGR SALES-LA	659.01
6406410	20,768	RONCO ENGR SALES-LA	-633.94
6406410	20,768	RONCO ENGR SALES-LA	601.50
6406410	20,768	RONCO ENGR SALES-LA	96.91
6406410	20,768	RONCO ENGR SALES-LA	19.67
6406410	20,768	RONCO ENGR SALES-LA	15.80
6406410	20,768	SAFE-FAST (LAX)	254.00
6406410	20,768	SAFE-FAST (LAX)	1,084.00
6406410	20,768	SLEEPY HOLLOW FORD	337.14
6406410	20,768	STAPLS76374507020000	19.45
6406410	20,768	SUMMIT FIRE PROTECTI	788.20
6406410	20,768	THE HOME DEPOT 4905	324.96
6406410	20,768	UNIFIRST FIRST AID C	43.50
6406410		VERIZONWRLSS*RTCCR V	40.45
6406410	20,768	VERIZONWRLSS*RTCCR V	36.01
6406410	20,768	VERIZONWRLSS*RTCCR V	72.02
6406410	20,768	VERIZONWRLSS*RTCCR V	609.50
6406410	20,768	VESTIS SERVICES LLC	3.60
6406410		VESTIS SERVICES LLC	3.60
6406410		VESTIS SERVICES LLC	3.60
6406410		VESTIS SERVICES LLC	3.60
6406410	,	VESTIS SERVICES LLC	3.60
6406410		WIAWWA	660.00
6406410		ZORO TOOLS INC	81.81
6406432		FERGUSON ENT, INC 27	185.84
6406432		HOBBY-LOBBY #0217	24.98
6406432		MCMASTER-CARR	102.96
6406432		MENARDS LA CROSSE WI	29.99
6406432		MENARDS LA CROSSE WI	110.97
6406432		MENARDS LA CROSSE WI	64.10
6406432	20,768	MENARDS LA CROSSE WI	12.66

ORG	VENDOR #	VENDOR NAME	AMOUNT
6406432	-	MENARDS LA CROSSE WI	7.85
6406432	,	MENARDS LA CROSSE WI	-41.87
6406432		VERIZONWRLSS*RTCCR V	161.22
6406432		VERIZONWRLSS*RTCCR V	212.75
6406434	,	AMAZON MKTPL*RS7QL3G	20.84
6406434		AMZN MKTP US*RS4IV8X	600.04
6406434		KWIK TRIP #624	300.00
6406434		MCMASTER-CARR	47.50
6406434		MCMASTER-CARR	486.89
6406434	,	USABLUEBOOK	3,565.71
6406436	,	FASTENAL COMPANY 01W	97.31
6406436		FIRST SUPPLY LA CROS	332.52
6406436		KIMBALL MIDWEST PAYE	401.09
6406436		MCMASTER-CARR	419.17
6406436	,	MENARDS LA CROSSE WI	38.96
6406436		MENARDS LA CROSSE WI	44.97
6406436		MENARDS LA CROSSE WI	39.98
6406436	,	P T WELDING AND DRIV	36.79
6406436		P T WELDING AND DRIV	332.80
6406436		P T WELDING AND DRIV	75.00
6406436	,	P T WELDING AND DRIV	272.60
6406436	,	P T WELDING AND DRIV	154.83
6406436	,	RONCO ENGR SALES-LA	249.03
6406436	,	RONCO ENGR SALES-LA	26.69
6406436	,	ZORO TOOLS INC	110.50
6406438		MENARDS LA CROSSE WI	184.97
6406438	,	MENARDS LA CROSSE WI	5.98
6406438		MENARDS LA CROSSE WI	-8.80
6406438	20,768	MENARDS LA CROSSE WI	-17.55
6506510	,	516 AUTO VALUE - LA	3.17
6506510		516 AUTO VALUE - LA	-81.00
6506510		518 AUTO VALUE - LA	40.60
6506510		AMAZON MKTPL*RS08W57	37.29
6506510	20,768	BERNIE'S EQUIPMENT C	18.48
6506510	20,768	BREYERS SALES / SERV	19.93
6506510	20,768	BREYERS SALES / SERV	-2.04
6506510	20,768	BROOKS TRACTOR WEST	66.83
6506510	20,768	RONCO ENGR SALES-LA	55.90
6506510	20,768	RONCO ENGR SALES-LA	31.70
6506510	20,768	RONCO ENGR SALES-LA	49.70
6506510	20,768	ST JOSEPH EQUIPMENT	255.13
6506524	20,768	COUNTY MATERIALS COR	997.90
6506524	20,768	COUNTY MATERIALS COR	1,425.45
6506524	20,768	FARRELL EQUIPMENT&SU	539.80
6506526	20,768	BOB'S LOCK AND SAFE	165.00
6506530	20,768	NCL OF WISCONSIN INC	279.76
8409910	20,768	METCO	948.00
		TOTAL	\$641,609.96

Monthly Estimates for September 2024								
	CONTRACTOR	CONTRACT NAME	JOB #	August 2024 ESTIMATE AMOUNT	CONTRACT AMOUNT	CONTINGENCY AMT		
1	Eco Concrete Company	Downtown Streetscaping & Tree Planting	LITG-24-10	43,397.21	622,729.68	-		
2	Fowler & Hammer, Inc.	2024 Curb & Gutter with Utilities (South)	CURB-24-19	127,608.56	311,453.14	46,621.64		
3	Gerke Excavating	Onalaska Ave - Moore Street	CURB-24-23	27,587.12	1,749,678.57	261,501.94		
4	Eco Concrete Company	Downtown Streetscaping & Tree Planting	LITG-24-10	103,580.97	622,729.68	-		
5	Benesch	ADA Transition Plan Agreement	AGRE-22-19	28,080.12	203,863.76	-		
6	ISG, Inc.	2027 Front Street Reconstruction	AGRE-23-04	1,072.50	194,050.00	-		
7	Fowler & Hammer, Inc.	2024 Annual Miscellaneous Alley Pavement Replacement	PAVE-24-31	16,538.74	41,466.50	6,219.97		
8	C.D. Smith Construction	2021 Wastewater Treatment Facility Upgrades	WWTP-21-48	360,982.13	58,396,935.00	2,919,847.00		
9	WSP USA	Reconstruction of Monitor Street - Rose Street to Lang Drive (STP Urban)	AGRE-23-11	1,484.74	191,066.86	-		
10	WSP USA	Reconstruction of Green Bay Street - 22nd to Losey Blvd (STP Urban)	AGRE-23-10	7,805.40	98,987.81	-		
11	Chippewa Concrete Services, Inc	Causeway Boulevard Reconstruction	MISC-23-48	622,052.87	3,675,564.14	77,935.86		
12	Donohue & Associates, Inc.	Final Design Agreement for WWTP Improvements	AGRE-20-34	84,086.79	6,131,049.00	-		
13	Short Elliot Hendrickson, Inc.	Isle La Plume Siphon Facility Planning	AGRE-24-02	2,980.00	29,800.00	-		
14	Mead & Hunt, Inc.	Losey Boulevard (HISP)	AGRE-24-30	6,643.24	319,998.81	-		
15	Mead & Hunt, Inc.	6th Street Reconstruction (STP-URBAN)	AGRE-22-35	5,680.27	174,827.19	-		
16	CBS Squared	Professional Services Agreement for Traffic Signal Design	AGRE-21-17	311.97	65,284.80	-		
17	Fowler & Hammer, Inc.	2024 Annual Miscellaneous Curb & Gutter & Pavement Replacement	CURB-24-15	8,684.20	127,324.75	19,098.71		
18	Fowler & Hammer, Inc.	Traffic Calming Gladys St & Main St	TRFF-24-09	46,113.44	89,442.27	7,819.67		
19	Short Elliott Hendrickson, Inc.	Brine Tank Design	AGRE-23-45	2,246.21	292,600.00	-		
20	Brickl Brothers Inc	City of La Crosse Emergency Operations Center	BLDG-24-24	56,158.15	119,431.00	27,936.90		
21	Chippewa Concrete Services, Inc	Rose Street & St James Street Streetscape and Reconstruction	CURB-24-29	67,246.01	575,876.33	86,381.45		
22	Gerke Excavating (FINAL)	21st Street - Market St to Winnebago St.	SANS-23-30	10,405.53	253,157.55	29,842.45		
23	A-1 Excavating, Inc. (FINAL)	Losey Boulevard Strom Outfall	STRM-24-06	11,788.15	347,283.50	52,716.50		
24	Fowler & Hammer, Inc. (FINAL)	Traffic Calming 7th & Adams Intersection, 29th Street	TRFF-23-38	-	260,462.21	17,537.79		
25	Fowler & Hammer, Inc. (FINAL)	Citywide Traffic Calming	TRFF-23-33	13,317.12	316,577.38	30,000.00		
26	Market & Johnson, Inc. (PARTIAL FINAL)	La Crosse Fire Station #4	BLDG-23-22	230,900.59	6,322,569.00	277,431.00		
				1,886,752.03	81,534,208.93	3,860,890.88		



City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 24-1202

Agenda Date: 9/12/2024

Version: 1

Status: Agenda Ready

File Type: Appointment

In Control: Common Council

Agenda Number:

City of La Crosse, Wisconsin



OFFICE OF THE MAYOR LA CROSSE

September 12, 2024

FILE ID #24-1202

Dear Members of the Common Council:

This will serve to notify you that I am making the following appointments. Please be advised that the City Attorney, Mayor and City Clerk review all of the terms of each appointed office. These appointments are based on the best available information at this time and are subject to continued review. Any updates or corrections may be made at a future time based on their findings.

Police and Fire Commisson

Reappoint Bruce Jentz for a five (5) year term ending September 12, 2029.

Housing Authority

Reappoint Peter Sayner for a five (5) year term ending September 12, 2029.

Building & Housing Appeals Board

Appoint Erik Dahl for a three (3) year term ending September 12, 2027.

Confirmation of the above appointments are needed and will be appreciated.

Sincerely,

Mayor Mitch Reynolds MR:as

CC: Sondra Craig, Deputy Clerk Georgia Zill, Assistant City Clerk Brenda Buddenhagen, Paralegal



City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 24-1076

Agenda Date: 9/12/2024

Version: 1

Status: Agenda Ready

In Control: Common Council

Agenda Number:

File Type: Report of Bids

Report of Bids and Resolution awarding contract to Poellinger Electric, Inc. in the amount of \$69,846.00 for the Pettibone Park Lighting project.

RESOLUTION

BE IT RESOLVED BY THE Common Council of the City of La Crosse that the bid in the amount of \$69,846.00 of Poellinger Electric, Inc. on the 5th day of September, 2024 for the performance of the following public work, to-wit:

Pettibone Park Lighting

being the lowest responsible bid based upon the project specifications as finally accepted by the Common Council, be and the same is hereby accepted.

BE IT RESOLVED that a contract in the amount of \$69,846.00, the cost thereof, is and the same is hereby appropriated and ordered paid out of the following:

CIP #773 \$69,846.00

BE IT FURTHER RESOLVED that the sum of \$10,476.90, the cost thereof, is and the same is hereby appropriated and ordered paid out of the following:

CIP #773 \$10,476.90

as and for a Contingency Fund for such public work with the Board of Public Works authorized to make the necessary changes in said contract that the circumstances may warrant and to pay for such changes from such Contingency Fund, all in accordance with the terms in the City of La Crosse Contract Volume.

BE IT FURTHER RESOLVED that the Board of Public Works is authorized to direct purchase any material and/or equipment it deems to be in the best interest of the City.

BE IT FURTHER RESOLVED that the contract is made, executed and delivered in the name of the City of La Crosse, Wisconsin.



City of La Crosse Engineering 400 La Crosse Street La Crosse, WI 54601-3396 Phone (608) 789-7505 Fax (608) 789-8184

09/05/2024

PROJECT: Pettibone Park Lighting

To the Honorable Mayor and Common Council of the City of La Crosse, Wisconsin

Dear Mayor and Council Members:

The following bids were received for the **Pettibone Park Lighting** project:

Poellinger Electric, Inc. La Crosse, WI

\$69,846.00

The Director of Engineering & Public Works recommends awarding the bid (base bid plus alternate 1) for the Pettibone Park Lighting project to Poellinger Electric, Inc. in the amount of \$69,846.00,

Sincerely,

Hally

Matthew Gallager **Director of Engineering & Public Works**



City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 24-1045

Agenda Date: 9/12/2024

In Control: Common Council

Version: 1

Status: Agenda Ready

File Type: Report of Bids



City of La Crosse Engineering 400 La Crosse Street La Crosse, WI 54601-3396 Phone (608) 789-7505 Fax (608) 789-8184

09/05/2024

PROJECT: 2024 Carroll Park Improvements Re-Bid

To the Honorable Mayor and Common Council of the City of La Crosse, Wisconsin

Dear Mayor and Council Members:

The following bid was received for the 2024 Carroll Park Improvements Re-Bid project:

Fowler & Hammer, Inc.

\$948,057.97

The Director of Engineering & Public Works recommends rejecting the bid for the 2024 Carroll Park Improvements Re-Bid project as being over budget.

Sincerely.

Hally

Matthew Gallager **Director of Engineering & Public Works**



City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 24-1140

Agenda Date: 9/12/2024

Version: 1

Status: Agenda Ready

In Control: Common Council

Agenda Number:

File Type: Report of Bids



City of La Crosse Engineering 400 La Crosse Street La Crosse, WI 54601-3396 Phone (608) 789-7505 Fax (608) 789-8184

09/05/2024

PROJECT: Badger-Hickey Park Shelter

To the Honorable Mayor and Common Council of the City of La Crosse, Wisconsin

Dear Mayor and Council Members:

The following bids were received for the Badger-Hickey Park Shelter project:

Fowler & Hammer, Inc.	\$730,000.00
Americon	\$759,179.00
Market & Johnson, Inc.	\$804,900.00

The City Engineer recommends rejecting the bids for the **Badger-Hickey Park Shelter** project as being over budget.

Hally Sincerely,

Matthew Gallager Director of Engineering & Public Works

City of La Crosse, Wisconsin



City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 24-0956

Agenda Date: 9/12/2024

Version: 1

Status: Recommended to be Adopted

File Type: Resolution

In Control: Common Council

Agenda Number:

Resolution Denying Application of Sughra Group of Companies LLC dba Sushi Pirate for a Combination "Class B" Beer and Liquor license at 212 Main St. for the 2024-2025 license period and appeal of denial by the Police Department.

RESOLUTION

BE IT RESOLVED by the Common Council of the City of La Crosse that the Application of Sughra Group of Companies LLC dba Sushi Pirate for a Combination "Class B" Beer and Liquor License at 212 Main St. is hereby denied in accordance with the recommendation of the City of La Crosse Police Department for the following reasons:

- 1. Pending Criminal Charges that substantially relate to licensing activity.
- 2. That pursuant to Wis. Stats. Sec. 125.04(5)(c) the applicant does not qualify to hold a beverage operator's license as the applicant has not completed the required responsible beverage server training course within the last 2 years.

BE IT FURTHER RESOLVED that applicant may reapply for a Combination "Class B" Beer & Liquor license after the resolution of his criminal case, if no further violations are obtained.



July 30, 2024

ASIF ANU DBA: SUSHI PIRATE 212 MAIN STREET LA CROSSE, WI 54601

Dear Asif Asif:

Your application for a city issued alcohol license is being recommended for denial for the following reason(s):

()	Probation/Parole status:
(<u>X</u>)	Current charges pending: Theft – Movable Property >\$10,000-\$100,000 Increased Penalty for Elder Person Victim
()	Outstanding warrant(s):
<u>()</u>	Past conviction record:
()	Incomplete Application:
()	Other:

If you have questions or want to discuss this recommendation, please contact the Police Records Supervisor Greg Elsen at (608) 789-7230.

You may also appeal this denial by requesting a hearing before the Judiciary and Administration Committee of the Common Council no later than 4:00 P.M., by the 15th of the month. This can be done by contacting the City Clerk at (608) 789-7510.

Sincerely,

Shawn P. Kudron Chief of Police

By:

Krig Elben

Greg Elsen Records Supervisor

cc. Chief of Police, City Attorney, City Clerk

LIQUOR LICENSE RECOMMENDED DENIAL: ASIF FNU

DATE	CALL TYPE	DISPOSITION
11/05/2023	/05/2023 Suspicious / Fraud	
DATE	ARREST/CITATION TYPE	DISPOSITION
3/6/2024	943.20(1)(a) Theft-Movable Prop >\$10,000-\$100,000 939.623(2)(b)Increased Penalty for Elder Person Victim	perty Felony G

Pending Charges with State of Wisconsin. Jury selection on January 27, 2025

		ckup lic				For Muni	cipal U	ise Only
Form	Alcol	nol Bevera)		lunicipality		
AB-200		Applicat	ion			cense Period /8/2024 - 6	/30/2	2025
.icense(s) Requested: (u	p to two boxes may	be checked)				Fees		
Class "A" Beer	\$[Class "B" Beer	\$ <u>91</u>	74	License Fe	es	\$	550.11
Glass A" Liquor	\$	Class B" Lique	or \$ <u>45</u>	58.37	Backgroun	d Check Fee	\$	
Glass A" Liquor (cider o	only) \$ [Reserve "Class	B" Liquor \$		Publication	Fee	\$	20
Glass C" Liquor (wine o	nly) \$				Total Fees		\$	570.11
Part A: Premises/Bus	iness Informatio	n		194				
1. Legal Business Name (indi	vidual name if sole pro	prietorship)		1986 - 1	d —			
SUGHRA GROUP OF		TC						
2. Business Trade Name or D SUSHI PIRATE	BA							
3. FEIN			4. Wisconsin S	eller's Pe	rmit Number			
93-4029307								
5. Entity Type (check one)								
Sole Proprietor	Partnership	Limited Liab		Co	orporation	and see 22		ganization
6. State of Organization W⊥		7. Date of Organiz	zation		8. Wisconsin	DFI Registratio	on Nur	mber
9. Premises Address	1	01-010						
212 MAIN ST								
10. City					11. State	12. Zip Code		
LA CROSSE		14 Coversing Mur		Town		54601 15. Aldermanie	c Distr	ict
13. County La Crosse	-	of: LA CRC	hicipality: City	Town	Village	To. Aldernahi	0 0100	
16. Premises Phone		17. Premises Emai			18. Web	site 🧹	.111	11217.
(608) 785-2288		sughracorp	oration@gma	ail.co	m NONE		- Long	- y
	ms within the building, cribed in this applicatic MAIN FLOO ND BAR ON M	including living quan on. Attach a map or o R DINING A AIN FLOOR	rters. Authorized alo diagram and additio REA APPRO	ohol beve nal sheets X 1, 0	erage activities s if necessary	s and storage o	and reco	cient
20. Mailing Address (if differen 21. City	nt from premises addre	955)			22. State	23. Zip Code	T	TITE
2 Ony								
Part B: Questions		and the second			all'ans maile			ALCONT A
1. Has the business (sole)	proprietorship, partn	ership, limited lia	bility company, or	corporat	tion) been c	onvicted of		
violating federal or state				ess relate	ed to alcohol	beverages.		les 🖌 No
Law/Ordinance Violated	violation below. Alla	Location	to it necessary.		Tri	al Date		
Law/Orumance violated		Location						
Penalty Imposed		-	,	Nas sen	tence compl	eted?	N	/es 🗌 No
Law/Ordinance Violated		Location			Tri	al Date		
Penalty Imposed			,	Nas sen	tence compl	eted?		/es 🗌 No
2 200 (NL 02 24)						146000		partment of Revenu

 Are charges for any offenses pen beverages. 	ding against the busine	ess? Exclude traffic offe	enses unless related to a	Icohol 🗌 Yes 🖌 No
If yes, describe the nature and sta	atus of pending charges	s using the space below	w. Attach additional shee	ts as needed.
 Is the applicant business or any individuals or entities a restricted If yes, provide the name of the restricted 	l investor with any inter	rest in an alcohol beve	rage producer or distrib	er related utor? 🗌 Yes 🖌 No
 Is the applicant business owned I If yes, provide the name(s) and F 	by another business en EIN(s) of the business	tity?	ttach additional sheets a	····· Yes ✔ No s needed.
4a. Name of Business Entity		4b. Business Er	ntity FEIN	
 Have the partners, agent, or sole this license period? Submit proof Is the applicant business indebted Does the applicant business owe 	of completion	ond 15 days for beer o	or 30 days for liquor/wine	Yes ✔ No ? Yes ✔ No
Part C: Individual Information	1910.00	and the second s		
List the name, title, and phone number for Question 4: sole proprietor, all officers, d managers, and agent of a limited liability Include Form AB-100 for each person lis	irectors, and agent of a co company. Attach additiona	rporation or nonprofit orga al sheets if necessary.	anization, all partners of a p	artnership, and all members,
Last Name	First Name	Titl		Phone
FNU	ASIF	Me	ember, Agent	(608) 881-2496
A SALID				
2 - Car	1			
Umnin				- II
Part D: Attestation			In the second second	
One of the following must sign and a • sole proprietor • one g READ CAREFULLY BEFORE SIGNING I am acting solely on behalf of the appling rights and responsibilities conferred by for according to the law, including but not li to any portion of a licensed premises du revocation of this license. I understand understand that I may be prosecuted for ingly provides materially false information	eneral partner of a part 3: Under penalty of law, I cant business and not on the license(s), if granted, v imited to, purchasing alco iring inspection will be dee that any license issued co submitting false statemer	nership • one co have answered each of th behalf of any other individ will not be assigned to an hol beverages from state emed a refusal to allow in ontrary to Wis. Stat. Chap ts and affidavits in conne	ne above questions comple dual or entity seeking the lin other individual or entity. I authorized wholesalers. I spection. Such refusal is a pter 125 shall be void unde ottorn with this application, a	cense. Further, I agree that th agree to operate this busines understand that lack of acces misdemeanor and grounds fo r penalty of state law. I furthe and that any person who know
Last Name	on on this application may	First Name		M.I.
FNU		ASIF		The second second second second
Title	Email		and a second	Phone
MEMBER	sug	hracorporation	l@gmail.com	(608) 881-2496
Signature			Date 07/	22/20
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 Provisiona	I License Issued (if applicable)
2 200 (NL 02 24)		0		

Form AB-101

Alcohol Beverage Appointment of Agent

Date

Agent Type (check one)	
✓ Original (no fee)	Successor (\$10 fee for municipal licensees only)

Part A: Business Information	
1. Legal Business Name (individual name if sole proprietor)	
SUGHRA GROUP OF COMPANIES LLC	
2. Business Trade Name or DBA	
SUSHI \$ PIRATE	
3. Entity Type (check one)	y 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 NA
 Describe the reason for appointing a successor agent, if successor NA 	is checked above.
NA	
server a set the laber set for	

Part B: Agent Information				
1. Last Name	2. First Name	1		3. M.I.
ANU	ASIF			
4. Email sughracorporation@gmail.com			5. Phone (608)	881-2496
6. Home Address 212 MAIN ST				
7. City	8. State	9. Zip Code	10. Age	
LA CROSSE	WI	54601	40	
11. Drivers License/State ID Number		12. Drivers License/	State ID State of Issuand	ce

Part C: Agent Questions	
1. Have you satisfied the responsible beverage server training requirement? Yes Submit proof of completion.	🖌 No
2. Have you completed Form AB-100, <i>Alcohol Beverage Individual Questionnaire</i> ?	🗌 No
3. Have you been a Wisconsin resident for at least 90 continuous days? Ves See instructions for exceptions.	🗌 No

 $Continued \rightarrow$

Part D: Business Attestation

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

Last Name		First Name		M.I.
FNU		ASIF		
Title	Email			Phone
MEMBER, AGENT	SSN			(608) 881-2496
Signature			Date	07/22/20

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 First Name FNU ASIF Signature Date 07/22/20

Form		
A	B-1	00

Alcohol Beverage Individual Questionnaire

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

- sole proprietorall 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 Inf	ormation			a survey a second transformer
1. Legal Business Name (ir Sughra Group				
2. Business Trade Name or Sushi Pirate	DBA			
3. Entity Type (check one)	Partnership	✓ Limited Liability Company	Corporation	Nonprofit Organization

Part B: Individual Information		and the second			
1. Last Name		2. First Name			3. M.I.
ANU		Asif			
4. Relationship to Business (Title)	5. Email			6. Phone	
Member, Agent	sughra	acorporati	on@gmail.com	(608)	881-2496
7. Home Address					
212 Main St					
8. City		9. State	10. Zip Code	11. Date of	Birth
La Crosse		WI	54601		
12. Drivers License/State ID Number			13. Drivers License/State	ID State of Issuand	e

Part C	: Address History	2013							
1. Do y	ou currently reside in	Wisconsin?			· · · · · · · ·			···· VYe	s 🗌 No
lf ye	s to 1 above, how long	g have you c	ontinuously lived	d in Wisc	onsin pric	or to the date of ap	oplication?	Years 2	Months
2. List	n chronological order	all of your a	ddresses within	the last 5	years. A	ttach additional sh	neets if necessar	y.	2
Previous	Address 1			City	City			Zip Code	
112	5TH AVE			LA	LA CROSSE			54601	
Previous	Address 2			City			State	Zip Code	
				SPARTA			WI	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	
Previous	Address 3			City		State	Zip Code		
11A 61 F84			PAKISTAN						
Previous Address 4			City		State	Zip Code			
Previous Address 5			City		State	Zip Code			
3. List	all states and counties	you have liv	ved in as an adu	It. Attach	additiona	al sheets if necess	sary.		
State	County	State	County		State	County	State	County	
WI	LA CROSSE	WI	MONROE						
State	County PAKISTAN	State	County		State	County	State	County	

Continued \rightarrow

Part D: Criminal History	11 200	1/801 101000		1.3
 Have you ever been convicted of for violation of any federal, Wisc If yes to question 1, please list d 	onsin, or another state's l	aws or of any county	or municipal ordinances?	
Law/Ordinance Violated		ocation	al sileets as liceded.	Conviction Date
		Jouron		Control of Date
Penalty Imposed			Was sentence completed?	. 🗌 Yes 🗌 No
Law/Ordinance Violated		ocation		Conviction Date
Penalty Imposed		1	Was sentence completed?	. Yes No
Law/Ordinance Violated	L	ocation		Conviction Date
Penalty Imposed		- 1	Was sentence completed?	. 🗌 Yes 🗌 No
 Are charges for any offenses cubeverages) for violation of any for ordinances? If yes to question 2, describe names sheets as needed. 	ederal, Wisconsin, or ano	ther state's laws or ar	ny county or municipal	. Yes No
Part E: Attestation	Prote teresting dusts	A ALL ALLA	weight weight and the second	Contraction of the second
READ CAREFULLY BEFORE S truthfully. I certify that I am not pr beverage industry as a restricted under penalty of state law. I furthe with this application, and that any to forfeit not more than \$1,000 if	ohibited from participatin investor. I understand th r understand that I may be person who knowingly p	g in this business du at any license issue e prosecuted for subn	e to any involvement in anothe d contrary to Wis. Stat. Chapte nitting false statements and affi	er tier of the alcohol er 125 shall be void davits in connection
Signature	St.		Date	

Case 2024CF000217	Document 2	Filed 03-06-2024	Page 1 of 5	FILED 03-06-2024 Clerk of Circuit Court
STATE OF WISCONSIN STATE OF WISCONSIN Plain	Assign ntiff, Agenc	LA CROSSE Ise No.: 2024LC000650 Ned DA/ADA: Jessica Ske y Case No.: 10-23-59811 Case No.:	emp	For Official Use County WI 2024CF000217
Asif NMI Asif 112 5th Avenue South Apt #3 La Crosse, WI 54601 DOB: Sex/Race: M/A Eye Color: Brown Hair Color: Black Height: 5 ft 7 in Weight: 140 lbs Alias: Also Known As Asif Masih Also Known As Asif Masih Also Known As Asif Mushtaq Also Known As Asif Shahzad	u	CRIMINAL COMPLA	INT	

Sergeant Brandon Penzkover, La Crosse County Sheriff's Department, being first duly sworn on oath says that on information and belief:

Count 1: THEFT - MOVABLE PROPERTY (> \$10,000 - \$100,000), INCREASED PENALTY FOR ELDER PERSON VICTIM

The above-named defendant between December 23, 2022 and December 27, 2023, at 354 Losey Boulevard South, in the City of La Crosse, La Crosse County, Wisconsin, did intentionally take and carry away movable property of another, having a value greater than \$10,000 but does not exceed \$100,000, without consent, and with intent to permanently deprive the owner of possession of the property, contrary to sec. 943.20(1)(a) and (3)(c), 939.50(3)(g), 939.623(2)(b) Wis. Stats., a Class G Felony, and upon conviction may be fined not more than Twenty Five Thousand Dollars (\$25,000), or imprisoned not more than ten (10) years, or both.

And further, invoking the provisions of sec. 939.623(2)(b) Wis. Stats., because the crime victim is an elder person, the maximum term of imprisonment of more than one year but not more than 10 years prescribed by law for the underlying crime may be increased by not more than 4 years.

and prays that the defendant be dealt with according to law; that the basis for complainant's charge of such offense is:

FACTUAL BASIS:

Your complainant is informed in an official report by Officer Thomas that on December 27, 2023 he was dispatched to the 300 block of Losey Blvd. S in the City and County of La Crosse, Wisconsin to meet

Document 2

Filed 03-06-2024

CRIMINAL COMPLAINT

Case 2024CF000217 STATE OF WISCONSIN V. Asif NMI Asif

Page 2 of 5

with A.S., S.A., and A.C. about a theft of a large amount of jewelry from their home at that location. Your complainant is also informed that A.C. is 70 years old and A.S. is 68 years old.

A.C. stated that she was missing a large box containing a significant amount of gold jewelry and she noticed it missing about December 17, 2023, shortly after they returned home from a vacation. A.C. stated that she suspected Asif, S.A.'s estranged husband, was involved with the theft as he recently posted on Facebook that he had bought a coffee shop "by the river". A.C. stated that Asif had moved to La Crosse from Pakistan in 2022 with no money. A.C. also stated that Asif knew there was gold kept in a box in their house and knew the garage code in order to enter the house.

S.A. stated that she had married Asif in June 2022 and they separated in January 2023.

They gave Officer Thomas a list of the missing items with their estimated value as follows:

-Effy watercolors rainbow Sapphire and Diamond Ring – 14kt White Gold - \$500 -14kt White Gold Diamond Cross - \$1200

-Macy's Ruby (1-5/8 ct. t.w.) and Diamond (1/5 ct. t.w.) Ring in 14kt Rose Gold - \$1000

-14kt WG Emerald and diamond necklace and ring - \$2500

-14kt WG blue topaz earrings and necklace set - \$1500.

-14kt WG blue topaz earrings pear shaped cut with diamond accent - \$450

-14kt gold lemon quartz Emerald cut and yellow sapphire necklace. Registered Stamp number KJP030LQ - \$1200.00

-14kt white gold white and Chocolate diamond ring Registered Stamp number R2298DB \$1200.00

-Levian 14kt white gold Chocolate and white diamond butterfly shaped ring Registered Stamp number 25197, 25198 \$1200.00

-14KT White gold diamond cluster ring - \$1500

-14 kt white gold 3 sapphire stone and diamond ring - \$2000

-Levian 14kt blue topaz teardrop set necklace and earrings \$3000.

-14k Yellow gold wishbone citrine pendant \$500

-14k Yellow gold wishbone amethyst pendant \$500

-14kt White Gold 1.50 ct.tw diamond 3 stone engagement ring \$3000

-14kt White Gold Band with diamond \$1500

-22kt yellow gold Wedding gold set Necklace, earrings and ring \$6000

-22kt yellow gold necklace and earrings containing round beads \$4000

-22kt yellow gold Cross with chain \$2000

-22kt yellow gold Cross with Chain \$2500

-22kt yellow gold necklace, ring and earrings set with garnets and pearls \$6000

-22kt gold necklace, rings and earrings set \$3000

-22kt gold necklace, rings and earrings set \$3000

-22kt yellow gold flower shaped pendant set pendant and stud earrings) with garnet \$4000

-22kt yellow gold flower shaped pendant set (pendant, stud earrings and ring) \$4000

-22kt yellow gold meenakari earrings \$4000

-22kt yellow gold bali (hoop earrings) \$1500

-22kt yellow gold chain twisted. \$1500

-22kt yellow gold chain \$1500

-22kt yellow gold chain \$1500

-22kt yellow gold stud earrings (tops) \$2000

-22KT Yellow Gold Kara (Bangle) \$2500

-22KT Yellow Gold earrings \$2000

-22kt yellow Gold 2 Bangles (Karas) 3500.00

-22kt yellow gold engagement ring \$1000

-22kt yellow gold engagement ring \$800

-22kt yellow gold wedding band \$1000

Case 2024CF000217 Document 2
STATE OF WISCONSIN

V. Asif NMI Asif

Page 3 of 5

-22kt yellow gold wedding band \$800
-22kt yellow gold Minakari pendant set (Pendant, stud earrings and ring) \$3500
-22kt yellow gold ring with Sapphire \$500
-22kt yellow gold ring with Sapphire \$500
-22kt yellow gold ring with Sapphire \$500
-22kt yellow gold 8 Bangles with same design \$4500
-22kt yellow gold 2 Bangles (Karas) \$2800
-22kt yellow gold Bangle (Kara) \$2500
-22kt yellow gold wedding ring \$900

-22kt yellow gold necklace and earrings \$12000

The total estimated loss was reported to be \$108,550.00.

It is on information and belief that there was no consent for anyone to take or sell any of these items.

Through investigation, Officer Thomas was able to contact Wesley Hazlett, who had business dealings with Asif. Officer Thomas asked Hazlett if Asif had ever mentioned gold. Hazlett stated that he had taken Asif to the Gold Exchange Store in Sparta in July or August of 2023 to sell jewelry. Hazlett stated that Asif had a box that looked like a wedding ring box, 3 or 4 gold necklaces and a pendant bracelet.

Hazlett stated that he stopped working with Asif about three weeks prior because Asif never wanted to do things legally and just wanted to "cut corners" in order to open the coffee shop. Hazlett also stated that he knew that Asif used several last names including "Fnu", "Masih", and "Shahzada".

Officer Thomas reported he went to River City Gold in La Crosse to see if they had any transactions with Asif. General Manager Anthony Piazza stated that he was familiar with Asif and that he had come in approximately 10 times over the summer of 2023. Piazza stated that the items that Asif had brought in were already sold.

Officer Thomas asked Officer Obluck of the Sparta Police Department to help him by speaking to someone at the Sparta Gold Exchange about transactions involving Asif. Officer Obluck sent an email with the following information:

Attached are two Property Transaction Records from Sparta Gold Exchange that the owner, Patrick D Judkins (9-15-65) was able to provide.

8/30/23

Pat reported Asif came into the store with Wesley Hazlett. Asif did not have any ID with him and he was unable to complete the purchase. Wesley filled out the purchase form. The transaction was for a green pendant, amethyst pendant, 14k ruby ring, wedding band, and gold. \$900 was provided to Wesley in the form of a check.

9/5/23

Pat reported Asif came into the store alone. He brought a crumpled paper ID from another county. Pat did not have a copy of the ID available. The transaction was for a 14k butterfly ring, 14k amethyst pendant, flower earrings, and a 14k white gold Sophia ring. Asif requested cash, stating he did not have a bank account. \$1200 cash was provided to Asif.

Officer Thomas recontacted A.S. on January 6, 2024 and asked about when they noticed jewelry missing as the transactions had occurred prior to December 2023. A.S. stated that she and her

CRIMINAL COMPLAINT

V. Asif NMI Asif

Page 4 of 5

mother did not notice any of the jewelry missing, but did state there was a large amount of jewelry in the box and it would be possible to not notice if someone was taking jewelry out little bits at a time.

Your complainant is also informed in an official report by Sgt. Fitzgerald that he was assigned to follow up on Officer Thomas's initial theft report. Sgt. Fitzgerald reported that he used "Leads Online" and was able to find 7 transactions at River City Gold involving Asif. The names on the tickets were "Asif Fnu", "Asif Masih", and "Asif Mushtaq". Sgt. Fitzgerald met with Anthony Piazza, who turned over copies of the transactions and the copy of the passport that was used for each transaction. The transactions were as follows:

December 23, 2022,	Ticket #F690 – Amount Paid \$1,187
May 1, 2023	Ticket #FF488 – Amount Paid \$2,350
May 4, 2023	Ticket #FF508 – Amount Paid: \$270.00.
May 15, 2023	Ticket #FF552 – Amount Paid: \$7,850.00.
June 2, 2023	Ticket #FF615 – Amount Paid: \$2,300.00.
June 5, 2023	Ticket #FF622 – Amount Paid: \$1,200.00.
July 10, 2023	Ticket #FF763 – Amount Paid: \$1,500.00.

Total: \$16,657.00

Piazza stated that Asif had told him that he was raising money to open a food hall at a building downtown.

Sgt. Fitzgerald reported that he interviewed Asif at the La Crosse Police Department on February 13, 2024. Sgt. Fitzgerald reported that Asif identified himself verbally as "Asif" and stated that was his only name, although he does also go by "Asif Fnu" and "Asif Shahzada". Asif stated that a divorce action was filed between he and S.A. during January 2024.

Asif denied possessing any of the jewelry that was stolen from the 300 block of Losey Blvd. S and denied taking any property from S.A. or her parents. Sgt. Fitzgerald asked him if he had any valuables when he moved to the United States and Asif replied that he had three bags of clothes and no valuables. Sgt. Fitzgerald specifically asked if he had any jewelry and Asif stated no, other than two rings. Sgt. Fitzgerald asked him if had sold jewelry while in the United States and showed him the property transaction records from River City Gold. Asif said that the jewelry he sold was his and that he misunderstood when Sgt. Fitzgerald asked if he had any jewelry. Sgt. Fitzgerald asked him why there were photographs of S.A. and her parents wearing many of the pieces sold at River City Gold and Asif said that he had brought the jewelry for them.

Sgt. Fitzgerald asked Asif if he sold jewelry anywhere else and Asif said no. Sgt. Fitzgerald asked him about the transactions in Sparta and then Asif remembered, and said that jewelry was his also. Sgt. Fitzgerald reported that on February 15, 2024 he met with S.A., and obtained photographs of her, A.C., and A.S. wearing the items of jewelry. Sgt. Fitzgerald was able to identify many of the items that were sold at River City Gold in the photographs and noted that some of the photographs were taken before Asif had even entered the United States.

STATE OF WISCONSIN ۷. Asif NMI Asif

Subscribed and sworn to before me on 03/06/24 Electronically Signed By: Gideon Wertheimer Assistant District Attorney State Bar #: 1113224

Document 2

Electronically Signed By: Deputy McAuliffe Complainant

Page 5 of 5

City of La Crosse, Wisconsin



City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 24-1105

Agenda Date: 9/12/2024

Version: 1

Status: Recommended to be Adopted

File Type: Ordinance

In Control: Common Council

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Washburn Residential & Public/Semi-Public District to the Multiple Dwelling District, allowing for the construction of multi-family residential townhomes at 918, 920, 922, 928, 934, and 940 Division 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 Washburn Residential & Public/Semi-Public District to the Multiple Dwelling District on the Master Zoning Map, to-wit:

Tax Parcel 17—30052-30; 918 Division St. Tax Parcel 17—30052-40; 920 Division St. Tax Parcel 17—30052-50; 922 Division St. Tax Parcel 17—30052-60; 928 Division St. Tax Parcel 17—30052-70; 934 Division St. Tax Parcel 17—30052-80; 940 Division 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.

Mitch Reynolds, Mayor

Nikki M. Elsen, City Clerk

Passed: Approved: Published: David Vannucchi Development Analyst Three Sixty Real Estate Solutions, LLC 1243 Badger Street La Crosse, WI 54601 8/7/2024

City of La Crosse Common Council 400 La Crosse St La Crosse, WI 54601

Dear Members of the Common Council,

I hope this letter finds you well. I am writing to you on behalf of Three Sixty Real Estate Solutions, LLC, regarding our 10th & Division project.

Due to the current pause in Traditional Neighborhood Development (TND) zoning, we are requesting to proceed with Residential R-5 zoning for this project.

A vital element of our project is the inclusion of community garden space, which we believe will substantially benefit the residents and the broader community. However, we understand that community garden space is not permitted under the current R-5 zoning regulations. Despite this, we wish to emphasize that our firm intends to incorporate this garden space into the project as soon as the zoning permits.

We kindly request your support and cooperation in facilitating this zoning change to Residential R-5 and, in the future, accommodating the zoning adjustments necessary to include the community garden space. We are eager to continue working closely with the City of La Crosse to bring this project to fruition and ensure it meets the highest community development standards.

Thank you for your time and consideration. We look forward to your favorable response and continued partnership.

Sincerely,

David Vannucchi Development Analyst Three Sixty Real Estate Solutions, LLC

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):

Three Sixty Real Estate Solutions 7 LLC

Owner of site (name and address):

Three Sixty Real Estate Solutions 7 LLC

Address of subject premises:

918, 920, 922, 928, 934, & 940 Division Street - La Crosse, WI

Tax Parcel No.: 17-30052- 30, 40, 50, 60, 70, & 80

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

See attached

Zoning District Classification: Washburn Residential / Public & Semi-Public						
Proposed Zoning Classification:						
Is the property located in a floodway/floodplain zoning district?Yes XNo						
Is the property/structure listed on the local register of historic places?Yes _x No						
Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? $\frac{x}{2}$ Yes No						
Is the consistent with the policies of the Comprehensive Plan? <u>X</u> Yes No						
Property is Presently Used For:						
Community gardens						
Property is Proposed to be Used For:						
Multifamily residential and community gardens.						
Proposed Rezoning is Necessary Because (Detailed Answer):						
Flexibility to construct multifamily townhomes while maintaining space to continue using part of the parcel for community gardens.						
Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):						
Rezoning will not be detrimental as it allows the proposed building to be pushed close to the existing alley and buildings to the south while leaving the majority of the site as open space for the community gardens and site						

.

amenities for future residents.

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

Rezoning will not be detrimental as it allows for the site to be utilized for medium density residential which is listed as a desirable use for the Washburn Neighborhood.

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 12 day of $4p \times 1$, 2024.

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

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

Aday of Review was made on the Signed: Director of Planning & Development

AFFIDAVIT

STATE OF Wisconsin)) ss COUNTY OF La Cr. see

Louise K. Olson being duly The undersigned, sworn states:

- an adult resident State of Wisconsin the City resident of 1. the undersigned is That of malas ka
- That the undersigned is (one of the) legal owner(s) of the property located at 918, 920, 922, 928, 934, 940 Dinsin St 2.

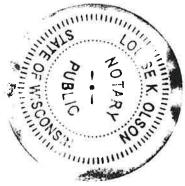
By signing this affidavit, the undersigned authorizes the application for a conditional use 3. permit/district change or amendment (circle one) for said property.

Property Owner

Subscribed and sworn to before me this 15^{+} day of (ugust, 2029)

use K.Olsan Notary Public

Notary Public My Commission expires <u>10/27/</u>2025



Legal Descriptions

Tax Parcel No. 17-30052-30

Property Address: 918 Division Street, La Crosse WI 54601

The West 50 feet of Lot 1, in Block 7 of CLINTON & RUBLEE'S ADDITION to the City of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin.

Tax Parcel No. 17-30052-40

Property Address: 920 Division Street, La Crosse WI 54601

Lot 1 in Block 7 of CLINTON AND RUBLEE'S ADDITION to the City of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin, EXCEPT the West 50 feet thereof.

AND

Lot 2 in Block 7 of CLINTON AND RUBLEE'S ADDITION to the City of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin. EXCEPT (2) parcels described as follows:

1. The East 23.5 feet thereof.

2. The West 26.5 feet of the East 50 feet of the North 98 feet thereof.

Tax Parcel No. 17-30052-50

Property Address: 922 Division Street, La Crosse WI 54601

The East 23.5 feet of Lot 2, and the West 26.5 feet of the East 50 feet of the North 98 feet of said Lot 2, in Block 7 of CLINTON & RUBLEE'S ADDITION to the City of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin.

Tax Parcel No. 17-30052-60

Property Address: 928 Division Street, La Crosse WI 54601

Lot 3 in Block 7 of CLINTON & RUBLEE'S ADDITION to the City of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin.

Tax Parcel No. 17-30052-70

Property Address: 934 Division Street, La Crosse WI 54601

Lot 4, in Block 7 of CLINTON & RUBLEE'S ADDITION to the City of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin.

Tax Parcel No. 17-30052-80

Property Address: 940 Division Street, La Crosse WI 54601

Lot 5, in Block 7 of CLINTON & RUBLEE'S ADDITION to the City of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin.

EXISTING SITE OVERVIEW

The existing site consists of six parcels along Division Street within the City of La Crosse. The site lies within the Washburn Neighborhood and existing land use was single family. Existing parcels are zoned Washburn Residential (WR) and Public and Semi-Public (PS). The majority of existing single family homes have previously been demolished (around 2010) other than on the far east lot and the majority of the area is currently used as a community garden. There are no existing wetlands on site and the area is not within the special flood hazard on the effective Flood Insurance Rate Map (FIRM). Existing soil information lists the site as Urban Land per the NRCS information available for La Crosse County. A copy of the exhibits used for referencing the existing site conditions are included with this narrative

PROPOSED SITE OVERVIEW

The proposed site will consist of a 12 unit townhome along with sidewalk, parking, site amenities, stormwater management, utilities, and landscaping. Proposed zoning is Traditional Neighborhood Development to allow greater flexibility for medium density housing within the existing neighborhood while leaving a large portion of the site for continued use as a community garden. The proposed use is listed as desirable for the Washburn Neighborhood per the City Comprehensive Plan.

Building

The existing single family house will be demolished as part of the new project. Proposed building will be three stories with 12 units total. Unit mix will consist of (2) one bedroom units, (6) two bedroom units, and (4) three bedroom units. The building will also contain 14 garages for tenant use.

Parking and Pedestrian Access

The building will be located adjacent to the existing alley and will contain a driveway for additional parking outside of the interior garages. A sidewalk connection will be made from the driveway to exterior entrances of a shared hallway between units and the garage along with the entrance to each apartment. The sidewalk will also connect to a site amenity area and the public sidewalk along Division street to the north. A total of 28 parking spaces will be provided between the garages and driveway area with two of the interior garages being accessible. The garages can also be utilized for bicycle parking.

Site Amenities and Landscaping

Proposed site amenities will consist of patios for individual units as well as a shared site amenity to the west of the building consisting of a patio with grill and seating area. Landscaping will consist of native shrubs and perennials along the building and sidewalk. Shrubs will also be planted as screening for the proposed trash and recycling area located in the southeast corner of the stie. The north portion of the site will remain open for continued use as community gardens. This area will be wrapped with a garden fence similar to existing. The majority of the existing trees on site will remain unaltered from the project.

Utilities

A diggers hotline and topographic survey were completed to locate existing utilities on and adjacent to the proposed site as shown on the existing site plan in the submitted plan set. Proposed utility connections for the new building include water, sanitary, storm, electric, telecommunications, and gas as described below.

WATER

The proposed water service is 6" for fire suppression and domestic water and will be connected to the existing water main in Division Street.

SANITARY SEWER

The proposed sanitary service is 6" and will be connected to the existing sanitary main in Division Street.

STORM SEWER

Storm sewer on site will consist of a drain tile to direct runoff to the proposed stormwater basin and basin outlet and pipe that will connect to an existing manhole in Division Street.

ELECTRIC

Electric service is anticipated to be connected underground to an existing pole on the south side of the alley. Electric meters will be located along the east wall of the proposed garages.

TELECOMMUNICATIONS

Telecommunications service is anticipated to come from the overhead line running along the south side of the alley.

GAS

Gas service is anticipated to come from the existing gas main running along the north side of the lot in Division Street ROW. Gas meters will be located along the west wall of the proposed garages.

Stormwater Management

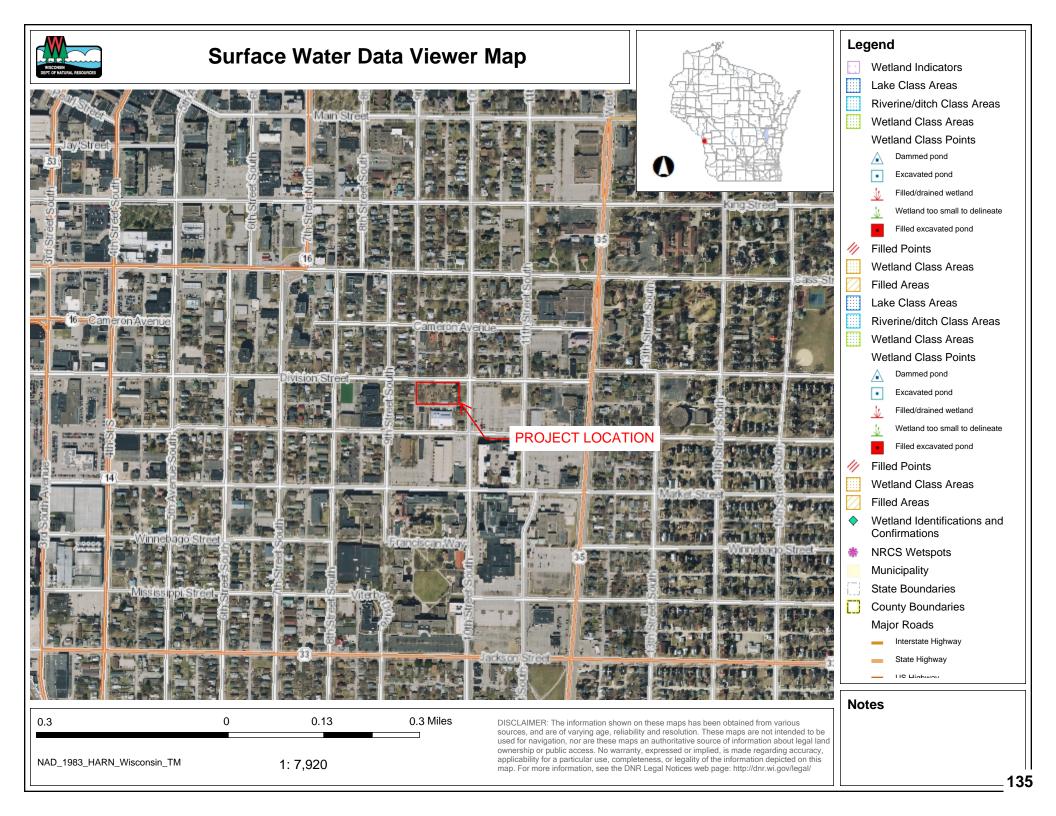
Stormwater management for the project will consist of a basin intended for infiltration located in the southwest corner of the site. Runoff from the south side of the building and parking area will be directed to the basin via valley gutter running along the existing alley. Runoff from the sidewalks and north side of the building will be directed to the basin via drain tile running along the edge of the sidewalk embedded in a clean rock. The proposed site is approximately 0.9 acres so the project is not expected to require a Wisconsin DNR Construction Stormwater Permit. Proposed stormwater management will be designed to meet the applicable requirements of the City of La Crosse Ordinance Chapter 105. An overflow outlet for the basin is planned to be connected to existing City storm sewer within Division Street to the north of the site.

ArcGIS Web Map



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Pools and Beaches Boat Launch Parks Hospital Location Hospitals and Clinics Campu Colleges and Universities Rule_1 Rule_1 Interstate US Highways	County Highways Ramp Local Roads - Arterial Local Roads - Collector Local Roads - Other Private Roads Railroad Streams_Less12K Stream Labels Lakes_Less12K City Limits	Local Roads - Other Local Roads - Collector Local Roads - Arterial Ramp County Highways State Highway US Highways - Hwy 61 Shield Only US Highways - Hwy 53 US Highways - Hwy 14-61 Interstate Tax Parcels	Zoning Information R1 - SINGLE FAMILY WR - WASHBURN RESIDENTIAL R5 - MULTIPLE DWELLING R6 - SPECIAL MULTIPLE PS - PUBLIC AND SEMI-PUBLIC PK-12 Campuses PK-12 School Locations Surrounding Municipality Labels Surrounding Municipalities	0.02 0.04	0.08 mi
US Highways State Highway	Private Roads	Tax Parcels - Labels			City of La Crosse



NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does of necessarily identify all areas subject to fooding, particularly from local drainage ources of small size. The community map repository should be consulted for ossible updated or additional flood hazard information.

To other more detailed information in areas where Base Flood Elevations (III Es) and/or Roodings, has been done must, used on another Elevation to the flood with the Flood instance. State of Elevation and the flood with the Flood instance State (IIIE) page that accomparison the FIRM used about the same that IBTEs shown on the FIRM represent musted whole-toot whole and the same that IBTEs about the FIRM represent musted whole-toot whole and the same that IBTEs is the same that the same that the flood without not be used in the FIR Report should be utilized in comparation with the FIRM for purposed construction and foodplain management.

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Boundaries of the **Boodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Rood Insurance Program. Ploodway withs and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control** structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The projection code is the propagation of this map was Universal "Instruction Monotonic UTIDs provides the second second provides of the second secon

Flood elevations on this map are referenced to the North American Verbical Datum of 1980. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Gadetic Verbical Datum of 1920 and the North American Verbical Datum of 1988, visit the National Gadetic Survey verbilits and Nationamerican concept or contrast the National Gadetic Survey at the following microscopy or contrast the National Gadetic Survey at the following the One Nationamerican sectors and the National Gadetic Survey at the following the One Nationamerican sectors and the National Gadetic Survey at the following the One Nationamerican sectors and the National Gadetic Survey at the following the One Nationamerican sectors and the National Gadetic Survey at the Molecular the Nationamerican contrast sectors and the National Gadetic Survey at the Molecular the Nationamerican contrast sectors at the National Gadetic Survey at the Molecular the Nationamerican contrast sectors at the National Survey (Sadetic Survey at the Molecular the Nationamerican sectors at the National Sadetic Survey at the Molecular the Nationamerican sectors at the National Sadetic Survey at the Molecular the Nationamerican sectors at the National Sadetic Survey at the Molecular the Nationamerican sectors at the National Sadetic Survey at the National

NGS Information Services NOAA, NNGS12 National Geodetic Survey SSMC-3, #29202 1315 East-West Highway Silver Spring, Marytand 20910-3282 (301) 713-3242

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713- 3242, or visit its website at <u>http://www.ngs.nosa.gov</u>

Base map information shown on this FIRM was provided by La Crosse County. The aerial photography was acquired in the spring of 2007 to create 1":200" scale digital orthophotos with 12-inch ground resolution and resampled to a 24-inch ground monthem.

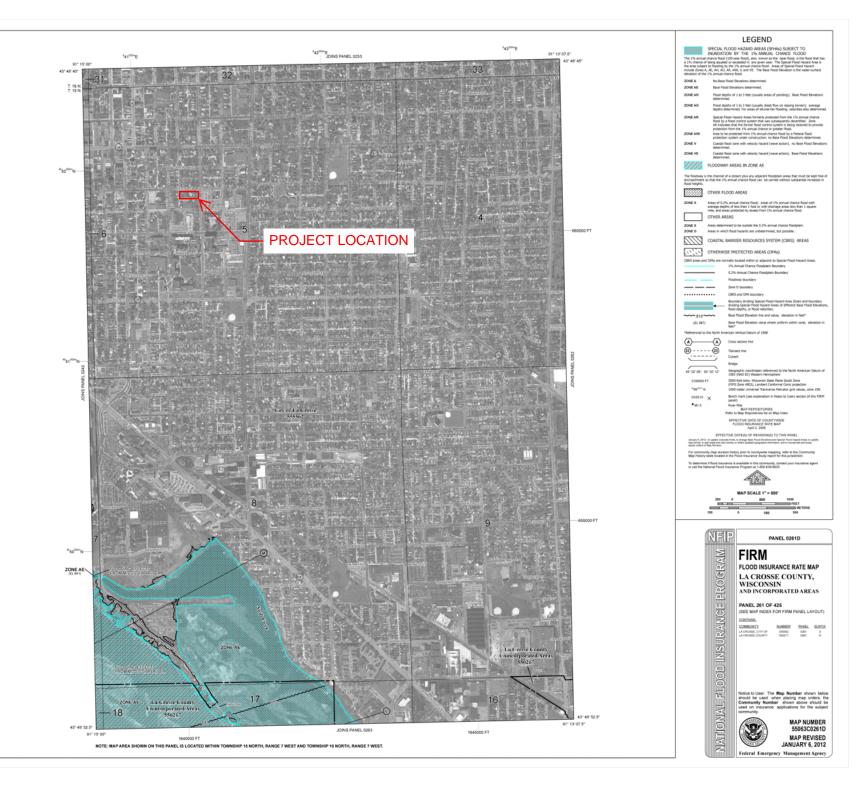
The profile baselines depicted on this map represent the hydraulic modeling baseliner that match the flood profiles in the FIS report. As a nexit of inproved topographic data, the profile baseline, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate timt locations.

Please refer to the sponsizily printed Map texts for an overview map of the county showing the layout of map panels, community map reposition, addresses, and a Lasting of communities table containing National Thood Insurance Region dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the Map Service Center (MSC) website at <u>this immediate acc</u>, Available products may include previously issued Liettes or May Change, a Flood insurance Study Report, and/or diplati vensions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have questions about this map, how to order products, or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange (FMIX) at 1-877-FEMA-MAP (1-877-330-2627) or visit the FEMA website of <u>https://www.fema.com/callentestinfle</u>.





United States Department of Agriculture

Natural Resources Conservation

Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants Custom Soil Resource Report for La Crosse County, Wisconsin



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/? cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic classes has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

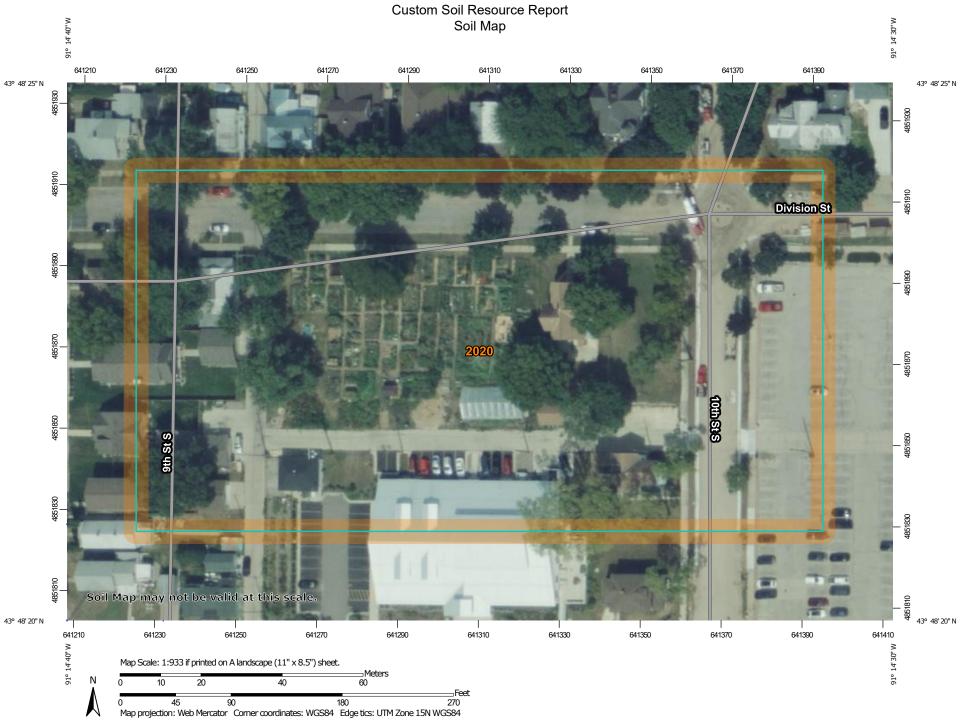
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



	MAP L	EGEND)	MAP INFORMATION		
Area of In	terest (AOI) Area of Interest (AOI)	8	Spoil Area Stony Spot	The soil surveys that comprise your AOI were mapped at 1:12,000.		
Soils	Soil Map Unit Polygons	00 12	Very Stony Spot Wet Spot	Warning: Soil Map may not be valid at this scale.		
~	Soil Map Unit Lines Soil Map Unit Points	v ∆	Other	Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil		
_	Point Features Blowout	Water Fea		line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.		
	Borrow Pit Clay Spot		Streams and Canals	Please rely on the bar scale on each map sheet for map		
¥ ♦	Closed Depression		Rails Interstate Highways	measurements. Source of Map: Natural Resources Conservation Service		
	Gravel Pit Gravelly Spot	~	US Routes Major Roads	Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)		
0 A	Landfill Lava Flow	Backgrou	Local Roads	Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts		
2 2 2 2	Marsh or swamp Mine or Quarry	Backgrou	Aerial Photography	distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.		
0	Miscellaneous Water			This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.		
0 ~	Perennial Water Rock Outcrop			Soil Survey Area: La Crosse County, Wisconsin		
+	Saline Spot Sandy Spot			Survey Area Data: Version 22, Sep 8, 2023 Soil map units are labeled (as space allows) for map scales		
=	Severely Eroded Spot			1:50,000 or larger.		
¢ ≽	Sinkhole Slide or Slip			Date(s) aerial images were photographed: Jul 31, 2020—Sep 2, 2020		
ø	Sodic Spot			The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.		

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2020	Urban land, valley trains	3.7	100.0%
Totals for Area of Interest		3.7	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

La Crosse County, Wisconsin

2020—Urban land, valley trains

Map Unit Setting

National map unit symbol: 1lmz1 Mean annual precipitation: 31 to 39 inches Mean annual air temperature: 41 to 50 degrees F Frost-free period: 120 to 190 days Farmland classification: Not prime farmland

Map Unit Composition

Urban land, valley train: 85 percent *Minor components:* 15 percent *Estimates are based on observations, descriptions, and transects of the mapunit.*

Minor Components

Finchford

Percent of map unit: 5 percent Landform: Valley trains, valley trains Landform position (three-dimensional): Tread Down-slope shape: Linear Across-slope shape: Linear Ecological site: R105XY018WI - Dry Mollic or Umbric Upland Hydric soil rating: No

Rasset

Percent of map unit: 5 percent Landform: Valley trains Landform position (three-dimensional): Tread Down-slope shape: Linear Across-slope shape: Linear Ecological site: R105XY011WI - Mollic Loamy-Silty Upland Hydric soil rating: No

Chelsea

Percent of map unit: 5 percent Landform: Dunes on valley trains Down-slope shape: Convex Across-slope shape: Convex Ecological site: F105XY019WI - Dry Upland Hydric soil rating: No

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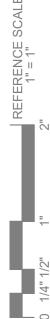
United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/ home/?cid=nrcs142p2 053374

United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. http://www.nrcs.usda.gov/wps/portal/nrcs/ detail/national/landuse/rangepasture/?cid=stelprdb1043084

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

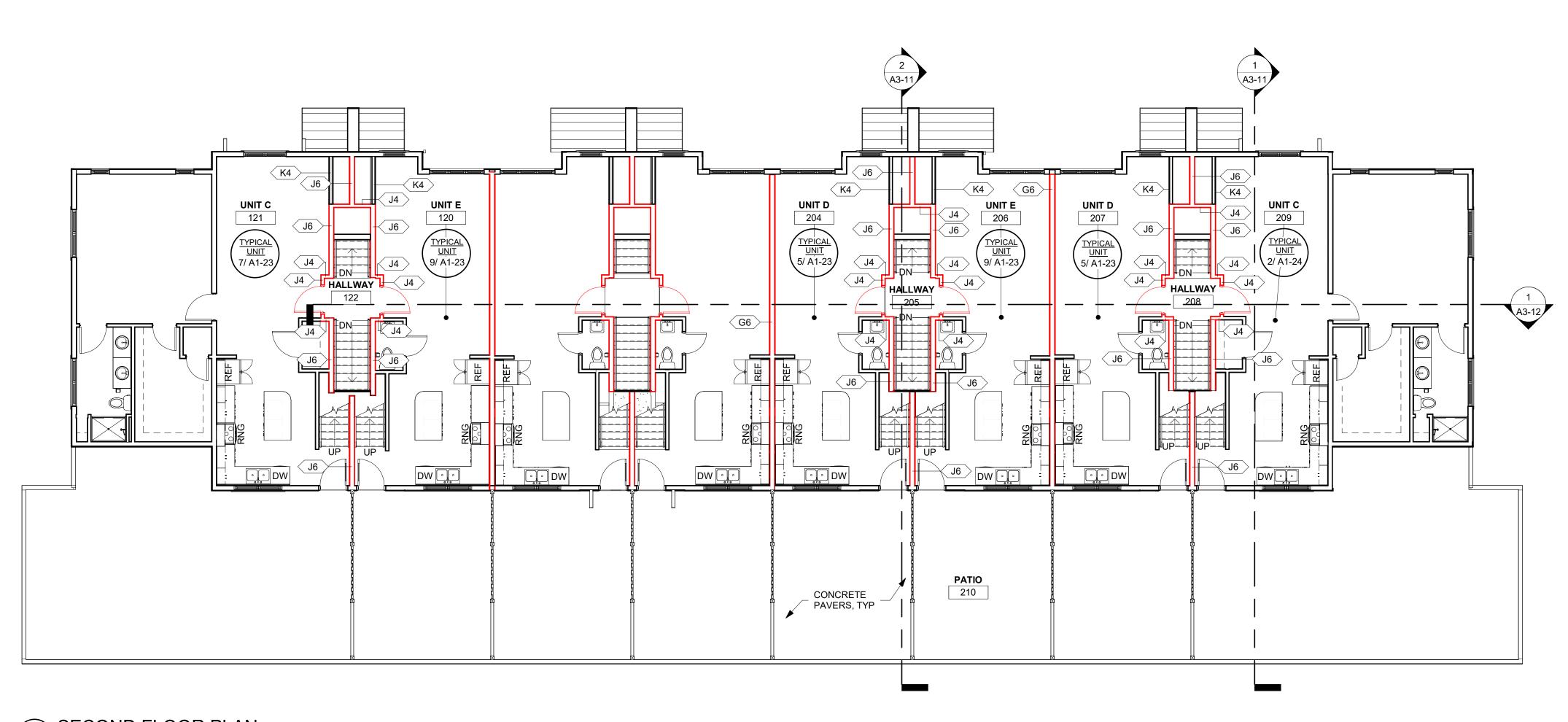
United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/? cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

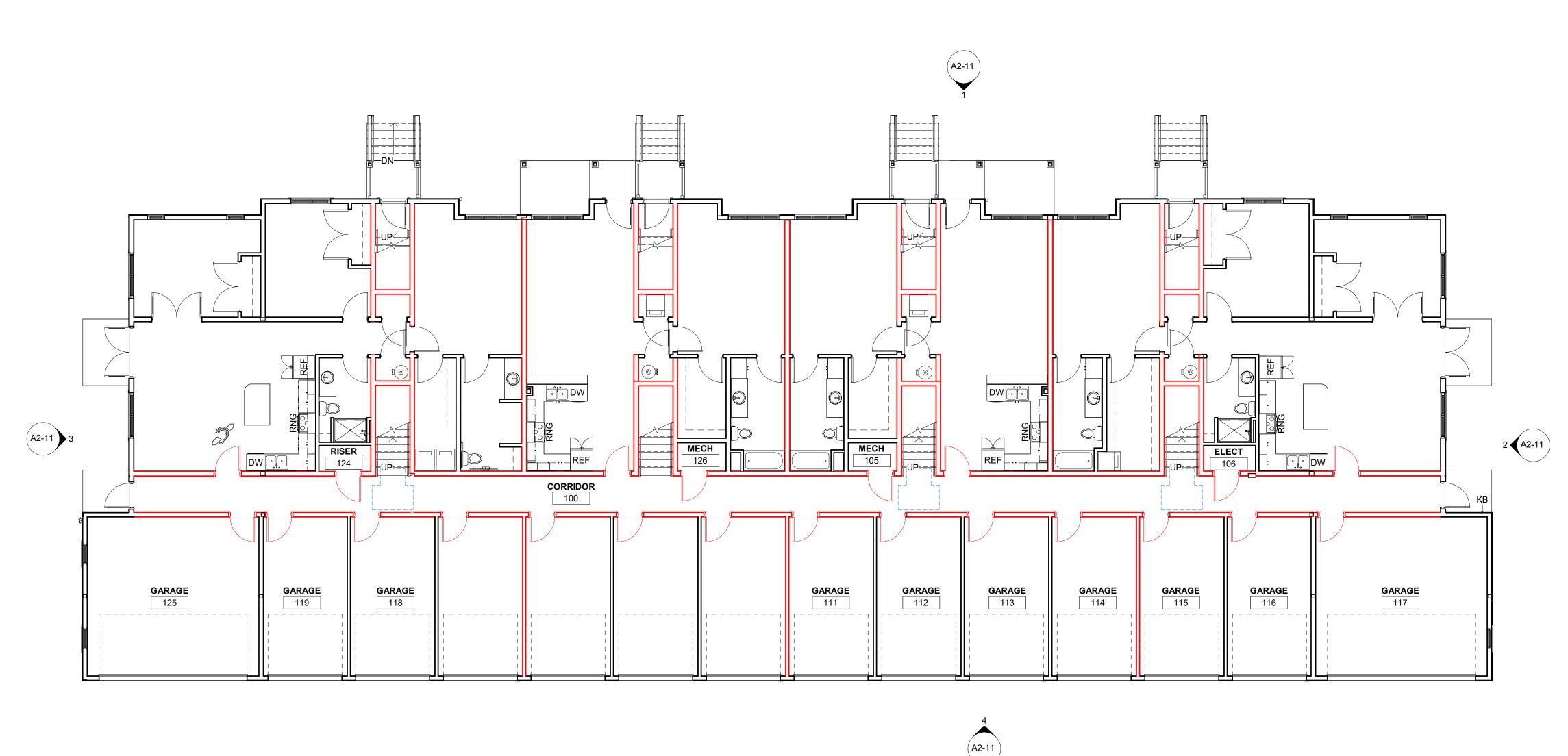


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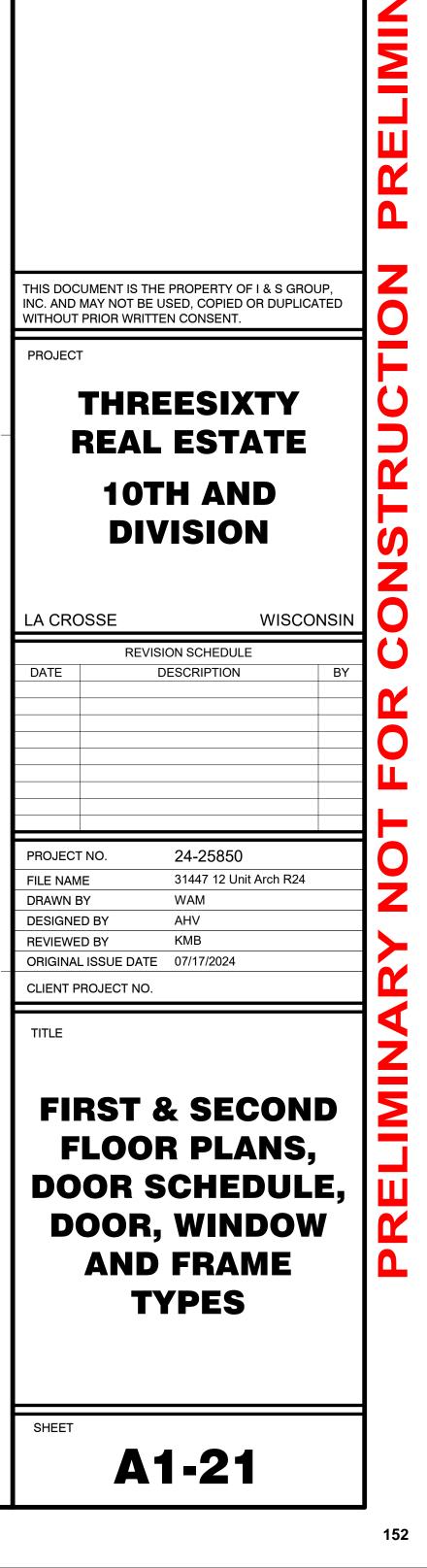
2 SECOND FLOOR PLAN 1/8" = 1'-0"



1 FIRST FLOOR PLAN 1/8" = 1'-0"







Z O

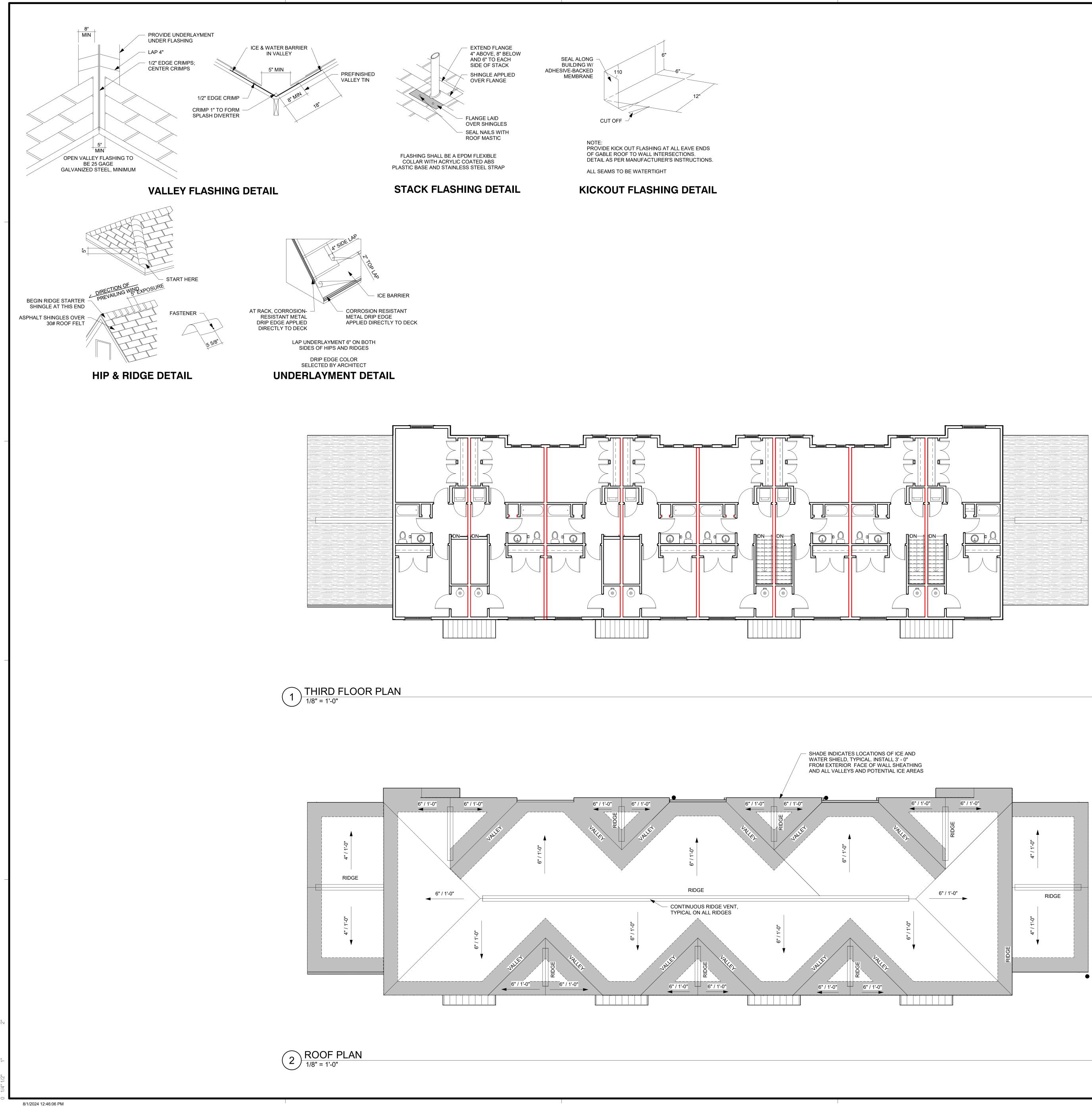
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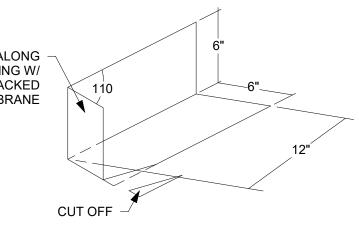
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ISG

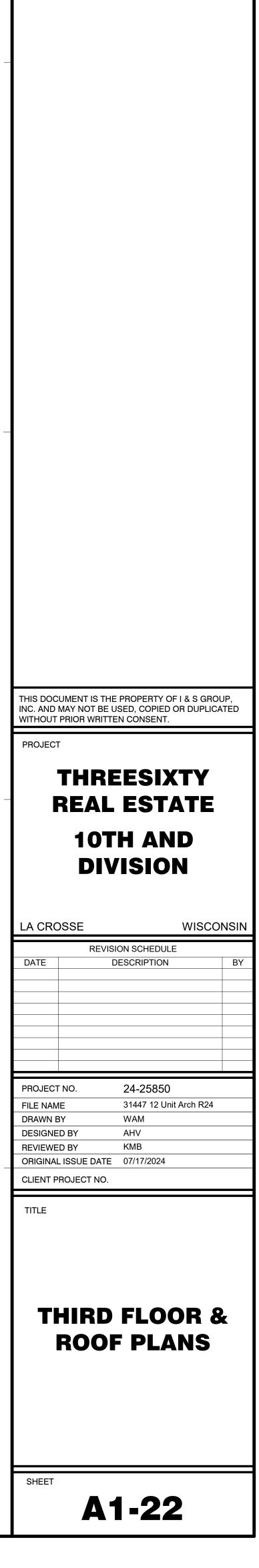
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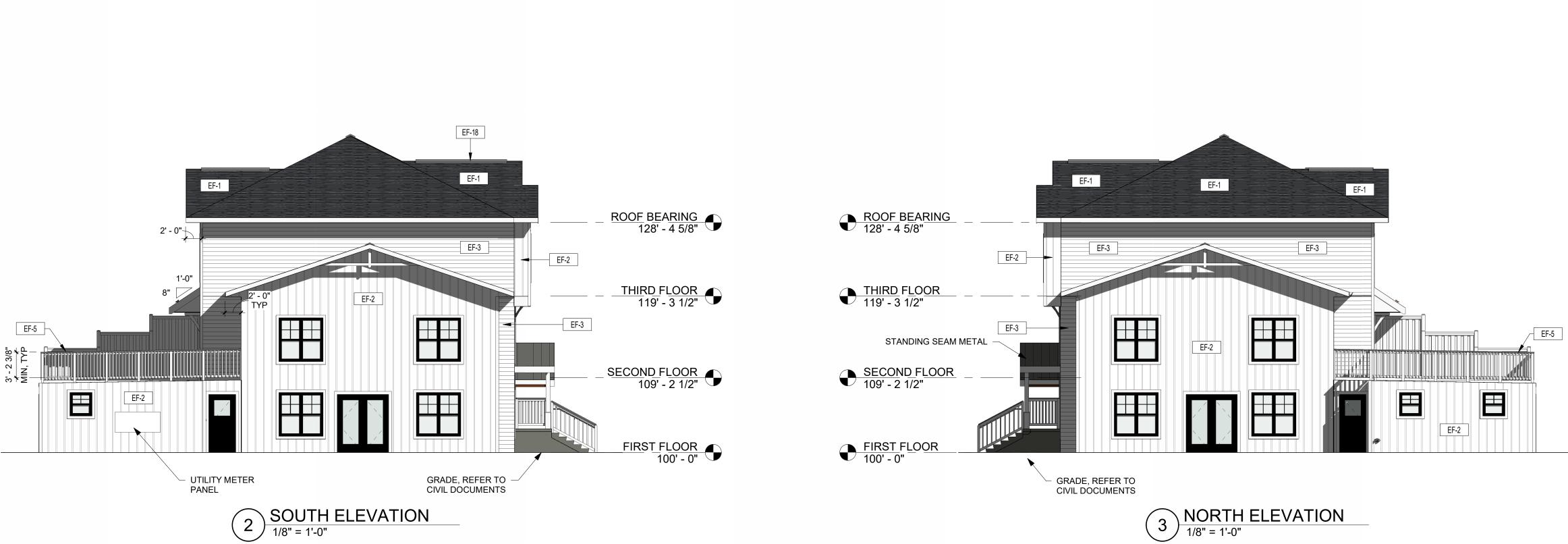




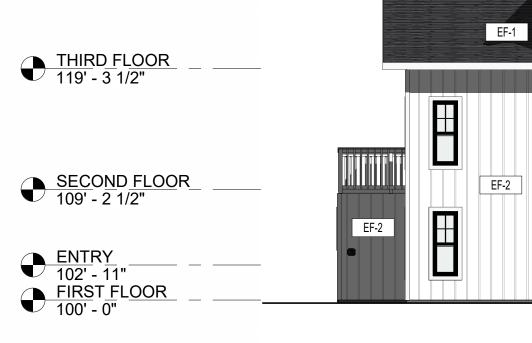
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ROOF BEARING 128' - 4 5/8"

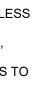
SHEET NOTES

- APPLY ALL SIDING PER MANUFACTURER'S RECOMMENDA PROVIDE TREATED WOOD BLOCKING AND/OR VINYL TRIM NECESSARY AT EXTERIOR LIGHT FIXTURES AND OTHER NECESSARY MECHANICAL, ELECTRICAL OR PLUMBING
- PENETRATIONS. ALL FASCIAS AND SOFFITS TO BE PREFINISHED ALUMINUM
- STANDING SEAM METAL ROOF OVER ENTRANCES. PROVIDE CONTINUOUS SOFFIT AND SHINGLE OVER RIDG
- VENTS THROUGHOUT. THROUGH-WALL FLASHING TO BE LOCATED ABOVE GRADI SEALANT COLORS TO MATCH ADJACENT FINISHED SURFA
- 8. ATTIC VENTING REQUIREMENTS: A. 22.27 SQ FT OF VENTING PROVIDED AT EAVE.
- B. 50% OF VENTING PROVIDED AT RIDGE. C. 50% OF TOTAL VENTING PROVIDED.
- 9. ALL EXTERIOR WINDOW AND DOOR TRIM TO BE EF-9 UNLE LOCATED WITHIN BRICK VENEER.
- 10. PROVIDE 2" INSIDE CORNERS AT ALL SIDING LOCATIONS, COLOR TO MATCH ADJACENT SIDING.
- 11. AT WALL PROJECTIONS, RETURN ALL FINISHES, FINISHES TO MATCH PROJECTED SURFACES.

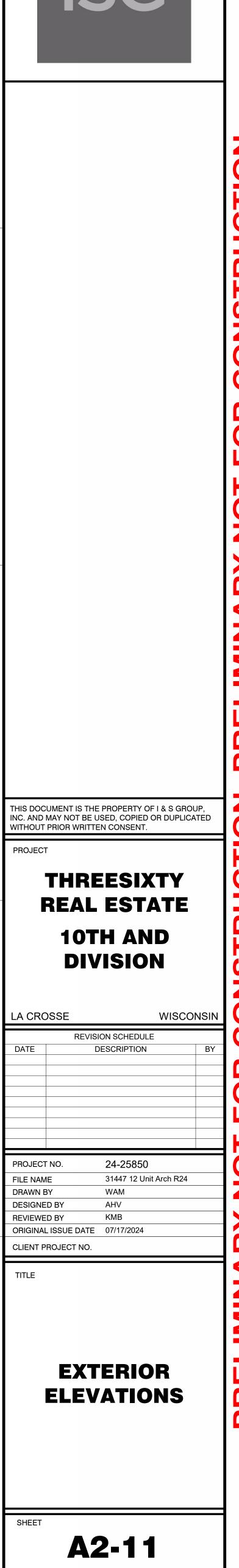


4 WEST ELEVATION 1/8" = 1'-0"

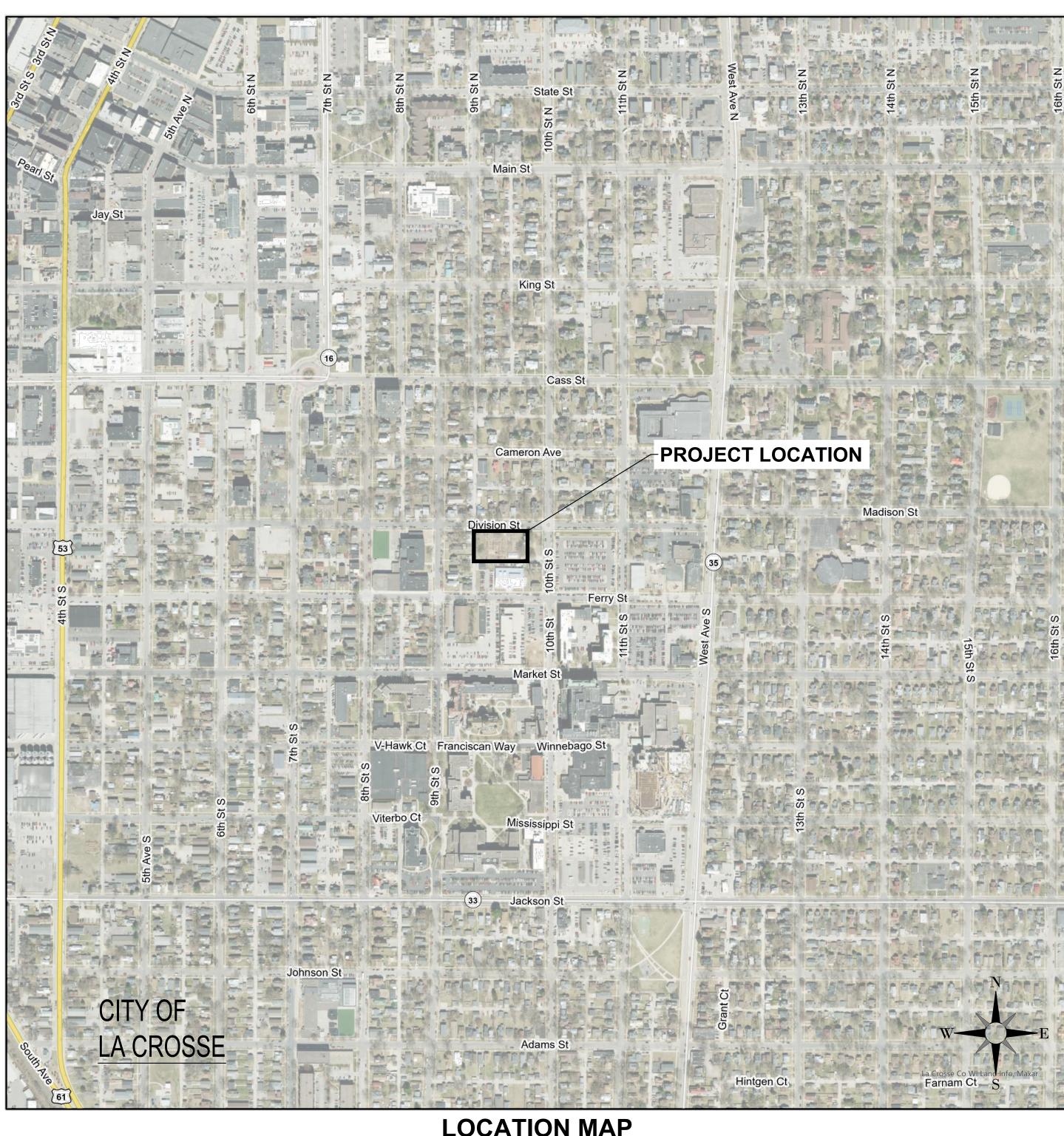
	EXTERIOR FINISH SCHEDULE							
MARK	MATERIAL TYPE	MANUFACTURER	SERIES	SIZE	COLOR	COMMENTS		
EF-1	TEXTURED FIBERGLASS SHINGLES							
EF-2	BOARD & BATTEN SIDING	LP SMARTSIDE			TBD			
EF-3	LAP SIDING	LP SMARTSIDE						
EF-5	PREFINISHED METAL GUARDRAIL					REFER TO STRUCTURAL NOTE FOR RAILING DESIGN LOADS		
EF-6	ROOF EDGE FASCIA	ROLLEX		1X8	TBD			
EF-7	TRIM			1X6	TBD			
EF-8	TEXTURED PLANK	LP SMARTSIDE			TBD			
EF-9	TRIM	LP SMARTSIDE		1X4	TBD			
EF-14	ALUMINUM SOFFIT	ROLLEX	FULLY VENTED SOFFIT AT EAVES, SOLID SOFFIT AT RAKES	16"	TBD	CLEAR AREA : 12.96 SQ IN PER LINEAL FOOT		
EF-15	SNOW BAR	-	-	-	-			
EF-16	ACCENT BRACKET				TBD			
EF-18	RIDGE VENT	COR-A-VENT	V-600 RIDGE VENT			CLEAR AREA : 20 SQ IN PER LINE FOOT		
EF-19	ROOF VENT	COR-A-VENT	ROOF-2-WALL VENT					



3 NORTH ELEVATION 1/8" = 1'-0"



ONSTRUCTION Ŭ **N** Ц **NOT** ~ PRELIMINAI ZO TRUC SZ 0 202 L 7 R **PRELIMIN**



ION	MAP

						0	500 1,00	0	
CIVI	CIVIL PLAN ABBREVIATIONS:								
AC	ACRE	CMP	CORRUGATED METAL PIPE	FES	FLARED END SECTION	HWL	HIGH WATER LEVEL	MH	MANHOLE
ADA	AMERICANS WITH DISABILITIES ACT	CO	CLEANOUT	FFE	FINISHED FLOOR ELEVATION	HWY	HIGHWAY	MIN	MINIMUM
ADD	ADDENDUM	CONC	CONCRETE	FPM	FEET PER MINUTE	HYD	HYDRANT	MISC	MISCELLANEOUS
AFF	ABOVE FINISHED FLOOR	CONST	CONSTRUCTION	FPS	FEET PER SECOND	I	INVERT	NO	NUMBER
AGG	AGGREGATE	CONT	CONTINUOUS	FT	FOOT, FEET	ID	INSIDE DIAMETER	NTS	NOT TO SCALE
APPROX	APPROXIMATE	CY	CUBIC YARD	FTG	FOOTING	IN	INCH	NWL	NORMAL WATER LEVEL
ARCH	ARCHITECT, ARCHITECTURAL	C&G	CURB AND GUTTER	GA	GAUGE	INV	INVERT	OC	ON CENTER
BFE	BASEMENT FLOOR ELEVATION	DEMO	DEMOLITION	GAL	GALLON	IP	IRON PIPE	OCEW	ON CENTER EACH WAY
BIT	BITUMINOUS	DIA	DIAMETER	GALV	GALVANIZED	IPS	IRON PIPE SIZE	OH	OVERHEAD
BM	BENCHMARK	DIM	DIMENSION	GC	GENERAL CONTRACTOR	J-BOX	JUNCTION BOX	OHD	OVERHEAD DOOR
CAD	COMPUTER-AIDED DESIGN	DS	DOWNSPOUT	GFE	GARAGE FLOOR ELEVATION	JT	JOINT	OZ	OUNCE
СВ	CATCH BASIN	EA	EACH	GL	GUTTER LINE	LF	LINEAR FEET	PED	PEDESTAL, PEDESTRIAN
CFS	CUBIC FEET PER SECOND	ELEC	ELECTRICAL	GPM	GALLONS PER MINUTE	LIN	LINEAR	PERF	PERFORATED
CF	CUBIC FOOT	ELEV	ELEVATION	GV	GATE VALVE	LPS	LOW PRESSURE STEAM	PL	PROPERTY LINE
CI	CAST IRON	EOF	EMERGENCY OVERFLOW	HDPE	HIGH DENSITY POLYETHYLENE	LS	LUMP SUM	PP	POLYPROPYLENE
CIP	CAST IRON PIPE	EQ	EQUAL	HD	HEAVY DUTY	LSO	LOWEST STRUCTURAL OPENING	PSI	POUNDS PER SQUARE INCH
CIPC	CAST IN PLACE CONCRETE	EX	EXISTING	HH	HANDHOLE	MAX	MAXIMUM	PVC	POLYVINYL CHLORIDE
CJ	CONTROL JOINT	FDC	FIRE DEPARTMENT CONNECTION	HORIZ	HORIZONTAL	MB	MAIL BOX	PVMT	PAVEMENT
CL	CENTERLINE	FDN	FOUNDATION	HR	HOUR	MECH	MECHANICAL	QTY	QUANTITY

R	RIM
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REBAR	REINFORCING BAR
REM	REMOVE
ROW	RIGHT OF WAY
R/W	RIGHT OF WAY
SAN	SANITARY
SCH	SCHEDULE
SF	SQUARE FOOT
SPEC	SPECIFICATION
SQ	SQUARE
STA	STATION
STM	STORM
SY	SQUARE YARD
T/C	TOP OF CURB
TEL	TELEPHONE
TEMP	TEMPORARY

U H	THROUGH TOP NUT OF FIRE HYDRANT
NS	TRANSFORMER
	TELEVISION
	TOP OF WALL
	TYPICAL
	UTILITY, UNDERGROUND
	TELEPHONE
	VITRIFIED CLAY PIPE
)	WITHOUT
	WITH
	YARD
	YEAR

THR

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TRAI

SITE SUMMARY							
SITE/LOT AREA:	39,221 SF (0.9 AC)						
BUILDING AREA:	9,472 SF (0.2 AC)						
SIDEWALK / DRIVEWAY AREA:	7,648 SF (0.2 AC)						
GREENSPACE:	22,101 SF (0.5 AC)						
PARKING DATA							
GOVERNING INFORMATION	1.5 STALLS PER UNIT PLUS 2 STALLS FOR (2) 3 UNIT TOWNHOMES						
PARKING SPACES REQUIRED	20						
PARKING	S STALLS PROVIDED						
GARAGE 14							
DRIVEWAY	14						
ACCESSIBLE	2						
TOTAL	28						

PROJECT GENERAL NOTES

- 1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
- CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
- 3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- 4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK
- 5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- 6. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- 7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- 8. THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- 9. THE CONTRACTOR IS TO CONTACT "DIGGERS HOTLINE" FOR UTILITY LOCATIONS A MINIMUM OF 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (811 OR 1-800-242-8511).



er (800)242-8511 www.DiggersHotline.com

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LA CROSSE STANDARD SPECIFICATIONS, CURRENT EDITION, WISDOT STANDARD SPECIFICATIONS, 2024 EDITION, WISDOT CONSTRUCTION AND MATERIALS MANUAL, CURRENT EDITION, WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES STATE PLUMBING CODE, CURRENT EDITION, AND STANDARD SPECIFICATION FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, 6th EDITION, UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT (NAD83(2011)) ON THE LA CROSSE COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN JULY 2024 BY ISG INC.

B.M. ELEVATION = 669.70

MAG NAIL

NW CORNER OF LOT 12 SW CORNER OF DRIVEWEAY

LEGEND

CITY LIMITS

EXISTING _____

989

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 \oslash

PROPOSED

SECTION LINE QUARTER SECTION LINE RIGHT OF WAY LINE PROPERTY / LOTLINE ----- EASEMENT LINE — — — w — — — WATER EDGE WET ---- WETLAND BOUNDARY WETLAND / MARSH CULVERT >---< _____ — — << — — _____ STORM SEWER ------ SANITARY SEWER FORCEMAIN UNDERGROUND ELECTRIC UNDERGROUND TELEPHONE ------ UTV ---- UNDERGROUND TV UNDERGROUND UTILITY —— — FBO — — UNDERGROUND FIBER OPTIC 990 - Contour (Major) CONTOUR (MINOR) _____ DECIDUOUS TREE CONIFEROUS TREE TREE LINE

MANHOLE/STRUCTURE CATCH BASIN HYDRANT VALVE CURB STOP POWER POLE UTILITY PEDESTAL / CABINET

LOT LINE **RIGHT OF WAY** EASEMENT CULVERT STORM SEWER STORM SEWER (PIPE WIDTH) SANITARY SEWER SANITARY SEWER (PIPE WIDTH) SANITARY SEWER FORCEMAIN WATER GAS OVERHEAD ELECTRIC UNDERGROUND ELECTRIC UNDERGROUND TV CONTOUR MANHOLE (STORM, SANITARY) CATCH BASIN HYDRANT VALVE

CIVIL SHEET INDEX

- CO-10 SITE DATA C2-10 EXISTING SITE AND REMOVALS PLAN C3-10 SITE PLAN
- C3-20 SITE UTILITY PLAN C4-10 SITE GRADING PLAN



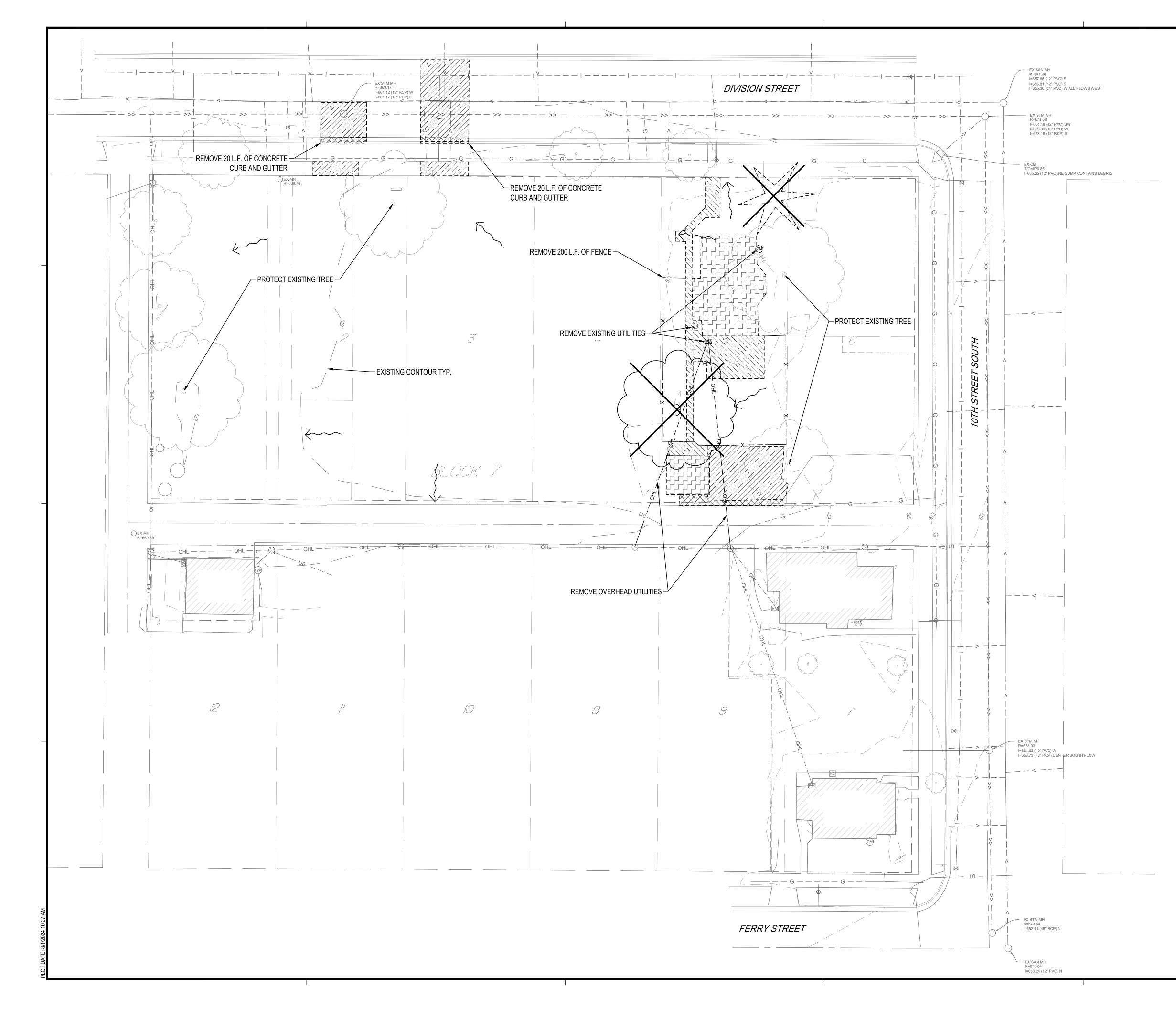
PROJECT

10TH AND DIVISION DEVELOPMENT

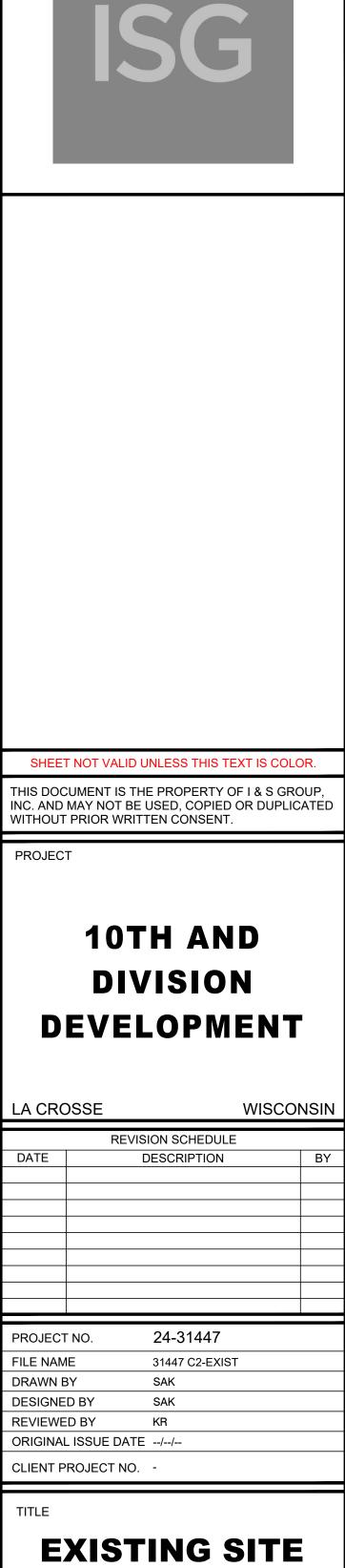
LA CRC	OSSE		WISCO	NSIN
	REVIS	ION SCHEDULE		
DATE		DESCRIPTION	-	BY
	-			
PROJECT	NO.	24-31447		
FILE NAM	E	31447 C0-SITE	DATA	
DRAWN B	8Y	SAK		
DESIGNE	D BY	SAK		
REVIEWE	D BY	KR		
ORIGINAL	ISSUE DATE	//		
CLIENT P	ROJECT NO.	-		
TITLE				
	SITE	E DAT	Δ	

CO-10

SHEET



DESCRIPTION
REMOVE BITUMINOUS PAVEMENT
REMOVE CONCRETE PAVEMENT
REMOVE CONCRETE WALK
DEMOLISH BUILDING
REMOVE DECIDUOUS TREE (CLEAR AND GRUB)
REMOVE CONIFEROUS TREE (CLEAR AND GRUB)
FY EXISTING PAVEMENT SECTION



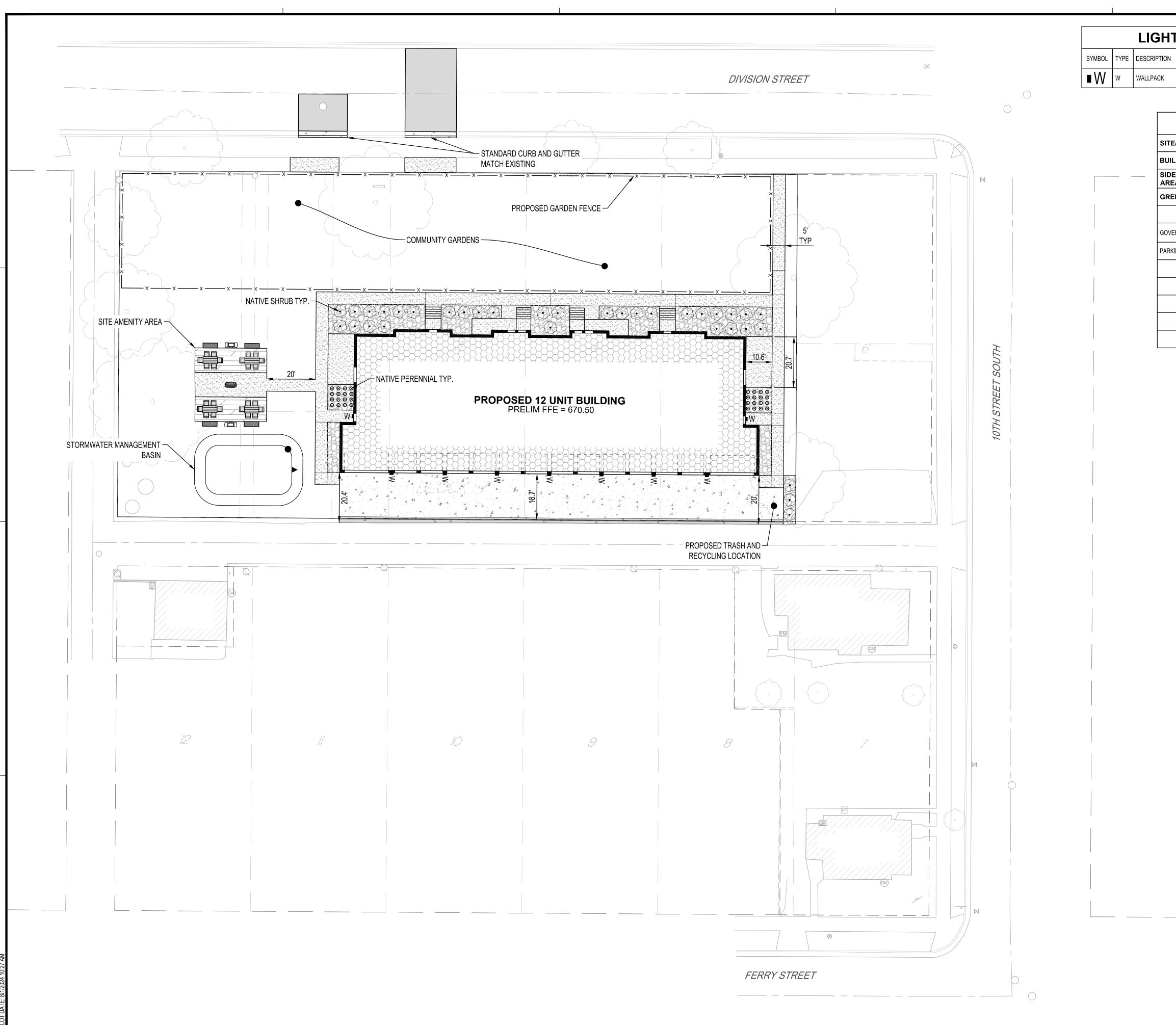
SHEET

AND REMOVALS

PLAN

C2-10

TION ONSTRU U **N** N 0 Z **IMINAR** Ш **P**R **NOIL** ()TRUC . S Z 0 C R C Ш 0 Z PRELIMINAR



LIGHT FIXTURE SCHEDULE

(1) 2801 LUMENS 21 WATTS LED 9'-0"	1	LAMP INFORMATION	HEIGHT ABOVE GRADE
		(1) 2801 LUMENS 21 WATTS LED	9'-0"

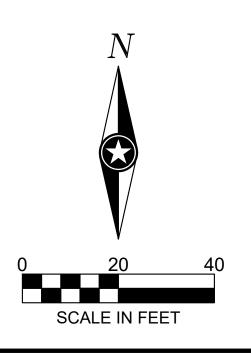
SITE SUMMARY

E/LOT AREA:	39,221	SF	(0.9	AC)	
LDING AREA:	9,472	SF	(0.2	AC)	
EWALK / DRIVEWAY EA:	7,648	SF	(0.2	AC)	
EENSPACE:	22,101	SF	(0.5	AC)	

PARKING DATA 1.5 STALLS PER UNIT PLUS 2 STALLS FOR (2) 3 UNIT TOWNHOMES GOVERNING INFORMATION

KING SPACES REQUIRED	20			
PARKING STALLS PROVIDED				
GARAGE	14			
DRIVEWAY	14			
ACCESSIBLE	2			
TOTAL	28			

PAVEMENT LEGEND				
SYMBOL	DESCRIPTION			
	BITUMINOUS PAVEMENT			
	CONCRETE PAVEMENT			
a d d.	CONCRETE VALLEY GUTTER PAVEMENT			
	CONCRETE WALK			
	ROCK MULCH			





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PROJECT

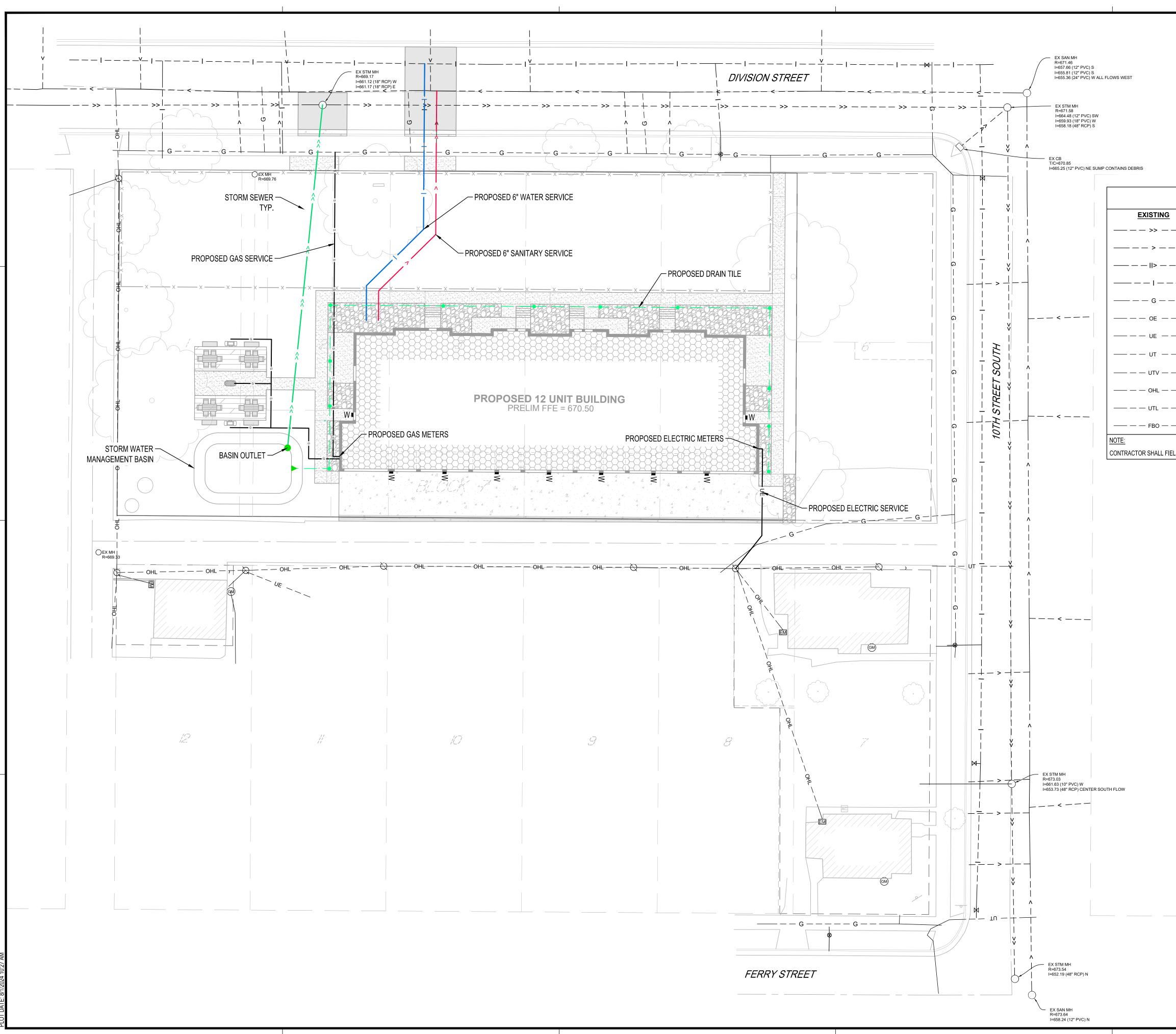
10TH AND DIVISION DEVELOPMENT

LA CROSSE			WISCO	NSIN
	REVIS	ION SCHEDULE		
DATE		DESCRIPTION		BY
PROJECT	NO.	24-31447		
FILE NAM	1E	31447 C3-SITE		
DRAWN E	3Y	SAK		
DESIGNE	DBY	SAK		
REVIEWE	D BY	KR		
ORIGINA	ISSUE DATE	//		
CLIENT P	ROJECT NO.	-		
TITLE				

SITE PLAN

SHEET

C3-10



ISG

UTILITY LEGEND

	PROPOSED
 STORM DRAIN	>>
 SANITARY SEWER	>
 SANITARY SEWER FORCEMAIN	
 WATER MAIN	
 GAS	G
 OVERHEAD ELECTRIC	
 UNDERGROUND ELECTRIC	
 UNDERGROUND TELEPHONE	
 UNDERGROUND TV	
 OVERHEAD UTILITY	
 UNDERGROUND UTILITY	
 FIBER OPTIC	

CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

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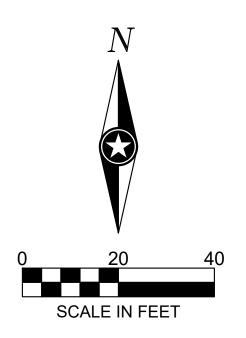
PROJECT

SHEET

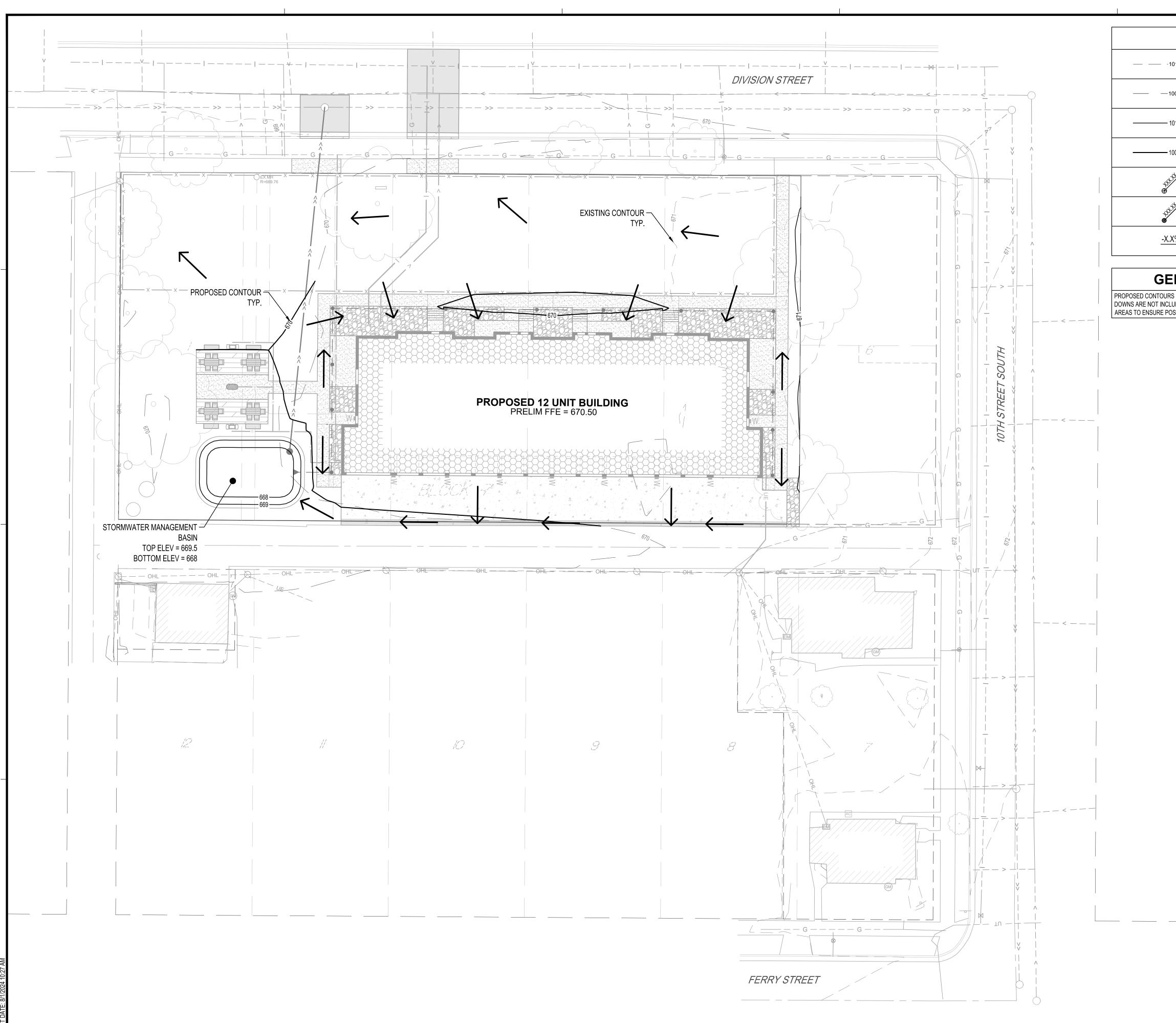
10TH AND DIVISION DEVELOPMENT

LA CRO	DSSE		WISCO	NSIN
	REVIS	ION SCHEDULE		
DATE		DESCRIPTION		BY
PROJECT	NO.	24-31447		
FILE NAME		31447 C3-SITE		
DRAWN BY		SAK		
DESIGNED BY		SAK		
REVIEWED BY		KR		
ORIGINAL	ISSUE DATE	//		
CLIENT P	ROJECT NO.	-		
TITLE	EUT	ILITY	PL/	4 N

C3-20



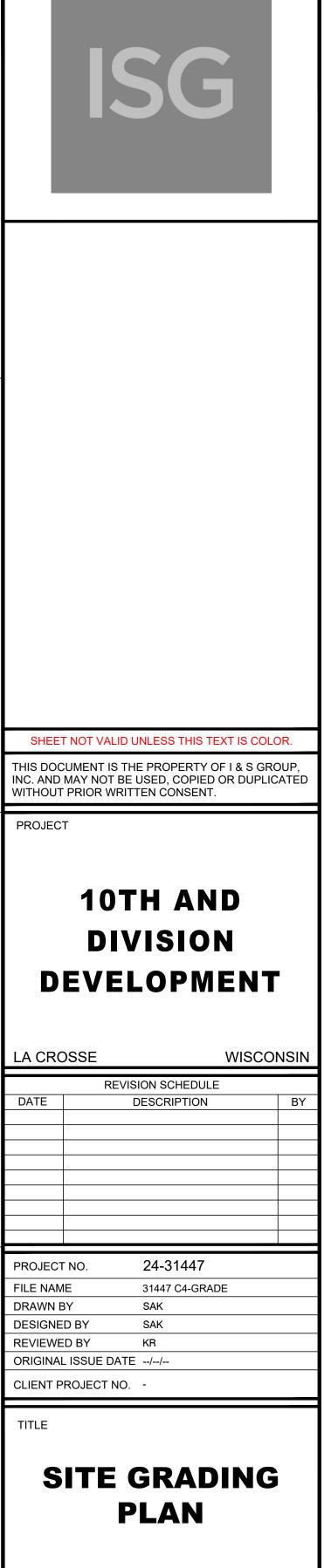
ONSTRUCTION C **N** N Ш **IMINAR** Ш R R **TION** ()CONSTRU FOR NOT PRELIMINARY

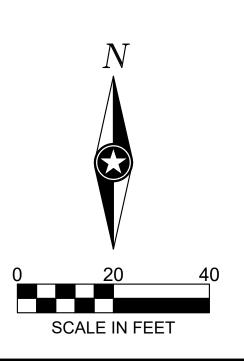


GRADING LEGEND		
)1	EXISTING CONTOUR (MINOR INTERVAL)	
00	EXISTING CONTOUR (MAJOR INTERVAL)	
)1	PROPOSED CONTOUR (MINOR INTERVAL)	
00	PROPOSED CONTOUR (MAJOR INTERVAL)	
*/	PROPOSED SPOT ELEVATION	
►	PROPOSED TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION	
<u>~~~</u>	SURFACE GRADE / DIRECTION	

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.





SHEET

C4-10

TION ONSTRUC U **N** N **IMINAR** Ш R L TION ()TRUC S Z 0 C R C Ш 0 Z PRELIMINA

Tax Parcel	OwnerName	PROPADDCOMP	CompleteAddress	MailCityStateZip
17-30051-130	935 DIVISION ST LLC	933, 935, 937 DIVISION ST	425 STATE ST UNIT 522	LA CROSSE WI 54601
	AFSANEH ZEKRI, MOHAMMAD HOSSEIN RAHBAR			
17-30050-60	C/O RELIANT RESL ESTATE SERVICES	409, 411, 413, 415 10TH ST S	720 CASS ST	LA CROSSE WI 54601
17-30064-60	ALEJANDRO ABSALON, REBECCA ABSALON	503 9TH ST S	611 FERRY ST	LA CROSSE WI 54601-4540
17-30065-50	ALEXANDER J WASIELESKI	909 DIVISION ST	909 DIVISION ST	LA CROSSE WI 54601-4775
17-30051-50	BULEY PROPERTIES II LLC	920 CAMERON AVE	4510 WOODLAND GRN	LA CROSSE WI 54601
17-30064-105	CASANDRA A WOODWARD, TYLER N WOODWARD	521 9TH ST S	521 9TH ST S	LA CROSSE WI 54601
17-30064-110	CATHERINE J GRASSMAN, RONALD A GRASSMAN	523 9TH ST S	523 9TH ST S	LA CROSSE WI 54601-4702
17-30064-70	CHAD W STAEHLY, MICHELLE STAEHLY	511 9TH ST S	511 9TH ST S	LA CROSSE WI 54601
17-30051-60	CHARLES CLARKIN	922 & 924 CAMERON AVE	207 8TH ST S	LA CROSSE WI 54601
17-30051-40	CHASE D HENDRICKSON, STEPHANIE A DINTZNER	419 10TH ST S	419 10TH ST S	LA CROSSE WI 54601-4770
	DANIEL C DEETZ JOINT REVOCABLE TRUST,			
17-30051-120	REBECCA J HAACK-DEETZ JOINT REVOCABLE TRUST	947 DIVISION ST	947 DIVISION ST	LA CROSSE WI 54601-4775
17-30053-150	FRANCISCAN SKEMP MEDICAL CENTER INC	933 FERRY ST	700 WEST AVE S	LA CROSSE WI 54601
17-30053-50	FRANCISCAN SKEMP MEDICAL CENTER INC	1008 DIVISION ST	700 WEST AVE S	LA CROSSE WI 54601
17-30055-71	FRANCISCAN SKEMP MEDICAL CENTER INC	613 & 615 10TH ST S	700 WEST AVE S	LA CROSSE WI 54601
17-30055-80	FRANCISCAN SKEMP MEDICAL CENTER INC	916 FERRY ST	700 WEST AVE S	LA CROSSE WI 54601
17-30055-90	FRANCISCAN SKEMP MEDICAL CENTER INC	922 FERRY ST	700 WEST AVE S	LA CROSSE WI 54601
		940 & 946 FERRY ST		
17-30056-80	FRANCISCAN SKEMP MEDICAL CENTER INC	610 & 630 10TH ST S	700 WEST AVE S	LA CROSSE WI 54601
17-30056-90	FRANCISCAN SKEMP MEDICAL CENTER INC	937 MARKET ST	700 WEST AVE S	LA CROSSE WI 54601
17-30052-10	GARY J GROSS, CAROL J GROSS	923 DIVISION ST	923 DIVISION ST	LA CROSSE WI 54601-4775
17-30051-70	IMANI E RODRIGUEZ	928 & 930 CAMERON AVE	930 CAMERON AVE	LA CROSSE WI 54601-4711
17-30064-120	JACK H FELSHEIM, JOYCE M FELSHEIM	527 9TH ST S	527 9TH ST S	LA CROSSE WI 54601-4702
		426 9TH ST S		
17-30067-60	JASON GOSLINGA	829 & 831 DIVISION ST	426 9TH ST S	LA CROSSE WI 54601
17-30051-140	JFH PROPERTIES LLC	927, 929, 931 DIVISION ST	N2118 BINA RD	COON VALLEY WI 54623
17-30065-20	JOHN J DEGNAN	407 & 409 9TH ST S	409 9TH ST S	LA CROSSE WI 54601-4787
17-30067-40	JOSEPH A TILLEY	414 9TH ST S	414 9TH ST S	LA CROSSE WI 54601-4701
17-30051-110	JUDITH WINKLER MCCUE	416 10TH ST S	416 10TH ST S	LA CROSSE WI 54601-4706
17-30051-10	LACROSSE APARTMENT RENTALS LLC	1017 & 1019 DIVISION ST	531 24TH ST N	LA CROSSE WI 54601
17-30051-11	LACROSSE COUNTY	DIVISION ST	212 6TH ST N RM 2400	LA CROSSE WI 54601
17-30065-70	LORETTA J LAWRENCE, JEAN MARIE LAWRENCE	911 DIVISION ST	710 15TH ST S	MANITOWOC WI 54220
17-30051-30	MARK T JACOB	1009 DIVISION ST	1009 DIVISION ST	LA CROSSE WI 54601
17-30051-80	MASON D HERLITZKE	934 & 936 CAMERON AVE	N410 TEN MILE CIR	COON VALLEY WI 54623
17-30051-90	MATT A LANGE, AMBER L LANDSINGER	938 CAMERON AVE	938 CAMERON AVE	LA CROSSE WI 54601-4711
17-30065-30	NEIGHBORHOOD RENTALS LLC	411, 413, 415 9TH ST S	440 BARRANCA AVE N #8508	COVINA CA 91723
17-30064-85	PHILLIP LAWRENCE JOHNSON, CELINE MARIE JOHNSON	513 9TH ST S	513 9TH ST S	LA CROSSE WI 54601
17-30067-50	RANDY D JARVIS, SARA J JARVIS	420 9TH ST S	N6103 BIG CREEK RD	BANGOR WI 54614
17-30065-40	RANDY M MAGNO, RITA M MAGNO	419, 421, 423, 425 9TH ST S	423 9TH ST S	LA CROSSE WI 54601
17-30052-20	REGINA OJELABI, MICHAEL OJELABI	917 DIVISION ST	1431 KING ST	LA CROSSE WI 54601
17-30064-50	ROGER J SCHAEFER	916 DIVISION ST	916 DIVISION ST	LA CROSSE WI 54601-4713
17-30068-20	SCHOOL DISTRICT OF LA CROSSE	510 9TH ST S	807 EAST AVE S	LA CROSSE WI 54601
17-30065-60	STANLEY B HOWE	427 & 429 9TH ST S	707 MARK ST N	WEST SALEM WI 54669
17-30051-100	STEVE EIDE	944 CAMERON AVE	2520 LOSEY CT	LA CROSSE WI 54601
17-30064-130	TERESA A SIBLEY TRUST	913 FERRY ST	30000 KNOB HILL RD	DAKOTA MN 55925
17-30052-100	THREE SIXTY REAL ESTATE SOLUTIONS 7 LLC	946 DIVISION ST	1243 BADGER ST	LA CROSSE WI 54601
17-30052-110	THREE SIXTY REAL ESTATE SOLUTIONS 7 LLC	518 10TH ST S	1243 BADGER ST	LA CROSSE WI 54601
17-30052-120	THREE SIXTY REAL ESTATE SOLUTIONS 7 LLC	526 10TH ST S	1243 BADGER ST	LA CROSSE WI 54601
17-30052-90	THREE SIXTY REAL ESTATE SOLUTIONS 7 LLC	508 10TH ST S	1243 BADGER ST	LA CROSSE WI 54601
17-30053-160	THREE SIXTY REAL ESTATE SOLUTIONS 7 LLC	921 FERRY ST	1243 BADGER ST	LA CROSSE WI 54601
17-30064-10	VITERBO UNIVERSITY INC	621 9TH ST S	900 VITERBO DR	LA CROSSE WI 54601
17-30051-20	ZACHARY D PIERCE	1015 DIVISION ST	N2118 BINA RD	COON VALLEY WI 54623

Properties within 300 feet of 918, 920, 922, 934 & 940 Division St

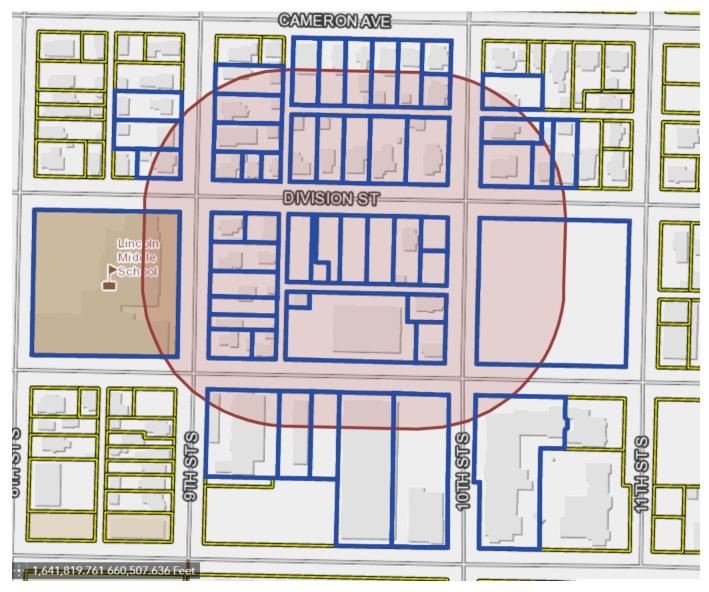
Applicant

918, 920, 922, 934 & 940 Division St

1243 BADGER ST

LA CROSSE WI 54601

Properties within 300 feet of 918, 920, 922, 928, 934 and 940 Division 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 Washburn Residential & Public/Semi-Public District to the Multiple Dwelling District, allowing for the construction of multi-family residential townhomes at 918, 920, 922, 928, 934, and 940 Division Street.

Property is presently: community gardens

Property is proposed to be used as: townhomes

Rezoning is necessary to: construct multi-family townhomes

Tax Parcel 17—30052-30; 918 Division St., Tax Parcel 17—30052-40; 920 Division St. Tax Parcel 17—30052-50; 922 Division St., Tax Parcel 17—30052-60; 928 Division St. Tax Parcel 17—30052-70; 934 Division St., Tax Parcel 17—30052-80; 940 Division St.

The City Plan Commission will meet to consider such application on **Tuesday, September 3, 2024, 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**, **September 3, 2024, 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**, **September 12**, **2024**, **at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

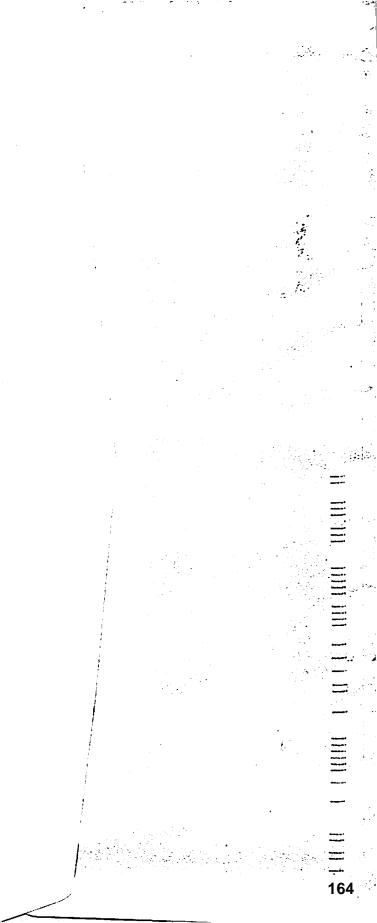
The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at <u>www.cityoflacrosse.org</u> (search for File 24-1105).

Dated this 10th day of August, 2024.

Nikki M. Elsen, City Clerk City of La Crosse

Publish: August 20 and 27, 2024 One (1) Affidavit

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Agenda Item 24-1105 (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 Washburn Residential & Public/Semi-Public District to the Multiple Dwelling District, allowing for the construction of multi-family residential townhomes at 918, 920, 922, 928, 934, and 940 Division Street.

General Location

Council District 8, Washburn Neighborhood Association. Located on Division Street between 9th and 10th Street as depicted on attached Map PC24-1105. The property is surrounded by Washburn Residential, Public and Semi-public, and Multiple Dwelling zoning.

Background Information

The applicant is requesting to rezone six parcels on 10th and Division Street from Washburn Residential and Public/Semi-Public to Multiple Dwelling District to construct a 12-unit apartment building.

The property was previously owned by Mayo Clinic Health System and was used as a community garden space in collaboration with the Washburn Neighborhood Association. The applicant has met with the Neighborhood Association and plans to keep approximately 12,500 square feet of community garden space as part of the development.

The applicant has submitted to rezone the parcels to Multiple Dwelling District because of the current pause on accepting Traditional Neighborhood Development rezoning petitions in an effort to provide a more specific Traditional Neighborhood Development ordinance. In order for the applicant to stay on their desired construction schedule, staff recommended the applicant submit to rezone their parcels to R-5 Multiple Dwelling District. The applicant has expressed intent to submit a petition for Traditional Neighborhood Development zoning when a new ordinance is in place and include the community garden space. The applicant has also submitted preliminary design plans, which include a community garden space along with the 12-unit apartment building.

The apartment building will consist of four 3-bedroom apartments, six 2-bedroom apartments, and two 1-bedroom apartments. The current preliminary design will require a variance for the rear-yard setback and parking requirements.

Recommendation of Other Boards and Commissions.

This preliminary plans for this project were reviewed by the Commercial/Multi-Family Design Review Committee on August 9, 2024.

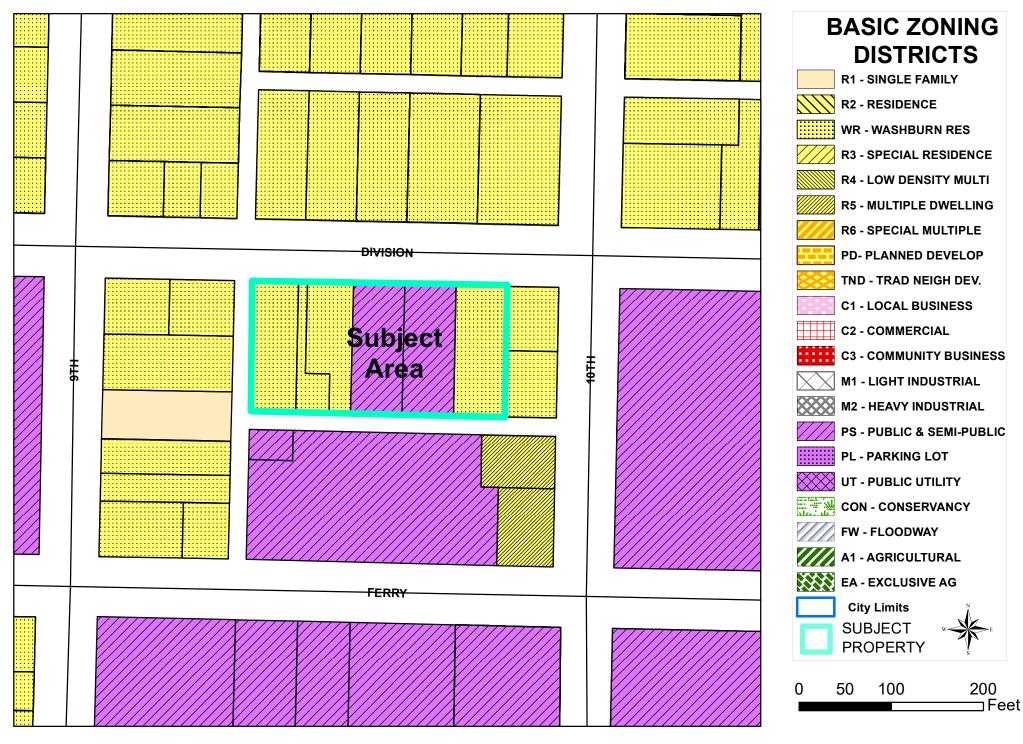
Consistency with Adopted Comprehensive Plan

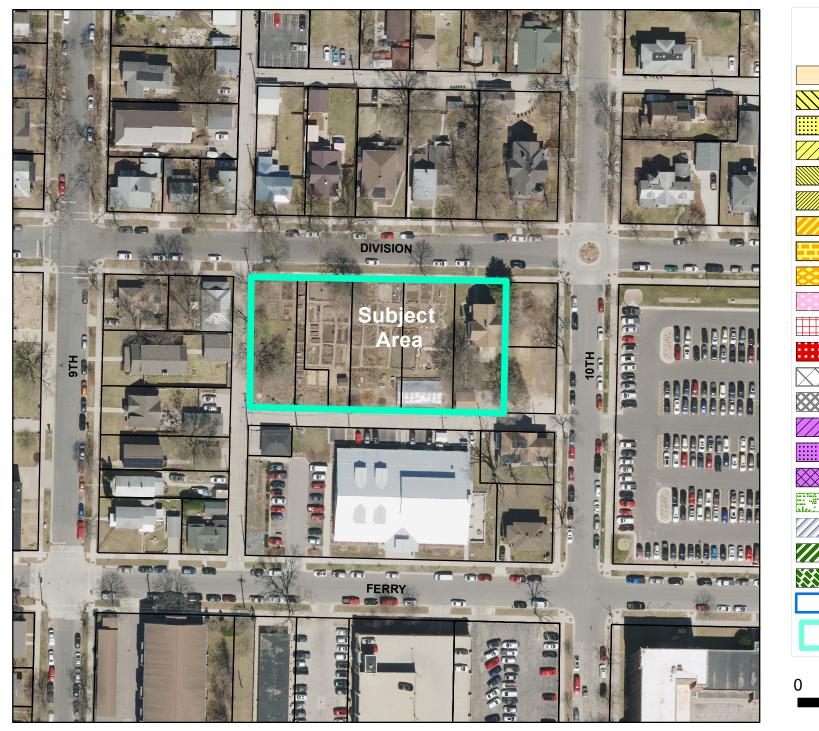
Medium-density residential is a desirable use in the Washburn Neighborhood in the Comprehensive Plan. Medium-density residential includes small multi-family buildings between two to four stories. A 12-unit apartment building at this location would be consistent with the Comprehensive Plan.

Staff Recommendation

Approval – Staff recommends approval.

Routing J&A 9.3.2024







City of La Crosse Planning Department - 2024

PC 24-1105 168





RETURN SERVICE REQUESTED



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LA CROSSE WI 54601

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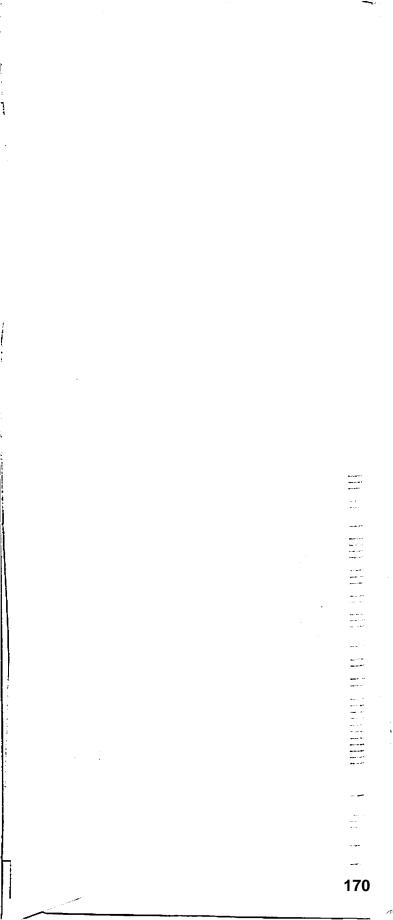


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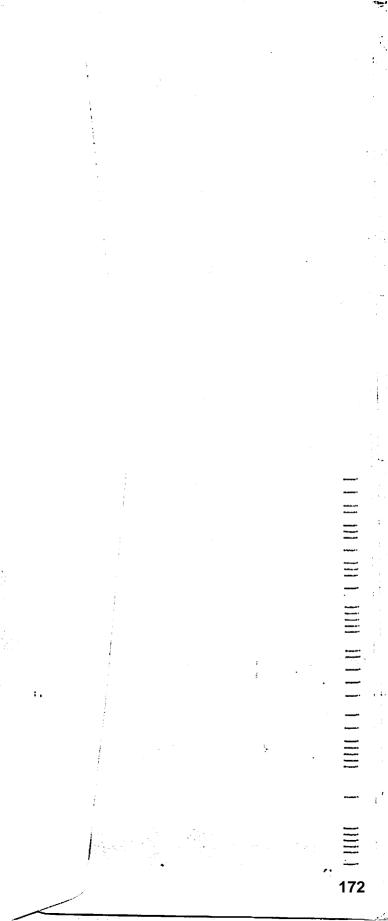
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Tribune

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 Pennsylvania, County of Lancaster, ss:

Yuade Moore, 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: August. 20 2024, August. 27 2024

NOTICE ID: M0tsv17VhrVsbeCeeSne PUBLISHER ID: COL-WI-100315 NOTICE NAME: Rezoning Petition - 9th & Division Street Publication Fee: \$124.43

Section: Legals Category: 0001 Wisconsin Legals

(Signed) Evade Moore

VERIFICATION

State of Pennsylvania County of Lancaster Commonwealth of Pennsylvania - Notary Seal Nicole Burkholder, Notary Public Lancaster County My commission expires March 30, 2027 Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 08/28/2024

Nicole Burkholder

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 & Ad-ministration Committee, will hold a public hearing on a proposed ordi-nance change in the zoning code as follows: as follows: AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Washburn Residential & Public/Semi-Public District to the Multiple Dwelling District, allowing for the construction of multi-fam-Multiple Dwelling District, allowing for the construction of multi-fam-ity residential townhomes at 918, 920, 922, 928, 934, and 940 Divi-Sion Street. Property is presently: community gardens Property is proposed to be used as: townhomes Rezoning is necessary to: con-sitruct multi-family townhomes Tax Parcet 17—30052-30; 922 Division St., Tax Parcet 17— 30052-40, 920 Division St. Tax Parcet 17—30052-50; 922 Division St., Tax Parcet 17— 30052-60, 940 Division St. Tax Parcet 17—30052-50; 922 Division St., Tax Parcet 17— 30052-60, 940 Division St. Tax Parcet 17—30052-70; 934 Division St., Tax Parcet 17— 30052-60, 940 Division St. The City Plan Commission will meet to consider such application on Tuesday. September 3, 2024, at 4:00 p.m. in the Council Cham-bers of City Hall, 400 La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed). A public hearing before the Judi-Cary & Administration Committee will be held on Tuesday. September 3 (2024, 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. La Crosse, La Crosse County, Wisconsin. Wisconsin. Final action will be determined by the Common Council on Thurs-day. September 12, 2024, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse, La Crosse County, Wisconsin. Any person Interested may ap-pear 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 re-lating to the above referenced in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:3 p.m. on any regular business day, hol-idays excepted, (by appointment) crosse City Wabbite at www. cityoflacrosse.org (search for File 24-1105). Dated this 10th day of August, 2024. Nikki M. Elsen, City Clerk Final action will be determined by 2024. Nikki M. Elsen, City Clerk City of La Crosse 8/20, 8/27 LAC COL-WI-100315 WNAXLP

If you want to speak on an agenda item, please sign up at least 10 minutes before the start of the meeting.

Registration slips are not collected once the meeting begins but will be made part of the record.

	MEETING REGISTRATIO	N
Name: David	D Vannuch:	Date: <u>9/3/24</u>
Municipality of Re	esidence: La Crusae	
Representation: _ If you are representing an	Three Sixty organization or person other than yourself a	at this meeting.
Agenda Item #: Please fill out a separate s	24 - 105 heet for each piece of legislation in which ye	ou are registering.
Do you support o	r oppose the agenda item?	
Support		
Oppose		
Neither supp	ort nor oppose	
Do you want to s	peak?	
Yes, I want to	o speak.	
🗌 No, I do not v	want to speak.	

I do not want to speak, but I am available to answer questions.

If you want to speak on an agenda item, please sign up at least 10 minutes before the start of the meeting.

Registration slips are not collected once the meeting begins but will be made part of the record.

MEETING REGISTRATION

Name: Murders Date: 9-3-2024 PLEASE PRINT
Municipality of Residence: La Crosse
Representation: <u>Three</u> Sixfy If you are representing an organization or person other than yourself at this meeting.
Agenda Item #:
Do you support or oppose the agenda item?
Support
Oppose
Neither support nor oppose
Do you want to speak?
Yes, I want to speak.
No, I do not want to speak.

I do not want to speak, but I am available to answer questions.

City of La Crosse, Wisconsin



City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 24-1150

Agenda Date: 9/12/2024

Version: 1

Status: Recommended to be Adopted

File Type: Resolution

In Control: Common Council

Agenda Number:

Resolution approving allocation of funds related to cleanup of areas in La Crosse wetland areas and contracted security related to public spaces.

RESOLUTION

WHEREAS, the City of La Crosse has experienced an increase in non-traditional use of wetlands, public spaces, and parking ramps,

WHEREAS, La Crosse wetland areas have seen significant accumulation of garbage and,

WHEREAS, it is critical to environmental stewardship and public safety that garbage be removed and,

WHEREAS, additional methods are needed to maintain the safety and well-being of public spaces.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby allocates \$270,000.00 from General Fund 2024 Operating Budget Contingency 1009909-550000 for cleanup costs in City of La Crosse wetland areas and added security in public property, focusing on parks and parking ramps.

BE IT FURTHER RESOLVED that City of La Crosse Parks and Recreation Director, Chief of Police, and Director of Finance are hereby authorized to effectuate this resolution.



CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID Ca

Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation

Craig, Sondra

From: Sent: To: Subject: Kevin Hundt <kevinhundt0@gmail.com> Thursday, September 5, 2024 4:01 PM ZZ City Clerk External 24-1150

*** 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. ***

It's deplorable to spend hundreds of thousands of dollars on security guards to harass park users rather than spend money to prevent homelessness or provide housing. This is throwing good money after bad.

Roughly 80% of the eviction filings in La Crosse County are of City residents, and for this amount of money we could probably get close to paying off the owed rent for every one of them who can't afford it. Or we could rent apartments for about 25 people who are currently sleeping outside.

It was really astounding to hear Chris Kahlow in an interview a few weeks ago try to explain why the plan of letting people camp until the emergency shelter is up and running, as per Pathways Home, wouldn't work. Her reasoning? None. None whatsoever. Just "it wasn't working".

I take this camping ban and the requisite violence to be a message from the City that Pathways Home is dead.

Are we going to actually solve the problem, or just push it under the rug, pretend people who are facing homelessness are from "somewhere else", pretend it's not our problem, inflict violence after violence after violence, and wonder why we still have poverty?

Those of you who say poverty isn't our problem, look at this price tag and say that again with a straight face. Those of you who say we've already done all we can, you make me laugh. One million dollars per year is all it would take to provide housing for every homeless City resident, but you say we're broke while spending millions and millions on unneeded street upgrades. City residents complain about crime and a police shortage, and then you waste police time and City money with these atrocious clearances and harassment of homeless people.

Sort out your priorities.

Kevin Hundt

Elsen, Nikki

From: Subject: Elsenn@cityoflacrosse.org FW: Burn's Park Security Guards

From: Sarah Pataska <<u>spataska@stuartco.com</u>>
Sent: Monday, September 9, 2024 5:35:17 PM
To: <u>zzcouncil@cityofLacrosse.org</u> <<u>zzcouncil@cityofLacrosse.org</u>>
Cc: Sarah Pataska <<u>spataska@stuartco.com</u>>; Kahlow, Chris <<u>kahlowc@cityoflacrosse.org</u>>; Odegaardj@cityoflacrosse.org>
Subject: Burn's Park Security Guards

*** 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. ***

As the Property Manager of Washburn On The Park I see and hear firsthand what is happening at Burn's Park. My self and our employees are around our property Monday - Friday and can hear when there are problems with loud language, fighting or when an ambulance or police vehicle pulls up to the park. We also hear firsthand from our residents that face the park or walk around or through the park.

The park reached a bad stage in July. We were called the Police regularly for loud disturbances and there were way too many people lounging around drinking, smoking and doing drugs of various kinds. No families wanted to use the park because it was dirty with trash and the general atmosphere was not welcoming at all.

However, things have changed 100%. The Security Guards that patrol the park 7am to 7pm have made an unbelievable difference (the weekend guards are amazing also)! There is no sitting on the benches smoking. No drinking out of the vodka bottles at 10am. No overnight campers. No luggage, boxes, totes of possessions spread around a tree or blanket.

It is amazing! It is like we have a park back. I haven't heard a swearing screamer to call the police on. No group fighting to call the police on.

Please keep the Security Guards on in the parks. It has helped so much. It has returned so kind of normal to the area.

Thank you so much. Sarah Pataska Washburn On The Park 608.780.6708 cell 608.782.6400 office

Sarah Pataska Property Manager

Washburn on the Park 801 Main Street

La Crosse, WI 54601 P:608-782-6400 F:608-782-4400 <u>spataska@stuartco.com</u>

www.washburnonthepark.com facebook



City of La Crosse, Wisconsin



City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 24-1151

Agenda Date: 9/12/2024

Version: 1

Status: Recommended to be Adopted

File Type: Resolution

In Control: Common Council

Agenda Number:

Resolution appropriating additional funds to the Pump House Regional Arts Center in connection with recent expansion and upgrade of the restroom facilities.

RESOLUTION

WHEREAS, because it became apparent that the Pump House Regional Arts Center (PHRAC), being a significant event center for the arts and culture in La Crosse, had insufficient restroom capacity, the Arts Center was awarded a Federal ARPA Tourism Grant for an expansion and upgrade of the restroom facilities; and

WHEREAS, the Pump House Regional Arts Center Building (PHRACB) is both locally designated and listed on the National Register of Historic Places; and

WHEREAS, the restroom upgrade design would entail certain additions and expansion of the original building; and

WHEREAS, the Heritage Preservation Commission approved the plans for the proposed building addition in December 2022 (22-1528); and

WHEREAS, a Modification of Area Regulations and an Exception to Minimum Height Standards were necessary for the construction design to be implemented, these were approved by the Common Council in January 2023 (23-0006, 23-0016); and

WHEREAS, a bid in the amount of \$303,000.00 made by Fowler & Hammer, Inc. on the 1st day of June, 2023, for the completion of the Pump House toilet improvements project along with a Contingency Fund of \$30,000.00 (as an additional contribution to be paid by PHRAC) for any necessary changes to the original contract under the authority of the Board of Public Works were approved by the Common Council (23-0752) in June 2023; and

WHEREAS, the Common Council in June 2023 approved (23-0759) moving forward with the proposed Toilet Addition and Renovation Public Works Project of the Pump House building in the amount not to exceed \$333,000 funded by a federal ARPA Tourism Capital Grant (\$263,623.00) and the Pump House Regional Arts Center (\$69,377.00); and

WHEREAS, unanticipated change orders became necessary for the completion of the construction project related to various circumstances that were not known at the initial contract approval, including (CO#1, 23-1047) the certified removal and abatement of a buried water tank (\$8739.03), (CO#2, 23-1152) the revision of floor support design to meet City of La Crosse Fire Code specific to the downtown district (\$8188.72), and (CO#3, 23-1250) the addition of a 6" masonry wall to the south facing foundation wall of the bathroom addition that was discovered to be in structural poor condition and in need of correction (\$4,551.00); and

WHEREAS, the desired building improvements have been achieved and are very appreciated by all users of the facility for an expected final cost of \$303,000.00 for the original contractor bid and \$21,478.75 for the three approved change orders; and

WHEREAS, the improvements to the building's structure and intrinsic safety, that fall from two of the change orders (tank removal and foundation repair) at a total cost of \$13,290.03, were necessary, once discovered, and of direct value to the owner of the building (i.e., the City of La Crosse), and were not specific to the performance improvements of the building (i.e., the bathrooms upgrade) that were desired for their future utilization by the lessee of the building (i.e., the Pump House Regional Arts Center); and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that the cost of the two approved change orders that were necessary for the structural improvements of the Pump House building totaling \$13,290.03 will be paid by the City from the ARPA monies interest fund.

Other legislative actions in Legistar pertaining to the Pump House improvements: 22-1528, Heritage Preservation Commission - review 23-0006, Common Council – modification of area regulations 23-0016, Common Council – exceptions to minimum height standard 23-0752, Common Council – bid approval for \$303,000 23-0759, Common Council – toilet addition & remodel project approval 23-1047, Board of Public Works – change order for steel framing 23-1152, Board of Public Works – change order for foundation and tank removal 23-1250, Board of Public Works – change order for new wall construction



CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID

Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation

City of La Crosse, Wisconsin



City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 24-1085

Agenda Date: 9/12/2024

Version: 1

Status: Recommended to be Adopted

File Type: Ordinance

In Control: Common Council

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Residence District to the Single Family Residence District, allowing for the parcel at 1202 Bennett Street to be combined with the adjacent parcel to the west.

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 Residence District to the Single Family Residence District on the Master Zoning Map, to-wit:

Tax Parcel 17-50030-40; 1202 Bennett Street

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

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

Mitch Reynolds, Mayor

Nikki M. Elsen, City Clerk

Passed: Approved: Published: Marion A Pahl 2300 West Ave S LaCrosse WI 30 August 24

Members of the Zoning Committee for the city of LaCrosse

Regarding the parcel # 50030-4 aka 1202 Bennett St zoned Residential 2.

As the owner of this property I am requesting this parcel be rezoned to Residential 1

As the owner of 2300 West Ave aka 50283-100 which is zoned Residential 1, I would like to combine the 2 properties into 1. I am looking to consolidate and simplify the property descriptions. By doing this, it should reduce the City burden of 2 tax bills and 2 storm bills. The property is so small this change should not affect neighborhood or public welfare. It should not be detrimental to the City long range comprehensive plan. By rezoning it should simplify and consolidate matters for the city.

Enclosed you will find legal descriptions of the property. City tax map, zoning map and street view of the properties. Please note that the street view photo is no longer accurate. I have raized the brick garage that has been condemned by the City since 1999.

Thank you for your time and consideration in this matter. I look forward to working with the city to return this property to its former beauty.

Sincerely Marion A Pal

PETITION FOR CHANGE TO ZONING **CITY OF LA CROSSE**

CITY OF LA CROSSE
AMENDMENT OF ZONING DISTRICT BOUNDARIES
Petitioner (name and address):
MArion Pahl
2300 West Ave S
Owner of site (name and address):
Marion Pahl
2300 Westrive 1202 Bennette
Address of subject premises:
1202 Bennette 1750630-40
17-5 0630-40
Legal Description (must be a recordable legal description; see Requirements):
Please see attatelyments
Zoning District Classification: R2 - Residence District
Proposed Zoning Classification: RI Single family
Is the property located in a floodway/floodplain zoning district?Yes <a>Yes <a>Y
Is the property/structure listed on the local register of historic places?Yes ${\succeq}$ No
Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? \succeq Yes No
Is the Rezoning consistent with the policies of the Comprehensive Plan?
Property is Presently Used For:
Drive way to 2300 West Ave
Property is Proposed to be Used For:
Driveway to 2300 West Ave
Proposed Rezoning is Necessary Because (Detailed Answer):
Simplety Property description - reduce need to send utility bills to
Simplify property description - reduce need to send utility bills to both properties - Simplify legal description of diovier property
Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
Nothing changes
Nothing changes City will no longer have to send 2 tax statements or utility bills Simplify & consolidate
Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):
Proposed rezoning will Simplify & Consolidate Property Reducing burden on City officals

24-1085 2

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RECEIVED

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

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

(signature) (telephone) date (email)

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

Review was made on the day of Signed: of Planning & Development ector

AFFIDAVIT

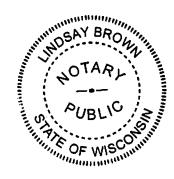
STATE OF)	
COUNTY OF) ss)	
The undersigned,	Macion Pahl	, being duly sworn

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

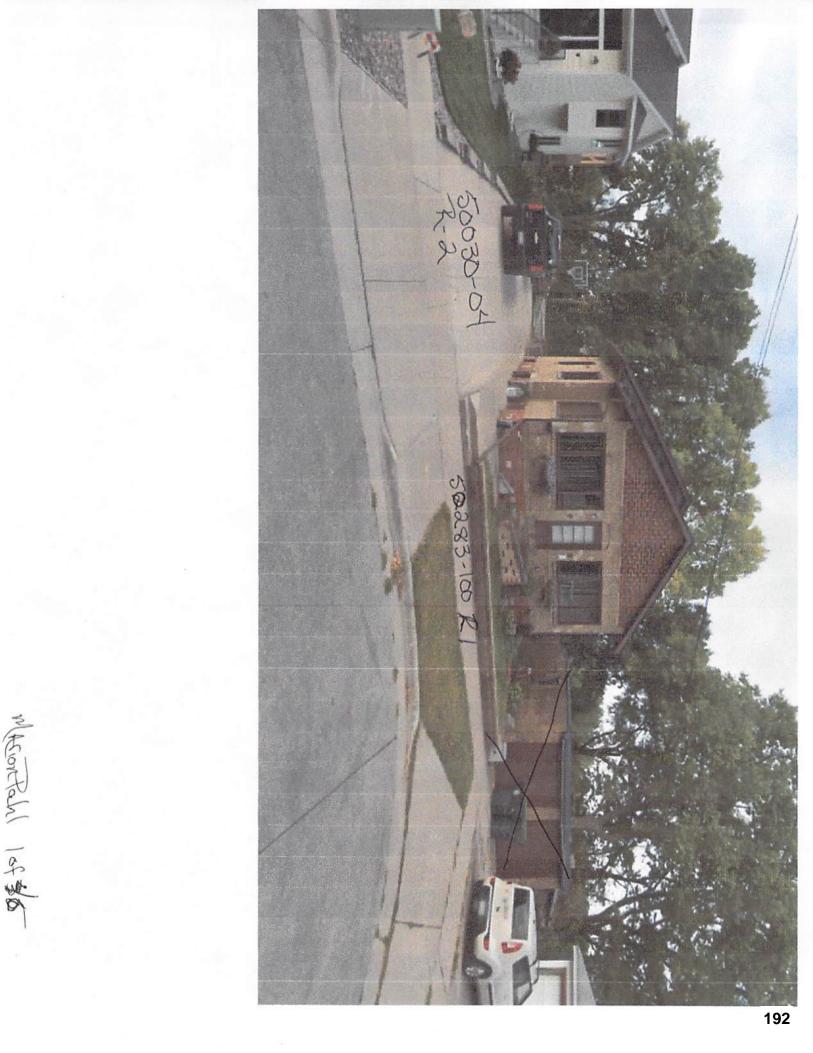
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

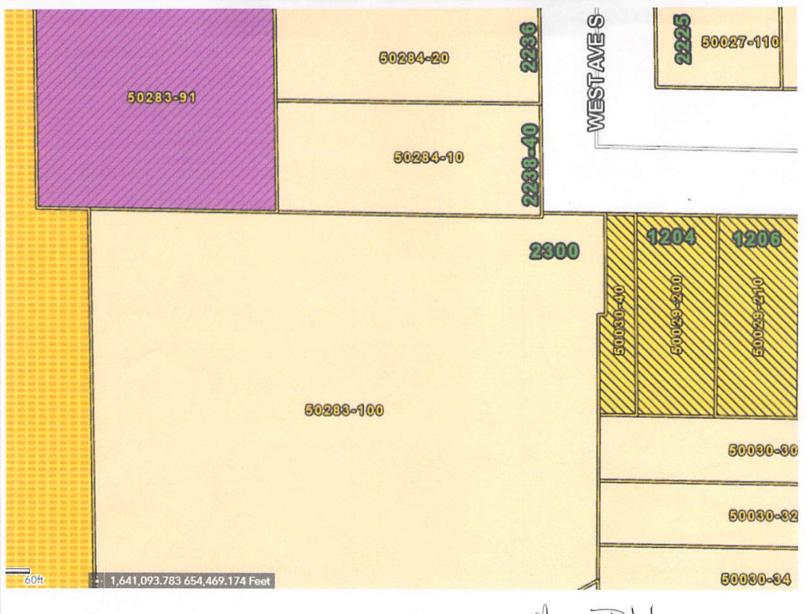
Subscribed and sworn to before me this 30 day of JULIA, 2024

Notary Public () My Commission expires ()2 25/2025



191





Marion Pahl 2 of \$6

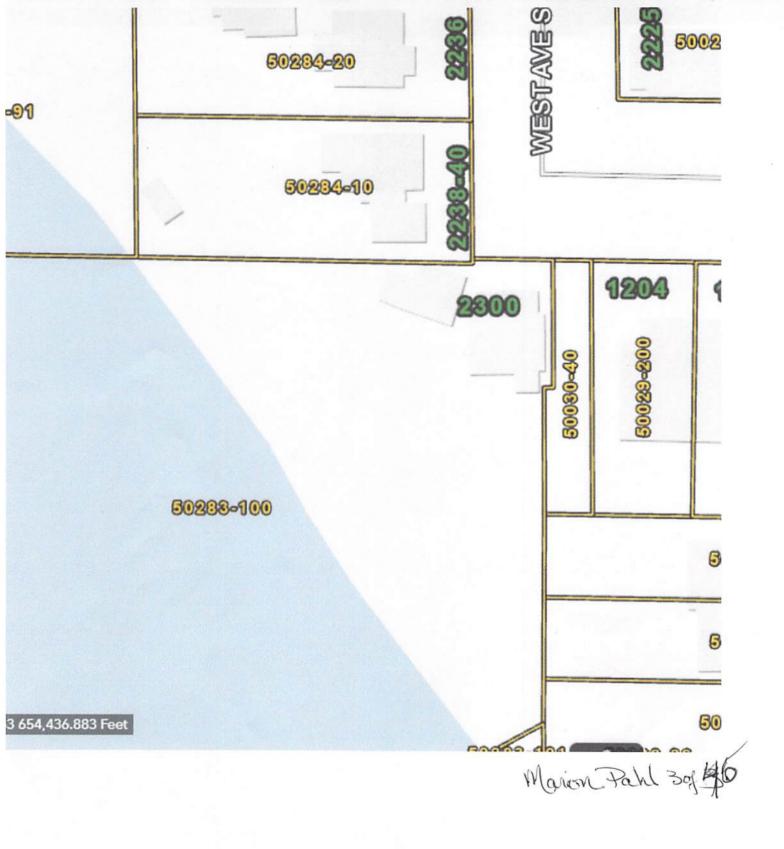


EXHIBIT "A"

Part of the NE 1/4 of the SW 1/4 of Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: Beginning at the intersection of the East line of said NE 1/4 of the SW 1/4 and the South line of Bennett Street; thence West 267 feet; thence South 300 feet; thence East 267 feet; thence North 300 feet to the point of beginning. EXCEPTING that part described as follows: Commencing at the Southwest corner of the Plat of Rivercrest Two; thence North 89 degrees 40 minutes 37 seconds West 20.07 feet to the East line of said NE 1/4 of the SW 1/4; thence South 0 degrees 39 minutes 58 seconds East along said East line 88.16 feet to the point of beginning of this EXCEPTION: Thence continue South 0 degrees 39 minutes 58 seconds East along said line 106.11 feet; thence West 193.19 feet; thence North 61 degrees 04 minutes 07 seconds East 219.33 feet to the point of beginning of this EXCEPTION.

AND

A parcel of land being part of the NW 1/4 of the SE 1/4, Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the Northwest corner of the Plat of Rivercrest Two; thence South 0°44'56" East along the West line of Lot 1, Rivercrest Two, a distance of 105.71 feet to the Southwest corner of said Lot 1; thence North 89°40'37" West 20.07 feet to the West line of said NW 1/4 - SE 1/4 and the West line of a parcel of land described in Volume 1423, Page 129; thence North 0°39'58" West along said West line 52.54 feet to the Point of Beginning; thence East along the West line of said parcel 4.00 feet; thence North 0°39'58" West along the West line of said parcel 53.15 feet to the South right-of-way of Bennett Street; thence North 89°39'42" West along said right-of-way 4.00 feet to the West line of said NW1/4-SE1/4; thence South along said West line to the Point of Beginning.

AND

A parcel of land being part of the NW 1/4 of the SE 1/4, Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: Beginning at the Northwest corner of the Plat of Rivercrest Two; thence South 0°44'56" East along the West line of Lot 1, Rivercrest Two, a distance of 105.71 feet to the Southwest corner of said Lot 1; thence North 89°40'37" West 20.07 feet to the West line of said NW 1/4 - SE 1/4 and the West line of a parcel of land described in Volume 1423, Page 129; thence North 0°39'58" West along said West line 52.54 feet; thence East along the West line of said parcel 4.00 feet; thence North 0°39'58" West along the West line of said parcel 53.15 feet to the South right-of-way of Bennett Street; thence South 89°39'42" East along said right-of-way 15.92 feet to the point of beginning.

Subject to all easements, reservations, restrictions and rights-of-way of record.

For Informational Purposes Only Parcel(s): 17-50283-100, 17-50030-40

Marion tahl Yof 1/20

WARRANTY DEED

Document Number

Document Name

THIS DEED, made between

Russell H. Larson and Kari L. Larson, husband and wife,

("Grantor," whether one or more), and

Marion A. Pahl, as Trustee of Marion A. Pahl Revocable Trust Dated March 24, 2016

("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the fixtures, profits, rents, and other appurtenant interests, in La Crosse County, State of Wisconsin ("Property") (If more space is needed, please attach addendum):

This is to certify that this is a true and correct copy of the original.

Recording Area

Name and Return Address: Town n' Country Title, LLC 525 McHugh Road, #1 Holmen, WI 54636

> 17-50283-100 and 17-50030-40 Parcel Identification Number (PIN) This is homestead property.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:

All Existing Easements, Restrictions, and Rights-of-Way and all Federal, State and Municipal Laws and Regulations Affecting Land Use and General Taxes Levied in the Year of Closing and Thereafter.

Dated: April 25, 2024

Russell H. Larson

Larson

AUTHENTICATION

Signature(s): Russell H. Larson and Kari L. Larson, husband and wife, as survivorship marital property authenticated on

TITLE: MEMBER STATE BAR OF WISCONSIN (If not,

authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY: Jamie Thielker, Town n' Country Title, LLC, under the direction of Russell H. Larson and Kari L. Larson, husband and wife, as survivorship marital property Order No.: 2451891

JAMIE L. THIELKER **NOTARY PUBLIC** STATE OF WISCONSIN

ACKNOWLEDGMENT

STATE OF WISCONSIN

COUNTY OF LA CROSSE

The foregoing instrument was acknowledged before me by means of _X___ physical presence or ____ online notarization this 25th day of April, 2024 the above-named Russell H. Larson and Kari L. Larson, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public Jamie L. Thielker My Commission Expires: February 15, 2026

(Signatures may be authenticated or acknowledged. Both are not necessary.)

*Type name below signatures

ADDENDUM/EXHIBIT A

Parcel 1:

Part of the NE 1/4 of the SW 1/4 of Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: Beginning at the intersection of the East line of said NE 1/4 of the SW 1/4 and the South line of Bennett Street; thence West 267 feet; thence South 300 feet; thence East 267 feet; thence North 300 feet to the point of beginning. EXCEPTING that part described as follows: Commencing at the Southwest corner of the Plat of Rivercrest Two; thence North 89 degrees 40 minutes 37 seconds West 20.07 feet to the East line of said NE 1/4 of the SW 1/4; thence South 0 degrees 39 minutes 58 seconds East along said East line 88.16 feet to the point of beginning of this EXCEPTION: Thence continue South 0 degrees 39 minutes 58 seconds East along said East line 88.16 feet to the point of beginning of this EXCEPTION: Thence North 61 degrees 04 minutes 07 seconds East 219.33 feet to the point of beginning of this EXCEPTION.

<u>Strip:</u>

A parcel of land being part of the NW 1/4 of the SE 1/4, Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the Northwest corner of the Plat of Rivercrest Two; thence South 0°44'56" East along the West line of Lot 1, Rivercrest Two, a distance of 105.71 feet to the Southwest corner of said Lot 1; thence North 89°40'37" West 20.07 feet to the West line of said NW 1/4 - SE 1/4 and the West line of a parcel of land described in Volume 1423, Page 129; thence North 0°39'58" West along said West line 52.54 feet to the Point of Beginning; thence East along the West line of said parcel 4.00 feet; thence North 0°39'58" West along the West line of said parcel 53.15 feet to the South right-of-way of Bennett Street; thence North 89°39'42" West along said right-of-way 4.00 feet to the West line of said NW1/4-SE1/4; thence South along said West line to the Point of Beginning.

The above-described strip is to attach to and combine with Parcel 1 for tax assessment and zoning purposes.

Parcel 2:

A parcel of land being part of the NW 1/4 of the SE 1/4, Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: Beginning at the Northwest corner of the Plat of Rivercrest Two; thence South 0°44'56" East along the West line of Lot 1, Rivercrest Two, a distance of 105.71 feet to the Southwest corner of said Lot 1; thence North 89°40'37" West 20.07 feet to the West line of said NW 1/4 - SE 1/4 and the West line of a parcel of land described in Volume 1423, Page 129; thence North 0°39'58" West along said West line 52.54 feet; thence East along the West line of said parcel 4.00 feet; thence North 0°39'58" West along the West line of said parcel 53.15 feet to the South right-of-way of Bennett Street; thence South 89°39'42" East along said right-of-way 15.92 feet to the point of beginning.

For Informational Purposes Only, the above described lands are designated with the following:

Tax ID Number(s): 17-50283-100 17-50030-40

Maron Pahl Esofle

Tax Parcel	OwnerName	PROPADDCOMP	CompleteAddress	MailCityStateZip
	JAMES D LEPSCH IRREVOCABLE TRUST,			
17-50284-20	LAVONNE L LEPSCH IRREVOCABLE TRUST	2236 WEST AVE S	2236 WEST AVE S	LA CROSSE WI 54601-6209
17-50039-60	AARON D BENSON	2222, 2224, 2226 WEST AVE S	W5933 HILLCREST DR	LA CROSSE WI 54601
17-50027-80	ALEC T BROWN	1217 BENNETT ST	1217 BENNETT ST	LA CROSSE WI 54601
17-50027-60	AMANDA L ROUSEMILLER, DAVID B EDWARDS	2212 13TH ST S	2212 13TH ST S	LA CROSSE WI 54601-6215
17-50029-210	ANITA T DVORAK	1206 BENNETT ST	1206 BENNETT ST	LA CROSSE WI 54601
17-50039-50	BRENDA L DAVIS	2220 WEST AVE S	2220 WEST AVE S	LA CROSSE WI 54601-6209
17-50030-36	CHET A KIRSCHBAUM, KIMBERLY J KIRSCHBAUM	1213 TOWNSEND ST	1213 TOWNSEND ST	LA CROSSE WI 54601-6241
17-50027-70	CHEYENNE M WALRATH, CHRISTIAN P WALRATH	2216 13TH ST S	2216 13TH ST S	LA CROSSE WI 54601
17-50030-32	D&K PROPERTIES LACROSSE 1 LLC	1209 TOWNSEND ST	1909 SUNSET DR	LA CROSSE WI 54601
17-50028-20	DAVID B PEDRAZOLI	2207 WEST AVE S	2207 WEST AVE S	LA CROSSE WI 54601-9571
17-50027-90	DOUGLAS A ROZMENOSKI, SHERRY J ROZMENOSKI	2220 13TH ST S	2220 13TH ST S	LA CROSSE WI 54601-6215
17-50030-30	GEORGE W III WRIGHT, JOAN B WRIGHT	1207 TOWNSEND ST	1207 TOWNSEND ST	LA CROSSE WI 54601-6241
	GUNDERSEN LUTHERAN MEDICAL CENTER INC,			
17-50781-500	JOHN GUND BREWING COMPANY	800 BENNORA LEE CT	1910 SOUTH AVE	LA CROSSE WI 54601
	JAMES D LEPSCH IRREVOCABLE TRUST.			
17-50283-91	LAVONNE L LEPSCH IRREVOCABLE TRUST	11TH PL	2236 WEST AVE S	LA CROSSE WI 54601-6209
17-50029-220	JAMES W MORRIS, MICHELE M MORRIS, NAOMI MORRIS	1210 BENNETT ST	1210 BENNETT ST	LA CROSSE WI 54601
17-50039-70	JAMIE S JOHNSON	2228 WEST AVE S	2228 WEST AVE S	LA CROSSE WI 54601
17-50027-130	KAREN J EDENHAUSER	2213 WEST AVE S	2213 WEST AVE S	LA CROSSE WI 54601-6237
17-50027-110	LADYBUG LANE LLC	2225 WEST AVE S	1827 GREEN BAY ST	LA CROSSE WI 54601
17-50284-10	LINDA S E METTILLE	2238 & 2240 WEST AVE S	4324 MARKLE RD	LA CROSSE WI 54601
17-50283-100	MARION A PAHL REVOCABLE TRUST	2300 WEST AVE S	2300 WEST AVE S	LA CROSSE WI 54601
17-50039-40	MATTHEW D VANRIPER, AIME VANRIPER	2214 WEST AVE S	2214 WEST AVE S	LA CROSSE WI 54601-6209
17-50029-140	MIYAGI LLC	2312 13TH ST S	2304 13TH ST S	LA CROSSE WI 54601-6216
17-50029-240	MIYAGI LLC	2302 13TH ST S	2304 13TH ST S	LA CROSSE WI 54601-6216
17-50030-70	MVC TRUST	2406 & 2408 13TH ST S	9 ANGEL TRACE	BRENTWOOD TN 37027
17-50030-20	OLIVIA J CAYLOR	2322 13TH ST S	2322 13TH ST S	LA CROSSE WI 54601
17-50027-100	PREFERRED PROPERTIES LLC	1211 BENNETT ST	1400 PINE ST	LA CROSSE WI 54601
17-50030-60	REBECCA CHAOUKI. DERRICK W FOSS	2402 13TH ST S	2402 13TH ST S	LA CROSSE WI 54601
17-50029-230	RICKY LOKEN, CECELIA LOKEN	1212 BENNETT ST	1212 BENNETT ST	LA CROSSE WI 54601
	RIVERCREST ASSC			
17-50283-101	C/O WAYNE OLIVER		1018 EAST AVE N	ONALASKA WI 54650-2269
		1204 HORTON ST		
17-50028-25	RIVERWALK RESIDENCES LLC	2203 WEST AVE S	N2948 SMITH VALLEY RD	LA CROSSE WI 54601
17-50030-10	RONALD J CZECHOWICZ	2318 13TH ST S	2318 13TH ST S	LA CROSSE WI 54601-6216
17-50027-120	SARAH N GUTHRIE	2219 WEST AVE S	2219 WEST AVE S	LA CROSSE WI 54601-6237
17-50029-200	SUSAN M JOLIVETTE	1204 BENNETT ST	1204 BENNETT ST	LA CROSSE WI 54601
17-50029-250	TERRY M JOHNSON TRUST	2304 13TH ST S	2304 13TH ST S	LA CROSSE WI 54601
	WAYNE D OLIVER REVOCABLE LIVING TRUST,			
17-50030-34	BONNIE K OLIVER REVOCABLE LIVING TRUST	1211 TOWNSEND ST	1018 EAST AVE N	ONALASKA WI 54650-2269
17-50039-110	WILLIAM A HARNDEN	2226 11TH PL S	223 16TH ST S	LA CROSSE WI 54601-4240
17-50028-10	WISCO LLC	1210 & 1212 HORTON ST	1535 PATTON CIR	BOULDER CO 80303-1241

Properties within 300 feet of 1202 Bennett St.

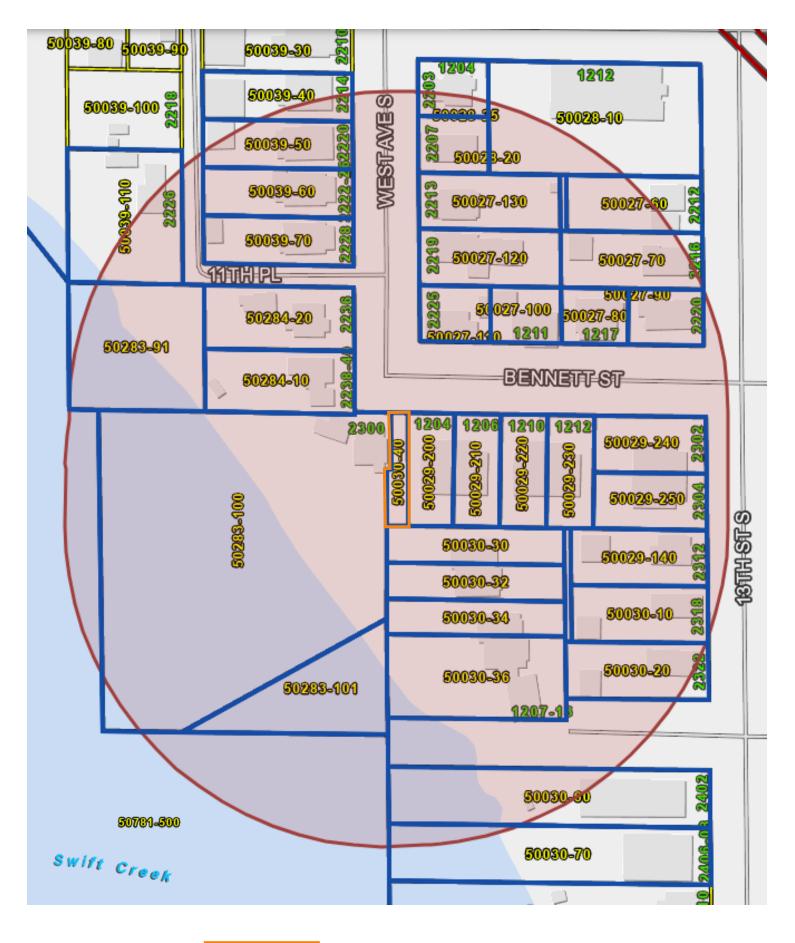
APPLICANT

MARION PAHL

1202 BENNETT ST

2300 WEST AVE S

LA CROSSE WI 54601



Properties within 300 feet of 1202 Bennett 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 Residence District to the Single Family Residence District, allowing for the parcel at 1202 Bennett Street to be combined with the adjacent parcel to the west.

Property is presently: a driveway for 2300 West Ave S

Property is proposed to be used as: a driveway for 2300 West Ave S

Rezoning is necessary to: combine parcels and simplify property description

Tax Parcel 17-50030-40; 1202 Bennett St.

The City Plan Commission will meet to consider such application on **Tuesday**, **September 3**, **2024**, **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**, **September 3, 2024, 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**, **September 12**, **2024**, **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 <u>www.cityoflacrosse.org</u> (search for File 24-1085).

Dated this 10th day of August, 2024.

Nikki M. Elsen, City Clerk City of La Crosse

Publish: August 20 and 27, 2024 One (1) Affidavit

24-1095 Re-sent 8/21/2024 RETURN SERVICE REQUESTED LA CROSSE WI 54601 400 LA CROSSE ST CITY CLERK 14 LA CROSSE WI 54601 ANITA T DVORAK **1206 BENNETT ST** THO I HAD GARDED INT RETURN TO SENDER DVGRAK 1333 ARTHUR LN NW ROCHESTER WW 55951 5 S 20 m AUT TURN 1111111 0 Clerk's 1 9 2024 Office TO 3 10 SENDER in m Presort NO irst Class Mail ComBasPrice L 21 (11 70 F-APT AD 147 82410008/15/ 03 ZIP 54601 02 1W 0001399329 AUG JS POSTAGE MPITNEY B Ps: 4 4. .622 2024 201

Agenda Item 24-1085 (Lewis Kuhlman)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Residence District to the Single-Family Residence District, allowing for the parcel at 1202 Bennett Street to be combined with the adjacent parcel to the west.

General Location

Council District 11, on the south side of Bennett St at West Ave and about two blocks southwest of South Avenue as depicted in Map 24-1085. Adjacent land uses are residential.

Background Information

This 1,917 ft² parcel is in the R2 zoning district like the parcels to its east, which were redeveloped as townhomes around 2002. The owner of 1300 Bennett St purchased the subject parcel in 2006 for use as a driveway. This owner would like to combine the parcels to simplify their tax and utility bills. Its use would not change. To combine the parcels, they need to be in the same zoning district.

Recommendation of Other Boards and Commissions

None

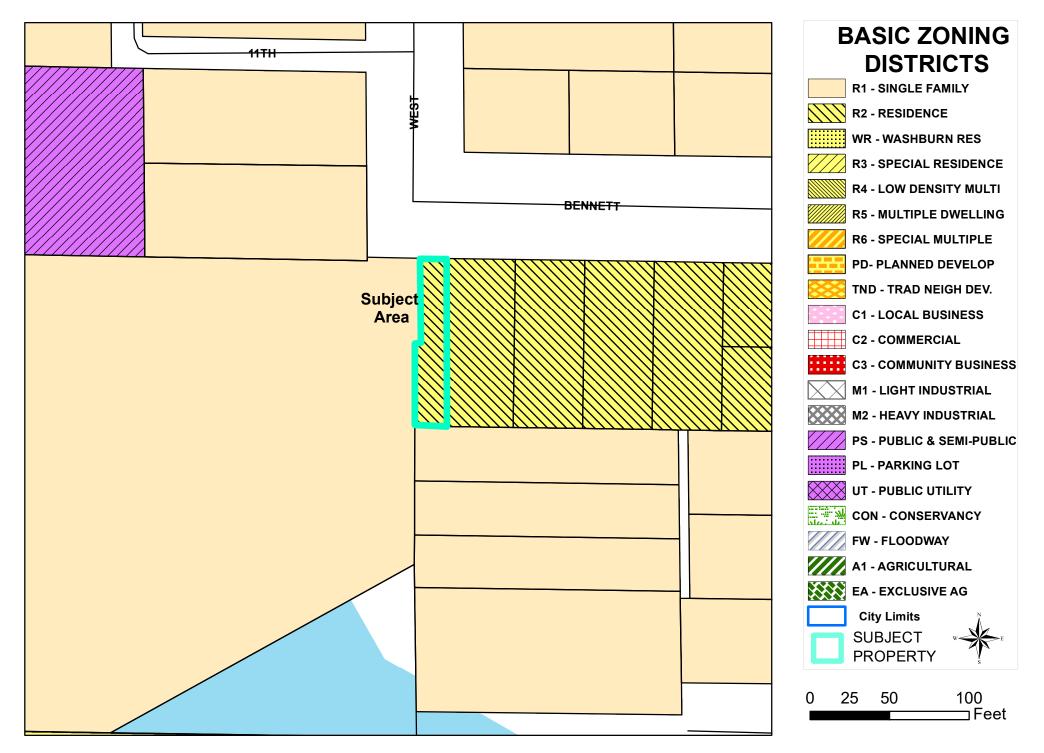
Consistency with Adopted Comprehensive Plan

According to the Future Land Use Map, low-density residential uses allowed in the R1 zoning district are desirable in this neighborhood.

Staff Recommendation

Approval – the use of the parcel will not change and is consistent with adjacent R1 zoned parcels.

Routing J&A 9.3.2024







City of La Crosse Planning Department - 2024

PC 24-1085 204

Tribune

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 Pennsylvania, County of Lancaster, ss:

Yuade Moore, 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: August. 20 2024, August. 27 2024

NOTICE ID: gpxhEDMImh8mkFBb3eb9 PUBLISHER ID: COL-WI-100317 NOTICE NAME: Rezoning - 1202 Bennett Street Publication Fee: \$115.71

Section: Legals Category: 0001 Wisconsin Legals

(Signed) Yuade Moore

VERIFICATION

State of Pennsylvania County of Lancaster Commonwealth of Pennsylvania - Notary Seal Nicole Burkholder, Notary Public Lancaster County My commission expires March 30, 2027 Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 08/28/2024

Nicole Burkholder

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 & Ad-ministration Committee, will hold a public hearing on a proposed ordi-nance change in the zoning code as follows: as follows: AN ORDINANCE to amend Subsection 115-110 of the Code of Or-dinances of the City of La Crosse dinances of the city of La Crosse by transferring certain property from the Residence District to the Single Family Residence District, allowing for the parcel at 1202 Bennett Street to be combined with the adjacent parcel to the west west. Property is presently: a driveway for 2300 West Ave S Property is proposed to be used as: a driveway for 2300 West Ave as: a driveway for 2300 West Ave S Rezoning is necessary to: com-bine parcels and simplify property description Tax Parcel 17-50030-40; 1202 Bennett St. The City Plan Commission will meet to consider such application on Tuesday, September 3, 2024, at 4:00 p.m. in the Council Cham-bers 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 Judi-ciary & Administration committee will be held on Tuesday, Septem-ber 3, 2024, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse, La Crosse County Councel 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 Thurs-day, September 12, 2024, 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 ap-pear at public hearings either in person, by agent, or by atformey, and may express their approval or objection, or file a letter in the office of the City Clerk. The petition and/or maps re-tlating 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, hol-idays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www. cityoflacrosse.org (search for File 24-1085). Dated this 10th day of August, 2024. Nikki M. Elsen, City Clerk City of La Crosse City of La Crosse 8/20, 8/27 LAC COL-WI-100317 WNAXLP

If you want to speak on an agenda item, please sign up at least 10 minutes before the start of the meeting.

Registration slips are not collected once the meeting begins but will be made part of the record.

MEETING REGISTRATION	
Name: MACION Pahl PLEASE PRINT	_Date: <u>33</u> 262
Municipality of Residence: hallosse	
Representation: Self If you are representing an organization or person other than yourself at this	meeting.
Agenda Item #: <u>24-1085</u> Please fill out a separate sheet for each piece of legislation in which you are	registering.
Do you support or oppose the agenda item?	
K Support	
Oppose	

Neither support nor oppose

Do you want to speak?



] Yes, I want to speak.

] No, I do not want to speak.

I do not want to speak, but I am available to answer questions.

City of La Crosse, Wisconsin



City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 24-1089

Agenda Date: 9/12/2024

Version: 1

Status: Recommended to be Adopted

File Type: Ordinance

In Control: Common Council

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Public/Semi-Public District to the Planned Development District - General, allowing for the construction of residential rental units along with a community service space at 510 9th Street S.

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

SECTION I: Subsection 115-110 of the Code of Ordinances of the City of La Crosse is hereby amended by transferring certain property from the Public/Semi-Public District to the Planned Development District - General on the Master Zoning Map, to-wit:

Tax Parcel 17-30068-20; 510 9th St S

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

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

Mitch Reynolds, Mayor

Nikki M. Elsen, City Clerk

Passed: Approved: Published:

24-1089

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):

Commonwealth Development Corporation of America, Attn Tyler Sheeran 2501 Parmenter Street, Middleton, WI 53562

Owner of site (name and address):

School District of La Crosse, Attn Patricia Sprang 807 East Ave S, La Crosse, WI 54601

Address of subject premises:

510 9th Street S

La Crosse, WI 54601

Tax Parcel No.: 07-30068-20

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

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 in Block 7 of Stevens Addition to La Crosse. Also the vacated North-South alley ri See attached deed.

PDD/TND: X	General Specific Gene	ral & Specific	
Zoning District Classification:	PS (Public / Semi-Public)		
Proposed Zoning Classification:	Planned Development District	-General	
Is the property located in a flood	way/floodplain zoning district?	Yes XNo	
Is the property/structure listed on the local register of historic places? X Yes No			
Is the Rezoning consistent with	Future Land Use Map of the Comprehe	ensive Plan? X Yes No	
Is the consistent with the policies	s of the Comprehensive Plan?	X Yes No	
Property is Presently Used For:			
Vacant, former public middle sc	hool		

Property is Proposed to be Used For:

51 units of rental housing including 1, 2, and 3 bedroom units, with onsite resident amenities and a community service space to be utilized by a local non-profit agency providing services to residents and the greater community.

Proposed Rezoning is Necessary Because (Detailed Answer):

Per planning staff, incorporation of space for local non-profit service provider necessitates a PDD. Zoning specifications regarding building placement and use may not align with the historic preservation/adaptive reuse of an existing historic landmark: parking, setbacks, and related.

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

Allowing the facility to be rezoned will effectively enable preservation of an important historical feature of the neighborhood while providing high quality housing with on-site professional management, and will eliminate potential blighted vacant land.

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

The Comp Plan calls for "Greater Housing Diversity through Strategic Infill Development" (pg 78) and seeks to "Increase the supply of rental units that are affordable to households making less than the area median income" (pg 77). The plan calls for the preservation and reuse of historic properties (pg 85).

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 23rd day of July , 2024

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.

Tyler Sheeran (signature) 608-556-2939 7/23/2024 (telephone) (date) t.sheeran@commonwealthco.net

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

Review was made on the day of Signed: Director of Planning & Development

STATE OF)) ss COUNTY OF) ATRICIA SPRANG The undersigned, being duly sworn states: 1. That the undersigned resident City is an adult of the La State of Wisconsin of_ Crosse 2. That the undersigned is (one of the) legal owner(s) of the property located at 510 9th Street S, La Crosse 3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property. inin J. STE/ J. STEIGE All and a second

Subscribed and sworn to before me this 25^{th} day of 10.000, 20.24

2027

Property Owner

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URI IC

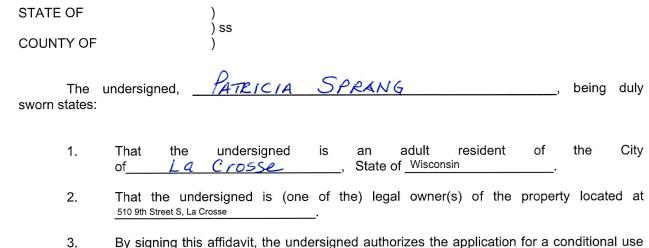
Notary Public

My Commission expires

OF WISC

512

AFFIDAVIT



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



n operty Owner

Subscribed and sworn to before me this 25^{th} day of JWW_{t} , 2024

Notary Public My Commission expires 824/2027

956043 VEL 724 MGE 395	QUIT-CLAIM BEED-By Corporation ATATE OF WISCONSIN-FORM IA THIS SPACE RESERVED FOR RECORDED DATA 545980
THIS INDENTURE, Made by City of Ln Grosse, a municipal corporation A Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, grantor of La Grosse County, Wisconsin, hereby quit-claims to School District of La Grosse, a unified school district organized and existing under Chapter 120, Subchapter III, Wisconsin Statutes	OCT 161984 RECORDED AT
of La Croase County, Wisconsin, for the sum of Dollar and Other Cood and Valuable Consideration	RETURN TO
the following tract of land in LA Groage County, State of Wisconsia; For legal description of the premises being conveyed, see Ex attached hereto and made a part hereof.	hibit A which is
It is expressly intended and agreed by and between the parti All public and private utilities presently located upon, ove described lands, whether by permit or easement, shall have t occupancy and the continued right of ingrass and egress for	r or under the above- he continued right of personnel and equipment

facilities located wholly or partially within the above described lands as of the date of this instrument provided, however, that no such utility or its agents, servants, employees or equipment shall in any way unreasonably disturb the possession or use of said property by the Grantee or its agents, employees, successors, or assigns.

These covenants, burdens and restrictions shall run with the land and shall forever bind Grantee, its successors and assigns.

Fee Exempt 77.25(2), Wisconsin Statutes.

In Witness Whereof, the said granter has caused these presents to be signed by Patrick Zielke. Mayorrangessesses, and countersigned by Aubrey, Kromer, City Clark, hardenesses, at La Crosses . A. D., 19.84

SIGNED AND SEALED IN PRESENCE OF

CITY OF LA WISCONSIN CROSSE Corporate Name HTMLE COME Mayor 11000 COUN

> Aubrey City Clark Kroner,

38 3

4. Y 1. 1. Y

STATE OF WISCONSIN, La Crossa County.

Personally came before me, this

day of October

day of October A. D. 19 84 Patrick Zielke, Mayor Passion Jond Aubrey Kroner, City Clerk Mayor named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be outh Mayor in this interand . City. Clerk. Sussener of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

> part restau 自这份时

This instrument drafted by

John K. Planagan. Special Counses

Notary Public 4. A.A.) GIANAR. Counsy Wis. My Commission (Uspate) (In). ROEMARCHI

CITY OF LA CROOM Sections Co. 81.(1) of the Witnesser Montains particular chars all sadded of the sectory, generation, witnesser, and animyy). eresed ou for recourted stratt frave scholesty press 213

DESCRIPTION OF LOGAN SENIOR HIGH SCHOOL

Land located in the SE4 of Section 20, Township 16 North, Range 7 West, in the City and County of La Crosse, Wisconsin, described as follows: Part of the West one-half of the SEL of said Section, described as follows: Lots 6 to 22, both inclusive, of Block 13 of the First Addition to Spier and Canterbury's Addition and such portions of Prospect Street, the East one-half of Loomis Street, and the alley in Block 13 of said plat (as said streets and alley were formerly laid out used, but now vacated) as abut on the lots and land above described, except: the right-of-way of the Chicago, Burlington and Quincy Railroad; portions of said lots and land lying west of said right-of-way; and part of Block 13, vacated Loomis Street, and the alley in said Block 13, more particularly described as follows: Commencing at a point on the North line of Logan Street 36.08 feet East of the Easterly right-of-way of the Chicago, Burlington and Quincy Railroad, thence East along said North line of Logan Street 292.37 feet; thence North at right angles to Logan Street 80 feet; thence West and parallel to Logan Street 238.92 feet to a point 36.08 feet East of said Easterly right-of-way; thence Southwesterly and parallel to said Easterly right-of-way 96.22 feet to the place of beginning.

Part of the NW4 of the SE4 of said Section, described as follows: Lots 8, 9, 10 and 11 of Block 19 of the First Addition to Spier and Canterbury's Addition and such portions of Prospect Street and Sill Street (as said streets were formerly laid out and used, but now vacated) as abut on the lots and land above formerly laid out and used, but now vacated) as abut on the lots and land above described, except the right-of-way of the Chicago, Burlington and Quincy Railroad and portions of said lots and land lying West of said right-of-way.

That part of the West one-half of the Southeast one-quarter of said Section, hereinafter described, which lies North of the North line of Logan Street, extending East, as said street was formerly laid out and used, but now vacated, described as follows: Commencing at the Southeast corner of the intersection of Prospect and Sill Streets, thence East on the South line of Sill Street 140 feet; thence South parallel to and 140 feet distant from the East line of Prospect Street, as formerly laid out and used but now vacated, and Prospect Street, extended, to the Northerly line of the right-of-way of the Chicago, Milwaukee and St. Paul Railway Company; thence Southwesterly along the Northerly line of said right-of-way to a point in the East line of said Prospect Street, extended; thence North to the place of beginning, together with such portions of Prospect and Sill Streets (as said streets were formerly laid out and used, but now vacated) as abut on the land above described, excepting, any portion of Logan Street, as formerly laid out and used, but now vacated, but including the right to use said vacated Logan Street as a right-of-way and the right to pass and re-pass to and from the lands described herein.

That part of the SEM of the SEM of Section 20, Township 16, Range 7 lying Westerly of the westerly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad and North of the North line of Logan Street, extended.

Part of the SW4 of the SE4 described as follows: Commencing at the NE corner of the SW4 of the SE4 as a place of beginning; thence south along the east line of said forty to the north line of Logan Street extended east; thence West on of said forty to the north line of Logan Street and to the intersection of the the north line of Logan Street 30 feet; thence north to the intersection of the

VIL 724 PAGE 397

north line of said forty; thence east along said line 30 feet to the place of beginning.

Part of the NEW of the SEW of Section 20, Township 16, Range 7 commencing on the south line of Gillette Street 642.2 feet west of the east line of said forty; thence south 175 feet to the place of beginning; thence east 330 feet; thence south to the Chicago, Milwaukee, St. Paul and Pacific Railroad right-ofway; thence southwesterly along said right-of-way to the south line of said forty; thence west to the west line of said forty; thence north to the north line of Sill Street extended east; thence east to a point 107 feet east of the southeast corner of Block 19 of the First Addition to Spier and Canterbury's Addition to the City of La Crosse; thence north 80 feet more or less to a point where a line running southeasterly and at right angles to the center line of the track of the C. B. & Q. Railroad as now located a distance 207 feet from said centerline will intersect; thence northeasterly on a line parallel with the center line of said railroad track to a point 200 feet south of the south line of Gillette Street; thence east 440 feet more or less to a point 642.2 feet west of the east line of said forty; thence north 25 feet to the place of beginning.

Part of the NWW of the SEW of Section 20, Township 16, Range 7, Beginning at the southeast corner of said forty; thence north along the east line of the forty to the north line of Sill Street extended east; thence West 30 feet to the southeast corner of Block 19 of the First Addition to Spier and Canterbury's Addition to the City of La Crosse; thence south to the south line of said forty; thence east 30 feet to the place of beginning.

Part of the NEW of the SEW of Section 20, Township 16 North, Range 7 West, in the City and County of La Crosse, described as follows: Commencing on the South line of Gillette Street a distance of 642.2 feet West of the East line of said NEW of the SEW; thence continuing West on the South line of Gillette Street a distance of 200 feet to the point of beginning; thence South 1° 0' East a distance of 200 feet; thence West a distance of 223 feet to a point 200 feet South of the South line of Gillette Street and 207 feet distant from and at right angles to the centerline of the C. B. & Q. right-of-way line; thence Northeasterly to a point on the South line of Gillette Street 90 feet West of the point of beginning; thence East 90 feet to the point of beginning, excepting the following described lands which are to be retained by the City of La Crosse for highway and related purposes, to-wit;

A parcel of land located in the Northeast Quarter of the Southeast Quarter of Section 20, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, more particularly described as follows: Commencing at the East Quarter corner of said Section 20; thence South 00° 23' 10" East, along the East line of said Section 20, 648.06 feet to the South line of Gillette Street; thence West, along said South line of Gillette Street, 842.20 feet to the point of Beginning; thence South 01° 00' 00" East, 200.00 feet; thence East 200.00 feet; thence North 1° 00' 00" West, 25.00 feet; thence East 330.00 feet; thence South 01° 00' 00" East, 325.00 feet; thence 64° 41' 55" West, 807.36 feet; thence North 33° 09' 30" East, 185.00 feet to the South line of Gillette Street; thence East along said South line, 90.00 feet to the point of Beginning. Contains 3.0124 acres.

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DESCRIPTION OF HOGAN SCHOOL

Lots 67, 68, 69, 70, 71, 72, 73, 74, 75 and 76 in Block 8 of Salzer Terrace, a Subdivision in the City of La Crosse; All of Hogan School Subdivision to the City of La Crosse; All of the right-of-way of the Chicago, Burlington and Quincy Railroad Company between the South line of Market Street and the North line of Mississippi Street, being part of the NW4 of the SW4 of Section 4, Township 15 North, Range 7 West, the above described right-of-way adjoining the Hogan School Grounds; That portion of Winnebago Street which lies between the North line of Hogan School Subdivision and the South line of Block 8 of Salzer Terrace and between the Westerly extensions of said North and South lines to the Westerly line of the former right-of-way of the Chicago, Burlington and Quincy Railroad Company.

All of the East-West alley located in Block 8 of Salzer's Terrace Addition, also being in the NW4 of the SW4 of Section 4, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Misconsin, described as follows: a 20 foot alley located in Block 8 of Salzer's Terrace Addition abutting the South line of Lots 67, 68, 69, 70 and 71 and abutting the North line of Lots 72, 73, 74, 75 and 76.

DESCRIPTION OF EMERSON SCHOOL

Part of the Northwest Quarter of the Southwest Quarter and Part of the Southwest Quarter of the Southwest Quarter of Section 33, Township 16 North, Range 7 Nest, City of La Crosse, La Crosse County, Wisconsin, described as follows:

Commencing at the Southeast corner of said Northwest Quarter of the Southwest Quarter; thence South 89° 49' 30" West along the South line of said Quarter -Quarter, 350.59 feet to the point of beginning also known as Point "A"; thence North 8° 09' 30" East, 460.69 feet; thence North 88° 06' 30" East, 270.04 feet to a point known as Point "B"; thence South 1° 53' 30" East, 232.25 feet to the Northwesterly line of Campbell Road; thence South 48° 25' 30" West along said Northwesterly line 474.15 feet to the Northerly line of Pine Street; thence North 8° 11' 06" East, 82.67 feet to the point of beginning; also an access Easement described as follows: Beginning at Point "B" of above-described parcel; thence North 1° 53' 30" Nest, 145.00 feet; thence South 88° 06' 30" West, 20.00 feet; thence South 1° 53' 30" East, 145.00 feet; thence North 88° 06' 30" East, 20.00 feet to the point of beginning.

Above described parcel subject to a Utility Easement described as follows: Beginning at the Point of Beginning and Point "A" of above-described parcel; thence North 8° 09' 30" East, 65.00 feet; thence South 40° 58' 27" East, 123.28 feet to the Northwesterly line of Campbell Road; thence South 48° 25' 30" West along said Northwesterly line 80.00 feet; thence North 8° 11' 06" East, 82.67 feet to the point of beginning.



DESCRIPTION OF LOGAN JUNIOR HIGH

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 in Block 3 and Lots 1, 2, 3, 4, and 5 in Block 4 of P. S. Davidson's Addition to the City of La Crosse.

Lots 1, 2, 3, 4, and 5 in Block 5 and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and all in Block 14 of Northern Addition to the Village of North La Crosse, now in the City of La Crosse.

That part of vacated Logan Street lying between Avon and Liberty Streets.

The vacated 20 foot alley, being the South 20 feet of said Lot 5 in Block 4 of P. S. Davidson's Addition to the City of La Crosse.

The vacated 20 foot alley lying between Lots 1 through 5 in Block 4 of P. S. Davidson's Addition to City of La Crosse and Lots 1 through 5 in Block 5 of Northern Addition to the Village of North La Crosse, now in the City of La Crosse.

The vacated 20 foot alley between Block 3 of P. S. Davidson's Addition to the City of La Crosse and Block 14 of Northern Addition to the Village of North La Crosse, now in the City of La Crosse, subject to easements in vacated streets and alleys.

VCL 724 PAGE 4C1

DESCRIPTION OF LINCOLN SCHOOL

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 in Block 7 of Stevens Addition to La Crosse.

Also the vacated North-South alley running through said Block 7.

EXHIBIT<u></u>

DESCRIPTION OF HARRY SPENCE SCHOOL

Part of the Northeast Quarter of the Southwest Quarter of Section 9, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the center of said Section 9; thence Westerly along the North line of said Northeast Quarter of the Southwest Quarter, 700.00 feet to the West line of 22nd Street extended North; thence Southerly glong said West line of 22nd Street and West line extended 683.00 feet to the Southerly line of Bennett Street and the point of beginning; thence continuing along the West line of 22nd Street, South 2º 30' East, 130.10 feet to the beginning of a curve; thence 264.46 feet along the Arc of said curve concave to the Northeast with a radius of 170.00 feet and a chord of 238.59 feet, bearing South 47° 04' East to the end of said curve; thence North 88º 22' East along the Southerly line of 22nd Street 112.56 feet to the Westerly line of 23rd Street; thence South 20 30' East along said Westerly line of 23rd Street 197.51 feet; thence South 88º 22' West, 653.21 feet to a point 200.00 feet East of the East line of 21st Place; thence North 20 35' West along a line parallel to and 200.00 feet normal distance East of said East line of 21st Place, 495:07 feet to the Southerly line of Bennett Street; thence North 880 22' East along said Southerly line 373.92 feet to the point of beginning.

DESCRIPTION OF ROOSEVELT SCHOOL

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 in Block 3 of Losey's Addition to La Crosse, together with the vacated alloy in said Block 3.

Also that part of the NW4 of the NE4 of Section 20, Township 16 North of Range 7 Nest, City of La Grosse, described as follows: Commencing at a point which is 413 feet East and 33 feet South of the Northwest corner of said NW4 of the NE4, said poing being on the South right-of-way line of Palace Street and the East right-of-way line of Wood Street; thence South along said East right-of-way line 240.13 feet to a point on the North line of Lot 14 in Block 3 of said Losey's Addition; thence East along said Losey's Addition; thence North 240.15 feet to the South right-of-way line of Palace Street; thence West along said South right-of-way line 191.4 feet to the point of beginning.

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DESCRIPTION OF STATE ROAD SCHOOL

Part of the East 4 of the SW4 of Section 10, Township 15 North of Range 7 Nest, Town of Shelby, described as follows: Commencing at the Northeast corner of said East 4 of the SW4; thence South 60 50' East along the East line thereof 761.8 feet and the point of beginning of this description: Thence continuing South 60 50' East along said East line 790 feet to an Thence continuing South 60 50' East along said East line 790 feet to an Thence South 58° 19' West 672.5 feet to an iron pipe; thence iron pipe; thence South 58° 19' West 672.5 feet to an iron pipe; thence North 25° 11' West 431.1 feet to an iron pipe; thence North 39° 08' East 698.0 feet to an iron pipe; thence North 37° 31' East 184.96 feet to an iron pipe; thence North 61° 19' East 123.3 feet to the point of beginning.

Subject to a drainage easement over the Westerly 80 feet thereof. Subject also to an easement in favor of Sanitary District No. Two, Town of Shelby:

EXHIBIT

DESCRIPTION OF MEDARY SITE

Lot 1 of Eastbrook, an addition to the Town of Medary.

EXHIBIT

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DESCRIPTION OF SUMMIT SCHOOL

Part of Government Lot 9 (being the Fractional Nest ½ of the NW¼ lying East of French Slough) of Section 19, Township 16 North of Range 7 West, Town of Campbell, described as follows: Commencing at the Northeast corner of the NW4 of said Section 19; thence West along the North line thereof 1312 feet and the more or less to the 1/16 corner; thence South 40 30' East 519 feet and the point of beginning of this description: Thence continuing South 40 30' East 556 feet; thence South 31° 45' West 762.87 feet to the Easterly right-of-way line of the highway; thence North 17° 02' West along said Easterly right-ofway line 561.35 feet; thence North 81° 45' East 848.9 feet to the point of beginning, subject to an easement dated May 11, 1972. Recorded May 26, 1972. Volume 516 of Records, page 209. City of La Crosse, Wisconsin, a municipal corporation by Mayor and Clerk to Town of Campbell.

EXHIBIT

DESCRIPTION OF LONGFELLOW SCHOOL

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 in Block 6; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 in Block 9 of H. L. Taylor's Addition to the City of La Crosse, together with that portion of vacated 20th Street lying between said Block 6 and Block 9 and together with the vacated alley in said Block 6 and Block 9.

EXHIBIT____

DESCRIPTION OF HAMILTON SCHOOL

Lots 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, and 84 and the vacated alley in Block 7 of E. S. Smith's Addition to La Crosse.

DESCRIPTION OF CENTRAL HIGH SCHOOL

A parcel of land 20 foot in width located in Lots 1, 2, 3, 4, and 5 in Block 5 of Fairview Addition to the Town of Shelby now City of La Crosse, La Crosse County, Wisconsin, with a centerline described as follows:

Beginning at a point 18.75 feet Southerly of the extended Northerly line of Travis Street on the Easterly line of Strong Avenue also being the Westerly line of said Lot 1; thence Easterly parallel to said Northerly line of Travis Street extended, 338 feet more or less to the Easterly line of said Lot 5 and point of termination.

A parcel of land 20 foot in width located in Lot 1 and public playground in Block 3 of Fairview Addition to the Town of Shelby now City of La Crosse, La Crosse County, Wisconsin, lying 6 foot North and 14 foot South of the following described line: Beginning at a point on the Westerly line of said Lot 1, 6 foot Southerly of the Northwest corner of said Lot 1; thence Easterly parallel to the Northerly line of said Lot 1 and public playground, 170 feet more or less to a manhole; thence Southeasterly 20 feet more or less to the Southwesterly right-of-way line of State Road (S.T.H. #33) and the point of termination.

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DESCRIPTION OF HINTGEN SCHOOL

Part of the SE4 of the SE4 of Section 16, Township 15 North of Range 7 West, City of La Crosse, described as follows: Beginning at a point 25 feet East of the Northwest corner of said SE4 of the SE4, said point being on the East right-of-way line of 28th Street; thence East along the North line thereof 996.4 feet to the Westerly right-of-way line of the Chicago, Burlington and Quincy Railroad right-of-way; thence Southeasterly along said Westerly rightof-way line 357.45 feet; thence Nest 1077.9 feet to a point on the Easterly right-of-way line of 28th Street; thence North along said East right-of-way line 350 feet to the point of beginning.

DESCRIPTION OF FRANKLIN SCHOOL

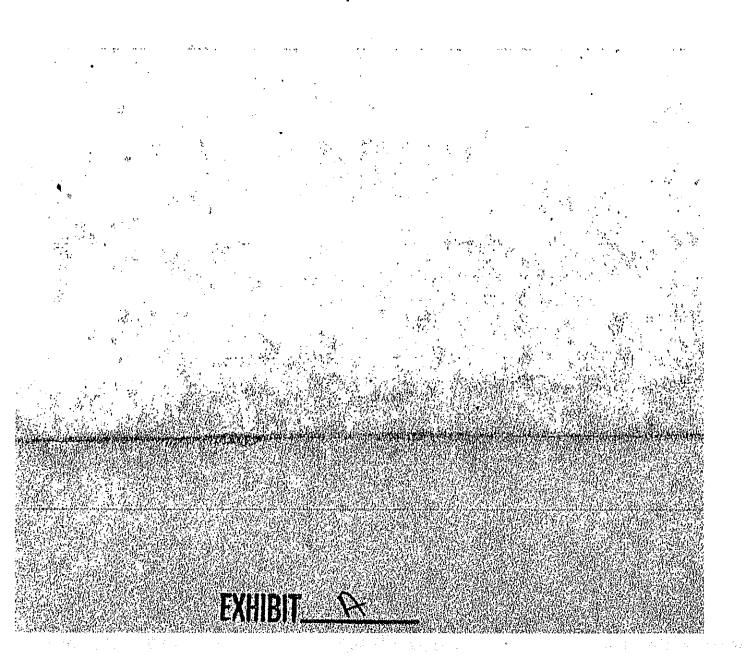
1.2317

The South 3 of Lot 10 and all of Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21 in Block 15 of Second Addition to P. S. Davidson Addition to La Crosse.

DESCRIPTION OF JEFFERSON SCHOOL

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 in Block 18 of North La Crossé now in the City of La Crosse.

Also the vacated North-South alley lying in said Block 18.



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July 30, 2024

City of La Crosse Planning and Development Department Attn: Tim Acklin, Planning Manager acklint@cityoflacrosse.org

RE: Petition for a Planned Development District - 510 9th Street S

Dear Tim,

It is the intent of Commonwealth Development Corporation of America and the Wisconsin Partnership for Housing Development to submit a Rezoning Petition for a Planned Development District for the property at **510** 9th **Street South** (former Lincoln Middle School), based upon planning staff feedback as it relates to the project's incorporation of non-profit community service-oriented office space.

1. Area: The total land area of the parcel is 2.066 acres. As the site is an existing development (Lincoln Middle School), there will be no ground disturbance on locations in which previous disturbance had not already occurred. The limited ground disturbance to occur will include trenching for new utility lines (water, sewer, gas, electric). Site changes will primarily include transition of the current playground area to approximate 53 stall parking area with landscaping and bicycle parking. There will be no change in open (non-building) space, which is currently .97 acres representing 46.1% of the site. There will be less impervious SF to the site's pervious green space land area total, which is currently .36 acres representing 17.7% of the site.

The proposed use of the land is a medium density residential with accompanying community service facility light office/administrative use. Residential density with 51 units (1, 2, and 3 bedroom) is 1765 square feet per family, which exceeds R5 minimum of 1500 square feet per family and is minimally shy of the R4 minimum of 1800 per family. Actual gross residential building space will total 48,374 square feet, which is 53.9% of the site. Community service space will total 1,290 square feet, which is 1.4% of the site.

Populations served by the residential development will be households earning between 30% and 80% of area median income (AMI). Qualifying households will have approximate incomes between \$20,670 (one-bedroom 30% AMI unit) and \$85,040 (three-bedroom 80% AMI unit), based upon 2024 data.

Municipal services will include those available to multifamily residential parcels, including water and sewer, and if provided, trash and energy (if not provided, these services will be coordinated with the appropriate 3rd party providers).

The project will be completed in accordance with historic preservation requirements, maintaining the integrity of the historic landmark. Primary exterior-visible building improvements will include replacing existing windows, tuckpointing existing brick, and replacing existing membrane roofing.

Improvements are closely guided and monitored by the U.S. National Parks Service and the WI State Historical Society.

2. Value of Improvements: An appraisal has not yet been completed, and due to past public use and correlating tax exemption, a real estate assessment is also unavailable. Total costs of the adaptive reuse project are estimated at \$22,557,030 and include the following:

a.	Land and Buildings:	\$ 2,200,000
b.	Construction / Hard Costs:	\$15,593,900
c.	Design/Engineering:	\$ 797,000
d.	Financing / Soft Costs / Fees:	\$ 3,966,130

- 3. Organization: The project will be developed by Commonwealth Development Corporation of America and the nonprofit Wisconsin Partnership for Housing Development (WPHD). An owner LLC entity will be created for the project serving as a partnership entity of WPHD, Commonwealth, and the tax credit equity investor (unknown at this stage).
- 4. Proposed Departures/Waivers: Parking, setbacks, and use, including the inclusion of a community service facility, which primarily entails office space coordinated in partnership with the County to provide life-improvement services to residents within the development and greater neighborhood. The development and design team will work closely with city staff regarding all use requirements and necessary waivers. <u>Attached</u> is an overview of the intended community service uses as provided by La Crosse County.
- 5. Dates: Appropriate zoning is needed to be in place by December 2024 affirming the use and density are allowed, to be included as a required component of the project's Wisconsin Housing and Economic Development Authority 2025 Housing Tax Credit Program application. Tax credit awards are expected May 2025. The project will work through specific zoning / site approvals and permitting with the city May through end of 2025. Also during that period, the project will secure financial sources. Closing and start of construction activity is expected to being December 2025, with a 16-month construction period. Leasing activities are expected to begin Spring 2026.
- 6. Sketch Plan: See <u>attached</u> proposed site plan.
- 7. Legal Description: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 in Block 7 of Stevens Addition to La Crosse. Also the vacated North-South alley running through said Block 7. [per recorded Quit Claim Deed Doc# 956043 dated 10/16/1984]
- 8. Neighborhood Compatibility: The school facility is an existing defining feature of the neighborhood, with this adaptive reuse project ensuring long-term, continued prominence. The immediate neighborhood surrounding the site (1-block) includes a mix of single family, duplex, and multifamily residential housing. The broader neighborhood (2-3 blocks) includes residential, public service type facilities (Mayo Clinic, Coulee Recovery Center, Community Gardens, Viterbo University, FSPA, and American Legion). Also within the neighborhood is Stoffel Court, a 74-unit affordable housing apartment community, and Becker Plaza, a 75-unit affordable housing apartment community.

Long-range land use within the neighborhood supports medium density housing, while city planning documentation supports the adaptive reuse of historic assets within the community.

The Washburn neighborhood plan states the following action item: "The City will work with the neighbors to research all available options for tax credits and financial incentives related to the rehabilitation of quality older structures in the neighborhood" (pg 31), affirming the importance that the neighborhood's historical assets play in the neighborhood identity.

- 9. Floor Plans: See <u>attached</u> plan set.
- 10. Soil Characteristics: Soil assessment has not yet occurred and will primarily only be assessed where the current playground exists, to ensure adequate support for the proposed parking lot.
- 11. Topography: The parcel is flat/level, as shown by the USGS Topography map excerpt below (2022, Scale 1:24000). The full USGS Topography Map for this region is <u>attached</u>.



12. Landscaping: A code-compliant landscaping plan will be developed in coordination with city planning staff. The project will include landscaped parking lot with trees, shrubbery, and garden plantings. In addition, wherever possible the project will incorporate terrace trees, including preservation of current terrace trees as able. The project also will maintain the existing garden and tree installation located at the northeast corner of the parcel.

Thank you for this opportunity to work together on the preservation of this important community resource while also creating new affordable housing.

Tyler Sheeran VP of Development Commonwealth Development t.sheeran@commonwealthco.net Todd Mandel Executive Director Wisconsin Partnership for Housing Development toddmandel@wphd.org

cc. Patricia Sprang, Executive Director of Business Services, School District of La Crosse







PRELIMINARY NORTH PRELIVITINAT SCALE: 1" = 20'-0"

53 PARKING STALLS

HISTORIC LINCOLN SCHOOL

2.066 ACRES (89,733 SF +/-) PROPERTY AREA: NUMBER OF UNITS: TOTAL: 51 UNITS NUMBER OF STORIES: **3 STORIES** FIRST FLOOR (23 UNITS) SECOND FLOOR (16 UNITS) <u>THIRD FLOOR (12 UNITS)</u> TOTAL: SQUARE FOOTAGE: BREAKDOWN PER FLOOR: <u>1ST FLOOR:</u> APARTMENTS: COMMON: _____ TOTAL:

<u>2ND FLOOR:</u> APARTMENTS: COMMON: _ TOTAL:

<u>3RD_FLOOR:</u> APARTMENTS:

47,390 S.F. 31,224 S.F. <u>17,686 S.F.</u> 96,300 S.F.	
19,777 S.F. 27,613 S.F. 47,390 S.F.	
18,372 S.F. 12,852 S.F. 31,224 S.F.	
10,225 S.F. 7,461 S.F. 17,686 S.F.	
	-

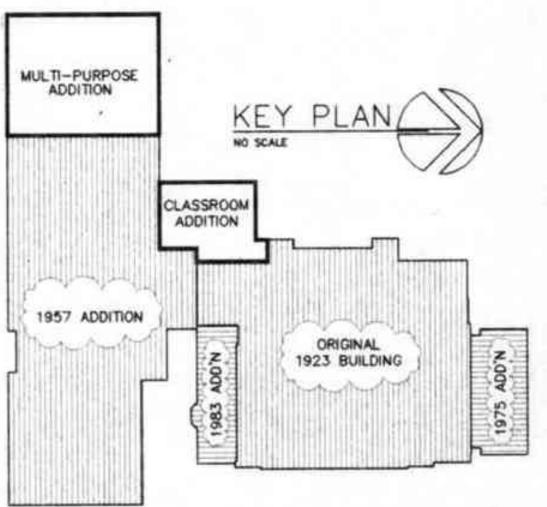


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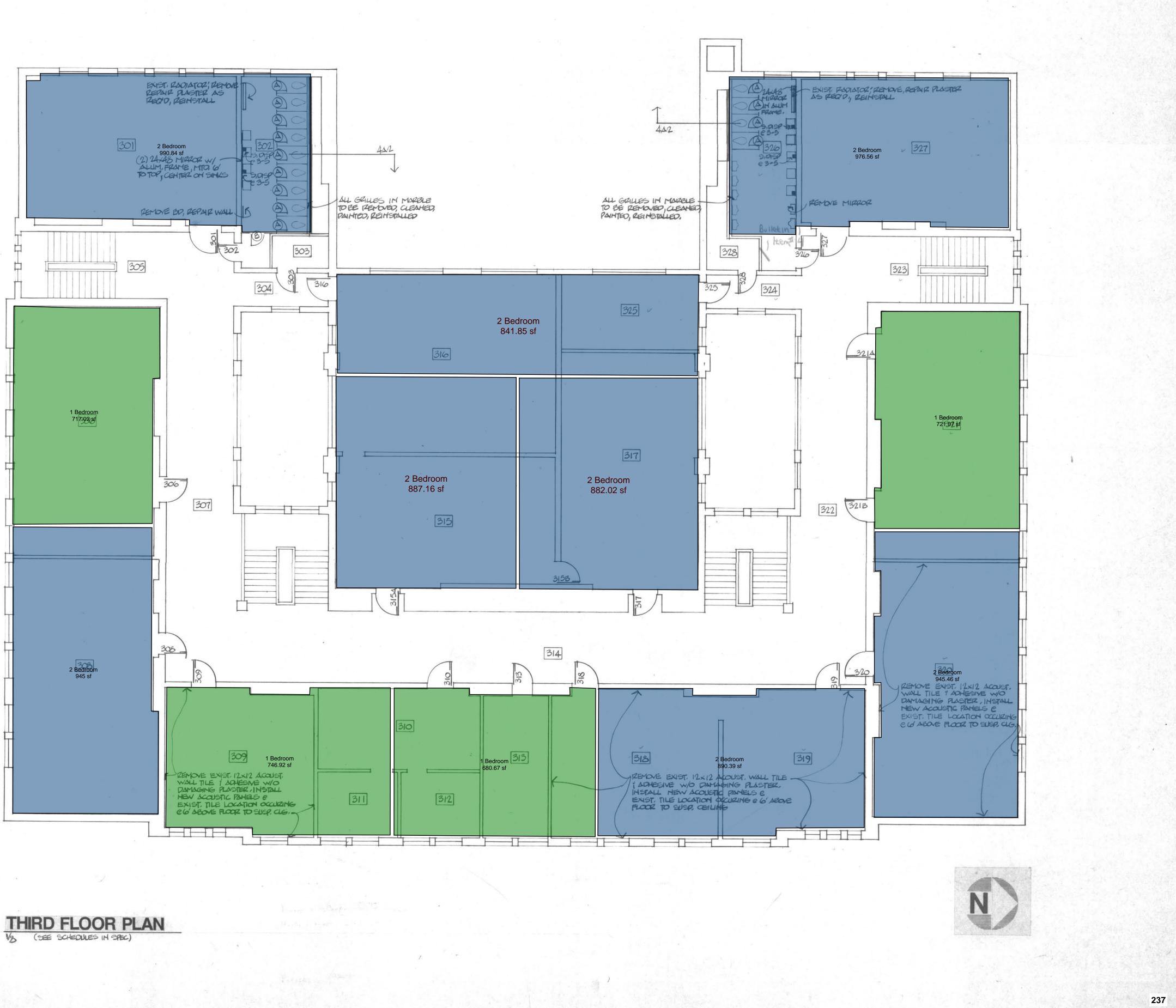
2 BED - 22
<u> 3 BED - 13</u>
TOTAL - 51



235



1. S. M. M. A. A.









Human Services Department

July 30, 2024

RE: La Crosse County Partnership with The Commonwealth Companies

Commonwealth Development Corporation of America 2501 Parmenter St., Suite 300B Middleton, WI 53562

To Whom it May Concern,

This letter is to confirm that La Crosse County Human Services, specifically the La Crosse Area Family Collaborative (LAFC) and La Crosse Youth System of Care (SOC), intend to form a partnership with Commonwealth Development Corporation of America as part of their proposed Lincoln Middle School Redevelopment project located at 510 9th St., South, La Crosse, WI 54601.

Commonwealth intends on providing a community service space in their proposed housing development at the former Lincoln Middle School. The intent is for that space to be occupied by an established partner who provides supports to the local community. This partnership aims to make services available to those who live within the development itself and to those who live in the surrounding neighborhood.

The La Crosse Area Family Collaborative is a voluntary, neighborhood-centered prevention program focused on supporting La Crosse children and families in a way that is highly accessible, collaborative, responsive, and empowering. Efforts are focused on developing trusting relationships at the neighborhood level and to find ways to be helpful. Prevention efforts stabilize families and reduce the need for emergency responses. The Washburn-Powell Poage-Hamilton neighborhoods are a primary area of focus. The LAFC collaborates with other neighborhood-based partners who serve similar populations and who share similar interests in supporting families and investing in neighborhoods. The LAFC has Neighborhood Social Workers placed is shared community spaces that are accessible and comfortable for families seeking supports.

Once connected, the LAFC assists families with housing concerns, parenting or family supports, mental

La Crosse County Human Services 300 4th Street North La Crosse, WI 54601-3200 608-784-4357 Phone 608-785-6122 Fax la-crosse@co.la-crosse.wi.us health and healthcare navigation, transportation, employment, education, childcare, mentoring and adolescent supports, basic needs, general support and advocacy, and case management. The LAFC also acts as a liaison between families and other County, City, and community services. In 2023, the LAFC supported a total of 377 adults and 609 children encompassing 261 unique Crosse households.

The La Crosse Youth System of Care (SOC) was established as a collaboration between the La Crosse Police Department, La Crosse County Human Services, and the School District of La Crosse to keep youth out of the youth justice system, mentally healthy, and safe from abuse and neglect. SOC provides interventions for youth and their families identified by school administrators and police officers in need of support and advocacy. SOC services include skill building; mentoring; wrap-around services for the family; assistance with basic needs; referral to counseling/therapeutic services; participation in prosocial activities; and overall guidance/support. SOC is embedded in both our secondary schools and youth serving agencies to support our most diverse and high-need neighborhoods including the Washburn-Powell Poage-Hamilton neighborhoods. To date, SOC has served over 600 youth (and their families) with a success rate that is documented by both data and anecdotal outcomes.

The Commonwealth Companies intends to provide office space and family meeting space in their Lincoln School development so LAFC and SOC can provide supports for individuals and families residing within the development and for families living in the surrounding neighborhoods. LAFC and SOC have been providing neighborhood-based supports in the Washburn Powell-Poage-Hamilton neighborhoods for the past eight years. A partnership between La Crosse County and Commonwealth will allow those supports to continue for years to come, further strengthening individual families and the La Crosse Community.

Sincerely,

Isaac Hoffman La Crosse Area Family Collaborative, Director ihoffman@lacrossecounty.org Bridget Todd-Robbins Youth System of Care, Administrator btodd-robbins@lacrossecounty.org

608-784-4357 Phone 608-785-6122 Fax la-crosse@co.la-crosse.wi.us

Tax Parcel	OwnerName	PROPADDCOMP	CompleteAddress	MailCityStateZip
17-30121-10	608 HOMES LLC	618 9TH ST S	PO BOX 493	HOLMEN WI 54636
	AG INVESTMENT PROPERTIES LLC			
17-30067-110	C/O SHAWN MCTAGGART	417 & 419 8TH ST S	PO BOX 863	WEST SALEM WI 54669-0863
17-30064-60	ALEJANDRO ABSALON, REBECCA ABSALON	503 9TH ST S	611 FERRY ST	LA CROSSE WI 54601-4540
7-30065-50	ALEXANDER J WASIELESKI	909 DIVISION ST	909 DIVISION ST	LA CROSSE WI 54601-4775
7-30070-70	ANTHONY C NEHRING	713 & 715 FERRY ST	2012 ADAMS ST	LA CROSSE WI 54601
7-30068-130	BIG CAT REAL ESTATE LLC	810 FERRY ST	417 22ND ST N	LA CROSSE WI 54601
7-30068-30	BIG CAT REAL ESTATE LLC	816 FERRY ST	417 22ND ST N	LA CROSSE WI 54601
7-30069-110	BIG CAT REAL ESTATE LLC	708 & 710 DIVISION ST	417 22ND ST N	LA CROSSE WI 54601
	C&T LEASING LLC	607 & 609 8TH ST S	S2301 BELVIDERE RIDGE RD	COCHRANE WI 54622-8209
	CASANDRA A WOODWARD, TYLER N WOODWARD	521 9TH ST S	521 9TH ST S	LA CROSSE WI 54601
	CATHERINE J GRASSMAN, RONALD A GRASSMAN	523 9TH ST S	523 9TH ST S	LA CROSSE WI 54601-4702
7-30064-70	CHAD W STAEHLY, MICHELLE STAEHLY	511 9TH ST S	511 9TH ST S	LA CROSSE WI 54601
.7-30070-40		530 8TH ST S	15065 BOWDEN AVE	MORGAN HILL CA 95037
7-30067-130	CHRISTOPHER K FRITZ CLASSIC HOUSING II LLC	409 & 411 8TH ST S	409 8TH ST S	LA CROSSE WI 54601
.7-30121-50	C/O KEVIN BIONDO	625 8TH ST S	W2118 H HUNDT RD	COON VALLEY WI 54623
.7-30121-50	COULEECAP INC	606, 608, 610, 612 8TH ST S	201 MELBY ST	WESTBY WI 54667
7-30069-30	COULEECAP INC	614, 616, 618, 620 8TH ST S	201 MELBY ST	WESTBY WI 54667
/-30003-30	CRAIG STOA	014, 010, 010, 020 011 31 3	20111120131	WESTET WI 54007
7-30070-30	C/O JAMES STOA	518, 510, 522 8TH ST S	421 ANDREWS ST	MUKWONAGO WI 53149
7-30070-30	DENNIS RALPH GRUBBS, WANDA K GRUBBS	813 DIVISION ST	813 DIVISION ST	LA CROSSE WI 54601-4609
7-30007-80	DONNA J HILBY, TODD M HILBY	624 & 626 8TH ST S	2213 30TH ST S	LA CROSSE WI 54601-4609
7-30121-80	DOUGLAS G BUCHNER	608 9TH ST S	2704 7TH ST S	LA CROSSE WI 54601
7-30068-50	FRANCISCAN SISTERS OF PERPETUAL ADORATION INC	929 MARKET ST	912 MARKET ST	LA CROSSE WI 54601
7-30053-111	FRANCISCAN SISTERS OF PERFETUAL ADURATION INC	933 FERRY ST	700 WEST AVE S	LA CROSSE WI 54601
7-30055-80	FRANCISCAN SKEMP MEDICAL CENTER INC	916 FERRY ST	700 WEST AVE S	LA CROSSE WI 54601
.7-30055-80	FRANCISCAN SKEMP MEDICAL CENTER INC	922 FERRY ST	700 WEST AVE S	LA CROSSE WI 54601
7-30052-10	GARY J GROSS, CAROL J GROSS	923 DIVISION ST	923 DIVISION ST	LA CROSSE WI 54601-4775
7-30069-130	GEORGE KEITH BROWN	720 DIVISION ST	2945 BAIER LN	LA CROSSE WI 54601 4775
11900 100		604 8TH ST S		
17-30069-10	GOEHNER INVESTMENTS LLC	726 FERRY ST	1516 NAKOMIS AVE	LA CROSSE WI 54603
7-30121-20	H & H HOUSING ENTERPRISES LLC	620 9TH ST S	PO BOX 417	HOLMEN WI 54636
7-30121-70	H & H HOUSING ENTERPRISES LLC	622 8TH ST S	PO BOX 417	HOLMEN WI 54636
17-30070-10	HEAD DEVELOPMENT ASSOCIATES LLC	512 8TH ST S	209 7TH ST S	LA CROSSE WI 54601
7-30070-100	HOUSING AUTHORITY OF LACROSSE	415 7TH ST S	PO BOX 1053	LA CROSSE WI 54602-1053
7-30071-40	HOUSING AUTHORITY OF THE CITY OF LACROSSE	711, 713, 715, 717 DIVISION ST	PO BOX 1053	LA CROSSE WI 54602-1053
	JACK H FELSHEIM, JOYCE M FELSHEIM	527 9TH ST S	527 9TH ST S	LA CROSSE WI 54601-4702
	JAMES D STINGL, LISA A STINGL	718 FERRY ST	626 8TH ST S	LA CROSSE WI 54601
		426 9TH ST S		
7-30067-60	JASON GOSLINGA	829 & 831 DIVISION ST	426 9TH ST S	LA CROSSE WI 54601
7-30069-140	JBS PROPERTY MANAGEMENT LLC	728 DIVISION ST	PO BOX 451	ONALASKA WI 54650-0451
7-30067-100	JEAN A SWARTZ	421 8TH ST S	421 8TH ST S	LA CROSSE WI 54601-4667
7-30069-120	JOANN NEVE, JANICE L HAUSWIRTH	712, 714, 716, 718 DIVISION ST	510 MARKET ST	LA CROSSE WI 54601
7-30070-110	JOHN C PANTZER	718 CAMERON AVE	647 HANSON CT	ONALASKA WI 54650
7-30065-20	JOHN J DEGNAN	407 & 409 9TH ST S	409 9TH ST S	LA CROSSE WI 54601-4787
7-30068-80	JOHNSON PROPERTY INVESTMENTS LLC	616 9TH ST S	2806 PLEASANT DR S	HOLMEN WI 54636
7-30067-40	JOSEPH A TILLEY	414 9TH ST S	414 9TH ST S	LA CROSSE WI 54601-4701
17-30070-90	KYLE PATZNER, JENNIFER PATZNER	709 & 711 FERRY ST	N6176 SUMMERGLOW TRL	ONALASKA WI 54650
7-30065-70	LORETTA J LAWRENCE, JEAN MARIE LAWRENCE	911 DIVISION ST	710 15TH ST S	MANITOWOC WI 54220
7-30067-120	LUKE H THIELE	413 8TH ST S	413 8TH ST S	LA CROSSE WI 54601-4667
7-30070-140	MARILYN L KLEPPE	416, 418 8TH ST S	418 8TH ST S	LA CROSSE WI 54601
7-30070-120	MARY JEAN A FORDE	720 CAMERON AVE	720 CAMERON AVE	LA CROSSE WI 54601-4606
7-30068-90	MARY K SLINDEE	613 8TH ST S	613 8TH ST S	LA CROSSE WI 54601
7-30070-80	NEIGHBORHOOD CITY CHURCH OF LACROSSE INC	525 7TH ST S	525 7TH ST S	LA CROSSE WI 54601
7-30065-30	NEIGHBORHOOD RENTALS LLC	411, 413, 415 9TH ST S	440 BARRANCA AVE N #8508	COVINA CA 91723
7-30068-70	NRE PROPERTIES LLC	612 & 614 9TH ST S	1400 PINE ST	LA CROSSE WI 54601
7-30069-60	OFFCAMPUSLACROSSE LLC	607 7TH ST S	PO BOX 417	HOLMEN WI 54636-0417
7-30064-85	PHILLIP LAWRENCE JOHNSON, CELINE MARIE JOHNSON	513 9TH ST S	513 9TH ST S	LA CROSSE WI 54601
7-30068-60	PREMIER REAL ESTATE PROPERTIES LLC	610 9TH ST S	610 9TH ST S	LA CROSSE WI 54601
7-30067-50	RANDY D JARVIS, SARA J JARVIS	420 9TH ST S	N6103 BIG CREEK RD	BANGOR WI 54614
7-30065-40	RANDY M MAGNO, RITA M MAGNO	419, 421, 423, 425 9TH ST S	423 9TH ST S	LA CROSSE WI 54601
7-30052-20	REGINA OJELABI, MICHAEL OJELABI	917 DIVISION ST	1431 KING ST	LA CROSSE WI 54601
7-30070-50	RIVERLAND INVESTMENTS LLC	721 & 723 FERRY ST	1231 EAST AVE N	ONALASKA WI 54650
7-30070-130	ROBERT JARECKI, AMY E JARECKI	726 CAMERON AVE	726 CAMERON AVE	LA CROSSE WI 54601-4606
7-30070-60	ROBERT W WIENKE	717 & 719 FERRY ST	W5106 COUNTY ROAD B	LA CROSSE WI 54601
7-30070-20	ROBINSON SAMBATARO INVESTMENTS LLC	508 8TH ST S	1433 JOHNSON ST	LA CROSSE WI 54601
17-30064-50	ROGER J SCHAEFER	916 DIVISION ST	916 DIVISION ST	LA CROSSE WI 54601-4713
		603 8TH ST S		
17-30068-120	ROSS A PATZNER	802 FERRY ST	N24121 COUNTY ROAD J	ARCADIA WI 54612
		505 7TH ST S		
17-30069-90	ROSS A PATZNER	700, 702, 704 DIVISION ST	N24121 COUNTY ROAD J	ARCADIA WI 54612

Tax Parcel	OwnerName	PROPADDCOMP	CompleteAddress	MailCityStateZip
17-30067-70	SARAH BURRUSS	819 DIVISION ST	916 19TH AVE E	SPOKANE WA 99203
17-30069-70	SHEA EALEY RENTALS LLC	708, 710 FERRY ST	W8052 AUGUST AVE	HOLMEN WI 54636
17-30065-60	STANLEY B HOWE	427 & 429 9TH ST S	707 MARK ST N	WEST SALEM WI 54669
17-30064-130	TERESA A SIBLEY TRUST	913 FERRY ST	30000 KNOB HILL RD	DAKOTA MN 55925
17-30070-110	THOMAS F PANTZER	718 CAMERON AVE	718 CAMERON AVE	LA CROSSE WI 54601-4606
17-30071-20	THOMAS ZEIMET, ROCHELLE LASH	727 DIVISION ST	727 DIVISION ST	LA CROSSE WI 54601
17-30052-30	THREE SIXTY REAL ESTATE SOLUTIONS 7 LLC	918 DIVISION ST	1243 BADGER ST	LA CROSSE WI 54601
17-30052-40	THREE SIXTY REAL ESTATE SOLUTIONS 7 LLC	920 DIVISION ST	1243 BADGER ST	LA CROSSE WI 54601
17-30052-50	THREE SIXTY REAL ESTATE SOLUTIONS 7 LLC	922 DIVISION ST	1243 BADGER ST	LA CROSSE WI 54601
17-30053-160	THREE SIXTY REAL ESTATE SOLUTIONS 7 LLC	921 FERRY ST	1243 BADGER ST	LA CROSSE WI 54601
17-30071-30	TIMOTHY A HORMAN	721 DIVISION ST	801 WESTERN AVE	HOLMEN WI 54636-7326
17-30067-90	TXUE XIONG, GAO GER YANG	427 & 429 8TH ST S	427 8TH ST S	LA CROSSE WI 54601
17-30067-30	TYLER PROKES	408 & 410 9TH ST S	1547 AVON ST	LA CROSSE WI 54603-2237
17-30056-110	VITERBO UNIVERSITY INC	625 9TH ST S	900 VITERBO DR	LA CROSSE WI 54601
17-30064-10	VITERBO UNIVERSITY INC	621 9TH ST S	900 VITERBO DR	LA CROSSE WI 54601
17-30069-50	WA CHENG B XIONG, MAI HOUA XIONG	615, 617, 619 7TH ST S	615 7TH ST S	LA CROSSE WI 54601
17-30068-40	ZMAK PROPERTIES LLC	600 & 602 9TH ST S	340 DRIFTWOOD ST	WEST SALEM WI 54669-2208

Properties within 300 feet of 510 9th St. S.

	COMMONWEALTH DEVELOPMENT CORPORATION OF AMERICA			
APPLICANT	ATTN TYLER SHEERAN		2501 PARMENTER ST	MIDDLETON WI 53562
	SCHOOL DISTRICT OF LA CROSSE			
OWNER	ATTN: PATRICIA SPRANG	510 9TH ST S	807 EAST AVE S	LA CROSSE WI 54601

Properties within 300 feet of 510 9th 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 Public/Semi-Public District to the Planned Development District - General, allowing for the construction of residential rental units along with a community service space at 510 9th Street S.

Property is presently: vacant former middle school

Property is proposed to be used as: 51 units of residential housing and a community service space

Rezoning is necessary because of: the incorporation of a non-profit service provider space

Tax Parcel 17-30068-20; 510 9th St. S.

The City Plan Commission will meet to consider such application on **Tuesday, September 3, 2024, 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**, **September 3, 2024, 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**, **September 12**, **2024**, **at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

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

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 24-1089).

Dated this 10th day of August, 2024.

Nikki M. Elsen, City Clerk City of La Crosse

Publish: August 20 and 27, 2024 One (1) Affidavit



400 LA CROSSE ST RETURN SERVICE REQUESTED LA CROSSE WI 54601 CITY CLERK LA CROSSE WI 54601 610 9TH ST S PREMIER REAL ESTATE PROPERTIES LLC Presort First Class Mail ComBasPrice 02 1W 0001399329 AUG 14 2024 ZIP 54601 JS POSTAGE PHINEYE P \$ 000.622 a N .p.

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Agenda Item 24-1089 (Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Public/Semi-Public District to the Planned Development District - General, allowing for the construction of residential rental units along with a community service space at 510 9th Street S.

General Location

Council District 8, block bounded by Division, 9th, Ferry & 8th Streets as depicted on attached Map 24-1089. Parcel is in Washburn Neighborhood Association. Surrounding land uses within a two-block radius are primarily residential consisting of mostly single-family homes but does include a mix of multifamily. There is some institutional to the east (Coulee Council on Addictions, Mayo, Aquinas), to the south (Viterbo, Mayo), to the west (churches).

Background Information

The applicant is requesting to rezone the property to Planned Development-General in order to use the property and existing building for 51 residential units that has a mix of 1, 2, and 3, bedrooms. The development will also include 1,290sqft of non-profit community service-oriented office space. The development is intended to serve households earning between 30%-80% of the area median income. The inclusion of the office space will allow the applicant to earn additional points on their tax credit application.

The existing playground will transition to 53 surface parking spaces that will also include landscaping and bicycle parking. Exterior improvements to the building will include replacing windows, tuckpointing, and roof repairs. The main building is currently a local historic landmark. The applicant is pursuing nomination to the State and National Register of Historic Places. All work to the building will be in accordance with any required regulations associated with its historic status.

Th applicant is requesting Planned Development zoning because of the proposed uses that would not be permitted as submitted in any of the City's other zoning districts. This zoning does allow the applicant to request other specific departures/waivers in addition to use. In this case the applicant is requesting a waiver of the off-street parking requirement. The applicant is proposing 99 bedrooms total which requires them to provide 99 parking spaces. They are only proposing 53.

Recommendation of Other Boards and Commissions.

N/A

Consistency with Adopted Comprehensive Plan

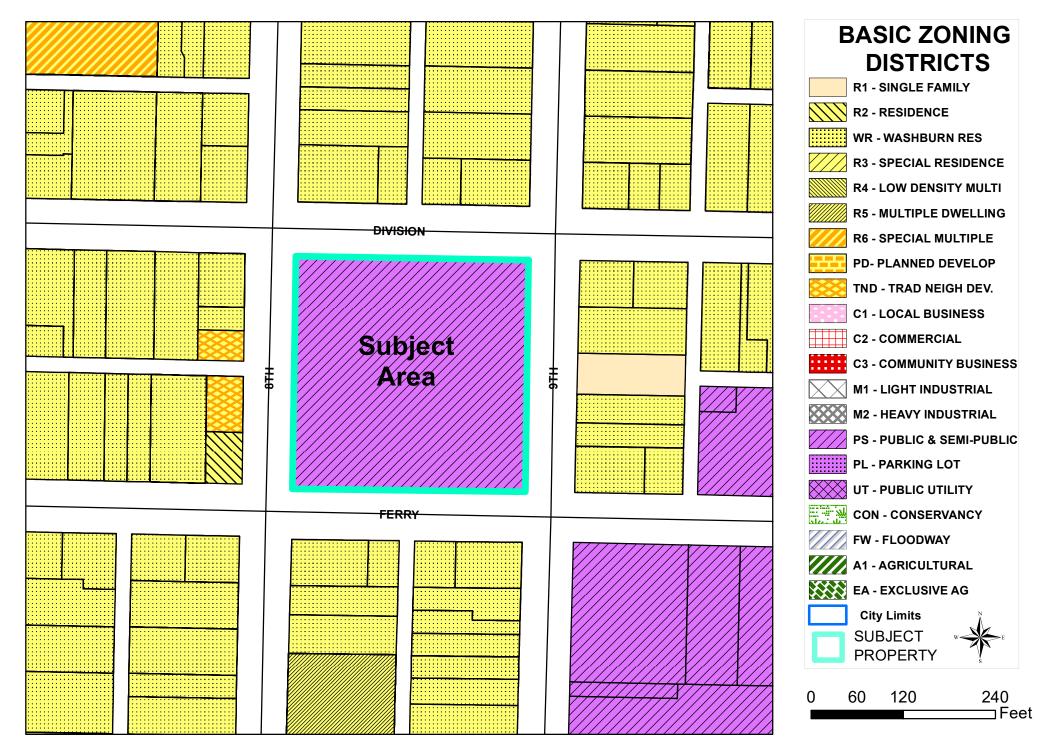
The proposed development is located in the Washburn Neighborhood (N-17) in the Comprehensive Plan. The proposed use would be defined as Low-Intensity, Mixed-Use since it includes both residential and office space, is intended to serve the surrounding neighborhood and residents, and is compact and walkable. This land use category is an "Acceptable" use in the Comprehensive Plan. Without the office space component, the proposed use would be considered Medium-Density Residential which is a "Desirable" use in this area.

Increasing the supply of rental units affordable to households making less than the area median income is a primary strategy in the Comprehensive Plan. (p.77)

Staff Recommendation

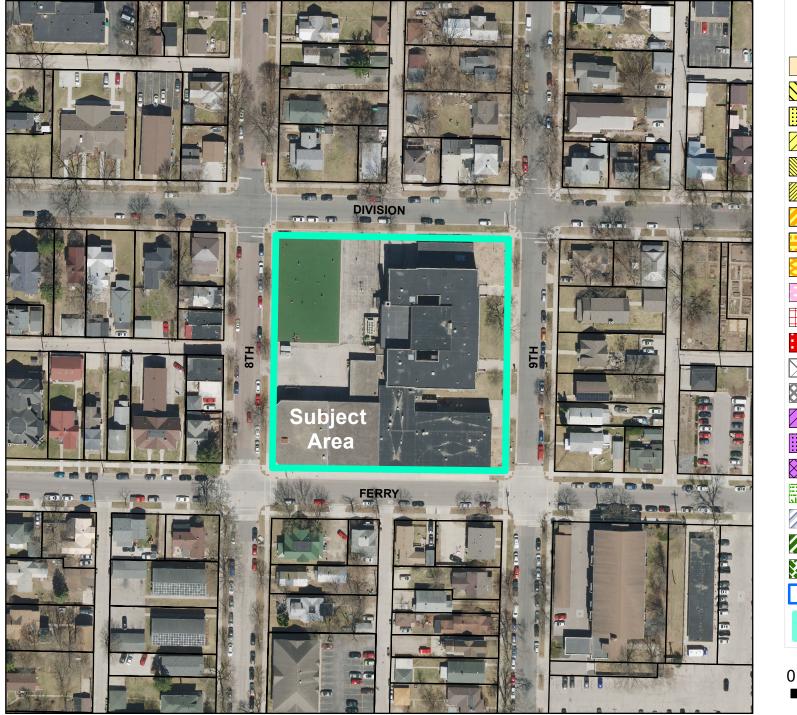
The proposed use is consistent with the Comprehensive Plan and is reusing an existing historic building. **This item is recommended for approval.**

Routing J&A 9.3.2024



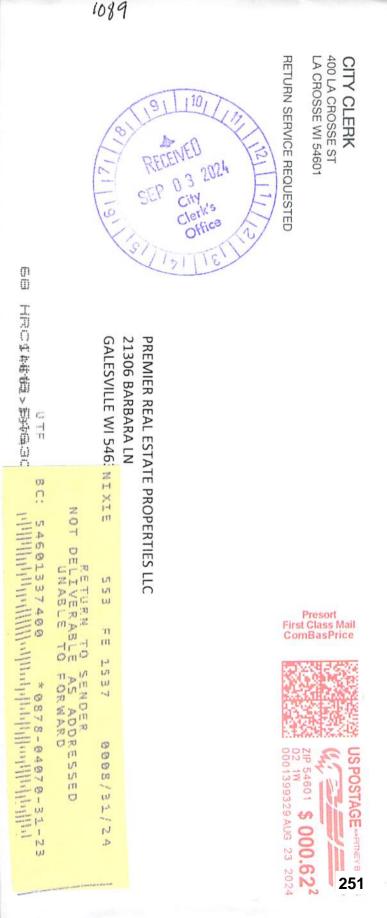
City of La Crosse Planning Department - 2024

PC 24-1089 249





City of La Crosse Planning Department - 2024



CITY CLERK 400 LA CROSSE ST LA CROSSE WI 54601

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RETURN SERVICE REQUESTED

TIMOTHY A HORMAN 801 WESTERN AVE HOLMEN WI 54636-7326

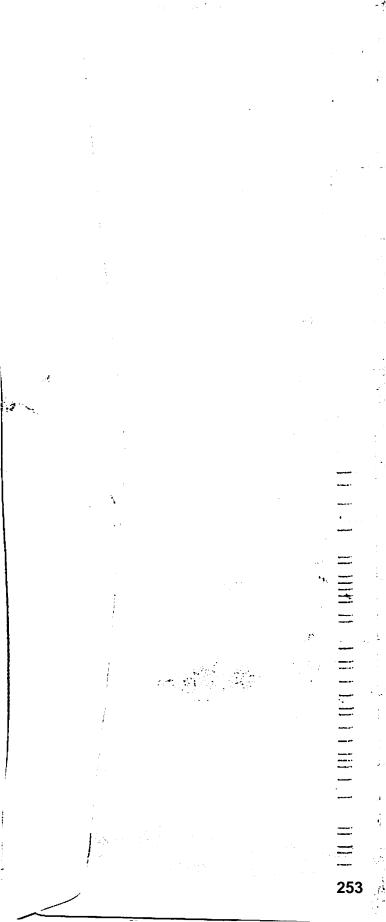
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Tribune

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 Pennsylvania, County of Lancaster, ss:

Yuade Moore, 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: August. 20 2024, August. 27 2024

NOTICE ID: byoQke8dpFJzm4Z5mPgO PUBLISHER ID: COL-WI-100316 NOTICE NAME: Rezoning - 510 9th Street S Publication Fee: \$115.71

Section: Legals Category: 0001 Wisconsin Legals

(Signed) Voade Moore

VERIFICATION

State of Pennsylvania County of Lancaster Commonwealth of Pennsylvania - Notary Seal Nicole Burkholder, Notary Public Lancaster County My commission expires March 30, 2027 Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 08/28/2024

Nicole Burkholder

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 & Ad-ministration Committee, will hold a public hearing on a proposed ordi-nance change in the zoning code as follows: as follows: AN ORDINANCE to amend Sub-AN ORDINANCE to amend Sub-section 115-110 of the Code of Or-dinances of the City of La Crosse by transferring certain property from the Public/Semi-Public Dis-trict to the Planned Development District - General, allowing for the construction of residential rental units along with a community ser-vice space at 510 sin Street S. Property is presently: vacant for-mer middle school Property is proposed to be used mer middle school Property is proposed to be used as: 51 units of residential housing and a community service space Rezoning is necessary because of: the incorporation of a non-prof-it service provider space Tax Parcel 17-30068-20; 510 9th St. S. Tax Parcel 17-3008-20, 510 9th St. S. The City Plan Commission will meet to consider such application on Tuesday, September 3, 2024, at 4:00 p.m. in the Council Cham-bers 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 Judi-ciary & Administration Committee Vill be held on Tuesday, Septem-ber 3, 2024, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse County, Visconse County, Conse Council 400 City Administration Committee Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse La Crosse Scounty, Visconse County Councel 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 Thurs-day, September 12, 2024, 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 ap-pear at public hearings either in person, by agent, or by atformey, and may express their approval or objection, or file a letter in the office of the City Clerk. The petition and/or maps re-tlating 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, hol-idays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www. cityoflacrosse.org (search for File 24-1089). Dated this 10th day of August, 2024. Nikki M. Elsen, City Clerk City of La Crosse City of La Crosse 8/20, 8/27 LAC COL-WI-100316 WNAXLP

Rezoning - 510 9th Street S - Page 1 of 1

If you want to speak on an agenda item, please sign up at least 10 minutes before the start of the meeting.

Registration slips are not collected once the meeting begins but will be made part of the record.

MEETING REGISTRATION
Name: 11/10 Sheeran Date: 9/3/24 PLEASE PRINT
Municipality of Residence: Verona
Representation: Commanwealth Development Corp.
Agenda Item #: $24 - 1089$ Please fill out a separate sheet for each piece of legislation in which you are registering.
Do you support or oppose the agenda item?
Support
Oppose
Neither support nor oppose
Do you want to speak?
Yes, I want to speak.
No, I do not want to speak.

🔀 I do not want to speak, but I am available to answer questions.

City of La Crosse, Wisconsin



City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 24-1061

Agenda Date: 9/12/2024

Version: 1

Status: Recommended to be Adopted

File Type: Resolution

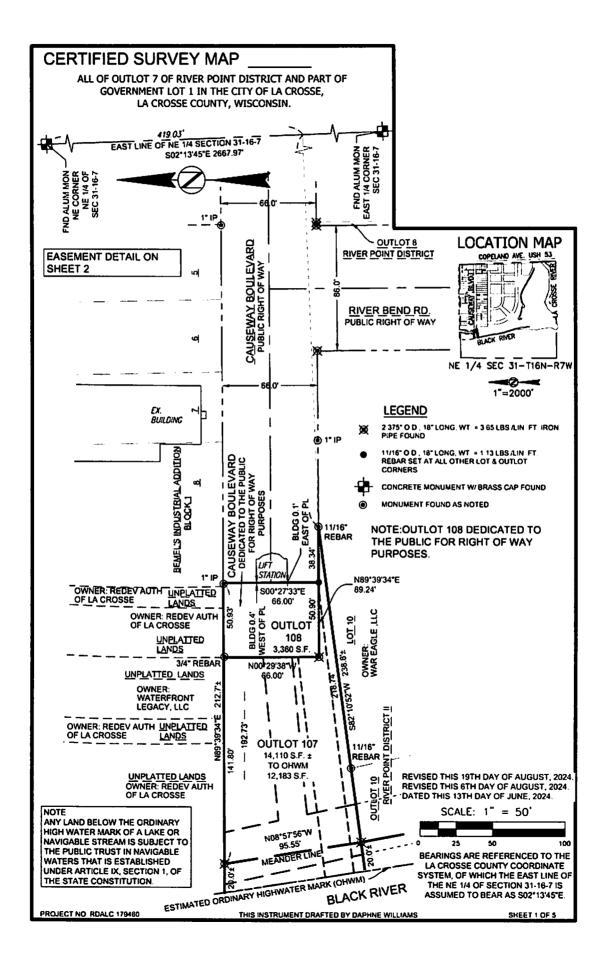
In Control: Common Council

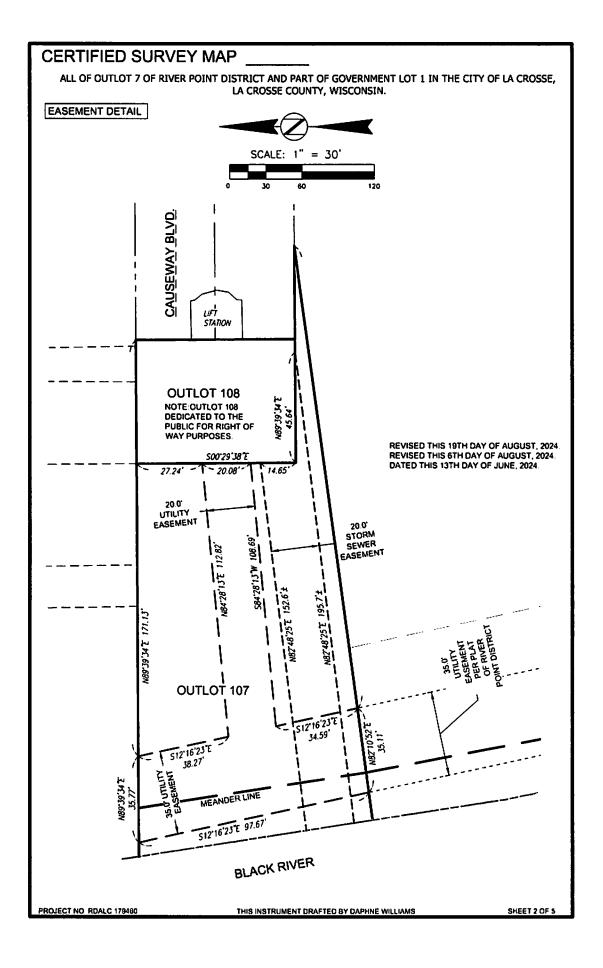
Agenda Number:

Resolution approving Certified Survey Map - All of Outlot 7 of River Point District and part of Government Lot 1 located in the Northwest 1/4 of the Northeast 1/4 of Section 31, Town 16 North, Range 7 West, in the City of La Crosse, La Crosse County, Wisconsin and request for right-of-way dedication.

RESOLUTION

BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby approves the Certified Survey Map - All of Outlot 7 of River Point District and part of Government Lot 1 located in the Northwest 1/4 of the Northeast 1/4 of Section 31, Town 16 North, Range 7 West, in the City of La Crosse, La Crosse County, Wisconsin and request for right-of-way dedication.





CERTIFIED SURVEY MAP

ALL OF OUTLOT 7 OF RIVER POINT DISTRICT AND PART OF GOVERNMENT LOT 1 IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped all of Outlot 7 of River Point District and part of Government Lot 1 in the City of La Crosse, La Crosse County, Wisconsin more particularly described as follows:

Commencing at the Northeast comer of the Northeast 1/4 of Section 31; thence South 02*13'45" East along the East line of said Northeast 1/4 a distance of 419.03 feet; thence South 87*46'15" West, 1766.67 feet to the Easterly comer of Outlot 7 and the point of beginning of the lands to be described, thence South 82*10'52" West along the South line of said Outlot 7 a distance of 218.74 feet to a meander corner, thence North 08*57'56' West along a meander line 95 55 feet to a meander corner and the North line of Outlot 7 of River Point District; thence North 89*39'34" East along said North line and the extension thereof 192.73 feet; thence South 00*27'33" East, 66:00 feet to the South time of Causeway Boutevard, thence North 89*39'34" East, 38:34 feet to the point of beginning. Including those lands between the meander line and the ordinary highwater mark of the Black River.

Containing 15,543 square feet, 17,470 square feet to the edge of water, more or less

That I have made such survey, land division and Certified Survey Map by the direction of the Redevelopment Authority of the City of La Crosse, owner of said lands.

That such survey is a correct representation of all the extorior boundaries of the lands surveyed and the division thereof made.

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

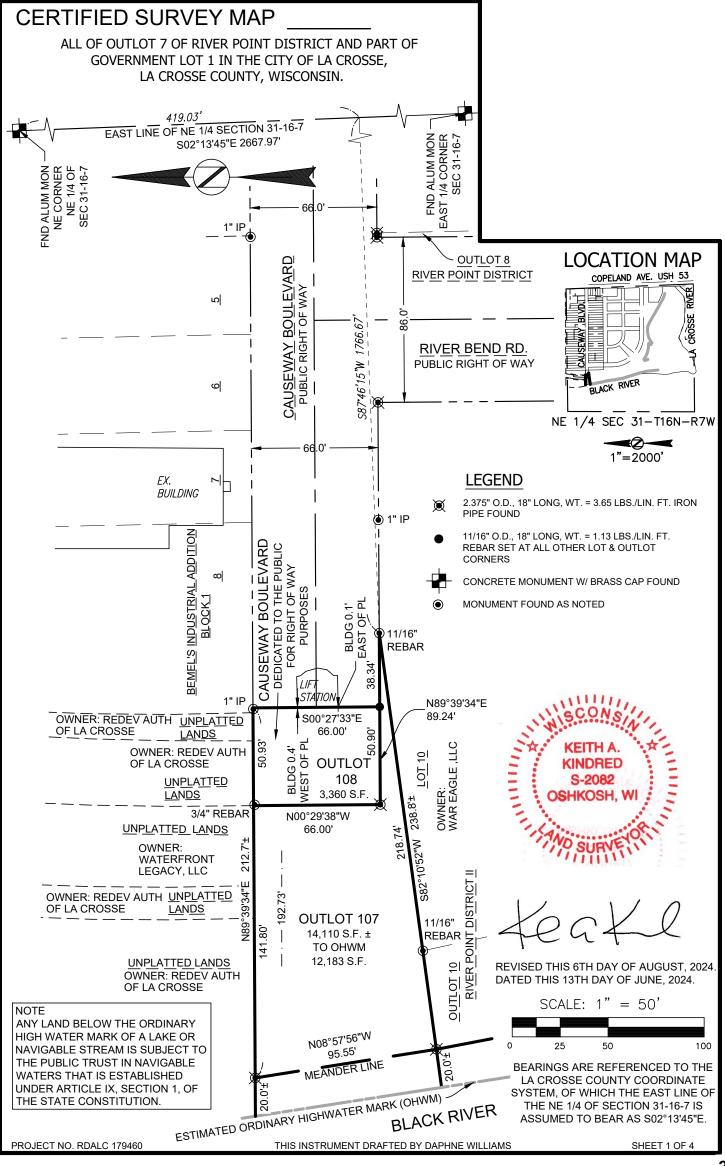
Keilh A Kindred, PLS 2082 Dated this 13th day of June, 2024. Revised this 6th day of August, 2024. Revised this 19th day of August, 2024.

PROJECT NO RDALC 179460

SHEET 3 OF 5

CERTIFIED SUR	VEY MAP	_
	T DISTRICT AND PART OF GOVERNM SE, LA CROSSE COUNTY, WISCONSI	
CORPORATE OWNER	'S CERTIFICATE OF	DEDICATION:
The Redevelopment Authority of the Cil virtue of the laws of the State of Wiscon described on this Certified Survey Map Certified Survey Map.	isin, as owner, does hereby certify th	at said corporation caused the land
The Redevelopment Authority of the Cit by s.236.10 or s.236.12 to be submitted		
1) City of La Crosse		
IN WITNESS WHEREOF, said City of La member, at day of	, Wisconsin, and its corporate sea	be signed by, al to be hereunto affixed on this
Date: Signed:	member	
	<u></u>	
STATE OF WISCONSIN)		
COUNTY) SS		
Personally came before me this day o member of the above named corporation, to me		
foregoing instrument as such officers as the dee		, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,,
Notary Public		
c	punty, Wisconsin	
My Commission Expires		
		REVISED THIS 19TH DAY OF AUGUST, 2024. REVISED THIS 6TH DAY OF AUGUST, 2024. DATED THIS 13TH DAY OF JUNE, 2024.
PROJECT NO. RDALC 179460	THIS INSTRUMENT DRAFTED BY DAPHNE WIL	LUAMS SHEET 4 OF 5

CERTIF	IED SURVEY MAP		
ALL OF OUTLO	DT 7 OF RIVER POINT DISTRICT AND PA CITY OF LA CROSSE, LA CROSSE COL		THE
COMMON COL	JNCIL APPROVAL CERTIFIC	ATE:	
Resolved that the Certified approved by the Common	I Survey Map, in the City of La Crosse, The Redeve Council.	lopment Authority of the City of La Cross	e, owner, is hereby
All conditions have been n	net as of the day of	, 20	
Date:	Signed Chris Kahlow, Council President		
Date:	Signed Nikki Elsen, City Clerk	_	
	MMISSION APPROVAL CER ied Survey Map, in the City of La Crosse, The Rede Commission.		osse, owner, is hereby
	day of, 20,		
Date:	Signed Mitch Reynolds, Mayor		
Date:	Signed Nikki Elsen, City Clerk		
		REVISED THIS 6TH	H DAY OF AUGUST, 2024. DAY OF AUGUST, 2024. DAY OF JUNE, 2024.
ROJECT NO. RDALC 179460	THIS INSTRUMENT DRA	FTED BY DAPHNE WILLIAMS	SHEET 5 OF 5



CERTIFIED SURVEY MAP

ALL OF OUTLOT 7 OF RIVER POINT DISTRICT AND PART OF GOVERNMENT LOT 1 IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped all of Outlot 7 of River Point District and part of Government Lot 1 in the City of La Crosse, La Crosse County, Wisconsin more particularly described as follows:

Commencing at the Northeast corner of the Northeast 1/4 of Section 31; thence South 02°13'45" East along the East line of said Northeast 1/4 a distance of 419.03 feet; thence South 87°46'15" West, 1766.67 feet to the Easterly corner of Outlot 7 and the point of beginning of the lands to be described; thence South 82°10'52" West along the South line of said Outlot 7 a distance of 218.74 feet to a meander corner; thence North 08°57'56" West along a meander line 95.55 feet to a meander corner and the North line of Outlot 7 of River Point District; thence North 89°39'34" East along said North line and the extension thereof 192.73 feet; thence South 00°27'33" East, 66.00 feet to the South line of Causeway Boulevard; thence North 89°39'34" East, 38.34 feet to the point of beginning. Including those lands between the meander line and the ordinary highwater mark of the Black River.

Containing 15,543 square feet, 17,470 square feet to the edge of water, more or less

That I have made such survey, land division and Certified Survey Map by the direction of the Redevelopment Authority of the City of La Crosse, owner of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

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



Keith A Kindred, PLS 2082 Dated this 13th day of June, 2024. Revised this 6th day of August, 2024.

CERTIFIED SURVEY MAP

ALL OF OUTLOT 7 OF RIVER POINT DISTRICT AND PART OF GOVERNMENT LOT 1 IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

The Redevelopment Authority of the City of La Crosse a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map.

The Redevelopment Authority of the City of La Crosse does further certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1) City of La Crosse

IN WITNESS WHEREOF, said City of La Crosse , has caused these present to be signed by ______ member, at ______, Wisconsin, and its corporate seal to be hereunto affixed on this ______day of ______.

Date:______ Signed: ______member

STATE OF WISCONSIN)

COUNTY) SS

Personally came before me this _____ day of _____, 20____, the above named _____

member of the above named corporation, to me known to be such member of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public

____ County, Wisconsin

My Commission Expires _____



REVISED THIS 6TH DAY OF AUGUST, 2024. DATED THIS 13TH DAY OF JUNE, 2024.

	FIED SURVEY		
ALL OF OUTLO		ICT AND PART OF GOVERNMENT LOT 1 IN CROSSE COUNTY, WISCONSIN.	THE
COMMON CO	JNCIL APPROVAL C	ERTIFICATE:	
Resolved that the Certifier approved by the Commor		e, The Redevelopment Authority of the City of La Cros	se, owner, is hereby
All conditions have been i	net as of the day of	, 20	
Date:	Signed Chris Kahlow, Council		
Date:	Signed Nikki Elsen, City Clerk		
CITY PLAN CO	ommission approv	VAL CERTIFICATE:	
RESOLVED, that the Certi approved by the City Plan		osse, The Redevelopment Authority of the City of La Cr	osse, owner, is hereby
Approved as of the			
	day of	, 20	
Date:			
	Signed Mitch Reynolds, May	/or	
Date:	Signed Mitch Reynolds, May Signed	/or	RED
Date:	Signed Mitch Reynolds, May Signed	rk RK	RED 082 SH, WI
Date:	Signed Mitch Reynolds, May Signed	rk rk KEIT S-20 OSHKO S-20 OSHKO VOSHKO	RED 082 SH, WI



CITY OF LA CROSSE, WISCONSIN CERTIFIED SURVEY MAP SUBMITTAL & REVIEW CHECK LIST

CSMs for lot splits into 3 parcels or more – CPC, J&A, Council Review & Approval *Platting requirements must be waived. Chapter 113.

CSMs for lot splits (2 parcels) or alterations Department Review Only. Sec. 101-3

Extra-Territorial Review	: BEFORE FII	LING WITH	I THE CITY, you must have both '	Town and County approvals. The Plan
Commission may not co	nsider any lar	nd division	which did not have prior appro-	val by the approving authorities for both
the Town(s) and La Cros	se County.			
	N/A	(. (-)

I own Board Approved:	N/A	(date)	La Crosse County	Approved:	(date)
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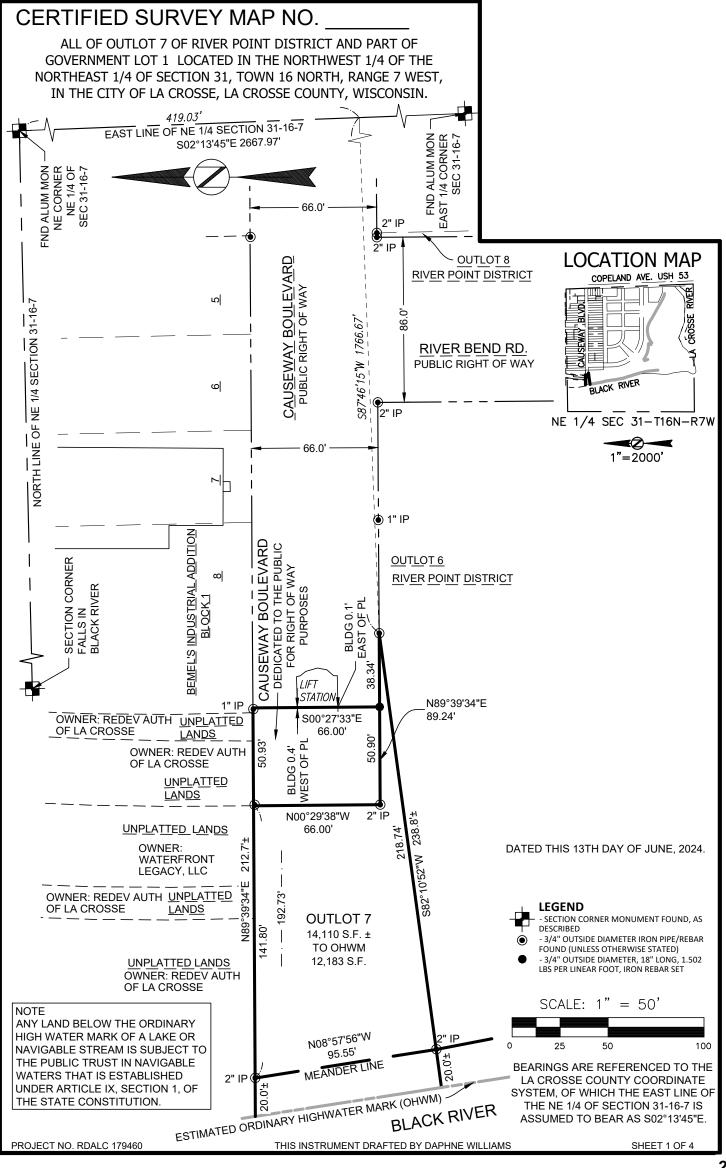
To be completed by property owner/surveyor with submittal (*incomplete checklist may cause a delay in the review):

Current Tax Parcel Number(s): 17-20251-15
Map ID / Location:
Surveyor: Phone No. 262-370-0165 Email: KKindrid @ sehinc.com
Property Owner: Cap Redevelopiniat Authority Phone No. 605-789-8321 Email: TVále C. City of laceose, us
**Circle who should be called when CSM is ready for pick up – Surveyor or Property Owner.
I am the property owner of record, and I approve of this CSM: (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): <u>Gild portion of parcel to Causeway Blud</u>
Have you worked with any other Department/staff person with regard to this CSM? If so, who?
Have you received any other decision with regard to this CSM from any City board, commission or committee? If so, which one and when?
To be completed by City Clerk at time of filing:
<u>Original Document for Signature. (Clerk will make a photocopy which is distributed for review.)</u>
N/A Review Fee (cash, check payable to City of La Crosse or credit card with convenience fee) \$300.00 – First Application
\$150.00 - Reapplication of the same CSM 7/29/2024

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.
FIRE DEPARTMENT - COMMUNITY RISK MANAGEMENT	
This Certified Survey Map is hereby approved by the Chie	f Inspector.
Dated this day of, 20	
	Chief Inspector
Comments:	
<u>CITY UTILITIES (WATER – STORM – SEWER)</u>	
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 Asse	ssor.
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 Plan	ning Department.
Dated this day of, 20	
Comments:	
COMMON COUNCIL APPROVAL	
Resolved that this Certified Survey Map is hereby approv	ed 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 v	eto period)
I hereby certify that the foregoing is a copy of a resolutio	n adopted by the Common Council of the City of La
Dated this day of, 20	
	City Clerk

Crosse.



CERTIFIED SURVEY MAP NO.

ALL OF OUTLOT 7 OF RIVER POINT DISTRICT AND PART OF GOVERNMENT LOT 1 LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 16 NORTH, RANGE 7 WEST, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped all of Outlot 7 of River Point District and part of Government Lot 1 located in the Northwest 1/4 of the Northeast 1/4 of Section 31, Town 16 North, Range 7 West, in the City of La Crosse, La Crosse County, Wisconsin more particularly described as follows:

Commencing at the Northeast corner of the Northeast 1/4 of Section 31; thence South 02°13'45" East along the East line of said Northeast 1/4 a distance of 419.03 feet; thence South 87°46'15" West, 1766.67 feet to the Easterly corner of Outlot 7 and the point of beginning of the lands to be described; thence South 82°10'52" West along the South line of said Outlot 7 a distance of 218.74 feet to a meander corner; thence North 08°57'56" West along a meander line 95.55 feet to a meander corner and the North line of Outlot 7 of River Point District; thence North 89°39'34" East along said North line and the extension thereof 192.73 feet; thence South 00°27'33" East, 66.00 feet to the South line of Causeway Boulevard; thence North 89°39'34" East, 38.34 feet to the point of beginning. Including those lands between the meander line and the ordinary highwater mark of the Black River.

Containing 15,543 square feet, 17,470 square feet to the edge of water, more or less

That I have made such survey, land division and Certified Survey Map by the direction of the Redevelopment Authority of the City of La Crosse, owner of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

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

Keith A Kindred, PLS 2082 Dated this 13th day of June, 2024.

CERTIFIED SURVEY MAP NO. _

ALL OF OUTLOT 7 OF RIVER POINT DISTRICT AND PART OF GOVERNMENT LOT 1 LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 16 NORTH, RANGE 7 WEST, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

The Redevelopment Authority of the City of La Crosse a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, and mapped as represented on the Certified Survey Map.

The Redevelopment Authority of the City of La Crosse does further certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1) City of La Crosse

IN WITNESS WHEREOF, said City of La Crosse , has caused these present to be signed by ______ member, at ______, Wisconsin, and its corporate seal to be hereunto affixed on this ______day of ______.

Date:______ Signed: ______member

STATE OF WISCONSIN)

COUNTY) SS

Personally came before me this _____ day of _____, 20____, the above named _____

member of the above named corporation, to me known to be such member of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public

County, Wisconsin

My Commission Expires

DATED THIS 13TH DAY OF JUNE, 2024.

ALL OF OUTLOT 7 OF	D SURVEY MAP NO RIVER POINT DISTRICT AND PART OF G F THE NORTHEAST 1/4 OF SECTION 31, IN THE CITY OF LA CROSSE, LA CROS	OVERNMENT LOT 1 LOCATED IN THE NORTHWEST TOWN 16 NORTH, RANGE 7 WEST,
COMMON COUI	NCIL APPROVAL CERTIFICA	TE:
Resolved that the Certified S approved by the Common Co		ment Authority of the City of La Crosse, owner, is hereby
All conditions have been met	as of the day of	, 20
Date:	Signed Chris Kahlow, Council President	_
Date:	Signed Nikki Elsen, City Clerk	_
RESOLVED, that the Certified approved by the City Plan Co		TFICATE: opment Authority of the City of La Crosse, owner, is hereby
Date:	Signed Mitch Reynolds, Mayor	_
Date:	Signed Nikki Elsen, City Clerk	
		DATED THIS 13TH DAY OF JUNE, 2024.

SHEET 4 OF 4

Craig, Sondra

From:	Acklin, Tim
Sent:	Monday, July 29, 2024 4:46 PM
То:	Craig, Sondra
Cc:	Trane, Andrea
Subject:	RE: For Review - CSM - Causeway Blvd 17-20251-15

No concerns from Planning.

Tim Acklin, AICP

Planning Manager

Planning, Development, and Assessment City of La Crosse 400 La Crosse Street La Crosse, WI 54601

acklint@cityoflacrosse.org

Office: 608.789.7391

From: Craig, Sondra <craigs@cityoflacrosse.org>
Sent: Monday, July 29, 2024 3:46 PM
To: Acklin, Tim <Acklint@cityoflacrosse.org>; Asp, Brian <aspb@cityoflacrosse.org>; Coman, Kyle <comank@cityoflacrosse.org>; Crandall. Jay <Crandall.J@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>; Gallager, Matthew
<gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Neumann, Shannon
<Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>; Trane, Andrea <tranea@cityoflacrosse.org>
Subject: For Review - CSM - Causeway Blvd 17-20251-15

Good afternoon,

Attached for your review is a Certified Survey Map for 17-20251-15 (Causeway Blvd). Please let me know if you approve or have any comments.

Thank you,

SONDRA CRAIG (she/her) Deputy City Clerk City Clerk's Office

City of La Crosse 400 La Crosse Street La Crosse WI 54601

craigs@cityoflacrosse.org

Direct: 608.789.7549 | Office: 608.789.7510 Visit the City Clerk webpage: https://www.cityoflacrosse.org/your-government/departments/city-clerk City Clerk's Office hours: 8:00 a.m. to 4:30 p.m., Monday through Thursday 8:00 a.m. to 2:00 p.m., Fridays (May – July)

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

Craig, Sondra

From: Sent: To: Subject: Reinhart, David Tuesday, July 30, 2024 1:11 PM Craig, Sondra RE: For Review - CSM - Causeway Blvd 17-20251-15

Approve.

Thanks.

David Reinhart

Chief Building Inspector La Crosse Fire Department Division of Community Risk Management 400 La Crosse St., La Crosse, WI. 54601 Office: 608-789-7564



From: Craig, Sondra <craigs@cityoflacrosse.org>
Sent: Monday, July 29, 2024 3:46 PM
To: Acklin, Tim <Acklint@cityoflacrosse.org>; Asp, Brian <aspb@cityoflacrosse.org>; Coman, Kyle <comank@cityoflacrosse.org>; Crandall, Jay <CrandallJ@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>; Gallager, Matthew
<gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Neumann, Shannon

<Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>; Trane, Andrea <tranea@cityoflacrosse.org> Subject: For Review - CSM - Causeway Blvd 17-20251-15

Good afternoon,

Attached for your review is a Certified Survey Map for 17-20251-15 (Causeway Blvd). Please let me know if you approve or have any comments.

Thank you,

SONDRA CRAIG (she/her) Deputy City Clerk City Clerk's Office City of La Crosse 400 La Crosse Street

La Crosse WI 54601

craigs@cityoflacrosse.org

Direct: 608.789.7549 | Office: 608.789.7510 Visit the City Clerk webpage: https://www.cityoflacrosse.org/your-government/departments/city-clerk City Clerk's Office hours: 8:00 a.m. to 4:30 p.m., Monday through Thursday 8:00 a.m. to 2:00 p.m., Fridays (May – July)

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

Craig, Sondra

From:Neumann, ShannonSent:Tuesday, July 30, 2024 8:38 AMTo:Craig, SondraSubject:FW: For Review - CSM - Causeway Blvd 17-20251-15Attachments:CSM & Submittal Checklist - 7.29.2024 - Causeway Blvd.pdf

Sondra,

The assessor's office approves.



Take Care,

Shannon L. Neumann |City Assessor Chief City Assessor City of La Crosse Assessor's Office 400 La Crosse St. 54601 608-789-7525 Main | 608-789-7544 Office neumanns@cityoflacrosse.org www.cityoflacrosse.org From: Craig, Sondra <craigs@cityoflacrosse.org>
Sent: Monday, July 29, 2024 3:46 PM
To: Acklin, Tim <Acklint@cityoflacrosse.org>; Asp, Brian <aspb@cityoflacrosse.org>; Coman, Kyle <comank@cityoflacrosse.org>; Crandall.Jay <CrandallJ@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>; Gallager, Matthew
<gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Neumann, Shannon
<Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>; Trane, Andrea <tranea@cityoflacrosse.org>
Subject: For Review - CSM - Causeway Blvd 17-20251-15

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Attached for your review is a Certified Survey Map for 17-20251-15 (Causeway Blvd). Please let me know if you approve or have any comments.

Thank you,

SONDRA CRAIG (she/her) Deputy City Clerk City Clerk's Office City of La Crosse 400 La Crosse Street La Crosse WI 54601

craigs@cityoflacrosse.org

Direct: 608.789.7549 | Office: 608.789.7510 Visit the City Clerk webpage: https://www.cityoflacrosse.org/your-government/departments/city-clerk

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Craig, Sondra

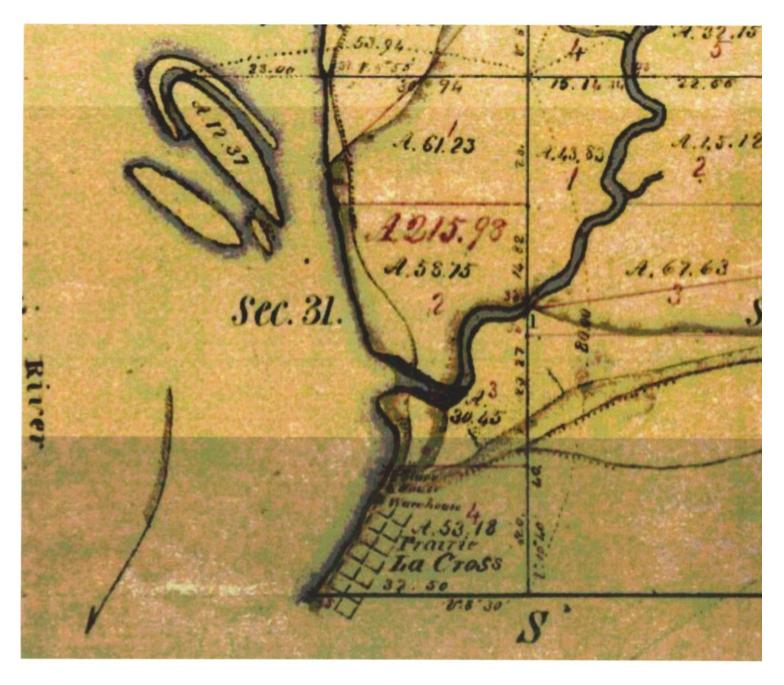
From:	Dale Hewitt <dhewitt@lacrossecounty.org></dhewitt@lacrossecounty.org>
Sent:	Thursday, August 1, 2024 10:05 AM
То:	Craig, Sondra; Bryan Meyer
Subject:	La Crosse County Surveyor - For Review - CSM - Causeway Blvd 17-20251-15

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Good morning Sondra,

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<u>craigs@cityoflacrosse.org</u> Direct: 608.789.7549 | Office: 608.789.7510 Visit the City Clerk webpage: https://www.cityoflacrosse.org/your-government/departments/city-clerk

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Craig, Sondra

From:	Coman, Kyle
Sent:	Thursday, August 1, 2024 3:26 PM
То:	Craig, Sondra; kkindred@sehinc.com
Cc:	Trane, Andrea; 'Dale Hewitt'; Meyer, Brandon
Subject:	RE: La Crosse County Surveyor - For Review - CSM - Causeway Blvd 17-20251-15
Attachments:	RD 179640 CSM CAUSEWAY_engineering comments.pdf

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Office: 608.789.7366 Cell: 608.790.0309

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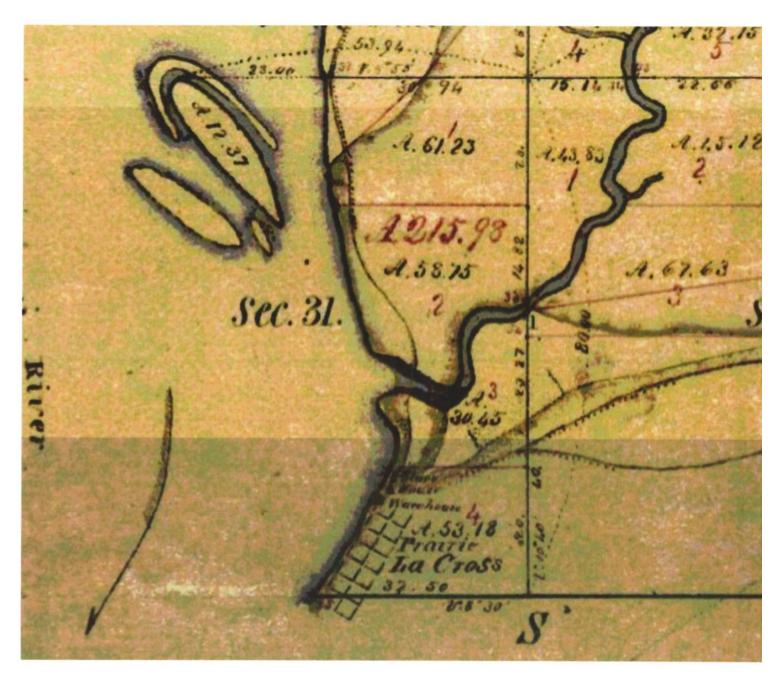
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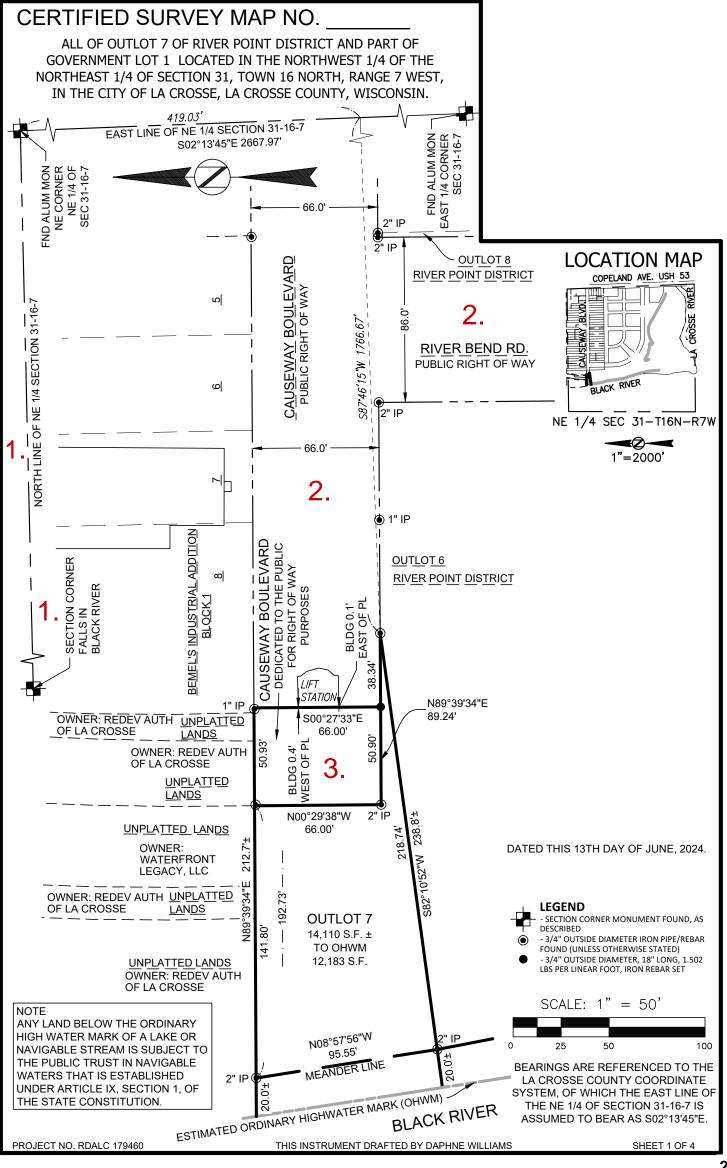
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CERTIFIED SURVEY MAP NO.

ALL OF OUTLOT 7 OF RIVER POINT DISTRICT AND PART OF GOVERNMENT LOT 1 LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 16 NORTH, RANGE 7 WEST, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped all of Outlot 7 of River Point District and part of Government Lot 1 located in the Northwest 1/4 of the Northeast 1/4 of Section 31, Town 16 North, Range 7 West, in the City of La Crosse, La Crosse County, Wisconsin more particularly described as follows:

Commencing at the Northeast corner of the Northeast 1/4 of Section 31; thence South 02°13'45" East along the East line of said Northeast 1/4 a distance of 419.03 feet; thence South 87°46'15" West, 1766.67 feet to the Easterly corner of Outlot 7 and the point of beginning of the lands to be described; thence South 82°10'52" West along the South line of said Outlot 7 a distance of 218.74 feet to a meander corner; thence North 08°57'56" West along a meander line 95.55 feet to a meander corner and the North line of Outlot 7 of River Point District; thence North 89°39'34" East along said North line and the extension thereof 192.73 feet; thence South 00°27'33" East, 66.00 feet to the South line of Causeway Boulevard; thence North 89°39'34" East, 38.34 feet to the point of beginning. Including those lands between the meander line and the ordinary highwater mark of the Black River.

Containing 15,543 square feet, 17,470 square feet to the edge of water, more or less

That I have made such survey, land division and Certified Survey Map by the direction of the Redevelopment Authority of the City of La Crosse, owner of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

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

Keith A Kindred, PLS 2082 Dated this 13th day of June, 2024.

CERTIFIED SURVEY MAP NO. _

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CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

The Redevelopment Authority of the City of La Crosse a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, and mapped as represented on the Certified Survey Map.

The Redevelopment Authority of the City of La Crosse does further certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1) City of La Crosse

IN WITNESS WHEREOF, said City of La Crosse , has caused these present to be signed by ______ member, at ______, Wisconsin, and its corporate seal to be hereunto affixed on this ______day of ______.

Date:______ Signed: ______member

STATE OF WISCONSIN)

____COUNTY) SS

Personally came before me this _____ day of _____, 20____, the above named __

member of the above named corporation, to me known to be such member of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public

____ County, Wisconsin

My Commission Expires

DATED THIS 13TH DAY OF JUNE, 2024.

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COMMON COU	NCIL APPROVAL CERTIFICA	TE:
Resolved that the Certified S approved by the Common C		nent Authority of the City of La Crosse, owner, is hereby
All conditions have been me	t as of the day of	, 20
Date:	_ Signed Chris Kahlow, Council President	-
Date:	_ Signed Nikki Elsen, City Clerk	-
RESOLVED, that the Certified approved by the City Plan Co		IFICATE:
Date:	_ Signed Mitch Reynolds, Mayor	_
Date:	_ Signed Nikki Elsen, City Clerk	-
		DATED THIS 13TH DAY OF JUNE, 2024.

SHEET 4 OF 4

Craig, Sondra

From:	Bryan Meyer <bmeyer@lacrossecounty.org></bmeyer@lacrossecounty.org>
Sent:	Monday, August 12, 2024 1:36 PM
То:	Coman, Kyle; 'Keith Kindred'; Craig, Sondra
Cc:	Trane, Andrea; Dale Hewitt; Daphne Williams
Subject:	RE: La Crosse County Surveyor - For Review - CSM - Causeway Blvd 17-20251-15

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Hello Keith,

Thanks for the fixes and updates. The map looks great!

Daphne: You do a wonderful job of drafting. The map is laid out well and a pleasure to read. Please consider entering this or one of your other maps in the WSLS mapping contest. I think you would do well. \mathfrak{S}

Bryan Meyer La Crosse County Surveyor Past President – Wisconsin Society of Land Surveyors Past President - Wisconsin County Surveyors Association 212 6th Street North – Room 1202 La Crosse, WI 54601 608-789-8531

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Thank you Keith!

This is approved for Engineering.

Kyle Coman

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

comank@cityoflacrosse.org

Office: 608.789.7366 Cell: 608.790.0309

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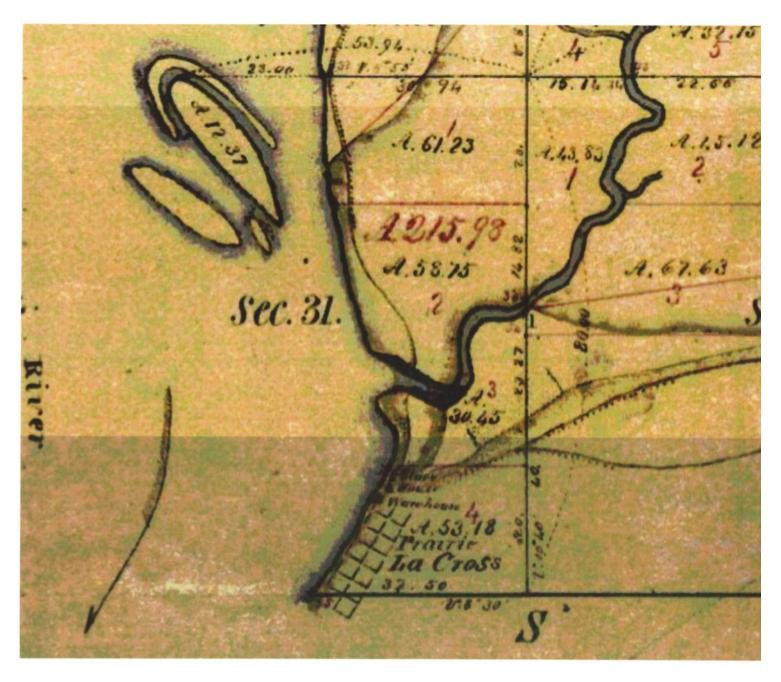
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Sent: Thursday, August 1, 2024 10:58 AM
To: <u>kkindred@sehinc.com</u>
Cc: Trane, Andrea <<u>tranea@cityoflacrosse.org</u>>; Coman, Kyle <<u>comank@cityoflacrosse.org</u>>
Subject: FW: La Crosse County Surveyor - For Review - CSM - Causeway Blvd 17-20251-15

Good morning,

Below are comments the County Surveyor had for the CSM that was submitted to the Clerk's office on Monday.

A revised document can be submitted to our office, and I will forward to the County and City departments for review.

Please let me know if you have any questions.

SONDRA CRAIG (she/her) Deputy City Clerk

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

craigs@cityoflacrosse.org

Direct: 608.789.7549 | Office: 608.789.7510

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

City Clerk's Office hours: 8:00 a.m. to 4:30 p.m., Monday through Thursday 8:00 a.m. to 2:00 p.m., Fridays (May – July)

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

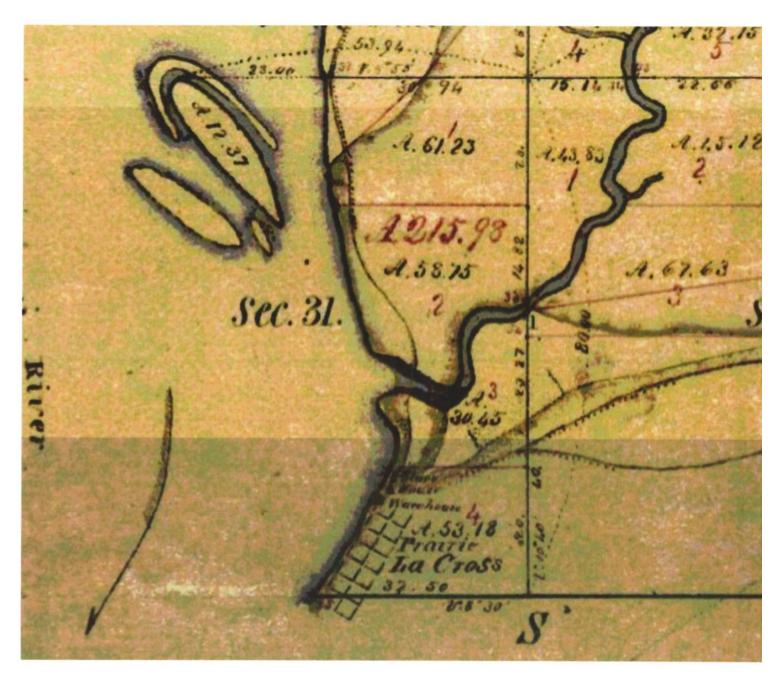
From: Dale Hewitt <<u>DHewitt@lacrossecounty.org</u>>
Sent: Thursday, August 1, 2024 10:05 AM
To: Craig, Sondra <<u>craigs@cityoflacrosse.org</u>>; Bryan Meyer <<u>bmeyer@lacrossecounty.org</u>>
Subject: La Crosse County Surveyor - For Review - CSM - Causeway Blvd 17-20251-15

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

Good morning Sondra,

The proposed Causeway Boulevard CSM has been reviewed. See comments below.

- The caption on all four pages, along with the opening statement in the legal description states "located in the Northwest ¼ of the Northeast ¼". That statement is incorrect. There is no Northwest ¼ of the Northeast ¼ in Section 31. It is only Government Lot 1 as per the Original Government Plat Sheet (below). I realize that the plat of River Point District indicates that it is part of the Northwest ¼ of the Northeast ¼, but that is simply not true. Register of Deeds, Robin Kadrmas indicates that she only has tracting for Government Lot 1 in this area.
- 2. Please consider relabeling the north section line from the "NORTH LINE OF THE NE ¼ SECTION 31-16-7" to the "NORTH LINE OF GOVERNMENT LOT 1, SECTION 31-16-7.



- 3. Please consider a different Outlot label for Outlot 7. There will likely be confusion over Outlot 7 of the River Point Plat and Outlot 7 of the Certified Survey Map. We can avoid that by designating the parcel with an Outlot number not part of the plat of River Point perhaps Outlot 107.
- 4. Please label the unidentified Outlot that is east of the current Outlot 7.
- 5. Please change the labeling of Outlot 6 River Point District to Lot 10 River Point District II, which is the most current adjacent plat name and lot number.
- 6. Please label Lot 10 River Point District II with the current owner.
- Please verify the 2" iron pipe symbols on the map. The plat of River Point District II indicates these monuments as 2.375" O.D., 18" Long, WT. = 3.65 LBS./LBS. LIN. FT. Iron Pipe Set.
- 8. Please consider labeling the existing building that is located in Bemel's Industrial Addition, Block 1 Lot 7.
- 9. Feel free to remove the word "NO." in the Certified Survey Map caption as this is no longer required by the La Crosse County Register of Deeds.

Feel free to contact me with any questions you may have.

Thank you,

Dale E. Hewitt

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

From: Craig, Sondra <<u>craigs@cityoflacrosse.org</u>>
Sent: Monday, July 29, 2024 3:46 PM
To: Dale Hewitt <<u>DHewitt@lacrossecounty.org</u>>; Bryan Meyer <<u>bmeyer@lacrossecounty.org</u>>
Subject: For Review - CSM - Causeway Blvd 17-20251-15

Good afternoon,

Attached for your review is a Certified Survey Map for 17-20251-15 in the City of La Crosse. Please let me know if you approve or have any comments.

Thank you,

SONDRA CRAIG (she/her) Deputy City Clerk City Clerk's Office City of La Crosse 400 La Crosse Street La Crosse WI 54601

<u>craigs@cityoflacrosse.org</u> Direct: 608.789.7549 | Office: 608.789.7510 Visit the City Clerk webpage: https://www.cityoflacrosse.org/your-government/departments/city-clerk

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Craig, Sondra

From:Erickson, TinaSent:Wednesday, August 14, 2024 12:12 PMTo:Trane, AndreaCc:Asp, Brian; Craig, SondraSubject:FW: For Review - CSM - Causeway Blvd 17-20251-15Attachments:CSM & Submittal Checklist - 7.29.2024 - Causeway Blvd.pdf

Andrea,

The Utilities request that the easements for the sewer and storm mains that run under these parcels be included on the CSM. Let me know if you have any questions.



Sincerely,

Tina Erickson

Utilities Finance & Compliance Manager La Crosse Utilities (Water – Sewer - Storm)

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

Office: 608.789.7520 Cell: 608.860.0981 Alternate Email: <u>utilities@cityoflacrosse.org</u> Webpage: <u>www.cityoflacrosse.org/utilities</u>

From: Craig, Sondra <craigs@cityoflacrosse.org>
Sent: Monday, July 29, 2024 3:46 PM
To: Acklin, Tim <Acklint@cityoflacrosse.org>; Asp, Brian <aspb@cityoflacrosse.org>; Coman, Kyle <comank@cityoflacrosse.org>;

Crandall, Jay <CrandallJ@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>; Gallager, Matthew <gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Neumann, Shannon <Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>; Trane, Andrea <tranea@cityoflacrosse.org> Subject: For Review - CSM - Causeway Blvd 17-20251-15

Good afternoon,

Attached for your review is a Certified Survey Map for 17-20251-15 (Causeway Blvd). Please let me know if you approve or have any comments.

Thank you,

SONDRA CRAIG (she/her)

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

craigs@cityoflacrosse.org

Direct: 608.789.7549 | Office: 608.789.7510 Visit the City Clerk webpage: https://www.cityoflacrosse.org/your-government/departments/city-clerk

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Agenda Item 24-1061 (Andrea Trane)

Certified Survey Map - All of Outlot 7 of River Point District and part of Government Lot 1 located in the Northwest 1/4 of the Northeast 1/4 of Section 31, Town 16 North, Range 7 West, in the City of La Crosse, La Crosse County, Wisconsin and request for right-of-way dedication.

General Location

West end of Causeway Blvd, north of River Point District.

Background Information

After finalizing the plats for River Point District, there is a parcel remaining north of Causeway Blvd that extends into Causeway Blvd. The purpose would be for the portions of the parcel at the west end of Causeway to be part of Causeway Blvd. Therefore, a CSM is needed to separate this portion of the parcel.

Recommendation of Other Boards and Commissions

None

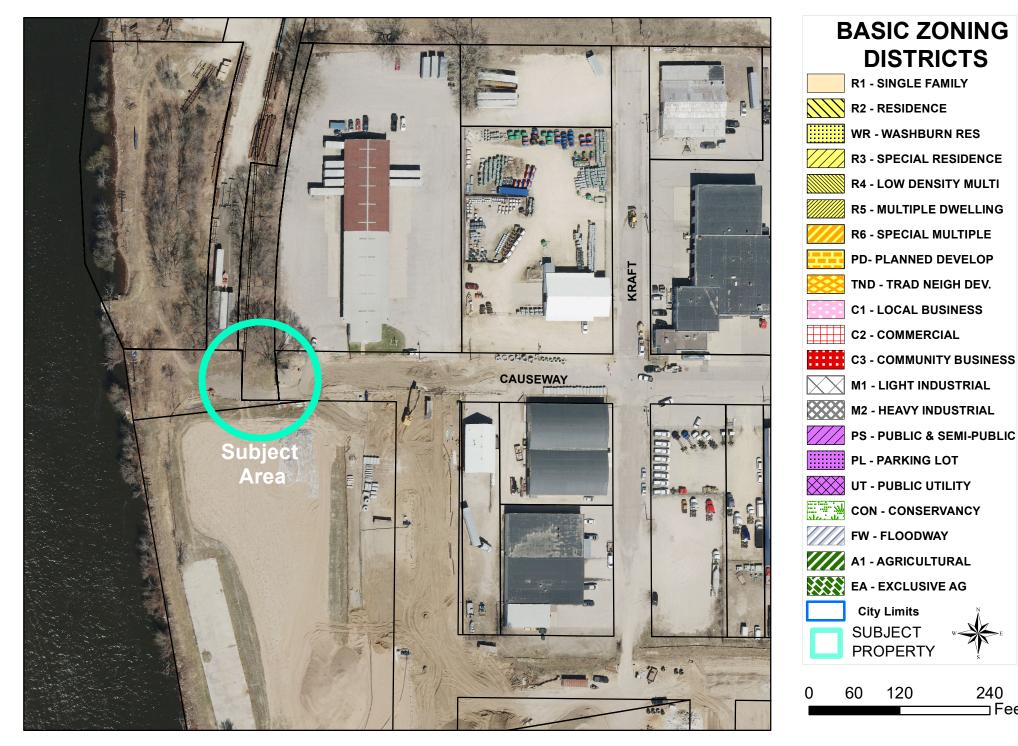
Consistency with Adopted Comprehensive Plan

N/A

Staff Recommendation

Approval

Routing J&A 9.3.2024



PC 24-1061 303

240

⊐Feet

City of La Crosse Planning Department - 2024



If you wish to register for an agenda item, please register online no later than 4:00pm the day of the meeting. You can also register in person at least 10 minutes prior to the start of the meeting.

* Meeting J&A, Tuesday, September 3, 2024 at 6:00pm, City Hall

* Agenda Item Number 24-1061

* Do you support or oppose the agenda item? Support

* Do you want to speak? No, I do not want to speak.

* Are you representing an organization or person other than yourself at this meeting? No

* Full Name Montana Lepsch

* Email lepschtanner@gmail.com

* Municipality of Residence: City of La Crosse

* How will you be attending the meeting? Attending In Person

* Rules, Guidelines, and Decorum for Public Hearings I have read and reviewed the rules and guidelines above.

City of La Crosse, Wisconsin



City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 24-1106

Agenda Date: 9/12/2024

Version: 1

Status: Recommended to be Adopted

File Type: Resolution

In Control: Common Council

Agenda Number:

Resolution approving Application of La Crosse County (dba Hillview Health Care Center) for a Conditional Use Permit allowing for a Community Living Arrangement at 3501, 3503, 3505, 3507, 3509 Park Lane Dr. & 2851 33rd St. S.

RESOLUTION

BE IT RESOLVED by the Common Council of the City of La Crosse that after a public hearing thereon held on September 3, 2024, a conditional use permit is hereby granted to La Crosse County (dba Hillview Health Care Center) for the premises known as 3501, 3503, 3505, 3507, 3509 Park Lane Dr. & 2851 33rd St. S., and is granted in accordance with the plans and application made herein and is conditioned upon the applicant fully complying with the terms and conditions of the application and all applicable City and State law.

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address): La Crosse County (dba Hillview Health Care Center)				
3501 Park Lane Drive, La Crosse, WI 54601				
Owner of property (name and address), if different than Applicant:				
212 (at street N, LaCosse, WI SA60)				
Architect (name and address), if applicable: Hoffman Planning, Design & Construction				
122 East College Avenue, Suite G, Appleton, WI 54911				
Professional Engineer (name and address), if applicable: Chase Rettler. Rettler Corporation				
3317 Business Park Drive, Stevens Point WI, 54482				
Contractor (name and address), if applicable: Hoffman Planning, Design & Construction				
122 East College Avenue, Suite G, Appleton, WI 54911				
Address(es) of subject parcel(s):				
Tax Parcel Number(s): 17-50310-30				
Legal Description (must be a recordable legal description; see Requirements):				
Description of PROPOSED site and operation/use (detailed plan of the proposed site): See attached site plan drawings and operational plan.				
Type of Structure proposed: Community Based Residential Facility (CBRF) & Day Center				
Number of current employees, if applicable:				
Number of proposed employees, if applicable:				
Number of current off-street parking spaces: See attached parking summary.				
Number of proposed off-street parking spaces: See attached parking summary.				

* If the proposed use is defined in Sec. 115-347(6)(c) Not applicable

(1) and is proposed to have 3 or more employees at one time, a 500-foot notification is required and off-street parking shall be provided. Will there be 3 or more employees at one time? Y_N_

or

(2) a 500-foot notification is required and off-street parking is required.

Where the side or rear lot line abuts or is located across an alley from any residential zoning district, abutting residential property owners shall be notified of the privacy fence provision by the City Clerk.

Any Conditional Use Permit required pursuant Sec. 115-347(6) shall be recorded with the La Crosse County Register of Deeds at the owner's expense.

**If the proposed use is defined in Sec. 115-353 or 115-356, abutting property owners shall be notified of the privacy fence provision by the City Clerk.

Not applicable

Check here if proposed operation or use will be a parking lot:

Check here if proposed operation or use will be green space:

Applicant/property owner may be subject to a payment in lieu of taxes for a period of twenty (20) years or until the property tax valuation of any new structure or improvements is equal to or greater than the base year valuation of the improvement or structure being demolished.

In accordance with Sec. 115-356 of the La Crosse Municipal Code, a Conditional Use Permit is required for demolition or moving permits if the application does not include plans for a replacement structure of equal or greater value. Any such replacement structure shall be completed within two (2) years of the issuance of any demolition or moving permit.

If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the La Crosse County Register of Deeds and should the applicant not complete the replacement structure of equal or greater value within two (2) years of the issuance of any demolition/moving permit, the applicant or property owner shall be subject to a forfeiture of up to \$5,000 per day for each day not completed.

CERTIFICATION: I hereby certify that I am the owner of the subject parcel(s) or authorized agent and that I have read and understand the content of this application and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

(signature) (date) 608-785-6109 rWesty STATE OF WISCONSIN Notary not required)ss. COUNTY OF LA CROSSE Personally appeared before me this _____ day of _____ _, 20___, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same. Notary Public My Commission Expires: Applicant shall, before filing with the City Clerk's Office, have this application reviewed and the information verified by the Director of Planning & Development. Review was made on the day of not required prior to application Signed: Direct of Flanning & Development



August 1, 2024

City Clerk's Office City Hall 2nd Floor 400 La Crosse St. La Crosse, WI 54601

Re: La Crosse County (dba Hillview Health Care Center) Conditional Use Permit

To whom it may concern,

On behalf of La Crosse County, enclosed are the Conditional Use Permit documents for the Hillview CBRF & Intergenerational Day Center project. These documents are being submitting pursuant to City of La Crosse Municipal Code of Ordinances, Sec. 115-364. This permit is intended to amend the previously approved resolution 22-0902.

Project Description:

The project consists of a selective remodel of the Hillview Healthcare Center, located at 3501 Park Lane Drive in La Crosse, WI, and operated by La Crosse County. The existing single story, Type VA SNF will be remodeled to support the following; 39-bed CBRF (two households, 35-bed and 4-bed Dementia Stabilization Unit), 26-bed SNF, 10-bed State Only, 10-bed Support Housing, and Intergenerational (Child plus Adult) Day Center.

Independent mailing addresses are requested for the following operations:

- CBRF
- Support Housing
- Intergenerational Day Center

The proposed renovations will include existing building system upgrades, existing window replacement, select window and entrance door modifications, select parking modifications, new exterior patios, and stormwater improvements.

The existing site contains a Skilled Nursing Facility (SNF), Residential Care Apartment Complex (RCAC), and an Independent Living Apartment Complex. The site is adjacent to Chad Erickson Memorial Park.

The proposed CBRF will be operated in conjunction with the other buildings on site. The stand-alone CBRF project submitted in 2022 was not constructed, nor is it the county's intent to construct it in the near future.

The proposed CBRF facility will be a fully accessible space, compliant with current building codes. All CBRF entrances and exits lead directly to grade and are ADA accessible. All resident rooms are private – one bed per room. Resident bedroom space is provided at a minimum of 100 square feet per resident and common areas (living, dining and activity) are provided at a minimum of 90 square feet per resident as required for non-ambulatory C.N.A. licensure classification.

The CBRF residents will have access to secured outdoor patios enclosed open decorative metal fence. This security enclosure is essential to the safety and well-being of the residents.

The Intergenerational Day Center will be operated by an entity not yet determined. The day center will support both children and adults in accordance with state licensing requirements. The day center will be operational generally during normal business hours and will have staff completely separate from the SNF & CBRF spaces. The day center will be secured from the remaining portions of the building by access controlled doors and access controlled gate for the central courtyard playground.

The proposed construction will match the existing building; conventional wood framing with a concrete and masonry basement. The building structure is required to be include fire rated protected assemblies and be fully sprinklered in accordance with local and state building codes. The exterior design maintains the exterior brick cladding and modifications will match existing.

We are requesting to exceed the district capacity and proximity requirement to other Community Living Arrangement Facilities. We believe the following site and operational attributes support the case for permitting this use:

- The Hillview campus has a long-standing reputation for serving the senior community, and the proposed use is a continuation of that service.
- This facility allows Hillview to further fulfill their mission: 'Our mission is to create and sustain services delivered in a compassionate manner that respects the unique needs and lifestyles in those in our community.'
- Hillview's mission as a County owned and operated long term care campus includes equitable access to services for low-income residents. The La Crosse community needs more access to long term care residential setting to support low-income elders.
- The La Crosse region is facing a significant shortage of long-term care beds for older adults with dementia and other psychiatric health needs. With over 2400 people in La Crosse County living with dementia or Alzheimer's, this project would help to meet a pressing community need to care for those who need long term care.
- Local hospitals are often unable to discharge patients to long term care settings locally. Data from our local hospitals in La Crosse County shows over 100 older adults currently waiting to be discharged to a long-term care setting. This project provides more local access to long term care residential services to better support the needs of this community and avoid unnecessary stays in our hospital settings.
- The introduction of this facility does not dramatically change the look, feel or operations of the existing campus. The surrounding greenspace isolates direct impact on the adjacent neighborhoods.
- The overall number of residents cared for on campus will not drastically change. The Skilled Nursing Facility will be downsized upon completion of the CBRF. This facility will provide a more appropriate care environment for some residents that are currently living in the Skilled Nursing Facility on site.
- The unique needs being cared for in this facility (memory care, behaviors) requires a supporting campus, such as this one, to care for residents in the safest manor.
- There is an existing Community Living Facility on the same site (Hillview Terrace RCAC). Integrating two Community Living Facilities on the same site allows for operational efficiencies and maximize care and amenity opportunities.
- Current site attributes such as public transportation, parking supply, outdoor space access already exist to support the facility needs.
- There has been precedent set within the City of La Crosse for permitting combination of senior care offerings such as CBRF, RCAC and SNF on one site.
- Intergenerational Programs provide opportunities for unrelated younger and older people to interact with each other typically at a location serving either youth or older adults.

- This programming would allow for more community building, beneficial programming for seniors and children, and educational collaborations that could involve other agencies in La Crosse.
- Affordable child care programming is a community need.
- Additional services for those with mild to moderate dementia are needed as the population ages.
- The space will offer stability as well as unique programming that could attract a more diverse clientele to the center.

For those reasons, our client strongly believes that the proposed CBRF & Intergenerational Day Center use should be permitted on this site. This facility will help to fulfill a county-wide need and offer an important amenity within the city.

Conditional Use Permit documents include:

- 1. Cover letter explaining the project (this document)
- 2. Conditional use Permit Application
- 3. CBRF Operational Plan
- 4. Day Center Operational Plan
- 5. Parking Summary
- 6. Original Plat
- 7. CS-101 Existing Site Plan
- 8. CP-101 Site Layout Plan
- 9. PR-01 Concept Floor Plan
- 10. PR-17 First Floor Plan
- 11. Project Renderings

Please contact us with any questions or if we can be of further service.

Sincerely,

Hoffman Planning, Design & Construction, Inc.



Senior Project Architect

Hoffman Planning, Design & Construction, Inc. 122 E. College Ave., Suite 1G, Appleton, WI 54911 jrynish@hoffman.net | www.hoffman.net p: 920.380.2121 | m: 920.570.3835



15-7-15-2 City of La Crosse

EXISTING DRILL HOLE CENTER 1/4 CORNER SECTION IO-TI5N-R7W

PLAT OF SURVEY

OF THE

LACROSSE COUNTY HILLVIEW PROPERTY

LOCATED IN THE SI/2-SWI/4 OF SECTION 10 & NI/2-NWI/4 OF SECTION 15, ALL BEING IN TI5N-R7W, CITY OF LACROSSE, LACROSSE COUNTY, WI.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LANDS SHOWN HEREON AND THAT THIS MAP IS A TRUE AND CORRECT REPRESENTA-TION OF THE LAND SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF

WILLIAM C. IUNG S 1323

Avilliam C. Juno JUNG, RLS 13

DEPUTY COUNTY SURVEYOR

STATE ROAD SCHOOL



312



Hillview Health Care Center Owned and operated by: County of La Crosse, Wisconsin 3501 Park Lane Drive • La Crosse, Wisconsin 54601-7700 (608) 789-4800 • FAX: (608) 789-4860 Web Site: www.co.la-crosse.wi.us



August 1, 2024

Re: Operational Plan for La Crosse County Hillview CBRF Remodel

As a county owned home, it is part of our mission to meet the needs of our community. Hillview campus has been assessing gaps in care and discussing area needs with other community stakeholders. An operational plan has been developed to meet and identify these needs.

Hillview Campus currently operates a SNF built for 226 residents which is home to about 60 residents today. The nursing home will continue to operate with a greater focus on short-stay rehabilitation and end-of-life care. Our State Only area will continue to offer care for those with dementia and some psychiatric needs. As our operational plan evolves, the number of SNF beds will be reduced to a projected number of 36. For staffing, our total numbers will go from 146 today to a projected number closer to 90 employees. Approximately 25 of the staff will be employed or have work performed in the remodeled CBRF and approximately 55 staff employed in the SNF with 10 in our connected communities.

Our operational plan for the remodeled area includes 39 beds, all will be licensed as a CBRF or Community Based Residential Facility. 4 of those 39 beds will be considered for a DSU or Dementia Stabilization Unit. The location being adjacent to our current Hillview Campus buildings will allow a simple transition between levels of care.

The CBRFs will provide care to seniors with a need of long-term medical care, memory care and those with memory care which may include stabilization. The 39 CBRF beds will offer a safe, secure environment. It will provide individualized care based on each person's needs whether it be specific to acute care needs or specific to one's dementia care needs. Regardless, the specialized care provided will enhance each person's quality of life. The Hillview CBRF will have the means to care for residents in all stages of dementia. There will be areas secured and monitored with delayed ingress and egress doors and a wander guard system for those who may need that level of care. Many features were designed with safety in mind and with consideration of those we will be caring for. Our home will provide ample common areas for space where residents may wander and other areas for providing meaningful activities. All 39 rooms will be private rooms with new windows, a private toilet room, television, new closets and bedside

stands. The design includes a common dining space, activity space, courtyards, a private 4-season room and private access to the outside.

The Hillview Campus is owned and operated by La Crosse County. The La Crosse County Veterans-Aging and Long-Term Care Committee oversee operations along with the Executive Director of Long-Term Services. The Hillview Campus Administrator oversees all day-to-day operations.





Hillview Health Care Center Owned and operated by: County of La Crosse, Wisconsin 3501 Park Lane Drive • La Crosse, Wisconsin 54601-7700 (608) 789-4800 • FAX: (608) 789-4860 Web Site: www.co.la-crosse.wi.us



August 1, 2024

Re: Operational Plan for La Crosse County Hillview Intergenerational Day Center

As a county owned home, it is part of our mission to meet the needs of our community. Hillview campus has been assessing gaps in care and discussing area needs with other community stakeholders. An operational plan has been developed to meet and identify these needs.

The Intergenerational Day Center will occupy a portion of the underutilized existing Hillview SNF building and will provide care for both children and senior populations. Although the building will continue to be maintained by Hillview, the day center will be operated by separate entity, not yet determined. Emergency planning will be coordinated and managed comprehensively with all building operations and occupancies.

The space is capable of supporting 50 children including infants and 15 to 20 seniors. Operating hours will be during normal or extended business hours. The center will not provide overnight stay services or skilled care for the adult participants. Dedicated staff and programming activities will serve the day center and be separate from other services in the building. A dedicated entrance will be provided separate from other building operations and a secured outdoor patio/play area will be provided within the existing courtyard.

Security of the day center will be provided in accordance with local and state codes, Adult Day Center DHS codes for provider certification, and Child Care licensing rules.

The Hillview Campus is owned and operated by La Crosse County. The La Crosse County Veterans-Aging and Long-Term Care Committee oversee operations along with the Executive Director of Long-Term Services. The Hillview Campus Administrator oversee all day-to-day operations. Childcare services will be administered by a licensed provider and the ARDC will help oversee senior programming.





August 1, 2024

Re: Parking Summary for Hillview CBRF & Day Center Conditional Use Permit

Parking Description

This site contains uses that merit an approach different to that described in the multifamily housing standards. The residential uses vary from Independent Living (ambulatory) to Skilled Nursing and CBRF (non-ambulatory). Non-ambulatory residents do not drive and do not have a need for permanent vehicle parking. Therefore, the following table provides a holistic parking approach that addresses all site needs. Accessible parking spaces will be provided at building entrances per the International Building Code.

Facility	Use	Occupant	Proposed Parking Metric	Parking Stalls
Carroll Heights	Independent Living	66 bedrooms	1:1 (bed)	66
Hillview Terrace	RCAC	34 bedrooms	1:2 (bed)	17
Health Center	SNF & State-Only (non- ambulatory)	*36 bedrooms	1:3 (visitor)	12
Health Center	CBRF (non-ambulatory)	39 bedrooms	1:3 (visitor)	13
Health Center	Day Center	-50 children (Drop-off) -20 Seniors (Drop Off) -12 Staff -20 Volunteers	2;10 – 1 st 10; 1;10 each additional 10 children / seniors (total 6 due to different drop off times for children and seniors) 1:2 staff (total 16)	22
Health Center	Support Housing	10 units/beds	1:1 (bed)	10
Overall Site Support	Staff	**97	Max shift overlap	65
	·	·	TOTAL	205

Proposed parking metrics

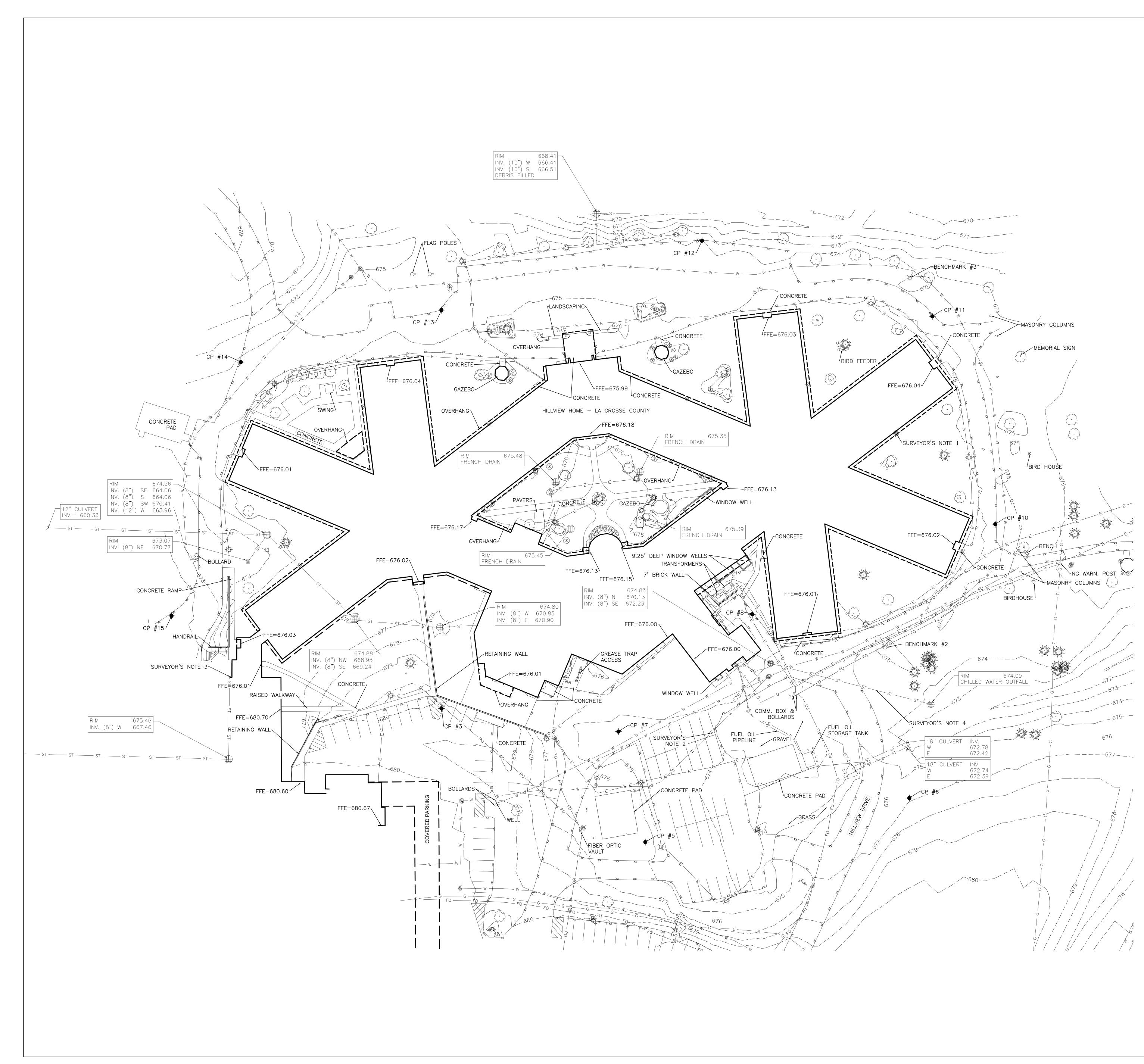
* Number of beds is based on new occupancy after completion of CBRF.

** Staff number shown is maximum shift overlap. Total staff is 97. Maximum shift is 65.

Number of Parking Stall Summary

Existing 210

Required (per table above)	205
Proposed (as shown on site plan)	214



LEGEND

湬	LIGHT POLE	,G	BURIED GAS
	POWER POLE	×	BURIED TELEPHONE
Y	GUY	W	WATERMAIN
©	ELECTRIC METER	FO	FIBER OPTICS
	ELECTRICAL BOX	*	EDGE OF BITUMINOUS
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Ì	STORM MANHOLE	*	CONIFEROUS TREE
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	CATCH BASIN	Ø	VERTICAL PIPE
	WATER VALVE		BENCH
	HYDRANT		ROCKS
	IRRIGATION BOX	+	CONTROL POINT
*	FENCE	•	3/4" IRON BAR FOUND
SAN	SANITARY SEWER	۲	1" IRON PIPE FOUND
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UNDERGROUND UTILITIES

THESE RECORD DRAWINGS HAVE BEEN PREPARED IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS-LOCATIONS ARE APPROXIMATE.

FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZES AND THEIR LOCATIONS. UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE. (TICKET #20221102904, 202402201443) AND PRIVATE UTILITY LOCATE PERFORMED BY PRIVATE LINES LLC.

DESCRIPTION

THE NORTH 1/2 OF THE NORTHWEST 1/4, SECTION 15, TOWNSHIP 15 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

BENCH MARK

ELEVATIONS BASED ON NAVD 88 USING WISGEOID 12A:

BENCHMARK #1 TOP NUT ON HYDRANT LOCATED OFF THE SOUTHEAST CORNER OF SOUTH PARKING LOT EAST OF DRIVEWAY FROM HILLVIEW DRIVE

ELEVATION: 677.87

BENCHMARK #2 NORTHWEST BOLT ON HYDRANT LOCATED OFF THE SOUTH OF HILLVIEW DRIVE NEAR BUILDING 500

ELEVATION: 676.98

BENCHMARK #3 BURY BOLT ON HYDRANT ON NORTHEAST SIDE OF BUILDING NEAR CP #11 ELEVATION: 676.82

SURVEY CONTROL POINTS

COORDINATE SYSTEM BASED ON: NAD83 (2011) WITH LA CROSSE COUNTY COORDINATES USING WISCORS

COORDINATES 0 CP #1 - CP MAG N: 120137.64 E: 457321.04 Z: 675.25 CP #2 - CP MAG N: 120253.63 E: 457519.63

Z: 681.68 CP #3 - CP MAG N: 120506.91 E: 457351.31

Z: 679.85 CP #4 - CP MAG N: 120099.20

E: 457164.34 Z: 672.40 CP #5 - CP SPIKE N: 120394.99

E: 457522.00 Z: 676.22 CP #6 - CP SPIKE

N: 120431.82 E: 457743.01 Z: 676.84

CP #7 - CP MAG N: 120487.46 E: 457499.47 Z: 674.72

CP #8 - CP MAG N: 120585.67 E: 457611.53 Z: 675.43

CP #9 - CP MAG N: 120664.31 E: 457814.22 Z: 674.69

SURVEYOR'S NOTES

- IRRIGATION VALVE BOX AND BACKFLOW DEVICE NO TRACER WIRE PRESENT
 UTILITIES IN THIS AREA BASED ON MAPS PROVIDED BY OTHERS
 ABOVE GROUND STORM PIPE FROM ROOF DRAIN TO INLET
 PIPE ROUTING PROVIDED BY CLIENT.

N: 120661.14 E: 457814.94 Z: 674.81 CP #11 - CP MAG N: 120835.16 E: 457762.26

CP #10 - CP MAG

Z: 674.73 CP #12 - CP MAG N: 120898.50 E: 457569.41 Z: 674.03

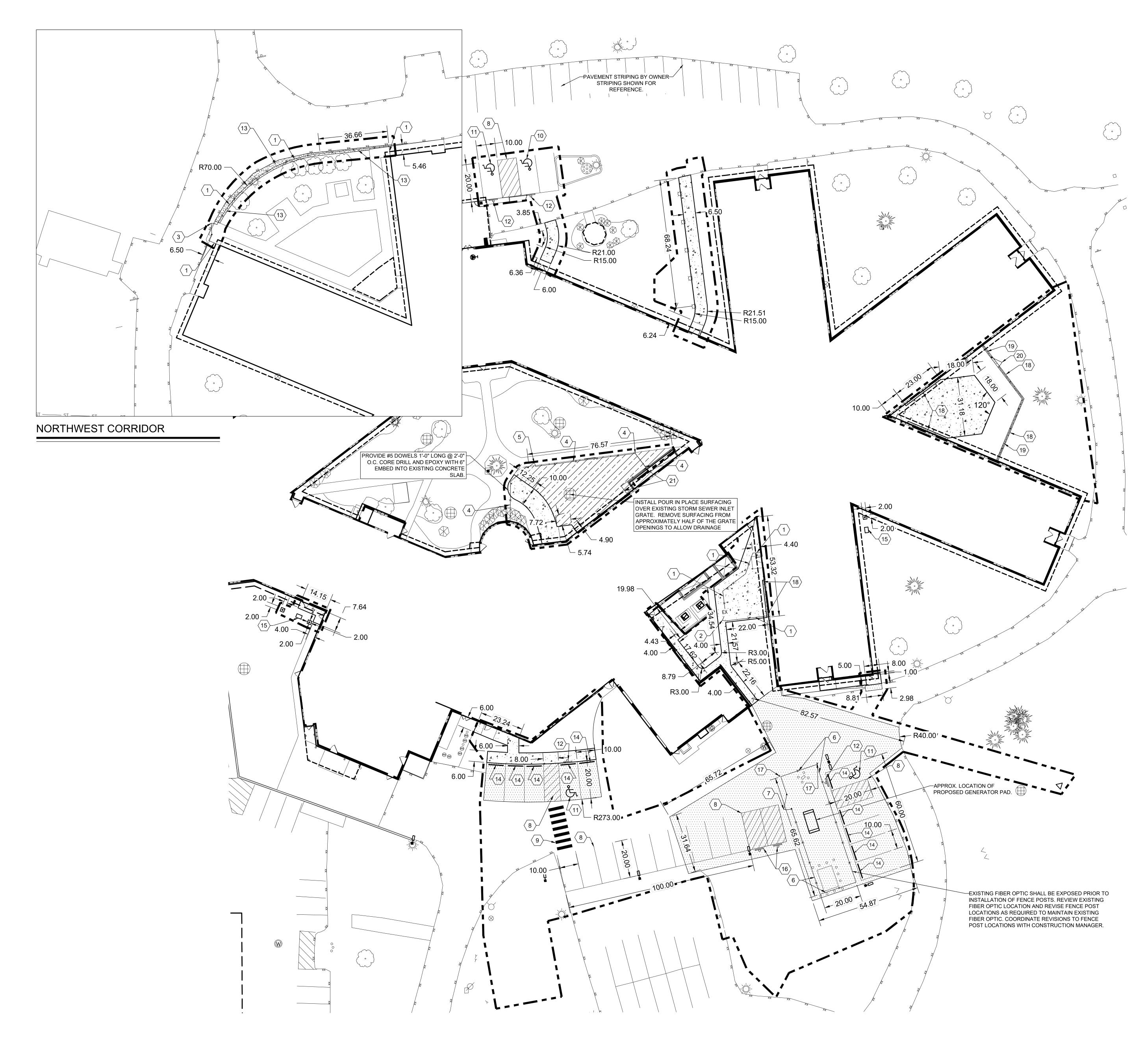
CP #13 - CP MAG N: 120840.42 E: 457351.31 Z: 674.66

CP #14 - CP MAG N: 120796.80 E: 457183.34 Z: 647.20

CP #15 - CP MAG N: 120584.37 E: 457125.35 Z: 671.65

RTY CORNER PER COUNTY RECORDS <u>ب</u> U С Ш С · 🔳 🔳 nter Φ 60 C Ð Ο althc _____ É Φ \square Т Ο \bigcirc Hillview OSSE \simeq 501 \bigcirc Ś MARK DATE ISSUED: 07/02/2024 PROJECT NO: 23470 DRAWN BY: T. SCHMENK CHECKED BY: C. RETTLER COPYRIGHT © 2024: HOFFMAN PLANNING, DESIGN & CONSTRUCTION, INC. Existing Site Plan

CS-101



SITE LAYOUT - GENERAL NOTES

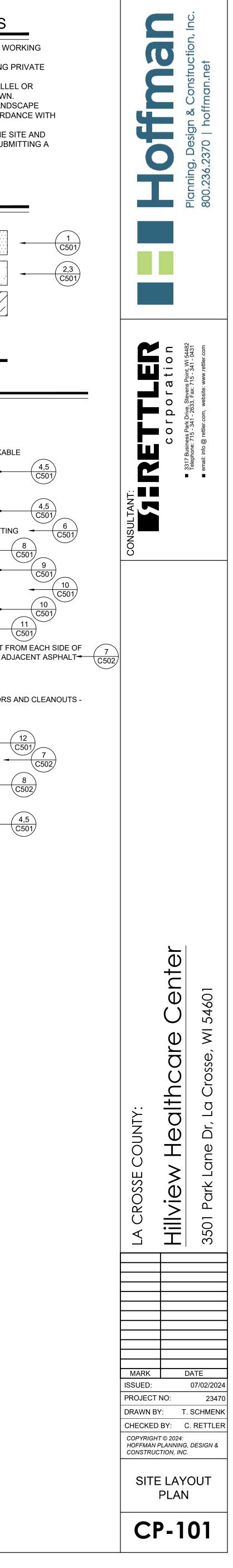
- 1. CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE 5 WORKING
- DAYS PRIOR TO THE START OF CONSTRUCTION.2. CONTRACTORS SHALL BE RESPONSIBLE FOR LOCATING PRIVATE
- UTILITIES.
- 3. ALL PROPOSED DIMENSIONS ARE REFERENCED PARALLEL OR PERPENDICULAR TO THE PROPOSED FEATURES SHOWN. 4. SEED, FERTILIZE, AND CRIMP MULCH ALL GENERAL LANDSCAPE
- SEED, TERREZE, AND GRIMI MOLETTALE GENERAL LANDGOALE AREAS DISTURBED DURING CONSTRUCTION IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
 ALL CONTRACTORS SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID.

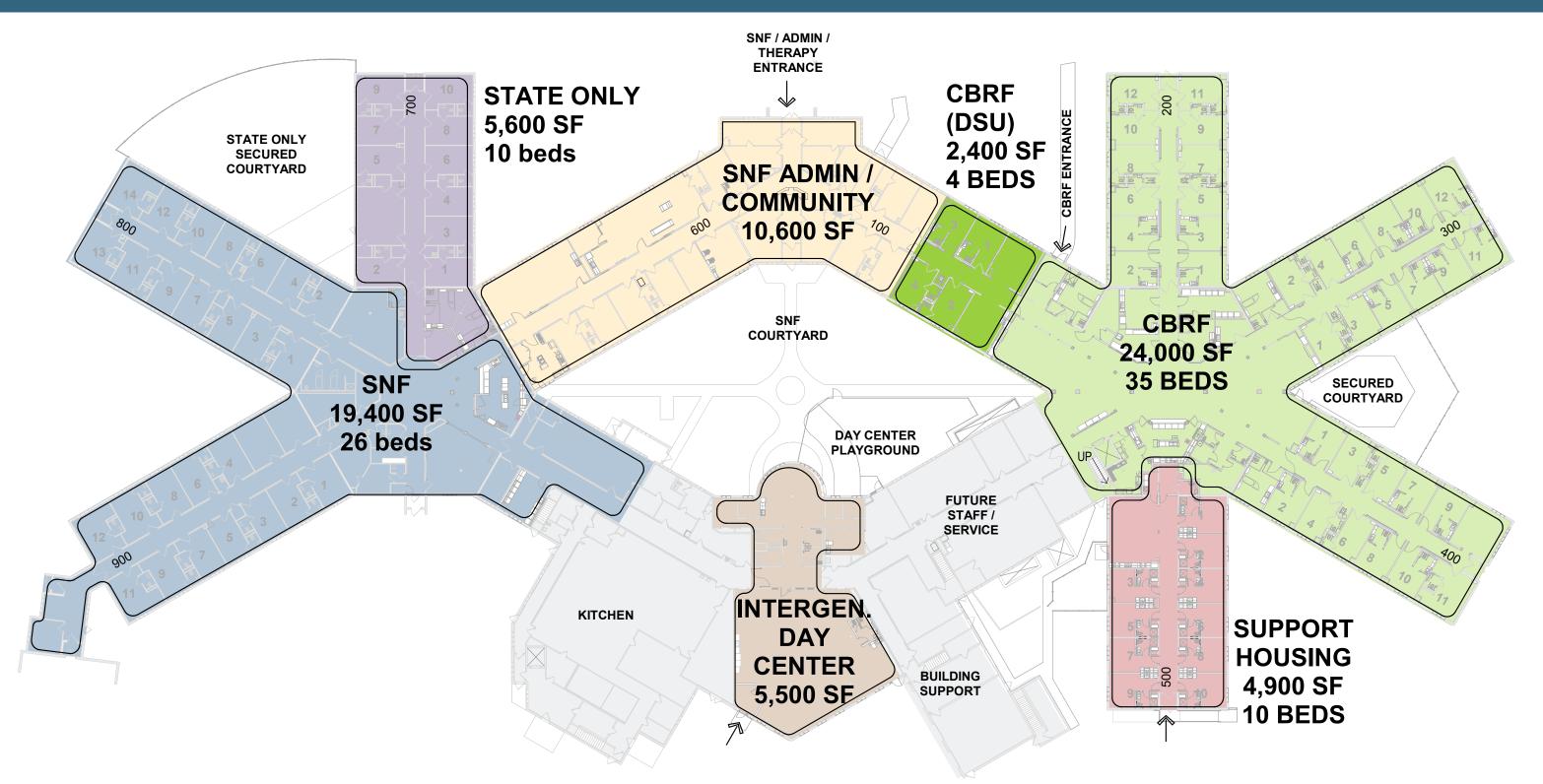
SITE LAYOUT LEGEND

		[]
	MIX ASPHALT, 4" DEPTH BASE AGGREGATE DENSE, 8" DEPTH	
	ICRETE PAVEMENT, 5" DEPTH ASE AGGREGATE DENSE, 6" DEPTH	
	IR IN PLACE PLAYGROUND SURFACING ASE AGGREGATE DENSE, 4" DEPTH	
	ELIGHTING ER TO ELECTRICAL DRAWINGS	
APPI	ROXIMATE PROJECT LIMITS	
SI	E LAYOUT KEYNOTE	S
$\boxed{1}$	6' H DECORATIVE SOLID LLDPE FENCE	
$\left\langle \begin{array}{c} \cdot \\ \cdot $	6' H X 4' W DECORATIVE SOLID LLDPE FEM	
$\left\langle \frac{2}{3} \right\rangle$	6' H X 6' W DECORATIVE SOLID LLDPE FEN	
$\sqrt{3}$	4' H BLACK VINYL CHAIN LINK FENCE	
$\left\langle \frac{4}{5} \right\rangle$	CUSTOM METAL GATE - REFER TO ARCH.	DRAWINGS
$\langle 0 \rangle$	6' H BLACK VINYL FENCE WITH PRIVACY S	
$\left\langle \begin{array}{c} 0 \\ 7 \end{array} \right\rangle$	6' H X 8' W BLACK VINYL FENCE GATE WIT	
$\langle n \rangle$	PAVEMENT MARKINGS - WHITE	
$\left\langle \begin{array}{c} 0 \\ 9 \end{array} \right\rangle$	CROSSWALK	
$\sqrt{9}$	STANDARD ADA STALL	
		_
$\langle 11 \rangle$	VAN ACCESSIBLE ADA STALL	
(12)	ADA PARKING SIGN	
(13)	LIMESTONE SCREENINGS MAINTENANCE FENCE. FILL IN ADDITIONAL SPACE BETW WHERE APPLICABLE.	
$\langle 14 \rangle$	CONCRETE PARKING STOPS	
(15)	APPROX. LOCATION OF PROPOSED GREAREFER TO MEP PLANS	SE INTERCEPTORS /
(16)	12"X18" MAINTENANCE VEHICLE PARKING	ONLY SIGN
$\langle 17 \rangle$	6" STEEL BOLLARD	- (
(18)	1' W LIMESTONE SCREENINGS MAINTENA	
(19)	6' H DECORATIVE STEEL FENCE	- (

- 20 6' H X 6' W DECORATIVE METAL FENCE GATE LOCKABLE
- $\langle 21 \rangle$ 5' H BLACK VINYL CHAIN LINK FENCE

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CONCEPT FLOOR PLAN



project # 23470 08/01/24

PR-01 **320**



FIRST FLOOR PLAN



CBRF Resident Unit

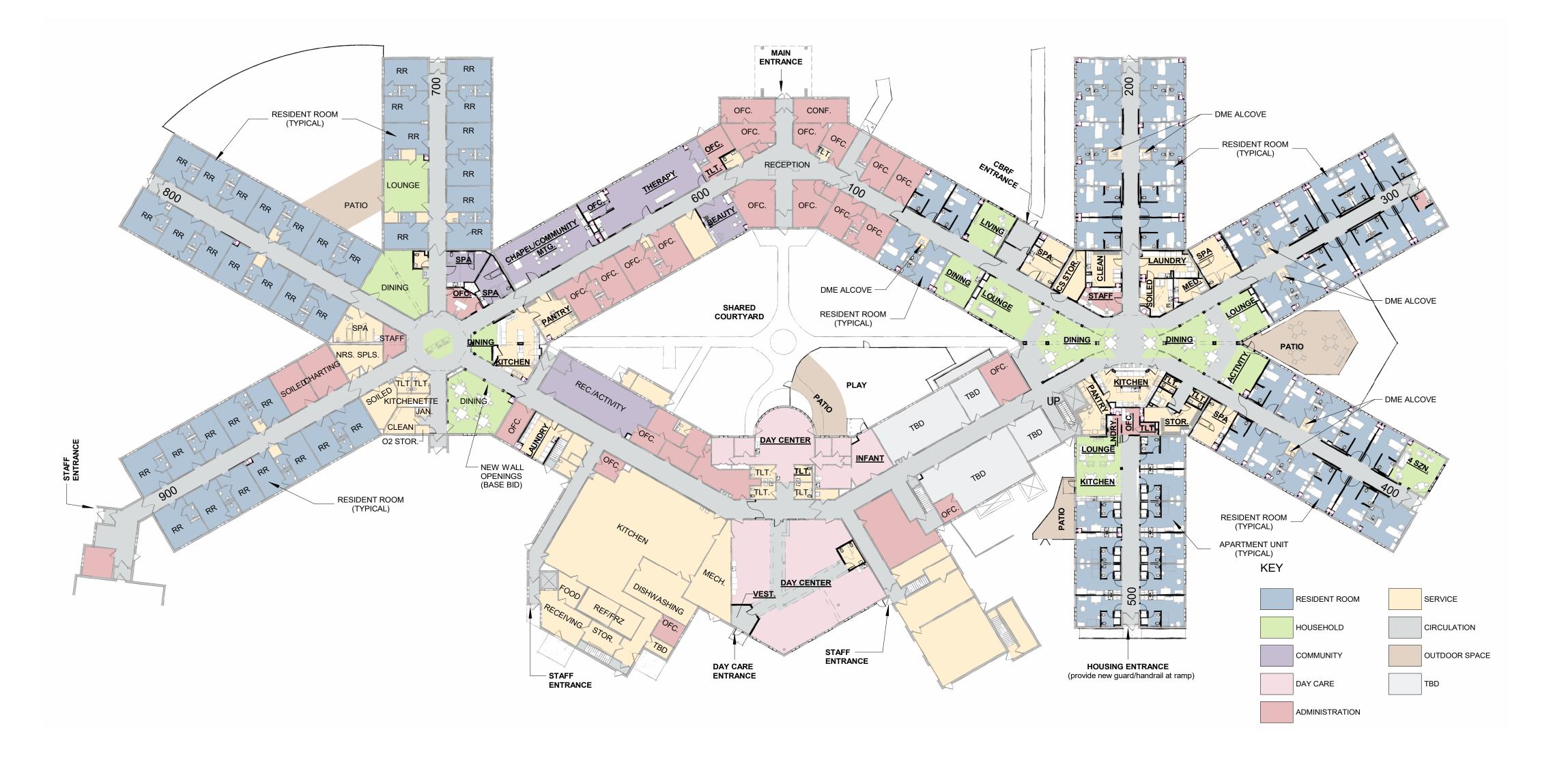


CBRF Kitchen



CBRF Lounge

Hillview Health Center Remodel





CBRF Patio



Day Center Playground



Tax Parcel	OwnerName	PROPADDCOMP	CompleteAddress
	(LE) MARGARET E CZECHOWICZ, (LE) GARY R		
	CZECHOWICZ,		
17-50198-60	TANYA CZECHOWICZ, TIM CZECHOWICZ	3030 WILLOW DR	3030 WILLOW DR
17-50199-50	ADAM P KRAFFT, AMANDA K KRAFFT	3717 EASTER RD	3717 EASTER RD
17-50197-70	ALLEN CARDER	3006 MAPLE DR	3006 MAPLE DR
17-50197-80	ANDREW ANTHONY JARRETT, REGAN KAYE DOBBS	3500 PARK LANE DR	3500 PARK LANE DR
17-50199-70	ANNA KATHRYN JORDAN, ERIC CHARLES JORDAN	3006 BIRCH DR	3006 BIRCH DR
17-50311-110		2853 31ST ST S	2853 31ST ST S
17-50311-120	BELZ WI APARTMENTS LLC C/O RELIANT REAL ESTATE	2845 31ST ST S	720 CASS ST
17-50311-120	BENJAMIN H STORLIE, COURTNEY K STORLIE	3001 WILLOW DR	3001 WILLOW DR
17-50312-30	BENJAMIN SCHAUF, HANA SCHAUF	2809 31ST ST S	2809 31ST ST S
17-50154-10	BONNIE J SOKOLIK	2929 31ST ST S	2929 31ST ST S
17-50153-130	BRIAN A SIDIE, GWEN A SIDIE	2917 31ST ST S	2917 31ST ST S
17-50778-40	BRIAN W OLEARY, BARBARA A OLEARY	3014 33RD ST S	3014 33RD ST S
17-50153-140	CHELSEA HESSELBERG	2923 31ST ST S	2923 31ST ST S
17-50307-90	CITY OF LACROSSE	3200 PAMMEL CREEK RD	400 LA CROSSE ST
17-50308-10	CITY OF LACROSSE	3501 PARK LANE DR	400 LA CROSSE ST
17-50308-76	CITY OF LACROSSE	33RD ST S	400 LA CROSSE ST
17-50308-77	CITY OF LACROSSE	33RD ST S	400 LA CROSSE ST
17-50308-78	CITY OF LACROSSE	33RD ST S	400 LA CROSSE ST
47 50040 04		WARD AVE	
17-50310-31 17-50310-32	CITY OF LACROSSE	33RD ST S 33RD ST S	400 LA CROSSE ST 400 LA CROSSE ST
17-50310-32	CITY OF LACROSSE CITY OF LACROSSE	3601 PARK LANE DR	400 LA CROSSE ST 400 LA CROSSE ST
17-50312-40	CITY OF LACROSSE	3110 WARD AVE	400 LA CROSSE ST
17-30312-40	CITE OF EACTOOSE	STIC WARD AVE	400 EA CIXO33E 31
17-50312-45	CITY OF LACROSSE	2875 31ST ST S	400 LA CROSSE ST
17-50312-10	CLARE A RASMUSSEN, MICHAEL K TUMILOWICZ	2817 31ST ST S	2817 31ST ST S
17-50197-50	CLIFFORD ZOLLER	3030 MAPLE DR	3030 MAPLE DR
17-50197-100	D&K LIVING SOLUTIONS LLC	3013 & 3015 MAPLE DR	W5886 CEDAR RD
17-50153-80	DAVID J STRASSER, MARGARET E STRASSER	2877 31ST ST S	2877 31ST ST S
17-50153-120	DONALD W SKIBBA, DARCY JOHNSON SKIBBA	2909 31ST ST S	2909 31ST ST S
17-50153-100	ELAINE A KOHLWAY	2891 31ST ST S	2891 31ST ST S
17-50311-140	ENRIQUE JOEL VALERA, MARIA R VALERA	2825 31ST ST S	4343 MARIAH DR S
17-50778-20	GLORIA C GRITZMACHER	3008 33RD ST S	3008 33RD ST S
17-50197-60	JAMES A SHEVELSON, SUSAN K SHEVELSON	3020 MAPLE DR	3020 MAPLE DR
17-50311-100 17-50199-20	JOAN M BLASCHKE JOSEPH JR PRADOVIC	2857 31ST ST S 3005 CLIFFSIDE DR	2857 31ST ST S 3005 CLIFFSIDE DR
17-50199-20	JUNE M THESING	3506 PARK LANE DR	3506 PARK LANE DR
17-50153-110	KATHRYN ANNE HANLEY	2903 31ST ST S	W4909 MC LAREN RD
17-50311-130	KEVIN M BROWN	2835 31ST ST S	2835 31ST ST S
17-50199-40	LESLIE J LACHINE, TERESA R LACHINE	3701 EASTER RD	3701 EASTER RD
17-50199-10	LISBETH G BENDER	3006 CLIFFSIDE DR	3006 CLIFFSIDE DR
17-50778-10	MARIE AILENE COLON, VINCENT JOHN MARKIEWICZ	3000 33RD ST S	3000 33RD ST S
17-50778-30	MICHAEL G BISSEN TRUST, MARY K BISSEN TRUST	3010 33RD ST S	3010 33RD ST S
17-50153-90	MICHEAL BYARS, BRENDA BYARS	2885 31ST ST S	2885 31ST ST S
17-50312-50	NORTHERN STATES POWER CO	2899 29TH CT S	PO BOX 8
17-50199-30	PAUL J HALTER, CYNTHIA HALTER	3013 CLIFFSIDE DR	3013 CLIFFSIDE DR
17-50199-60	ROBERT T BRAGUE, KAREN EHLERS	3014 BIRCH DR	3014 BIRCH DR
17-50198-70 17-50197-110	RONALD R MALLES, CAROLE J MALLES SARA J HART	3022 WILLOW DR 3021 MAPLE DR	3022 WILLOW DR 3021 MAPLE DR
17-50312-20	SHANE SOMMERFELDT, BRITTANY DUMMER	2803 31ST ST S	2803 31ST ST S
17-50154-20	SHERRY L SLABY	3001 31ST ST S	3001 31ST ST S
11 00101 20			
		3001, 3003, 3005, 3007, 3009, 3011, 3013,	
17-50590-10	SPEF IX ARROWHEAD LLC	3015, 3017, 3019, 3021, 3023, 3025 33RD ST \$	3 1638 PLAINFIELD AVE
17-50778-60	STACIE M FRUIT	3022 33RD ST S	3022 33RD ST S
17-50198-130	STANLEY M BERG, CECELIA M BERG	3020 CLIFFSIDE DR	3020 CLIFFSIDE DR
17-50198-80	TAMMY A HASS	3012 & 3014 WILLOW DR	3012 WILLOW DR
17-50198-140	TERESA M OPITZ	3012 CLIFFSIDE DR	3012 CLIFFSIDE DR
17-50778-50	THOMAS K SCHULZ	3020 33RD ST S	3020 33RD ST S
17-50198-120	TINA M MAJINSKI	3601 EASTER RD	3601 EASTER RD
17 50400 00			
17-50198-90	TOWN OF SHELBY	3510 PAMMEL CREEK RD	2800 WARD AVE
17-50307-50 17-50309-40	TRANE US INC TRANE US INC	3600 PAMMEL CREEK RD 3500 WARD AVE	3600 PAMMEL CREEK RE 3600 PAMMEL CREEK RE
17-50154-30	WALTER J THOM, MABELLE K THOM	3009 31ST ST S	3009 31ST ST S
17-50198-110	WILLIAM R MOYLE, SUSAN I MOYLE	3011 WILLOW DR	3011 WILLOW DR
17-00100-110			

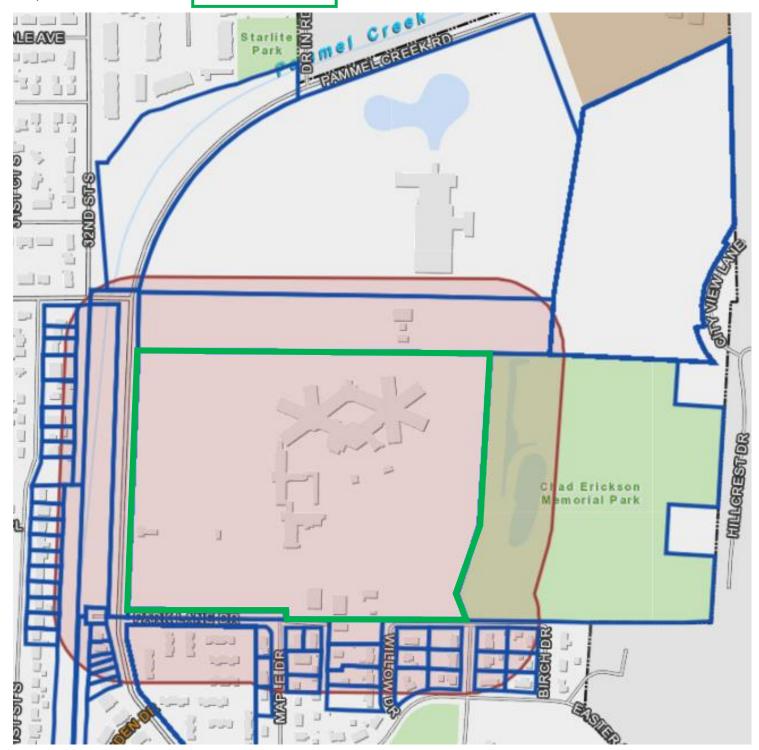
Properties within 300 feet of 3501, 3503, 3505, 3507, 3509 Park Lane Dr & 2851 33rd St S $\,$

LACROSSE COUNTY		3501, 3503, 3505, 3507, 3509 PARK LANE DR		
Applicant	DBA HILLVIEW HEALTH CARE CENTER	2851 33RD ST S	212 6TH ST N	

MailCityStateZip x y
LA CROSSE WI 54601
LA CROSSE WI 54601-7725
LA CROSSE WI 54601-7744
LA CROSSE WI 54601-7709
LA CROSSE WI 54601
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LA CROSSE WI 54601
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LA CROSSE WI 54601-7709
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LA CROSSE WI 54601
LA CROSSE WI 54601-7717
LA CROSSE WI 54601
LA CROSSE WI 54601 LA CROSSE WI 54601-7732
EAU CLAIRE WI 54702-0008
LA CROSSE WI 54601-7714
LA CROSSE WI 54601-7770
LA CROSSE WI 54601-7710
LA CROSSE WI 54601-7760
LA CROSSE WI 54601-7732
LA CROSSE WI 54601-7730
JANESVILLE WI 53545
LA CROSSE WI 54601
LA CROSSE WI 54601-7717
LA CROSSE WI 54601
LA CROSSE WI 54601-7717
LA CROSSE WI 54601
LA CROSSE WI 54601-7746

LA CROSSE WI 54601

Properties within 300 feet of 3501 Park lane Drive.



NOTICE OF HEARING ON APPLICATION FOR A CONDITIONAL USE PERMIT

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 upon the application of La Crosse County (dba Hillview Health Care Center) for the issuance of a Conditional Use Permit under Sec. 115-364 of the Municipal Code of Ordinances of the City of La Crosse allowing for a Community Based Residential Facility (CBRF) & Day Center.

Said property is generally located at **3501**, **3503**, **3505**, **3507**, **3509** Park Lane Dr. **& 2851 33**rd St. S. and is further described as follows: *Tax Parcel 17-50310-30*

The City Plan Commission will meet to consider such application on **Tuesday, September 3**, 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**, **September 3, 2024, 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, September 12, 2024, 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 application and supporting documentation may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 24-1106).

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

Dated this 10th day of August, 2024.

Nikki M. Elsen, City Clerk City of La Crosse

Published: August 20 & 27, 2024 One (1) Affidavit



Agenda Item 24-1106 (Tim Acklin)

Application of La Crosse County (dba Hillview Health Care Center) for a Conditional Use Permit allowing for a Community Living Arrangement at 3501, 3503, 3505, 3507, 3509 Park Lane Dr. & 2851 33rd St. S.

General Location

Council District 12. The subject area is bounded by the former Trane Headquarters to the north, Chad Erickson Memorial Park to the east, Shelby ball fields & Pammel Creek to the west and a mix of multi-family and single family homes to the south.

Background Information

The applicant (Hillview Health Care Center) is requesting a Conditional Use Permit for the property depicted on attached MAP PC22-1106 to permit them to remodel and reconfigure their existing Community Living Arrangement facilities. Currently, Hillview Health Care Center includes a Residential Care Apartment Complex (RCAC), a Skilled Nursing Facility (SNF), and an Independent Living Apartment Complex. The applicant is requesting to remodel the existing SNF to include a 39 bed Community Based Residential Facility (CBRF), Adult Day Center, as well as other support housing.

Both CBRFs and RCACs are classified as Community Living Arrangement facilities and are regulated by State Statutes in regard to their permitted use in local zoning, their proximity to other community living arrangement facilities, and their concentration/density in neighborhoods and council districts. These regulations were adopted by the City of La Crosse in 2013.

A Community Living Arrangement facility is defined as either an Adult Day Care (ADC), an Adult Family Home (AFH), a Residential Care Apartment Complex (RCAC), or a Community Based Residential Facility (CBRF). These facilities are typically licensed by the State. These facilities are permitted by right in any residential zoning district as long a s they are not within 2,500ft of another facility.(Distance Rule) Additionally, facilities classified as a CBRF are permitted by right as long as the population of the CBRF (number of licensed beds) does not exceed 1% of the Council District's total population or the total population of all CBRF facilities in the City do not exceed more than 1% of the City's population.(Density Rule) While these facilities are permitted by right in any residential zoning district if they are in violation of the distance or density rule they must apply for a CUP and obtain approval from the City.

Hillview Health Care Center is required to apply for a CUP as they are within 2,500ft of several other facilities.

Plans and other required information are attached to the legislation.

Recommendation of Other Boards and Commissions.

A Conditional Use Permit was approved by the Common Council at their August 2022 meeting to permit the applicant to construct a 48-bed CBRF. The new building was never completed so the applicant has submitted an alternative request.

Consistency with Adopted Comprehensive Plan

The following action is stated in the Housing Section of the Comprehensive plan and applies to this item: (p79)

Action 3-1: Create more accessible housing opportunities with amenities and formats desired by older adults to encourage the turnover of single-family housing units from older adults to first-time homebuyers. These formats can include Assisted living facilities and Independent living communities with rental and ownership options

Staff Recommendation

Overall staff has no concerns with the facility being located within 2,500ft of other facilities. (Distance Rule) Hillview is within 2,500ft of three other facilities, one of which is Hillview's RCAC.

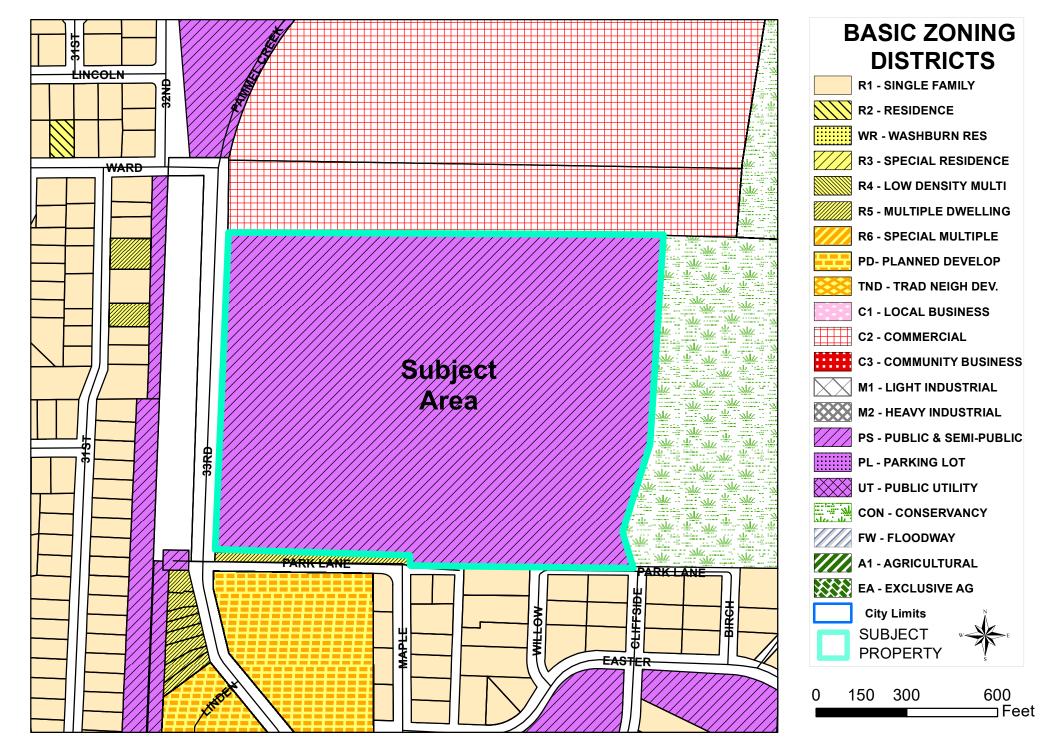
Additionally, there are very few areas in the City where a new Community Arrangement Facility would not fall within 2,500ft of an existing one. Every year staff updates a map of the City that depicts all of the current CLAs, their 2,500ft proximity, and CBRF calculations for the council districts.

The 2020 population for Council District 12 is 4,021. 1% of that is 40. The current CBRF population in District 12 is 0 as there are no other CBRF facilities in this district. Hillview Health Care Center is proposing to add 39 licensed beds to the population which will not exceed the maximum amount of 40.

Staff is not concerned about this expansion having a negative impact on the surrounding neighborhood nor is there an indication that there is an attempt to concentrate these types of facilities in one area. This facility is not located within a residential neighborhood as the majority of other CBRF facilities are. It is also part of a facility that has been in existence at this location for some time.

The applicant has met all of the requirements of the CUP process, so staff recommends approval of this item.

Routing J&A 9.3.2024



City of La Crosse Planning Department - 2024

PC 24-1106 330





City of La Crosse Planning Department - 2024

PC 24-1106 331

LA CROSSE Tri

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 Duval, ss:

Yuade Moore, 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: August. 20 2024, August. 27 2024

NOTICE ID: 511hb8AH6scjG0NdMOxL PUBLISHER ID: COL-WI-100314 NOTICE NAME: CUP - La Crosse County dba Hillview Publication Fee: \$104.10

Section: Legals Category: 0001 Wisconsin Legals

(Signed) Vade Moore

VERIFICATION

State of Florida County of Duval



DESTINY KESHAN JACKSON Notary Public - State of Florida Commission # HH47176 Expires on September 28, 2024

Subscribed in my presence and sworn to before me on this: 08/29/2024

Skelingk Jockeon

Notary Public Notarized remotely online using communication technology via Proof.

NOTICE OF HEARING ON APPLICATION FOR A CONDITIONAL USE PERMIT

TO WHOM IT MAY CONCERN: Notice is hereby given that the Common Council of the City of La Crosse, by its Judiciary & Ad-ministration Committee, will hold a public hearing upon the application of La Crosse County (dba Hillview Health Care Center) for the issuance of a Conditional Use Permit under Sec. 115-364 of the Municipal Code of Ordinances of the City of La Crosse allowing for

the City of La Crosse allowing for a Community Based Residential Facility (CBRF) & Day Center . Said property is generally located at 3501, 3503, 3505, 3507, 3509 Park Lane Dr. & 2851 33 rd St. S. and is further described as fol-lows: Tax Parcel 17-50310-30 The City Plan Commission will meet to consider such applica-tion on Tuesday, September 3, at 4:00 p.m. in the Council Cham-bers of City Hall, 400 La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

allowed). A public hearing before the Judi-ciary & Administration Committee will be held on Tuesday, Septem-ber 3, 2024, 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 Wisconsin

Final action will be determined by the Common Council on Thurs-day, September 12, 2024, 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.

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 application and supporting documentation may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day bol-

hours of 8:00 a.m. and 4:30 p.m. on any regular business day, hol-idays excepted, or in the Legisla-tive Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 24-1106).

This notice is given pursuant to the order of the Common Council of the City of La Crosse. Dated this 10th day of August,

2024 Nikki M. Elsen, City Clerk City of La Crosse 8/20, 8/27 LAC COL-WI-100314 WNAXLP

24-1106

If you wish to register for an agenda item, please register online no later than 4:00pm the day of the meeting. You can also register in person at least 10 minutes prior to the start of the meeting.

* Meeting J&A, Tuesday, September 3, 2024 at 6:00pm, City Hall

* Agenda Item Number 24-1106

* Do you support or oppose the agenda item? Support

* Do you want to speak? I do not want to speak, but I am available to answer questions.

* Are you representing an organization or person other than yourself at this meeting? Yes

* Full Name Jonathan Rynish

* Email jrynish@hoffman.net

* Municipality of Residence: Other: Dale, WI

* How will you be attending the meeting? Attending Virtually

* Rules, Guidelines, and Decorum for Public Hearings I have read and reviewed the rules and guidelines above.

City of La Crosse, Wisconsin



City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 24-1110

Agenda Date: 9/12/2024

In Control: Common Council

Version: 1

Status: Recommended to be Adopted

File Type: Resolution

Resolution approving Application of Householder Taverns LLC dba Bennett O'Riley's South La Crosse for Expansion of Alcohol Beverage License for a special event at 4329 Mormon Coulee Road on October 4 & 5, 2024.

RESOLUTION

BE IT RESOLVED by the Common Council of the City of La Crosse that Householder Taverns LLC dba Bennett O'Riley's South La Crosse, the holder of a Combination "Class B" Beer and Liquor License, located at 4329 Mormon Coulee Road, is hereby authorized to expand its premises in, accordance with the application on file with the City Clerk, for a special event on October 4 & 5, 2024.

BE IT FURTHER RESOLVED that such permission to expand the premises shall be in compliance with any and all state and local regulations including those of La Crosse County Health Department, Fire Department Division of Community Risk Management, and Police Department.



City of La Crosse, Wisconsin

BEVERAGE LICENSE APPLICATION FOR EXPANSION OF ALCOHO TUI INVH

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

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

Combination "Class B" Beer & Liquor

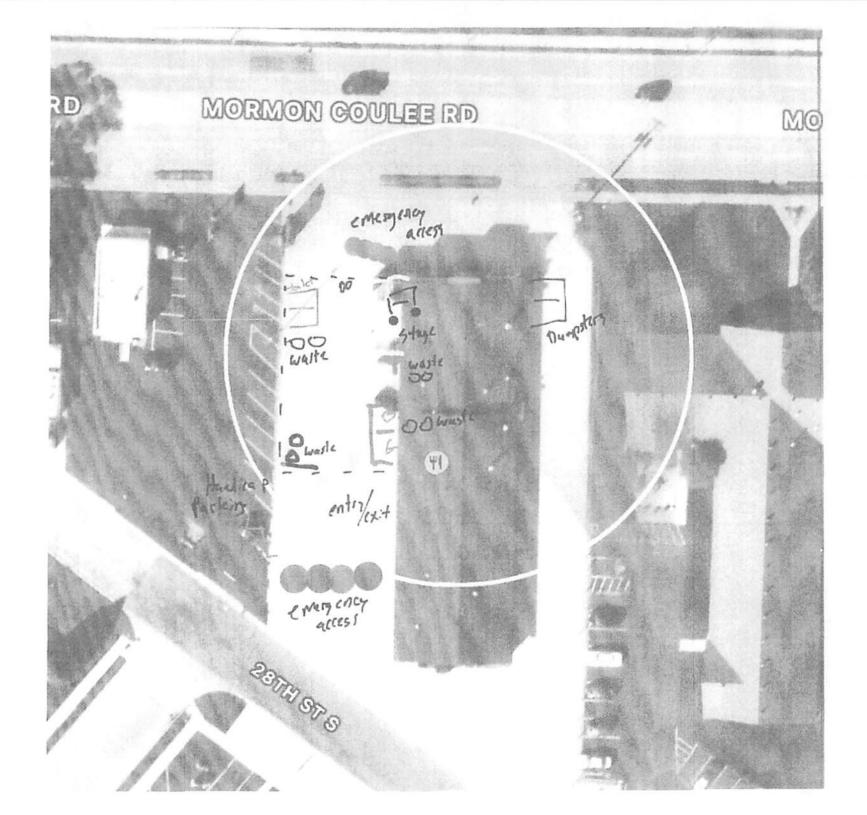
Class "B" Beer

Class C" Wine

BUSINESS INFORMATION			
Legal/Real Name: Huscholder Taverns ((C	Trade Name:		
Business Address: 4329 Mormon Coule	e Rd		
Business Phone Number: 608 - 484-0246	Name of Agent (If Corporation/L	LC):	
EXPANSION INFORMATION			
Date of Expansion: $10 - 04 - 24$ 10.	-05-24		
Time of Expansion – when alcohol will be sold, possessed or consu	med in the public way:		
Start 10/4/24, 1800 End 10/5/24	, 2100		
Describe Area of Expansion - Where Alcohol Will be Present: Parking lot of busine	51		
Reason for Expansion Request: More room for b	ands/pations		
PERSON IN CHARGE			
Name: First Middle	Last Dougless		
Address: Street 307 Libah St	City, La Crosse	State W;	Zip Code 54603
Phone Number: 414 - 522 - 9960			

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

Date Signature of Applicant



Office of City Clerk



August 12, 2024

HOUSEHOLDER TAVERNS LLC ATTN: DARON HOUSEHOLDER 4329 MORMON COULEE RD LA CROSSE WI 54601

Dear Daron,

Our office is in receipt of the application for Expansion of Alcohol Beverage license for Householder Taverns LLC for a special event on October 4 & 5, 2024, at 4329 Mormon Coulee Rd. The Special Event application that was also submitted does not require Council approval; it is routed internally for approval by the affected departments.

Said application will be considered at the following meetings:

Judiciary & Administration Committee	Tuesday, September 3, 2024, 6:00 p.m.
	Council Chambers, City Hall – 400 La Crosse St.

Common Council

Thursday, September 12, 2024, 6:00 p.m. Council Chambers, City Hall – 400 La Crosse St.

We recommend 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 not allowed at the Council meeting, though you are welcome to attend. The item will appear on the agendas as File # 24-1110.

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

Sondra Craig, Deputy Clerk <u>craigs@cityoflacrosse.org</u> 608-789-7549

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

City of La Crosse, Wisconsin



Agenda Number:

City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 24-1111

Agenda Date: 9/12/2024

Version: 1

Status: Recommended to be Adopted

File Type: Resolution

In Control: Common Council

Resolution granting various license applications pursuant to Chapters 4, 6, and/or 10 of the La Crosse Municipal Code for the license period 2024-2025 (September).

RESOLUTION

BE IT RESOLVED by the Common Council of the City of La Crosse that the following classes of licenses be and the same are hereby granted to each of the following named for the remainder of the 2024-2025 license period (or as otherwise stated), and that the beer and/or liquor license for previous licensee for said premise be hereby cancelled (unless otherwise noted below).

BE IT FURTHER RESOLVED that the City Clerk be directed to issue such licenses only after reports of full compliance have been received from the La Crosse County Health Department, Fire Department and Police Department with respect to the Municipal Code.

BE IT FURTHER RESOLVED that all Class "B" Beer, Class "A" Beer, "Class A" Liquor, "Class C" Wine, Combination "Class B" Beer and Liquor Licenses be placed in use within ninety (90) days of the granting thereof, unless and until the applicant advises the Common Council in writing within such ninety (90) day period that s/he is unable to complete the Code compliance requirements established by the various departments which are deemed necessary to bring the premises into compliance.

BE IT FURTHER RESOLVED that the City Clerk is authorized to issue the following license only after payment of all fees, taxes and charges of the City of La Crosse against the licensee and licensed premises, if any, and upon compliance with beer and liquor credit laws.

Mobile Home Park

September 13, 2024 through June 30, 2024

Steven M Nicolai dba Rivercrest Village 4535 Mormon Coulee Rd (Late Renewal)

Secondhand Article Dealer

September 13, 2024 through June 30, 2024

A Breath of Fresh LLC dba Shoe Restoration and Resale 1011 East Ave S (Late Renewal)

<u>*Outdoor Cabaret*</u> September 13, 2024 through June 30, 2024

Peter James LLC dba Jimmy's North Star 1732 George St

Beer Garden

September 13, 2024 through June 30, 2024

Riverland Capital LLC dba Short Stop 1200 11th St S

TO THE JUDICIARY AND ADMINISTRATION COMMITTEE:

Following is a list of various licenses to be considered by your committee on September 3, 2024.

Chickens

September 3, 2024 through December 31, 2024

AMY & JASON SOBOLIK 2323 PINE ST

Mobile Home Park

September 13, 2024 through June 30, 2024

Steven M Nicolai dba Rivercrest Village

4535 Mormon Coulee Rd (Late Renewal)

Secondhand Article Dealer

September 13, 2024 through June 30, 2024

A Breath of Fresh LLC dba Shoe Restoration and Resale

1011 East Ave S (Late Renewal)

Outdoor Cabaret

September 13, 2024 through June 30, 2024

Peter James LLC dba Jimmy's North Star

1732 George St

Beer Garden

September 13, 2024 through June 30, 2024

Riverland Capital LLC dba Short Stop

1200 11th St S

License Fee: Invoice No.:

- 197852 MUNIS INVHAPPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS

License Period: January 1,2024 to December 31, 2624

Use Conditions:

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

0

- 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:

Joboli

PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:

Pine St a Crosse

PROPERTY OWNER(S):

on and Amv ODALIK

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

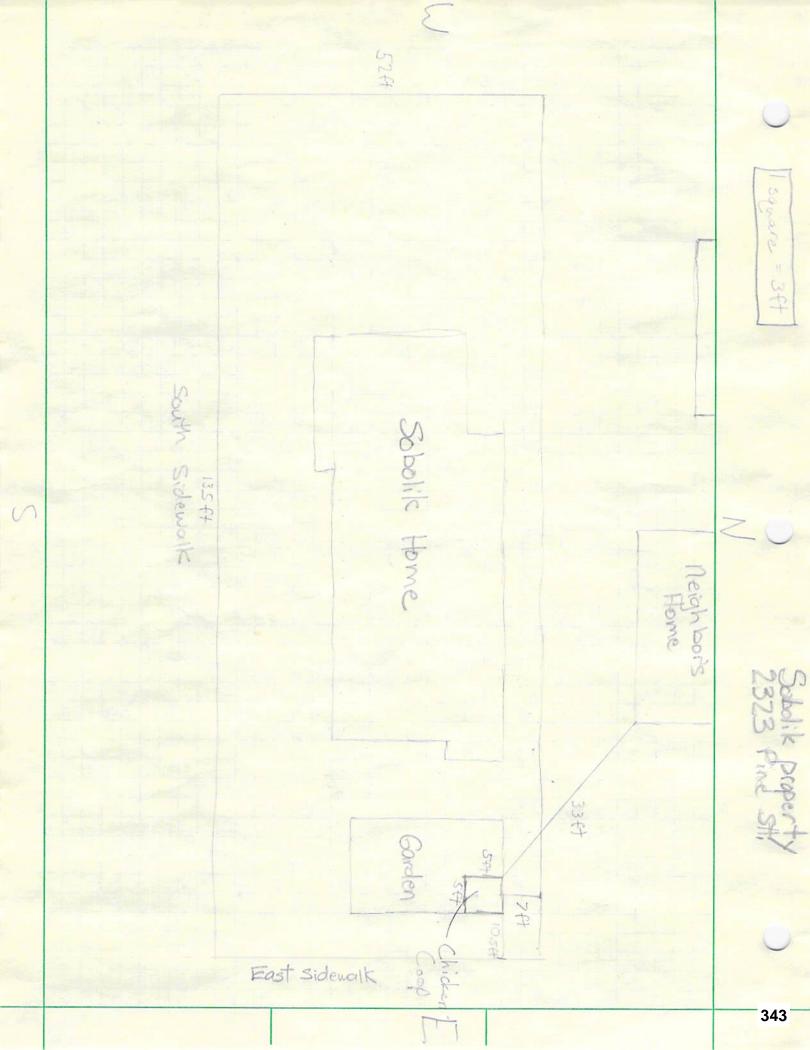
ONE-FAMILY dwelling or TWO-FAMILY dwelling? (Check One) Is the property If duplex, provide written documentation from other occupant that they have been notified. Not applicable for renewal.

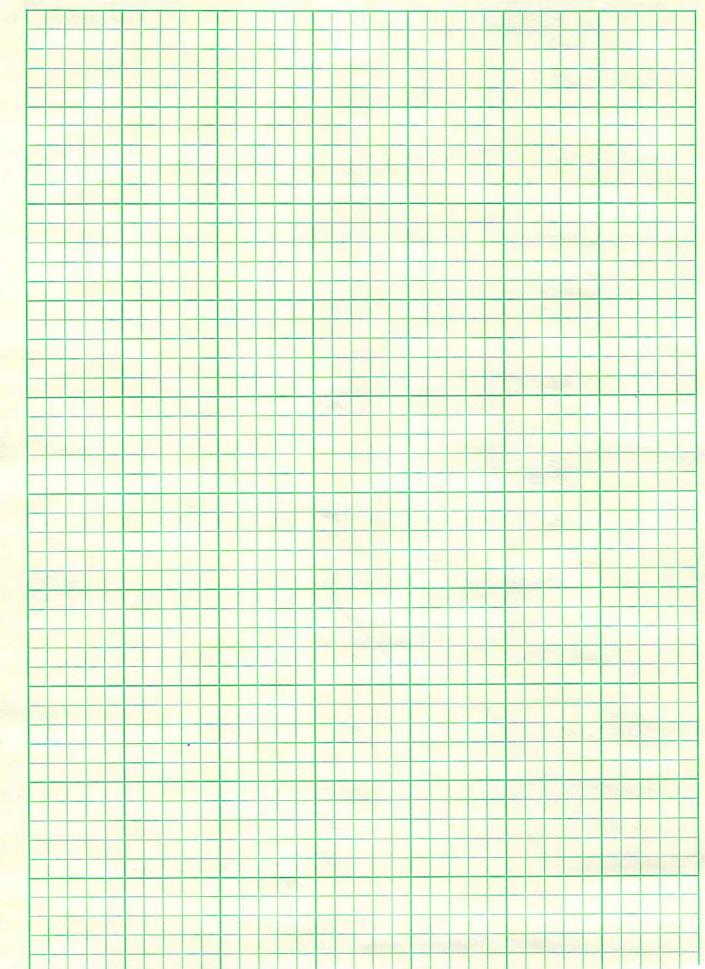
Attach a scale drawing showing property lot lines, dimensions of coop/enclosure and distance from adjoining lot lines and residential structures.

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) 60-(telephone)





-

New:	(Must submit plans & specs) License Fee: 400.00			
Renew	wal: X Invoice #:			
	APPLICATION FOR <i>MOBILE HOME PARK</i> LICENSE (\$100.00 for each 50 spaces)			
To the	Common Council of the City of La Crosse:			
1.	APPLICANT: NICOLAI, STEVEN M			
	Address: 4535 MORMON COULEE RD 5, LA CROSSE, WI 54601			
2.	MOBILE HOME PARK: Name:			
	Address:			
3.	Number of lots in the Mobile Home Park: (MUST FILL IN #)			
4.	OWNER OF LAND: (*If the owner of the land is not the same as the operator of the Mobile Home Park, the verified statement from the owner of the land is required.)			
	Name:STEVEN M NICOLAI			
	Address: 4535 MORMON COULEE RD, LA CROSSE WI 54601			
The above hereby makes application for a Mobile Home Park License within the City of La Crosse pursuant to Chapter 107 of the Code of Ordinances of the City of La Crosse. Signature of Applicant:				
	License Period: 7/1/2024 to 6/30/2025			
2100110	*OWNER VERIFICATION			
The o	wner of the land for the Mobile Home Park known as Rivercrest			
	s that the applicant for the Mobile Home Park License Stylen Nicole!			
	norized to construct or maintain the aforesaid Mobile Home Park and make the application for such			
license	9.			
Signat	ture of Land Owner: Steven Meily Date: 7-30-24			
me thi Notary	$\frac{1}{100} \frac{1}{100} \frac{1}$			
	WWWWWWWWWWWW			

	Fee: \$
[] NEW	CITY OF LA CROSSE
[] RENEWAL	APPLICATION FOR
PAW	NBROKER, SECONDHAND DEALER OR
	MALL/FLEA MARKET
	(Ch. 10, Article XVII) RELEASE 2024
	(Ch. 10, Article XVII) g 20 AUG 03 2024
ending	20Cons
To the Honorable Mayor, Com	mon Council, City Clerk and Chief of Police of the City of La Crosse,
The undersigned hereb	y makes application for:
	econdhand Secondhand Mall/ Inticle Jewelry, Precious Metals & Gems Flea Market
BUSINESS NAME	1
(Real/Legal Name of Applicant)	A Beath of Fach LLC
BUSINESS ADDRESS	1011 Earst AUC S
BUSINESS TELEPHONE	608 - 860 - 5372
TRADE NAME	
	A Breath of Frish of a limited liability company or officer, director or agent of any corporate applicant and
manager/person in charge shall be	e listed on the attached Personal Data Sheet.
WISCONSIN SELLER PERMIT	181 1051100:07 00
(Must be issued in name of business)	A Brath of Frish LLC 456-105109151-08
	T
PREMISE ADDRESS	
(Where business is being conducted)	1011 East AUR S
PROPERTY/BUILDING OWNER	SP Neighborhood Sheps CLC O Juchson Plaza
(name, address, telephone)	608-769-5172
TERMS OF LEASE, if applicable	12 month
*A separate license shall be obtair	ned for each individual premise from which the business is operated.
ADDRESS OF ANY	1
OFF-SITE STORAGE FACILITY	
PROPERTY/BUILDING OWNER (name, address, telephone)	
TERMS OF LEASE, if applicable	
If licensed in another Wisconsin M	unicipality:
Issuing Municipality	

License Period

*If the principal place of business is within the City, a license is required.

ATTACH **BOND** in the amount of \$2,500 conditioned upon faithful performance and the observance of the ordinances of the City and such state laws relating to pawnbrokers and secondhand dealers. The bond must be in full force and effect at all times during the term of the license.

ATTACH photocopy of any **LEASE** for property/building in which business is being conducted or for any off-site storage facility. Lease must extend for more than six (6) months.

ATTACH photocopy of **LICENSE** if licensed in another municipality within the State of Wisconsin. A secondhand dealer that is exempt from obtaining a license will be allowed to operate within the City of La Crosse for a period not to exceed the license period of the issuing municipality. *If the principal place of business is within the City of La Crosse, a license is required.

ATTACH photocopy of **WISCONSIN SELLER PERMIT**. Permit must be current and valid and issued in the same legal/real name of Applicant or Business.

I hereby attest that the information contained in this application is true and correct. I am aware that withholding information or making false statements on this application will be basis for denial/revocation of license. I further certify that I will comply with the provisions of law pertaining to this license (Ch. 10, Article XVII of the La Crosse Municipal Code) and agree to inform the clerk within ten (10) days of any change in the information supplied in this application.

SIGNATURE OF APPLICANT	1-	11	-	DATE	8-8-2024	
	/	0			0 4	-

APPROVAL OF MUNICIPAL AUTHORITY

Upon investigation of statements made on application and municipal and state criminal records, license is hereby:

[] APPROVED [] DENIED

Signature of Police Department Representative

Date

The issuance of a Pawnbroker, Secondhand Dealer or Mall/Flea Market License is conditional at all times. The license may be revoked or suspended when deemed to be in the best interest of the City or for fraud, misrepresentation or false statements contained in the application for a license. In addition, a license may be suspended or revoked due to the conduct of any licensee, their employee or agent or determines that the licensee has violated a State Statute or City Ordinance.

TO BE COMPLETED BY	CLERK		
Date filed with municipal clerk	Date reported to Council	Date license granted	License number issued: Pawnbroker: # Secondhand Article Dealer: # Secondhand Jewelry, Precious Metals & Gems: # Mall/Flea Market: #



Western Surety Company

0 6

CONTINUATION CERTIFICATE

Western Surety Company hereby continues in force described as <u>PAWNBROKER AND SECONDHAND DEALER</u>	
for <u>A BREATH OF FRESH LLC</u>	, as Principal,
in the sum of \$ TWO THOUSAND FIVE HUNDRED AND N	
<u>August 01</u> , <u>2024</u> , and ending	<u>August 01</u> , <u>2025</u> , subject to all
the covenants and conditions of the original bond referre	ed to above.
This continuation is issued upon the express condi- under said Bond and this and all continuations thereof s the total sum above written. Dated this <u></u> day of <u>August</u> ,	
	By Lasten, Vice President
THIS "Continuation Certificate" MUST BE	FILED WITH THE ABOVE BOND.

348

Western Surety Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawali, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

	Larry Kasten	of	Sioux Falls	s
State of	South Dakota	, its regularly elected	Vice President	1

as Attorney-in-Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One PAWNBROKER AND SECONDHAND DEALER CITY OF LA CROSSE

bond with bond number ____66338847

for <u>A BREATH OF FRESH LLC</u>

as Principal in the penalty amount not to exceed: \$2,500.00

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its _____, <u>2024</u> Vice President <u>_5th</u>___ day of <u>August</u> ____ with the corporate seal affixed this _

ATTEST RAcundu	Ву	STERN SUR	ETY COMPANY
STATE OF SOUTH DAKOTA COUNTY OF MINNEHAHA	ssistant Secretary		Larry Kasten, Vice President
On this <u>5th</u> day of <u>Augu</u> Larry Kasten	and <u>2024</u>	., before me, a Notary L. Bauder	Public, personaliy appeared
who, being by me duly sworn, aoknowledg	ed that they signed the above P	ower of Attorney as _	Vice President
and Assistant Secretary, respectively, of be the voluntary act and deed of said Corr S. GREEN SEAL NOTARY PUBUC SOUTH DAKOTA	the said WESTERN SURETY C	COMPANY, and ackno	Notary Public

Coverage. Form F9701

S OF LA CRO	Revision 1/21/2020
	Crosse, Wisconsin
	OUTDOOR CABARET LICENSE
Check One: New Renewal For the license period	<u>d Od4</u> to <u>dOb</u> Fee: \$ 100
BUSINESS INFORMATION*	108-02 Dates in the second
Legal/Real Name:	
PETER JAMES LLC DB	A JEMME'S NONTH STAR
Address of Above: Street	City State Zip Code
1737 GUORGE ST	CA CLOSSIE U.I. 54603
PREMISES INFORMATION	
Trade Name of Business:	STATISTICS STATISTICS
JIMM9'S NONTH	STAR
Address of premises to be Licensed:	Business Phone Number:
1732 (aconcie	57 608 790 6700
Premises are Owned By:	
SLP Center	Sienal States
Address of Owner: Street	City State Zip Code
3860 Labore K	d Fadrais Heights MN 55110
CABARET INFORMATION	~
Detailed description of cabaret area to be licensed: 2,500 SQ FT OUTDOON	OATTO BRIED GAD DEN.
	,
ENCLOSED ANEA IALLESS	THOOVER BAD ONCY,
Nature of Entertainment:	
LEVE ACOUSTEL MUST	C, VENT SMALL SCALE
Other Business Conducted upon the premises:	
EXTENSION OF BAR	, WEATHER PERMETTERE
MANAGER INFORMATION*	
Cabaret Manager Name: First Mide	
PETER JAME	
Cabaret Manager Home Address: Street	City State Zip Code
1459 REDEELD ST	CA CROSSE WI 54601
Home Phone Number of Cabaret Manager:	Daytime Phone Number of Cabaret Manager:
668 790 6700	SAME
Was the above person listed as manager on last year's application?I YesI NOFILSTAPPLICATION	

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

The above hereby makes application for a license to operate an Outdoor Cabaret at the above address within the City of La Crosse pursuant to provisions of Chapter 10, Article IV of the Code of Ordinances for the City of La Crosse.

Signature of Applicant

Date

7-29-

OFFICE USE ONLY			
For original application:			
Attach a list of all property owner	rs within 200 feet of	the proposed licen	sed premises.
Signature:	Date:	Granted:	License #:

Tax Parcel Number	OwnerName
17-10176-65	NRE PROPERTIES LLC
17-10177-10	NR ENTERPRISES LLC
17-10176-60	THOMAS J MILLER
17-10183-100	MIYOKO MCKIM
17-10183-90	NRE PROPERTIES LLC
17-10118-30	WILLIAM PEDEN, MELODY PEDEN
17-10118-10	OLSON RENTAL PROPERTIES LLC
17-10118-20	OLSON RENTAL PROPERTIES LLC
17-10177-20	DATHON L BRANCH
17-10177-30	BUDDIES THREE INC
17-10176-140	DAVID A SOPER
17-10176-50	SARAH D THORSEN
17-10124-120	DAVID L HARLAN
17-10176-40	ERIC C KAPPMEYER, DEBRA A KAPPMEYER
17-10124-100	SHELLY L MCMAHON
17-10176-30	CARL L HANSEN
17-10176-20	COULEE HOUSING DEVELOPMENT CORPORATION
17-10176-80	GRAVITY INVESTMENTS LLC
17-10124-110	JOSEPH D BECKER
17-10124-90	SWING ENTERPRISES LLC
17-10118-40	ANDANTE PROPERTIES LLC
17-10183-110	CHAD T LONGWAY
17-10183-130	CHAD T LONGWAY
17-10177-40	SLP CENTER LLC
17-10183-70	LAURIE A SIMMONDS
17-10183-120	ABSOLUTE RENTALS LLC
17-10183-80	HIGHER HOUSE PROPERTIES LLC
17-10176-70	ETD PROPERTIES LLC
	PETER JAMES LLC

PROPADDCOMP 1213 GOHRES ST 1727-1729 WOOD ST 1800 GEORGE ST APT 1-29 1710 GEORGE ST 1713 WOOD ST 1717 GEORGE ST 1731 GEORGE ST 1721 GEORGE ST APT 1-4 1723-1725 WOOD ST 1728 GEORGE ST 1737 WOOD ST 1801 WOOD ST 1803 GEORGE ST 1805 WOOD ST 1809 GEORGE ST 1809 WOOD ST 1815 WOOD ST 1816 GEORGE ST 1115-1117 GOHRES ST 1811-1813 GEORGE ST 1711 GEORGE ST APT 1-5 1718 GEORGE ST 1724 GEORGE ST 1732 GEORGE ST 1719 WOOD ST 1720-1722 GEORGE ST 1715-1717 WOOD ST 1810-1812 GEORGE ST 1732 GEORGE ST

CompleteAddress 1400 PINE ST 1508 WOOD ST 1612 JOHNSON ST 1710 GEORGE ST 1713 WOOD ST 1717 GEORGE ST 1720 GEORGE ST 1720 GEORGE ST 1725 WOOD ST 1728 GEORGE ST 1737 WOOD ST 1801 WOOD ST 1803 GEORGE ST 1805 WOOD ST 1809 GEORGE ST 1809 WOOD ST 1815 WOOD ST 1816 GEORGE ST 1928 MADISON ST 20416 MCKINLEY AVE 2110 CLEARWATER DR 2631 LOOMIS ST 2631 LOOMIS ST 3860 LABORE RD 5130 COUNTY ROAD 21 N5881 LAKEVIEW CT E PO BOX 3692 W5298 BAHR RD 1723 GEORGE ST

MailCityStateZip LA CROSSE, WI 54601 LA CROSSE, WI 54603-2214 LA CROSSE, WI 54601 LA CROSSE, WI 54603-2150 LA CROSSE, WI 54603-2239 LA CROSSE, WI 54603-2182 LA CROSSE, WI 54603-2150 LA CROSSE, WI 54603-2150 LA CROSSE, WI 54603-2239 LA CROSSE, WI 54603-1645 LA CROSSE, WI 54603-2239 LA CROSSE, WI 54603-2155 LA CROSSE, WI 54603 LA CROSSE, WI 54603-2155 LA CROSSE, WI 54603-2181 LA CROSSE, WI 54603-2155 LA CROSSE, WI 54603-2155 LA CROSSE, WI 54603 LA CROSSE, WI 54601-5049 GALESVILLE, WI 54630 ONALASKA, WI 54650 LA CROSSE, WI 54603 LA CROSSE, WI 54603 VADNAIS HEIGHTS, MN 55110 LA CRESCENT, MN 55947 ONALASKA, WI 54650 LA CROSSE, WI 54602-3692 WEST SALEM, WI 54669 LA CROSSE WI



CITY CLERK'S OFFICE

400 La Crosse Street La Crosse, Wisconsin 54601 (608) 789-7510 cityclerk@cityoflacrosse.org www.cityoflacrosse.org

NOTICE OF APPLICATION FOR OUTDOOR CABARET IN THE CITY OF LA CROSSE

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

Pursuant to sec. 10-140, property owners within 200 feet of the proposed premises for an Outdoor Cabaret License shall receive notice of an original application.

Peter James LLC dba Jimmy's North Star at 410 E. Veterans Memorial Drive, La Crosse, WI 54601

Outdoor Cabaret description: Live acoustic music in 2,500 sq. ft. outdoor patio, beer garden, and enclosed area with access through the bar only.

The applications 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, September 3rd, 2024 at 6:00 p.m. Common Council – Thursday, September 12th, 2024 at 6:00 p.m.

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

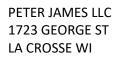
Written comments may be submitted to the City Clerk's Office by emailing cityclerk@cityoflacrosse.org, by delivery or mail to City Clerk, 400 La Crosse Street, La Crosse WI 54601 or by deposit in the green drop box on the north side of City Hall.

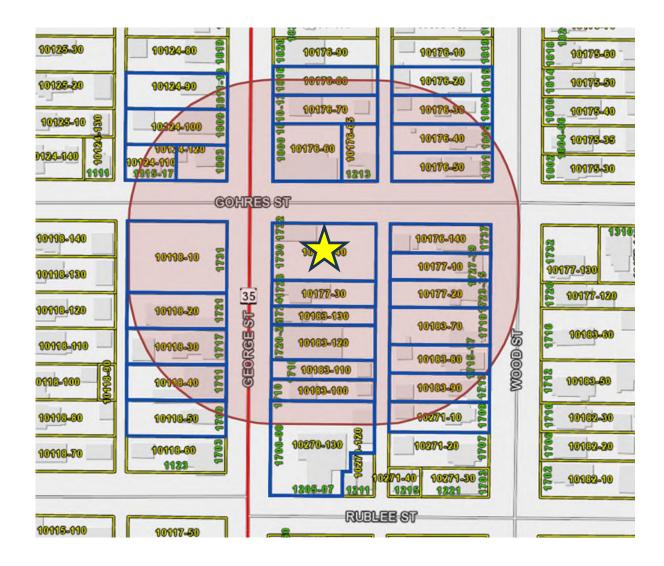
This notice is given pursuant to the order of the Common Council of the City of La Crosse.

Dated this 14th day of August 2024.

my M Eun

Nikki M. Elsen, WCMC City Clerk





Revision 3/2/2020				
City of La Crosse, Wisconsin				
APPLICATION FOR BEER GARDEN LICENSE				
Check One: BNew Renewal For the license period Sept 13 to June 25 Fee: \$				
Check One: Diverse Derived Por the license period <u>and to</u> to <u>source of</u> ree: s				
License Class: (Check One) Class "A" Class "B" Class "C" Class "C" (ZONING RESTRICTION)				
BUSINESS INFORMATION				
Legal/Real Name: Capital				
Riverland The months 115				
Riverland Therest LCC Address of Above: Street City State Zip Code				
-DIZOU 115 Street Sooth La Crosse WE 5460/				
PREMISES INFORMATION				
Trade Name of Business:				
Short stop Bar				
Address of premises to be Licensed:				
1200 112 street South La Crosse Wy 54 Cept				
BEER GARDEN INFORMATION				
Description of proposed beer garden: (MUST BE SPECIFIC: square feet, physical location, material made out of, etc.)				
Concrete stub with 72×96 inch vood purel ferce scroundid				
Located out the back Dar. 25 × 25 = Ce25 sq ff.				
AGENT INFORMATION				
Agent Name: First Middle Last				
Hayden Robert S. hm. Of				
Agent Home Address: Street City State Zip Code				
1231 east Are loom Oralasha we SUG50				
Home Phone Number: Daytime Phone Number:				
608-785-0888 608-785-0888				
Was the above person listed as agent on last year's application?				

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

8/26/24. Date Signature of Applicant

A PLAN MUST ACCOMPANY THIS APPLICATION

OFFICE USE ONLY			
For original application:			
Attach a list of all property ow	mers within 200 feet of the propos	sed licensed premises.	
Signature:	Date:	Granted:	License #:

Property Owner Buffer List (200 feet)

Tax Parcel Number	OwnerName	PROPADDCOMP	CompleteAddress	M
17-30017-100	JERRY M SCHULZE TRUST, MICHELLE M SCHULZE TRUST	1116 11TH ST S	N9423 STATE ROAD 108	Μ
17-30017-110	JOSEPH GOLTZ	1120 11TH ST S	1120 11TH ST S	LA
17-30017-120	DEREK A PETERSON	1017-1019 ADAMS ST	814 19TH ST S	LA
17-30017-130	CHAI LOR, MAI THAO LOR	1128 11TH ST S	1516 CLIFFVIEW DR	Н
17-30017-140	JLG PROPERTIES RENTALS LLC	1125 10TH ST S, 1003 & 1011 ADAMS ST	PO BOX 3695	LA
17-30018-10	PBJM PROPERTIES TWO	1121-1123 10TH ST S	W6788 HIDDEN VALLEY RD	Н
17-30018-130	GAYLORD N DOLPHIN, ESTHER L DOLPHIN, LINDA S DOLPHIN	1127 11TH ST S	1127 11TH ST S	LA
17-30018-140	JL GANTZER	1123-1125 11TH ST S	1123 11TH ST S	LA
17-30018-20	DANIEL J LENZ	1119 10TH ST S	1119 10TH ST S	LA
17-30019-10	SHEA EALEY RENTALS LLC	1117-1119 11TH ST S	W8052 AUGUST AVE	Н
17-30019-130	JONNA PETERSON	1217 11TH ST S	1217 11TH ST S	LA
17-30019-140	CHAO L YANG, CHIA L YANG	1211-1213 11TH ST S	1211 11TH ST S	LA
17-30019-40	ENRIQUE JOEL VALERA	1114 ADAMS ST, 1202-1204 WEST AVE S	5200 MORMON COULEE RD	LA
17-30019-50	LOPEZ V INC	1206 WEST AVE S APT 1-4	4343 MARIAH DR S	LA
17-30020-10	RHIANNON M SCHULZE	1209 11TH ST S	1209 11TH ST S	LA
17-30020-120	MICHAEL L MATTES, DIANE M MATTES	1217 10TH ST S	1217 10TH ST S	LA
17-30020-130	DAVID D HUTCHISON, JANINE M HUTCHISON	1211 10TH ST S	1211 10TH ST S	LA
17-30020-140	RWR PROPERTIES LLC	1207-1209 10TH ST S	1400 PINE ST	0
17-30020-20	PATRICK W STALL	1203 11TH ST S	1203 11TH ST S	LA
17-30020-40	RIVERLAND INVESTMENTS LLC	1020 ADAMS ST, 1200-1202 11TH ST S	1231 EAST AVE N	0
17-30020-50	JOHN T GILLIES, JEAN M BRADY-GILLIES	1206 11TH ST S	N2123 VALLEY RD	LA
17-30020-60	THERESE ROELLICH GAUL	1212 11TH ST S	1212 11TH ST S	LA
17-30020-70	CHARLES KOLKIND	1218 11TH ST S	1218 11TH ST S	LA
17-30021-10	LAX CLAY INVESTMENTS LLC	1203-1205 10TH ST S	1201 10TH ST S	LA
	RIVERLAND CAPITAL LLC		1200 11TH ST S	LA

MailCityStateZip MELROSE, WI 54642-8259 LA CROSSE, WI 54601 LA CROSSE, WI 54601 HOLMEN, WI 54636 LA CROSSE, WI 54602 HOLMEN, WI 54636 LA CROSSE, WI 54601-5570 LA CROSSE, WI 54601 LA CROSSE, WI 54601-5578 HOLMEN, WI 54636 LA CROSSE, WI 54601 LA CROSSE, WI 54601-5569 LA CROSSE, WI 54601 LA CROSSE, WI 54601 LA CROSSE, WI 54601 LA CROSSE, WI 54601-5577 LA CROSSE, WI 54601 ONALASKA, WI 54650 LA CROSSE, WI 54601-5569 ONALASKA, WI 54650 LA CROSSE, WI 54601 LA CROSSE, WI 54601-5514 LA CROSSE, WI 54601-5514 LA CROSSE, WI 54601 LA CROSSE, WI 54601

Office of City Clerk



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

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

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

Riverland Capital LLC dba Short Stop at 1200 11th St S, La Crosse, WI 54601

Beer Garden description: Approximately 625 square foot area on the west side of the building accessed through the back door of the tavern.

The applications 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, September 3, 2024 at 6:00 p.m. Common Council – Thursday, September 13, 2024 at 6:00 p.m.

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

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

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

Dated this 27th day of August 2024.

Alicia Smithburg Assistant Clerk

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



30020-80

30020-90

30023-10

«OwnerName» «CompleteAddress» «MailCityStateZip»

ž

957

30028-110

30020-100

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

30018-80

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30018-120

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30019-110

22

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00028-020

1121

SENVISEM-35

City of La Crosse, Wisconsin



City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 24-1124

Agenda Date: 9/12/2024

In Control: Common Council

Version: 1

Status: Recommended to be Adopted

File Type: Resolution

Resolution authorizing the Mayor and City Clerk to sign State/Municipal Agreement for the Reconstruction of Green Bay Street from 9th Street South to 14th Street South (Project I.D. #5991-07-84/85).

RESOLUTION

WHEREAS, the City of La Crosse received STP-Urban Funds to reconstruct Green Bay Street from 9th Street South to 14th Street South due to deterioration of the street.

WHEREAS, staff from the City and WisDOT have been in coordination of the scoping and the development of plans, specifications, and estimates of said project, which is detailed in the attached document.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that the Mayor and City Clerk are authorized to sign the State/Municipal Agreement for the reconstruction of Green Bay Street from 9th Street South to 14th Street South (Project I.D. #5991-07-84/85).

BE IT FURTHER RESOLVED that the State/Municipal Agreement be referred to the 2025-2029 Capital Improvement Program for funding.

BE IT FURTHER RESOLVED that City staff are hereby authorized to perform all duties to effectuate this resolution.

WISCONSIN		Date: August 7, 2024
H L L Z	FOR A STATE- LET STP-URBAN PROJECT	I.D.: 5991-07-84/85
		Road Name: Green Bay Street
OF TRANSP		Limits: 9th Street South to 14th Street South
		County: La Crosse
		Roadway Length: 0.41 miles
	Program Name: STP-Urban	Functional Classification: Minor Arterial
	Population Group: 50,000 - 200,000 Sub-program #: 206 Cycle: 2024-2029	Project Sponsor: City of La Crosse

The signatory, **City of La Crosse**, hereinafter called the Municipality, through its undersigned duly authorized officers or officials, hereby requests the State of Wisconsin Department of Transportation, hereinafter called the State, to initiate and effect the highway or street improvement hereinafter described.

The authority for the Municipality to enter into this agreement with the State is provided by Sections 86.25(1), (2), and (3) and Section 66.0301 of the Statutes.

NEEDS AND ESTIMATE SUMMARY:

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

Existing Facility - Describe and give reason for request: The existing roadway is a 2-lane minor arterial with an urban cross section. The roadway is 42 feet wide constructed of asphalt pavement and concrete curb & gutter. The roadway was last improved in 1976 with a current pavement rating of 4. There are sidewalks on both sides of the roadway and no bicycle accommodations. An at grade railroad crossing is within 1,000 feet of the project limits.

Proposed Improvement - Nature of work: A reconstruction project is proposed from 9th Street South to 14th Street South. The project is 0.41 miles in length constructed of asphalt pavement and concrete curb and gutter. Existing sidewalk is anticipated to remain. Storm sewer will be replaced. On street bicycle accommodations are being considered. Railroad crossing upgrades are not anticipated but coordination is necessary. Real estate acquisition is not anticipated.

Describe non-participating work included in the project and other work necessary to completely finish the project that will be undertaken independently by the Municipality. Please note that non-participating components of a project/contract are considered part of the overall project and will be subject to applicable federal requirements: **Municipal utility work**

The Municipality agrees to the following 2024-2029 STP-Urban project funding conditions:

Project ID 5991-07-84 design costs are funded 100% by the Municipality including state review.

Project ID 5991-07-85 construction costs are funded with up to 80% federal funding up to a funding limit of \$1,040,000. The Municipality agrees to provide the remaining 20% and any funds in excess of the \$1,040,000 federal funding limit. Non-participating costs are 100% the responsibility of the Municipality. Any work performed by the Municipality prior to federal authorization is not eligible for federal funding. The Municipality will be notified by the State that the project is authorized and available for charging.

This project is currently scheduled in State Fiscal Year **2028.** Sunset date: **June 30, 2033.**

Sunset Date is determined based on the date a project is scheduled to be authorized. Sunset date is calculated as six years from the beginning of the state fiscal year (SFY) in which a project is initially scheduled. Extensions may be available upon approval of a written request by or on behalf of the Municipality to State per WisDOT Change Management policy. The written request shall explain the reasons for project implementation delay and revised timeline for project completion.

Extensions may be available upon approval of a written request by or on behalf of the Municipality to State. The written request shall explain the reasons for project implementation delay and revised timeline for project completion.

The dollar amounts shown in the Summary of Costs Table below are estimates. The final Municipal share is dependent on the final federal participation, and actual costs will be used in the final division of cost for billing and reimbursement. In no event shall federal funding exceed the estimate of \$1,040,000 in the Summary of Costs Table, unless such increase is approved in writing by the State through the State's Change Management Policy prior to the Municipality incurring the increased costs.

	SUMMARY OF COSTS				
PHASE	Total Est. Cost	Federal Funds	%	Municipal Funds	%
ID 5991-07-84					
Design	\$0	\$0	0%	\$0	100%
State Review	\$22,750	\$0	0%	\$22,750	100%
Project totals	\$22,750	\$0		\$22,750	
ID 5991-07-85*					
Participating Construction	\$1,300,000	\$910,192.54	80%	\$389,807.46	20% + BAL
Non-Participating Construction	\$200,000	\$0	0%	\$200,000	100%
Construction Engineering	\$165,000	\$115,524.44	80%	\$49,475.56	20% + BAL
State Review	\$20,400	\$14,283.02	80%	\$6,116.98	20% + BAL
Project totals	\$1,685,400	\$1,040,000		\$645,400	
Total Est. Cost Distribution	\$1,708,150	\$1,040,000	N/A	\$668,150	N/A

*Construction ID# 5991-07-85 federal funding is limited to \$1,040,000.

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

Signatures certify the content has not been altered by the municipality. Signed for and in behalf of: City of La Crosse				
Name	Title	Date		
Signed for and in behalf of the State:				
Name	Title	Date		

GENERAL TERMS AND CONDITIONS:

- 1. All projects must be in an approved Transportation Improvement Program (TIP) or State Transportation Improvement Program (STIP) prior to requesting authorization.
- 2. Work prior to federal authorization is ineligible for federal funding.
- 3. The Municipality, throughout the entire project, commits to comply with and promote all applicable federal and state laws and regulations that include, but are not limited to, the following:
 - a. Environmental requirements, including but not limited to those set forth in the 23 U.S.C. 139 and National Environmental Policy Act (42 U.S.C. 4321 et seq.)
 - b. Equal protection guaranteed under the U.S. Constitution, WI Constitution, Title VI of the Civil Rights Act and Wis. Stat. 16.765. The municipality agrees to comply with and promote applicable Federal and State laws, Executive Orders, regulations, and implementing requirements intended to provide for the fair and equitable treatment of individuals and the fair and equitable delivery of services to the public. In addition the Municipality agrees not to engage in any illegal discrimination in violation of applicable Federal or State laws and regulations. This includes but is not limited to Title VI of the Civil Rights Act of 1964 which provides that "no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance." The Municipality agrees that public funds, which are collected in a nondiscrimination based on prohibited factors such as race, color, national origin, sex, age, physical or mental disability, sexual orientation, or retaliation.
 - c. Prevailing wage requirements, including but not limited to 23 U.S.C 113.
 - d. Buy America Provision and its equivalent state statutes, set forth in 23 U.S.C. 313 and Wis. Stat. 16.754.
 - e. Competitive bidding and confidentiality requirements set forth in 23 U.S.C 112 and Wis. Stat. 84.06. This includes the sharing of financial data prior to the conclusion of the competitive bid period.
 - f. All applicable Disadvantaged Business Enterprise (DBE) requirements that the State specifies.
 - g. Federal statutes that govern the Surface Transportation Program (STP), including but not limited to 23 U.S.C. 133.
 - h. General requirements for administrating federal and state aids set forth in Wis. Stat. 84.03.

Page 3 of 8

ID 5991-07-84/85 – SW Region

STATE RESPONSIBILITIES AND REQUIREMENTS:

- 4. Funding of each project phase is subject to inclusion in Wisconsin's approved 2024-2029 STP-Urban program. Federal funding will be limited to participation in the costs of the following items, as applicable to the project:
 - a. The grading, base, pavement, and curb and gutter, sidewalk, and replacement of disturbed driveways in kind.
 - b. The substructure, superstructure, grading, base, pavement, and other related bridge and approach items.
 - c. Storm sewer mains necessary for the surface water drainage.
 - d. Catch basins and inlets for surface water drainage of the improvement, with connections to the storm sewer main.
 - e. Construction engineering incident to inspection and supervision of actual construction work (except for inspection, staking, and testing of sanitary sewer and water main).
 - f. Signing and pavement marking.
 - g. New installations or alteration of street lighting and traffic signals or devices.
 - h. Landscaping.
 - i. State review services for construction ID 5991-07-85.
- 5. The work will be administered by the State and may include items not eligible for federal participation.
- 6. As the work progresses, the State will bill the Municipality for work completed that is not chargeable to federal/state funds. Upon completion of the project, a final audit will be made to determine the final division of costs subject to funding limits in the Summary of Costs Table. If reviews or audits show any of the work to be ineligible for federal/state funding, the Municipality will be responsible for any withdrawn costs associated with the ineligible work.

MUNICIPAL RESPONSIBILITIES AND REQUIREMENTS:

- 7. Work necessary to complete the 2024-2029 STP-Urban improvement project to be <u>financed entirely</u> by the Municipality or other utility or facility owner includes the items listed below.
 - a. New installations of or alteration of sanitary sewers and connections, water, gas, electric, telephone, telegraph, fire or police alarm facilities, parking meters, and similar utilities.
 - b. Damages to abutting property after project completion due to change in street or sidewalk widths, grades or drainage.
 - c. Detour routes and haul roads. The municipality is responsible for determining the detour route.
 - d. Conditioning, if required and maintenance of detour routes.
 - e. Repair of damages to roads or streets caused by reason of their use in hauling materials incidental to the improvement.
 - f. All work related to underground storage tanks and contaminated soils.

- g. Street and bridge width in excess of standards, in accordance with the current WisDOT Facilities Development Manual (FDM).
- h. Preliminary engineering and design.
- i. Real estate for the improvement.
- j. State review services for design ID 5991-07-84.
- k. Other 100% Municipality funded items: None
- 8. The construction of the subject improvement will be in accordance with the appropriate standards unless an exception to standards is granted by State prior to construction. The entire cost of the construction project, not constructed to standards, will be the responsibility of the Municipality unless such exception is granted.
- 9. Work to be performed by the Municipality without federal funding participation necessary to ensure a complete improvement acceptable to the Federal Highway Administration and/or the State may be done in a manner at the election of the Municipality but must be coordinated with all other work undertaken during construction.
- 10. The Municipality is responsible for financing administrative expenses related to Municipal project responsibilities.
- 11. The Municipality will include in all contracts executed by them a provision obligating the contractor not to discriminate against any employee or applicant for employment because of age, race, religion, color, handicap, sex, physical condition, developmental disability as defined in Wis. Stat. 51.01 (5), sexual orientation as defined in Wis. Stat. 111.32 (13m), or national origin.
- 12. The Municipality will pay to the State all costs incurred by the State in connection with the improvement that exceed federal/state financing commitments or are ineligible for federal/state financing. To guarantee the Municipality's foregoing agreements to pay the State, the Municipality, through its above duly authorized officers or officials, agrees and authorizes the State to set off and withhold the required reimbursement amount as determined by the State from any moneys otherwise due and payable by the State to the Municipality.
- 13. In accordance with the State's sunset policy for STP-Urban projects, the subject 2024-2029 STP-Urban improvement must be constructed and in final acceptance within six years from the beginning of the state fiscal year (SFY) in which a project is initially scheduled. Extensions may be available upon approval of a written request by or on behalf of the Municipality to State. The written request shall explain the reasons for project implementation delay and revised timeline for project completion.
- 14. If the Municipality should withdraw the project, it will reimburse the State for any costs incurred on behalf of the project.
- 15. The Municipality will at its own cost and expense:
 - a. Maintain all portions of the project that lie within its jurisdiction (to include, but not limited to, cleaning storm sewers, removing debris from sumps or inlets, and regular maintenance of the catch basins, curb and gutter, sidewalks and parking lanes [including snow and ice removal]) for such maintenance in a manner consistent with reasonable industry standards, and will make ample provision for such maintenance each year.
 - b. Regulate [or prohibit] parking at all times in the vicinity of the proposed improvements during their construction.
 - c. Regulate [or prohibit] all parking at locations where and when the pavement area usually occupied by parked vehicles will be needed to carry active traffic in the street.

- d. Assume general responsibility for all public information and public relations for the project and to make fitting announcement to the press and such outlets as would generally alert the affected property owners and the community of the nature, extent, and timing of the project and arrangements for handling traffic within and around the project.
- e. Provide complete plans, specifications, and estimates to State upon request.
- f. Provide relocation orders and real estate plats to State upon request.
- g. Use the *WisDOT Utility Accommodation Policy* unless it adopts a policy, which has equal or more restrictive controls.
- h. Provide maintenance and energy for lighting.
- i. Provide proper care and maintenance of all landscaping elements of the project including replacement of any plant materials damaged by disease, drought, vandalism or other cause.
- 16. It is further agreed by the Municipality that:
 - a. The Municipality assumes full responsibility for the design, installation, testing and operation of any sanitary sewer and water main infrastructure within the improvement project and relieves the state and all of its employees from liability for all suits, actions, or claims resulting from the sanitary sewer and water main construction under this agreement.
 - b. The Municipality assumes full responsibility for the plans and special provisions provided by their designer or anyone hired, contracted or otherwise engaged by the Municipality. The Municipality is responsible for any expense or cost resulting from any error or omission in such plans or special provisions. The Municipality will reimburse State if State incurs any cost or expense in order to correct or otherwise remedy such error or omission or consequences of such error or omission.
 - c. The Municipality will be 100% responsible for all costs associated with utility issues involving the Contractor, including costs related to utility delays.
 - d. All signs and traffic control devices and other protective structures erected on or in connection with the project including such of these as are installed at the sole cost and expense of the Municipality or by others, will be in conformity with such *Manual of Uniform Traffic Control Devices* as may be adopted by the American Association of State Highway and Transportation Officials, approved by the State, and concurred in by the Federal Highway Administration.
 - e. The right-of-way available or provided for the project will be held and maintained inviolate for public highway or street purposes. Those signs prohibited under federal aid highway regulations, posters, billboards, roadside stands, or other private installations prohibited by federal or state highway regulations will not be permitted within the right-of-way limits of the project. The Municipality, within its jurisdictional limits, will remove or cause to be removed from the right-of-way of the project all private installations of whatever nature which may be or cause an obstruction or interfere with the free flow of traffic, or which may be or cause a hazard to traffic, or which impair the usefulness of the project and all other encroachments which may be required to be removed by the State at its own election or at the request of the Federal Highway Administration, and that no such installations will be permitted to be erected or maintained in the future.
 - f. The Municipality is responsible for any damage caused by legally hauled loads, including permitted oversize and overweight loads. The contractor is responsible for any damage caused to haul roads if the contractor does not obey size and weight laws, use properly equipped and maintained vehicles, and does not prevent spilling of materials onto the haul road (WisDOT *Standard Specifications* 618.1, 108.7, 107.8). The local maintaining authority can impose special or seasonal weight limitations as defined in Wis. Stat. 349.16, but this should not be used for the sole purpose of preventing hauling on the road.

The bid item 618.0100 Maintenance and Repair of Haul Roads (project) is ineligible for federal funding on local program projects as per the State/Municipal Agreement. The repair of damages as a result of hauling materials for the project is the responsibility of the Municipality as specified in the State/Municipal Agreement Terms and Conditions under "Municipal Responsibilities and Requirements."

LEGAL RELATIONSHIPS:

- 17. The State shall not be liable to the Municipality for damages or delays resulting from work by third parties. The State also shall be exempt from liability to the Municipality for damages or delays resulting from injunctions or other restraining orders obtained by third parties.
- 18. The State will not be liable to any third party for injuries or damages resulting from work under or for the Project. The Municipality and the Municipality's surety shall indemnify and save harmless the State, its officers and employees, from all suits, actions or claims of any character brought because of any injuries or damages received or sustained by any person, persons or property on account of the operations of the Municipality and its sureties; or on account of or in consequence of any neglect in safeguarding the work; or because of any act or omission, neglect or misconduct of the Municipality or its sureties; or because of any infringement by the Municipality and its sureties of patent, trademark or copyright; or from any claims or amounts arising or recovered under the Worker's Compensation Act, relating to the employees of the Municipality and its sureties; or any other law, ordinance, order or decree relating to the Municipality's operations.
- 19. Contract modification: This State/Municipal Agreement can only be modified by written instruments duly executed by both parties. No term or provision of either this State/Municipal Agreement or any of its attachments may be changed, waived or terminated orally.
- 20. Binding effects: All terms of this State/Municipal Agreement shall be binding upon and inure to the benefits of the legal representatives, successors and executors. No rights under this State/Municipal Agreement may be transferred to a third party. This State/Municipal Agreement creates no third-party enforcement rights.
- 21. Choice of law and forum: This State/Municipal Agreement shall be interpreted and enforced in accordance with the laws of the State of Wisconsin. The Parties hereby expressly agree that the terms contained herein and in any deed executed pursuant to this State/Municipal Agreement are enforceable by an action in the Circuit Court of Dane County, Wisconsin.

PROJECT FUNDING CONDITIONS

- 22. Non-appropriation of funds: With respect to any payment required to be made by the State under this State/Municipal Agreement, the parties acknowledge the State's authority to make such payment is contingent upon appropriation of funds and required legislative approval sufficient for such purpose by the Legislature. If such funds are not so appropriated, either the Municipality or the State may terminate this State/Municipal Agreement after providing written notice not less than thirty (30) days before termination.
- 23. Maintenance of records: During the term of performance of this State/Municipal Agreement, and for a period not less than three years from the date of final payment to the Municipality, records and accounts pertaining to the performance of this State/Municipal Agreement are to be kept available for inspection and audit by representatives of the State. The State reserves the right to audit and inspect such records and accounts at any time. The Municipality shall provide appropriate accommodations for such audit and inspection.

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

- 24. The Municipality agrees to the following 2024-2029 STP-Urban project funding conditions:
 - a. ID 5991-07-84: Design is funded 100% by the Municipality. This phase includes plan development and state review. The work includes project review, approval of required reports and documents and processing the final Plan, Specification & Estimate (PS&E) document for award of the contract. Costs

for this phase include an estimated amount for state review activities, to be funded 100% by the Municipality.

- b. ID 5991-07-85: Construction:
 - i. Costs for participating construction items are funded with 80% federal funding up to a funding limit of \$1,040,000, when the Municipality agrees to provide the remaining 20%, and any funds in excess of the \$1,040,000 federal funding limit.
 - ii. Non-participating costs for municipal utilities are funded 100% by the Municipality. Costs include construction delivery.
 - iii. Costs for this phase include an estimated amount for state review activities, to be funded 80% with federal funding and 20% by the Municipality.

[End of Document]



CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID

Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation

City of La Crosse, Wisconsin



City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 24-1125

Agenda Date: 9/12/2024

Version: 1

Status: Recommended to be Adopted

File Type: Resolution

-

In Control: Common Council

Agenda Number:

Resolution authorizing the Mayor and City Clerk to sign State/Municipal Agreement for the Citywide Traffic Implementation utilizing the Signal and ITS Standalone Program (Project I.D.s #3700-10-64).

RESOLUTION

WHEREAS, the City of La Crosse received SISP Funds to improve the traffic signal on connecting highway at the intersection of STH 16 & Losey Boulevard.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that the Mayor and City Clerk are authorized to sign the State/Municipal Agreement for the Citywide Traffic Implementation utilizing the Signal and ITS Standalone Program (Project I.D.s #3700-10-64).

BE IT FURTHER RESOLVED that the State/Municipal Agreement be referred to the 2025-2029 Capital Improvement Program for funding.

BE IT FURTHER RESOLVED that the Director of Engineering & Public Works and Finance Director hereby authorized to perform all duties to effectuate this resolution.

Date: 7/29/2024	
STATE/MUNICIPAL FINANCIAL AGREEMENT FOR A SIGNAL AND	
ITS STANDALONE PROGRAM Road Name: STH 16	
PROJECT Limits: STH 16 & Losey Blvd Traffic Signal	
Program Name: SISP County: La Crosse County	
Sub-program #: 305Roadway Length:	

The **City of La Crosse**, hereinafter called the Municipality, through its undersigned duly authorized officers or officials, hereby requests the State of Wisconsin Department of Transportation, hereinafter called the State, to initiate and effect the highway or street improvement hereinafter described.

The authority for the Municipality to enter into this agreement with the State is provided by Section 86.25(1), (2), and (3) of the Statutes.

NEEDS AND ESTIMATE SUMMARY:

Existing Facility - Describe and give reason for request: Existing traffic signal at this intersection was installed in 1981, and has exceed it's useful service life.

Proposed Improvement - Nature of work: Traffic signal will be reconstructed. New equipment will include, but not be limited to; cable, traffic signal bases and poles, pull boxes, video detection, and traffic signal cabinet.

Describe non-participating work included in the project and other work necessary to finish the project completely which will be undertaken independently by the municipality: Any work not related to replacing the traffic signal at STH 16 & Losey Boulevard will be funded by the City of La Crosse.

The Municipality agrees to the following FY 2025 Signal and ITS Standalone Program (SISP) funding conditions:

Project construction costs are funded with 90% State funding up to a maximum of \$423,000 for all State-funded project phases when the Municipality agrees to provide the remaining 10% and all funds in excess of the \$423,000 State funding maximum, in accordance with SISP guidelines. Any work performed by the Municipality prior to State authorization is not eligible for State funding. The Municipality will be notified by the State the project is authorized and available for charging.

The project is currently scheduled for State FY 2025. In accordance with the State's sunset policy, the subject FY 2025 SISP improvement must be constructed and in final acceptance within six years from the start of State FY 2025, or by June 30, 2030.

The dollar amounts shown in Summary of Costs table below are State maximum amounts unless explicitly identified otherwise. The final Municipal share is dependent on the final State participation, and actual costs will be used in the final division of cost for billing and reimbursement.

		SUMMARY OF COSTS			
PHASE	Total Est. Cost	State Funds	%	Municipal Funds	%
ID 3700-10-64		(MAX \$423,000)			
Participating Construction	\$470,000	\$423,000	90%	\$47,000	10% + BAL
Total Est. Cost Distribution	\$470,000	\$423,000	N/A	\$47,000	N/A

*The percentage of project costs covered by state funding at approval, 90%, is based on TIP Committee Action. Due to the state funding cap, which is \$423,000 for all state-funded project phases, this percentage may change over the life of the project.

This request is subject to the terms and conditions that follow (pages 3-4) and is made by the undersigned under proper authority to make such request for the designated Municipality and upon signature by the State and delivery to the Municipality shall constitute agreement between the Municipality and the State. No term or provision of neither the State/Municipal Agreement nor any of its attachments may be changed, waived or terminated orally but only by an instrument in writing executed by both parties to the State/Municipal Agreement.

Signed for and in behalf of the City of La Crosse (please sign in blue ink)			
Title	Date		
Signed for and in behalf of the State (please sign in blue ink)			
Title	Date		
	Title e sign in blue ink)		

TERMS AND CONDITIONS:

- 1. The initiation and accomplishment of the improvement will be subject to the applicable Federal and State regulations.
- 2. The Municipality shall pay to the State all costs incurred by the State in connection with the improvement that exceed Federal/State financing commitments or are ineligible for Federal/State financing. Local participation shall be limited to the items and percentages set forth in the Summary of Costs table, which shows Municipal funding participation. In order to guarantee the Municipality's foregoing agreements to pay the State, the Municipality, through its above duly authorized officers or officials, agrees and authorizes the State to set off and withhold the required reimbursement amount as determined by the State from any moneys otherwise due and payable by the State to the Municipality.
- 3. Funding of each project Phase is subject to inclusion in an approved program and per the State's Facility Development Manual (FDM) standards. Federal aid and/or state transportation fund financing will be limited to participation in the costs of the following items as specified in the Summary of Costs:
 - (a) Design engineering and state review services.
 - (b) Real Estate necessitated for the improvement.
 - (c) Compensable utility adjustment and railroad force work necessitated for the project.
 - (d) The grading, base, pavement, curb and gutter, and bridge costs to State standards, excluding the cost of parking areas.
 - (e) Storm sewer mains, culverts, laterals, manholes, inlets, catch basins, and connections for surface water drainage of the improvement; including replacement and/or adjustments of existing storm sewer manhole covers and inlet grates as needed.
 - (f) Construction engineering incidental to inspection and supervision of actual construction work, except for inspection, staking, and testing of sanitary sewer and water main.
 - (g) Signing and pavement marking necessitated for the safe and efficient flow of traffic, including detour routes.
 - (h) Replacement of existing sidewalks necessitated by construction and construction of new sidewalk at the time of construction. Sidewalk is considered to be new if it's constructed in a location where it has not existed before.
 - (i) Replacement of existing driveways, in kind, necessitated by the project.
 - (j) New installations or alteration resulting from roadway construction of standard State street lighting and traffic signals or devices. Alteration may include salvaging and replacement of existing components.
- 4. Work necessary to complete the improvement to be financed entirely by the Municipality or other utility or Facility Owner includes the following items:
 - (a) New installations of or alteration of sanitary sewers and connections, water, gas, electric, telephone, telegraph, fire or police alarm facilities, parking meters, and similar utilities.
 - (b) New installation or alteration of signs not necessary for the safe and efficient flow of traffic.
 - (c) Roadway and bridge width in excess of standards.
 - (d) Construction inspection, staking, and material testing and acceptance for construction of sanitary sewer and water main.
 - (e) Parking lane costs.

- (f) Coordinate, clean up, and fund any hazardous materials encountered for city utility construction. All hazardous material cleanup work shall be performed in accordance to state and federal regulations.
- (g) Coordinate, clean up, and fund any hazardous materials encountered during construction. All hazardous material cleanup work shall be performed in accordance to state and federal regulations.
- (h) Damages to abutting property due to change in street or sidewalk widths, grades or drainage.
- (i) Conditioning, if required and maintenance of detour routes.
- (j) Repair of damages to roads or streets caused by reason of their use in hauling materials incidental to the improvement.
- 5. If the Municipality should withdraw the project, it shall reimburse the State for any costs incurred by the State in behalf of the project.
- 6. The work will be administered by the State and may include items not eligible for federal/state participation.
- 7. The Municipality shall assume general responsibility for all public information and public relations for the project and to make a fitting announcement to the press and such outlets as would generally alert the affected property owners and the community of the nature, extent, and timing of the project and arrangements for handling traffic within and around the project.
- 8. Basis for local participation as specified in Signals and ITS Standalone Program (SISP): Participation is based on actual costs incurred, all costs listed in Summary of Costs table are approximate costs unless otherwise noted:
 - (a) Funding for construction: Construction is funded with 90% State funding up to a maximum of \$423,000 when the Municipality agrees to provide the remaining 10% and any funds in excess of the state funding maximum. Construction funds intended for FY2025 (July 1, 2024 to June 30, 2025).
 - (b) Funding for non-participating items 100% Municipality.



CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID

Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation

City of La Crosse, Wisconsin



City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 24-1136

Agenda Date: 9/12/2024

Version: 1

Status: Recommended to be Adopted

File Type: Resolution

In Control: Common Council

Agenda Number:

Resolution adopting the La Crosse 2024 Housing Study.

RESOLUTION

WHEREAS, the City of La Crosse Common Council approved American Rescue Plan Act (ARPA) funding for a Housing Study on March 9, 2023 via Resolution 23-0162; and

WHEREAS, an Agreement for Consulting Services was signed on November 11, 2023, with RDG Planning & Design, Inc. to prepare a community housing assessment through a planning process that provided opportunities for public involvement; and

WHEREAS, the robust public engagement process included input from the Housing Study Technical Committee, multiple workshops and listening sessions, and community and workforce surveys.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby adopts the La Crosse 2024 Housing Study and directs the Planning, Development, and Assessment Department to work with other applicable municipal departments and organizations to implement the plan's recommendations with the following goals:

- Increase the supply of owner and rental units affordable to households making less than the area median income (AMI).
- Foster greater housing diversity through strategic infill development.
- Create more housing opportunities attractive to La Crosse residents, especially households with children.
- Make building procedures and approvals in La Crosse a clear, predictable, and flexible process.
- Secure and conserve existing housing.





ANDE THE PARTY NOT A

ACKNOWLEDGMENTS

Housing Study Technical Committee

Tena Bailey, Executive Director La Crosse Area Builders Association

Mark Etrheim, home builder

Kahya Fox Executive, Director of Habitat for Humanity of the Greater La Crosse Region

Beth Franklin, Workforce Strategies Director, First Friends program for La Crosse Area Chamber of Commerce

Paul A. Gerrard, LIHTC and market rate multifamily developer

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Charlie Handy, Community Development Manager for La Crosse County

Natalie Heneghan, Community Outreach Coordinator Habitat for Humanity of the Greater La Crosse Region

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Michael Pietrek, policy board of La Crosse Area REALTORS Association

Duane Schulze, member of La Crosse Area Builders Association

Nicole Solheim, Cinnaire Solutions

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RDG Planning & Design www.rdgusa.com

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Community Direction

The economy and housing market will experience ups and downs during the life of a housing study. The La Crosse housing study looks at conditions in the midst of an unprecedented time. None of the upheaval of the housing market after the 2020 pandemic changed the need to provide safe, attainable housing for all La Crosse residents. Instead, it further emphasized the need.



Why a Housing Study

A housing study serves several purposes. At a basic level, the housing market impacts the quality of life for residents of the region, people interested in moving to the area, and businesses seeking to recruit (and retain) employees. However, how much housing is built, and the housing people want/need does not always correlate. This is not because builders and owners/renters do not want it to. Instead, other forces often influence decisions.

For La Crosse, the housing market is not in balance. Like many other areas, forces are hindering a timely selfcorrection, including:

- Building costs
- Wages vs. home and rental costs and maintenance
- Uncertainty in the market for new products
- Ages (housing and people)

In 2024, leaders in La Crosse began a process to determine community housing needs, and how gaps in housing impacts the community. Through community engagement, interviews, community tours, and a market analysis, the process unveiled the market gaps and desires of residents and stakeholders. The following chapters summarize these opportunities and identify potential strategies to help correct the housing market. The housing study is a resource for many people and organizations in the city, including:

City Staff. Staff are instrumental in developing programs and policies, whether supplementing other housing initiatives or crafting new programs. The housing study provides recommendations and a road map in association with the Comprehensive Plan.

Regional Builders and Developers. Builders and developers can use the study to understand the market and types of development to pursue in La Crosse, giving assurance for market demand and potential programs that can help fill financing gaps.

Local Employers. Employers should recognize the quality of life for their employees. Opportunities for employers to assist in the housing market can help attract and retain employees to live in La Crosse, ultimately giving them shorter commutes and potentially less turnover in positions as employees become invested in the community of La Crosse.

Economic Development Organizations. Similar to local employers, economic development organizations can use the tools in the study to create housing partnerships and market new opportunities for the community.

School District. The school district is a critical partner that is directly affected by housing supply for sustaining enrollments. The district can use the study to assist in approaches with other partners.



The study supplements many other recent efforts in La Crosse such as the 2023 Comprehensive Plan, the 2024 Pathways Home: A Plan to End Homelessness in La Crosse Plan, and the 2020 Climate Action Plan (see page 67).

Study Identified Goals

Overarching Action Applying to All Goals:

Complete a comprehensive review and update of the City's zoning code to evaluate barriers to development

1. Increase the supply of owner and rental units affordable to households making less than the area median income (AMI).

2. Foster greater housing diversity through strategic infill development.

3. Create more housing opportunities attractive to La Crosse residents, especially households with children.

4. Make building procedures and approvals in La Crosse a clear, predictable, and flexible process.

5. Secure and preserve existing housing.

6. Improve tenant and landlord relationships.

The study finds an average annual construction need of about 203-232 units through 2030. This rate is significantly more than what was produced in the previous decade, but necessary if the City wants to attract more workers, school enrollment, and stimulate movement in the housing market.

Developing the Study

The basis of policies and approaches comes from community outreach and a market analysis to help understand the needs of the community. A consultant team worked closely with a local technical committee, which included representatives and advocates from across the area.

A series of listening sessions in February and March 2024 helped better understand what is happening in the La Crosse market, along with a survey of the greater community, target landlords, and employees in the city. Building on the community input, various sources form the demographic and economic analysis. These include:

- The U.S. Decennial Census and American Community Survey
- $\cdot\,$ County and City data on building activity
- · Existing studies completed by economic development organizations, counties, and cities
- · County GIS data
- Multiple Listing Services (MLS) data

Housing Terminology Used in The Study

There are many terms used to discuss housing needs and describe actions. Below is common terminology used throughout the study to describe certain situations, conditions, or intended actions.

Appraisal. Assesses the current market value and is usually a key requirement when a property is bought, sold, insured, or mortgaged. Comps (comparables) are needed; these are properties in the same area, have similar characteristics, and have an established value (recent sales).

Assisted Housing. In the context of this study, assisted housing is defined and refers to housing that caters to households that want or need additional services. This could include provided meals, cleaning service, shared maintenance, and other similar accommodations. This definition includes "assisted living units." Often those in assisted housing are older adults that live independently well after retirement.

Attainable Housing. Any housing that is not financially burdensome to a household in a specific income range. Financially burdensome could be housing expenses that exceed 30% of the household income. However, it could also include situations where a household has high daycare costs, student debt, or other costs that limit income to spend on housing. Housing subsidized by Federal programs can be included in this definition. **Contract Rent.** For renter-occupied units, the contract rent is the monthly rent agreed upon regardless of any furnishes, utilities, or services that may be included. Data for contract rent excludes units that pay no cash rent (Census.gov).

Cost Burdened. The household spends more than 30% of the HUD Area Median Income on housing.

Empty-Nester. A single person or couple without children living at home. Empty-nesters can include any age range, but most often refer to older adults whose children have moved out and no longer live at home.

Filter Effect. It occurs when higher-income households are "filtered" out of housing units that are well below the price points they can afford. Often it involves "move-up" housing that frees existing, more affordable housing. Today, the moves can be lateral in square footage and have upgrades in locations or amenities with smaller home square footages.

Gap Financing. Refers to short-term loan to meet an immediate financial obligation until sufficient funds to secure the longer-term financial need.

Gross Rent. Gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else) (Census.gov).



Leverage. Can describe engaged partner organizations (financial, organizational, and human capital) to enable more significant outcome, provide funding, or gain access to additional funds such as grants by pledging local resources.

Market Rate. The price that the broad number of homebuyers or renters are willing to pay for housing. Market rate housing does not have any restrictions on price. Generally, when the demand goes up or supply goes down, the market rate price will increase. Note, the market rate price may also be a price buyers must pay because there are no other options for their situation, putting them housing cost-burdened.

Median Household Income. This includes the income of the householder and all other individuals 15 years and older in the household, whether they are related to the householder or not. The median divides the income distribution into two equal parts: one-half of the cases falling below the median income and one-half above the median. For households and families, the median income is based on the distribution of the total number of households and families, including those with no income (Census.gov).

Mixed-Use. Mixed-use districts are areas with two or more different uses such as residential, office, retail, and civic in a compact urban form. Typical residential uses in a mixed-use district range from medium density to very high density uses.

Move-Up Housing. The idealized cycle of how people move in the housing market, referring to the process of moving from renting to mid-sized owner-occupancy to larger single-family homes. The "move-up" generally occurs with income increases, assuming adequate housing supply and variety is available, opening more affordable housing options for others. Recent trends indicate that "move-up" housing may not mean more square footage, but may include better finishes and amenities.

Universal Design. The process of creating products that are accessible to people with a wide range of abilities, disabilities, and other characteristics. Ideally, the concept extends to neighborhoods.

Workforce Housing. Housing units, both renter- and owner-occupied that are affordable to the community's workforce households. These households' annual income is typically 80% to 120% of the Area Median Income.









Community Insights

Data, analysis, and community observations cannot alone tell the whole story of housing needs in La Crosse. The housing market analysis builds from the valuable ideas and opinions obtained from the people that live in and experience La Crosse.



Listening Session and Community Survey Insights

Residents, real estate agents, builders, employers, and industry members provide vital input for understanding a community and its housing market. Listening sessions and a community survey in February and March of 2024 provide insight into community members' perspectives. This chapter provides a broad overview of the community input. Additional comments are spread throughout the housing study and in the Appendix.

Community Survey

The community survey was open in the spring of 2024 and received 1,798 total responses. Of those respondents, 1,427 were residents of La Crosse who 1,027 owned their own homes and 450 were renters.

Demographics

The demographic patterns of respondents helps understand how their perceptions change depending on the situations these households face. A comparison with reported Census data in the next section shows whether respondents are representative of the broader city.

Age of Respondents

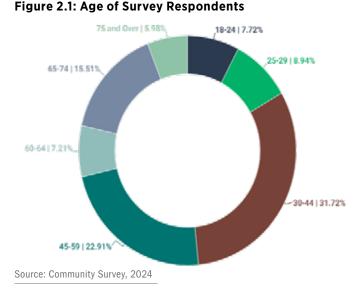
Many respondents are in their family forming years or are empty-nesters (Figure 2.1). Proportionally, this is a good representation of those heading households as reported by the Census.

Owner and Renter Occupancy

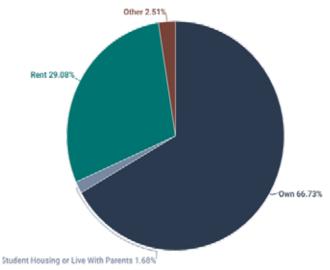
A higher percentage of respondents own their homes than the city's overall population – 66.7% of respondents vs. 46.3% reported in the Census (Figure 2.2).

Household Incomes

The estimated median household income in La Crosse in 2022 was \$51,836. However, the highest percentage of survey respondents had household incomes over \$100,000 (Figure 2.3). It is easy to assume these households can afford more for housing, and could skew the survey toward higher price points and larger units. Many people may tend to spend less on housing when given an option.

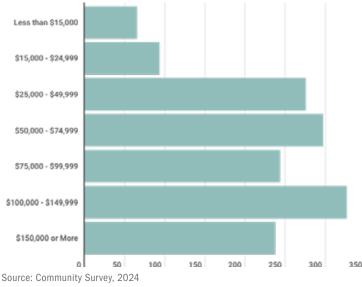






Source: Community Survey, 2024

Figure 2.3: Household Income of Survey Respondents



Cost of Housing

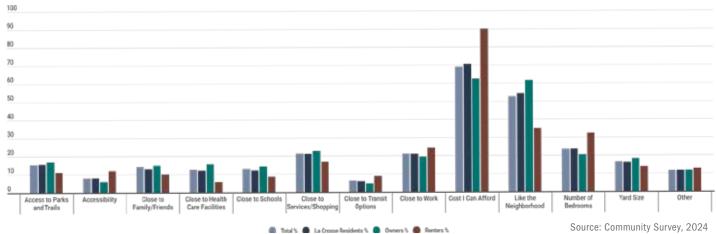
Only 21.4% of respondents spend \$1,500 or more on housing per month (Figure 2.4). However, compared to the higher level of high income range respondents, most respondents likely spend below 30% of their income on housing.

Household Needs

Respondents felt there was a shortage of every type of housing. Respondents were asked what is most important to them when looking for housing, and their top three were a cost they can afford (69.2%), that they like the neighborhood (52.7%), and the number of bedrooms (23.4%) (Figure 2.5). Renter respondents find cost more important than owner respondents.

Respondents' largest housing concerns they had for La Crosse were housing costs (61.2%), cost of property taxes (43.8%), and available choices (38.7%) (Figure 2.6). Cost of property taxes is understandably much more of a concern for owner respondents.

Figure 2.5: Top Housing Needs of Survey Respondents



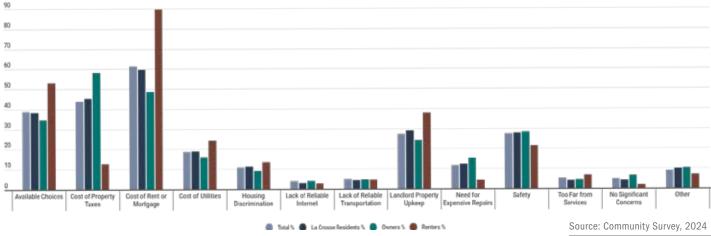
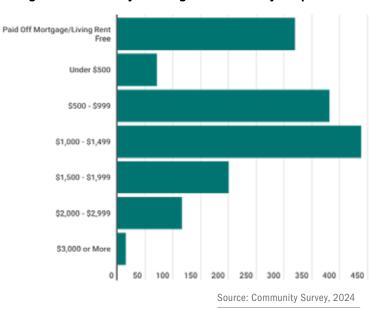


Figure 2.6: Top Housing Concerns of Survey Respondents



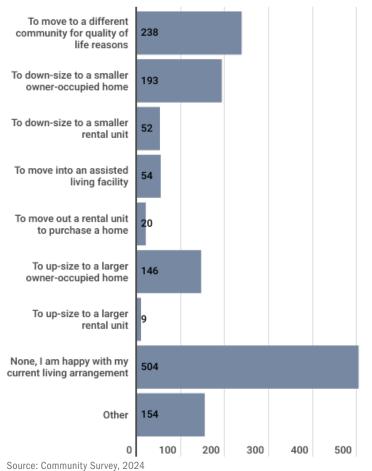
Needed Product Types

Respondents were asked how successful certain product types would be if they were available in La Crosse. Every housing type was seen as needed, with most respondents expressing interest in every option provided. This is a good sign and potentially an understanding by respondents that a healthy housing market needs to be as diverse as its residents.

Movement in the Market

Respondents were asked why they would look to move in the next few years. The most respondents (38.3%) were happy with their current living situation and not interested in moving. The second most frequently selected option was respondents expressing interest in moving to a different community for quality of life reasons (26.7%), followed by residents looking to move out of a rental unit and into an owner-occupied home (17.9%). Movement in the market is necessary for existing affordable units to become available to others wanting to live in La Crosse, but community leaders need to continue to invest to avoid losing residents to neighboring communities.





94.4% 87.4% 65.0% Accessory 63.3% Apartment: 60.4% 58.2%

Affordable, small, two- or threebedroom home:

Mid-size threebedroom home:

Townhome or duplex: 78.2%

Independent senior living housing: 75.1%

Downtown upperstory residential:

dwelling units:

Row housing:

Large home with four or more bedrooms: 52.2%

Favored

east

Most Favored

Landlord Survey

The U.S. Census Bureau reported high vacancy rates in La Crosse at 9.6% in 2020. At the 2024 listening sessions, stakeholders shared that finding rentals is tough in La Crosse, indicating that true vacancy may be much lower. A survey sent to landlords in La Crosse helped better understand this disparity. Findings from the survey include:

- Approximately 450 units represented by landlord respondents with only 16 vacant units for a rental vacancy rate of 3.5%.
- The majority (69.3%) of landlords indicated it took two weeks or less to find a new renter when a unit becomes available.
- Most respondents felt no units were difficult to fill, with the highest demand for two-bedroom units.
- The majority of respondents were asking \$1,250 or less per month for units in multi-unit structures, and \$1,500 or less per month for single-unit structures.
- 73.1% of respondents do not accept rental assistance vouchers.
- Most respondents (88.4%) do not own or operate any short-term rentals. Most noted it is easier to have long-term tenants.

The landlords that responded to the survey show that rental vacancy is lower than perhaps the Census indicates. Many landlords are making investments to their properties and are also facing cost increases beyond their control. But it seems many are reluctant to accept guaranteed rent income through HUD voucher programs and the reasons should be explored. **Reflective Landlord Survey Comments**

"Costs are rising, and competition is fierce for renters."

"It is a difficult market for renters. There is limited inventory and high rental rates."

"The large student population in La Crosse really drives the market and can make it challenging for families trying to rent."

"[The market is] very strong if you are providing a good quality home with a solid representation of being responsive to the needs of your tenants."

Workforce Survey

As part of the qualitative data analysis, a survey was distributed to employees who work in La Crosse, whether or not they live in La Crosse. The survey intended to gain insight into the wants and needs of La Crosse employees pertaining to housing, income, what they can afford, and whether or not they would elect to retire within the city. The survey received 438 responses. Response findings include:

- Approximately 65% of respondents feel their preferred housing type is not available in La Crosse.
- 62.9% of respondents employees commute less than 15 minutes from home to work, while only 4.6% have a commute of 30 minutes or longer.
- Respondents averaged high household incomes, with 53.0% having a high annual household income of \$100,000 or more.
- Of the respondents, 21.0% plan to retire in La Crosse, 41.7% do not wish to retire in La Crosse, and 37.3% are undecided on where they will retire.

The survey responses illustrate that employees working in La Crosse have looked elsewhere for housing and are more likely to move upon retirement, mostly attributed to real or perceived lack of suitable options.

Reflective Workforce Survey Comments

"Housing options in La Crosse in the last 10 years have changed significantly. More and more have found that houses are purchased by development firms, and then flipped and sold at astronomical prices."

"It is important to think about housing options for people with disabilities, where the housing is accessible and has support options as needed."

"We need less zoning restrictions to develop more affordable, non traditional housing options. Restrictions should be placed on corporations owning single family homes, and individuals owning more than 1-2 houses that they rent out on AirBnb."

Listening Sessions

A series of discussions with community stakeholders, including Realtors, lenders, builders and developers, city staff, council members, employers, young professionals, and social service providers offered the most direct and beneficial insight into housing conditions in La Crosse.

The assets, issues, and opportunity themes later in the study reflect these conversations. The conversations with stakeholders match the quantifiable data in the Census, MLS listings, and local data. However, a few other themes from the conversations are not easily shown in measurable data:

Housing Conditions. Participants were concerned about their observations of gaps between the cost of housing and the condition. This was especially true for rental units. Overall, condition of neighborhoods was seen as an issue and the impact poor condition houses have on the ability to reinvest in the area.

Downtown. Most people were very enthusiastic about the reinvestments in downtown. Recent residential projects were seen as very successful, and these units fill quickly. What is perceived as high rents for La Crosse are not an issue to many because people are willing to pay higher rents for higher quality in downtown. Most felt there were still significant opportunities, but some of these would be more challenging rehabilitation projects. **Housing Diversity.** There are few options in the market for those looking for something other than a single-unit detached home or traditional rental unit in a multi-unit structure. There are few innovative infill products that blend into neighborhoods, maintenance free units (owner or renter) that appeal to retirees, empty-nesters, and young professionals. Accessible units that meet the needs of the region's aging population and disabled individuals are also lacking.

New Construction. Construction rates of new units in La Crosse struggle to keep pace with population growth in the region. One reason is the lack of new lots outside of infill sites around lower adjacent home values. While most participants acknowledged that existing infrastructure is critical and topography is challenging, they also realized that a healthy market needs new options, options that are currently unavailable or unaffordable in La Crosse.

Quality of Life. Most participants acknowledged that quality of life and the perception of La Crosse were important issues to address. These perceptions have made it challenging to attract and retain the workforce to live in La Crosse. These range from the lack of sidewalks and walkability to the sense of safety and security even in neighborhoods.





Market Analysis

The careful examination of La Crosse today - its historic trends, population demographics, economy, and conditions of the housing market - reveals current challenges, helps forecast future needs, and informs a program to assist La Crosse's housing market. This chapter summarizes the quantifiable characteristics of La Crosse that strongly impact the housing market.



La Crosse Market Snapshot

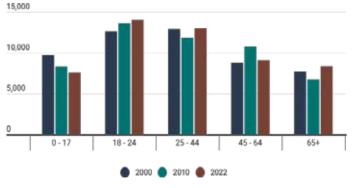
This section reviews La Crosse's trends including population, household makeup, income, employment, affordability, and housing demand. Combined, they have a tremendous impact on the nature of the local housing market.

Historic Population Change

Historic population change provides context for how the community has changed and possible trajectory for future growth and development. Since 1990, La Crosse's population has remained between 51,000 and 53,000. Despite the city experiencing slow growth, La Crosse county has seen steady growth since the mid-1900s (Figure 3.3).

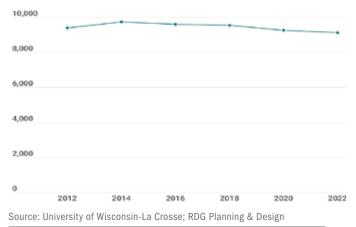
More people are choosing to live in other areas around La Crosse either by choice or necessity. Between 2010 and 2020, the county grew 5.4%, ending the period at a population of 120,784. When excluding the City of La Crosse, La Crosse County experienced a growth of 12,802 residents between 2000 and 2020. With this growth, the city's population makes up 43.6% of the county's population. In 2000, the city made up 48.4% of the county's population. Still, all of these residents, even those residing outside city limits, are important to supporting the La Crosse economy. La Crosse continues to have a large college aged population with stable enrollments at the University of Wisconsin La Crosse and Western Technical College. However, the number of school aged population continues to decline while working aged populations have remained mostly unchanged since 2000 (Figure 3.1).

Figure 3.1: Age Cohorts Over Time



Source: U.S. Decennial Census; 2017-2022 American Community Survey

Figure 3.2: University of Wisconsin-La Crosse Full Time Student Enrollment



397

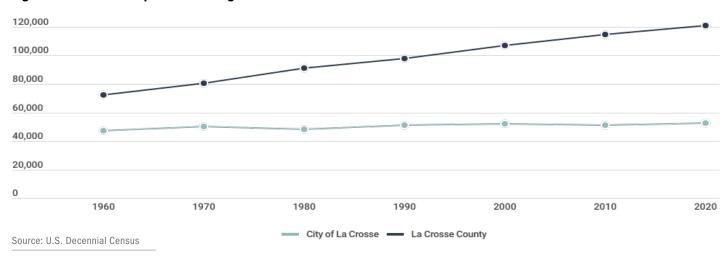


Figure 3.3: Historic Population Change

Peer Community Comparisons

Looking at conditions in La Crosse versus peer communities helps understand if changing market conditions are unique to La Crosse or happening across different communities. Four communities were identified as peer communities to La Crosse: Eau Claire, WI, Green Bay, WI, Rochester, MN, and Duluth, MN. While each of these communities is comparable to La Crosse in different ways, it is understood that different jurisdiction, county, and state policies may provide for different opportunities.

From strictly looking at population, there appear to be local factors

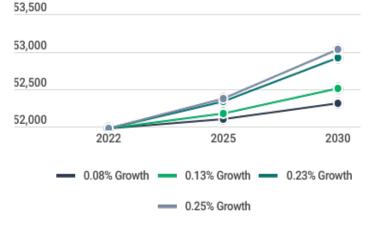
contributing to La Crosse's consistent population level. Over the last 20 years, La Crosse has not experienced as quick growth as its peers, with the exception of Duluth, who is the only peer experiencing a loss of population. Of the peer communities, Rochester is the fastest growing, experiencing a 1.75% annual growth over the last 20 years (Figure 3.5).

Figure 3.4: Peer Community Growth 2000-2020

	2000 POPULATION	2010 POPULATION	2020 POPULATION	2000-2020 DIFFERENCE	2000-2020 ANNUAL GROWTH RATE
La Crosse, WI	51,818	51,320	52,680	862	0.08%
Eau Claire, WI	61,704	65,883	69,421	7,717	0.59%
Green Bay, WI	102,313	104,057	107,395	5,082	0.24%
Rochester, MN	85,806	106,769	121,395	35,589	1.75%
Duluth, MN	86,918	86,265	86,697	-221	-0.01%
Source: U.S. Decennial C	ensus				

Population Projection

La Crosse has the potential to continue to grow. Right now, La Crosse county is growing with residents choosing to live in other communities in the county due to wants or necessity. These residents may in the future opt to live in La Crosse. However, the right housing will be essential for this growth to occur. In La Crosse, that might not all be new construction. If the city continued to see historic construction trends, the city would grow at 0.23% annually and reach 54,744 by 2045. This is more than the annual growth rate from the recent comprehensive plan of 0.08%. This growth rate can be reached through a combination of rehabilitation and new construction to meet the housing demand apparent and supported on the following pages.



Source: RDG Planning & Design; City of La Crosse

Figure 3.5: Population Projection Scenarios for La Crosse

Housing Occupancy

Since 2008, most cities in the midwest have seen more rental units converted or added to the market than owneroccupied units. This is for several reasons, including more restrictive lending practices, more young and older households who traditionally enter or transition in the market as renters, and pent-up demand after nearly two decades of little rental construction. La Crosse's peer communities have similar ratios of owner- and renteroccupancy.

Actual available vacant units are low in La Crosse despite the total vacancy numbers shown by the American Community Survey. The total number of units and vacancy numbers for 2020 reflect fairly high vacancy rates for La Crosse and its peer communities. These numbers do not reflect the significant shortage of "for sale" vacant units stakeholders expressed experiencing in recent years.

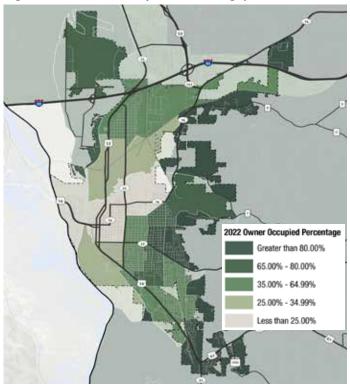
Using more detailed available data, the American Community Survey shows that in 2022, there was a 6.4% total vacancy rate in La Crosse. However, the reasons for these vacancies varies. Some of these units are vacant due to being seasonal homes, used for storage, or are sold or rented, but not currently occupied. When looking at only units that are actively for sale or for rent, the adjusted vacancy rate for La Crosse is 3.1%. This is much closer to the vacancy rate reported in the landlord survey (previous chapter) of 3.5%. Homes and units not occupied due to poor condition will need to be brought to the market as affordable and entry-level housing, while others will need to be demolished, creating space and opportunities for infill housing.

Figure 3.6: Peer Community Occupancy, 2022

	TOTAL HOUSING UNITS	OCCUPIED, OWNER OCCUPIED	OCCUPIED, RENTER OCCUPIED	% VACANT
La Crosse, WI	24,206	46.3%	53.7%	6.4%
Eau Claire, WI	30,375	57.3%	42.7%	5.1%
Green Bay, WI	45,645	54.2%	45.8%	3.8%
Rochester, MN	53,210	64.4%	35.6%	4.9%
Duluth, MN	39,762	59.8%	40.2%	6.8%
Source: 2017-2022	American Comm			

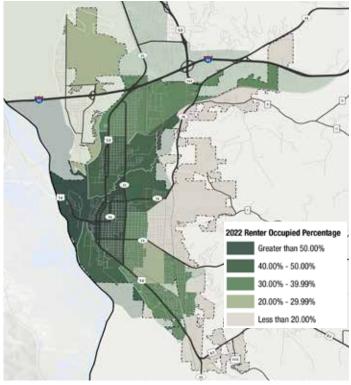
Source: 2017-2022 American Community Survey

Figure 3.7: Owner-Occupied Percentage, 2022



Source: 2017-2022 American Community Survey

Figure 3.8: Renter-Occupied Percentage, 2022



Source: 2017-2022 American Community Survey

Housing Occupancy by Age

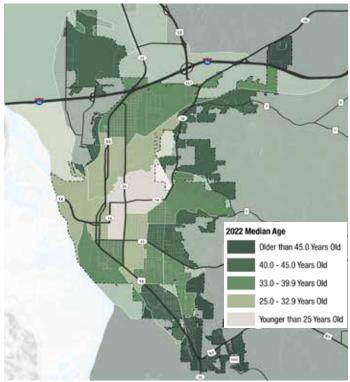
Over the last decade, there were a increased number of owner-occupied households over the age of 55. Most of these householders are emptynesters, potentially looking for housing that better fits their current stage of life than the homes they may have raised families in.

However, fewer householders under the age of 55 owned their homes, and more rented. This could be from rising other debts, increases in home prices, disinterest or inability to complete required maintenance, and stagnant wages.

Age of Housing

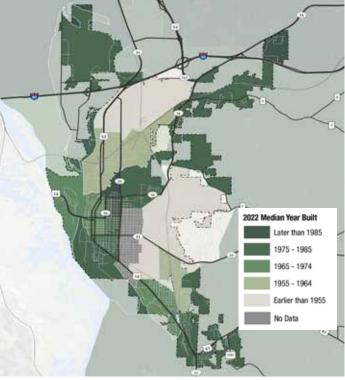
Much of the city's housing stock was built before 1975. This correlates to the value of housing. The older the housing stock, the lower the median home value tends to be but higher the maintenance and utility costs. Well maintained historic districts are the exception. The price of a newly constructed home without subsidy will always be greater than an existing home. When the difference between these numbers is significant, it can make it challenging to produce new housing at appraisals that meet the cost to build. Alternatively, the higher costs of new housing can drive up the price of existing housing as existing home are cheaper than new builds, but people are still willing to pay much more given the lack of other options in their price range.

Figure 3.9: Median Age of Householder, 2022



Source: 2017-2022 American Community Survey

Figure 3.10: Median Year Built, 2022



Source: 2017-2022 American Community Survey

Income and Employment

Employment Sectors

There are over 29,000 individuals over the age of 16 employed in La Crosse. The largest industries are educational services, health care services, and retail. These industries comprise 44.8% of all the jobs for residents. These industries can be impacted in different ways during a downturn in the economy. For example, retail workers were negatively impacted by the recent pandemic, and educational institutions saw a change in enrollment patterns.

Figure 3.11: Employment by Sector, 2022

SECTOR	TOTAL	PERCENTAGE
Total Population Over 16	45,370	100%
Employed	27,957	63.9%
Unemployed	1,024	2.3%
Not in Labor Force	16,265	35.8%
Education and Health Care	8,587	30.7%
Retail	3,934	14.1%
Arts, Entertainment, and Service	3,913	14.0%
Manufacturing	2,824	10.1%
Professional, Scientific, or Managerial	1,913	6.8%
Finance, Insurance, and Real Estate	1,512	5.4%
Construction	1,234	4.4%
Public Administration	783	2.8%
Other	2,476	11.7%
Source: 2017-2022 American Community Survey		

Household Income

A household's income includes everyone in the household earning an income. As a result, today many households have at least two sources of income.

- The median household income in La Crosse is growing. From 2017-2022, the median household income grew 22.7%, from \$42,243 to \$51,836. This is much faster than the 8.3% growth seen in the five year period prior, from 2012-2017.
- Between 2012 and 2022, the median household income in La Crosse grew 32.9%, from \$39,014 to \$51,836. Over that same period, median gross rent grew 40.1%, from \$672 to \$941, and median home values grew 43.3% from \$126,200 to \$180,800. This indicates that, while wages are rising, they are not keeping up with the rising cost of housing.

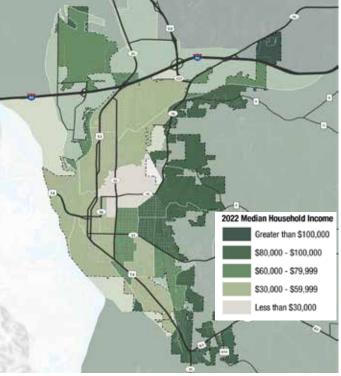


Figure 3.12: Median Household Income, 2022

Source: 2017-2022 American Community Survey; RDG Planning & Design

Commuting Patterns

The City of La Crosse does not operate in a vacuum. Employees come and go, with an increasing trend for younger prospects to decide where they want to live first rather than first seeking employment. Therefore, La Crosse must look beyond strong employers to attract and retain people. Quality housing is one component, along with other amenities like parks, trails, a vibrant downtown, events, schools, and appearance.

- Many people employed in La Crosse travel into the city for work. La Crosse sees about 24,000 more people traveling into the city for work than out. Figure 3.12, below, displays the number of employees that live and work in La Crosse, the number of employees that live outside of the city, but work in La Crosse, and vice-versa.
- Capturing a portion of the workforce living outside but working inside the city is important. Just as important to the human capital these individuals provide is their engagement in a community, which people tend to do more of in the communities where they live. Attracting these people to live in La Crosse may be possible with the right housing options available.

Tax Rates

Many attendees of the listening sessions and survey respondents mentioned La Crosse having high property tax rates. When comparing property tax rates with peer communities, La Crosse does not have a dramatically high tax rate. Some perceived discrepancies may come from a difference in school district tax or county tax, which the City does not set.

Figure 3.14: Peer Community Tax Levies, 2023

	PROPERTY TAX LEVY
La Crosse, WI	0.88
Eau Claire, WI	0.74
Green Bay, WI	0.88
Holmen, WI	0.75
Onalaska, WI	0.89
West Salem, WI	0.92
Source: Wisconsin Department of Revenue	

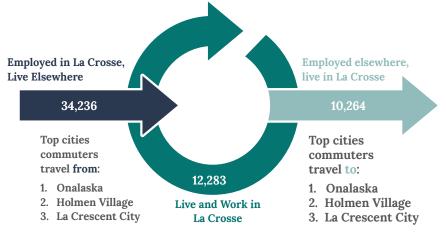


Figure 3.13: Employee Commuting Patterns, 2022

Source: Census OnTheMap

25

Home Sales

While data sources like the Census and Bureau of Labor Statistics lag current conditions by some extent, monthly data can be obtained through the Multiple Listing Service (MLS).

Various conditions starting in recent years, including the COVID-19 pandemic and high inflation rates, have led to historically low inventory in homes for sale. Between 2019 and 2022:

- Median sales price jumped 36.3%.
- On average, only eight more homes were listed than sold annually, leaving little extra inventory for buyers to have options.

This is only four years of data, and is the most recent data available, but illustrates the extreme conditions facing the local housing market leading up to and at the time of this study. The impact of this means less people moving, more people staying in homes that do not meet their needs, and more competition for rental units.

Construction Activity

Construction activity has been steady over the last decade with little fluctuation. The most units were produced in 2013 and 2015 with large multi-unit projects. Since 2010, 22 single-unit homes have been constructed on average in La Crosse every year, with an average of five units in duplexes and 92 units in multiunit structures. Simultaneously, 47 units have been demolished annually. While the City of La Crosse is about 43% of the county population, it accounted for under 30% of new residential units in the county from 2018-2023. Onalaska, like La Crosse, is seeing strong multi-family construction, while Holmen is seeing more single-family construction. Land cost, availability, and ease of approval processes were brought up in discussions as possible reasons.

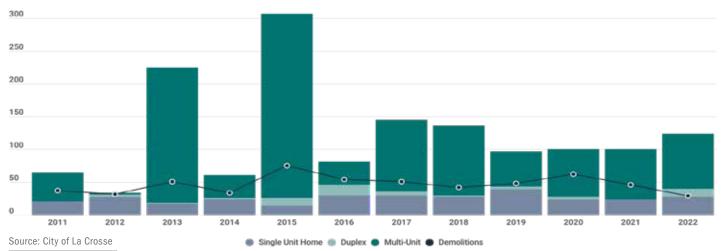


Figure 3.16: Construction and Demolition Activity in La Crosse

	2019	2020	2021	2022
Homes Sold	1,336	1,447	1,420	1,308
Homes Listed	1,489	1,170	1,092	944
Median List Price*	\$175,000	\$214,900	\$291,250	\$209,950
Median Sales Price*	\$158,100	\$161,500	\$203,750	\$215,500
Average Days on Market	26	24	14	16
*Denotes the media	n list/sales pric	e for the mont	h of June in the	e year listed
Source: Multiple Listi	ng Service (MLS	5)		

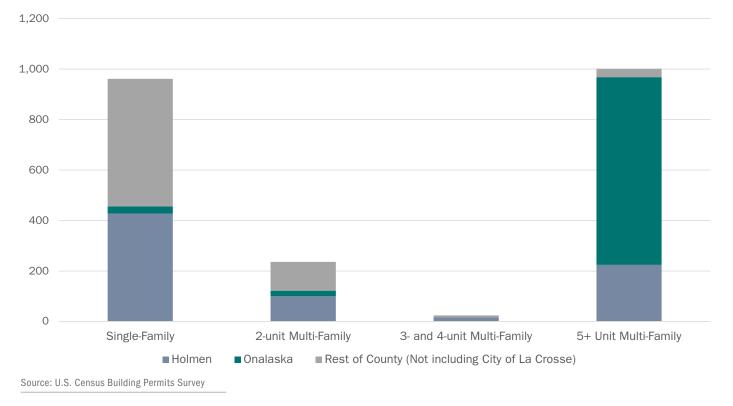


Figure 3.17: Construction Activity in County, Excluding the City of La Crosse, 2018-2023

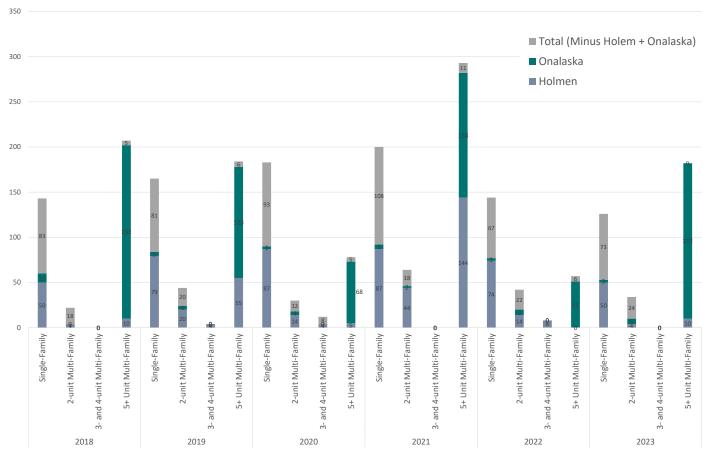


Figure 3.18: Construction Activity in County by Year, Excluding the City of La Crosse, 2018-2023

Source: U.S. Census Building Permits Survey

Affordable Housing Units

Many subsidized units for lower income residents are in the City of La Crosse. These units are occupied by all types of households. For example, a survey of the Hmong community in the winter of 2022-2023 found that 82% of respondents were wage workers, but 47% of them depend on at least one form of public assistance.

- In 2021, the inventory of federally subsidized rental housing in the City of La Crosse included 1,372 units, which was about 11.3% of the city's total rental stock. Of these subsidized units, 593 were HUD public housing units. The remaining units are privately owned and receive federal subsidies. Housing Choice Vouchers are not included in this inventory.
- By 2025, the affordability restrictions on 201 units of federally subsidized housing in the City of La Crosse are set to expire. Restrictions on an additional 30 units are set to expire by 2030. In some cases, the units may remain affordable even after the restrictions expire due to a rental market conditions. However, the removal of affordability restrictions will allow for rents to rise substantially if owners do not renew, reducing the stock of units renting at an affordable level.

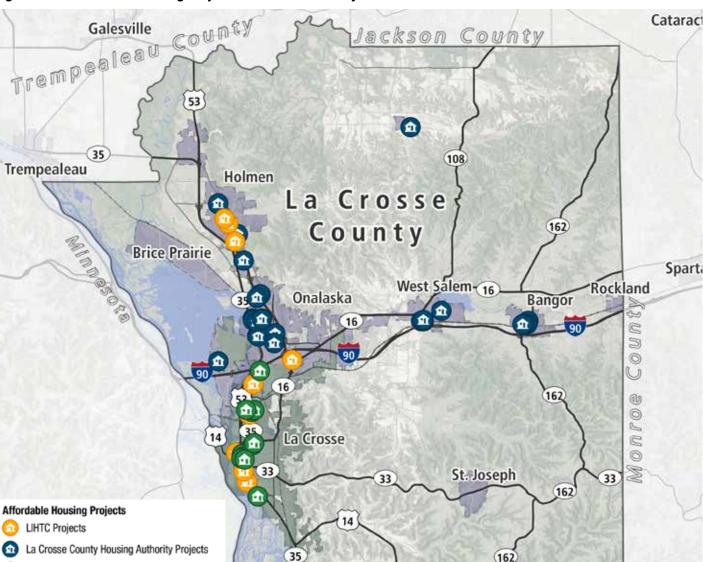


Figure 3.19: Affordable Housing Projects in La Crosse County

Source: La Crosse County Housing Authority, www.policymap.com

City of La Crosse Housing Authority Projects

(1)

Home Values

Values are highest where new development is more prevalent and lowest in the periphery neighborhoods around downtown. Home value is not the same as sales price (market value). Sales prices are often inflated over home value, especially in a low supply market like La Crosse.

Contract Rent

Rent is rising by more than inflation in La Crosse and peer communities. Contract rent is the rent agreed upon regardless of any furnishings, utilities, or services that may be included.

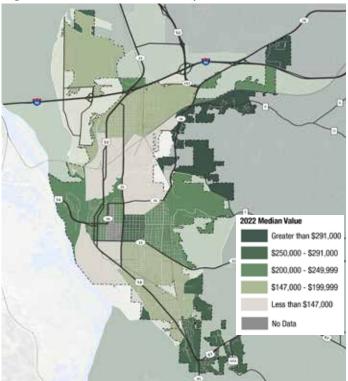
- Between 2012 and 2022, the median contract rent in La Crosse went from \$567 to \$807, a 42.3% increase. Over the same period, the rate of inflation was approximately 29.3%.
- In 2022, the difference between the lower contract rent quartile and upper contract rent quartile was \$464. In 2012, that gap was just \$287.

Figure 3.20: Peer Community Median Home Value and Median Contract Rent, 2012 and 2022

	2012 MEDIAN HOME VALUE	2022 MEDIAN HOME VALUE	2012 MEDIAN CONTRACT RENT	2022 MEDIAN CONTRACT RENT
La Crosse, WI	\$126,200	\$180,800	\$567	\$807
Eau Claire, WI	\$142,400	\$214,200	\$583	\$803
Green Bay, WI	\$132,200	\$174,500	\$548	\$738
Rochester, MN	\$168,600	\$274,600	\$691	\$1,102
Duluth, MN	\$152,300	\$208,200	\$626	\$915

Source: 2017-2022 American Community Survey

Figure 3.21: Median Home Value, 2022



Source: 2017-2022 American Community Survey

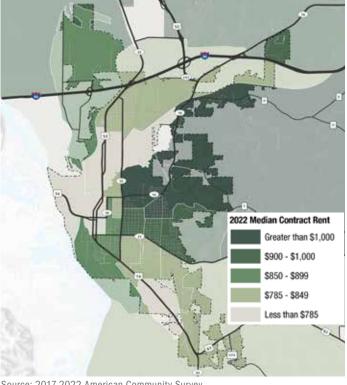


Figure 3.22: Median Contract Rent, 2022

Source: 2017-2022 American Community Survey

Affordability by Cost Burden

A cost burdened household is defined by HUD as one that spends more than 30% of their income on housing (including utilities, taxes, insurance), either for a mortgage or rent). Cost burden takes into consideration both local housing costs and incomes. Therefore, if a market has very high housing costs but also has higher incomes, then the level of cost burden may be similar to a market with low costs and low incomes.

Young residents, renters, and low income households in La Crosse face higher housing cost burden than owners and higher income households. Additionally, a higher income household spending more than 30% of their income on housing costs affects quality of life less than for a lower income household. Take the example below of annual costs for a two adult, one child household, assuming all aspects of household A and B are the same except for income: This is a simplistic example and only covers basic expenses at a modest living standard. Household B will have to cut expenses somewhere else if forced to spend 30% of their income on housing. These cuts are likely related to using more public transportation (if available), finding a job closer to home or remote, lower quality food options, and alternative child care that might involve part time work of a householder or finding a relative to help with care.

Household A: Annual income =	\$100,000	Household B: Annual income =	\$50,000
 30% spent on housing = 	\$30,000	\cdot 30% spent on housing =	\$15,000
 Annual transportation cost in La Crosse = 	\$16,800	\cdot Annual transportation cost in La Crosse =	\$16,800
 Day care for one child, 40 hours a week = 	\$10,560	· Day care for one child, 40 hours a week =	\$10,560
• Food expenses =	\$10,200	Food expenses =	\$10,200
Amount left for other expenses =	\$32,440	Amount left for other expenses =	-\$2,560

Source: Economic Policy Institute Family Budget Calculator, January 2024. Data are in 2023 dollars for the La Crosse/Onalaska metro area.

When comparing to peer cities, La Crosse has seen a higher increase in the number of cost burdened renters since 2010. The number of cost burdened homeowners did not increase nearly as much as the number of cost burdened renters. Possible reasons include:

- · Low rental inventory that drives up rental prices.
- Stagnant local and regional wages.
- An aging housing stock that lowers home values.

Figure 3.23: Peer Community Cost Burdened Households, 2022

	TOTAL COST BURDENED	COST BURDENED OWNERS	COST BURDENED RENTERS
La Crosse, WI	35.5%	20.3%	48.7%
Eau Claire, WI	29.6%	18.6%	44.7%
Green Bay, WI	30.4%	17.6%	45.4%
Rochester, MN	28.2%	15.8%	50.1%
Duluth, MN	37.8%	19.8%	63.5%
Source: 2017-2022 America	an Community Survey	,	

Cost Burdened Homeowners

Due to financing requirements, owner-occupied households are less likely to be spending more than 30% of their income on housing than renteroccupied households. In addition, homes purchased between 2013 and 2020 often had low mortgage rates. Owners having purchased since 2020 are more likely to have higher monthly housing costs. The neighborhoods south of downtown show the highest owner cost burden in La Crosse.

 Neighborhoods with higher home values versus neighborhoods that are largely cost burdened are somewhat inversely related. This makes sense, because higher home values do not necessarily mean more cost burdened residents as people with higher incomes can afford higher cost homes and have more choices in their price range to avoid cost burdened situations. Lower income households do not have as many choices where to live in their price range and may have to spend more of their income on housing than optimal.

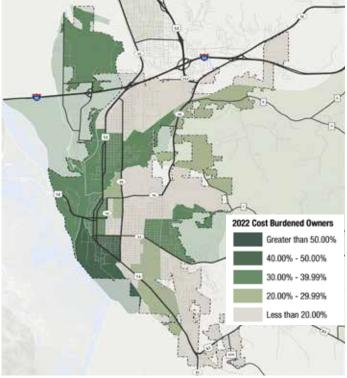


Figure 3.24: Cost Burdened Owners, 2022

Source: 2017-2022 American Community Survey

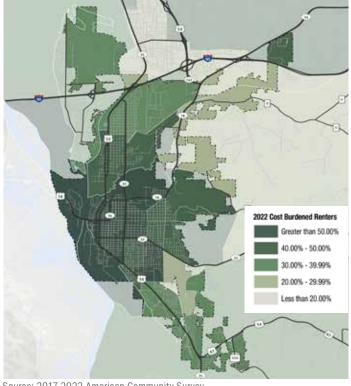


Figure 3.25: Cost Burdened Renters, 2022

Source: 2017-2022 American Community Survey

Cost Burdened Renters

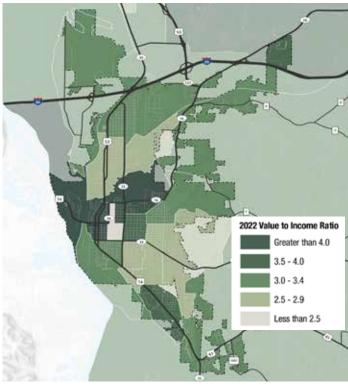
Cost burdened renters are spread throughout the city with pockets of higher percentages in the downtown area and near university campuses. Most contract rents citywide are over \$600/month, although the area with the highest renter cost burden has some of the lowest median contract rent ranges. This is largely because those that reside in these neighborhoods have lower income levels, and have few other choices where to live. Students with low incomes living offcampus also contribute to some of the cost burden counts even thought their income might be supplemented by other means, such as by parents and loans.

Value to Income Ratio

A traditional analysis metric for evaluating affordability in the ownership market is to compare household income to the home's value.

- An affordable, self-sustaining ownership housing market, with adequate value and revenues to support market-rate new construction, typically exhibits a value to income ration between 2.5 to 3.0.
 - Ratios above 3.0 present affordability issues while ratios below 2.0 are significantly undervalued relative to local household incomes.
- La Crosse's values to income all vary by neighborhood, from undervalued to unaffordable.
 - The downtown core has the highest value to income ratio in the city. There are also pockets of nearunaffordability near the University of Wisconsin La Crosse campus, which may be partially explained by the low incomes of college students.
 - > There are several neighborhoods with values that are potentially too low to support new, unsubsidized market rate development, including the north central east and south central east sections of the city.

Figure 3.26: Value to Income Ratio, 2022



Source: 2017-2022 American Community Survey; RDG Planning & Design

Why are low/undervalued areas concerning? The real or perceived instability in a neighborhood may create problems securing funding for new construction or renovation of existing structures, challenges with appraisals at cost to build, and concerns for investment security and growth.

Figure 3.27: Peer Community Value to Income Ratios, 2022

	2022 MEDIAN HOME VALUE	2022 MEDIAN HOUSEHOLD INCOME	VALUE TO INCOME RATIO
La Crosse, WI	\$180,800	\$51,836	3.49
Eau Claire, WI	\$214,200	\$63,882	3.35
Green Bay, WI	\$174,500	\$59,174	2.95
Rochester, MN	\$274,600	\$83,973	3.27
Duluth, MN	\$208,200	\$63,545	3.28
Source: 2017-2022 Americ	an Community Survey		

Source: 2017-2022 American Community Survey; RDG Planning & Design

Affordability Gaps

Figure 3.28, below, evaluates the number of households in different income ranges (black line) and the quantity by price of ownership units (dark green) and rental units (light green) to meet household income levels (where the household spends no more than 30% of their income on housing costs). A positive balance (where the bars exceed the black line) indicates more housing within the affordability range for that respective income group, while a negative balance (where the bars do not reach the black line) indicates a shortage.

A housing shortage affects the lowest income households because of the limited choices they have in the market. When supply is low, a middle or high income household can often choose a lower priced home or housing in another community. When higher income households choose to live in homes below their price point, fewer options are available for lower income households, forcing them to live in potentially substandard units or spend more than 30% of their income on housing.

 La Crosse has a large stock of housing affordable at 30% of income for households making between \$25,000 and \$75,000 annually. Many of these are rental units and ownership options with people spending much less of their income on housing.

- Participants in the listening sessions and those that took the community survey noted a need for more options in general, especially for move-up or new downsizing options, which cannot be met by the current housing market in La Crosse. When faced with this lack of options, these households stay in their current homes longer, a home which could be a more attainable options for someone else.
- Rising mortgage interest rates in 2021-2023 have some role to play in lack of movement. However, the new normal for rates is started to set in for more people in 2024 and less people are willing to wait for them to drop before moving.
- The limited supply of high-end rentals affordable to households making more than \$75,000 annually is not only reflected in the numbers in the graph below, but in the demand for new units, such as those in the downtown neighborhood that are quickly rented.
- The largest gap exists for households that can only afford the lowest cost options, price points that cannot be produced new, but comes from the existing housing stock already in the market and subsidized units. Some of the gap shown for households with incomes under \$25,000 comes from the student population.
- Lower income households are impacted more by the lack of housing in the higher price points due to the competition that it creates for the existing units that are affordable to them.

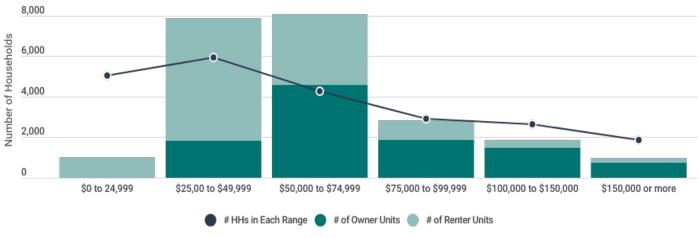


Figure 3.28: Gaps in Units versus Affordable Household Incomes, 2022

Source: 2017-2022 American Community Survey; RDG Planning & Design

La Crosse Housing Demand

La Crosse's forecasted future housing needs stem from a demand model that builds on the population projections, housing trends, and community conversations to forecast the demand for additional housing. A calculated approach to housing demand helps create policies, partnerships, and strategies to meet these needs and enhance existing strengths in the housing market.

Housing Demand Model: 2030

The housing demand analysis builds on the population projections presented in this chapter, trends, and community conversations to forecast the demand for additional housing. The model is built on the following assumptions:

- Household population will grow through the end of the decade.
- Average people per household is expected to decrease slightly through the end of the decade. Some of this is expected as college student population rises and the baby boomers continue to age, who both tend to have smaller households with no children.
- Unit demand at the end of the period is calculated by dividing household population by the number of people per household. This equals the number of occupied housing units.

- A manageable housing vacancy rate that provides housing choices for residents moving to the community. The 2020 Census reported a total vacancy rate of 9.6%. However, the rental landlord survey indicated a point in time vacancy rate closer to 3.5% and ownership sales data indicates low inventory. The model increases the "for rent" and "for sale" vacancy rate over time, which means more units are needed to satisfy pent-up demand and increase the number of units on the market at any one time.
- Unit needs at the end of each period are based on the number of actual household demand plus the number of projected vacant units that will support a healthy housing market.
- Units that are demolished or converted to other uses are taken off the market and need to be replaced. Homes in poor condition or obsolete should also be gradually replaced in the city's housing supply. The number of units lost annually is based on historic demolition trends and the community's desire to return some historic single-unit homes to their original use. While some units will be lost, the priority should always be on saving units, as these are often the most affordable units in the city.
- Cumulative need shows the number of total units needed between the base year of 2022 and the year indicated at the end of the period.

Figure 3.29: Housing Demand Forecast at 0.25% Annual Population Growth*

2022	2025	2030	TOTAL
51,978	52,369	53,027	
47,289	47,645	48,243	
2.10	2.09	2.07	
22,519	22,818	23,329	
3.1%	3.8%	4.9%	
-	23,716	24,533	
	135	225	360
	610	1,042	1,652**
	203	208	206
	51,978 47,289 2.10 22,519	51,978 52,369 47,289 47,645 2.10 2.09 22,519 22,818 3.1% 3.8% - 23,716 135 610	51,978 52,369 53,027 47,289 47,645 48,243 2.10 2.09 2.07 22,519 22,818 23,329 3.1% 3.8% 4.9% - 23,716 24,533 135 225 610 1,042

Source: RDG Planning & Design

*Similar to 2010-2020 housing construction activity translated to added household population. Note: The High Growth Scenario in the Comp Plan illustrates a 0.40% annual population growth and La Crosse averaged 120 new units per year from 2010-2022.

**Units added in 2023 drop the cumulative need to 1,624, or 232 units annually through 2030.

Figure 3.29 shows an average annual construction need of about 203-232 units through 2030. This rate is significantly more than what was produced in the previous decade, but necessary if the City wants to attract more workers, school enrollment, and stimulate movement in the housing market.

Housing Development Program

Building on the housing demand model, the development program forecasts production targets for owner- and renter-occupied units based on the following assumptions:

- Distributions are based on the percentage of current households within the income ranges. Income range distributions reflect those in La Crosse County to show area needs that the City of La Crosse can help meet.
- Owner-occupied units will be distributed roughly in proportion to the income distributions of the households for whom owner occupancy is financially appropriate.
- Most low-income residents will be accommodated in rental units.
- The city currently has a split of approximately 46% owner-occupied and 54% renter-occupied units. The increasing cost of construction and limited land will likely continue to support higher density owner-occupied configurations and rental units. To meet this demand, the model assumes a 50/50 split between rental and ownership units to help meet more of the area demand for ownership options.

Approximately 22% new rental units should rent for less than \$500 a month.

- New rental housing construction demands rents above this range. Therefore, to produce housing priced below \$500 per month, programs like low income housing tax credits will need to be leveraged.
- Some units in the \$500-\$700 range can be produced by producing higher prices units. Households looking to move up in housing may choose the higher priced units, opening up the \$500-\$700 units for the lower income households.

Approximately 16% of additional owner units should be priced under \$150,000.

- Products being constructed today will not meet this demand. This demand will only be met through older existing units and the construction of products in denser configurations with land or infrastructure cost assistance.
- Partnerships and assistance will also be needed for most new ownership products in the \$150,000-\$225,000 range. Still, some of the units in this below market rate range derives from new construction at higher price points and assisted living options that entices some existing residents to move to these new units that better fit their needs and preferences.

Figure 3.30: Housing Development Program

END OF PERIOD	2022-2030
Total Need	199-225 units annually
Total Renter Occupied	50%
Under \$500	22%*
\$500-\$700	11%
\$700-\$1,000	20%
\$1,000-\$1,500	26%
\$1,500-\$2,000	12%
\$2,000+	10%
Total Owner Occupied	50%
Under \$87,500	9%**
\$87,500-\$150,000	7%**
\$150,000-\$225,000	21%
\$225,000-\$300,000	20%
\$300,000-\$450,000	26%
\$450,000+	26%
Source: RDG Planning & Design	

*Most are heavily subsidized units, programs to preserve affordability, HUD, LIHTC. Some of the percentages should shift to higher rent ranges to account for students who are living off-campus.

**Comes from subsidized, rehab, and vacant units in the existing housing stock.



Housing Goals and Policy Areas

La Crosse will need to navigate various policy directions to meet the needs of its current and future population. Policy approaches will apply differently based on the issues and opportunities of differing areas in La Crosse.



Housing Goals

The 2023 Comprehensive Plan identifies several housing related goals that form the basis for the housing policies approaches in this study. The community insights and market analysis in the previous sections reinforce that the Comprehensive Plan housing related goals are still relevant.

1. Increase the supply of owner and rental units affordable to households making less than the area median income (AMI)

2. Foster greater housing diversity through strategic infill development

3. Create more housing opportunities attractive to La Crosse residents, especially households with children.

Additional goals for housing needs in La Crosse arising from the community insights and market analysis include:

4. Make building procedures and approvals in La Crosse a clear, predictable, and flexible process.

5. Secure and conserve existing housing.

6. Improve tenant and landlord relationships.

Neighborhood Approach

La Crosse has many sound neighborhoods with good housing stocks. A fundamental element of neighborhood improvement is building upon existing assets. These assets provide an anchor and identity for the neighborhood, supporting property values, reinvestment, and property maintenance.

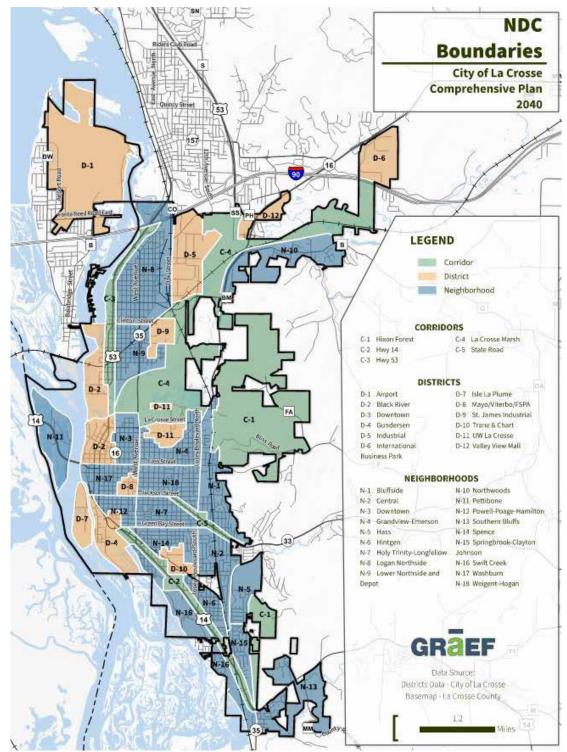
Policy Areas

From La Crosse's early historic neighborhoods, the city expanded outward to contemporary developments. These diverse neighborhoods present distinct needs and opportunities based on existing conditions. The following section details high-level policy opportunity areas based on previous planning efforts, existing neighborhood conditions, community desires, and housing needs.

Figure 4.1 identifies targeted housing policy within the Comprehensive Plan neighborhood and district boundaries in La Crosse. Using existing boundaries allows alignment of policy directions with current or future neighborhood level planning. The map identifies potential conservation, reinvestment, redevelopment, and development areas. It represents a general assessment not based on a house-by-house inventory but on broader neighborhood evaluations. Additionally, the 2023 Comprehensive Plan provides a vision for future uses and development characters for each area.

Housing policy generally falls within four categories described on the next pages that can be inter-mixed within one neighborhood area. Not every block in every neighborhood is applied a category. Many areas are in stable condition and do not require immediate widespread policy intervention. Rehabilitation and housing enhancement programs are most effective when targeted at specific areas to generate momentum at a neighborhood level.

Figure 4.1: Neighborhood, District, and Corridor Boundaries



Neighborhood Conservation

These neighborhoods are in relatively good condition with only a limited number of blighted properties that require attention. Some areas are or could be historic neighborhoods, and many are the next wave of the housing stock to reach 50 to 60+ years old. Neglecting them could lead to a need for future stabilization measures. Policies should focus on conserving the existing housing stock through a coordinated rehabilitation strategy.

Policy Approaches

- Invest in public features and amenities to encourage private market upkeep. Appropriate enhancements in conservation neighborhoods include park improvements, active transportation safety improvements, and street infrastructure.
- Maintain the housing stock in good repair through regular assessments and code enforcement.
- Promote local neighborhood organization or publicly organized clean-up days and neighborhood scrap trash collection days.
- Provide assistance or other encouragement for local neighborhoods to organize regular neighborhood gatherings such as block parties, home tours, and other events that build neighborhood pride and positive resident interaction.
- For any structures beyond rehabilitation, target the parcel for infill development that respects the character of the surrounding neighborhood in terms of use, style, and density.
- For historic neighborhoods, continue to seek State assistance or apply for historic status for neighborhoods of potential significance. Maintain the character of the area as repairs and infill development occurs. Historic designation opens up rehabilitation incentives and acts as a marketing tool to attract new residents and generate neighborhood pride.







40

Stabilization

Characterized by an aging housing stock, these areas differ from the conservation areas in condition and the level of maintenance needs. While much of the housing in these areas may be in good condition, more homes remain in poor-to-average condition in addition to larger pockets of vacancy. In the same way conservation areas represent an affordable housing opportunity, the rehabilitation areas present this same opportunity, but these areas require greater attention and investment, particularly because of the socioeconomic conditions of their residents. There may also be sites that are large enough and clustered enough that a target program to remove deteriorated structures and develop vacant lots will have a major impact.

Policy Approaches

- Invest in public features and amenities to encourage private market action. Appropriate enhancements may include new parks, new park features, bicycle infrastructure, pedestrian improvements, community gardens, and gathering places.
- Neighborhood deterioration might occur, in part, because of compatibility issues with adjacent land uses. For example, when an industrial use is next to a single-family neighborhood, households may elect to live elsewhere. These compatibility issues should be explored and the impacts should be mitigated through relocation of the use or an improved buffer between the land uses.
- Target land assembly and appropriate infill redevelopment. This includes any structures that cannot be rehabilitated to target for demolition and acquire for infill redevelopment. The greatest challenge to infill development is often assembling the land where redevelopment can occur. This will require public and semi-public involvement to stimulate action, as detailed in the next chapter.
 - > While not preferred, demolition can be an appropriate intervention if the property cannot be rehabilitated, the property poses a risk to public health and safety, and the land can be acquired and held for redevelopment or appropriate reuse.
- Target rehabilitation programs to blighted areas with the highest priority given to those homes with structural issues and a lower priority given to homes with aesthetic issues only. Appropriate actions include an owner-occupied rehab program, a rental rehab program, a first-time home-buyer rehab and down payment program, and an exterior paint program.
- Target property maintenance initiatives on properties with moderate infractions. Appropriate actions would include clean-up days, neighborhood trash collection, not-for-profit clean-ups, and code enforcement.







Redevelopment/Reuse

Redevelopment opportunities are case-by-case examples of blighted or vacant land that redevelopment could transform into an attractive and productive use with a residential component. The redevelopment of these strategic sites should be designed to eliminate blight conditions, support private market reinvestment in surrounding areas, and create new taxable value and uses. Infrastructure improvements and removal of deteriorated structures should create safe housing and stronger neighborhoods. The area could be a single site or lot. All districts and corridors could be candidates for a mixed-residential environment.

Policy Approaches

- Be sensitive to any displacement that may occur because of the redevelopment. Plans that relocate residents impacted by the redevelopment should occur first through outreach and public awareness of alternative housing opportunities for any future areas. Offering alternative housing options while construction is happening on a site may also be essential.
- Target areas with high concentrations of vacant or underused land for acquisition, redevelopment, and/or rehabilitation. Examples might be sites with tax delinquency, bank foreclosures, or avenues through not-for-profit agencies. Maintenance and management should accompany any acquisition in the interim period before rehab or redevelopment occurs.
- Solicit competitive proposals from the development community to generate the best reuse/redevelopment plan for strategic redevelopment opportunities. A public or not-for-profit role in the acquisition and assembly of land creates a public interest in the reuse of the property and, therefore, a development agreement can place conditions on the redevelopment including use, bulk, density, and the price points for units created.
- Consider an expedited review process for infill and redevelopment projects led by the private market.
- Explore creative financing and program applications to create a positive and concentrated impact on a neighborhood.







Images on this page sourced from Google Streetview, 2024

New Development

This area is generally where development did not exist in the past and is free from major barriers, or these barriers could be overcome, for new housing development. Access to water services, sewer services, and transportation connections are some of the most important factors when considering sites for new development.

Policy Approaches

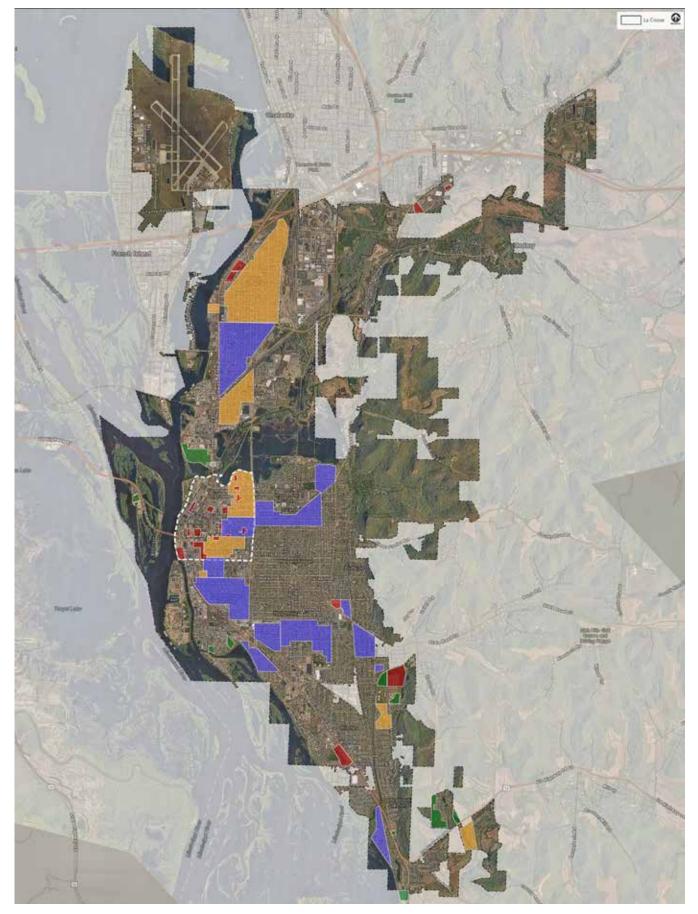
• Use the Comprehensive Plan as the guide for development and land use policy.







Figure 4.2: Opportunity Policy Areas



Bluffside Neighborhood

Land Use Vision Summary

- Future land use: Low to medium density with maximum density of four units.
- Constrained by topography to the east and some floodplain in central areas. Limited to no new development opportunities.

Housing and Household Context

- Mostly single-family in good condition.
- Higher assessed values and higher incomes.
- Mostly owner-occupied housing.
- Few to no vacant lots. Stable vacancy rates.

Zoning Context

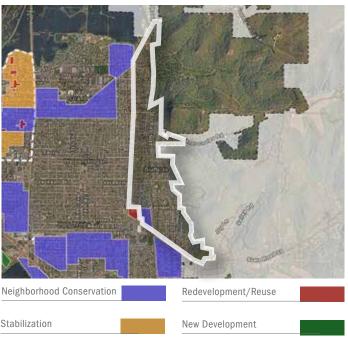
• Nearly all R1 Single-Family. Little to no variation from single-family units permitted under current zoning.

Policy Area Context

The good condition of most housing does not indicate a major need for policy intervention in the near term.

- Redevelopment: Vacant 6.3 acre commercial on Losey Boulevard and State Road.
- Neighborhood Conservation: around the redevelopment site and other commercial areas.
- Accessory dwelling units can fit the context of the neighborhood where many detached garages on alleys could be converted. Smaller lots in most areas do not leave room for new structures to accommodate ADUs.
- R1 Zoning should allow more flexibility for duplexes.

Bluffside Neighborhood Boundary





Single Family Housing
Multi-Family and Missing Middle Housing
Mixed-Use (Allows Missing Middle Housing)
Other Zoning Types (Does Not Allow Missing Middle Housing)
Parks and Recrational Areas

Central Neighborhood

Land Use Vision Summary

- Future land use: Low-density residential desired.
- Constrained by some minor flood risk along the railroad.

Housing and Household Context

- Mostly single-unit and some multi-unit in good condition.
- Low cost burden and generally attainable housing costs for resident incomes.
- · Mix of owner- and renter-occupied housing.
- Few vacant lots and fully built out. Some evidence of exterior updates and infill replacement. Lower vacancy than other parts of the city.

Zoning Context

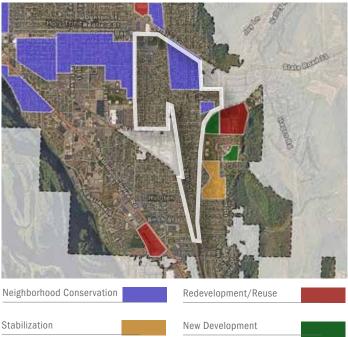
- Nearly all R1 Single-Family zoning.
- Pockets near and along 32nd Street of C1 Local Business, PD Planned Development, and R3 Special Residence. Some are spot zones for a single duplex unit. The Planned Development at Mac Harley Land could offer broader zoning insights to allow more byright citywide.

Policy Area Context

A focus for the area is maintaining the housing supply in good condition and the existing non single-family units. Support the neighborhood with amenities as an attainable place to live near the high school.

- Neighborhood Conservation: Ensure that older housing and multi-family units stay up-to-date with maintenance.
- Accessory dwelling units can fit the context of the neighborhood where there are some detached garages on alleys that could be converted. Smaller lots in most areas do not leave room for new structures to accommodate ADUs.
- R1 zoning should allow for more flexible uses, including the construction of duplexes and triplexes.

Central Neighborhood Boundary



Maximum By-Right Residential Zoning



Other Zoning Types (Does Not Allow Missing Middle Housing)

Parks and Recrational Areas

Downtown Neighborhood

Land Use Vision Summary

• Future land use: All types of housing desirable with a focus on offering medium to higher density arrangements that can leverage proximity to downtown services in a transitional neighborhood design setting.

Housing and Household Context

- Lower assessed values than many other parts of the city. Somewhat lower contract rents associated with older apartment stock. Some of the oldest housing stock in the city is in this neighborhood.
- More renter-occupied housing targeting students.
- Fair housing stock condition with needed repairs visible on many blocks.
- Vacancy rates higher around the university, reflecting the on-going transition of students in and out of units. However, few vacant lots.

Zoning Context

- Most of the area allows a variety of housing types by right.
- A wide mix of lots size that have been combined and split over time from the original plat. Generally, deeper lots are around 8,000-9,000 square feet, many with multi-unit structures. The standard lot width is around 50 feet.

Policy Area Context

- The 2021 Imagine La Crosse Downtown Plan includes recommendations for various townhome and mixeduse infill and redevelopment possibilities for this area, along with more general development opportunity sites.
- Gradual phasing out of older and lower-yield commercial and industrial uses for redevelopment that include a housing component and consider affordable housing targets.
- Neighborhood conservation policies for areas on the south where housing transitions to detached unit neighborhoods.
- Stabilization policies for most of the area with strategic redevelopment allowed to maintain and improve the condition of the housing stock.

Downtown Neighborhood Boundary



Maximum By-Right Residential Zoning



 Continue partnership efforts to balance student housing and density forces. In partnership with the University/ College, maintain policy that gives residents a higher degree of predictability and include a well defined area where housing is predominately student occupied. Outside of these areas, older house conversions and improvised apartment buildings should be gradually phased out through policy actions and approaches.

Grandview Emerson Neighborhood

Land Use Vision Summary

• Future land use: A desire to retain low to medium density housing types in single use or mixed-use arrangements. Higher densities are not envisioned.

Housing and Household Context

- Higher assessed values in many parts of the area than other neighborhoods in La Crosse. Some higher values reflect higher density infill projects. Low cost burden for owners. The student population is reflected in higher renter cost burden.
- Good housing stock condition overall.
- A mix of owner and renter households, with more ownership housing towards the south and eastern parts of the area.
- Vacancy rates higher around the university, reflecting the ongoing transition of students in and out of units. However, few vacant lots.

Zoning Context

- Housing variety allowed by right in northwest parts of the neighborhood with predominately single-unit permitted under current zoning in south and eastern areas.
- A wide range of lot arrangement as lots have been consolidated for different uses over time. Lots in the northeast average around 5,000 square feet while lots in the south and southwest can range to 7,500 square feet and much larger.
- Areas along Vine Street have seen multi-unit structures fitting on 9,000-10,000 square foot lots with parking in the rear.

Policy Area Context

- The proximity to UW-La Crosse leads a need to balance student housing demand with existing residents, a challenge experienced by every city with a significant university presence.
- Neighborhood conservation policies for areas closest to campus and smaller, more affordable housing area in the northeast part of the neighborhood.
- Monitor the condition of housing and maintenance violations in other areas over time.

Grandview Emerson Neighborhood Boundary



Maximum By-Right Residential Zoning



Parks and Recrational Areas

 Continue partnership efforts to balance student housing and density forces. In partnership with the University, maintain policy that gives residents a higher degree of predictability and include a well defined area where housing is predominately student occupied. Outside these areas, older house conversions and improvised apartment buildings should be gradually phased out through policy actions and approaches.

Hass Neighborhood

Land Use Vision Summary

- Future land use: All types of housing and densities appropriate for the neighborhood.
- Constrained by topography to the east.

Housing and Household Context

- Generally good housing stock with a few older apartment complexes that may need updating in the near term.
- Average assessed value units. An affordable neighborhood for many households.
- Few vacant lots, but the Trane site offers the largest vacant site available in the city.

Zoning Context

- Predominately single-unit permitted under current zoning, other than the Hillview Terrace Assisted Living facility and apartment complexes south of the ball fields.
- Larger lots than other parts of the city, generally over 8,000 square feet. Reflective of new subdivision regulations at the time of platting.

Policy Area Context

- Redevelopment of the Trane site is a priority that should include a housing component to some extent.
- Stabilize the condition and maintenance of the apartment complexes to continue providing more attainable rental options for some.
- Monitor the condition of other areas over time. No immediate policy intervention needed.
- Support new accessory dwelling unit conversions of existing structures. Larger lots in some areas do offer some new addition opportunities.
- R1 zoning should allow for more flexible uses, including the construction of duplexes and triplexes.

Hass Neighborhood Boundary





Hintgen Neighborhood

Land Use Vision Summary

• Future land use: A variety of housing types can be appropriate to supplement existing low-density housing types.

Housing and Household Context

- Good housing stock condition overall with limited signs of neglect.
- Average to above average assessed values compared to other neighborhoods. An affordable neighborhood for most owners. However, a moderate amount of renters face cost burden even with lower contract rents than other areas of La Crosse. Some of this is attributed to the older adult living complexes on the south side, south of Broadview Place.
- Few vacant lots and lower vacancy rates of existing units than other areas of La Crosse.

Zoning Context

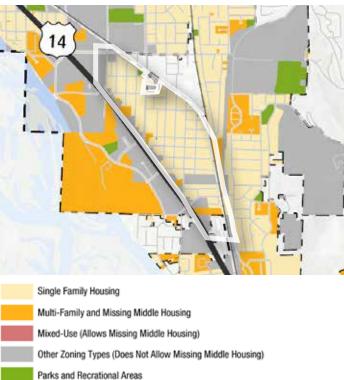
- Predominately single-unit permitted under current zoning. Little variation in housing allowed by right under current zoning.
- Smaller lot sizes under 7,200 square feet on the north side with increases sizes going south as new subdivisions with horizontal ranch style homes or deeper lots were added over time, reaching around 9,000-10,000 square feet. Lot orientations and widths vary greatly.

Policy Area Context

- Monitor the condition of housing and maintenance violations over time. No immediate policy intervention needed.
- Support new accessory dwelling unit conversions of existing structures. Detached garages on alleys provide some opportunities if possible to convert.
- Flexibility in nonconformity regulations likely needed for many lots on the northern end of the neighborhood if following new development regulations.
- R1 zoning should allow for more flexible uses, including the construction of duplexes and triplexes.

Hintgen Neighborhood Boundary





Holy Trinity-Longfellow Neighborhood Land Use Vision Summary

• Future land use: A variety of housing types can be appropriate to supplement existing low-density housing types.

Housing and Household Context

- Good housing stock condition overall with limited signs of neglect.
- Average assessed values compared to other neighborhoods. An affordable neighborhood for most owners. However, a moderate amount of renters face cost burden even with lower contract rents than other areas of La Crosse.
- Few vacant lots and lower vacancy rates of existing units than other areas of La Crosse.

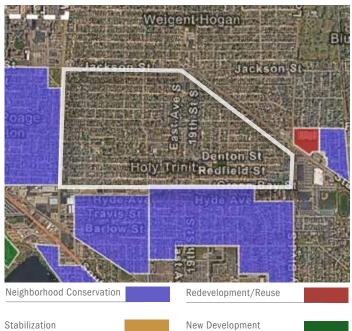
Zoning Context

- Mostly smaller lot single-family housing on lots under 7,200 square feet and more typically around 6,000 square feet. Lot widths generally range from 50-60 feet. Lot splits of corner lots are common.
- Mostly single-family units permitted under current zoning. More housing variety permitted along Jackson Street and Green Bay Street.

Policy Area Context

- Monitor the condition of housing and maintenance violations over time. No immediate policy intervention needed.
- Support different housing arrangements if proposed and adequately serviced.
- Support new accessory dwelling unit conversions of existing structures. Detached garages on alleys provide some opportunities if possible to convert.
- Flexibility in nonconformity regulations likely needed for many lots if following new development regulations.
- R1 zoning should allow for more flexible uses, including the construction of duplexes and triplexes.

Holy Trinity-Longfellow Neighborhood Boundary





- Multi-Family and Missing Middle Housing
- Mixed-Use (Allows Missing Middle Housing)
- Other Zoning Types (Does Not Allow Missing Middle Housing)
- Parks and Recrational Areas

Logan-Northside Neighborhood

Land Use Vision Summary

- Future land use: Desired to remain mostly as modest low-density residential up to two stories in some areas.
 Some higher-density options could be suitable along major streets.
- Constrained by floodplain regulations and costs for retrofits in northern areas.

Housing and Household Context

- Typical to lower assessed values compared to other neighborhoods. More housing options for households with lower incomes.
- Few vacant lots but higher vacancy rates of existing units than other areas of La Crosse.
- Fair condition overall with more prevalent exterior condition items in some areas.

Zoning Context

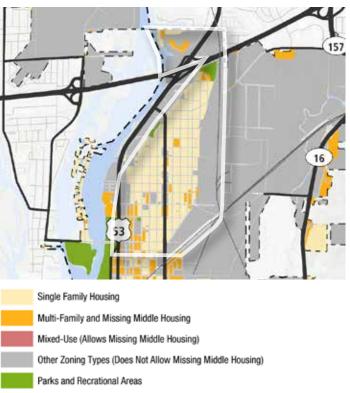
- Mostly smaller lot single-family housing on lots under 7,200 square feet, many between 5,000 and 6,000 square feet. Lot widths as low as 35 feet in some locations. Typical lot widths around 40-50 feet.
- Mostly single-family units permitted under current zoning. More housing variety permitted near the south end of Highway 53.

Policy Area Context

- Stabilization of housing on the north side, especially for areas in the floodplain. Unique policy solutions needed to finance maintenance for these households.
- Neighborhood conservation policies appropriate more on the southern ends of the area.
- Redevelopment opportunities for obsolete parking and commercial uses along the highway.
- New structures for accessory dwelling units will not fit on most lots. Detached garages on alleys provide some opportunities if possible to convert.
- Flexibility in nonconformity regulations likely needed for many lots if following new development regulations.

Logan-Northside Neighborhood Boundary





Lower Northside and Depot Neighborhood

Land Use Vision Summary

- Future land use: A mix of all types of residential desired.
- Constrained by floodplain regulations and costs for retrofits in northern areas.

Housing and Household Context

- Some of the lowest assessed values in the city, but many owners are still facing cost burden.
- A handful of vacant lots and apparent stable vacancy rates of existing units.
- Fair to good condition north of the railroad tracks and lower exterior conditions visible for areas south of the railroad tracks.
- A wide mix of housing types scattered throughout.
- A higher presence of rentals and student population. Recent multi-family development are showing success in being able to navigate flood issues.

Zoning Context

- Mostly smaller lot housing on lots under 7,200 square feet, many between 5,000 and 6,000 square feet. Lot widths as low as 35 feet in some locations. Typical lot widths around 40-50 feet.
- More variety of housing types permitted under current zoning than many other neighborhoods in La Crosse.

Policy Area Context

- Stabilization for single-unit housing south of the railroad tracks and west of George Street, working within floodplain regulations for critical maintenance.
- Neighborhood conservation approach for areas north of the railroad tracks.
- New structures for accessory dwelling units will not fit on most lots. Detached garages on alleys provide some opportunities if possible to convert.
- Flexibility in nonconformity regulations likely needed for many lots if following new development regulations.

Lower Northside and Depot Neighborhood Boundary



Stabilization

New Development



- Mixed-Use (Allows Missing Middle Housing)
- Other Zoning Types (Does Not Allow Missing Middle Housing)
- Parks and Recrational Areas

Northwoods Neighborhood

Land Use Vision Summary

- Future land use: Desired to remain single-unit housing, but with the opportunity for duplexes and attached housing.
- Constrained by topography on the south and floodplains on the north.

Housing and Household Context

- Almost all owner-occupied single-unit housing on larger lots. More recent attached condo units added near North Woods School that could be replicated if cemetery land is not needed in the future.
- Good condition, newer housing stock. Some new
 housing growth and vacant lots left to be developed
- Some of the highest home valuations in the city, but households tend to face low cost burden because of higher incomes.

Zoning Context

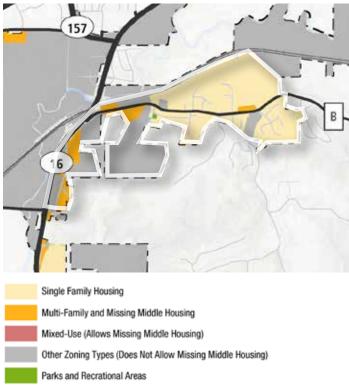
• Nearly all of the area is restricted to single-unit detached housing.

Policy Area Context

- Support attached housing arrangements if proposed and adequately serviced.
- Support new accessory dwelling unit additions or construction.

Northwoods Neighborhood Boundary





Pettibone Neighborhood

Land Use Vision Summary

- Future land use: New development not recommended except for a small area that is out of the floodplain.
- Entirely in the floodplain.

Housing and Household Context

• Only a small area of attached housing available on Pettibone Pointe Way. Higher cost rental housing options tailored to a specific market.

Zoning Context

Almost all kept for parks and conservation.

Policy Area Context

• Support build out of final medium-density parcels. No other new development.

Pettibone Neighborhood Boundary





- Other Zoning Types (Does Not Allow Missing Middle Housing)
- Parks and Recrational Areas

Powell-Poage-Hamilton Neighborhood

Land Use Vision Summary

• Future land use: Preservation of small lot single-unit neighborhoods, but all types of housing desirable in appropriate locations and design oriented to the street, such as the Denton Street Condos.

Housing and Household Context

- Average to lower assessed values for the city, with higher values on scattered infill projects throughout the neighborhood. Owners and renters in the area face higher cost burden than other areas of the city.
- Some of the older housing stock in the city.
- Few vacant lots remain but the Census is reporting somewhat higher vacancy rates of existing units than other parts of the city. This could be for reasons other than being for sale or rent.
- A wide mix of housing types scattered throughout.
- Generally good exterior conditions with target public investments evident. However, maintenance programs may be needed to supplement neighborhood incomes.

Zoning Context

- Restricted single-unit zoning in the core parts of the neighborhood with more housing types permitted on the periphery near commercial areas and major streets.
- Mostly smaller lot housing on lots under 7,200 square feet. The typical subdivision in the area platted around 7,000 square foot lots but lots as small as 4,000 square feet are not uncommon. Typical lot widths are around 40-50 feet.

Policy Area Context

- A lot of effort and neighborhood championing have occurred in this area. These efforts should continue to be supported. This included targeted City policies with replacement homes and La Crosse Promise.
- Neighborhood conservation approach is appropriate for the entire area given its proximity to services, jobs, and lower cost housing options.
- New structures for accessory dwelling units will not fit on most lots. Detached garages on alleys provide some opportunities if possible to convert.
- Flexibility in nonconformity regulations likely needed for many lots until the zoning ordinance is updated.

Powell-Poage-Hamilton Neighborhood Boundary



Maximum By-Right Residential Zoning





Southern Bluffs Neighborhood

Land Use Vision Summary

- Future land use: Desired to be low-density residential and allowing medium-density residential and low-intensity mixed-use.
- Constrained by floodplains, conservation areas, and boundary agreements with the Town of Shelby.

Housing and Household Context

- High assessed values and higher incomes for owneroccupied households. But many renters are cost burdened.
- · Most platted lots are built.
- Mostly single unit detached and attached structures.
- Generally newer developments in good condition. The Pineview Mobile Home Park along County Road MM is in relatively good condition as well.

Zoning Context

• Residences are zoned R1 Single Family, R5 Multiple Family (Pineview), and PD Planned Development. Areas zoned PD south of Highway 61 include attached housing arrangements. It is possible the PD zoning was required to permit attached housing.

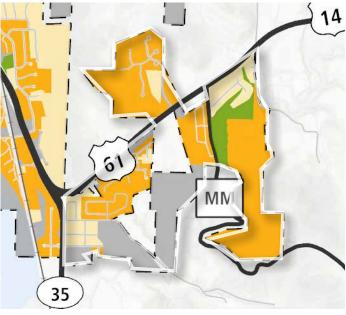
Policy Area Context

- Working the boundary agreement with the Town of Shelby is a critical step to determine infrastructure investments and new development areas.
- Stabilization of Pineview Mobile Home Park to ensure the units do not further deteriorate and monitor code violations. Most are still in fair condition and provide more affordable options in the area.
- Infrastructure investments can create new development opportunities in the Waterford neighborhood. Streets can be extended, but development needs to be planned in clusters to protect existing natural resources.
- Allow accessory dwelling units because of the number of larger lots that could accommodate a detached unit and parking.
- Evaluate why a PD was required for some areas and consider making two to four unit attached units allowed by right.

Southern Bluffs Neighborhood Boundary



Maximum By-Right Residential Zoning





Spence Neighborhood

Land Use Vision Summary

- Future land use: Most residential allowed except for higher-intensity mixed-use.
- Fully developed. Any new units will come from redevelopment or additions to existing developed lots. No immediately evident redevelopment sites.

Housing and Household Context

- Stable assessed values and moderate household incomes. Provides attainable housing in many household's price range. But renters are more cost burdened than owners.
- Mostly single-unit detached housing for own or rent.
- Good to fair condition housing. A stable neighborhood overall.

Zoning Context

 Mostly R1 Single-Family zoning. Recent infill along Green Bay Street near Losey Boulevard required PD Planned Development zoning. The exceptions required for PD zoning should be considered to allow by right.

Policy Area Context

- Focus on housing and infrastructure maintenance. The Navy Reserve infill subdivision development provides an example of possible arrangement of new housing in existing neighborhoods across the city.
- Accessory dwelling units can fit the context of the neighborhood where there are some detached garages on alleys that could be converted. Smaller lots in most areas do not leave room for new structures to accommodate ADUs.

Spence Neighborhood Boundary



Maximum By-Right Residential Zoning



Parks and Recrational Areas

Springbrook-Clayton Johnson Neighborhood

Land Use Vision Summary

- Future land use: Low to medium-density residential desired for primary uses.
- Constrained by topography to the east.

Housing and Household Context

- Few rental occupied housing options, but those renters are more cost burdened than owners in this area, where multi-unit housing exists on the south end along 33rd Street S, but still lower than other parts of the city. Some of the burden reflects older, retiree households with fixed incomes.
- Much higher assessed values for homes abutting the bluffs on the east. Average assessed values for homes on the north side of the area. Overall, the neighborhood has higher assessed values than other areas of the city.
- Overall a newer housing stock in good condition.
- No vacant lots and apparent stable vacancy rates of existing units.

Zoning Context

- A good portion of the neighborhood permits multiple housing types by right, evidenced by multi-unit condos and attached housing on the southwest.
- Most single-unit detached housing developed right at 7,500 and above square foot lots, likely representative of the current code in place at the time of development. Attached units are generally on separate 5,000 square foot lots.

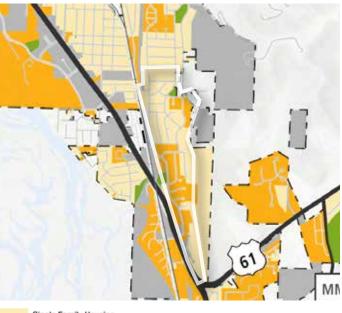
Policy Area Context

- Monitor the condition of housing and maintenance violations over time. No immediate policy intervention needed.
- New structures for accessory dwelling units will not fit on most lots given the lot arrangements and existing build out of homes. Attached accessory dwellings may be more feasible given larger home and garage square footages.

Springbook-Clayton Johnson Neighborhood Boundary



Maximum By-Right Residential Zoning



Single Family Housing
Multi-Family and Missing Middle Housing
Mixed-Use (Allows Missing Middle Housing)
Other Zoning Types (Does Not Allow Missing Middle Housing)
Parks and Recrational Areas

Swift Creek Neighborhood

Land Use Vision Summary

- Future land use: Low and medium-density residential desired. Note, this neighborhood area does not include properties immediately adjacent to Highway 14.
- Constrained by the river on the west and Highway 14 on the east.

Housing and Household Context

- Generally higher valued housing and lower cost burden on households because of higher incomes and lower rents than other parts of the city.
- More options for older adults on the south end of the area, reflected in higher median ages.
- Few vacant lots, even in the manufactured home park along Rivercrest Drive.
- A wide mix of housing types scattered throughout.
- Generally good exterior conditions.

Zoning Context

- Zoning in the neighborhood permits a wide variety of housing.
- Single-unit detached developments range from 80-footwide, 8,000-9,000-square-foot lots on the south side to 50-foot-wide, 6,000-7,000-square-foot lots on the north side.
- Various other combinations of multi-unit and attached units on single lot development and split lot development.

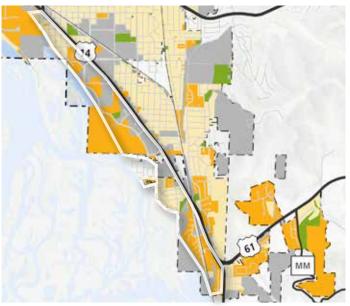
Policy Area Context

- Neighborhood conservation for the manufactured home park on Rivercrest Drive that is in good condition and should be kept that way.
- New development opportunities outside city limits to the south if extending River Run Road.
- Support higher density uses and redevelopment along Highway 14 where excess parking and obsolete commercial uses transition.
- Monitor the very north neighborhood blocks for neighborhood conservation.

Swift Creek Neighborhood Boundary



Maximum By-Right Residential Zoning





Washburn Neighborhood

Land Use Vision Summary

• Future land use: Low to medium-density residential desired for primary uses. Mixed-use environments encouraged.

Housing and Household Context

- Average assessed values with lower owner household cost burden than the city. However, much of the neighborhood is renter-occupied and renters are at the higher end of city cost burden. Median household incomes are lower than in eastern parts of the city.
- Includes some of the older housing stock in La Crosse.
- A few vacant infill lot opportunities. Redevelopment or conversion of poor conditions homes to new multi-unit structures has been a trend in the past.
- Scatted homes in poor condition with evidence of reinvestment on various blocks. The targeted housing improvement and replacement programs are making a difference with improved curb appeal block-by-block.

Zoning Context

- Much of the area is single-unit permitted zoning. Other housing types are more permitted on the periphery of the neighborhood near Viterbo University and along major streets.
- The Washburn Residential zoning overlay encompasses most of the area and focuses on neighborhood design and single-unit uses.
- Most lots tend to be under 7,500 square feet, but vary based on years of lot splits and consolidations.

Policy Area Context

- The northern half of the neighborhood falls with the 2021 Imagine La Crosse Downtown Plan. The plan calls for several strategic sites for residential infill and redevelopment.
- Stabilization policies continue to be appropriate for much of the neighborhood.
- Conservation policies should target areas that have seen improvement to ensure they remain viable as other blocks improve.
- New structures for accessory dwelling units will not fit on most lots. Detached garages on alleys provide some opportunities if possible to convert.

Washburn Neighborhood Boundary



Maximum By-Right Residential Zoning



• Flexibility in nonconformity regulations likely needed for many lots until the zoning ordinance is updated.

Weigent-Hogan Neighborhood

Land Use Vision Summary

• Future land use: Low to medium-density residential desired for primary uses. New housing options encouraged.

Housing and Household Context

- Higher assessed values on the northern side of the neighborhood with generally above average values and rents in the remainder. Owners are much less cost burdened than renters.
- The area is a transition between lower income households in western areas to higher income households in eastern areas.
- A mix of owner and renter households. Stable vacancy rates.
- Few, if any, vacant infill lot opportunities.
- Structures are in good condition overall with few visible signs of poor maintenance.

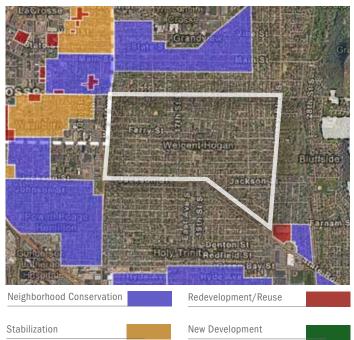
Zoning Context

- A mix of housing types permitted by zoning in the core along Ferry and Market Streets and along highways. Other areas limited to single-unit uses permitted by right.
- Lots tend to be around 50 feet wide, with lot areas depending on the depth of the lot and whether the portions of rear yards have been split off into additional lots over time. Deeper lots reach around 9,000 square feet while shallower lots range around 7,000 square feet.

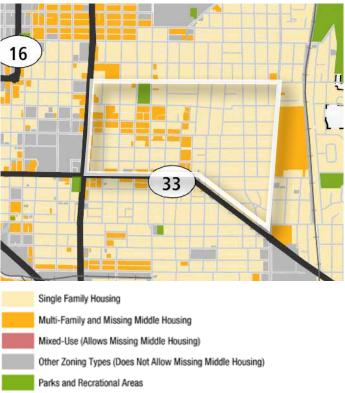
Policy Area Context

- Deeper lots provide more opportunities for accessory dwelling units, as well as different existing garage arrangements.
- Immediate structural policy not needed but monitor for future neighborhood conservation policy. Ordinance updates should allow many housing types.
- Flexibility in nonconformity regulations likely needed for some lots until the zoning ordinance is updated.

Weigent-Hogan Neighborhood Boundary



Maximum By-Right Residential Zoning



Districts and Corridors

With La Crosse's limited land for new subdivision development, most districts and corridors should be considered candidates for mixed residential components.

Land Use Vision Summary

Future land use: Most districts and corridors are desirable to have medium and high density residential and mixed-uses. The exceptions are major industrial districts and environmental areas.

Policy Area Context

- Create partnerships with district and corridor property owners to implement redevelopment of unneeded, obsolete, and underused space to add residential density through redevelopment or conversion of full sites or portions behind properties directly facing streets.
- Many sites are adjacent to existing neighborhoods with their own neighborhood context that should be considered when establishing a redevelopment program.
- Redevelopment that uses community incentives and gap financing should be required to offer a mix of housing types and densities and a percentage of affordable housing units.



Housing Policy Approaches

The policy approaches for citywide and specific policy areas are not a silver bullet to overcome all housing challenges. The private market has a role to play as well, including macroeconomic situations at the state and national level. However, approached collectively with the right partners, these concepts can stimulate needed steps to move the housing market forward in La Crosse.



WHO NEEDS TO BE AT THE TABLE?

A wide spectrum of partners will help bring together expertise from across the community to implement housing actions and approaches. As indicated throughout this chapter, these partners include, but are not limited to:

- City of La Crosse
- La Crosse Housing Authority
- · La Crosse Area Planning Committee
- · Realtors
- · Builders and Developers
- · La Crosse High Schools
- Colleges and Universities
- · Lending Community Banks, non-profits, etc.
- $\cdot\,$ Habitat for Humanity of the Greater La Crosse Region
- Employers
- Non-profit Housing Services
- · Adjacent Jurisdictions
- State of Wisconsin

HOW DO WE GET STARTED?

Action will be ongoing and ever changing. For example, no one could have reasonably predicted the nature of the 2020 pandemic and how exactly it would affect housing. Thus, the approach is flexible and should use tools as opportunities arise and warrant. But the action is also targeted to address the most imminent needs in La Crosse. Note, that when price points and household incomes are referenced, these are in 2022 dollars according to data sources and will need to be updated over time.

What the Policy Approaches CAN do:

- Establish a blueprint for new public policy and programs geared toward different housing products.
- Stimulate conversation on existing programs and level of funding.
- Show builders and developers the high demand for housing products in La Crosse, and the price points needed.
- Motivate other partners and employers to get involved in solutions. Whether staff assistance, housing development, or direct funding of programs.
- Show residents the opportunities available to them to improve their homes and living conditions.

What the Policy Approaches CANNOT do:

- Force builders or developers to construct a certain housing product, or housing at all.
- Force residents to make improvements to their homes (although code enforcement can).
- Affect challenges at the national level including interest rates, lending standards, raw material costs, and federal funding sources.
 - However, it can help organize policy/ programs that decrease risk in lending, create gap financing methods, and offset material costs when appropriate.
- Require redevelopment of any specific site or building.

Housing Programs and Organizations in 2024

Below is a list of programs found on public websites in the summer of 2024. The list is likely not exhaustive.

City of La Crosse

- TIF
- Infrastructure
 assistance
- Housing Rehab Loan Program – 1% deferred Ioan
- Rental Loan Conversion
 Program no income requirements
- Mayor's Home Energy Challenge, Focus on Energy, and Xcel Energy incentives
- Floodplain Relief
 Program
- Lead Safe Homes Grant
 Program
- Landlord Mitigation Program – reduce risk for renting to low rental history applicants
- Fire Sprinkler Grant
 Program
- Replacement Housing Program
- 1st Time Homebuyer Downpayment Assistance Program

La Crosse Housing Authority

- Housing Choice Voucher
- Public Housing

Habitat for Humanity of the Greater La Crosse Region

- La Crosse Area Critical Home Repair
- Homeownership
 program
- ReNew the Block and Neighbors Day

Couleecap

- Homeless Assistance
- S.O.A.R. Program Social Security Outreach, Access, and Recovery
- Home weatherization program, Furnace Repair and Replacement, Water Conservation Program
- Homebuyer education, down payment assistance

State of Wisconsin

- Wisconsin Home Energy Assistance Program (WHEAP) – Home improvement Ioan program, Refi Advantage, developer financing options
- Wisconsin Help for Homeowners (WHH)
- Infrastructure Access
 Loan Program (WHEDA)
- Restore Main Street
 Loan Program (WHEDA)
- Housing Rehabilitation Loan Program (WHEDA)
- Vacancy to Vitality Loan Program (WHEDA)
- Home Repair and Rehab Loan (Home R&R Loan) (WHEDA)

Other Organizations

- La Crosse Promise
 Place-based
 scholarships;
 Neighborhood program
- Pathways Home Plan
- New Horizon's Rapid Rehousing
- Thriving Families of La Crosse County -Donated homes for homeless
- Coulee Tenants United

Plans and Studies Referenced

- 2024 Pathways Home: A Plan to End Homelessness in La Crosse
- 2023 2040
 Comprehensive Plan
- 2023 River Point District, Creating an Elevated Living Experience. Planning Development District
- 2023 Cia Siab, Inc. Hmong Housing Needs Assessment
- 2022 City of La Crosse Housing Fee Report
- 2021 Imagine La Crosse Downtown Plan
- 2020 City of La Crosse Housing Affordability Analysis
- 2020 Climate Action Plan
- 2019 -Regional Analysis of Impediments to Fair Housing Choice
- 2018 US Highway 53 Corridor Study
- 2018 City of La Crosse Neighborhood Revitalization Commission Action Plan Prioritization

Overarching Action Applying to All Goals:

Complete a comprehensive review and update of the City's zoning code to evaluate barriers to development

The conversations during the housing study process continually came back to regulatory and procedural barriers to housing development. Comments with examples came up from all different stakeholders. While national narratives are explaining more and more the need for widespread zoning reform, local codes do vary. However, there are many opportunities in the City of La Crosse's code to remove barriers to achieving housing goals. Updates to the city zoning and subdivision codes contribute to advancing all other housing actions and approaches in this section.

Because of the importance and frequency of comments regarding regulations, the following is a detailed review of updates that can help achieve the housing goals, actions, and approaches in this study.

Zoning and Subdivision Code Review: Barriers to Housing Goals

This section summarizes the study consultant's review of the La Crosse Municipal Code to identify possible barriers to reaching the goals of the 2024 Housing Study. The items below reflect an outsider's analysis with limited consultation with local staff. Staff may administer some regulations differently than interpreted by the consultant. The reader should not construe anything in this section as legal advice.

National studies and research reports indicate many external forces prohibit the ability to meet local housing needs. Many of these are outside a community's control, such as construction costs and financing rates. However, one significant finding in many studies is the negative impact of local regulations on housing affordability.

The City of La Crosse is due for a full zoning and subdivision code rewrite as a result of amendments folded on top of each other over time. The following pages are essential to consider to meet housing goals. Note: the term "by right" as used in this section means a standard or use is allowed without additional approval procedures.

THE COST OF REGULATIONS

A 2022 report by the National Home Builders Association found that 40.6% of the cost of multifamily development and 24% for single-family development was from government regulations. These were national studies, that included states and locations with greater environmental and other impact related fees than perhaps applicable to La Crosse. A preliminary assessment would indicate that this may be on the high side for a project being completed in La Crosse and that further research is needed.

However, it is true that regulations have added to the cost of development over the past 50 years. Often these regulations are put in place based on lessons learned with regard to life and safety. Tornadoes, flooding, and fire have all led to requiring different practices in how and where we build. These often do add costs that currently have to be passed along to the consumer. Additionally, infrastructure costs such as streets are often passed along to the property owners, especially in developing areas where the traffic is being generated. These are all things that we need to make our communities safe and livable places, however, there are few funding strategies that do not pass these costs on to either the consumer or taxpayer.

Regulations, policies, and funding sources should regularly be reviewed and researched to identify best practices for both reducing costs but also improving safety and quality of life.

Code Item A: Allow more residential use types and variety across all residential districts

Nearly 67% of all city-zoned land outside of Agricultural zoning that allows residential uses by right falls under the R-1: Single-Family or WR: Washburn Residential districts. Neither of these districts allows dwellings other than single-family residential by right. Any other housing type in these districts requires going through approval procedures to receive approval if allowed. For example:

- Existing non single-family dwellings can continue as nonconformities and in certain areas but generally cannot be expanded or duplicated without special approval. If these nonconformities are ok today without issues, why not make new dwellings allowed under similar designs?
- New duplexes or two-family dwellings on one lot are not allowed in R-1 districts. If associated with the same development standards, a duplex has the same impact as a single-family attached dwelling.
- Sec. 115-142. R-1 Single Family Residence District Regulations (a)(4) – A specific area is called out to allow two or more family dwellings that existed prior to April 10, 1997. This area should be rezoned to a higher district to allow more housing variety by right or allow these uses by right in the R-1 district.
- Two-family dwellings containing more than three bedrooms in the R-2 and R-3 District should be allowed by right instead of requiring a conditional use permit.

Additionally, each more intense residential zoning district only takes a small step up in permitted residential uses. For example, the R-2 district only adds on allowing twofamily dwellings of no more than three bedrooms by right and the R-3 district to four or more family dwelling that existing before 1997, and so on for the multiple dwelling districts. A small step up in residential use allowances for each residential zoning district still requires a full rezoning procedure.

Recommendation. Expand the allowed residential use types in all residential districts and question whether conditional use permits and nonconformity restrictions.

Code Item B: Allow mixed-use building types more broadly

There does not appear to be a mixed-use land use type allowed by right outside the CBD and commercial districts where residential is allowed on upper floors. The Planned Development District appears to be the vehicle applicants are using to achieve easier mixed-use development. However, the approval standards in the PD District are largely up to the review body to determine if the application is appropriate.

Recommendation. Add a definition for mixed-use to allow these types of structures in more districts. Explicitly allow mixed-use structures in most commercial and high-density residential districts by right.

Code Item C: Adjust residential bulk standards

Minimum lot sizes, lot widths, setbacks, open space ratios, and other site dimensional standards indirectly regulate feasible housing types even if more housing types are permitted by right in a zoning district. Inhibiting standards include:

Minimum lot size. Minimum lot sizes can be reduced in many districts to match residential zoning objectives.

- R-1 District The minimum lot size by right is 7,200 square feet. However, any lot platted before 1938 can be below 5,000 square feet, and lots platted between 1938 and 1966 can be as low as 5,000 square feet. If a 5,000 square foot lot is ok in one part of the R-1 district, then it can be permitted in other parts of the same district. These are minimums. The requirement does not require lots to be 5,000 square feet (8.7 gross dwelling units per acre). But it should be allowed as an option. Reduce the minimum lot size in the R-1 district to 5,000 square feet.
- R-2, R-3, Low-Density Multiple Family District Same lot size recommendation as the R-1 district above. Consider a minimum lot size below 5,000 square feet for these districts.
- Multiple Dwelling District Regulation minimum lot size by area per unit or a set number, not both. If regulating by area per unit, reduce the minimum from the current 1,500 square feet per family. At this rate, a four to eight-plex apartment or townhome would require a 6,000 to 12,000 square foot lot, which can limit infill possibilities.

Minimum lot width. Minimum lot widths are a significant driver of overall lot size. Even if the minimum lot size is permitted to be low, an overly large minimum lot width still results in larger lots.

- Sec. 113-140. Lots -
 - Every lot has to have 30 feet facing a public street and be 60 feet wide at the building setback line. Two attached dwellings separated by a lot line are exempt. However, there is no mention of more than two attached dwellings, and the lot width at the setback line still has to be 30 feet wide in the subdivision code. A statement that lot widths must conform with the zoning regulations could also create contradictions when amendments are made. Reduce this lot width standard. There are several reasons to reduce minimum lot widths:

- It gives more options for different housing arrangements where the developer can maximize available overage space in the development.
- It gives more flexibility to provide more moderate to high density single-unit neighborhoods as defined in the district descriptions.
- > Lots have to have a minimum average depth of 100 feet. The subdivision standard for a minimum lot depth of 100 feet could be eliminated. Lot depth requirements are generally not needed to regulate density. There are more opportunities for variety in housing types without a lot depth requirement. Additionally, most newer developments (and many older developments) do not subdivide lots with depths less than 100 feet anyway. This is because of consumer preferences for backyards, space for rear yard garages, and other amenities.

Minimum setbacks. Building codes and safety warrant a level of setback between buildings. But, arbitrary minimum setback distances can limit the buildable area and make building on infill sites difficult by requiring larger lot sizes to make projects work.

- Sec. 113-140. Lots Eliminate the subdivision standard that corner lots have to have an extra ten feet of width.
- Residential district front setbacks Front setbacks influence the design, arrangement, and types of housing that can fit on a lot. The 25 foot front setback can be less to allow more room in the rear yard for accessory dwellings and better frame the streetscape like more traditional neighborhoods. Reduce the minimum front setback to at least 20 feet. A front setback of 10-15 feet should also be considered. Twenty feet for the lowest density districts would still allow room for cars to park on a driveway and not obstruct sidewalks.
- Residential district side setbacks Where required, minimum side yard setbacks can be five feet and still comply with building codes.

Recommendation. Generally reduce minimum bulk requirements as examined above in certain districts. Consider using maximum standards in areas where density is directed in the Comprehensive Plan.

Code Item D: Lessen nonconformity restrictions in appropriate situations

Existing residential homes will continue to be the most affordable in the community. Each existing residential unit lost is an affordable unit lost. Therefore, the code should consider all steps necessary to maintain existing homes that are not nuisances and in good condition. Additionally, loan financing can be more difficult if a property is coined nonconforming by the city.

Recommendation. Evaluate nonconforming regulations to ensure that compliance requirements focus mostly on properties with records of nuisance or building code violations rather than merely seeking more properties to align with regulations that did not apply at the time of construction. Examples include:

- **Universal Design waivers.** Consider allowing modifications or additions to a residential nonconforming use that add Universal Design upgrades and internal accessibility improvements.
- **Minor modifications.** Allow a range of one-time deviations to residential nonconforming uses if no previous violations exist. Ten percent deviations could be a starting point. Some cities allow a minor modification process that is essentially an administrative zoning exception. The process sets out the exceptions permitted and gives administrative approval and notice to surrounding property owners. This process could also be used in other districts and not just for nonconforming situations.
- **Restoration after damage.** Exempt residential uses in residential zoning districts from the 50% compliance trigger for lot size, setbacks, building size, and parking when damaged. Instead, allow restoration of these damaged structures to the condition at the time of damage.
- Adaptive reuse and reconstruction. Consider allowing adaptive reuse and reconstruction for any nonconforming building so long as the property has no known nuisance complaints or safety violations
- **Conditional use permits.** Consider allowing a conditional use permit procedure to allow a property owner to make a nonconformity conforming.

Code Item E: Reduce minimum parking requirements

Parking is often the first item a developer considers and one of the most expensive in terms of land not used for income-producing property. Additionally, high parking requirements can lead to inefficient land development. Typically, a developer knows the amount of parking needed for the use and to sell the final built product.

Recommendation. Consider opportunities to reduce the minimum parking requirements. In general, a developer will provide the number of parking spaces they feel is needed to market the use. Possible reductions include:

- Like in the Neighborhood Center Overlay District, reduce residential parking requirements to a minimum of one space per unit and count on-street spaces for all residential use types.
- Consider counting on-street parking to count for residential uses.
- Consider reducing or eliminating parking requirements for desirable land uses such as affordable housing, mixed-uses, and infill development.

Code Item F: Multifamily Housing Design Standards

Division 3 lists design standards to "improve the appearance, quality, and functions of multifamily housing." It establishes a Design Review Committee (DRC) to review applications. The following items can be more clear or amended:

- **DRC procedures.** The meeting times, review timelines, and allowable exceptions are not clearly stated in the code, leaving room for interpretation and uncertainty.
- **Minimum off-street parking.** The stated requirement is one space per bedroom, which contradicts the supplemental parking space requirement of 1.5 spaces.
- **Design materials.** The Comprehensive Plan emphasizes good site design, landscaping, and quality corridors. The Multifamily design standards on building materials in certain areas are beneficial. However, an easier to interpret approach is to list all prohibited materials instead of allowed materials for easier evaluation, given the ever-changing types of materials.

Code Item H: Evaluate exceptions and modifications granted in established neighborhoods

As noted above, there are many exceptions and modifications allowed throughout the code. The most evident application of exceptions is through Planned Development (PD) zoning approvals. About 16.5% of zoned parcels in the city are PD zoning. Many PD's apply to more recent housing developments. It appears the City wants to allow flexibility in residential infill neighborhoods. If the City is granting a lot of the same exceptions through these PD's, those standards should be permitted by right.

Recommendation. Review past modifications and exceptions granted on residential development. If more than four or five similar exceptions have been given, consider making the exception allowed by right.

Code Item G: Evaluate Planned Development (PD) District approvals

Over 16% of city zoned land is PD zoning. The PD district requires special review and approvals. Flexibility is allowed, but approval criteria are often subjective and up to the Council's discretion. The approval timeline is also longer at a maximum of 60 days from submission to the Plan Commission, and there are more submittal requirements. However, the district is still used frequently.

Recommendation. Review past modifications and exceptions granted on PD applications. If more than four or five similar exceptions have been granted, consider making the exception allowed by right in the underlying district. A common request through a PD application may indicate an underlying deficiency in the code. It may be easier to allow the common requests by right rather than require a more extended procedure for the same result.

Code Item I: Review procedures

Time is a significant cost in the development process. Unnecessarily long approval timelines create uncertainty and can often be mitigated. City staff are busy, but priorities for moving applications along can alleviate housing barriers.

Recommendation. Evaluate whether all review timelines are appropriate and where there are opportunities to reduce approval periods. Approval timelines for rezonings, subdivisions, and administrative design review seem reasonable at a maximum of 30 days from a completed application. Regular evaluation of approval timelines should examine what standards are essential for Council review versus administrative staff review.

Code Item J: Make it easier to determine everything that applies to a property/project

Codes that have been amended over time rather than rewritten evolve to have standards and exceptions in many different places of the code. Because of this, there may be recommendations in this memo that are in fact allowed. There are many instances in the code with contradictions and "this section supersedes other sections." With the number of exceptions and subjective approval criteria spread throughout the code, it may not be clear to an outside developer that certain exceptions may apply to their property. Instead of trying a more innovative design, a developer may be inclined to go with the path of apparent least resistance by copying residential development types approved previously.

Recommendation. The current requirement for preapplication conferences for certain applications does offer a way to mitigate confusion. Ultimately, the easiest solution is a full rewrite of the code for better organization. An intermediate solution is to create consolidated summary sheets of code requirements that can be posted on the City website. The summary sheets would list all the development regulations, exceptions, and places to build residential uses like duplexes, townhomes, multiplexes, and multi-family uses.

Code Item K: Be more clear on the intent of residential districts and seek consolidation

There are eight base residential zoning districts, plus Planned Development districts and the Neighborhood Center Overlay Districts. Nearly every step up in housing type comes with its own district. The existing zoning map illustrates this, where neighborhoods with more housing types have many different district "colors" scattered around the map. The dimensional standards across residential districts also do not provide much variation before a rezoning to another district is required. The R-2, R-3, and R-4 districts are especially quite similar.

Additionally, there are no purpose or intent statements for each zoning district. An intent statement gives the general purpose of the district and how it aligns with city goals and objections. While it may seem minor, an intent statement gives decision-makers and staff an initial guide to what the district hopes to accomplish.

Recommendation. Consolidate the number of zoning districts and include an intent statement for each zoning district. Align the intent statement with the comprehensive plan future land use districts.

Code Item L: Make sure to avoid subjective decisionmaking criteria whenever possible

In addition to the dispersion of exceptions and different allowances for overlays spread throughout the code, the code also includes various subjective decision-making criteria. Subjective decision-making should be avoided whenever possible. Objective criteria will help maintain consistency between changes in staff and leadership and restore approval expectations for builders and developers. Some subjectivity examples include:

- Sec 103-268 Rules and definitions. The Housing and Property Maintenance section defines "attractive appearance" as being "determined by the administrative officer under the regulations of this article or as determined by an authority designated by law or this article." Changes in administrative officers over time can quickly change the ruling on what is "attractive."
- Sec 113-140 Lots. States that "the lots should be designed to provide an aesthetically pleasing building site and a proper architectural setting for the buildings contemplated." Who determines what aesthetically pleasing means?
- Sec 115-156 Planned Development District. Basis for approval "Whether the proposed Planned Development District is consistent in all respects to the purpose of this section and to the spirit and intent of this chapter; is in conformity with the general plan for the La Crosse Area or component plans thereof for community development; would not be contrary to the general welfare and economic prosperity of the City or of the immediate neighborhood; and, that the benefits and improved design of the resultant development justifies the establishments of a Planned Development District."

Code Item M: Code Clarity

Amending codes over time rather than rewriting leads to standards and exceptions in many different places of the code. Because of this, there may be recommendations in this memo that are allowed. It may not be clear to an outside developer that certain exceptions may apply to their property. Instead of trying a more innovative design, a developer may be inclined to go with the path of apparent least resistance by copying residential development types approved previously.

It may seem minor, but the clarity of a code goes a long way to building trust with users and consistency with decision-makers. Right now, the code contains a lot of legal jargon and cross-references that are only listed with a section number. A few simple items in a code rewrite will help greatly:

- **Clear language.** Code can be written more clearly and in modern terminology and still be enforceable and legal. There are a lot of long descriptions in the code that are hard to understand and interpret. Some instances appear contradictory in different parts of the code. For example: Sec. 115-148. Washburn Neighborhood Residential District lists in (g) that a preapplication meeting is recommended while (g)(2) states a pre-application meeting is required.
- · Cross-references. Cross-references to other portions of the code are made with the section number. These are linked in the online code. Adding a simple section text title to the cross-reference will help understand the reference while reading instead of having to go to the reference mid-sentence to understand the reference. For example, in Sec. 115-148. Washburn Neighborhood Residential District (b)(1), the code says: "Any use permitted in the Single-Family (R-1) District, excluding subsection 115-142(a)(10)." The understanding is much more clear by adding "Any use permitted in the Single-Family (R-1) District, excluding subsection 115-142(a) (10), R-1 Conditional Uses." Doing so also protects against inconsistencies if code sections change by cross-reference numbering is missing. The additional narrative title helps identify the intended correct section.
- **Images and illustrations.** A code update should include the extensive use of illustrations.

Code Item N: Miscellaneous Items

Below are a variety of other items to consider for housing goals:

- Sec 103-107 Substitutes for buildings. Prohibits using shipping containers for principal buildings. Shipping container homes are likely not appropriate in many historic La Crosse neighborhoods. However, there are examples in other cities of innovative ways to use containers for homes and accessory dwellings. For some, this can be a cost savings and reduce waste. The City may want to consider situations where shipping containers can be used through a conditional use permit and design standards.
- Sec 103-329 Light, ventilation and heating minimum standards. There are requirements for insect screens and storm windows on all exterior windows. This may be a building code requirement. But if not, it might be a relatively minor item that inspectors are charging landlords and owners that may not be necessary.
- Article II Mobile Home Parks. Mobile homes are an affordable housing option for many. While the development of new mobile home parks is not happening much anymore, existing parks in good standing should be maintained. Some of the Mobile Home Park standards in the code adopted in 1980 may no longer be relevant to parks today. Eliminating these unnecessary standards can keep existing parks conforming and allow more flexibility for repairs. An example is in Sec. 107-36. Service building and accommodations. This section requires a service building with shared toilets, showers, and laundry.
- Sec 113-135 Street arrangement. The subdivision code does not allow alleys in residential districts. Alleys can provide access to ADUs or other smaller units without requiring large expenses in street construction or larger lot sizes, and they should be allowed.
- Sec 113-137 Street design standards. Consider allowable reductions in local residential minimum right-of-way and pavement widths, 60-foot and 36foot respective minimum standards. Land and infrastructure costs can be lower when less land is needed for the streets. Lower width could also help when trying to develop on constrained sites with

topographical challenges in La Crosse. Many residential streets can be less than 36 feet wide of pavement, especially when on-street parking is not allowed. Many existing neighborhood residential streets have less than 36 feet of pavement width.

- Sec 115-148 Washburn Neighborhood Residential District(g). Require instead of recommending a pre-application meeting with staff. There are enough detailed standards that a meeting will increase understanding for a smoother process.
- **The Fire Department.** Their level of involvement in enforcement and review of zoning should be matched by their involvement in housing policy and plan development (if not already happening).
- Think about upcoming ways that developers and homeowners might use renewable energy to make housing more affordable. Adjust standards to allow small-scale solar or wind energy systems on more properties in residential districts.
- Definitions should be reviewed for updates to meet housing goals and create consistency. The definition of "family" is an example. Many cities are getting away from defining "families" because of the difficulty in enforcement and changing the composition of households. Cities with universities often use the definition of family to regulate student housing density, which is facing increasing challenges. In La Crosse, the term "family" also has a different definition for the R-1 and Washburn Residential district, the R-2 district, and the R-3 and R-4 district. This is confusing and opens up challenges in enforcement. Generally, it is recommended to avoid using the term "family" in zoning regulations. For example, Iowa City, IA (larger population but also a much larger university) defines it as:
 - > Iowa City, IA: "One person or a group of persons that meet the definition of "household" - An individual or group of individuals that reside within a single family dwelling or within a dwelling unit of a two family dwelling or multi-family dwelling as a single housekeeping organization, where the responsibilities and expenses of maintaining the household are shared among the members; also a group of individuals that meet the definition of a group household, as defined in this title.

Goal 1: Increase the supply of owner and rental units affordable to households making less than the area median income (AMI)

Actions and Approaches

1. Action: Continue to actively partner with housing developers to pursue funding opportunities for the development and rehabilitation of incomequalified rental units; continue to promote the City's Affordable Housing Loan Fund to incentivize affordable multi-family housing developments

Target Areas

Citywide

Approaches

A) Permanent Affordability Guarantees. Most programs that support the development of affordable housing units have no guarantee that these units will remain affordable into the future. Over time programs expire or succeeding owners are not required to meet income qualifications. A growing movement is looking at ways to maintain permanent affordability for future generations. These efforts can include land trusts, land use commitments that are tied to property deeds, or covenants tied to city assistance on a project. Every project is different and therefore a mixture of these opportunities should be explored.

Examples:

- Shared Equity Housing/Deed-Restricted Housing. These units usually have a legal agreement securing the affordability of the unit between 30 and 99 years.
- Community Land Trusts (CLT). A CLT is a private, nonprofit organization that owns land on behalf of a community to ensure affordability. In a CLT, homeowners purchase just the improvements, and those units may have deed restriction that limit the appreciation of the home. In this shared equity model, a homeowner builds equity, but the amount of equity is limited to maintain affordability for the next homeowner.

Housing Action Team for Naturally Occurring Affordable Housing -Bloomington, MN

The partnership formed by the city and other organizations took the lead to identify apartment complexes for preservation and infill based on size, condition, proximity to transit and amenities. The team works to acquire NOAH apartments before private developers can. In one apartment complex acquisition, the team:

- Preserved 306 existing affordable units.
- Redeveloped a site via tax credit for rehabilitation and 172 additional new units.
- Established a maintenance plan that addresses critical health and safety issues.
- Provided housing stability and long-term affordability for one of their most challenging multifamily developments.
- Purchase protection programs. Nationally and locally, non-profits are beginning to purchase homes to protect unsubsidized affordable units. In these cases, they work with Realtors and neighborhood leaders to protect housing from outside investors and cash buyers who out-compete local buyers using traditional financing. Some homes may be existing rentals and the goal is to maintain unsubsidized affordable rents. Generally, the non-profits are not looking to hold the properties but rather ensure affordability and help build wealth for traditionally marginalized populations or neighborhoods.
- Lead. Non-profit, community development corporation, etc
- **Partners.** City of La Crosse through providing lots/ land, assisting with site prep, or providing funding for the initial housing construction
- Target Households. Owners at low Area Median
 Income
- Target Housing Types. All

B) Inventory of expiring units and approach to maintaining affordability. Managers of HUD subsidized units such as Low Income Housing Tax Credit projects can initiate a process to leave the program after a certain number of years. These projects are getting harder to do for developers, thus preserving the existing inventory is essential. This starts with knowing future intentions for these properties.

- Lead. City of La Crosse
- · Partners. Housing Authority, property managers
- **Target Households.** Renters qualifying at low Area Median Income
- Target Housing Types. Multi-unit

C) Community development finance institution for financing help for properties with affordable rents (but unsubsidized). The lending community is intimately involved in all aspects of the housing market. While many aspects of their business and practice are tightly regulated, other aspects do permit innovation and proactive participation in the housing market. CDFI's can bring together financial institutions and those interested in doing a variety of projects that aim to strengthen La Crosse. CDFIs are private financial institutions dedicated to lending to low-income, low-wealth, or disadvantaged communities who have difficulty accessing traditional lines of credit.

- Lead. Non-profit, Lending Community
- Partners. City of La Crosse
- **Target Households.** Owners and renters below 100% Area Median Income
- **Target Housing Types.** All at lower price points, 100% Area Median Income affordable

Great Housing Strategies Toolkit - Grand Rapids, MI

The City of Grand Rapids has made housing a forefront policy for the community. Much like this study and its Task Force follow-up, Grand Rapids began their initiative with a robust community listening schedule. The efforts evolved into a series of focused work groups to develop policy and program recommendations. Work groups include:

- Land use and zoning
- Housing finance, economic
- Workforce development
- · Low-income and vulnerable populations

The ongoing efforts have resulted in a Housing Strategies Toolkit listing all the available programs or initiatives in progress and what they will address.

https://www.grandrapidsmi.gov/Government/ Departments/Community-Development/Housing-Rehabilitation-Program/Great-Housing-Strategies

D) Program toolkit or guide for developers to follow when utilizing assistance to build

affordable units. It is often much easier, and profitable, for a developer to stick to products and designs that have been successfully approved in the past. If encouraging or requiring different products and price points as recommended in this study, then provide help for getting starting. These new approaches can be especially challenging for smaller building and development companies that do not work in markets outside of La Crosse.

- · Lead. City of La Crosse
- **Partners.** Builders/developers, Homebuilders association
- **Target Households.** Owners and renters below 100% Area Median Income
- **Target Housing Types.** All at lower price points, 100% Area Median Income affordable

2. Action: Investigate and document the condition of dilapidated rental properties; increase building code enforcement for non-compliant properties.

Target Areas

Neighborhood Conservation, Stabilization areas

Approaches

A) Prioritize resident safety by proactively inspecting rental property and enforcing building codes (continue).

- Lead. City of La Crosse
- **Partners.** Property owners, property managers, landlords
- Target Households. All renters
- Target Housing Types. All renters

B) Promoting existing programs. Marketing existing programs, neighborhood clean-ups, and local trade resources for home maintenance needs should complement a consolidated resource for all the programs that exist today (see Action 3.2.A).

- · Lead. City of La Crosse
- **Partners.** Realtors, Landlord Association, Neighborhood Associations
- · Target Households. All
- Target Housing Types. All

C) Create and promote a code education program for landlords and property managers.

- Lead. City of La Crosse
- **Partners.** Landlord Association, Neighborhood Associations
- Target Households. Renters
- Target Housing Types. All

Housing Navigators Program - South Central Indiana

The "Housing Navigators" program, managed by the South Central Indiana Housing Opportunities, is designed for both tenants and landlords to create safe and stable rental housing. Volunteers with the program are trained to help individuals and families access local housing resources, advise them on their rights and responsibilities, and look up information using the Housing4Hoosiers website. They also help distribute the "Renting in Indiana" handbook. The handbook provides information on:

- Finding an affordable housing option
- What to look for in an apartment
- Understanding a lease
- Utilities and deposits

Training is provided several times a month throughout Bloomington, IN with special hours for the Housing and Eviction Resource Table group.

https://sciho.org/programs-and-projects/housingnavigators/

3. Action: Evaluate and promote stronger education and awareness of existing laws concerning tenant rights.

Target Areas

Citywide

Approaches

A) Ordinance updates. See page xx.

B) Continue Building and Expanding

Partnerships. The City cannot be the only proactive player to educate, nor have they been in the past. Partnerships build trust and, ultimately, respect for residents and landlords.

- Lead. City of La Crosse, Housing Authority
- **Partners.** Landlord Association, Colleges/ Universities, Non-profits, Housing Advocates
- Target Households. Renters
- Target Housing Types. All

Goal 2: Foster greater housing diversity through strategic infill development

Actions and Approaches

1. Action: Within existing neighborhoods, develop more townhomes and buildings with 4 to 16 units as transitional infill development adjacent to large apartment complexes, commercial uses, and transit corridors.

Continue to evaluate the financing and regulatory impediments to such housing and offer solutions such as tax incremental financing support as feasible.

Target Areas

Citywide with more incentives granted to target opportunity areas

Approaches

For all approaches, Take a public role geared towards sites that can provide mixed-income developments. Vacant infill sites in neighborhood conservation and stabilization areas are appropriate for higher incentives. Locating in these areas for the first time using these approaches might be more appealing to potential buyers and more visible.

A) Free or Reduced Infill Development Lots. Most

cities and non-profit organizations can acquire property through estate gifts, tax delinquency, or property liens. By offering free or discounted lots for new development, the total development cost is significantly less than in greenfield development and the city reaps the benefit of using its existing infrastructure while also directing investment to existing neighborhoods. This is different from investors buying older housing, demolishing, and rebuilding larger homes on the lot.

- · Lead. City of La Crosse, Non-profit developer
- Partners. Lending community, Builders and developers
- **Target Households.** Preference to moderate market rate or lower
- **Target Housing Types.** Missing middle products not present in La Crosse today or products on difficult infill sites

Infill Lot Consolidation -Ottumwa, IA

Ottumwa has taken aggressive action to remove dilapidated property and structures in floodplains. Over time the City built an inventory of owned infill lots. However, the lots were scattered throughout the city rather than consolidated in one area. To help a developer take on a scattered lot development approach, the City offered an infill development incentive package for developing 30 lots that included:

- Purchase price of \$125 per lot, distributed over three years of closings.
- Using another city program to provide \$10,000 per unit.
- Qualified tax abatement.
- Developer application to the State of Iowa Workforce Housing Tax Credit program.

In exchange, the developer is providing:

- Workforce housing priced units, as defined by the State of Iowa.
- Units at least 1,000 square feet for single-family units and 800 square feet for multifamily units.
- Completion of units within seven years.

B) Budget for property acquisition and land

assembly. One of the biggest hurdles to infill development is the assembly of lots. Market demand in some parts of the city may not require involvement by the City in land assembling but in other locations, where demand is not as high, the City can play a role in fostering affordable housing development. The City has the ability to do land acquisition and has in the past. Using the policy area guide in the previous section, the city can also guide the type of development that occurs by neighborhood.

- · Lead. City of La Crosse Non-profit developer
- **Partners.** Non-profit developer, Development corporation, partnerships
- \cdot Target Households. Moderate market and below
- Target Housing Types. Missing middle products not present in La Crosse today or products on difficult infill sites

2. Action: Prioritize underutilized areas within the City for redevelopment into multi-family residential or mixed-use developments, such as surface parking lots and vacant office space

Target Areas

Redevelopment opportunity sites

Approaches

A) Streamline permitting processes for developers engaged in converting unused commercial/office space into residential.

- · Lead. City of La Crosse
- · Partners. Builders/developers, property owners
- · Target Households. All
- Target Housing Types. Medium and higher density

3. Action: Support innovative housing production methods such as pre-fabrication, and partner with local organizations also exploring these new construction methods

Target Areas

Citywide, preference to target opportunity sites where values are stable

Approaches

A) Demonstration Project. Attracting different housing types and methods, especially on infill sites, will require a combination of several action tools in this chapter. However, focusing efforts on a demonstration project may be a good idea to show builders, and residents, the financial success such a project can have.

A demonstration project is typically a public-private partnership effort to construct a housing type or method not being built in the city today. The "demonstration" is to show how that product can be built, but more importantly, to show the demand when the units are sold or filled quickly. It could be beneficial to pursue a demonstration project after more targeted neighborhood improvements have been completed to ensure future success and value appraisals.

Missing Middle for Chattanooga, TN

With help from the Incremental Development Alliance, Chattanooga leaders and stakeholders undertook an intensive developer workshop to identify solutions for missing middle housing types. The process resulted in a development packet that lays the framework for a developer to pursue these projects including:

- Picking a building type based on the developer's financing options and site circumstances.
- Guides and site plans for good urban design amid traditional single-family neighborhoods.
- Technical considerations for packaging development applications.
- Bank packages for different building types to show how to bring the project to life by proving profits for lenders.

https://www.incrementaldevelopment.org/

https://www.cneinc.org/creating-homes

- · Lead. City of La Crosse, Non-profit developer
- **Partners.** Lending Community, Builders and developers; Realtors
- · Target Households. All
- **Target Housing Types.** Missing middle products not present in La Crosse today or product on difficult infill sites

Goal 3: Create more housing opportunities attractive to La Crosse residents, especially households with children.

Action and Approach

1. Action: Create more accessible housing opportunities with amenities and formats desired by older adults to encourage the turnover of singlefamily housing units from older adults to first-time homebuyers.

Target Areas

Citywide, with preference for areas near transit and services

Approaches

A) Use any other actions and approaches to tie outcomes to Assisted Living Facilities and Independent Living Communities - Rental and Owner, Universal Design features.

- Lead. City of La Crosse
- Partners. Various
- Target Households. 65+
- **Target Housing Types.** Universal design, Assisted living, maintenance free

2. Action: Increase public awareness of the City's housing repair and rehabilitation programs for income-qualifying households. Partner with local organizations like Habitat for Humanity to expand housing rehabilitation assistance for families making 80-120% AMI

Target Areas

Citywide and target areas

There are many resources already administered by the City and its partners.

Approaches

A) One-Stop Housing Program Database. There are many resources scattered throughout the City and different agencies that can help residents. Most are for households below a certain income threshold, but not all. This leads fragmented efforts targeted at specialized solutions. Programs to address housing needs mean little if people are not using them or are unaware that they exist.

Each entity understandably has its own strategic plans and targeted programs that could be included in a central database of housing programs. The database can also include a page for other financial assistance programs. Housing is typically the highest regular expense for a household. However, the cost of other necessities affects the price that can be spent on housing. For families, especially childcare, transportation, and school costs are a non-negotiable barrier to attainable housing options. Reducing these costs can increase housing options.

- Lead. City of La Crosse
- **Partners.** Partnerships, Realtors, Neighborhood Associations
- Target Households. All
- Target Housing Types. All

3. Action: Encourage and facilitate the construction of new owner-occupied units as infill development projects throughout the City. This could include detached units but should also include various forms of attached unit housing.

Target Areas

Neighborhood conservation, stabilization areas

Approaches

A) Land Assembly and Free or Reduced Infill Development Lots. Use the public role geared towards sites that can provide mixed-income developments. See Action 2.1.A.

- Lead. City of La Crosse, Development Corporation
- · Partners. Non-profits, lending community
- **Target Households.** Preferred 120% of Area Median Income or below, owner or renter
- Target Housing Types. Missing middle products

B) Budget for property acquisition. The City does this to some extent through community development and other general funds. See the Case Study on Ottumwa, lowa's infill lot disbursement approach (page 79).

- Lead. City of La Crosse
- **Partners.** Lending community, non-profit, development corporation
- **Target Households.** Preferred 120% of Area Median Income or below, owner or renter
- **Target Housing Types.** Missing middle products or new products to the market

Housing Bonds -Greensboro, NC

In October 2016, Greensboro put to vote a \$25 million bond project to fund the purchase, construction, and improvements to housing for low to moderate households. Projects include housing or neighborhood revitalization programs or providing loans and grants to individuals, developers, or other organizations for both single and multi-family projects. The bonds are projected to leverage \$54 million in investments in 1,007 housing units. Projects include:

- Development or buyer assistance for 320 units of workforce housing
- Code compliance repair through a revolving loan fund for 120 repairs with property liens
- Handicapped accessibility improvements for 80
 units
- 27 new supportive housing units targeted to homeless/disabled/veterans.
- Revolving loan fund for 50 low income homebuyers
- 150 units of heating systems, lead-based paint, health hazards and emergency repairs
- 150 affordable multi-family units
- 30 owner-occupied home rehabs

Using a city bond initiative is not exclusive to larger cities like Greensboro. Newton, Iowa population 15,000, used a bond initiative to assist with subdivision development and incentivizing housing construction after the Maytag closing resulted in a loss of confidence by the development community.

https://www.greensboro-nc.gov/departments/ financial-administrative-services/bond-information

Goal 4: Make building procedures and approvals in La Crosse a clear, predictable, and flexible process.

Action and Approach

1. Streamline approvals for desired products

Target Areas

Citywide

Approaches

A) Ordinance updates. There are ways to increase opportunities for administrative site plan approval. Especially when housing proposals meet comprehensive plan goals and targeted housing needs. Exceptions include:

- The project requests an amendment to the comprehensive plan.
- The project requests a change to the zoning or subdivision ordinance.
- · The project requests a rezoning.
- State or Federal law requires a public hearing because of specific funding or permit procedures.

Updates should include processes for better interdepartmental coordination. Review of site plans is not only on the shoulders of the planning department. Many departments partake in review processes. Open and timely communication between departments is critical for the success of efficient approvals (public works, engineering, stormwater, inspections). Better departmental communication means education on how departments impact housing costs and how to make changes without sacrificing public health and safety.

B) Education and Communication. Updates to codes should be made known to potential housing producers. Ideally most are involved in the code update process. Technical assistance and communication is especially important for less experienced local builders, investors, or community members interested in a community project.

Pre-Approved Housing -South Bend, IN

Facing a shortage of affordable housing and hundreds of potential infill lots, the City of South Bend, Indiana developed a set of pre-approved, ready to build housing plans. The plans are small to middle scale housing developments or what the city has described as a "Sears Catalog" of housing options that are contextually appropriate to South Bend's neighborhoods and fit with local building materials and techniques. The plans can be used in any zoning district that allows the selected building type per the current zoning ordinance.

https://southbendin.gov/wp-content/ uploads/2022/08/SBBT_Catalog_22-0112-lowres. pdf



- · Lead. City of La Crosse
- **Partners.** County, utility companies, builders/ developers, homeowner association
- · Target Households. All
- · Target Housing Types. All

2. Allow administrative approvals for more projects

Target Areas

Citywide

Approaches

A) **Pre-approved site plans.** Builders and developers will stick to what they know will get approved when regulations are subjective and uncertain to reduce risk and financial insecurity. Vetted and Council approved example site plans and products should be created to facilitate faster administrative approvals and certainty for target housing products and price points. These pre-approved site plans should be for variety of lot sizes for infill and greenfield development.

- Lead. City of La Crosse
- **Partners.** Builders/developers, lending community, Area planning, non-profits
- · Target Households. All
- **Target Housing Types.** Missing middle products, mixed-use, or options that can provide lower price point housing

3. Assist in lot development to achieve desired products

Target Areas

All policy areas

Approaches

A) Pre-approved site plans and infill development guide. See Action 2A as well, which can be tailored for unique infill lot sizes.

- Lead. City of La Crosse
- **Partners.** Builders/developers, lending community, Area planning, non-profits
- · Target Households. All
- **Target Housing Types.** Missing middle products not present today or products on difficult infill sites

Infill Housing Palatte -Shawnee, OK

The City of Shawnee, OK (pop. 32,000) initiated the program in 2023 to develop five housing designs to fit on smaller lots occurring throughout the city. With review completed by various city departments, anyone from the general public can access and use the plans. The plans include floor and elevation plans. All designs fit on lots that are 25 to 50 feet wide. The house designs focus on:

- Front entryways
- Parking in the rear
- Options for different door and window treatments
- High quality building materials

https://www.shawneeok.org/government/ departments/planning/infill_housing_palette.php

Lot Prep Guide

Midwest Housing Development Fund (MHDF), Inc. is a non-profit Community Development Financial Institution (CDFI) that helps meet nontraditional financing needs for the creation, development and rehabilitation of affordable rental housing in a multistate region.

To assist partners in development, MHDF created a Lot Prep Guide to lead people thinking about infill, redevelopment, or new lot development. The guide is divided into common topic areas, including:

- Physical site considerations
- Legal considerations
- City processes

A checklist for each topic provides minimum items to undertake for approaching lot development. The Guide provides a valuable resource for smaller or less experienced people looking to develop housing.

https://mhdfinc.com/midwest-housing-resourcenetwork/

Goal 5: Secure and conserve existing housing

Action and Approach

1. Target programs, policies, and incentives to different areas over time based on neighborhood conditions and potential to meeting community goals.

Target Areas

Neighborhood conservation and stabilization areas

Approaches

A) Use the Neighborhood Conservation and Stabilization areas to tier housing programs.

Many case studies and research show that more targeted neighborhood investment strategies do better at stimulating investment and neighborhood appeal. For La Crosse, this means setting neighborhood target priorities for focused investment programs. La Crosse Promise used this approach. The policy should include various programs with adequate funding to allow many households in the target area to access.

- · Lead. City of La Crosse
- **Partners.** Non-profit developer, Area planning, Realtors
- **Target Households.** Preferred for those under 120% Area Median Income

Invest DSM Block Grant Challenge - Des Moines, IA

An initiative started in 2020, Invest DSM offers programs targeted to specific local neighborhoods in Des Moines. One program called the Block Challenge Grant aims to create momentum through a batch improvement approach. To participate in the program, groups of at least five neighbors within a visible distance of one another's front doors must apply together. They are then eligible for matching funds up to \$2,500 for exterior improvements depending on the size of the application.

At six months into the program, Invest DSM has granted funds to 240 homeowners and landlords who were current on their taxes or lease obligations. The average investment per property was \$4,576.

https://investdsm.org/programs/

- **Target Housing Types.** Repair, rehabilitation, and redevelopment in targeted neighborhood areas, all housing types. The first tier of targeted investment should be one to three areas that:
 - Has a mix of stable home conditions and homes with visible needs for repair. This would be the first pilot area to gain momentum for continuing the approach in others. In the most blighted area may make it more difficult or take longer to gain momentum.
 - Is on visible corridors. An area that could influence first impressions.
 - An area where there has been interest from residents in the past, or current use of existing programs. This will help with outreach and initial program start-up if people are familiar with the City or other agency.
 - > Are not overly large. Each investment area tier could be around twenty to thirty blocks, but ultimately follows local neighborhood boundaries.

The first tier may last several years, evaluating the successes and barriers each year. After making adjustments from lessons learned, the approach can then move on to another area.

B) Neighborhood Level Outreach. The 2023

Comprehensive Plan take a heavy neighborhood approach and the City of La Crosse has many great neighborhood associations established. This organization provides a way to assist in targeted programming and general outreach. To see real change occur, all neighborhoods need to foster a grassroots movement. Support for projects needs to come from many, not just a few. Also, the more residents connect with each other, the more opportunities to build partnerships to improve neighborhoods. There are several things neighborhood champions can be empowered to do:

- Connect with neighbors on social media and at community events. Create a social media page on a chosen platform for the designated area.
- Participate in City meetings and/or organize local neighborhood meetings/gatherings.
- Organize volunteer efforts that improve the neighborhood and bring neighbors together.
- **Lead.** City of La Crosse with Neighborhood Association leaders
- **Partners.** Residents, landlords, tenants, universities and colleges
- · Target Households. All
- Target Housing Types. All

Housing Next - Ottawa County, MI

Housing Next was formed as a 5-year pilot initiative to work closely with local units of government, developers and non-profits to remove barriers to the creation of more housing supply at all price points. It is an independent organization, not a non-profit, acting as a middle person to navigate resources and connect developers with projects. It is nested within the structure of the Greater Ottawa County United Way and funded by the community foundations of Holland/ Zeeland, Grand Haven and private donors in Ottawa County. Some of its initiatives include:

- Evaluate local zoning standards to find ways to reduce regulatory barriers.
- Works with developers to find available land, assemble preliminary development plans that align with a community master plan and seek out funding opportunities.
- Works with other non-profits and housing advocates to seek out long-term funding mechanisms and organizational structures.

Historic preservation versus rehabilitation.

The are several schools of thought about historic preservation when maintaining properties. At one end is strict adherence to the historic materials, methods, and look no matter the cost - this may mean "mothballing" the building until funds are secured. The other end is sacrifice "historic significance" for the sake of rehabilitation and improvements.

For La Crosse, this is a tricky balance. The older housing stock, and particularly the designated Historic Districts, add character and a certain value to the community are a primary goal in the Comprehensive Plan. Implementing the housing policies means having these conversations with the community and the Historic Preservation Commission. There is often compromise to make to not create an overly burdensome financial cost to the owner, especially for the overall benefit of the district.

Goal 6: Improve tenant and landlord relationships

Actions and Approaches

1. Create opportunities for increasing the number of quality tenants and landlords.

Target Areas

Citywide

Approaches

A) Tenant and landlord education programs.

Resources for a more formalized program with an existing community partner should help educate renters on what it means to be a good tenant in addition to their rights as a tenant. Resources do exist but can be better marketed and supported with additional resources. Programing should also be considered for problem landlords that receive multiple complaints or citations. Much like a traffic violation class, this program could lower fines if completed by the landlord. The challenge of this type of program are the large number of management companies. (Also see Housing Navigators - South Central Indiana case study on page 78)

- Lead. City of La Crosse, Housing Authority
- **Partners.** Landlord Association, renters, Realtors, property managers, colleges/university
- Target Households. Tenants and landlords
- Target Housing Types. All

B) Preparing and Distributing a Property

Standards Manual. This should be a friendly and clear document that sets out the legal requirements and expectations for individual building and property maintenance. It can also help to provide useful information, such as sites to dispose of or recycle unwanted household items. It can be distributed by real estate agents and landlords or be the first step in the enforcement process. The City sends a letter notifying a household that they have a violation and have a certain number of days to address the issue before further action.

This document could be included with the letter. This material needs to be distributed to students moving off

Nebraska Renter Training Program

Nebraska RentWise is a renter education program based in Nebraska with active-learning curriculum to help renters obtain and maintain rental housing. The program stresses tenant responsibility, providing participants with a certificate after completing the nine hour education course. The six modules provide how-to information on unit maintenance and creating collaborative relationships with landlords and neighbors. These modules include:

- Communication with landlords and neighbors
- Managing your money
- Finding a place to call home
- Getting through the rental process
- Taking care of your home
- When you move out

The RentWise program is run through a coalition of members representing several local housing focused agencies. There are over 600 trainers across Nebraska that teach the RentWise program. Several trainings are offered each month with a few dual language courses.

www.rentwise.org

campus. It should also provide students with information on "how to be a good neighbor."

The Imagine La Crosse Downtown Plan suggested a "seal for approval" for units that pass regular inspections with recognition when people inquire about rental housing through different agencies. This will not fully address the issue, and the majority of landlords in the city maintain their properties to a high standard, but this could be one more tool used to encourage continued investment in existing units.

- Lead. City of La Crosse, Housing Authority
- **Partners.** Landlord Association, renters, Realtors, property managers, colleges/university
- Target Households. Tenants and landlords
- Target Housing Types. All

State Level Advocacy

Housing approaches can be improved through additional state-level actions as well. As a major city and region in the State, La Crosse should be coordinating with partners, including adjacent jurisdictions, to lobby for State-level changes in housing policy. A few items below would help advance the goals of this study.

1. Land Banks

Land banks are governmental nonprofit organizations that can acquire vacant, abandoned or dilapidated properties for renovation or demolish for future development. Land banks are appealing in some communities because they allow for land assembly without the city having to hold and maintain properties. Wisconsin does not have enabling legislation allowing eligible organizations and cities to establish land banks.

2. Continue Affordable Housing Funding

The Wisconsin Legislature has added to affordable housing funds, most recently a \$525 million investment in 2024. This should continue to be a priority for the city and its partners to lobby for in future years.

3. Property Tax Relief Structures

Cities in Wisconsin cannot grant property tax breaks, abating payment or reimbursements, per state laws. This eliminates a valuable tool for cities to target property rehabilitation and infill development. For example, some cities in other states can hold property taxes steady for a period of time for property owners doing rehabilitation work. In another example, taxes in high value growth area can be graduated for retiree households on low incomes to allow them to affordability age in place.

For La Crosse, there may be solutions to evaluate with legal advisors even given the State limiting laws. For example:

- Nebraska has a program called Value Improvement Program (VIP) for historic properties. The valuation is frozen and increased over time. Outside of the VIP, you can't do a tax rebate or freezing of values in Nebraska either. Just an individual municipality could but that's a small portion. Alternatively, Lincoln, NE has a TIF program for rehabbing older rental properties.
- The Neighborhood Revitalization Program in Kansas is a tax refund instead of abatement or graduated rate.

4. Eviction Support/Procedures

Current programs should be expanded. Some programs partially funded by COVID relief dollars are at risk. If solutions to avoid eviction can be identified, it is a win for both the landlord and the tenant. As noted earlier in this document, affordability is defined differently for every household. During discussions with stakeholders, many noted the struggle to find housing for those making between 80% and 120% Area Median Income, a range that is often too high to qualify for federal programs but still below affordable market rate housing. Affordability for these households may be an issue, but different strategies will need to be applied based on household income and product types. The following matrix summarizes policy approaches based on household income and affordable housing options.

POLICY APPROACHES FOR ALL Ordinance Updates Inspections and Building Codes Promoting existing programs Landlord and property manager education Streamline processes Demonstration projects Pre-Approved site plans Infill development guide Universal Design One-Stop Housing Program Database Neighborhood Level Outreach Tenant and landlord education programs Property Standards Manual

AREA MEDIAN INCOME LEVEL	HOUSEHOLD INCOME	AFFORDABLE RENT*	AFFORDABLE OWNERSHIP*	COMPARABLE SINGLE INCOME SOURCE OCCUPATION***	POLICY APPROACH NEEDS		
<29%	<\$15,000	<\$350	Not appropriate	Student, Part-Time Worker	Public Housing, Housing Choice Vouchers, State and Federal programs for very low income, senior only housing tax credit rentals, emergency housing programs - transitional and temporary housing, permanent affordability guarantees, maintaining expiring units, Neighborhood Conservation and Stabilization policies		
29% - 58%	\$15,000 - \$30,000	\$350 - \$700	Not appropriate	Waiter/Waitress, Dishwasher, Hotel Desk Clerk	Rental rehab programs, Low Income Housing Tax Credits, Gap financing for land and infrastructure costs, Gap financing for tax credit projects, permanent affordability guarantees, maintaining expiring units, program toolkits, free or reduced infill development lots, Neighborhood Conservation and Stabilization policies		
58% - 96%	\$30,000 - \$50,000	\$700 - \$1,150	\$100,000 - \$150,000	Social Worker, Construction Worker, Restaurant Cook, Banker, Nursing Assistant	Depending on household size Low Income Housing Tax Credit, Gap financing for tax credit projects, Gap financing for land and infrastructure costs, program toolkits, free or reduced infill development lots, budget for property acquisition and land assembly, Neighborhood Conservation and Stabilization policies		
96% - 135%	\$50,000 - \$70,000	\$1,150 - \$1,650	\$150,000 - \$230,000	Elementary School Teacher, Guidance Counselor, Bus/ Transit Driver	Infrastructure and lot development assistance for units affordable to 80-120% AMI, free or reduced infill development lots, budget for property acquisition and land assembly, Gap financing for land and infrastructure costs Neighborhood Conservation and Stabilization policies		
135% - 193%	\$70,000 - \$100,000	\$1,650 - \$2,400	\$230,000 - \$335,000	Dental Hygienist, Police Officer, Accountant, Civil Engineer	Neighborhood Conservation and Stabilization policies, Gap financing for land and infrastructure costs, Market rate development		
193%+	\$100,000+	\$2,400+	\$335,000	Dentist, Education Administrators, Pharmacists, Experienced Positions, Higher Up Management	Market rate development		
*Provides some room to be below 30% of income on rent for other expenses. Assumes little other debt obligations.							
** The estimate represents the high end of affordable ownership by assuming a 20% downpayment and little other debt obligations. At interest rates in June 2024.							

***Source: https://nhc.org/paycheck-to-paycheck/

A targeted approach is needed to provide housing for the region. Without intervention from the City and its partners, housing for all age groups will continue to be in short supply, the housing market will continue to be less affordable, and La Crosse will struggle to have adequate housing options and stable or growing populations.

This housing study recommends several approaches to help meet housing demand. Some of these approaches may be appropriate for one target area or household and not another. However, an area partnership approach makes sense to allow larger scale opportunities for developers and to share resources among groups. By participating in this study, leaders have already recognized a need for action . This recognition needs to be combined with strong leadership and decision-making from future leaders, partners, and adjacent jurisdictions to implement longterm strategies.

The next step is for community leaders to organize the partnerships necessary to develop strategic approaches that address the goals in this chapter.

Appendix

Full Survey Results Supplemental Maps

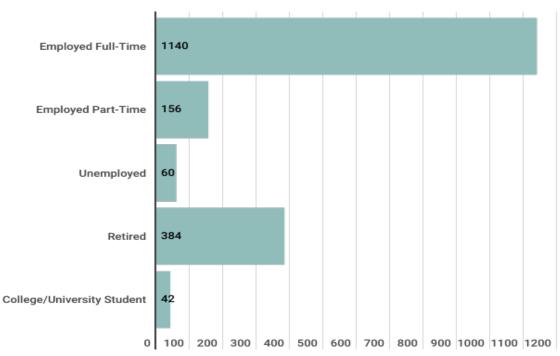


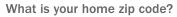
Full Survey Results

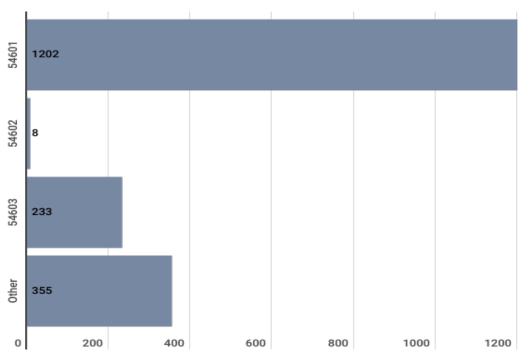
Community Survey

1,798 responses

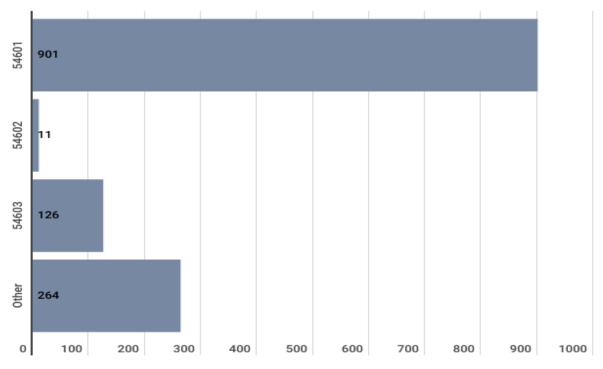
Do you work (full or part-time) or represent any of the following groups? If multiple apply, choose the one that applies to the most of your time.



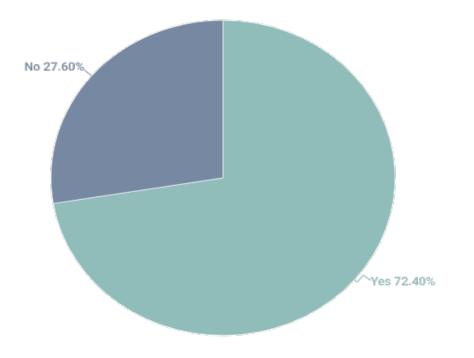




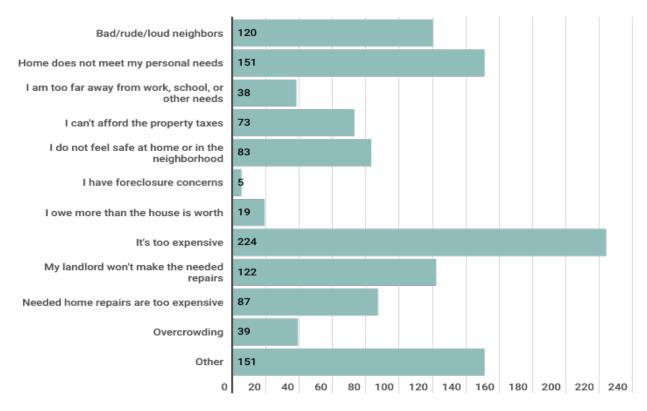
What is the zip code you work in? If you are not in the work force, please skip this question.



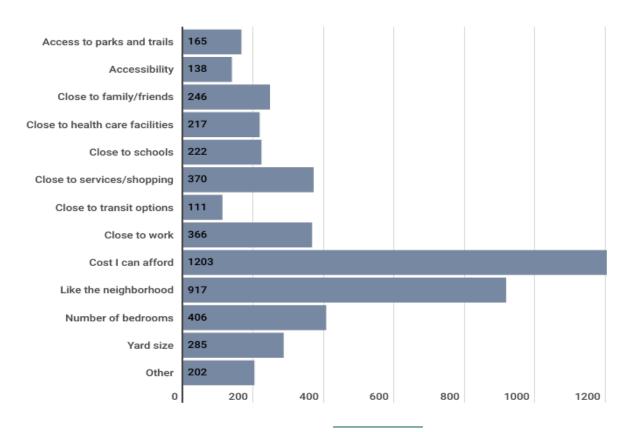
Are you satisfied with your current housing situation?



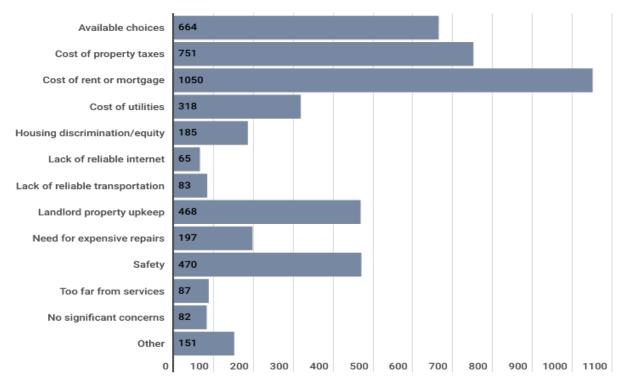
If no, why not? (Select all that apply).



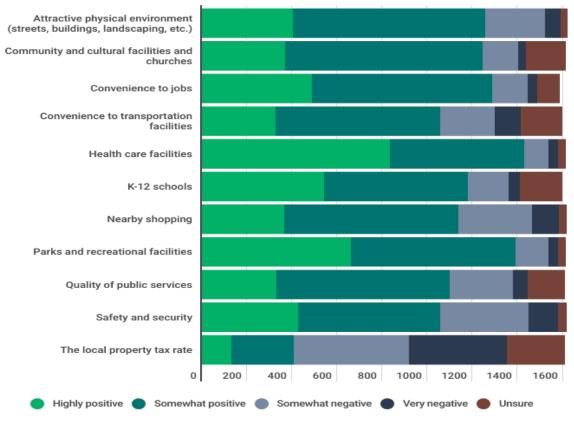
What factors are most important to you when choosing housing? (Select top three).



My biggest concern regarding housing in my community is: (Select top three).



Thinking about the amenities that are currently in or near your community, how would you rate the impact of each one on the attractiveness of your community?

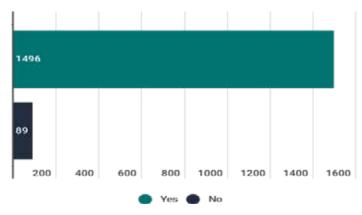


474

Do you think the following housing products would be successful in La Crosse?

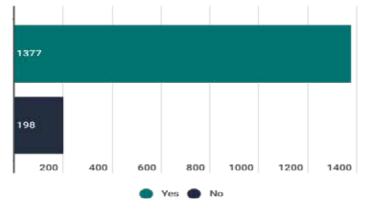
"Successful" means, if available, people would want to live in this product.

Affordable, small two- or three-bedroom house



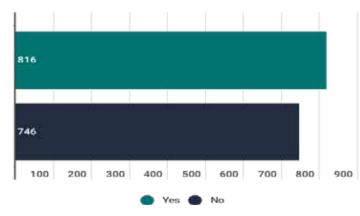


Mid-size, three-bedroom house



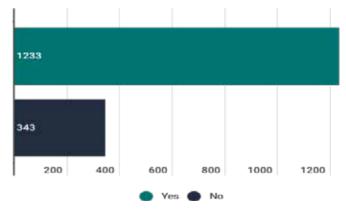


Large house with four or more bedrooms

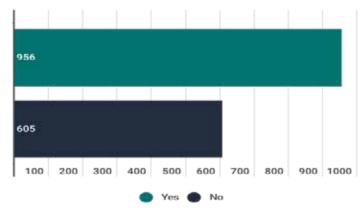




Townhouse or duplex

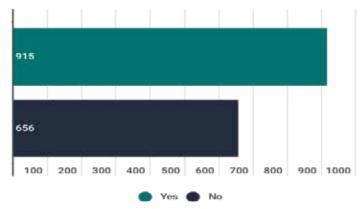


Smaller multi-family (tri- or quadplex)



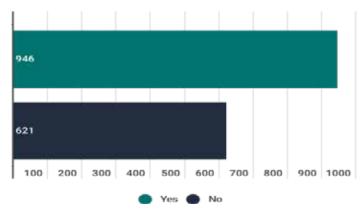


Row housing



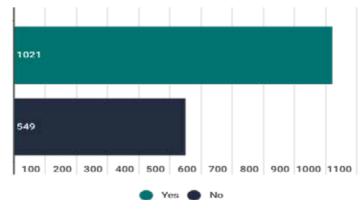


Apartments



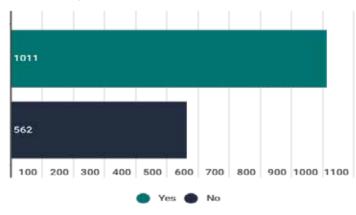


Downtown upper-story residential



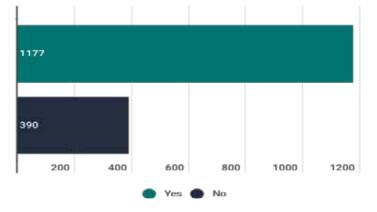


Commercial/residential mixed-use



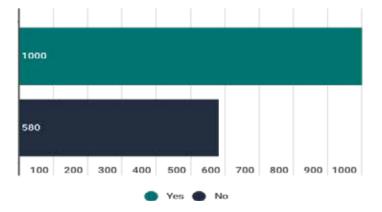


Independent senior living housing



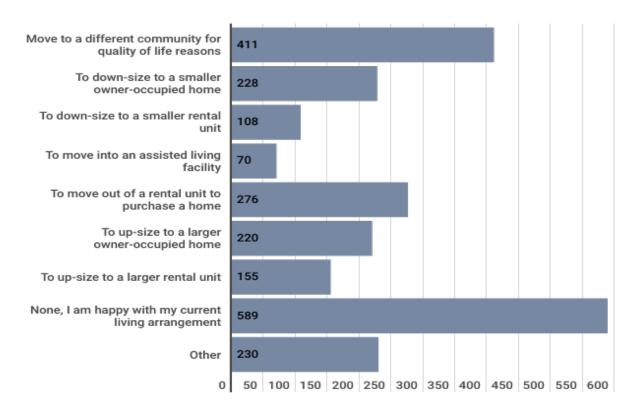


Accessory dwelling units (ADUs)

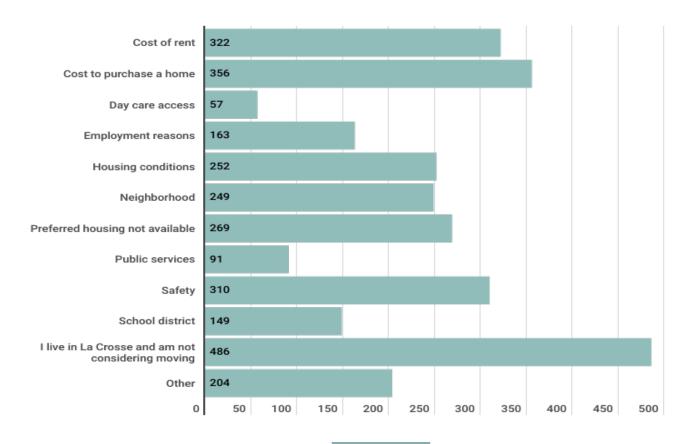




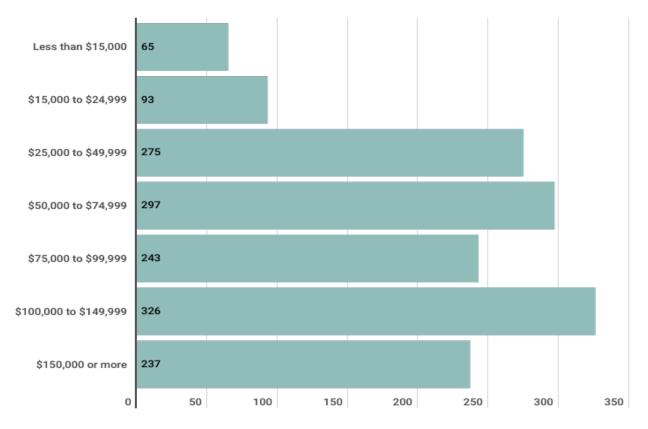
If you live in La Crosse, or are considering moving to La Crosse, is there any reason you'd look for a new place to live in the next three years? (Select all that apply).



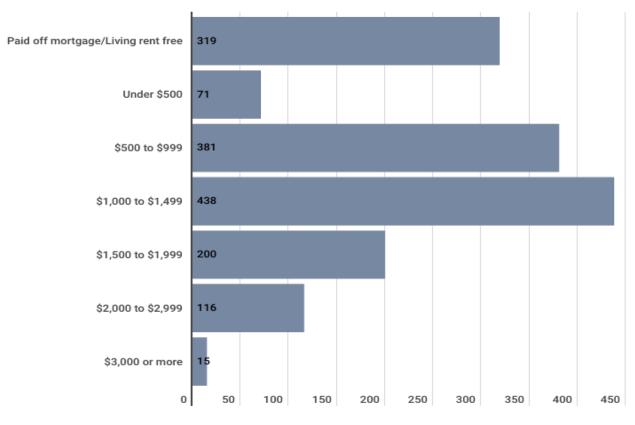
If you do not live in La Crosse, or are considering moving out of La Crosse, what are your reason(s)? (Select all that apply).



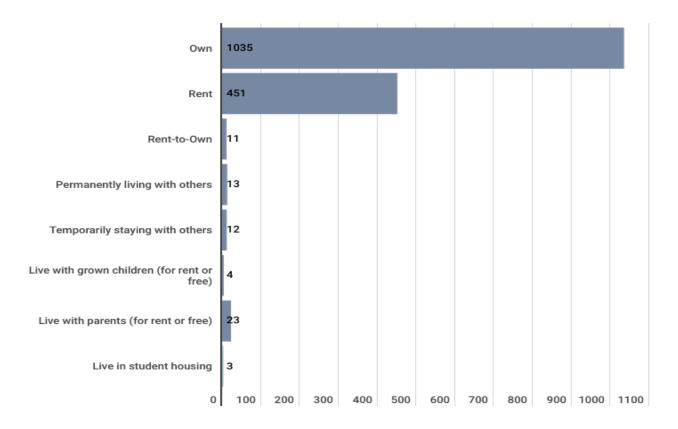
What is your household's annual estimated income?



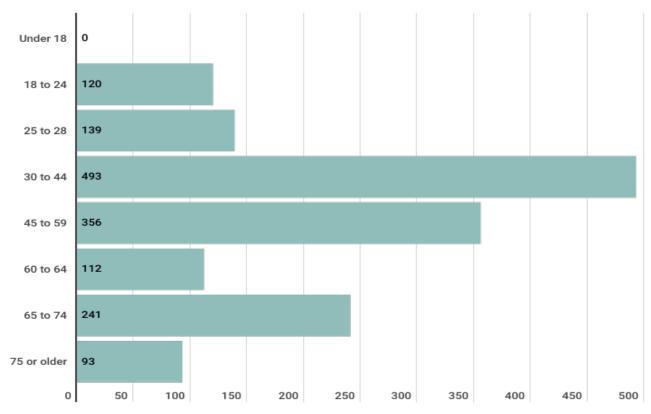
How much is your monthly rent or mortgage payment?



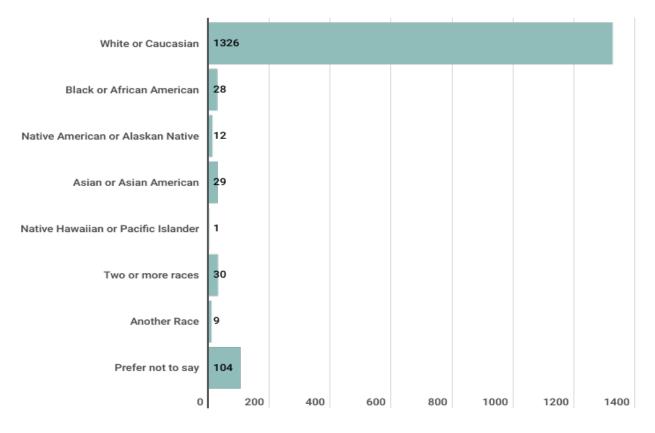
Do you rent or own your home?



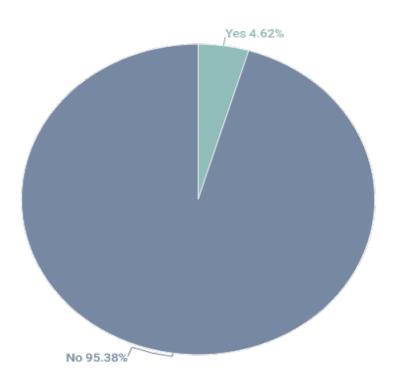
What is your age?



What is your race?

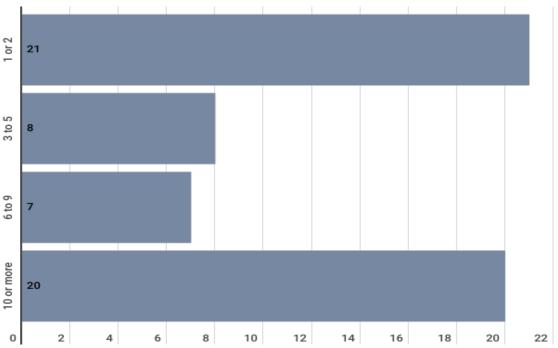


Are you Hispanic or Latino?



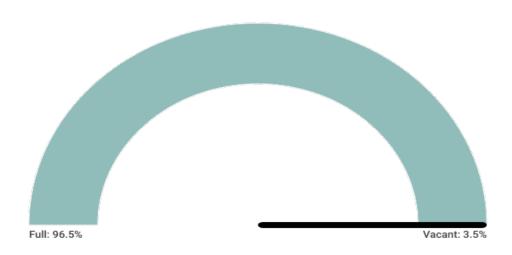
Landlord and Property Manager Survey

- 56 responses
- Approximately 450 units represented

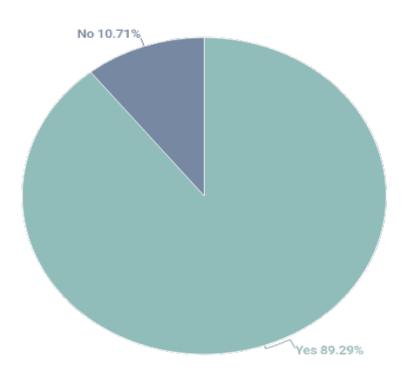


How many units do you own or manage in La Crosse? (Please enter total number of units, not just structures).

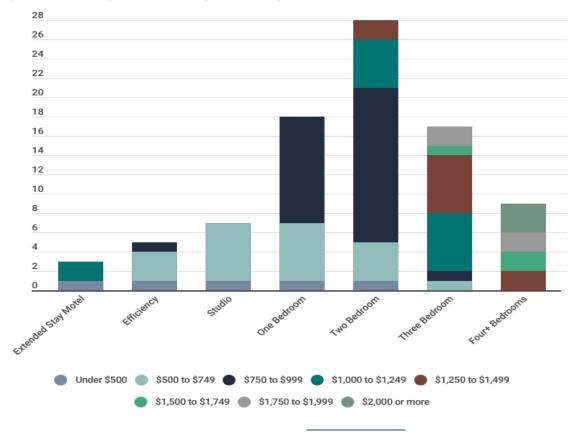
Of the units you own or manage, approximately how many are vacant at this time?



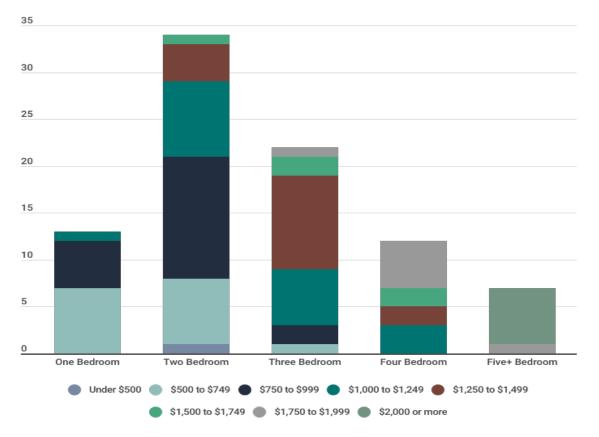
Is your current level of vacancy typical for the past year?



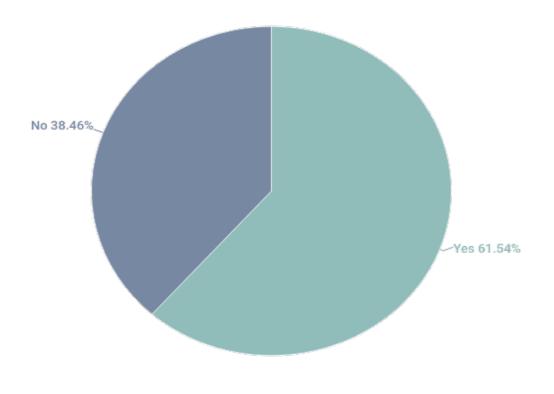
What are the approximate monthly rent ranges for your apartment units? (3 or more units per structure).



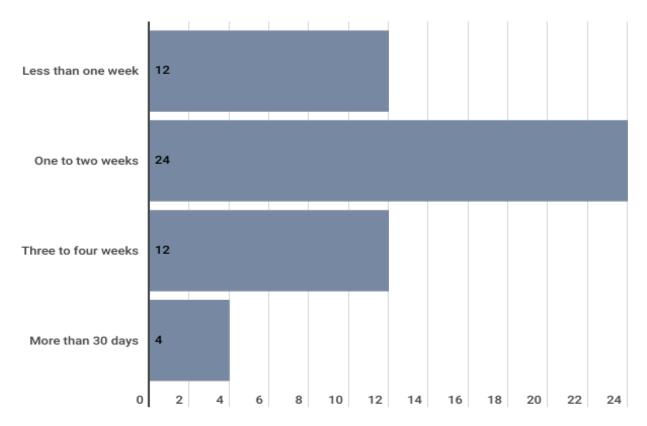
What are the approximate monthly rent ranges for your townhomes, duplexes, and single-family units?



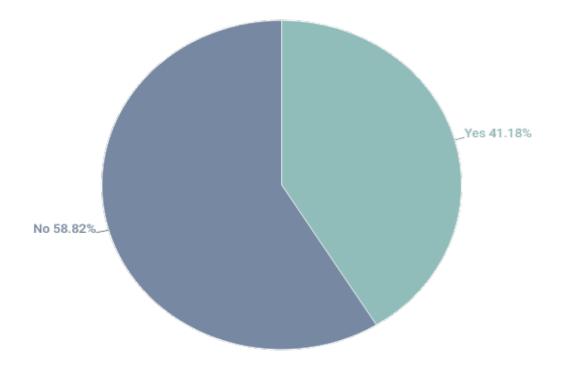
Have you raised rents in the last 12 months?



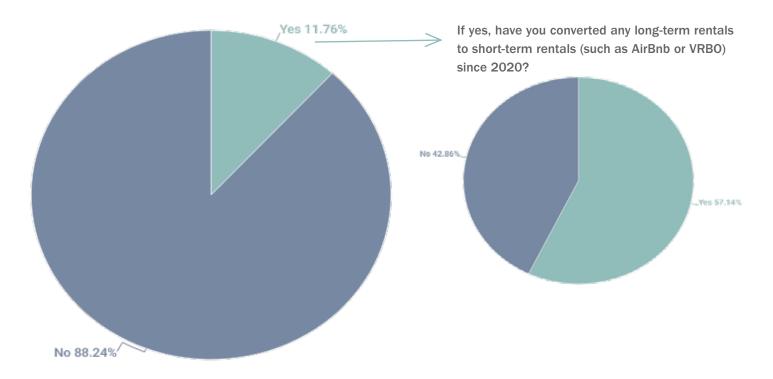
How long does it take to find a new renter for a unit?



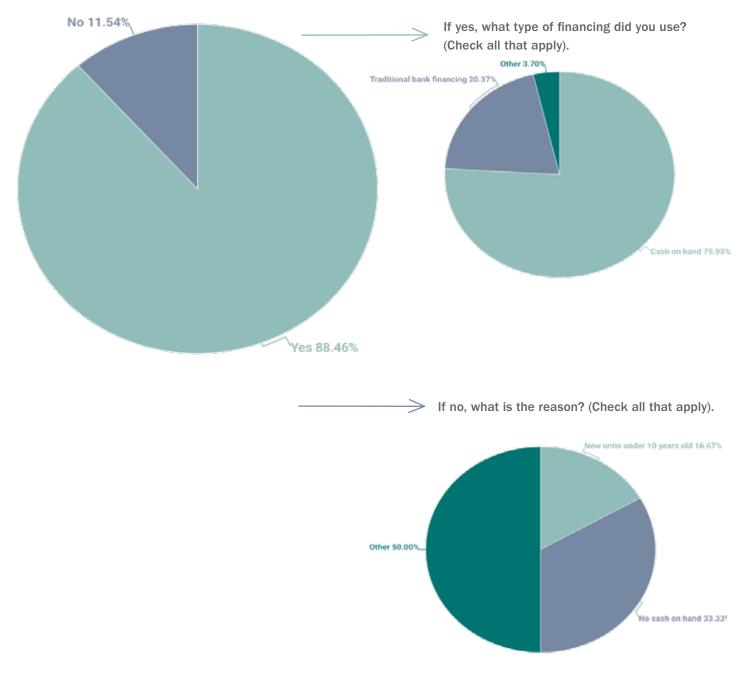
Do you accept Section 8 vouchers?



Do you own any short-term lease units? (Such as AirBnb or VRBO).



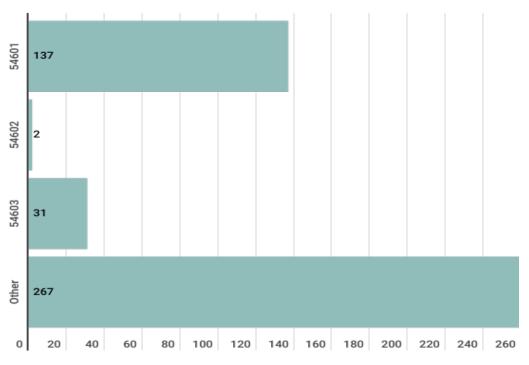
Have you made any capital investments in your rental properties in the last five years?



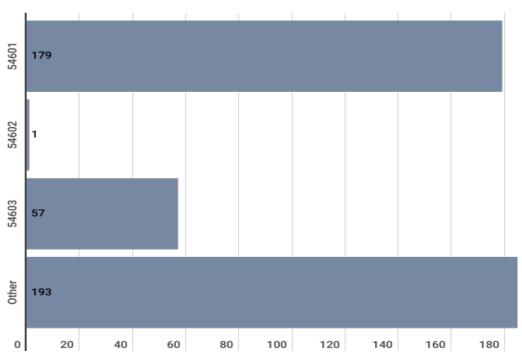
Workforce Survey

· 438 responses

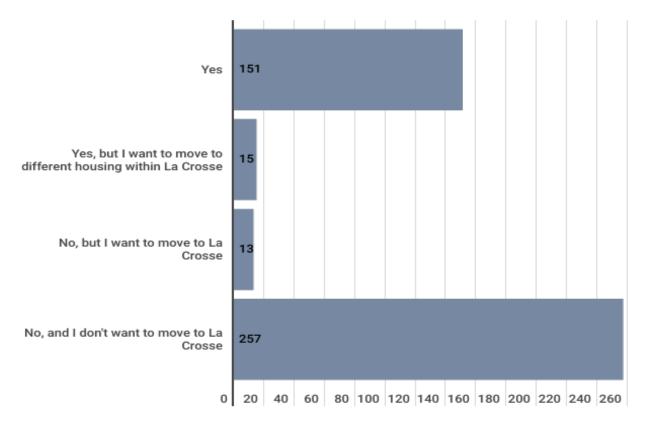
What is your home zip code?



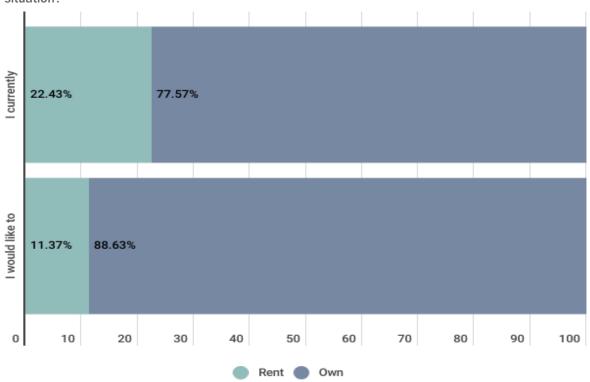
What is your work zip code?



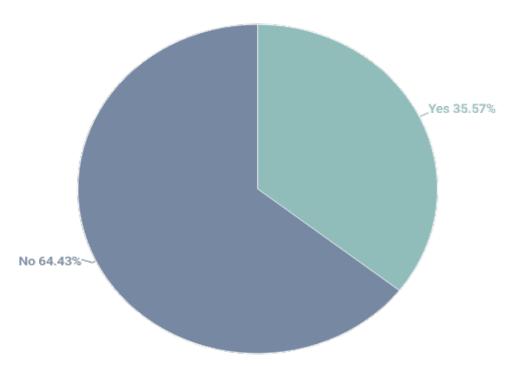
Do you live in La Crosse city limits?



What describes your current and preferred housing situation?



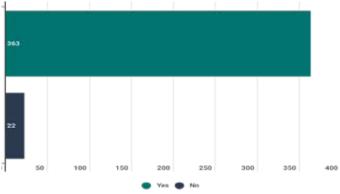
Do you feel you can find your preferred housing option in La Crosse?



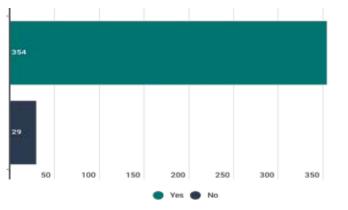
Do you think the following housing products would be successful in La Crosse?

"Successful" means, if available, people would want to live in this product.

Affordable, small two- or three-bedroom house



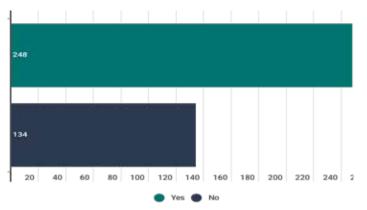
Mid-size, three-bedroom house







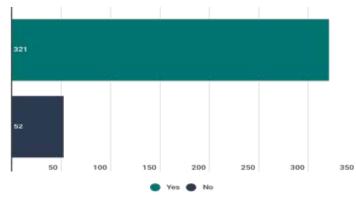
Large house with four or more bedrooms



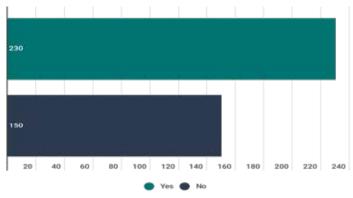


4

Townhouse or duplex



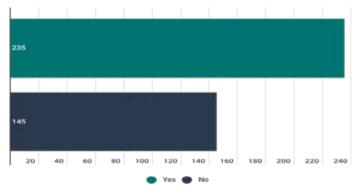
Smaller multi-family (tri- or quadplex)





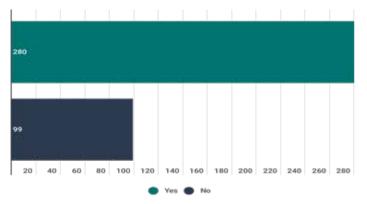


Row housing



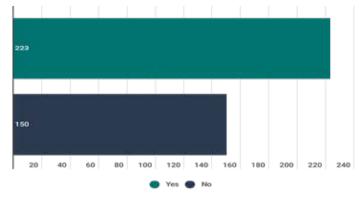


Apartments



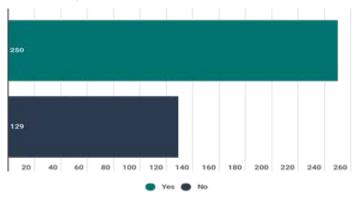


Downtown upper-story residential



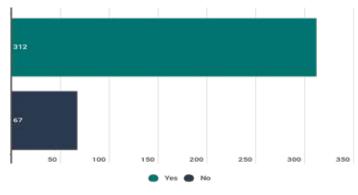


Commercial/residential mixed-use



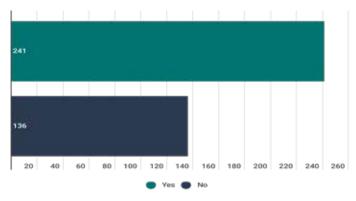


Independent senior living housing



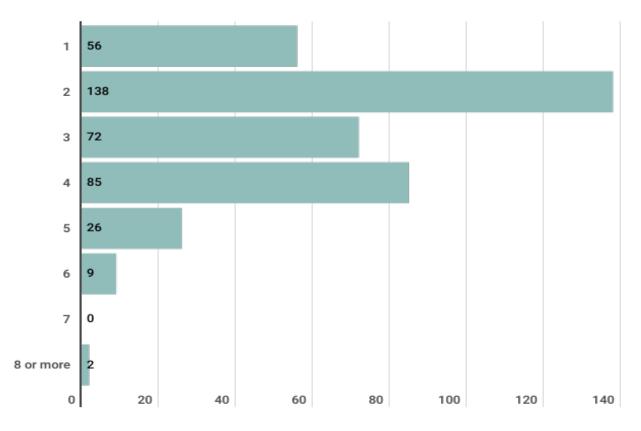


Accessory dwelling units (ADUs)

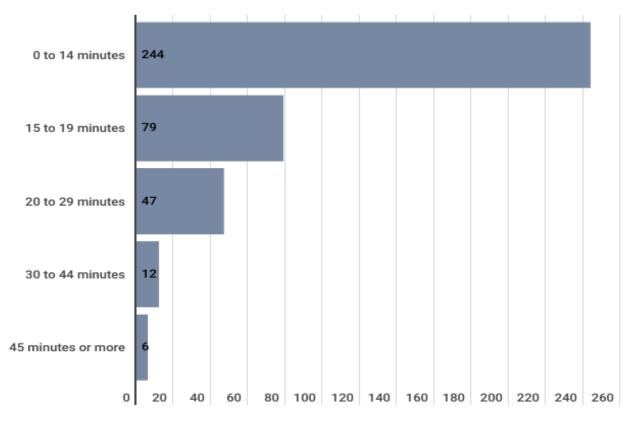




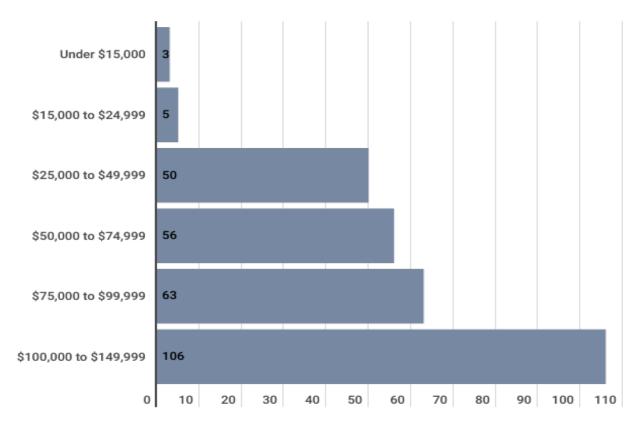
How many people currently live in your household?



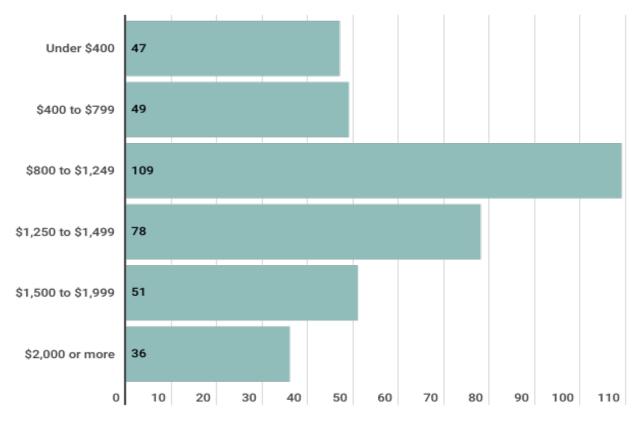
How long is your commute to work?

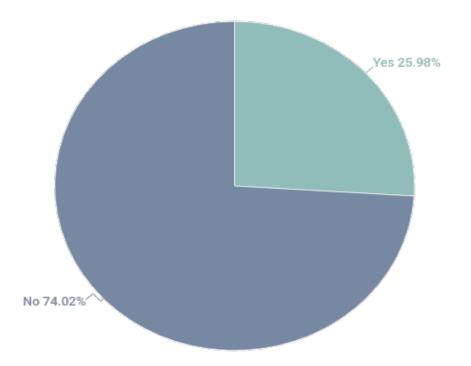


What is your current annual household income?

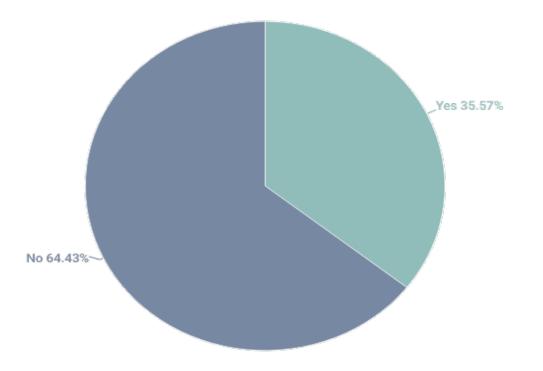


How much is your monthly rent or mortgage payment?

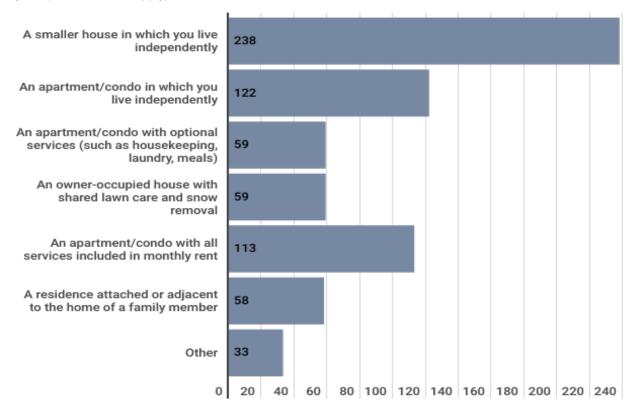


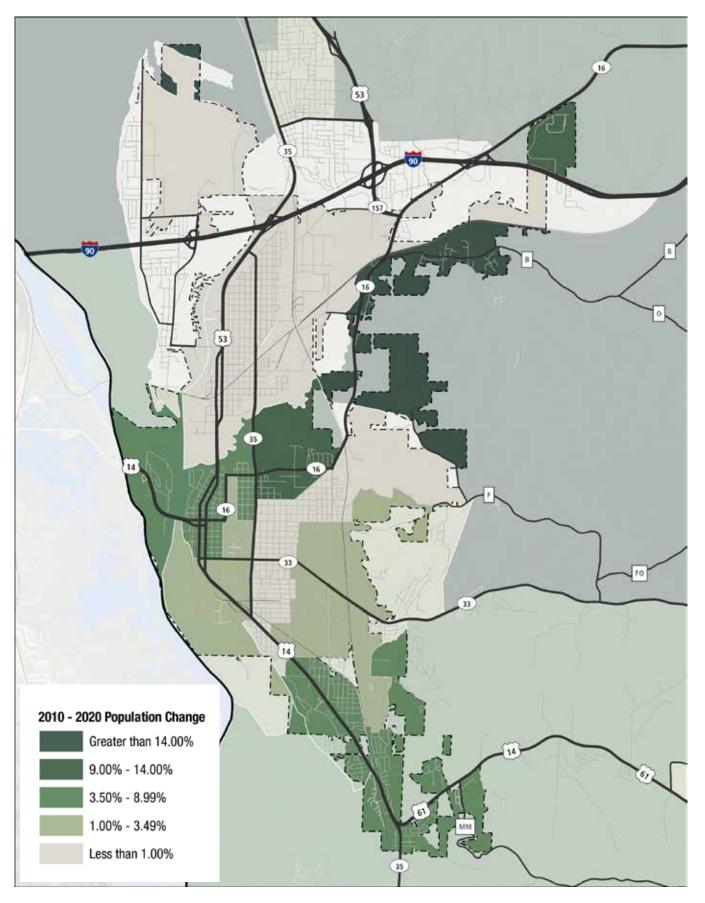


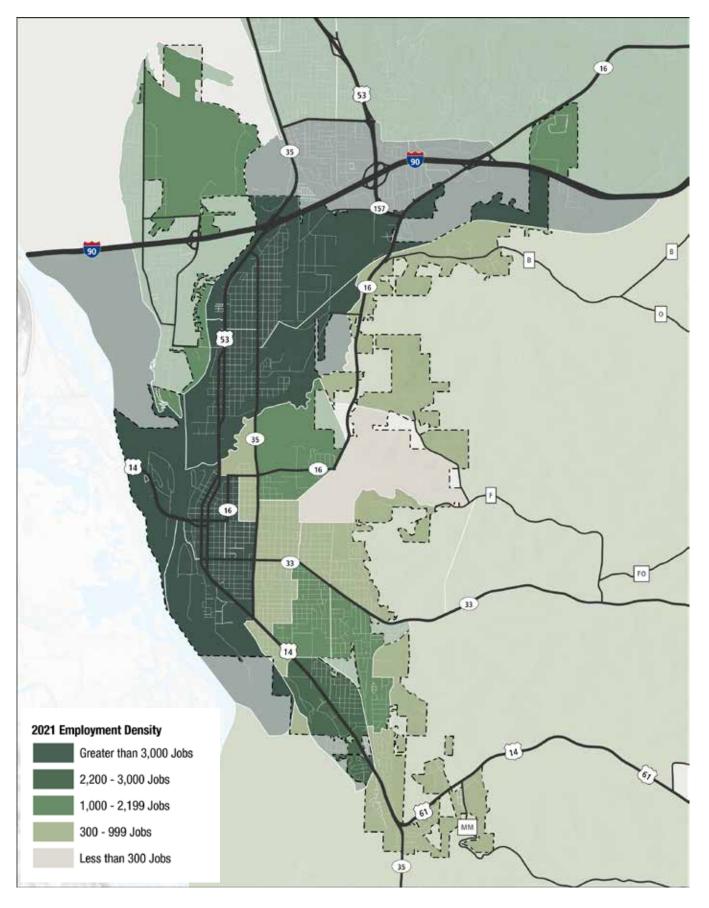
Do you plan to retire in La Crosse?

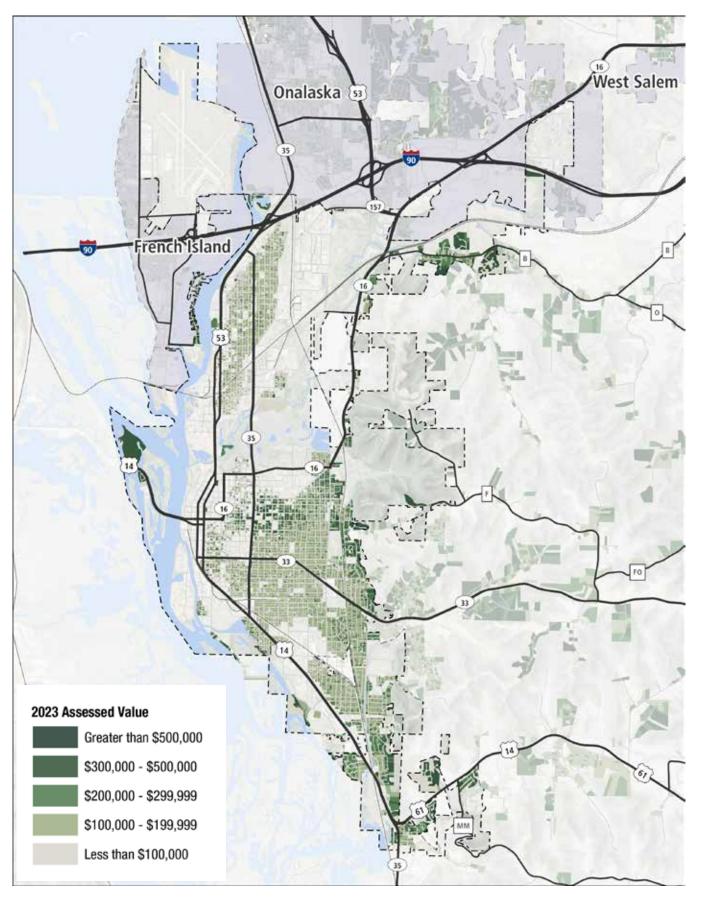


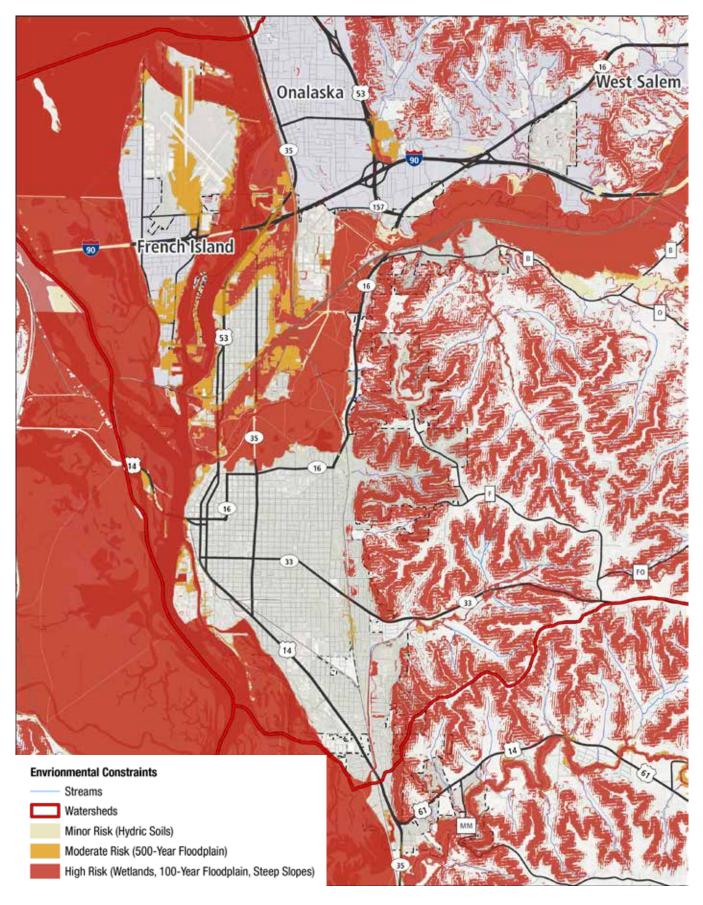
In retirement, which of these options appeals the most to you? (Check all that apply).

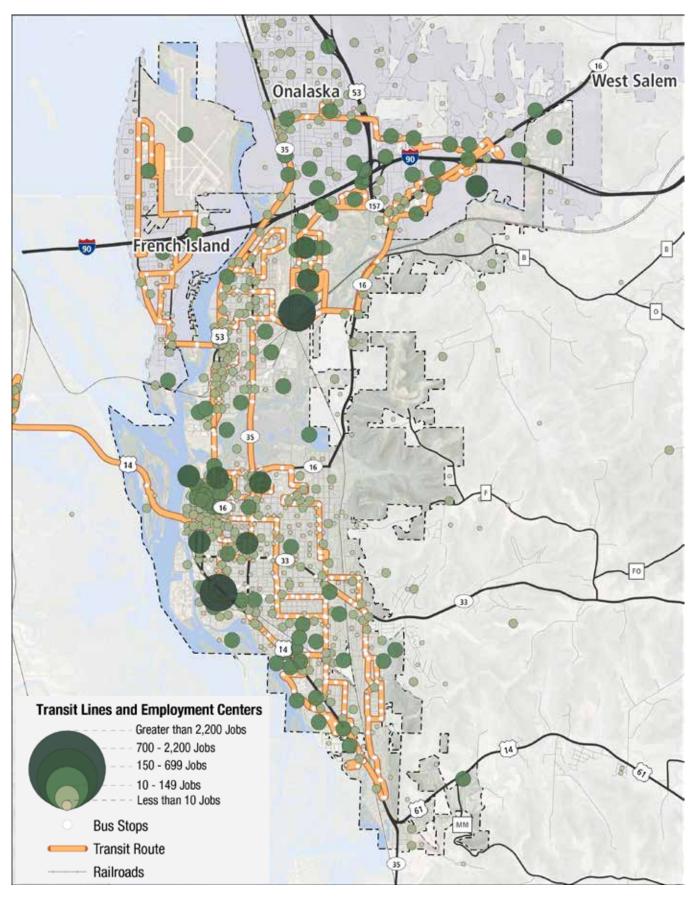


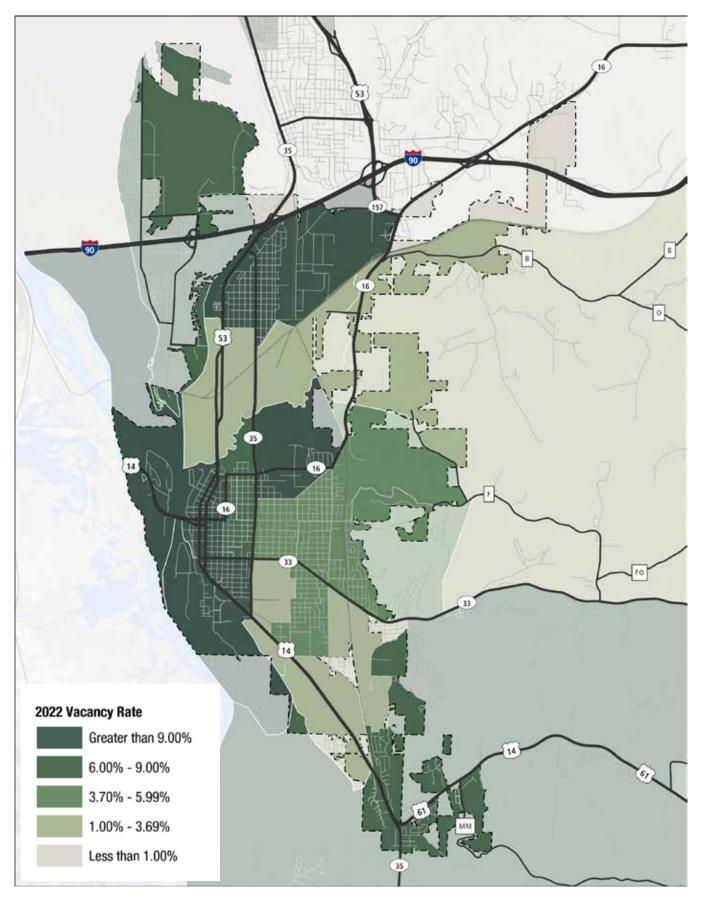


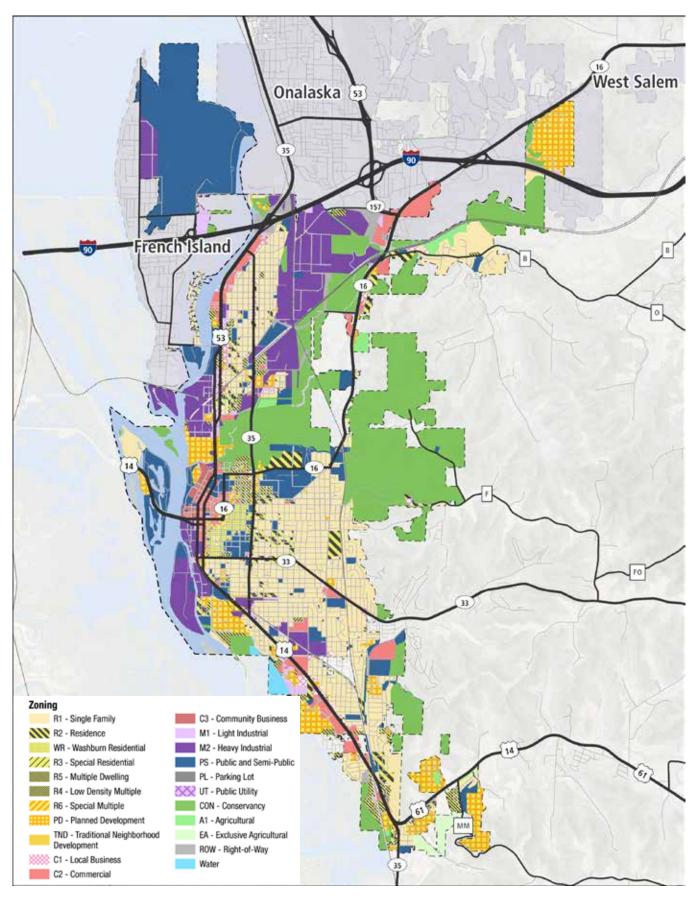














WHY A STUDY

- Provides recommendations and a road map in association with the Comprehensive Plan
- Assurance for market demand and potential programs that can help fill financing gaps.
- Help attract and retain employees to live in La Crosse
- Create housing partnerships and market new opportunities for the community.
- Stimulate housing supply for sustaining enrollments.

SCHEDULE





3. Goals & Strategies





AGENDA

- Community Insights
- Market Findings
- Goals and Strategies Discussion

COMMUNITY INSIGHTS

Cost I Can Afford Like the Neighborhood

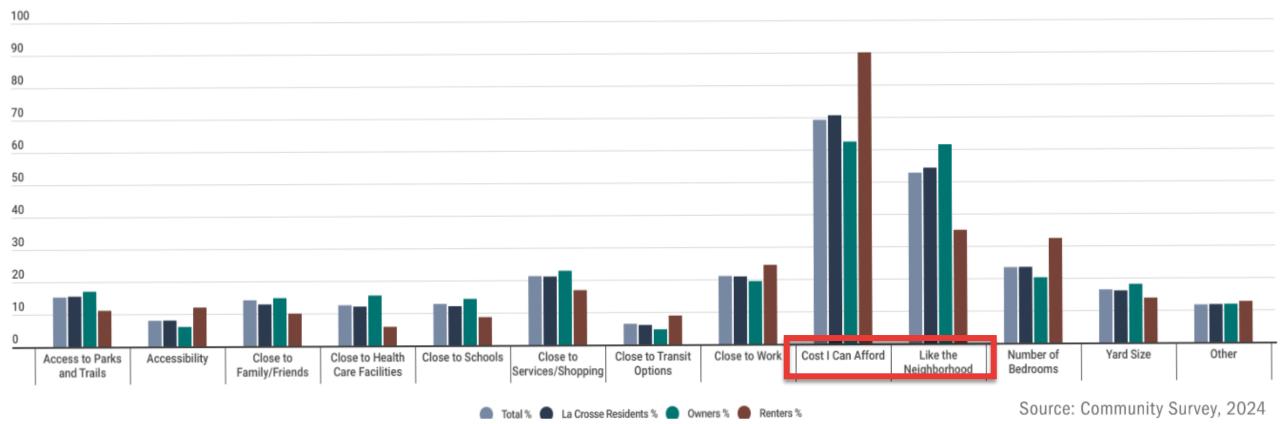


Figure 2.5: Top Housing Needs of Survey Respondents

COMMUNITY INSIGHTS

Cost of Rent, Mortgage or Property Taxes Available Choices

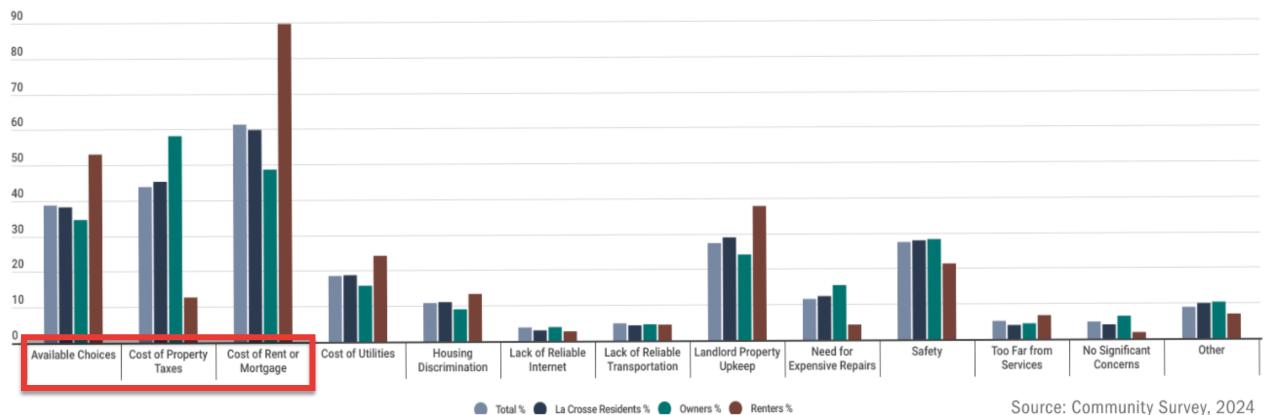


Figure 2.6: Top Housing Concerns of Survey Respondents

• • • •

COMMUNITY INSIGHTS





LOL

Affordable, small, two- or threebedroom home: 94.4%

Mid-size threebedroom home: 87.4%



Townhome or duplex: 78.2%

Favored

Least

Independent senior living housing: 75.1%

Downtown upperstory residential: 65.0%



Accessory dwelling units: 63.3%

Apartment: 60.4%

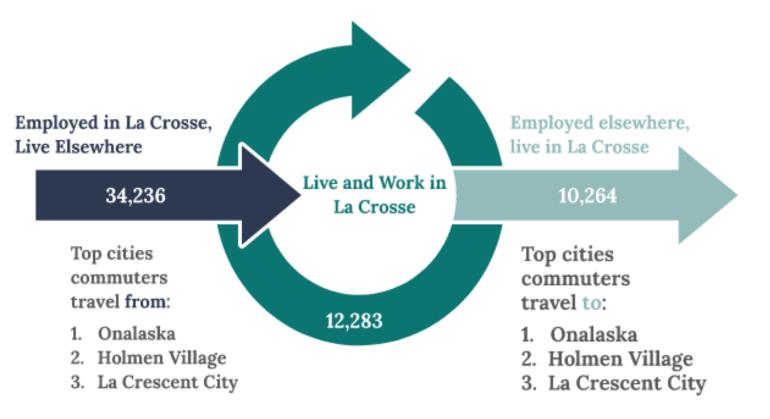
Row housing: 58.2%

Large home with four or more bedrooms: 52.2%



AGENDA

- Community Insights
- Market Findings
- Goals and Strategies Discussion



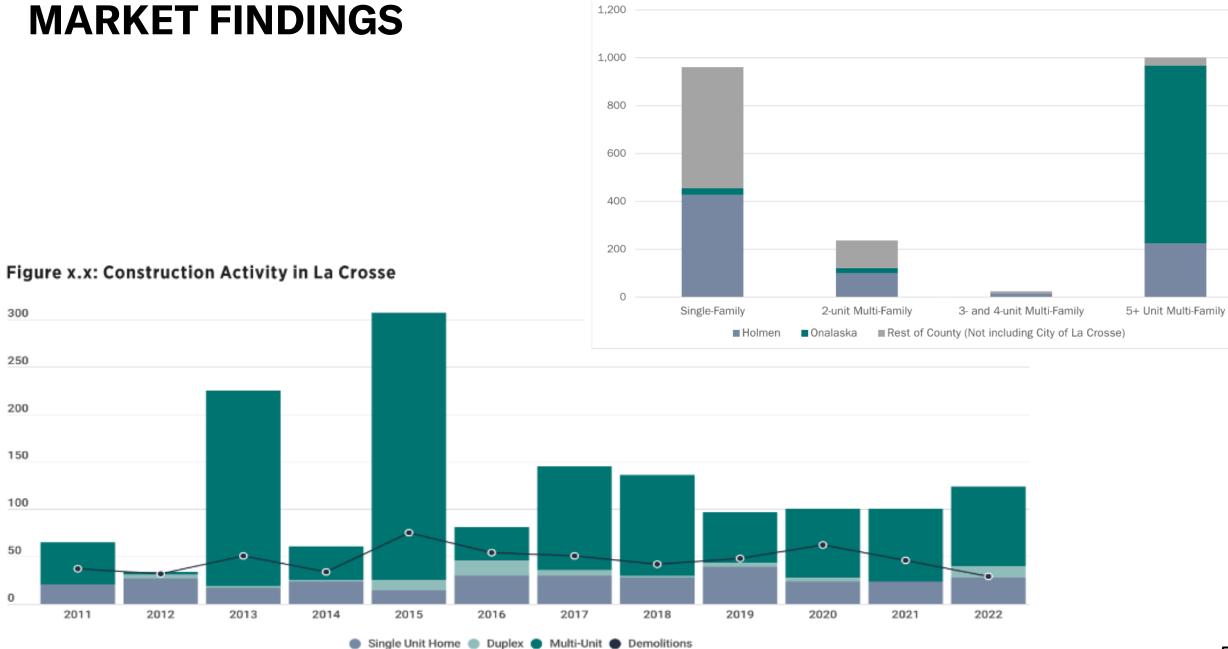
Source: Census OnTheMap

Figure x.x: Home Sales in La Crosse County

	2019	2020	2021	2022
Homes Sold	1,336	1,447	1,420	1,308
Homes Listed	1,489	1,170	1,092	944
Median List Price*	\$175,000	\$214,900	\$291,250	\$209,950
Median Sales Price*	\$158,100	\$161,500	\$203,750	\$215,500
Average Days on Market	26	24	14	16
*Denotes the median list/sales price for the month of June in the year listed				

Source: Multiple Listing Service (MLS)

Figure x.x: Construction Activity in County, Excluding the City of La Crosse, 2018-2023



Source: City of La Crosse



- Rent is rising by more than inflation in La Crosse and peer communities.
- Renters and low income households in La Crosse face higher housing cost burden than owners and higher income households.

	2012 MEDIAN HOME VALUE	2022 MEDIAN HOME VALUE	2012 MEDIAN CONTRACT RENT	2022 MEDIAN CONTRACT RENT
La Crosse, WI	\$126,200	\$180,800	\$567	\$807
Eau Claire, WI	\$142,400	\$214,200	\$583	\$803
Green Bay, WI	\$132,200	\$174,500	\$548	\$738
Rochester, MN	\$168,600	\$274,600	\$691	\$1,102
Duluth, MN	\$152,300	\$208,200	\$626	\$915
Source: 2017-2022 American Community Survey				

Figure x.x: Peer Community Median Home Value and Median Contract Rent, 2012 and 2022

Figure x.x: Peer Community Cost Burdened Households, 2022

	TOTAL COST BURDENED	COST BURDENED OWNERS	COST BURDENED RENTERS	
La Crosse, WI	35.5%	20.3%	48.7%	
Eau Claire, WI	29.6%	18.6%	44.7%	
Green Bay, WI	30.4%	17.6%	45.4%	
Rochester, MN	28.2%	15.8%	50.1%	
Duluth, MN	37.8%	19.8%	63.5%	
Source: 2017-2022 American Community Survey				

- La Crosse has a large stock of housing affordable at 30% of income for households making between \$25,000 and \$75,000 annually.
- The largest gap exists for households that can only afford the lowest cost options, price points that cannot be produced new, but comes from the existing housing stock already in the market and subsidized units.

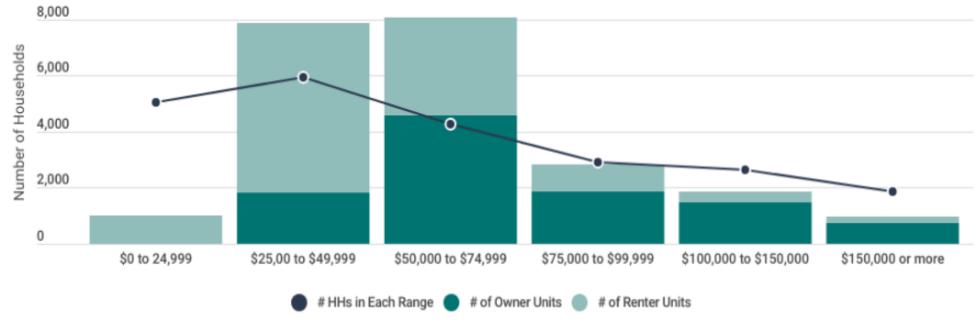


Figure x.x: Gaps in Units versus Affordable Household Incomes, 2022

Source: 2017-2022 American Community Survey; RDG Planning & Design





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Figure x.x: Housing Demand Forecast at 0.25% Annual Population Growth*

END OF PERIOD	2022	2025	2030	TOTAL
Population at End of Period	51,978	52,369	53,027	
Household Population at End of Period	47,289	47,645	48,243	
Average People per Household	2.10	2.09	2.07	
Household Demand at End of Period	22,519	22,818	23,329	
Projected Vacancy Rate	3.1%	3.8%	4.9%	
Unit Needs at End of Period		23,716	24,533	
Replacement Need (total lost units)		135	225	360
Cumulative Need During Period		610	1,042	1,652**
Average Annual Construction		203	208	206
Source: RDG Planning & Design				

*Similar to 2010-2020 housing construction activity translated to added household population. Note: The High Growth Scenario in the Comp Plan illustrates a 0.40% annual population growth and La Crosse averaged 120 new units per year from 2010-2022.

**Units added in 2023 drop the cumulative need to 1,624, or 232 units annually through 2030.

Figure x.x: Housing Development Program

END OF PERIOD	2022-2030
Total Need	199-225 units annually
Total Renter Occupied	50%
Under \$500	22%*
\$500-\$700	11%
\$700-\$1,000	20%
\$1,000-\$1,500	26%
\$1,500-\$2,000	12%
\$2,000+	10%
Total Owner Occupied	50%
Under \$87,500	9%**
\$87,500-\$150,000	7%**
\$150,000-\$225,000	21%
\$225,000-\$300,000	20%
\$300,000-\$450,000	26%
\$450,000+	26%

Source: RDG Planning & Design

*Most are heavily subsidized units, programs to preserve affordability, HUD, LIHTC. Some of the percentages should shift to higher rent ranges to account for student who are living off-campus.

**Comes from subsidized, rehab, and vacant units in the existing housing stock.

AGENDA

- Document Organization
- Market Findings
- Goals and Strategies Discussion

Policy Areas

1. Neighborhood Conservation

• These neighborhoods are in relatively good condition with only a limited number of properties that require attention.

2. Stabilization

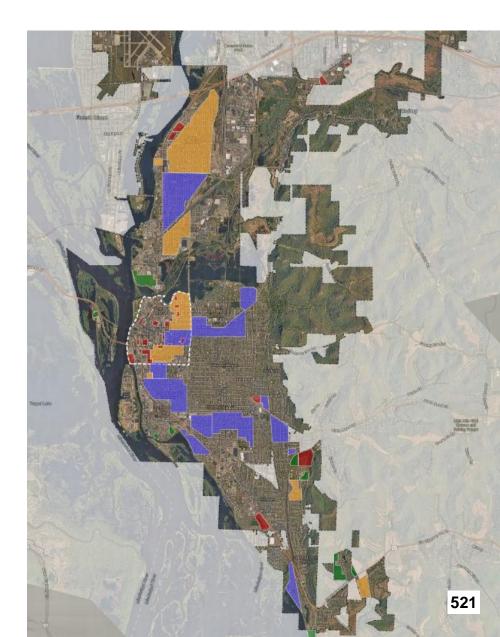
• Characterized by an aging housing stock, these areas differ from the conservation areas in condition and the level of maintenance needs.

3. Redevelopment

• Redevelopment opportunities are case-by-case examples of blighted or vacant land that redevelopment could transform into an attractive and productive residential use.

4. New Development

• This area is generally where development did not exist in the past and is free from major barriers, or these barriers could be overcome, for new housing development.



Overarching Action Applying to All Goals:

 Complete a comprehensive review and update of the City's zoning code to evaluate barriers to development

1. Increase the supply of owner and rental units affordable to households making less than the area median income (AMI)

- 2. Foster greater housing diversity through strategic infill development
- 3. Create more housing opportunities attractive to La Crosse residents, especially households with children.
- 4. Make building procedures and approvals in La Crosse a clear, predictable, and flexible process.
- 5. Secure and conserve existing housing.
- 6. Improve renter and landlord relationships.

- 1. Goal: Increase the supply of owner and rental units affordable to households making less than the area median income (AMI)
 - 1. Action: Continue to actively partner with housing developers to pursue funding opportunities for the development and rehabilitation of income-qualified rental units; continue to promote the City's Affordable Housing Loan Fund to incentivize affordable multi-family housing developments
 - 2. Action: Investigate and document the condition of dilapidated rental properties; increase building code enforcement for non-compliant properties.
 - 3. Action: Evaluate and promote stronger education and awareness of existing laws concerning tenant rights.

1. Goal: Increase the supply of owner and rental units affordable to households making less than the area median income (AMI)

Case Studies:

- 4d Affordable Housing Incentive Program, Minneapolis, MN
- Housing Navigators Program of South Central Indiana

- 2. Goal: Foster greater housing diversity through strategic infill development
 - 1. Action: Within existing neighborhoods, develop more townhomes and buildings with 4 to 16 units as transitional infill development adjacent to large apartment complexes, commercial uses, and transit corridors. Continue to evaluate the financing and regulatory impediments to such housing and offer solutions such as tax incremental financing support as feasible.
 - 2. Action: Prioritize underutilized areas within the city for redevelopment into multifamily residential or mixed-use developments, such as surface parking lots and vacant office space.
 - 3. Action: Support innovative housing production methods such as pre-fabrication, and partner with local organizations also exploring these new construction methods.

2. Goal: Foster greater housing diversity through strategic infill development

Case Studies:

- Incremental Development Alliance, Chattanooga, TN
- Reduced infill lots in Ottumwa, IA

- 3. Goal: Create more housing opportunities attractive to La Crosse residents, especially households with children.
 - 1. Action: Create more accessible housing opportunities with amenities and formats desired by older adults to encourage the turnover of single-family housing units from older adults to first-time homebuyers.
 - 2. Action: Increase public awareness of the City's housing repair and rehabilitation programs for income-qualifying households. Partner with local organizations like Habitat for Humanity to expand housing rehabilitation assistance for families making 80-120% AMI.
 - 3. Action: Encourage and facilitate the construction of new owner-occupied units as infill development projects throughout the City. This could include detached units but should also include various forms of attached unit housing.

3. Goal: Create more housing opportunities attractive to La Crosse residents, especially households with children.

Case Studies:

- Grand Rapids, MI Great Housing Strategies Toolkit
- Johnson County, KS Housing Task Force
- La Crosse Promise, La Crosse Replacement Housing Program
- Housing Bonds, Greensboro, NC

- 4. Goal: Make and communicate building procedures and approvals in La Crosse as a clear, predictable, and flexible process.
 - 1. Action: Streamline approvals for desired products.
 - 2. Action: Allow administrative approvals for more projects.
 - 3. Assist in lot development to achieve desired products.

4. Goal: Make building procedures and approvals in La Crosse a clear, predictable, and flexible process.

Case Studies:

- Pre-Approved Housing, South Bend, IN
- Infill Housing Palatte, Shawnee, OK
- Grand Rapids, MI Great Housing Strategies Toolkit

- 5. Goal: Secure and conserve existing housing
 - 1. Action: Target programs, policies, and incentives to different areas over time based on neighborhood conditions and potential to meeting community goals.

5. Goal: Secure and conserve existing housing

Case Studies:

- Community Renewal of Pottawatomie County, OK
- Oshkosh Healthy Neighborhoods
- Invest DSM Block Grant Challenge

- 6. Goal: Improve renter and landlord relationships
 - 1. Action: Create opportunities for increasing the number of quality tenants and landlords.

6. Goal: Improve renter and landlord relationships

Case Studies:

- Housing Navigators, South Central Indiana
- Nebraska Renter Training Program
- Pride of Maryville, Maryville Zoning Updates

DISCUSSION

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CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID

Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation

24-1136

If you wish to register for an agenda item, please register online no later than 4:00pm the day of the meeting. You can also register in person at least 10 minutes prior to the start of the meeting.

* **Meeting** J&A, Tuesday, September 3, 2024 at 6:00pm, City Hall

* Agenda Item Number 24-1136

* Do you support or oppose the agenda item? Support

* Do you want to speak? Yes, I want to speak.

* Are you representing an organization or person other than yourself at this meeting? Yes

* Full Name Charlie Cowell

* Email ccowell@rdgusa.com

* **Municipality of Residence:** Other: Iowa

* How will you be attending the meeting? Attending Virtually

* Rules, Guidelines, and Decorum for Public Hearings I have read and reviewed the rules and guidelines above.

City of La Crosse, Wisconsin



City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 24-1138

Agenda Date: 9/12/2024

In Control: Common Council

Version: 1

Status: Recommended to be Adopted

File Type: Resolution

Resolution approving an agreement between Wisconsin Municipal Mutual Insurance Company (WMMIC) and the City of La Crosse for workers compensation self-insurance program claim services.

RESOLUTION

WHEREAS, the Common Council adopted Resolution #13-0770 authorizing the services of Wisconsin Municipal Mutual Insurance Company for the City's insurance needs, and

WHEREAS, included within the services of WMMIC is the claims administration for the City's self -insured workers compensation program, and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that the attached agreement between the City of La Crosse and Wisconsin Municipal Mutual Insurance Company (WMMIC) for workers compensation claims administration is hereby approved effective January 1, 2025.

BE IT FURTHER RESOLVED, that the Director of Human Resources is authorized to take all necessary steps to implement said agreement.

WORKERS' COMPENSATION SELF-INSURANCE PROGRAM

CLAIM SERVICE AGREEMENT FOR CITY OF LACROSSE

This agreement is effective January 1, 2025, and expires 12:01am, January 1, 2030 (5 years) for claims occurring during the agreement period. Wisconsin Municipal Mutual Insurance Company (herein after referred to as WMMIC) agrees to perform services for City of La Crosse, which is a self-insured employer (herein after referred to as Client).

WMMIC agrees to perform the following services in connection with Client's self-insured status as an employer under the Wisconsin Workers' Compensation Act. Client represents that it has or will make arrangements satisfactory to it for all other types of claims.

WMMIC agrees to perform the following services:

- 1. Investigate each reported claim for the purpose of determining whether it is compensable.
- 2. Discuss with the Client claims that need further review for determination of compensability.
- 3. To make or authorize payment on behalf of the Client for compensation and treatment benefits for all claims that WMMIC believes are compensable.
- 4. Periodically review Client's incident reports to ensure that Client is adequately documenting and categorizing incident reports.
- 5. Establish reserves for claims and periodically evaluate such reserves.
- 6. Periodically review claims to determine entitlement to non-treatment related expenses such as temporary disability, permanent disability, and retraining benefits, and to compute the amount of such benefits payable.
- 7. Review treatment bills including medical, hospital and chiropractic bills for reasonableness, necessity of treatment, accuracy, and completeness. To participate in the selection and supervision of outside service providers for detailed review of such bills for usual and customary charges.
- 8. Monitor medical treatment of injured employees. Participate in the selection and assist in the supervision of medical management, medical examiners and rehabilitation providers.

- 9. Participate in the selection of and assist in the supervision of claims investigators and attorneys retained to investigate, defend or settle claims.
- 10. Monitor claims for subrogation. Direct and supervise efforts for the recovery of funds.
- 11. Provide monthly reports detailing claims, claimants, and reserves.
- 12. Provide reports required under the provisions of the Wisconsin Workers' Compensation Act.
- 13. Comply with the Excess Insurance Carrier's "claim reporting requirements," if any, as outlined in Exhibit "A." WMMIC will pursue the collection of losses covered by any Excess Insurance coverage obtained by Client.

Client agrees as follows:

- 1. To promptly report to WMMIC all injuries and claims of injuries, in accordance with the Wisconsin Workers' Compensation Act.
- 2. To promptly report to WMMIC all claims that Client may have initially categorized as "incident only," when information becomes known that changes the category to either a "medical only" or "indemnity" claim.
- To provide information to WMMIC investigators or attorneys handling claims on behalf of the Client, concerning questions which arise in regard to claims. To provide prompt and complete access to requested information and permit contact with employees.
- 4. To pay all sums incurred for the investigation of, management of, or the defense of claims regardless of whether the claims are contested. Such payments include, but are not limited to, medical bill review charges, medical, chiropractic and rehabilitation management, medical examinations, investigative services and attorney's fees, safety/loss control services and special services or administrative costs rendered by WMMIC. The Client will approve all services requested.
- Client acknowledges that claims arising out of any penalty provisions under the Wisconsin Worker's Compensation Act, including but not limited to Wis. Stat. Sec. 102.57 (safety violation), 102.35(3) (failure to rehire) and 102.81(1)(bp) (bad faith), are to be covered by Client.

Penalties assessed under the Wisconsin Workers' Compensation Act for errors and omissions by WMMIC will be reimbursed only if such errors or omissions are solely caused by WMMIC

- 6. Accidents occurring prior to the inception date of this agreement are not administered unless otherwise agreed to by Client and WMMIC in writing.
- 7. The actual fee for claim services will be based upon using the following schedule for the agreement period.

Yearly Fee

WMMIC will administer your claims on an annual flat administrative-fee basis. Payment is made in full each January, assuming a five-year contract.

2025 - \$25,792 2026 - \$26,824 2027 - \$27,897 2028 - \$29,013 2029 - \$30,174

The fees contemplate administering each claim to conclusion or closure. However, the annual per-claim Indemnity Fee has a five-year *sunset provision*. If an Indemnity Claim is open five years from the date the claim was first reported to WMMIC, WMMIC at its option may charge additional administration fees equal to its actual time and expense in administering the claim. Such additional fees, if any, for a particular claim shall not exceed the per-claim Indemnity Fee in effect in the year the claim was first reported to WMMIC.

Fees will be automatically withdrawn from Client's SIR funds on deposit with WMMIC. WMMIC will account for all payments monthly and the Client shall fund the SIR account to maintain the minimum amount required or quarterly at the discretion of WMMIC.

No individual member of WMMIC shall in any way be liable for performance of WMMIC's duties and obligations hereunder.

This agreement shall be governed by the laws of the State of Wisconsin without regard to its conflict of laws, provisions, and the exclusive venue for disputes arising out of or related to this agreement shall be the appropriate state or federal court located in either the City of Madison, Wisconsin or Dane County, Wisconsin.

WMMIC and the Client each reserves the right to cancel this agreement for any reason whatsoever upon 90 days written notice given to each other. Services beyond the effective date of cancellation will be negotiated at the time of termination.

This instrument constitutes the whole and entire agreement between the parties and superseded al prior oral and written agreements. This instrument may be altered only by a subsequent mutual agreement that is reduced to writing and is executed by authorized legal representatives of both parties.

FOR WMMIC

Pallin Allen, Executive Director

Date: _____

ACCEPTED FOR CLIENT

Ву:_____

Title: Director of Human Resources

Date: _____

EXHIBIT A

CLAIMS REPORTING REQUIREMENTS

("You" in the text below refers to the Insured; "We" refers to the Insurer.)

- You must give us prompt notice of any accident or disease which may result in a claim or suit seeking an amount for loss in excess of your "bodily injury by accident" or "bodily injury by disease each employee" retention. The notice must be made no later than thirty (30) calendar days from the date you are notified of such accident or disease. The notice shall include;
 - a. How, when and where the accident or disease took place;
 - b. The names and addresses of any injured persons and witnesses; and
 - c. Complete details of the injury, disease or death.
- 2. You must furnish us with:
 - a. Written notification of each claim or suit which has, should have or is likely to have, without regard to liability, a reserve equal to or exceeding fifty percent (50%) of your retention. Written notice must be provided as soon as possible, but no later than fifteen (15) calendar days from the date you have sufficient knowledge of facts surrounding such claim or suit which could put you on notice that such reserve or payment is indicated. Complete files on such claim or suit must be given to us within thirty (30) calendar days from the date we request such files.

Written notification of each claim or suit which involves serious injury. This notice must be provided as soon as possible, no later than ten (10) business days from the date you have knowledge of such claim or suit. Serious injuries include, but are not limited to;

- 1) Cord Injury paraplegia, quadriplegia;
- 2) Amputations requiring a prosthesis;
- Brain damage affecting mentality or central nervous system such as permanent disorientation, behavior disorder, personality change, seizures, motor deficit, inability to speak Aphasia), hemiplegia or unconsciousness (Comatose);
- 4) Blindness;

- 5) Burns involving over 10% of body with third-degree or 30% with second degree;
- 6) Multiple fractures involving more than one member or nonunion of any part of the body;
- 7) Fracture of both heel bones (Fractured or Bilateral OS Calcis);
- 8) Nerve damage causing paralysis and loss of sensation in arm and hand (Brachial Plexus Nerve Damage);
- 9) Massive internal injuries affecting body organs;
- 10) Injury to nerve at base of spinal canal (Cauda Equina) or any other back injury resulting in incontinence of bowel or bladder;
- 11) Fatalities;
- 12) Any claim or suit not specified above that presents an unusual exposure to the coverage. Examples include: sexual molestation, AIDS, rape, class actions and bad faith allegations; or
- 13) Any other serious injury which may involve our liability;
- 14) Individual written loss reports of all serious injuries must be given to us within thirty (30) calendar days from the date you have knowledge of any claim or suit which involves serious injuries. This report must contain the facts surrounding the claim or suit, a description of injuries, suggested reserves, recommendations for future claims handling.
- b. Any other claim information or reports requested by us.

3. You must:

- a. Immediately send us copies of any demands, notices, summonses or legal papers received in connection with the claim or "suit" or action involving a sum in excess of your retention;
- b. Authorize us to obtain records and other information;
- c. Assist us, upon our request, in the enforcement of any right against any person or organization which may be liable to the insured because of injury or damage to which this insurance applies;
- d. Furnish us and direct defense counsel or others to furnish us with information we may request to evaluate the "accident" or "disease"; and
- e. Attempt to settle the claim or "suit" within your retention.



CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID Ca

Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation

City of La Crosse, Wisconsin



City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 24-1152

Agenda Date: 9/12/2024

Version: 1

Status: Recommended to be Adopted

File Type: Resolution

In Control: Common Council

Agenda Number:

Resolution approving a Short Notice Paramedic Transport Pay Memorandum of Understanding (MOU) between the City of La Crosse and the International Association of Firefighters, Local #127.

RESOLUTION

WHEREAS, the City and the Union agree that quality, highly trained La Crosse Fire Department Paramedics provide significant value to patient care that is provided to our community.

WHEREAS, La Crosse Fire Department Paramedics currently fall under a leased employee agreement with Tri State Ambulance, which includes billable costs for any La Crosse Fire Department Paramedic riding into the hospital and providing patient care while on duty.

WHEREAS, medics serving in this capacity while on duty for La Crosse Fire Department will receive additional compensation as determined by the Short Notice Paramedic Transport Pay Memorandum of Understanding, and

WHEREAS, this proposal is supported by the International Association of Firefighters, Local #127, Director of Human Resources, and the Fire Chief.

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of La Crosse that effective June 14th, 2024, it hereby approves the addition of the short notice paramedic acting pay language in the attached Memorandum of Understanding.

BE IT FURTHER RESOLVED that funding shall come from the leased employee contract "short notice" clause in the contract between Tri State Ambulance and the La Crosse Fire Department.

BE IT FURTHER RESOLVED that the Director of Human Resources, and Fire Chief are hereby authorized to implement this resolution.

<u>MEMORANDUM OF UNDERSTANDING:</u> SHORT NOTICE PARAMEDIC ACTING PAY

The City of La Crosse ("City") and IAFF Local 127 ("Union"), agree as follows:

WHEREAS the City and the Union agree that quality highly trained La Crosse Fire Department Paramedics provide significant value to patient care that is provided to our community.

WHEREAS La Crosse Fire Department Paramedics currently fall under a leased employee agreement with Tri State Ambulance, which includes a billable cost for any La Crosse Fire Department Paramedic riding into the hospital and providing patient care while on duty.

NOW THEREFORE BE IT RESOLVED that the following compensation be approved by all parties and is effective on June 14th, 2024, and incorporated into the successor collective bargaining agreement.

Anytime the 3-hour short notice rate is billed to Tri State Ambulance the La Crosse Fire Department Paramedic providing care will receive "Transport" acting pay.

The rate for "transport" acting pay will be 60.00. Each medic will be eligible for "transport" acting pay from 0800 - 0800 one time per shift, or in a 24-hour period. Employees receiving "transport" acting pay are expected to follow internal policies on recording acting pay premiums on their bi-weekly payroll reporting.

Brandon Gritt President IAFF Local 127 (date)

Rebecca Franzen (date) Director of Human Resources City of La Crosse



CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID Ca

Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation

City of La Crosse, Wisconsin



City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 24-1178

Agenda Date: 9/12/2024

Version: 1

Status: Recommended to be Adopted

File Type: Resolution

In Control: Common Council

Agenda Number:

Resolution approving water and sewer connection agreement for property located at 1612 Nakomis Avenue.

RESOLUTION

WHEREAS, the owners of property at 1612 Nakomis Avenue have filed a Petition for Annexation with the City Clerk's Office on August 29, 2024 for action by the Common Council in October, 2024 and

WHEREAS, they are currently without water service to their property due to a failed system, and

WHEREAS, they have requested permission to begin the process of connecting to the City sewer and water system prior to final action on their annexation.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby approves the attached Annexation, Water and Sewer Connection Agreement for the property located at 1612 Nakomis Avenue.

ANNEXATION AND WATER CONNECTION AGREEMENT

The undersigned owners of property currently within the Town of Campbell, more fully described on Exhibit "A," attached hereto, La Crosse County, Wisconsin, for valuable consideration hereby agrees as follows:

WHEREAS, the said property presently does not have public water supply service, and

WHEREAS, the undersigned property owners willingly and voluntarily desire to annex to the City of La Crosse and to receive water service; and

WHEREAS, the requisite approval of this agreement would require amendment of the City of La Crosse's water service area delineation ordinance; and

WHEREAS, a public water supply service is needed immediately in order to provide adequate and safe water for our needs.

NOW, THEREFORE, the undersigned has filed a Petition for Direct Annexation and agrees to take and complete any and all steps necessary now and in the future to annex to the City of La Crosse and connect to the City of La Crosse water system.

We further agree to abide by any and all applicable laws, regulations and assessments in connection with the water hook up to the City of La Crosse water system.

Further, the undersigned agree that the cost for connection to the watermain and any other assessable charges which are currently \$14.00 per lineal foot shall be a lien against the undersigned's property and may be payable over 15 years in installments plus interest. In the event the annexation fails for any reason, we, our successors and assigns further understand and agree that the City reserves the right to disconnect service in its discretion.

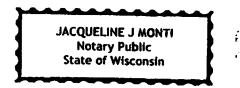
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This agreement shall be subject to specific performance in a court of law or equity should the undersigned, their successors or assigns in interest, refuse to abide by its terms and conditions and that the undersigned, or their successors or assigns, will pay all court costs and attorney fees of the City of La Crosse, Wisconsin expended in any action that may be required to accomplish the annexation and performance of the provisions herein. In addition, the undersigned further agree for their successors and assigns that the City of La Crosse may, as a remedy, provide for discontinuance of water service to the property being provided treatment or service herein.

Dated this 28 day of August, 2024

Douglas P-Schmidt 2004 Trust

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



Personally came before me this $\frac{\Im \beta}{2}$ day of August, 2024, the above named Douglas P Schmidt to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin My Commission: <u>ノンノンタノス リ</u>

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EXHIBIT A - ANNEXATION & WATER CONNECTION AGREEMENT

1612 Nakomis Avenue

First Addition to Hiawatha Islands Addition, Lot 14.

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OFFICE OF THE MAYOR LA CROSSE

24-1178

September 5, 2024

I hereby approve the submitting of the attached Legislation "Resolution approving water and sewer connection agreement for property located at 1612 Nakomis Avenue" to be considered at the Finance and Personnel Committee. This approval is given due to the time element necessitating consideration of the attached Legislation at the earliest possible date.

Mayor Mitch Reynolds



CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID

Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation

City of La Crosse, Wisconsin



City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 24-1186

Agenda Date: 9/12/2024

Version: 1

Status: Recommended to be Adopted

File Type: Resolution

In Control: Common Council

Agenda Number:

Resolution declaring official intent to reimburse expenditures from proceeds of borrowing through the State of Wisconsin Environmental Improvement Fund for Hagar and Pammel Creek Lift Station projects.

RESOLUTION

WHEREAS, the City of La Crosse, Wisconsin intends to file an application for state financial assistance for the Hagar and Pammel Creek Lift Stations upgrade projects, WDNR project number 4105-08 (referred to as the "Project"), under the Wisconsin Environmental Improvement Fund; and

WHEREAS, the City of La Crosse expects to finance the Project on a long-term basis by issuing tax-exempt bonds or promissory notes (the "Bonds"); and

WHEREAS, because the Bonds will not be issued prior to October, 2024, the City of La Crosse City Council must provide interim financing to cover costs of the Project incurred prior to receipt of the proceeds of the Bonds; and

WHEREAS, it is necessary, desirable, and in the best interests of the City of La Crosse to advance monies from its funds on hand on an interim basis to pay the costs of the Project until the Bonds are issued.

NOW, BE IT THEREFORE RESOLVED by the City of La Crosse City Council that:

Section 1) Expenditure of Funds. The City of La Crosse City Council shall make expenditures as needed from its funds on hand to pay the costs of the Project until Bond proceeds become available.

Section 2) Declaration of Official Intent. The City of La Crosse City Council hereby officially declares its intent under Treas. Regs. Section 1.150-2 to reimburse said expenditures with proceeds of the Bonds, the principal amount of which is not expended to exceed \$2,100,000.

Section 3) Unavailability of Long-Term Funds. No funds for payment of the Project from sources other than the Bonds are, or are reasonably expected to be, reserved, allocated on a long term basis, or otherwise set aside by the Municipality pursuant to its budget or financial policies.

Section 4) Public Availability of Official Intent Resolution. This Resolution shall be made available for public inspection at the City Clerk's office within 30 days after its approval in compliance with applicable State law governing the availability of records of official acts including Subchapter II of Chapter 19, and shall remain available for public inspection until the Bonds are issued.

Section 5) Effective Date. This Resolution shall be effective upon its adoption and approval.



OFFICE OF THE MAYOR LA CROSSE

24-1186

September 5, 2024

I hereby approve the submitting of the attached Legislation "RESOLUTION declaring official intent to reimburse expenditures from proceeds of borrowing through the State of Wisconsin Environmental Improvement Fund for Hagar and Pammel Creek Lift Station projects" to be considered at the Finance and Personnel Committee. This approval is given due to the time element necessitating consideration of the attached Legislation at the earliest possible date.

Mayor Mitch Reynolds



CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID

Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation

City of La Crosse, Wisconsin



City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 24-1091

Agenda Date: 9/12/2024

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File Type: Report

FINANCIAL STATEMENTS WITH INDEPENDENT AUDITORS' REPORT

DECEMBER 31, 2023

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INDEPENDENT AUDITORS' REPORT

To the Common Council City of La Crosse, Wisconsin

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of La Crosse, Wisconsin (the "City"), as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City, as of December 31, 2023, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The City's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for one year after the date that the financial statements are issued or when applicable, one year after the date that the financial statements are available to be issued including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, OPEB Healthcare defined benefit schedules, Wisconsin Retirement System pension schedules, and Wisconsin Retirement System Local Retiree Life Insurance Fund schedules, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements are the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated July 29, 2024 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Hawkie Ash CPAS, LLP

La Crosse, Wisconsin July 29, 2024

MANAGEMENT'S DISCUSSION & ANALYSIS



The City of La Crosse, Wisconsin - Management's Discussion and Analysis for the year ended December 31, 2023

As management of the City of La Crosse, Wisconsin we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City of La Crosse for the fiscal year ended December 31, 2023. We encourage the reader to consider the information presented here in conjunction with additional information that we have furnished in the City's basic financial statements, which follow this narrative.

The Financial Highlights

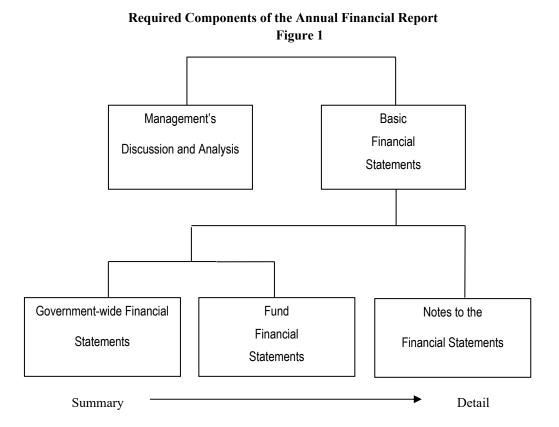
When revenues exceed expenses, the result is an increase in net position. When expenses exceed revenues, the result is a decrease in net position. This relationship between revenues and expenses can be considered the City's operating results. The City's net position as measured in the Statement of Net Position is one measure of the City's financial position, or financial health. Over time, increases or decreases in the City's net position, as measured in the Statement of Activities are one indicator of whether the City's financial health is improving or deteriorating. However, the City's goal is to provide services that improve the quality of life for our residents, not to generate profits as companies do. For this reason, you will need to consider many other non-financial factors, such as the condition of our roads, the traffic and business generated by having a City owned and maintained airport, the revitalized historic downtown area, and the overall quality of life in assessing the overall health of our City.

- The assets of the City of La Crosse exceeded its liabilities as of December 31, 2023 by \$535,963,062 (net position).
- The City of La Crosse's total net position of Governmental Funds and Proprietary Funds increased by \$13,353,367.
- As of December 31, 2023, the City of La Crosse's governmental funds reported combined ending fund balances of \$91,186,580, a decrease of \$5,536,523 in comparison with the prior year. As of December 31, 2023, the unassigned fund balance for the general fund was \$17,899,100 or approximately 29.71% of total general fund expenditures.
- The City of La Crosse's total general obligation debt increased by \$5,189,911 or 3.80% during 2023. This increase is attributable to the planning and financing of future capital improvement projects. The City funded \$17,465,000 in capital improvement projects and new equipment purchases as listed in the City's five-year

Capital Improvement Budget and through approved Council resolutions utilizing new borrowed funds. Those projects included various street, streetscaping, alley, bridge, civic center, fire, library, park, storm sewer, transit, airport, and water projects.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the City of La Crosse, Wisconsin's basic financial statements. These basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements (see Figure 1). This report also contains other supplementary information in addition to the basic financial statements themselves that will enhance the reader's understanding of the financial condition of the City of La Crosse, Wisconsin.



Basic Financial Statements

The first two statements in the basic financial statements are the **Government-wide Financial Statements**. They provide both short and long-term information about the City's financial status.

The next statements are **Fund Financial Statements**. These statements focus on the activities of the individual parts of the City's government. These statements provide more detail than the government-wide statements. There are three parts to the Fund

Financial Statements: 1) the governmental funds statements; 2) the proprietary fund statements; and 3) the fiduciary fund statements.

The next section of the basic financial statements is the **notes**. The notes to the financial statements explain in detail some of the data contained in those statements. After the notes, **supplemental information** is provided to show details about the City's individual funds in the form of combining statements. Budgetary information can be found in this part of the statements.

Government-wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the City of La Crosse's finances, in a manner similar to a private-sector business. The government-wide statements provide short and long-term information about the City's financial status as a whole.

The two government-wide statements report the City's net position and how it has changed. Net position is the difference between the City's total assets and total liabilities. Measuring net position is one way to gauge the City's financial condition.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g. uncollected taxes and earned but unused vacation and sick leave).

Both of the government-wide financial statements distinguish functions of the City of La Crosse that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The government activities of the City of La Crosse include general government, public safety, public works, health and human services, culture, recreation and leisure, and conservation and development. The business-type activities of the City of La Crosse include: Airport, Parking, Sanitary Sewer Utility, Sanitary Sewer District, Storm Water Utility, and a Water Utility.

The government-wide financial statements include only the activities of the City of La Crosse, Wisconsin.

Fund Financial Statements

The fund financial statements provide a more detailed look at the City's most significant activities. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of La Crosse, Wisconsin, like all other governmental entities in Wisconsin, uses fund accounting to ensure and reflect compliance (or non-compliance) with finance-related legal requirements, such as the State of Wisconsin Statutes or the City's budget resolution. All the funds of the City of La Crosse, Wisconsin can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds

Governmental funds are used to account for those functions reported as governmental activities in the government-wide financial statements. Most of the City's basic services are accounted for in governmental funds. These funds focus on how assets can readily be converted into cash flow in and out, and what monies are left at year-end that will be available for spending in the next year. Governmental funds are reported using an accounting method called *modified accrual accounting* which provides a short-term spending focus. As a result, the governmental fund financial statements give the reader a detailed short-term view that helps him or her determine if there are more or less financial resources available to finance the City's programs. The relationship between government activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds is described in a reconciliation that is a part of the fund financial statements.

The City of La Crosse maintains approximately 45 individual governmental funds. Information is presented separately in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, HUD Programs, and the Debt Service Fund, each of which is considered to be a major fund. Data from the remaining governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report.

The City of La Crosse adopts an annual appropriated budget for its general fund as required by State Statute. The budget is a legally adopted document that incorporates input from the citizens of the City, the management of the City, and the decisions of the Mayor and Council about which services to provide and how to pay for them. It also authorizes the City to obtain funds from identified sources to finance these current period activities. The budgetary comparison schedule provided for the General Fund demonstrates how well the City complied with the budget resolution and whether or not the City succeeded in providing the services as planned when the budget was adopted. The statement shows four columns: 1) the original budget as adopted by the Common Council; 2) the final budget as amended by the Common Council; 3) the actual resources, charges to appropriations, and ending balances in the General Fund; and 4) the variance between the final budget and the actual revenues and expenditures.

Proprietary Funds

The City of La Crosse maintains two different types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City of La Crosse uses enterprise funds to account for its Airport, Parking, Sanitary Sewer Utility, Sanitary Sewer District, Stormwater Utility, and Water Utility. These funds are the same as those functions shown in the business-type activities in the Statement of Net Assets and the Statement of Activities. Internal service funds are an accounting device used to accumulate and allocate costs internally among the City of La Crosse's various functions. The City of La Crosse uses internal service funds to account for its Liability Self-Insurance program, its Worker's Comp Self-Insurance program, its Stockroom, its Employee's Health Self-Insurance program, and its Health Care Cost Containment program. Because these services predominately benefit government rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Airport, Parking Utility, Sanitary Sewer Utility, Sanitary Sewer District, Storm Water Utility, and Water Utility, which are considered to be major funds of the City of La Crosse. Conversely, the internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided in the form of combining statements elsewhere in this report.

Fiduciary Funds

Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City of La Crosse's programs. The agency funds maintained by the City are primarily the tax collection fund which records the tax roll and tax collections for other taxing jurisdictions and various other trust funds. The accounting used for fiduciary funds is much like that used for governmental funds.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other Information

In addition to the basic financial statements and accompanying notes, this report includes certain required supplementary information concerning the City of La Crosse, Wisconsin. Required supplementary information can be found following the notes to the financial statements.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as one of the useful indicators of a government's financial condition. The assets of the City of La Crosse exceeded liabilities by \$535,963,062 as of December 31, 2023. The City's net position increased by \$13,353,367 for the fiscal year ended December 31, 2023. However, the largest portion of the City's net position (84.32%) reflects the City's investment in capital assets (e.g., land, land improvements, buildings, and equipment); less any related debt still outstanding that was issued to acquire those items. The City of La Crosse uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City of La Crosse's investment in its capital assets is reported net of the outstanding related debt, the resources needed to repay that debt must be provided by other sources, since the capital assets cannot be used to liquidate these liabilities.

				ess-Type						
	Governmental Activities			Ac	tivities	_	Total			
ASSETS		2023	2022	2023	2022		2023	2022		
Assets, net of Capital Assets	\$	207,180	\$233,003	\$ 38,73	\$ 26,169		\$ 245,914	\$259,172		
Capital Assets not Depreciated		72,064	114,080	105,74	91,561		177,807	205,641		
Capital Assets, net of Depreciation		282,564	217,817	164,41	0 157,120		446,983	374,937		
TOTAL ASSETS	\$	561,808	\$564,900	\$308,89	5 \$274,850	_	\$ 870,704	\$839,750		
DEFERRED OUTFLOWS OF RESOURCES										
		50 225	40 145	4 97	4 1 4 6		64 106	52 201		
Wisconsin Retirement System Pension TOTAL ASSETS AND		59,325	49,145	4,87	4,146		64,196	53,291		
DEFERRED OUTFLOWS OF										
RESOURCES	\$	621,133	\$614,045	\$313,76	\$278,996		\$ 934,900	\$893,041		
	Ψ	021,155	ψ011,015	\$515,70	\$270,770	-	φ 951,900	φ0 9 5,011		
LIABILITIES, DEFERRED										
INFLOWS OF RESOURCES, AND										
LIABILITIES										
TOTAL LIABILITIES	\$	216,994	\$196,650	\$ 80,48	5 \$ 50,743		\$ 297,479	\$247,393		
			-		,		ŕ	· · ·		
DEFERRED INFLOWS OF RESOURCES										
Unavailable Revenue-Tax Roll	\$	56,089	\$ 49,589	\$ 2,64	5 \$ 1,996		\$ 58,735	\$ 51,585		
Wisconsin Retirement System Pension/OPEB		39,166	65,826	3,55	5,627		42,722	71,453		
TOTAL DEFERRED INFLOWS OF RESOURCES	\$	95,255	\$115,415	\$ 6,202	2 \$ 7,623		\$ 101,457	\$123,038		
		,			,					
NET POSITION	¢	240.046		* * * *	# 2 0 < 1 7 2		¢ 451.015	¢ 420 240		
Net Investment in Capital Assets	\$	249,846	\$233,077	\$202,06	\$206,172		\$ 451,915	\$439,249		
Restricted For:		1.0.00	1 22 4				1.0.00	1 22 4		
Special Revenue		1,060	1,224				1,060	1,224		
Debt Service		17,527	6,986				17,527	6,986		
Capital Projects		37,333	43,116	4,25			41,587	46,042		
Other Activities		-	23,023		- 1,822		-	24,845		
Unrestricted		3,118	(5,446)	20,75		_	23,874	4,264		
TOTAL NET POSITION	\$	308,884	\$301,980	\$227,07	\$220,630		\$ 535,963	\$522,610		

The City of La Crosse, Wisconsin's Net Position (in thousands of dollars)

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An additional portion of the City's net position of \$60,174,889 (11.23%) represents resources that are subject to external restrictions on how they may be used.

The City's total net position increased \$13,353,367 during the year. This increase was comprised of an increase in governmental type activities of \$6,904,146 and an increase in the business type activities of \$6,449,221 during the year. This change is generally due to the application of GASB Statement 75, Other post-employment benefits and the increased investment in capital assets.

Governmental Activities

Governmental activities increased the City of La Crosse's net position by \$6,904,146. Key elements of this increase are:

- Net Investment in Capital Assets increased by over \$12,500,000 due to increased investment in capital assets.
- Departments were required to keep 2023 budgets at 2022 levels unless increases were justified and approved by the Council.
- Actual expenditures for 2023 increased over \$2,345,000 compared to 2022, while the revenue was over \$4,764,000 higher when compared to 2022.
- Interest and investment income increased over \$8,181,000 in 2023 compared to 2022.

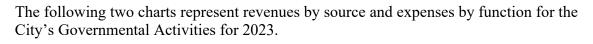
The following table represents the City's summarized operating results and their impact on net assets.

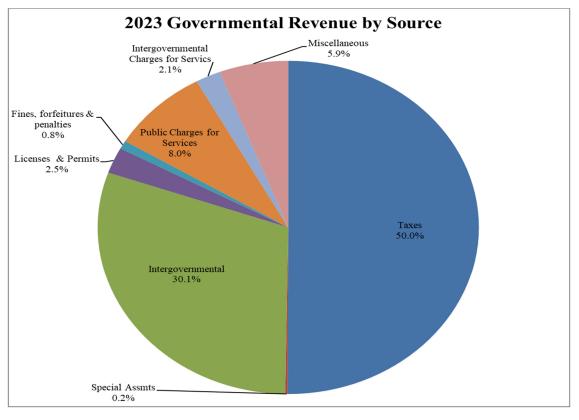
	Governmental		Busines	ss-Type		
	Acti	vities	Acti	vities	Тс	otal
	2023	2022	2023	2022	2023	2022
Revenues:						
Program Revenues:						
Charges for Services	\$ 14,402	\$ 16,288	\$ 26,399	\$ 24,657	\$ 40,801	\$ 40,945
Grants & Contributions	20,191	19,652	2,258	7,468	22,449	27,120
General Revenues:						
Taxes	52,988	56,445	-	-	52,988	56,445
State Shared Revenue	12,476	13,601	-	-	12,476	13,601
Interest and investment income	6,517	(1,664)	1,120	457	7,637	(1,207)
Miscellaneous	1,435	4,733	11	20	1,446	4,753
Total Revenues	\$108,009	\$ 109,055	\$ 29,788	\$ 32,602	\$137,797	\$ 141,657
Expenses:						
General Government	\$ 14,040	\$ 13,124	\$-	\$-	\$ 14,040	\$ 13,124
Public Safety	31,667	23,346	-	-	31,667	23,346
Public Works	26,046	23,736	-	-	26,046	23,736
Health and Human Services	166	197	-	-	166	197
Culture, Recreation and Education	21,903	16,953	-	-	21,903	16,953
Conservation & Development	4,181	3,464	-	-	4,181	3,464
Principal, Interest & Fiscal Charges	2,924	2,509	-	-	2,924	2,509
Airport	-	-	4,978	4,021	4,978	4,021
Parking	-	-	3,734	3,302	3,734	3,302
Water	-	-	4,587	4,344	4,587	4,344
Sanitary Sewer	-	-	8,450	6,683	8,450	6,683
Storm Water	-	-	1,682	1,513	1,682	1,513
Other Business-type Activities	-	-	85	79	85	79
Total Expenses	\$100,927	\$ 83,329	\$ 23,516	\$ 19,942	\$124,443	\$ 103,271
Change in Net Position before Transfers	\$ 7,082	\$ 25,726	\$ 6,272	\$ 12,660	\$ 13,354	\$ 38,386
Transfers	(178)	(232)	178	232		-
Change in Net Position	\$ 6,904	\$ 25,494	\$ 6,450	\$ 12,892	\$ 13,354	\$ 38,386
Net Position, beginning of year	301,980	276,486	220,630	207,738	522,610	484,224
Prior Period Adjustment	-	-	-	-	-	-
Equity Transfers	-			-		-
Net Position, end of year	\$308,884	\$ 301,980	\$227,080	\$220,630	\$535,964	\$ 522,610

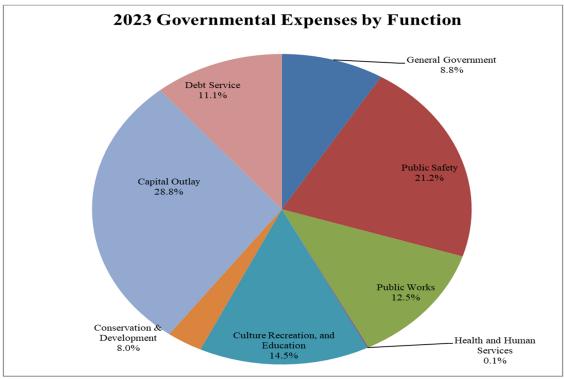
The City of La Crosse, Wisconsin's Changes in Net Position

(in thousands of dollars)

Governmental Activities expenditures were higher for 2023 compared to 2022 by over \$17,500,000, generally due to high inflationary costs, salary increases, and facilities and programs continuing to return to pre pandemic levels.





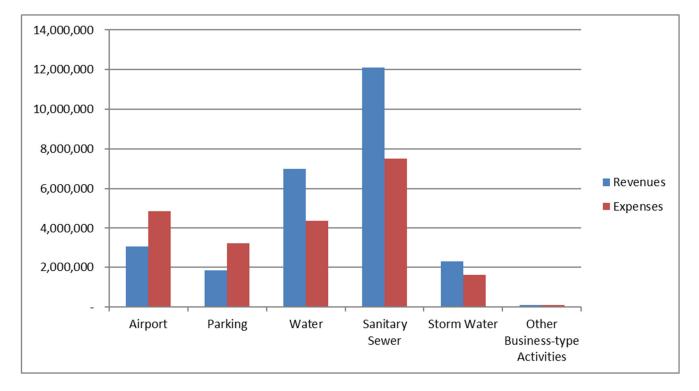


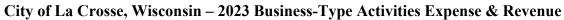
Business-type Activities

Business-type activities increased the City's net position by \$6,449,221. The major contributing factors to this increase for the business-type activities are as follows:

- An increase in net investment in capital assets due to finalizing several large projects.
- The Water Utility is self-supporting, operating on revenues from the sales of water and from private and public fire protection. The current water rate is designed to provide a 4.0% return on the rate base. The Common Council requires future water rates be reviewed every two years with the next review scheduled to take place in 2025.
- The current Sanitary Sewer Utility and Storm Water Utility rates are designed to meet cash requirements, be consistent with existing rate design structure to maintain equitability between different sizes and classes of customers, fund capital projects, and meet debt coverage requirements.

The following chart represents the operating revenues and expenses for 2023 for the City's Business-Type Activities.





Financial Analysis of the Governmental Funds

As noted earlier, the City of La Crosse, Wisconsin uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. The remaining fund balance is designated as either nonspendable, restricted, or committed to indicate that it is not available for new spending because it has already been committed for other items.

As of December 31, 2023, the City of La Crosse's governmental funds reported combined ending fund balances of \$91,186,580. Of this amount, \$21,145,491 is attributable to the General Fund balance and is designated as follows: \$3,246,391 or approximately 15.35% is designated as Nonspendable; \$17,899,100 or approximately 84.65% is designated as Unassigned.

This Unassigned fund balance represents approximately 29.71% of total general fund expenditures for 2023. The total general fund balance increased by \$1,799,269 in fiscal year 2023. Actual expenditures failed to meet final amended budgeted expenditures by approximately (\$566,325) (-0.80%). Actual revenue sources exceeded the final amended budgeted revenues in the general fund by \$2,333,852 (3.40%).

The actual revenues were higher than budgeted primarily due to:

- There was a gain in FMV of investments of \$2,485,607.
- The La Crosse Center's revenue was outperformed budget by \$330,880 due to increased activity and increased room tax collected.
- Investment earnings exceeded expectation by \$1,295,272.

The major budget variances in the expenditure category are:

- Public Safety overspent its budget by \$605,797.
- Public Works underspent its budget by \$768,878.
- General Government overspent its collective departmental budgets by \$566,325.
- Culture, recreation, and education exceeded its collective budget by \$55,064.

Proprietary Funds

The City of La Crosse, Wisconsin's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

The City of La Crosse, Wisconsin's Net Position Buiness-type Funds

(in thousands of dollars)

		Net Po	osition	Cha	Position		
	2023		2022	2023			2022
Airport	\$	76,901	\$ 76,123	\$	778	\$	5,905
Parking		33,916	34,551		(635)		(1,368)
Water Utility		40,203	38,107		2,096		6,478
Sewer Utility		50,362	46,265		4,097		8,631
Storm Water Utility		23,397	22,590		807		7,823
Sanitary Sewer District		670	663		7		43
Total	\$	225,449	\$218,299	\$	7,150	\$	27,512

General Fund Budgetary Highlights

Differences between the original budget and the final amended budget can be briefly summarized as follows:

- Amendments made to adjust the estimates that are used to prepare the original budget.
- Amendments made to recognize new funding amounts from external sources.
- Increases in appropriations that became necessary to maintain services.

Actual revenues and other sources including transfers in and out were more than budgeted revenues by \$2,333,852 with a primary driver of that increase driven by an unbudgeted gain on the fair market value of the City's investments. Actual expenditures were less than budgeted expenditures by \$566,325.

Revenues were more than budgetary estimates and expenditures came in under budget; the City's General Fund "Unassigned" balance increased by \$2,047,575. The City's General Fund-fund balance is 29.71% of 2023 General Fund actual expenditures.

Capital Assets and Debt Administration

Capital Assets

The City of La Crosse's net investment in capital assets for its governmental and business-type activities as of December 31, 2023, is \$451,915,024 (net of accumulated depreciation), an increase of \$12,666,296 (2.88%). This investment in capital assets includes land, buildings, building improvements, improvements other than buildings, machinery & equipment, infrastructure, and construction work in progress. The total increase in the City's investment in capital assets for the current fiscal year consisted of a \$16,768,541 (7.19%) increase for governmental activities and a (\$4,102,245) (-1.99%) decrease for business-type activities.

The following capital improvement projects for 2023 are contained and financed in the City's 2023-2027 five-year Capital Improvement Program budget:

- Airport facility and runway upgrades approximately \$4,932,500.
- Capital Equipment purchases for various departments approximately \$7,284,000.
- Various Park projects approximately \$1,385,000.
- Sanitary Sewer infrastructure improvement projects approximately \$2,275,000.
- Storm water improvement projects approximately \$1,431,500.
- Water improvement projects approximately \$1,788,800.
- Various street and streetscaping improvement projects approximately \$10,854,521. Major projects include the reconstruction of 4 roads (2nd Street South, Eastwood Land and Olson Court, Cliffwood Lane, and Haas St.)
- Various Economic Development and Housing projects approximately \$820,000.
- Various City Facilities Improvement projects approximately \$7,050,000. Major projects including funding towards the construction of a new fire station \$4,425,000, funding towards a remodel of the Police Department \$750,000, and the renovation of City Hall 5th floor \$700,000.

The City of La Crosse, Wisconsin's Capital Assets

	Govern	mental	Business-Type				
	Activities		Acti	vities	Total		
	2023	2022	2023	2022	2023	2022	
Land and Land Improvements	\$ 13,344	\$ 13,029	\$ 7,823	\$ 7,823	\$ 21,167	\$ 20,852	
Buildings and Improvements	135,309	90,777	48,249	45,029	183,558	135,806	
Machinery and Equipment	82,069	70,761	18,990	18,233	101,059	88,994	
Infrastructure/systems	187,713	172,768	185,537	177,021	373,250	349,789	
Construction in Progress	58,720	101,051	101,907	87,725	160,627	188,776	
Less: Accumulated Depreciation	(122,959)	(116,488)	(92,385)	(87,150)	(215,344)	(203,638)	
Total	\$354,196	\$331,898	\$270,121	\$248,681	\$624,317	\$580,579	

(in thousands of dollars)

Long-term Debt

The City's bond rating is AA by Standard & Poor's. Due to this rating the City is able to borrow at favorable interest rates for capital projects included in its annual capital improvement budget and for other special projects.

At the end of the 2023 fiscal year, the City of La Crosse had total general obligation debt outstanding of \$141,794,333 entirely backed by the full faith and credit of the government. This represents an increase of \$5,189,911 compared to the total general obligation debt outstanding as of the end of fiscal year 2022. This increase is due primarily to scheduled borrowing for equipment and capital projects.

In 2023, the City sold two new debt instruments. Issues A and B were dated August 10, 2023. Issue A was for 15-year Corporate Purpose Bonds for \$11,885,000 at a net interest rate of 3.562%. Issue B was for 10-year Promissory Notes for \$5,580,000 at a net interest rate of 3.278%. Series A and B funded a portion of the City's \$38,616,619 annual capital improvement program budget and its various projects: Street and Streetscaping projects, Bridge projects, Storm Sewer projects, Fire projects, Water Projects, Library projects, Park projects, and Miscellaneous Tax Incremental Financing projects. The issues were rated AA by Standard & Poor's.

Wisconsin State Statutes limit the amount of general obligation debt a governmental entity may issue up to 5% of its total equalized valuation. The City of La Crosse has adopted a more stringent debt borrowing policy that states that its outstanding debt will not exceed 75% of the 5% State Statute allowable legal debt margin unless authorized by a 2/3 vote of the City Council. In addition, the City will not borrow a larger amount than is retired in the current year unless overridden by a 2/3 vote of the City Council. The current legal debt limitation for the City of La Crosse is \$273,066,680 and its outstanding debt subject to State statutory limit as of December 31, 2023 is \$141,794,333 or approximately 51.93% of the statutory limit. After calculating the amounts available in the Debt Service Fund of \$18,527,201 which results in a net margin of indebtedness of \$149,799,548.

State Statutory Debt Limit									
2023		2022							
\$ 273,060	5,680 \$	256,563,940							
(141,794	4,333)	(136,604,422)							
18,52	7,201	18,086,098							
149,799	9,548	138,045,616							
	2023 \$ 273,066 (141,794 18,527	2023							

State Statutory Debt Limit

City Policy Debt Limit										
		2023	2022							
City Debt Limit (75% of State Limit)	\$	204,800,010	\$	192,422,955						
Applicable long-term debt		(141,794,333)		(136,604,422)						
Amount available in debt service fund		18,527,201		18,086,098						
Margin of Indebtness		81,532,878		73,904,631						

Economic Factors Influencing the City of La Crosse, Wisconsin's Future

- The 2023 unadjusted unemployment rate for the La Crosse MSA was 2.6% compared to the State average of 3.0% and compared to the National average of 3.5%.
- Inflationary trends in the region are comparable to national indices.

Requests for Information

This financial report is designed to provide a general overview of the City of La Crosse, Wisconsin's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Director of Finance, 400 La Crosse Street, La Crosse, Wisconsin 54601.

BASIC FINANCIAL STATEMENTS

GOVERNMENT-WIDE FINANCIAL STATEMENTS

STATEMENT OF NET POSITION

DECEMBER 31, 2023

	F			
	GOVERNMENTAL	PRIMARY GOVERNMEN BUSINESS-TYPE	·	COMPONENT
ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	ACTIVITIES	ACTIVITIES	TOTAL	UNIT
ASSETS				
Cash and investments	\$ 112,917,618	\$ 22,808,374	\$ 135,725,992	\$ 1,398,071
Receivables	φ 112,017,010	φ 22,000,074	ψ 100,720,002	φ 1,000,071
Taxes	54,568,914	722,683	55,291,597	-
Accounts and other	5,198,648	5,184,435	10,383,083	-
Special assessments	533,547	4,528	538,075	-
Loans	13,194,016	-	13,194,016	338,000
Internal balances	(2,007,614)	2,007,614	-	-
Due from other governments	5,997,170	-	5,997,170	-
Inventories	385,474	746,694	1,132,168	-
Prepaids	568,357	525,197	1,093,554	-
Leases receivable	2,063,121	2,476,250	4,539,371	-
Restricted assets				
Cash and investments	13,760,344	4,254,043	18,014,387	-
Other assets	-	3,375	3,375	-
Capital assets (net of accumulated depreciation/amortization)				
Capital assets not being depreciated	72,064,294	105,743,277	177,807,571	21,012,527
Capital assets being depreciated	282,131,105	164,377,731	446,508,836	-
SBITA assets being amortized	433,179	41,340	474,519	-
TOTAL ASSETS	561,808,173	308,895,541	870,703,714	22,748,598
DEFERRED OUTFLOWS OF RESOURCES				
Wisconsin Retirement System pension	56,276,977	4,414,065	60,691,042	-
Wisconsin Retirement System LRLIF	1.419.475	281.473	1,700,948	-
OPEB healthcare	1,628,359	175,670	1,804,029	-
TOTAL DEFERRED OUTFLOWS OF RESOURCES	59,324,811	4,871,208	64,196,019	-
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	\$ 621,132,984	\$ 313,766,749	\$ 934,899,733	\$ 22,748,598
	<u>+</u>	<u> </u>	<u>+</u>	<u>+ ==;: :0;000</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION				
LIABILITIES				
Accounts payable	\$ 16,577,365	\$ 6,485,615	\$ 23,062,980	\$-
Accrued liabilities	φ 10,011,000	φ 0,400,010	ψ 23,002,900	Ψ -
Payroll	1,585,608	183,504	1,769,112	_
Interest	1,050,979	260,578	1,311,557	-
Other	535,487	134	535,621	-
Due to other governments	1,465,086	1,127	1,466,213	-
Deposit payable	291,041	, -	291,041	-
Unearned revenue - other	13,976,782	-	13,976,782	-
Current portion of long-term obligations	18,521,422	4,789,529	23,310,951	-
Noncurrent portion of long-term obligations	162,989,945	68,764,344	231,754,289	6,890,000
TOTAL LIABILITIES	216,993,715	80,484,831	297,478,546	6,890,000
DEFERRED INFLOWS OF RESOURCES	= / 0=0.000	171.050	= /	
Unavailable revenue - tax roll	54,056,280	174,058	54,230,338	-
Leases	2,032,700	2,472,211	4,504,911	-
Wisconsin Retirement System pension	31,381,593	2,461,404	33,842,997	-
Wisconsin Retirement System LRLIF OPEB healthcare	2,825,298 4,959,323	560,237 535,021	3,385,535 5,494,344	
TOTAL DEFERRED INFLOWS OF RESOURCES	95,255,194	6,202,931	101,458,125	
TOTAL DELENKED IN LOWS OF RESOURCES				
NET POSITION				
Net investment in capital assets	249,845,550	202,069,474	451,915,024	14,122,527
Restricted for				
Special revenue	1,060,385	-	1,060,385	-
Debt service	17,527,201	-	17,527,201	-
Capital projects	37,333,260	4,254,043	41,587,303	
	3,117,679	20,755,470	23,873,149	1,736,071
TOTAL NET POSITION	308,884,075	227,078,987	535,963,062	15,858,598
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES,				
AND NET POSITION	\$ 621,132,984	\$ 313,766,749	\$ 934,899,733	\$ 22,748,598
			,,	. ,,

CITY OF LA CROSSE, WISCONSIN STATEMENT OF ACTIVITIES YEAR ENDED DECEMBER 31, 2023

						NET (
			PROGRAM REV			Cł	HANGES IN NET POSIT	ION	
			OPERATIN		CAPITAL				
		CHARGES FOR	GRANTS AN		GRANTS AND	GOVERNMENTAL	BUSINESS-TYPE		COMPONENT
FUNCTIONS/PROGRAMS	EXPENSES	SERVICES	CONTRIBUTIO	DNS	CONTRIBUTIONS	ACTIVITIES	ACTIVITIES	TOTALS	UNIT
PRIMARY GOVERNMENT GOVERNMENTAL ACTIVITIES									
General government	\$ 14,039,979	\$ 2,414,867	\$ 4,945,	586 3	\$-	\$ (6,679,526)		\$ (6,679,526)	
Public safety	31,666,543	1,244,053	1,960		-	(28,461,559)		(28,461,559)	
Public works	26,046,103	1,545,551	9,972	871	-	(14,527,681)		(14,527,681)	
Health and human services	165,966	-		-	-	(165,966)		(165,966)	
Culture, recreation and education	21,902,920	8,314,134	1,584,	209	-	(12,004,577)		(12,004,577)	
Conservation and development	4,180,829	883,365	1,727,	721	-	(1,569,743)		(1,569,743)	
Interest and fiscal charges	2,923,944				-	(2,923,944)		(2,923,944)	
TOTAL GOVERNMENTAL ACTIVITIES	100,926,284	14,401,970	20,191,	318	-	(66,332,996)		(66,332,996)	
BUSINESS-TYPE ACTIVITIES									
Airport	4,977,744	3,089,139		-	2,229,351		\$ 340,746	340,746	
Parking	3,734,430	1,827,462		-	-		(1,906,968)	(1,906,968)	
Water	4,586,688	6,998,436		-	-		2,411,748	2,411,748	
Sewer	8,449,744	12,096,280		-	-		3,646,536	3,646,536	
Storm	1,682,340	2,306,714		-	28,316		652,690	652,690	
Sanitary Sewer District	85,446	80,602			-		(4,844)	(4,844)	
TOTAL BUSINESS-TYPE ACTIVITIES	23,516,392	26,398,633		<u> </u>	2,257,667		5,139,908	5,139,908	
TOTAL PRIMARY GOVERNMENT	\$ 124,442,676	\$ 40,800,603	<u>\$ 20,191</u> ,	318	\$ 2,257,667	(66,332,996)	5,139,908	(61,193,088)	
COMPONENT UNIT									
Redevelopment Authority	\$ 945,698	<u>\$</u> -	\$ 6,116,	678	\$ <u>-</u>				\$ 5,170,980
	GENERAL REVEN	UE							
	Taxes								
	Property					47,795,813	-	47,795,813	-
	Other tax					5,191,500	-	5,191,500	-
	•	ental revenues not res	stricted to specifi	c program	าร	12,475,617	-	12,475,617	-
		vestment income				6,517,387	1,119,731	7,637,118	55,343
	Miscellaneous					1,435,033	11,374 178,208	1,446,407	28,000
	TRANSFERS					<u>(178,208)</u> 73,237,142	1,309,313	74,546,455	83,343
	10	TAL GENERAL REV	ENUE AND TRA	NSFERS)		, <u>, , , , , , , , , , , , , , , , </u>	,	
	CH.	ANGE IN NET POSI	TION			6,904,146	6,449,221	13,353,367	5,254,323
	NET POSITION - B	EGINNING OF YEAF	२			301,979,929	220,629,766	522,609,695	10,604,275
	NET POSITION - E	ND OF YEAR				\$ 308,884,075	\$ 227,078,987	\$ 535,963,062	\$ 15,858,598

FUND FINANCIAL STATEMENTS

CITY OF LA CROSSE, WISCONSIN BALANCE SHEET GOVERNMENTAL FUNDS

DECEMBER 31, 2023

ASSETS	GENERAL FUND	FEDERAL GRANTS	HUD GRANTS	DEBT SERVICE FUND	TOTAL NONMAJOR GOVERNMENTAL FUNDS	TOTAL GOVERNMENTAL FUNDS
Cash and investments	\$ 18,330,229	\$ 13,375,030	\$ 916,042	\$ 17,508,570	\$ 59,350,640	\$ 109,480,511
Receivables						
Taxes	39,713,142	-	-	-	14,688,625	54,401,767
Accounts and other	1,003,746	14,219	2,547,605	275,330	908,321	4,749,221
Special assessments Loan	-	-	- 10,483,075	- 1,675,000	533,547 1,035,941	533,547 13,194,016
Due from other funds	- 1,524,969	- 1,035	10,463,075	1,075,000	167,147	1,693,151
Due from other governments	13,790	288,170	824,147	-	4,871,063	5,997,170
Inventories	-	- 200,170		-	250,214	250,214
Prepaids	125,606	-	-	-	430,652	556,258
Leases receivable	153,715	-	-	-	1,909,406	2,063,121
Advances to other funds	2,775,585	<u> </u>	<u> </u>	1,000,000	147,802	3,923,387
TOTAL ASSETS	<u>\$ 63,640,782</u>	<u>\$ 13,678,454</u>	\$ 14,770,869	\$ 20,458,900	<u>\$ 84,293,358</u>	\$ 196,842,363
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES						
LIABILITIES						
Accounts payable	\$ 1,121,720	\$ 65,001	\$ 738,013	\$ 6,330	\$ 7,715,128	\$ 9,646,192
Accrued expenses						
Payroll	1,370,390	153	-	-	215,065	1,585,608
Interest	-	-	-	-	11,453	11,453
Other	159,489	-	-	-	-	159,489
Due to other funds	1,035	-	-	-	678,946	679,981
Due to other governments	2,343 222,770	-	- 5,590	-	1,462,743 62,681	1,465,086 291.041
Deposit payable Unearned revenue - other	104,553	- 13,333,951	5,590 12,996,230	- 1,925,369	1,703,814	30,063,917
Advances from other funds		-	250,000	1,323,303	4,896,479	5,146,479
TOTAL LIABILITIES	2,982,300	13,399,105	13,989,833	1,931,699	16,746,309	49,049,246
DEFERRED INFLOWS OF RESOURCES						
Unavailable revenue - tax roll	39,367,942	-	-	-	14,688,338	54,056,280
Unavailable revenue - special assessments	-	-	-	-	517,557	517,557
Leases	145,049			-	1,887,651	2,032,700
TOTAL DEFERRED INFLOWS OF RESOURCES	39,512,991	<u> </u>	<u> </u>	<u> </u>	17,093,546	56,606,537
FUND BALANCES						
Nonspendable	3,246,391	-	-	1,000,000	828,668	5,075,059
Restricted	-	279,349	781,036	17,527,201	37,333,260	55,920,846
Committed	-	-	-	-	12,894,776	12,894,776
Unassigned	17,899,100	-	-	-	(603,201)	17,295,899
TOTAL FUND BALANCES	21,145,491	279,349	781,036	18,527,201	50,453,503	91,186,580
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	\$ 63,640,782	<u>\$ 13,678,454</u>	<u>\$ 14,770,869</u>	<u>\$ 20,458,900</u>	\$ 84,293,358	<u>\$ 196,842,363</u>

CITY OF LA CROSSE, WISCONSIN RECONCILATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET POSITION DECEMBER 31, 2023

Fund balances - total governmental funds		\$	91,186,580
Amounts reported for governmental activities in the statement of net position are different because:			
Capital assets used in governmental activities are not financial resources and therefore are not reported in the fund statements. Amounts reported for governmental activities in the statement of net position are: Governmental capital asset Governmental accumulated depreciation and amortization	\$ 477,804,335 (123,175,757)		354,628,578
Some revenue is unearned in the funds because it is not available to pay current period's expenditures: Special assessments to be collected after year end			16,660,348
Wisconsin Retirement System asset, deferred outflows of resources, and deferred inflows of resources are not current financial resources and are not reported in fund statements.			23,489,561
Other post employment benefits deferred outflows of resources and deferred inflows of resources are not current financial resources and are not reported in fund statements.			(3,330,964)
The assets, liabilities and net position of the internal service fund are included with governmental activities on the statement of net position. Adjustment to reflect the consolidation to business-type activities			8,800,865
Long term liabilities, including bonds and notes payable, are not due in the current period and therefore are not reported in the fund statements. Long term liabilities reported in the statement of net position that are not reported in the funds balance sheet are:			
General obligation debt Premium Accrued interest Vested employee benefits Wisconsin Retirement System pension and OPEB liability Net OPEB liability TOTAL NET POSITION OF GOVERNMENTAL ACTIVITIES	\$ (126,645,791) (4,009,610) (1,039,526) (2,157,322) (18,393,028) (30,305,616)		(182,550,893)
TOTAL NET FOSTION OF GOVERNMENTAL ACTIVITIES		φ	308,884,075

CITY OF LA CROSSE, WISCONSIN STATEMENT OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS YEAR ENDED DECEMBER 31, 2023

REVENUE		NERAL FUND		ERAL	HUD GRANTS	DE SER\ FUI	VICE	NO GOV	TOTAL ONMAJOR ERNMENTAL FUNDS		TOTAL ERNMENTAL FUNDS
Taxes	\$ 4	0,383,044	\$		\$ -	\$ 1.6	646,605	\$	10,957,664	\$	52,987,313
Special assessment	φ 4	0,363,044	φ	-	р -	φ 1,0	040,000	φ	217,490	Φ	217,490
Intergovernmental	1	- 8,326,501	2	- 295,780	- 1,268,584		-		9,968,655		31,859,520
Licenses and permits		1,609,565	۷,	233,700	1,200,004		_		1,060,473		2,670,038
Fines, forfeits, and penalties		525		-	-		-		855,163		855,688
Public charges for services		2,173,814		-	- 761,711		-		5,910,746		8,846,271
Intergovernmental charges for services		1,629,109		-	701,711		-		622,001		2,251,110
Miscellaneous		2,221,013		- 205,722	42,607		- 962,795		2,770,921		6,203,058
Change in fair value of investments		1,565,140		203,722	42,007	;	902,795		83,382		1,648,522
TOTAL REVENUE		7,908,711	2	501,502	2,072,902	21	609,400		32,446,495		107,539,010
TOTAL REVENUE	0	17,900,711	<u> </u>	301,302	2,072,902	2,0	009,400		32,440,495		107,559,010
EXPENDITURES Current											
General government		9,318,320	1.	795,664	-		52,967		448.391		11,615,342
Public safety		7,033,277	,	407,407	-		-		595,757		28,036,441
Public works		9,800,523		-	-		-		6,831,634		16,632,157
Health and human services		-		-	-		-		153,585		153,585
Culture, recreation, and education	1:	3,376,862		-	-		-		5,811,855		19,188,717
Conservation and development		409,207		-	2,433,015		-		1,204,067		4,046,289
Debt service		,			_,,				.,,		.,
Principal		-		-	-	10.	731,541		827,396		11,558,937
Interest		-		-	-		700,902		231,921		2,932,823
Other		-		-	-	,	211,511				211,511
Capital outlay		300,139		102,387	-				37,760,040		38,162,566
TOTAL EXPENDITURES	6	0,238,328		305,458	2,433,015	13,6	696,921		53,864,646		132,538,368
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES		7,670,383		196,044	(360,113)		087,521)		(21,418,151)		(24,999,358)
OTHER FINANCING SOURCES (USES)											
Transfers in		2,479,933		-	-	10,4	443,121		9,650,017		22,573,071
Transfers (out)	(8,399,803)		-	-		· -		(14,351,476)		(22,751,279)
Sale of capital assets	·	48,756		-	-	2	270,555		175,112		494,423
Issuance of long-term debt		-		-	-		81,847		17,681,904		17,763,751
Subscription-based IT arrangements		-		-	-		-		649,768		649,768
Premium on long-term debt		-		-	-	-	733,101		-		733,101
TOTAL OTHER FINANCING SOURCES (USES)	()	5,871,114)		-	-	11,	528,624		13,805,325		19,462,835
NET CHANGE IN FUND BALANCE		1,799,269		196,044	(360,113)		441,103		(7,612,826)		(5,536,523)
FUND BALANCE - BEGINNING OF YEAR	1	9,346,222		83,305	1,141,149	18,0	086,098		58,066,329		96,723,103
FUND BALANCE - END OF YEAR	<u>\$</u> 2	1,145,491	\$	279,349	\$ 781,036	<u>\$ 18,</u>	527,201	\$	50,453,503	\$	91,186,580

CITY OF LA CROSSE, WISCONSIN RECONCILIATION OF STATEMENT OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES YEAR ENDED DECEMBER 31, 2023

Net change in fund balances - total governmental funds		\$ (5,536,523)
Amounts reported for governmental activities in the statement of activities are different because:		
The acquisition of capital assets are reported in the governmental funds as expenditures. However, for governmental activities those costs are shown in the statement of net position and allocated over their estimated useful lives as annual depreciation expense in the statement of activities. Capital outlay reported in governmental fund statements Less noncapitalized outlay Depreciation and amortization expense reported in the statement of activities Less cost of capital assets disposed Amount by which capital outlays are greater than depreciation in the current period:	\$ 38,162,566 (5,961,011) (8,735,787) (734,197)	22,731,571
The proceeds from long-term obligations are reported in the governmental funds as a source of financing. In the statement of net position however, long-term obligations are not reported as a financing source, but rather constitute a long-term liability.		(18,413,519)
Certain employee benefits are reported in the governmental funds when amounts are paid. The statement of activities reports the value of benefits earned during the year. This year the accrual of these benefits decreased by:		70,224
Certain revenue is unavailable in the governmental funds because it is not available to pay current period expenditures. In the statement of activities these are recorded as revenue in the current year:		(24,795)
Wisconsin Retirement System pension asset, deferred outflows of resources, and deferred inflows of resources changes:		(3,866,772)
Wisconsin Retirement System LRLIF deferred outflows of resources, liability, and deferred inflows of resources changes:		(154,868)
Other post-employment benefits deferred outflows of resources, liability, and deferred inflows of resources changes:		5,282,952
Repayment of principal on long-term debt is reported in the governmental funds as an expenditure, but is reported as a reduction in long-term debt in the statement of net position and does not affect the statement of activities.		
activities. The amount of long-term debt principal payments in the current year is:		11,558,937
Governmental funds report the effect of debt discounts and premiums when debt is first issued, whereas, these amounts are deferred and amortized in the statement of activities. The net effect of these differences in the current year:		(361,711)
Net change due to internal services funds incorporated into the statement of activities: Transfers from business-type funds for internal service fund activity:	\$ (4,930,478) 700,128	(4,230,350)
In governmental funds interest payments and other debt costs on outstanding debt are reported as an expenditure when paid. In the statement of activities it is reported as it accrues. The amount of interest and other debt costs paid during the current period The amount of interest and other debt costs accrued during the current period Interest paid is less than interest accrued by:	\$ 2,604,843 (2,755,843)	(151,000)
CHANGE IN NET POSITION - GOVERNMENTAL ACTIVITIES		<u>\$ 6,904,146</u>

STATEMENT OF NET POSITION - PROPRIETARY FUNDS

DECEMBER 31, 2023

			BUS	INESS-TYPE ACTIVI	TIES			GOVERNMENTAL ACTIVITIES
ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	AIRPORT	PARKING	SEWER	WATER	STORM	NONMAJOR SANITARY DISTRICT	TOTALS	INTERNAL
ASSETS								
CURRENT ASSETS								
Cash and investments	\$ 7,185,294	\$ 2,353,098	\$ 2,372,436	\$ 8,250,808	\$ 2,336,700	\$ 310,038	\$ 22,808,374	\$ 17,185,450
Accounts receivable	Ψ 7,100,201	φ 2,000,000	φ 2,072,100	φ 0,200,000	φ 2,000,700	φ 010,000	φ 22,000,011	-
Customer	207,420	938,449	2,078,515	1,325,206	437,085	66,554	5,053,229	449,427
Other		6,577	44,822	57,951	18,071	-	127,421	-
Taxes	-	174,058	218,316	249,788	80,521	-	722,683	-
Accrued interest	3,785	-	-	-	-	-	3,785	-
Inventories	13,542	-	6	733,146	-	-	746,694	135,260
Prepaids	500,798	5,473	4,022	13,980	924	-	525,197	12,099
Restricted cash	,	-, -	,-	-,			, -	,
Cash	877,478	-	3,182,533	136,655	57,377	-	4,254,043	12,001
TOTAL CURRENT ASSETS	8,788,317	3,477,655	7,900,650	10,767,534	2,930,678	376,592	34,241,426	17,794,237
NONCURRENT ASSETS								
Capital assets (net of accumulated depreciation/amortization)								
Capital assets not being depreciated	23,387,492	3,774,886	61,512,527	6,268,171	10,800,201	-	105,743,277	-
Capital assets being depreciated	47,771,263	39,292,658	36,824,553	29,555,426	10,640,485	293,346	164,377,731	-
SBITA assets being amortized	-	-	13,780	13,780	13,780		41,340	-
NET CAPITAL ASSETS	71,158,755	43,067,544	98,350,860	35,837,377	21,454,466	293,346	270,162,348	
Other assets								
Special assessments receivable	-	-	-	4,528	-	-	4,528	-
Other property	-	-	-	3,375	-	-	3,375	-
Leases receivable	2,476,250	-	-	-	-	-	2,476,250	-
Advances to other funds	_, ,	1,000,000	20,728	202,364	-	-	1,223,092	-
TOTAL OTHER ASSETS	2,476,250	1,000,000	20,728	210,267	-	-	3,707,245	-
TOTAL NONCURRENT ASSETS	73,635,005	44,067,544	98,371,588	36,047,644	21,454,466	293,346	273,869,593	
	82,423,322	47,545,199	106,272,238	46,815,178	24,385,144	669,938	308,111,019	17,794,237
TOTAL ASSETS	02,423,322	47,545,199	100,272,230	40,013,170	24,303,144	009,938	306,111,019	17,794,237
DEFERRED OUTFLOWS OF RESOURCES								
Wisconsin Retirement System pension	930,960	647,226	1,233,196	1,212,342	390,341	-	4,414,065	-
Wisconsin Retirement System LRLIF	34,833	31,599	61,540	117,679	35,822	-	281,473	-
OPEB healthcare	14,773	31,303	31,987	97,607	-	-	175,670	-
TOTAL DEFERRED OUTFLOWS OF RESOURCES	980,566	710,128	1,326,723	1,427,628	426,163		4,871,208	
TOTAL ASSETS AND DEFERRED OUTFLOWS								
OF RESOURCES	\$ 83,403,888	\$ 48,255,327	<u>\$ 107,598,961</u>	\$ 48,242,806	\$ 24,811,307	<u>\$ 669,938</u>	\$ 312,982,227	\$ 17,794,237

(Continued on page 28)

STATEMENT OF NET POSITION - PROPRIETARY FUNDS - Continued

DECEMBER 31, 2023

			BUS	SINESS-TYPE ACTIV	ITIES			GOVERNMENTAL ACTIVITIES
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION	AIRPORT	PARKING	SEWER	WATER	STORM	NONMAJOR SANITARY DISTRICT	TOTALS	INTERNAL SERVICE
LIABILITIES								
CURRENT LIABILITIES								
Accounts payable	\$ 106,534	\$ 43,786	\$ 2,703,999	\$ 2,723,908	\$ 907,388	\$-	\$ 6,485,615	\$ 6,931,173
Payroll	37,543	24,484	54,344	53,410	13,723	-	183,504	-
Interest	23,731	99,508	136,653	343	343	-	260,578	-
Other	-	-	-	-	-	134	134	375,998
Due to other funds	-	-	-	846,023	-	-	846,023	-
Due to other governments	-	-	-	-	1,127	-	1,127	-
Unearned revenue - other	-	-	-	-	-	-	-	55,656
Current portion of long-term obligations	595,183	837,086	2,889,276	454,678	13,306		4,789,529	
TOTAL CURRENT LIABILITIES	762,991	1,004,864	5,784,272	4,078,362	935,887	134	12,566,510	7,362,827
NONCURRENT LIABILITIES								
Long-term obligations	2,634,313	12,641,219	50,544,773	2,754,235	189,804	_	68,764,344	-
Long-term obligations	2,001,010	12,011,210	00,011,110	2,101,200	100,001			
TOTAL LIABILITIES	3,397,304	13,646,083	56,329,045	6,832,597	1,125,691	134	81,330,854	7,362,827
DEFERRED INFLOWS OF RESOURCES								
Unavailable revenue - tax roll	-	174,058	-	-	_	_	174,058	_
Leases	2,472,211	-	-	-	_	_	2,472,211	_
Wisconsin Retirement System pension	519,129	360,911	687,664	676,035	217,665	-	2,461,404	-
Wisconsin Retirement System LRLIF	69,331	62,893	122,487	234,226	71,300	_	560,237	-
OPEB healthcare	44,993	95,337	97,420	297,271	-	-	535,021	-
TOTAL DEFERRED INFLOWS OF RESOURCES	3,105,664	693,199	907,571	1,207,532	288,965	-	6,202,931	
				· <u>····</u>	·		, <u>, , , , , , , , , , , , , , , , </u>	
NET POSITION		~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~	40.404.004	05 404 750			~~~ ~~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	
Net investment in capital assets	68,560,152	30,435,683	46,134,221	35,191,753	21,454,319	293,346	202,069,474	-
Restricted for other	877,478	-	3,182,533	136,655	57,377	-	4,254,043	12,001
Unrestricted	7,463,290	3,480,362	1,045,591	4,874,269	1,884,955	376,458	19,124,925	10,419,409
TOTAL NET POSITION	76,900,920	33,916,045	50,362,345	40,202,677	23,396,651	669,804	225,448,442	10,431,410
TOTAL LIABILITIES, DEFERRED INFLOWS OF								
RESOURCES AND NET POSITION	\$ 83,403,888	\$ 48,255,327	\$ 107,598,961	\$ 48,242,806	\$ 24,811,307	\$ 669,938	\$ 312,982,227	\$ 17,794,237
	,			activities related to IES	enterprise funds		\$ 225,448,442 1,630,545 \$ 227,078,987	

STATEMENT OF REVENUE, EXPENSES, AND CHANGES IN NET POSITION PROPRIETARY FUNDS YEAR ENDED DECEMBER 31, 2023

	BUSINESS-TYPE ACTIVITIES					GOVERNMENTAL ACTIVITIES		
	AIRPORT	PARKING	SEWER	WATER	STORM	NONMAJOR SANITARY DISTRICT	TOTALS	INTERNAL
OPERATING REVENUE	AIRFORT	FARRING	JEWER	WATER	STORM	DISTRICT	TOTALS	JERVICE
Charges for services	\$ 3,007,629	\$ 1,806,700	\$ 11,960,658	\$ 6,727,529	\$ 2,295,646	\$ 80,602	\$ 25,878,764	\$ -
Interdepartmental sales Forfeited discounts	-	-	-	- 61,128	-	-	- 61,128	12,434,168
Other revenue	- 81,510	20,762	- 134,990	209,300	- 10,951	-	457,513	672,196
TOTAL OPERATING REVENUE	3,089,139	1,827,462	12,095,648	6,997,957	2,306,597	80,602	26,397,405	13,106,364
OPERATING EXPENSES								
Plant and maintenance expenses:								
Salaries and wages	1,510,160	1,016,815	1,790,344	1,429,818	679,371	-	6,426,508	1,180,952
Power	-	-	-	422,178	-	-	422,178	-
Chemicals	-	-	-	85,368	-	-	85,368	-
Supplies and expenses	321,412	116,907	2,927,409	545,023	284,672	49,295	4,244,718	205,167
Repairs and maintenance	320,948 2,152,520	228,344 1,362,066	<u>434,588</u> 5,152,341	87,585 2,569,972	81,178 1,045,221	10,099 59,394	1,162,742 12,341,514	1,386,119
TOTAL PLANT AND MAINTENANCE EXPENSES	2,152,520	1,302,000	5,152,341	2,309,972	1,045,221	59,594	12,341,314	1,360,119
General expenses:								
Office supplies and other expenses	33,090	9,517	18,702	32,636	5,150	199	99,294	15,332
Outside services employed	432,354	372,721	804,130	250,925	241,414	23,876	2,125,420	47,797
Insurance expense	114,123	85,457	131,838	31,841	11,235	-	374,494	2,430,046
Employee benefits	-	-	-	73,794	-	-	73,794	14,748,079
Miscellaneous general expenses	11,530 86,274	17,776 21,536	54,212 12,088	68,170	100,821 4,028	-	252,509 123,926	-
Transportation	677,371	507,007	1,020,970	457,366	362,648	24,075	3,049,437	17,241,254
TOTAL GENERAL EXPENSES	011,311	507,007	1,020,970	457,500	302,046	24,075	3,049,437	17,241,234
Depreciation	1,955,003	1,324,960	1,216,945	1,249,607	169,081	1,977	5,917,573	-
Amortization		-	13,159	13,159	13,159	-	39,477	-
Taxes	60,736	45,831	115,398	88,491	37,618		348,074	-
TOTAL OPERATING EXPENSES	4,845,630	3,239,864	7,518,813	4,378,595	1,627,727	85,446	21,696,075	18,627,373
OPERATING INCOME (LOSS)	(1,756,491)	(1,412,402)	4,576,835	2,619,362	678,870	(4,844)	4,701,330	(5,521,009)
NONOPERATING REVENUE (EXPENSES)								
Interest income	308,514	134,152	240,205	324,657	100,417	11,786	1,119,731	589,294
Miscellaneous revenue	-	-	632	479	117	-	1,228	1,237
Sale of capital assets	87,779	4,619	15,604	-	-	-	108,002	-
Interest expense	(91,701)	(422,446)	(713,289)	(25,665)	(378)	-	(1,253,479)	-
	304,592	<u>36,662</u> (247,013)	(456,848)	299,471	100,156	- 11,786	<u>36,662</u> 12,144	590,531
TOTAL NONOPERATING REVENUE (EXPENSES)		(247,013)	(+30,0+0)	233,471	100,100	11,700	12,144	
INCOME (LOSS) BEFORE TRANSFERS AND CONTRIBUTIONS	(1,451,899)	(1,659,415)	4,119,987	2,918,833	779,026	6,942	4,713,474	(4,930,478)
TRANSFERS IN (OUT)	-	1,024,231	(22,903)	(823,120)	-	-	178,208	-
CAPITAL CONTRIBUTIONS	2,229,351				28,316		2,257,667	<u> </u>
CHANGE IN NET POSITION	777,452	(635,184)	4,097,084	2,095,713	807,342	6,942	7,149,349	(4,930,478)
NET POSITION - BEGINNING OF YEAR	76,123,468	34,551,229	46,265,261	38,106,964	22,589,309	662,862	218,299,093	15,361,888
NET POSITION - END OF YEAR	\$ 76,900,920	\$ 33,916,045	\$ 50,362,345	\$ 40,202,677	\$ 23,396,651	\$ 669,804	\$225,448,442	\$ 10,431,410
			<u> </u>					

CITY OF LA CROSSE, WISCONSIN STATEMENT OF CASH FLOWS

PROPRIETARY FUNDS

YEAR ENDED DECEMBER 31, 2023

	BUSINESS-TYPE ACTIVITIES				GOVERNMENTAL ACTIVITIES			
						NONMAJOR		
	AIRPORT	PARKING	SEWER	WATER	STORM	SANITARY DISTRICT	TOTALS	INTERNAL SERVICE
CASH FLOWS FROM OPERATING ACTIVITIES								
Receipts from customers Receipts from municipality	\$ 3,083,151 -	\$ 1,729,482	\$ 11,469,970 554,756	\$ 5,881,661 1,197,916	\$ 2,743,646 1,127	\$ 81,211 -	\$ 24,989,121 1,753,799	\$ 670,095 12,194,310
Payments to suppliers for goods and services	(1,510,693)	(979,036)	(4,384,827)	(1,911,210)	(735,354)	(83,468)	(9,604,588)	(2,261,269)
Payments for employees wages and benefits NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	<u>(1,421,718)</u> 150,740	(1,055,048) (304,602)	(1,975,283) 5,664,616	(1,588,654) 3,579,713	(651,805) 1,357,614	(2,257)	(6,692,508) 10,445,824	(15,929,031) (5,325,895)
NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	150,740	(304,002)	3,004,010	5,575,715	1,557,014	(2,207)	10,443,024	(0,020,000)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES Transfer from (to) governmental funds		1,024,231	(22,903)	(823,120)		<u> </u>	178,208	
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES								
Acquisition of property, plant and equipment	(67,724)	(225,557)	(18,337,624)	(3,481,470)	(1,746,026)	-	(23,858,401)	-
Retirement of long-term debt	(488,260)	(718,965)	(83,070)	(186,274)	(13,632)	-	(1,490,201)	-
Issuance of long-term debt	92,008	83,950	26,856,325	-	-	-	27,032,283	-
Interest paid Contributed capital	(94,226) 2,229,351	(428,996)	(643,307)	(25,322)	(35) 28,316	-	(1,191,886) 2,257,667	-
Advances from other funds. net	-	-	(10,100,000)	-	- 20,010	-	(10,100,000)	-
NET CASH PROVIDED BY (USED IN) CAPITAL AND RELATED FINANCING ACTIVITIES	1,671,149	(1,289,568)	(2,307,676)	(3,693,066)	(1,731,377)	-	(7,350,539)	-
CASH FLOWS FROM INVESTING ACTIVITIES Interest received	304,729	170,814	240,205	324,657	100,417	11,786	1,152,608	589,294
NET CHANGE IN CASH AN CASH EQUIVALENTS	2,126,618	(399,125)	3,574,242	(611,816)	(273,346)	9,529	4,426,101	(4,736,601)
CASH AND CASH EQUIVALENTS - BEGINNING OFYEAR	5,936,154	2,752,223	1,980,727	8,999,279	2,667,423	300,509	22,636,315	21,934,052
CASH AND CASH EQUIVALENTS - END OF YEAR	\$ 8,062,772	\$ 2,353,098	\$ 5,554,969	\$ 8,387,463	\$ 2,394,077	\$ 310,038	\$ 27,062,416	<u>\$ 17,197,451</u>
Reconciliation of operating income (loss) to net cash provided by (used in) operatng activities								
Operating (loss) income	<u>\$ (1,756,491)</u>	<u>\$ (1,412,402)</u>	\$ 4,576,835	\$ 2,619,362	\$ 678,870	<u>\$ (4,844)</u>	\$ 4,701,330	\$ (5,521,009)
Adjustments to reconcile operating income (loss) to net cash flows from operating activities Depreciation	1,955,003	1,324,960	1,230,104	1,262,766	182,240	1,977	5,957,050	
Changes in assets and liabilities	1,955,005	1,324,900	1,230,104	1,202,700	102,240	1,977	5,957,050	-
Decrease (increase) in assets								
Receivables - customers	(5,988)	(95,647)	(37,863)	57,654	444,779	609	363,544	(76,699)
Receivables - other	-	(2,333)	(33,059)	(8,021)	(7,730)	-	(51,143)	-
Due from other governments Inventories	(5,253)	-	-	247 (210,217)	-	-	247 (215,470)	(41,402)
Prepaid expenses	(7,946)	(5,051)	(3,251)	(13,096)	(594)	-	(213,470) (29,938)	(41,402)
Leases receivable	(626,710)	(0,001)	(0,201)	(10,000)	-	-	(626,710)	-
Wisconsin Retirement System pension	60,011	46,898	119,686	51,304	35,092	-	312,991	-
Wisconsin Retirement System LRLIF	86,503	22,478	(123,659)	173,345	(8,877)	-	149,790	-
OPEB healthcare Decrease (increase) in liabilities	(51,524)	(106,292)	(208,573)	(317,610)	-	-	(683,999)	-
Accounts payable	(112,988)	(75,896)	116.789	(75,680)	31,356	-	(116,419)	264,178
Payroll payable	(3,952)	(4,893)	10,946	1,959	1,351	-	5,411	-
Other accrued expenses	(2,596)	3,576	16,661	5,960	-	1	23,602	48,896
Due to other funds		-	-	31,740	-	-	31,740	-
Deferred inflows of resources - leases	622,671	-	-	-	- 1,127	-	622,671 1,127	-
Due to other governments Total adjustments	1,907,231	1,107,800	1,087,781	960,351	678,744	2,587	5,744,494	195,114
NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	<u>\$ 150,740</u>	<u>\$ (304,602)</u>	<u>\$ 5,664,616</u>	<u>\$ 3,579,713</u>	<u>\$ 1,357,614</u>	\$ (2,257)	<u>\$ 10,445,824</u>	<u>\$ (5,325,895)</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR		A 0.050.0	A 0.070 /			• • • • • • • • •	• • • • • • • • • • •	A 13 105 15-
Cash and investments Restricted cash	\$ 7,185,294 877,478	\$ 2,353,098	\$ 2,372,436 3,182,533	\$ 8,250,808 136,655	\$ 2,336,700 57,377	\$ 310,038	\$ 22,808,374 4,254,043	\$ 17,185,450 12,001
Restricted cash TOTAL CASH AND CASH EQUIVALENTS	\$ 8,062,772	\$ 2,353,098	\$ 5,554,969	\$ 8,387,463	\$ 2,394,077	\$ 310,038	\$ 27,062,417	\$ 17,197,451

NONCASH INVESTING, CAPITAL AND FINANCING ACTIVITIES During 2023, the Sewer Utility issued \$26,939 of subscription-based IT arrangements. During 2023, the Water Utility issued \$26,939 of subscription-based IT arrangements. During 2023, the Storm Utility issued \$26,939 of subscription-based IT arrangements.

CITY OF LA CROSSE, WISCONSIN STATEMENT OF NET POSITION FIDUCIARY FUND DECEMBER 31, 2023

ASSETS	CUSTODIAL FUNDS
Cash and investments Taxes receivable Accounts receivable	\$ 29,793,919 24,704,135 18,902
TOTAL ASSETS	<u>\$ 54,516,956</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION	
LIABILITIES Accounts payable Due to other governments Due to others TOTAL LIABILITIES	\$ 32,600 29,673,197
DEFERRED INFLOWS OF RESOURCES Property taxes levied for subsequent year	24,704,135
NET POSITION Restricted for other governments	(17,303)
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION	\$ 54,516,956

CITY OF LA CROSSE, WISCONSIN STATEMENT OF CHANGES IN NET POSITION FIDUCIARY FUND YEAR ENDED DECEMBER 31, 2023

NET POSITION - END OF YEAR	<u>\$ (17,303)</u>
NET POSITION - BEGINNING OF YEAR	(12,310)
CHANGE IN NET POSITION	(4,993)
DEDUCTIONS Payments to other governments Payments to others TOTAL DEDUCTIONS	52,971,903 4,993 52,976,896
ADDITIONS Collections for other governments	FUNDS \$ 52,971,903
	CUSTODIAL

NOTES TO THE BASIC FINANCIAL STATEMENTS

NOTE 1 - Summary of Significant Accounting Policies

The financial statements of the City of La Crosse (the "City") have been prepared in conformity with generally accepted accounting principles (GAAP), as applied to government units.

The Governmental Accounting Standards Boards (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The significant accounting principles and policies utilized by the City are described below.

Reporting Entity

The City was incorporated under the provisions of Chapter 280, Laws of Wisconsin, 1883. The City operates under a Council-Mayor form of government and provides the following services as authorized by its charter: public safety (police and fire), highways and streets, sanitation, health and social services, culture-recreation, education, public improvements, planning and zoning, and general administrative services.

The City's basic financial statements include one component unit, as defined in GASB 14 and amended by GASB 39 and GASB 61.

The basis criterion for including a legally separate organization as a component unit is the degree of financial accountability the City has with the organization. A financial benefit or burden relationship needs to be present between the primary government and that organization for it to be included in the reporting entity as a component unit. The following circumstances set forth the City's financial accountability for a legally separate organization:

- a) The City is financially accountable if it appoints a voting majority of the Organization's governing body and (1) it is able to impose its will on that organization or (2) there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on the City.
- b) The City may be financially accountable if an organization is fiscally dependent on the City regardless of whether the organization has (1) a separately elected governing board, (2) a governing board appointed by a higher level of government, or (3) a jointly appointed governing board.

In addition, the primary government may determine, through exercise of management's professional judgment, that the inclusion of an organization that does not meet the financial accountability criteria is necessary in order to prevent the reporting entity's financial statements from being misleading.

Discretely Presented Component Unit: The Redevelopment Authority of the City of La Crosse carries out blight eliminations, slum clearance, and urban renewal projects. The Authority consists of seven members who service five-year terms, with one member being a common council member. The members must be residents of the City of La Crosse. Members are appointed by the Mayor, subject to approval by four-fifths of the Council. Current audited financial information is included in the City's financial statements. A separate audited financial statement was not issued.

This report includes all of the funds of the City, Wisconsin. The reporting entity for the City is based upon criteria established by Governmental Accounting Standards Board. All functions of the City for which it exercises oversight responsibility are included. The oversight responsibility includes, but is not limited to, financial interdependency, selection of governing authority, designation of management, ability to significantly influence operations, accountability for fiscal matters and special financing relationships. The report contains the La Crosse Public Library, La Crosse Center, La Crosse Municipal Airport, La Crosse Water Utility, Tax Incremental Districts No. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21 and other funds and departments which are part of the City.

NOTE 1 - Summary of Significant Accounting Policies - Continued

The financial statements exclude the accounts of the City of La Crosse Housing Authority (the "Housing Authority"). The Housing Authority is a separate legal entity that administers federal and state funds to improve housing conditions in the City. Although the Governing Board is appointed by the Mayor and approved by the City Council, the City does not have the ability to impose its will on the Housing Authority nor does a financial benefit or burden exist with the Housing Authority. The grantor agencies and Housing Authority Board control the management, budget, and policies of the Housing Authority.

The financial statements also exclude the accounts of the La Crosse Public Schools and Winding Rivers Library System because these entities operate with separate governing boards that are not under the control or oversight of the City.

Basis of Presentation

Government-Wide Financial Statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds and internal service funds, while business-type activities incorporate data from the government's proprietary funds. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments in lieu of taxes where the amounts are reasonably equivalent in value to the interfund services provided and other charges between the government's water and sewer functions and various other functions of the government. Elimination of these charges would distort the direct costs and program revenue reported for the various functions concerned.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenue. Direct expenses are those that are clearly identifiable with a specific function or segment. The City does not allocate indirect expenses to functions in the statement of activities. Program revenue includes 1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not included among program revenue are reported as general revenue.

Fund Financial Statements

The fund financial statements provide information about the government's funds, including its fiduciary funds. Separate statements for each fund category - governmental, proprietary, and fiduciary - are presented. The emphasis of fund financial statements is on major governmental and proprietary funds, each displayed in a separate column. All remaining governmental and proprietary funds are aggregated and reported as nonmajor funds. Major individual governmental and proprietary funds are reported as separate columns in the fund financial statements. A fund is considered major if it is the primary operating fund of the City or meets the following criteria:

- a. Total assets, liabilities, revenue, or expenditures/expenses of that individual governmental or enterprise fund are at least 10 percent of the corresponding total for all funds of that category or type, and
- b. The same element of the individual governmental fund or enterprise fund that met the 10 percent test is at least 5 percent of the corresponding total for all governmental and enterprise funds combined.
- c. In addition, any other governmental or proprietary fund that the City believes is particularly important to financial statement users may be reported as a major fund.

NOTE 1 - Summary of Significant Accounting Policies - Continued

The City reports the following major governmental funds:

General Fund - The General Fund is used to account for all financial resources, except those required to be accounted for in another fund.

Federal Grant Fund - The Federal Grant Fund is used to account for revenue and expenditures of various federal grants.

HUD Grants Fund - The HUD Grants fund is used to account for revenue and expenditures of Community Development Block Grant Funds and HOME Partnership program funds.

Debt Service Fund - The Debt Service Fund is used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest, and related costs.

The City reports the following major proprietary funds:

Municipal Airport - This fund accounts for the operation, maintenance, and construction projects related to the airport.

Parking Utility - This fund is used to account for the operation, maintenance, and construction of the City's parking facilities as well as on-street parking.

Water Utility - All activities necessary to provide water services to residents of the City and outlaying areas. Fund activities include administration, billing and collection, operations, maintenance, and financing.

Sewer Utility - This fund is used to account for sewage fees, collected from customers connected to the City's sewer system and for all expenses of operating this system.

Storm Utility - This fund is used to account for storm water fees, collected from consumers based on equivalent run-off units, and for all expenses of operating the system.

Additionally, the City reports the following fund types:

Internal Service Funds - Internal Service Funds are used to account for funds that provide goods and services to other funds and departments within the City. The City has established seven internal service funds that are used to provide liability self-insurance, workers' compensation self-insurance, stockroom services, health self-insurance, Section 125 flex spending, fuel management, and payroll liabilities.

Fiduciary Custodial Fund Types - Custodial Funds are used to account for assets held by the City in a trustee capacity, or as an agent for individual, private organizations, other governments, and/or other funds.

During the course of operations, the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included in business-type activities column.

NOTE 1 - Summary of Significant Accounting Policies - Continued

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in and out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included so that only the net amount is included as transfers in the eliminated so that only the net amount is included as transfers in the business-type activities column.

Measurement and Basis of Accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as current financial resources or economic resources. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenue is recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenue in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenue is recognized as soon as it is both measurable and available. Revenue is considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenue to be available if they are collected within 90 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Property taxes are recorded in the year levied as receivables and unavailable revenue. They are recognized as revenue in the succeeding year when services financed by the levy are being provided. Special assessments are recorded as revenue when they become measurable and available as current assets. Sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenue of the current fiscal period. Grants are recorded as revenue when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within 60 days of year end). All other revenue items are considered to be measurable and available only when cash is received by the government.

The proprietary funds and internal service funds are reported using the economic resources measurement focus and accrual basis of accounting. The agency fund has no measurement focus but utilizes the accrual basis of accounting for reporting its assets and liabilities.

NOTE 1 - Summary of Significant Accounting Policies - Continued

The proprietary funds distinguish *operating* revenue and expenses from *nonoperating* items. Operating revenue and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenue of the water and sewer utilities are charges to customers for sales and services. Operating expenses for proprietary funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenue and expenses not meeting this definition are reported as nonoperating revenue and expenses.

Cash and Investments - Cash and investments, as classified in the statement of cash flows, consists of highly liquid investments with an initial maturity of three months or less.

Accounts Receivable - Accounts receivable are recorded at gross amounts. No allowance for uncollectible accounts has been provided since it is believed that the amount of such allowance would not be material. No provision for uncollectible accounts receivable has been made in the accompanying proprietary fund financial statements because the water and sewer utility has the right to place delinquent bills on the tax roll.

Due To/From Advance To/From Other Funds - During the course of operations, transactions occur between individual funds that may result in amounts owed between funds. Short-term interfund loans are reported as due to and from other funds. Long-term interfund loans (noncurrent portion) are reported as advances from and to other funds. In the governmental fund financial statements, advances to other funds are offset equally by a fund balance reserve account which indicates that they do not constitute expendable available financial resources and, therefore, are not available for appropriation. Eliminations have been made for amounts due to/from and advance to/from within the same fund type on the government-wide statements.

Interfund Transactions - Non-exchange transactions which are not borrowing/lending (will not be repaid) are recorded as transfers, and exchange transactions are recorded as revenue and expenditures or expenses.

Inventory - Inventory is priced at the lower of cost (first-in, first-out) or market. The costs of inventories are recorded as expenditures when consumed rather than when purchased. A nonspendable fund balance has been recognized in governmental funds for these non-liquid assets to signify a portion of fund balance is not available for other subsequent expenditures.

Prepaids - Cash payments benefiting future periods have been recorded as prepaid items. They will be reflected as expenditures or expenses when incurred in the subsequent year. A nonspendable fund balance has been recognized in governmental funds for these non-liquid assets to signify a portion of fund balance is not available for other subsequent expenditures.

Restricted Cash and Investments - Restricted cash and investments are restricted assets set aside for longer term goals. The City's restricted cash includes the following:

- Airport Passenger facility charges collections.
- <u>Sewer</u> Resources set aside for repairs and maintenance of the sewer plant as required by the Wisconsin Department of Natural Resources.
- Water Proceeds from bonds.
- Storm Proceeds from bonds.

NOTE 1 - Summary of Significant Accounting Policies - Continued

Capital Assets - Capital assets, which include property, plant, equipment, and infrastructure, are reported at cost or estimated historical cost. Contributed assets are reported at estimated acquisition value at the time received. General infrastructure assets, such as roads, bridges, curbs, gutters, streets, sidewalks and drainage and lighting systems, acquired prior to January 1, 2003, are reported at estimated historical cost using deflated replacement cost. Capital assets are depreciated using the straight-line method. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Water, sewer, and storm water utility assets are being depreciated using rates prescribed by the Wisconsin Public Service Commission.

Major capital outlays for capital assets of business-type activities are included as part of the capitalized value of the assets constructed.

Capitalization thresholds and the estimated useful lives for the City are as follows:

Capital Asset Category	Capitalization Threshold				Estimated Useful Life
Infrastructure	\$	10,000	75		
Land		-	N/A		
Land improvements		10,000	10-100		
Buildings/structures/building improvements		10,000	40-100		
Machinery and equipment		10,000	10-100		
Vehicles		10,000	10-30		

Leases - The City is a lessor because it leases capital assets to other entities. The lease receivable is measured using the present value of payments to be received during the lease term. The corresponding deferred inflows of resources are recognized as inflows over the lease term.

Subscription-Based Information Technology Arrangements (SBITA) - The SBITA liability is measured using the present value of payments to be made during the subscription term. The corresponding intangible right-to-use capital asset is amortized over the shorter of the subscription term or the useful life.

Debt Premiums and Discounts - In the government-wide and proprietary fund financial statements, debt premiums and discounts are deferred and amortized over the life of the debt. Long-term debt is reported net of the applicable debt premium or discount.

In the fund financial statements, governmental fund types recognize premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums on debt issuance are reported as other financing sources while discounts on debt issuance are reported as other financing sources while discounts on debt issuance are reported as other financing sources.

Compensated Absences - It is the City's policy to permit employees to accumulate earned but unused vacation, sick, and comp pay benefits. Vacation, sick, and comp pay is accrued when incurred in the government-wide and proprietary funds financial statements. Vacation, sick, and compensation pay that is expected to be liquidated with expendable available financial resources is reported as an expenditure and fund liability of the governmental fund that will pay it.

Pensions - The fiduciary net position of the Wisconsin Retirement System (WRS) has been determined using the flow of economic resources measurement focus and accrual basis of accounting. This includes for purposes of measuring the following:

- Net Pension Liability (Asset),
- Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions,
- Pension Expense (Revenue).

NOTE 1 - Summary of Significant Accounting Policies - Continued

Pensions - The fiduciary net position of the Wisconsin Retirement System (WRS) has been determined using the flow of economic resources measurement focus and accrual basis of accounting. This includes for purposes of measuring the following:

- Net Pension Liability (Asset),
- Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions,
- Pension Expense (Revenue).

Information about the fiduciary net position of the WRS and additions to/deductions from WRS' fiduciary net position have been determined on the same basis as they are reported by the WRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Other Post-Employment Benefits (OPEB) LRLIF - The fiduciary net position of the Local Retiree Life Insurance Fund (LRLIF) has been determined using the flow of economic resources measurement focus and the accrual basis of accounting. This includes for purposes of measuring following:

- Net OPEB Liability,
- Deferred Outflows of Resources and Deferred Inflows of Resources Related to Other Post-Employment Benefits, and
- OPEB Expense (Revenue).

Information about the fiduciary net position of the LRLIF and additions to/deductions from LRLIF's fiduciary net position have been determined on the same basis as they are reported by LRLIF. For this purpose, benefit payments (including refunds of member contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Other Post-Employment Benefits (OPEB) Healthcare - The fiduciary net position of the OPEB healthcare has been determined using the flow of economic resources measurement focus and the accrual basis of accounting. This includes for purposes of measuring the net OPEB liability, deferred outflows of resources, and deferred inflows of resources related to OPEB healthcare, OPEB healthcare expense, and information about the fiduciary net position of the OPEB healthcare and additions to/deductions from OPEB healthcare's fiduciary net position have been determined on the same basis. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Deferred Outflows and Inflows of Resources - In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. The separate financial statement element represents a consumption of net position that applies to future periods and will not be recognized as an outflow of resources (expense/ expenditure) until then. The City has three items that qualify for reporting in this category. They are the Wisconsin Retirement System pension, Wisconsin Retirement System Local Retire Life Insurance Fund (LRLIF), and OPEB healthcare and result from changes in their actuarial studies and are amortized over the average of the excepted remaining service lives of participants.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. The separate financial statement element represents an acquisition of net position which applies to future periods and so will not be recognized as an inflow of resources (revenue) until then. The City has five items that qualify for reporting in this category: Unavailable revenue, leases, Wisconsin Retirement System pension, LRLIF OPEB, and Healthcare OPEB. The unavailable revenue is from two sources: property taxes and special assessments. The unavailable revenue and leases are deferred and recognized as an inflow in the period the amount becomes available. The Wisconsin Retirement System pension, Wisconsin Retirement System LRLIF, and OPEB healthcare result from changes in their actuarial studies and are amortized over the average expected remaining service lives of participants.

NOTE 1 - Summary of Significant Accounting Policies - Continued

Claims and Judgments - They are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. Claims and judgments that would normally be liquidated with expendable available financial resources are recorded during the year as expenditures in the governmental funds. If they are not to be liquidated with expendable available financial resources, no liability is recognized in the governmental fund statements. The related expenditure is recognized when the liability is liquidated. Claims and judgments are recorded in the government-wide statements and proprietary funds as expenses when the related liabilities are incurred. There were no significant claims or judgments at year end.

Net Position Classifications - Net position represents the difference between the total assets and deferred outflows of resources and the total liabilities and deferred inflows of resources. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowings used for the acquisition, construction, or improvement for those assets. Net position is reported as restricted when there are limitations imposed on their use through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

Fund Balance Classifications - The City classifies its fund equity as follows:

- 1. Nonspendable fund balance consists of equity not in a spendable form or is legally or contractually required to be maintained intact.
- 2. Restricted fund balance consists of equity constrained to specific purposes by their providers, externally imposed by creditors, constitutional provisions or by enabling legislation.
- 3. Committed fund balance consists of equity constrained to specific purposes by the City itself, using its highest level of decision making authority City Council policies.
- 4. Assigned fund balance consists of equity the governing body intends to use for a specific purpose, intent can be expressed by the governing body. The City Council has authorized the Finance Director to assign fund balances through its financial management policy.
- 5. Unassigned fund balance consists of equity available for any purpose.

When net losses occur, it is the City's policy to record the net loss against committed fund balance, then assigned fund balance, and lastly to unassigned fund balance. The City applies restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

State and Federal Aids - State general and categorical aids are recognized as revenue in the entitlement year. Federal aids and certain state aids for reimbursable programs are recognized as revenue in the year related program expenditures are incurred. Aids received prior to meeting revenue recognition criteria are recorded as deferred revenue.

Use of Estimates - The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Subsequent Events - The City evaluated subsequent events through July 29, 2024, the date which the financial statements were available to be issued.

Change in Accounting Principle - The City has implemented GASB Statement No. 96, Subscription-Based Information Technology Arrangements (SBITA), in 2023. The change resulted in no adjustments to net position or fund balances.

NOTE 2 - Cash and Investments

State statutes permit the City and the Component Unit to invest available cash balances, other than debt service funds, in time deposits of authorized depositories, state obligations, U.S. Treasury obligations, U.S. agency issues, repurchase agreements and other investments secured by federal securities, high grade commercial paper, and the local government pooled-investment fund administered by the state investment board. Available balances in the Debt Service Fund may be invested in municipal obligations, obligations of the United States and the local government pooled-investment fund. No significant violations of these restrictions occurred during the year.

As of December 31, 2023, the City had the following investments:

INVESTMENT	WEIGHTED AVERAGE MATURITIES	FAIR VALUE
State of Wisconsin Investment Pool	Less than one year	\$ 43,066,290
Government Securities	More than one year	36,953,479
Repurchase Agreements	Less than one year	24,042,491
Corporate Bonds	More than one year	15,958,590
Bond Mutual Funds	Less than one year	1,292,811
Equity Mutual Funds	Less than one year	521,390
TOTAL		<u>\$121,835,501</u>

Determining Fair Value - The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets; level 2 inputs are significant other observable inputs; level 3 inputs are significant unobservable inputs. The City has the following recurring fair value measurement:

- 1) State of Wisconsin Local Government Investment Pool fair value is determined by the Pool's investment board based on published market quotations (level 2 inputs).
- 2) Government Securities, Corporate Bonds, and Bond and Equity Mutual Funds are determined based on published market quotations (level 1 inputs).
- 3) Deposits and investments with stated interest rates (saving accounts, CD, REPO) are stated at cost.

Investment Pool Information - Participation in the State of Wisconsin Local Government Investment Pool is voluntary. The Pool's regulatory oversight is provided by state statutes and its investment board. The fair value of the City's position in the Pool is the same as the value of the Pool shares. At December 31, 2023, the Pool's fair value was 100 percent of book value.

Income Allocation - Investment income is generally allocated to the fund that owns the investment.

Interest Rate Risk - State statutes limit investments in commercial paper, corporate bonds, and mutual bond funds to mature or may be tendered for purchase at the option of the holder within not more than seven years of the date acquired. The City has a formal investment policy that would further limit investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk - State statutes limit investments in commercial paper, corporate bonds, and mutual bond funds to the top two ratings issued by nationally recognized statistical rating organizations. The City's investment policy does not further limit its investment choices. All investments subject to credit risk had an S&P Rating of A- or higher and a Moody's Rating of A2 or higher as of December 31, 2023. The State of Wisconsin Investment Pool is not rated, however, the investments at all times consist solely of securities and instruments in which municipalities are permitted to invest.

NOTE 2 - Cash and Investments -Continued

Custodial Credit Risk - Deposits - Custodial credit is the risk that, in the event of a bank failure, the City's and the Component Unit's deposits may not be returned to it. As of December 31, 2023, \$44,445,550 of the City's and the Component Unit's bank balance of \$58,849,265 was exposed to custodial credit risk as follows:

Uninsured, collateral pledged by bank in City's and the Component Unit's name

\$ 44,445,550

Custodial Credit Risk - Investments - Custodial credit is the risk that, in the event the failure of the counterparty, the City's investments may not be returned to it. As of December 31, 2023, \$24,042,491 of the City's investments subject to custodial credit risk of \$24,042,491 was exposed to custodial credit risk as follows:

Uninsured, collateral pledged by bank in City's name

<u>\$ 24,042,491</u>

NOTE 3 - Property Taxes

Property taxes attach as an enforceable lien on property in December when the tax roll is certified. Taxes are levied on December 1 and are payable in four installments in January, March, May, and July, or are payable in full on January 31. The Component Unit has outstanding economic development loans. Special assessments, charges, and personal property taxes are payable in full on January 31. The City bills and collects its own property taxes and also taxes for the State, County, Area Technical College, and Area Public Schools until August 12, at which time all uncollected real estate taxes are turned over to the county for collection. Collection of the taxes and remittance of them to the appropriate entities are accounted for in the Property Tax Agency Fund. City property tax revenue is recognized in the year it is levied for and available for use. The 2023 tax roll (levied for 2024) has been set up as a receivable and offset by the amounts due to other governmental units and deferred tax roll revenue for the City's portion. Advance tax collections are offset against the receivable.

NOTE 4 - Rehabilitation Loans

The City has outstanding Urban Development Action Grant (UDAG) and Community Development Block Grant (CDBG) loans receivable with various businesses and homeowners. These loans are originally made from grant proceeds. The Component Unit has outstanding economic development loans. The loan agreements provide for various repayment options, including installment payments and payment in full upon transfer of the property secured by the loans. When the loans are repaid, the funds become the property of the City and are restricted for future rehabilitation loan projects.

The loans activity for the year was as follows:

			PAYMENTS,	
	BALANCES		FOREGIVENESS 8	BALANCES
	1/1/23	ADDITIONS	FORECLOSURES	12/31/23
PRIMARY GOVERNMENT				
Housing Rehabilitation	\$ 30,000	\$-	\$ (16,500)	\$ 13,500
HOME Program	734,921	1,029,976	(12,600)	1,752,297
NSP Program	33,300	-	-	33,300
Replacement Housing	3,954,858	323,134	(1,098,296)	3,179,696
TID #11	73,805	2,948	(9,361)	67,392
TID #14	247,794	-	(12,144)	235,650
TID #15	295,292	-	-	295,292
Economic Development	3,588,253	-	(100,706)	3,487,547
TID #13	39,050	-	(1,443)	37,607
Residential Rehabilitation	3,884,015	419,047	(211,327)	4,091,735
TOTAL	<u>\$ 12,881,288</u>	<u>\$ 1,775,105</u>	<u>\$ (1,462,377</u>)	<u>\$ 13,194,016</u>

DECEMBER 31, 2023

NOTE 4 - Rehabilitation Loans - Continued

Interest receivable of \$2,832,136 associated with these loans is included in the Accounts and Other Receivable line of the balance sheet.

COMPONENT UNIT

Economic Development

350,000 (12,000) 338,000 \$ <u>\$</u> -<u>\$</u> \$

NOTE 5 - Leases Receivable

The City is the lessor in various noncancellable leases of land and buildings. The initial lease receivable is recorded using the rate stated in the lease or the City's incremental borrowing rate at the time of lease inception. The term of the lease includes all optional periods in which the City believes the lessee is reasonably certain to exercise the option. Leases with periodic percentage rent increases or flat rate rent increases that are specified in the lease terms are included in the measurement of the lease receivable. As of December 31, 2023, the City's leases receivable balance of \$4,539,372 was comprised of the following:

GOVERNMENTAL ACTIVITIES

Two building or structure leases for which the City recognized \$94,962 of lease revenue and \$9,327 of interest revenue during the year, at interest rates ranging from 0.47 percent to 1.17 percent, with remaining lease terms ranging from 3 to 9 years.	\$ 933,166
Six land leases for which the City recognized \$138,405 of lease revenue and \$15,649 of interest revenue during the year, at interest rates ranging from 0.83 percent to 1.50 percent, with remaining lease terms ranging from 5 to 18 years.	1,129,956
TOTAL GOVERNMENTAL ACTIVITIES	<u>\$ 2,063,122</u>
BUSINESS-TYPE ACTIVITIES	
Five building leases for which the City recognized \$313,600 of lease revenue and \$10,617 of interest revenue during the year, at interest rates ranging from 0.21 percent to 0.77 percent, with remaining lease terms ranging from 1 to 5 years.	\$ 1,062,647
Two land leases for which the City recognized \$10,452 of lease revenue and \$24,749 of interest revenue during the year, at interest rates ranging from 0.33 percent to 1.75 percent, with remaining lease terms ranging from 2 to 35 years.	1,413,603
TOTAL BUSINESS-TYPE ACTIVITIES	<u>\$ 2,476,250</u>

The leases receivable are expected to be received in subsequent years as follows:

YEARS	GOVERNMI PRINCIPAL	ENTAL ACTIVITIES INTEREST	BUSINESS-T	YPE ACTIVITIES INTEREST
2024	\$ 219,278	\$ 34,886	\$ 292,904	\$ 47,718
2025	218,299	32,590	227,799	41,979
2026	144,738	30,501	235,776	36,326
2027	160,716	28,523	232,485	30,475
2028	167,699	25,768	124,509	25,058
2029-2034	849,962	83,373	82,746	116,041
2034-2038	287,655	14,345	129,226	106,871
2039-2043	14,775	225	187,259	93,149
2044-2048	-	-	259,273	73,764
2049-2053	-	-	348,173	47,370
2054-2058	-	-	356,100	13,153
	<u>\$ 2,063,122</u>	<u>\$ 250,211</u>	<u>\$ 2,476,250</u>	<u>\$631,904</u>

NOTE 6 - Capital Assets

Capital asset activity for the year ended December 31, 2023, was as follows:

GOVERNMENTAL ACTIVITIES

	BALANCES 1/1/23	ADDITIONS	<u>RETIREMENTS</u>	ADJUSTMENTS/ TRANSFERS	BALANCES 12/31/23
Capital assets not being depreciated:					
Land	\$ 13,028,660	\$-	\$-	\$ 315,459	\$ 13,344,119
Construction in progress	101,051,233	29,937,749		<u>(72,268,807</u>)	58,720,175
Total capital assets not being					
depreciated	114,079,893	29,937,749	<u> </u>	(71,953,348)	72,064,294
Capital assets being depreciated					
Buildings	90,776,647	19,075	501,860	45,015,024	135,308,886
Infrastructure	154,905,544	-	-	15,833,962	170,739,506
Improvements other than buildings	17,861,903	-	6,390	(882,719)	16,972,794
Machinery and equipment	70,760,673	1,594,963	2,273,630	11,987,081	82,069,087
Total capital assets being					
depreciated	334,304,767	1,614,038	2,781,880	71,953,348	405,090,273
Less accumulated depreciation for:					
Buildings	22,215,300	985,099	2,083	-	23,198,316
Infrastructure	61,973,326	4,390,516	1,101,099	-	65,262,743
Improvements other than buildings	6,823,005	46,401	-	-	6,869,406
Machinery and equipment	25,476,022	3,097,182	944,501	<u> </u>	27,628,703
Total accumulated depreciation	116,487,653	8,519,198	2,047,683	<u> </u>	122,959,168
Total capital assets being					
depreciated, net	217,817,114	(6,905,160)	734,197	71,953,348	282,131,105
Capital assets being amortized					
SBITA asset	-	649,768	-	-	649,768
Less accumulated amortization	-	(216,589)	-	-	(216,589)
Total capital assets being amortized,		, <u>, , , , , , , , , , , , , , , , </u>			/
net of accumulated amortization		433,179			433,179
GOVERNMENTAL ACTIVITIES					
CAPITAL ASSETS, NET	<u>\$ 331,897,007</u>	<u>\$ 23,465,798</u>	<u>\$ 734,197</u>	\$ -	<u>\$ 354,628,578</u>

Depreciation and amortization expense for governmental activities was charged to functi	ons as follows:
General Government	\$ 1,395,158
Law Enforcement	396,141
Fire Protection	629,709
Transportation/Highway	2,503,332
Transit	803,710
Storm Sewer	272,167
Docks and Harbors	43,419
Sanitation	22,945
Health and Human Services	12,381
Library	190,784
La Crosse Center	1,208,104
Parks and Recreation	1,020,363
Conservation and Development	237,574
Total	<u>\$ 8,735,787</u>

NOTE 6 - Capital Assets - Continued

BUSINESS-TYPE	ACTIVITIES
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BUSINESS-ITPE ACTIVITIES	BALANCES			ADJUSTMENTS/	BALANCES
	1/1/23	ADDITIONS	RETIREMENTS	TRANSFERS	12/31/23
Capital assets not being depreciated:	¢ 2,026,602	<u></u>	<u>ዮ</u>	¢	¢ 2,026,602
Land Construction in progress	\$ 3,836,692 87,724,562	\$ - 24,695,603	\$ -	\$ (10,513,580)	\$ 3,836,692 101,906,585
Total capital assets not being	01,124,002	24,000,000		(10,010,000)	
depreciated	91,561,254	24,695,603		(10,513,580)	105,743,277
Capital assets being depreciated					
Land improvements	3,986,194	-	-	-	3,986,194
Buildings	45,028,984	-	234,284	3,454,442	48,249,142
Equipment Infrastructure	18,233,480	1,399,825 1,759,203	737,406 207,698	94,536	18,990,435 185,537,301
Total capital assets being	177,021,194	1,759,205	207,090	6,964,602	100,007,001
depreciated	244,269,852	3,159,028	1,179,388	10,513,580	256,763,072
Less accumulated depreciation for:					
Land improvements	3,262,796	105,723	-	-	3,368,519
Buildings	16,059,361	1,083,885	231,867	-	16,911,379
Equipment	11,904,547	778,528	465,046	-	12,218,029
Infrastructure	<u>55,923,229</u>	4,147,136	<u>182,951</u>		<u>59,887,414</u>
Total accumulated depreciation	87,149,933	6,115,272	879,864		92,385,341
Total capital assets being					
depreciated, net	457 440 040	(0.050.044)	000 504	10 540 500	404 077 704
accumulated depreciation	157,119,919	<u>(2,956,244</u>)	299,524	10,513,580	164,377,731
Capital assets being amortized:					
SBITA asset	-	80,817	-	-	81,817
Less accumulated amortization		<u>(39,477</u>)			<u>(39,477</u>)
Total capital assets being amortized, net of					
accumulated amortization	-	41,340	-	-	41,340
		<i>i</i>			<i>i</i>
BUSINESS-TYPE ACTIVITIES CAPITAL ASSETS, NET OF					
ACCUMULATED DEPRECIATION	<u>\$ 248,681,173</u>	<u>\$ 21,780,699</u>	<u>\$ 299,524</u>	<u>\$</u>	<u>\$ 270,162,348</u>
Depreciation and amortization expense was Business-type activities	charged to functions	s as follows:			
Airport				\$	1,955,003
Parking Utility					1,324,960
Water Utility					1,633,240
Sewer Utility Storm Utility					1,057,329 182,240
Sanitary Sewer Utility					1,977
, ,					6,154,749
Less: Water Utility joint metering and c TOTAL	learing			5	<u>(197,699)</u> 5,957,050
				<u>*</u>	<u>0,001,000</u>
COMPONENT UNIT		BALANCES			BALANCES
		1/1/23	ADDITIONS	RETIREMENTS	12/31/23
Capital assets not being depreciated:		¢ 10.000.000	¢	¢ 040.000	¢ 0.000.000
Land Construction in progress		\$ 10,000,000 2,425,526	\$- 9,497,001	\$ 910,000 -	\$ 9,090,000 11,922,527
TOTAL CAPITAL ASSETS NOT I	BEING				
DEPRECIATED		<u>\$ 12,425,526</u>	<u>\$ 9,497,001</u>	<u>\$ 910,000</u>	<u>\$ 21,012,527</u>

NOTE 7 - Long-Term Obligations

Details of the City's long-term obligations are set forth below:

Summary of Long-Term Obligations

GOVERNMENTAL ACTIVITIES	BALANCES 1/1/23	ADDITIONS	PAYMENTS	AMOUNTS BALANCES 12/31/23	DUE WITHIN ONE YEAR
Bonds payable Notes payable - direct borrowing Notes payable - direct placement Loan - direct placement SBITAs Premium Net OPEB obligation	\$ 87,204,960 2,988,082 23,101,571 6,496,596 - 3,647,899 30,289,389	\$17,465,000 - 298,751 649,768 733,101 16,227	\$ (6,139,145) (803,735) (3,607,422) (790,065) (218,570) (371,390)	\$ 98,530,815 2,184,347 19,494,149 6,005,282 431,198 4,009,610 30,305,616	\$ 7,574,106 662,292 3,671,942 1,195,563 210,883 427,770 2,621,544
Wisconsin retirement system: Net pension liability Net OPEB liability - LRLIF Employee benefits:	- 5,854,140	14,992,561 -	- (2,453,673)	14,992,561 3,400,467	-
Vacation pay Sick pay Comp pay TOTAL GOVERNMENTAL ACTIVITIES	1,311,413 756,053 <u>160,080</u> \$161,810,183		(35,956) (48,623) - <u>\$ (14,468,579</u>)	1,275,457 707,430 <u>174,435</u> \$181,511,367	1,275,457 707,430 <u>174,435</u> \$18,521,422
BUSINESS-TYPE ACTIVITIES					
Bonds payable - Airport Bonds payable - Parking	\$ 2,810,000 12,615,000	\$ - -	\$ (410,000) (655,000)	\$ 2,400,000 11,960,000	\$ 425,000 680,000
Bonds payable - Water Utility Notes payable - Water Utility - direct placement	420,040 113,429	-	(85,855) (27,578)	334,185 85,851	85,894 28,058
Revenue bonds payable - Sewer Utility Loan - direct placement SBITAs Premium Net OPEB Obligation	25,109,184 854,744 - 587,057 3,356,446	26,856,325 175,958 80,816 - -	(230,998) (40,897) (39,874) (87,020)	51,965,509 799,704 39,919 547,183 3,269,426	2,519,359 389,007 39,919 39,874 280,549
Wisconsin retirement system: Net pension liability Net OPEB liability - LRLIF Employee benefits:	- 1,010,967	1,175,936 -	- (336,676)	1,175,936 674,291	-
Vacation pay Sick pay Comp pay TOTAL BUSINESS-TYPE ACTIVITIES	163,410 89,526 <u>25,332</u> \$ 47,155,135	40,527 <u>3,203</u> \$28,332,765	(20,129) - - <u>\$ (1,934,027</u>)	143,281 130,053 <u>28,535</u> <u>\$ 73,553,873</u>	143,281 130,053 <u>28,535</u> <u>\$ 4,789,529</u>
COMPONENT UNIT					
Revenue bond payable - RDA	<u>\$ 6,890,000</u>	<u>\$</u>	<u>\$ -</u>	<u>\$ 6,890,000</u>	<u>\$</u>

In prior years, the General Fund, Municipal Airport, Parking Utility, Water Utility, Sewer Utility, and Sanitary Sewer District Funds liquidated Vacation, Sick, and Comp Pay.

NOTE 7 - Long-Term Obligations - Continued

General Obligation Debt

All general obligation debt is secured by the full faith and credit and unlimited taxing powers of the City. The general obligation debt is expected to be repaid with general property taxes, special assessments, proprietary fund revenue, and tax increments (TIF). General obligation debt at December 31, 2023, is comprised of the following individual issues:

DESCRIPTION	ISSUE <u>DATES</u>	INTEREST <u>RATES (%)</u>	FINAL <u>MATURITY</u>	BALANCE 12/31/23
Bonds Payable				
GO Bonds Payable A	2012	2.000 - 3.000	2026	\$ 1,100,000
GO Bonds Payable A	2012	2.000 - 2.200	2020	1,500,000
GO Bonds Payable A	2015	2.000 - 2.200	2029	760,000
GO Bonds Payable B	2015	2.000 - 3.000	2023	215,000
GO Bonds Payable A	2017	3.000 - 5.000	2024	3,560,000
GO Bonds Payable B	2017	3.000 - 5.000	2032	2,185,000
GO Bonds Payable D	2017	3.000 - 3.500	2037	11,960,000
GO Bonds Payable A	2018	3.000 - 5.000	2033	2,580,000
GO Bonds Payable A	2019	2.125 - 5.000	2034	4,820,000
GO Bonds Payable A	2020	1.125 2.000	2035	5,300,000
GO Bonds Payable C	2020	0.750 - 2.350	2040	31,375,000
GO Refunding Bonds Payable D	2020	0.300 - 1.400	2031	5,750,000
GO Bonds Payable A	2021	1.670 - 4.000	2036	11,315,000
GO Bonds Payable A	2022	3.000 - 4.000	2037	10,850,000
GO Bonds Payable B	2022	3.000 - 4.000	2032	2,490,000
GO Bonds Payable A	2023	4.000	2038	11,885,000
GO Bonds Payable B	2023	4.000	2038	5,580,000
TOTAL BONDS PAYABLE	_0_0			113,225,000
Notes Devela				<i>i</i>
Notes Payable	2015	2.000	2024	505 000
GO Note Payable C - direct placement	2015	3.250	2024	505,000
State Trust Fund Loan 2015D - direct borrowing	2015	3.750	2025	78,914 430,133
State Trust Fund Loan 2015E - direct borrowing GO Notes Payable A - direct placement	2015	2.000	2030	
GO Notes Payable C - direct placement	2010	2.000 - 3.000	2020	1,790,000
•	2017	3.500	2027	720,000
State Trust Fund Loan 2017E - direct borrowing GO Notes Payable B - direct placement	2017	3.000	2027	361,739
GO Notes Payable B - direct placement				1,210,000
GO Notes Payable B - direct placement	2019 2020	2.000 - 5.000 1.125 - 2.000	2029 2030	875,000
State Trust Fund Loan - TID 17	2020	2.500	2030	3,070,000 242,623
GO Anticipation Notes Payable - direct placement	2020	0.950	2025	4,235,000
GO Notes Payable B - direct placement	2021	1.000 - 2.000	2020	4,975,000
GO Notes Payable C - direct placement	2021	2.000 - 5.000	2031	2,200,000
GO Notes Payable - TID 17	2021	3.500	2026	2,200,000 98,143
State Trust Fund Loan	2021	2.500	2020	,
State Trust Fund Loan A	2022	3.000	2027	380,308 592,487
TOTAL NOTES PAYABLE	2022	5.000	2032	21,764,347
				21,704,047
Loan Payable - direct placement	2010	0.400	2020	4 400 044
Financed purchase - BOA Phase I & Phase II	2019	2.400 8.340	2039 2026	4,403,041
Financial purchase - Fleet vehicles	2021	0.340	2020	2,401,945
TOTAL LOANS PAYABLE				6,804,986
TOTAL GENERAL OBLIGATION DEBT				<u>\$ 141,794,333</u>

NOTE 7 - Long-Term Obligations - Continued

General Obligation Debt Limit Calculation

The 2023 equalized valuation of the City as certified by the Wisconsin Department of Revenue is \$5,461,333,600. The legal debt limit and margin of indebtedness as of December 31, 2023, in accordance with Section 67.03(1)(a) of the Wisconsin Statutes follows:

Debt limit (5 percent of \$5,461,333,600)	\$273,066,680
Applicable long-term debt	(141,794,333)
Amount available in debt service fund	18,527,201
MARGIN OF INDEBTEDNESS	<u>\$ 149,799,548</u>

SBITA Liability

The City has entered into various subscription agreements for the right to use certain IT software and support services. The agreements are for three-year terms with various monthly and annual payments. The interest rates were calculated using the City's incremental borrowing rate.

Proprietary Fund Debt

Proprietary fund debt is expected to be repaid by fund revenue and is compromised of the following individual issue at December 31, 2023:

DESCRIPTION	ISSUE	INTEREST	FINAL	BALANCE
	DATES	<u>RATES (%)</u>	<u>MATURITY</u>	12/31/23
Revenue Bond Anticipation Notes	2022	1.576%	2041	<u>\$ 51,965,509</u>

Component Unit Debt

Component unit debt is expected to be repaid by revenue of the entity and contributions from the City pursuant the contribution and cooperative agreement. Component unit debt at December 31, 2023, is compromised of the following individual issue:

DESCRIPTION	ISSUE	INTEREST	FINAL	BALANCE
	DATES	<u>RATES (%)</u>	<u>MATURITY</u>	12/31/23
Taxable Interim Redevelopment Revenue Bond Taxable Interim Redevelopment Revenue Bond	2021 2022	1.890% 2.520%	2026 2027	\$ 3,000,000 <u>3,890,000</u> \$ 6,890,000

NOTE 7 - Long-Term Obligations - Continued

Maturities of Long-Term Obligations

Maturities of the long-term obligations at December 31, 2023, are:

			GENERAL OBL	IGATION DEBT		
			NOTES F	PAYABLE	LOA	ANS
			DIRECT BO	ORROWING		
	BO	NDS	AND PLA	CEMENT	DIRECT PL	ACEMENT
YEARS	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
2024	\$ 8,765,000	\$ 3,029,826	\$ 4,362,292	\$ 484,595	\$ 1,584,570	\$ 216,820
2025	8,245,000	2,725,228	3,192,643	381,729	987,736	177,213
2026	8,495,000	2,476,921	6,849,128	265,337	480,278	125,375
2027	8,305,000	2,240,643	2,058,823	162,668	325,453	98,911
2028	8,120,000	2,007,643	1,709,189	105,485	261,834	79,758
2029-2033	40,360,000	6,946,168	3,592,272	112,997	1,396,718	298,950
2034-2038	26,555,000	2,369,624	-	-	1,574,607	121,062
2039-2040	4,380,000	155,109	<u> </u>		193,790	1,739
TOTAL	<u>\$113,225,000</u>	<u>\$ 21,951,162</u>	<u>\$ 21,764,347</u>	<u>\$ 1,512,811</u>	<u>\$ 6,804,986</u>	<u>\$ 1,119,828</u>
				AL FUND DEBT	PROPRIETAR	
				TAS	SBI	
YEARS			PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
2024 2025			\$ 210,883 220,315	\$	\$ 39,919 -	\$ 1,081 -
			<u>\$ 431,198</u>	<u>\$ 17,304</u>	<u>\$ </u>	<u>\$ </u>
			PROPRIETAR	Y FUND DEBT	COMPONEN	T UNIT DEBT
			REVENU	E BONDS	REVENU	E BONDS
YEARS			PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
2024			\$ 2,519,359	\$ 798,564	\$-	\$ 154,728
2025			2,559,064	759,106	-	154,728
2026			2,599,395	718,457	3,000,000	154,728
2027			2,640,361	677,168	3,890,000	98,028
2028			2,681,973	635,228	-	-
2029-2033			14,057,366	2,523,538	-	-
2034-2038			15,200,557	1,371,339	-	-
2039-2041			9,707,434	231,078		
			<u>\$ 51,965,509</u>	<u>\$ 7,714,478</u>	<u>\$ 6,890,000</u>	<u>\$ </u>

NOTE 8 - Conduit Debt Obligations

From time to time, the City has issued Industrial Revenue Bonds to provide financial assistance to privatesector entities for the acquisition and construction of industrial and commercial facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Neither the City, the State, nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. The outstanding balance at December 31, 2023 is \$4,098,082.

NOTE 9 - Wisconsin Retirement System

Plan Description - The WRS is a cost-sharing multiple-employer defined benefit pension plan. WRS benefits and other plan provisions are established by Chapter 40 of the Wisconsin Statutes. Benefit terms may only be modified by the legislature. The retirement system is administered by the Wisconsin Department of Employee Trust Funds (ETF). The system provides coverage to all eligible State of Wisconsin, local government and other public employees. All employees, initially employed by a participating WRS employer on or after July 1, 2011, and expected to work at least 1200 hours a year (880 hours for teachers and school district educational support employees) and expected to be employed for at least one year from employee's date of hire are eligible to participate in the WRS.

ETF issued a standalone Annual Comprehensive Financial Report (ACFR), which can be found at <u>https://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements</u>.

Vesting - For employees beginning participation on or after January 1, 1990, and no longer actively employed on or after April 24, 1998, creditable service in each of five years is required for eligibility for a retirement annuity. Participants employed prior to 1990 and on or after April 24, 1998, and prior to July 1, 2011, are immediately vested. Participants who initially became WRS eligible on or after July 1, 2011, must have five years of creditable service to be vested.

Benefits Provided - Employees who retire at or after age 65 (54 for protective occupations and 62 for elected officials and executive service retirement plan participants, if hired on or before 12/31/2016) are entitled to a retirement benefit based on a formula factor, their final average earnings, and creditable service.

Final average earnings is the average of the participant's three highest annual earnings periods. Creditable service includes current service and prior service for which a participant received earnings and made contributions as required. Creditable service also includes creditable military service. The retirement benefit will be calculated as a money purchase benefit based on the employee's contributions plus matching employer's contributions, with interest, if that benefit is higher than the formula benefit.

Vested participants may retire at or after age 55 (50 for protective occupations) and receive an actuariallyreduced benefit. Participants terminating covered employment prior to eligibility for an annuity may either receive employee-required contributions plus interest as a separation benefit or leave contributions on deposit and defer application until eligible to receive a retirement benefit.

The WRS also provides death and disability benefits for employees.

Post-Retirement Adjustments - The Employee Trust Funds Board may periodically adjust annuity payments from the retirement system based on annual investment performance in accordance with s. 40.27, Wis. Stat. An increase (or decrease) in annuity payments may result when investment gains (losses), together with other actuarial experience factors, create a surplus (shortfall) in the reserves, as determined by the system's consulting actuary. Annuity increases are not based on cost of living or other similar factors. For Core annuities, decreases may be applied only to previously granted increases. By law, Core annuities cannot be reduced to an amount below the original, guaranteed amount (the "floor") set at retirement.

NOTE 9 - Wisconsin Retirement System - Continued

Veer	Core Fund Adjustment	Variable Fund
Year	(%)	Adjustment (%)
2013	(9.6)	9.0
2014	4.7	25.0
2015	2.9	2.0
2016	0.5	(5.0)
2017	2.0	4.0
2018	2.4	17.0
2019	0.0	(10.0)
2020	1.7	21.0
2021	5.1	13.0
2022	7.4	15.0

The Core and Variable annuity adjustments granted during recent years are as follows:

Contributions - Required contributions are determined by an annual actuarial valuation in accordance with Chapter 40 of the Wisconsin Statutes. The employee required contribution is one-half of the actuarially determined contribution rate for general category employees, including teachers, Executives and Elected Officials. Starting on January 1, 2016, the Executives & Elected Officials Category was merged into the General Employee Category. Required contributions for protective employees are the same rate as general employees. Employers are required to contribute the remainder of the actuarially determined contribution rate. The employer may not pay the employee required contribution unless provided for by an existing collective bargaining agreement.

During the reporting period, the WRS recognized \$3,543,969 in contributions from the employer.

Contribution rates as of December 31, 2022, are:

Employee Category	Employee	Employer
General (including teachers, executives, and elected officials)	6.50%	6.50%
Protective with Social Security	6.50%	12.00%
Protective without Social Security	6.50%	16.40%

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2023, the City reported a liability (asset) of \$16,168,497 for its proportionate share of the net pension liability (asset). The net pension liability (asset) was measured as of December 31, 2022, and the total pension liability used to calculate the net pension liability (asset) was determined by an actuarial valuation as of December 31, 2021 rolled forward to December 31, 2022. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The City's proportion of the net pension liability (asset) was based on the City's share of contributions to the pension plan relative to the contributions of all participating employers. At December 31, 2022, the City's proportion was 0.30519821%, which was a decrease of 0.00304648% from its proportion measured as of December 31, 2021.

For the year ended December 31, 2023, the City recognized pension expense of \$8,232,031.

NOTE 9 - Wisconsin Retirement System - Continued

At December 31, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 25,751,406	\$ 33,831,565
Net differences between projected and actual earnings on pension plan investments	27,466,545	-
Changes in assumptions	3,179,395	-
Changes in proportion and differences between employer contributions and proportionate share of contributions	62,090	11,431
Employer contributions subsequent to the measurement date	4,231,606	-
Total	\$ 60,691,042	\$ 33,842,996

\$4,231,606 reported as deferred outflows related to pension resulting from the WRS Employer's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability (asset) in the year ended December 31, 2024. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

Year ended December 31:	Deferred Outflows/ (Inflows) of Resources
2024	953,244
2025	4,682,893
2026	4,804,241
2027	12,176,058

Actuarial Assumptions - The total pension liability (asset) in the December 31, 2022, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Valuation Date:	December 31, 2021
Measurement Date of Net Pension Liability (Asset)	December 31, 2022
Experience Study:	January 1, 2018 - December 31, 2020 Published November 19, 2021
Actuarial Cost Method:	Entry Age Normal
Asset Valuation Method:	Fair Value
Long-Term Expected Rate of Return:	6.8%
Discount Rate:	6.8%
Salary Increases:	
Inflation	3.0%
Seniority/Merit	0.1% - 5.6%
Mortality:	2020 WRS Experience Mortality Table
Post-retirement Adjustments*	1.7%

* No Post-Retirement Adjustment is Guaranteed - Actual adjustments are based on recognized investment return, actuarial experience and other factors. 1.7% is the assumed annual adjustment based on the investment return assumption and the post-retirement discount rate.

NOTE 9 - Wisconsin Retirement System - Continued

Actuarial assumptions are based upon an experience study conducted in 2021 that covered a three-year period from January 1, 2018 to December 31, 2020. Based on this experience study, actuarial assumptions used to measure the Total Pension Liability changed from prior year, including the discount rate, long-term expected rate of return, post-retirement adjustment, price inflation, mortality and separation rates. The Total Pension Liability for December 31, 2021 is based upon a roll-forward of the liability calculated from the December 31, 2020 actuarial valuation.

Long-Term Expected Return on Plan Assets - The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

	Asset Allocation %	Long-Term Expected Nominal Rate of Return %	Long-Term Expected Real Rate of Return %
Core Fund Asset Class			
Global Equities	48	7.6	5.0
Fixed Income	25	5.3	2.7
Inflation Sensitive Assets	19	3.6	1.1
Real Estate	8	5.2	2.6
Private Equity/Debt	15	9.6	6.9
Total Core Fund	115	7.4	4.8
Variable Fund Asset Class			
U.S. Equities	70	7.2	4.6
International Equities	30	8.1	5.5
Total Variable Fund	100	7.7	5.1
New England Pension Consultants Long	g-Term US CPI (Infl	ation) Forecast : 2.5%	
Asset Allocations are managed within ea allocations	stablished ranges, t	arget percentages may differ fro	m actual monthly

Asset Allocation Targets and Expected Returns (as of December 31, 2022)

The investment policy used for the Core Fund involves reducing equity exposure by leveraging lower-volatility assets, such as fixed income securities. This results in an asset allocation beyond 100%. Currently, an asset allocation target of 15% policy leverage is used, subject to an allowable range of up to 20%.

Single Discount Rate - A single discount rate of 6.8% was used to measure the Total Pension Liability, as opposed to a discount rate of 7.0% for the prior year. This single discount rate is based on the expected rate of return on pension plan investments of 6.80% and a municipal bond rate of 4.05% (Source: Fixed-income municipal bonds with 20 years to maturity that include only federally tax-exempt municipal bonds as reported in Fidelity Index's "20-year Municipal GO AA Index" as of December 31, 2022. In describing this index, Fidelity notes that the Municipal Curves are constructed using option-adjusted analytics of a diverse population of over 10,000 tax- exempt securities.). Because of the unique structure of WRS, the 6.8% expected rate of return implies that a dividend of approximately 1.7% will always be paid. For purposes of the single discount rate, it was assumed that the dividend would always be paid. The projection of cash flows used to determine this single discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments (including expected dividends) of current plan members. Therefore, the municipal bond rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

NOTE 9 - Wisconsin Retirement System - Continued

Sensitivity of the City's Proportionate Share of the Net Pension Liability (Asset) to Changes in the

Discount Rate - The following presents the City's proportionate share of the net pension liability (asset) calculated using the discount rate of 6.8 percent, as well as what the City's proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (5.8 percent) or 1-percentage-point higher (7.8 percent) than the current rate:

	1% Decrease to Discount Rate (5.8%)	Current Discount Rate (6.8%)	1% Increase To Discount Rate (7.8%)
City of La Crosse's proportionate share of the net			
pension liability (asset)	\$53,662,714	\$16,168,497	(\$9,624,309)

Pension Plan Fiduciary Net Position - Detailed information about the pension plan's fiduciary net position is available in separately issued financial statements available at https://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements.

Payables to the Pension Plan

At December 31, 2023, the City reported a payable of \$549,247 for the outstanding amount of contributions to the pension plan required for the year ended December 31, 2023.

NOTE 10 - Local Retiree Life Insurance Fund - OPEB

General Information about the Other Post-Employment Benefits

Plan Description - The LRLIF is a multiple-employer defined benefit OPEB plan. LRLIF benefits and other plan provisions are established by Chapter 40 of the Wisconsin Statutes. The Wisconsin Department of Employee Trust Funds (ETF) and the Group Insurance Board have statutory authority for program administration and oversight. The plan provides post-employment life insurance benefits for all eligible employees.

OPEB Plan Fiduciary Net Position - ETF issues a standalone Annual Comprehensive Financial Report (ACFR), which can be found at <u>https://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements</u>.

Benefits Provided - The LRLIF plan provides fully paid up life insurance benefits for post-age 64 retired employees and pre-65 retirees who pay for their coverage.

Contributions

The Group Insurance Board approves contribution rates annually, based on recommendations from the insurance carrier. Recommended rates are based on an annual valuation, taking into consideration an estimate of the present value of future benefits and the present value of future contributions. A portion of employer contributions made during a member's working lifetime funds a post-retirement benefit.

Employers are required to pay the following contributions based on employee contributions for active members to provide them with Basic Coverage after age 65. There are no employer contributions required for pre-age 65 annuitant coverage. If a member retires prior to age 65, they must continue paying the employee premiums until age 65 in order to be eligible for the benefit after age 65.

NOTE 10 - Local Retiree Life Insurance Fund - OPEB - Continued

Contribution rates as of December 31, 2022 are:

Coverage Type	Employer Contribution
50% Post Retirement Coverage	40% of employee contribution
25% Post Retirement Coverage	20% of employee contribution

Employee contributions are based upon nine age bands through age 69 and an additional eight age bands for those age 70 and over. Participating employees must pay monthly contribution rates per \$1,000 of coverage until the age of 65 (age 70 if active). The employee contribution rates in effect for the year ended December 31, 2022 are as listed below:

Life Insurance Employee Contribution Rates For the year ended December 31, 2022			
Attained Age	Basic	Supplemental	
Under 30	\$0.05	\$0.05	
30-34	0.06	0.06	
35-39	0.07	0.07	
40-44	0.08	0.08	
45-49	0.12	0.12	
50-54	0.22	0.22	
55-59	0.39	0.39	
60-64	0.49	0.49	
65-69	0.57	0.57	

During the reporting period, the LRLIF recognized \$21,459 contributions from the employer.

OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEBs

At December 31, 2023, the City reported a liability (asset) of \$4,074,758 for its proportionate share of the net OPEB liability (asset). The net OPEB liability (asset) was measured as of December 31, 2022, and the total OPEB liability used to calculate the net OPEB liability (asset) was determined by an actuarial valuation as of December 31, 2021 rolled forward to December 31, 2022. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The City's proportion of the net OPEB liability (asset) was based on the City's share of contributions to the OPEB plan relative to the contributions of all participating employers. At December 31, 2022, the City's proportion was 1.06953900%, which was a decrease of 0.091997% from its proportion measured as of December 31, 2021.

For the year ended December 31, 2023, the City recognized OPEB expense of \$319,137.

At December 31, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to OPEBs from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$-	\$ 398,782
Net differences between projected and actual earnings on OPEB investments	76,461	-
Changes in assumptions	1,463,973	2,405,225
Changes in proportion and differences between employer contributions and proportionate share of contributions	96,887	581,528
Employer contributions subsequent to the measurement date	63,627	-
Total	\$1,700,948	\$3,385,535

NOTE 10 - Local Retiree Life Insurance Fund - OPEB - Continued

\$63,627 reported as deferred outflows related to OPEB resulting from the City's Employer's contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability (asset) in the year ended December 31, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended December 31:	Deferred Outflows/ (Inflows) of Resources
2024	(200,956)
2025	(136,290)
2026	(322,939)
2027	(491,107)
2028	(425,214)

Actuarial Assumptions - The total OPEB liability in the actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Valuation Date:	January 1, 2022
Measurement Date of Net OPEB Liability (Asset)	December 31, 2022
Experience Study:	January 1, 2018 – December 31, 2020, Published November 19, 2021
Actuarial Cost Method:	Entry Age Normal
20 Year Tax-Exempt Municipal Bond Yield:	3.72%
Long-Term Expected Rated of Return:	4.25%
Discount Rate:	3.76%
Salary Increases	
Inflation:	3.00%
Seniority/Merit:	0.10% - 5.60%
Mortality:	Wisconsin 2020 Mortality Table

Actuarial assumptions are based upon an experience study conducted in 2021 that covered a three-year period from January 1, 2018 to December 31, 2020 The Total OPEB Liability for December 31, 2022 is based upon a roll-forward of the liability calculated from the January 1, 2022 actuarial valuation.

Long-Term Expected Return on Plan Assets - The long-term expected rate of return is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation. Investments for the LRLIF are held with Securian, the insurance carrier. Interest is calculated and credited to the LRLIF based on the rate of return for a segment of the insurance carriers' general fund, specifically 10-year A- Bonds (as a proxy, and not tied to any specific investments). The overall aggregate interest rate is calculated using a tiered approach based on the year the funds were originally invested and the rate of return for that year. Investment interest is credited based on the aggregate rate of return and assets are not adjusted to fair market value. Furthermore, the insurance carrier guarantees the principal amounts of the reserves, including all interest previously credited thereto.

NOTE 10 - Local Retiree Life Insurance Fund - OPEB - Continued

Local OPEB Life Insurance Asset Allocation Targets and Expected Returns As of December 31, 2022

Asset Class	Index	Target Allocation	Long-Term Expected Geometric Real Rate of Return
US Intermediate Credit Bonds	Bloomberg US Interm Credit		
	-	50%	2.45%
US Mortgages	Bloomberg US MBS	50%	2.83%
Inflation	-		2.30%
Long-Term Expected Rate of Return			4.25%

The long-term expected rate of return remained unchanged from the prior year at 4.25%. The long-term expected rate of return is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation. The expected inflation rate remained unchanged from the prior year at 2.30%.

Single Discount Rate - A single discount rate of 3.76% was used to measure the Total OPEB Liability for the current year, as opposed to a discount rate of 2.17% for the prior year. The significant change in the discount rate was primarily caused by the decrease in the municipal bond rate from 2.06% as of December 31, 2021 to 3.72% as of December 31, 2022. The Plan's fiduciary net position was projected to be insufficient to make all projected future benefit payments of current active and inactive members. Therefore, the discount rate for calculating the Total OPEB Liability is equal to the single equivalent rate that results in the same actuarial present value as the long-term expected rate of return applied to benefit payments, to the extent that the plan's fiduciary net position is projected to be sufficient to make projected benefit payments, and the municipal bond rate applied to benefit payment to the extent that the plan's fiduciary net position is projected to be available to make projected future benefit payments of current active and inactive projected benefit payments, and the municipal bond rate applied to benefit payment to the extent that the plan's fiduciary net position is projected to be available to make projected future benefit payments of current plan members through December 31, 2036.

The projection of cash flows used to determine the single discount rate assumed that employer contributions will be made according to the current employer contribution schedule and that contributions are made by plan members retiring prior to age 65.

Sensitivity of the City's Proportionate Share of the Net OPEB Liability (Asset) to Changes in the Discount Rate - The following presents the City's proportionate share of the net OPEB liability (asset) calculated using the discount rate of 3.76%, as well as what the City's proportionate share of the net OPEB liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (2.76%) or 1-percentage-point higher (4.76%) than the current rate:

	1% Decrease to Discount Rate (2.76%)	Current Discount Rate (3.76%)	1% Increase To Discount Rate (4.76%)
City of La Crosse's proportionate share of the net			
pension liability (asset)	\$5,555,502	\$4,074,758	\$2,939,941

OPEB Plan Fiduciary Net Position. Detailed information about the OPEB plan's fiduciary net position is available in separately issued financial statements available at <u>http://etf.wi.gov/publications/cafr.htm</u>.

NOTE 10 - Local Retiree Life Insurance Fund - OPEB - Continued

Payables to the OPEB Plan

At December 31, 2023, the City reported a payable of \$-0- for the outstanding amount of contributions to the pension plan required for the year ended December 31, 2023.

NOTE 11 - Post-Employment Benefits Other Than Pensions

General Information about the Post-Employment Benefits Other Than Pensions

Plan Description - The other post-employment benefits (OPEB) other than pensions is a single-employer defined benefit OPEB plan. Benefit terms are established by employee handbooks and certain employment contracts and may be modified by the City Council. The plan is administered by the City and included in the City's financial statements.

Benefits Provided - Employees covered under the employee handbook hired prior to January 1, 2014 and at least 53-55 years of age (depending on employee category) with 10-20 years of continuous employment with the City (depending on employee category) are eligible to continue receiving medical coverage into retirement until reaching Medicare eligibility provided they pay the current employee portion of the premiums.

Police and fire employees hired prior to July 1, 2013 and at least 53 years of age with 15-20 years of continuous employment with the City (depending on employee category) are eligible to continue receiving medical coverage into retirement until reaching Medicare eligibility provided they pay the current employee portion of the premiums.

Employees Covered - As of the December 31, 2022 measurement date, the following employees were covered by the benefit terms. The plan is closed to new entrants.

Inactive employees or beneficiaries currently receiving benefits	153
Inactive employees entitled to but not yet receiving benefits	-
Active employees	<u>183</u>
Total	336

Contributions - The City Council has the authority to establish the contribution requirements for the plan. Under the current plan, no contributions are made directly, rather the eligible retirees continue to be covered under the City's healthcare plan and the City pays a portion of the premium. The Council establishes contribution rates based on premiums and an actuarially determined rate recommended by an independent actuary. The actuarially determined rate is the estimated amount necessary to finance the unfunded accrued liability. For the year ended December 31, 2023, the City paid \$2,902,093 in premium benefits.

Actuarial Assumptions - The OPEB healthcare liability in the December 31, 2022, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Valuation Date:	January 1, 2022
Measurement Date:	December 31, 2022
Actuarial Cost Method:	Entry Age Normal
Long-Term Expected Rate of Return:	N/A
Discount Rate:	4.00%
Salary Increases:	4.00%
Mortality:	WRS December 31, 2019 Valuation
Medical Care Cost Trend:	5% decreasing by .40% per year to 4.5%,
	and level thereafter

NOTE 11 - Post-Employment Benefits Other Than Pensions - Continued

The actuarial valuation was based upon the data provided by the City and utilized the premium rate history of the City's medical plans as well as the trends used in the prior valuation and projected a stream of expected premium rates for each year in the future based on the data as of January 1, 2022. Actuarial assumptions are based upon the Wisconsin Retirement System December 31, 2022 Actuarial Valuation Report.

Long-Term Expected Return on Plan Assets - As of the measurement date, there were no plan assets.

Discount Rate - A discount rate of 4.00% was used to measure the total OPEB healthcare liability. This discount rate was based on a 20-year municipal bond rate. Based on these assumptions, the plan was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total OPEB healthcare liability.

Changes in the OPEB Healthcare Liability

	HEALTHCARE LIABILITY
BEGINNING BALANCE	<u>\$33,645,835</u>
Changes for the year:	
Service	820,958
Interest	1,387,595
Difference between expected and actual experience	-
Changes of assumption and other inputs	622,747
Benefit payments	<u>(2,902,093</u>)
NET CHANGES	<u>(70,792</u>)
ENDING BALANCE	<u>\$33,575,042</u>

Sensitivity of the OPEB Healthcare Liability to Changes in the Healthcare Cost Trend Rate -

The following presents the OPEB healthcare liability calculated using the healthcare cost trend rate of 5 percent decreasing to 4.5 percent, as well as what the OPEB liability would be if it were calculated using a healthcare cost trend rate that is 1-percentage-point lower (4 percent decreasing to 3.5 percent) or 1-percentage-point higher (6 percent decreasing to 5.5 percent) than the current rate:

	1% Decrease to Healthcare Cost Rate	Current Healthcare Cost Rate	1% Increase to Healthcare Cost Rate
	(4% decreasing to 3.5%)	(5% decreasing to 4.5%)	(6% decreasing to 5.5%)
OPEB healthcare liability	\$35,688,415	\$33,575,042	\$31,619,968

Sensitivity of the OPEB Healthcare Liability to Changes in the Discount Rate - The following presents the OPEB healthcare liability calculated using the discount rate of 4.31 percent, as well as what the OPEB healthcare liability would be if it were calculated using a discount rate that is 1-percentage-point lower (0.93 percent) or 1-percentage-point higher (2.93 percent) than the current rate:

	1% Decrease to		1% Increase to
	Discount Rate	Current Discount Rate	Discount Rate
	(3.00%)	(4.00%)	(5.00%)
OPEB healthcare liability	\$31,056,244	\$33,575,042	\$36,431,918

Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to OPEB Healthcare

For the year ended December 31, 2023, the City recognized OPEB healthcare expense of \$3,064,858.

NOTE 11 - Post-Employment Benefits Other Than Pensions - Continued

At December 31, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB healthcare from the following sources:

	Deferred Outflows	Deferred Inflows
	of Resources	of Resources
Differences between expected and actual experience	\$ 230,782	\$ 2,579,700
Changes in assumptions	1,573,247	2,914,644
Net differences between projected and actual earnings on		
pension plan investments	-	-
Employer contributions subsequent to the measurement date	-	-
Total	\$ 1,804,029	\$5,494,344

\$-0- reported as deferred outflows related to OPEB healthcare resulting from contributions subsequent to the measurement date will be recognized as a reduction on the net OPEB healthcare liability (asset) in the year ended December 31, 2024. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB healthcare will be recognized in expense as follows:

Year ending	Deferred Outflows/	
December 31	(Inflows) of Resources	
2024	\$(2,839,804)	
2025	(706,802)	
2026	(155,651)	
2027	11,941	

Payables to the OPEB Healthcare Plan - The City reported a payable of zero for the outstanding amount of contributions to the OPEB Healthcare plan required for the year ended December 31, 2023.

NOTE 12 - Interfund Receivables, Payables, and Transfers

RECEIVABLE FUND	PAYABLE FUND	AMOUNT
Due To/From Other Funds General General General General Federal Grants	Water Utility Capital Equipment TIF District #12 Local Grants General Fund	\$ 846,023 384,460 161,360 133,126 <u>1,035</u> \$ 1,526.004
Advances To/From Other Funds: General Fund General Fund Parking Utility Water Utility Sewer Utility Debt Service Fund Special Assigned General Fund TIF District #11 TIF District #11	Transit TIF District #12 Special Assigned TIF District #11 TIF District #10 TIF District #12 TIF District #11 TIF District #12 HUD Grants TIF District #19 TIF District #21	\$ 2,300,000 65,585 160,000 1,000,000 202,364 20,728 1,000,000 127,802 250,000 10,000 10,000
		<u>\$ 5,146,479</u>

The above balances resulted from the timing differences between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, (3) payments between funds are made, and (4) loans made between funds.

NOTE 12 - Interfund Receivables, Payables, and Transfers - Continued

Individual fund transfers during 2023 are as follows:

		TRANSFER IN:						
	GENERAL FUND	NONMAJOR DEBT GOVERNMENTAL SERVICE FUNDS		PARKING UTILITY	TOTAL			
TRANSFER OUT								
General Fund	\$-	\$ 7,535,000	\$ 864,803	\$-	\$ 8,399,803			
Nonmajor Governmental Funds	1,633,910	2,908,121	8,785,214	1,024,231	14,351,476			
Water Útility	823,120	-	-	-	823,120			
Sewer Utility	22,903	-	-	-	22,903			
TOTAL	<u>\$ 2,479,933</u>	<u>\$ 10,443,121</u>	<u>\$ 9,650,017</u>	<u>\$ 1,024,231</u>	\$23,597,302			

Generally, transfers are used to move revenue from the fund that collects them to the fund that the budget requires to expend them and use unrestricted revenue collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

NOTE 13 - Net Position and Fund Balances

Portions of fund balances and net position are not available for current appropriations or expenditures as follows:

<u>FUND</u>	PURPOSE/REASON	AMOUNT
Deficits		
TIF District #10	Awaiting future TIF levies	\$ 58,036
TIF District #12	Awaiting future TIF levies	382,632
TIF District #19	Awaiting future TIF levies	815
TIF District #21	Awaiting future TIF levies	1,000
	Total Deficits	<u>\$ 442,483</u>

Portions of fund balances and net position are not available for current appropriations or expenditures as follows:

FUND	PURPOSE/REASON	AMOUNT
Nonspendable		
General Fund	Inventory and prepaid expenses	\$ 125,606
General Fund	Advances to other funds	2,775,585
General Fund	Delinquent personal property tax	345,200
La Crosse Center	Inventory and prepaids	172,114
Transit	Prepaid expenses and inventory	259,482
Capital Projects	Prepaid expenses and inventory	223,034
Capital Projects	Advances to other funds	20,000
Special Assigned	Prepaid expenses	26,236
Special Assigned	Advances to other funds	127,802
Debt Service	Advances to other funds	1,000,000
	Total Nonspendable	<u>\$ 5,075,059</u>

CITY OF LA CROSSE, WISCONSIN

NOTES TO BASIC FINANCIAL STATEMENTS - Continued DECEMBER 31, 2023

NOTE 13 - Net Position and Fund Balances - Continued

FUND	PURPOSE/REASON	AMOUNT
Restricted		
Debt Service	Future debt repayment	\$ 17,527,201
Building and Land Capital Projects	Unspent bond monies	2,728,800
Capital Projects	Unspent bond monies	1,074,538
Capital Bonds	Unspent bond monies	8,605,254
Capital Notes	Unspent bond monies	2,448,513
TIF District #11	Future TIF expenditures	714,324
TIF District #13	Future TIF expenditures	8,833,846
TIF District #14	Future TIF expenditures	2,555,991
TIF District #15	Future TIF expenditures	1,226,235
TIF District #16	Future TIF expenditures	191,543
TIF District #17	Future TIF expenditures	1,582,331
TIF District #18	Future TIF expenditures	19,967
TIF District #20	Future TIF expenditures	29,546
Capital Equipment	Unspent bond monies	942,366
Flood Plan Control	Unspent bond monies	40,433
Parks and Recreation	Unspent bond monies	1,182,481
Roadway and Infrastructure	Unspent bond monies	5,156,885
HUD Grants	Future loan payments	781,036
Housing	Future payments	207
Federal Grants	Future payments	279,349
	Total Restricted	<u>\$ 55,920,846</u>
<u>Committed</u>		
State Grants	Future grant expenditures	\$ 336,922
Library	Future library expenditures	2,084,891
La Crosse Center	Future La Crosse Center expenditures	145,312
Special Assessments	Future special assessment expenditures	443,793
Special Assigned	Expenditures related to prior year budget commitments	7,452,086
Room Tax	Future room tax expenditures	2,431,772
	Total Committed	<u>\$ 12,894,776</u>
Restricted - Governmental Activities		
Capital Projects	Various projects	\$ 37,333,260
Debt Service	Future debt repayment	17,527,201
Special Revenue	Unspent bond monies (HUD & Federal)	1,060,385
	Total Restricted - Governmental Activities	<u>\$ 55,920,846</u>
Restricted - Propriety Funds and		
Business-Type Activities		
Airport	Restricted for future projects	\$ 877,478
Sewer	DNR replacement reserve	3,182,533
Water	Replacement fund	136,655
Storm	Restricted for future projects	57,377
	Total Restricted - Proprietary Funds and	• • • • • • • • •
	Business-Type Activities	<u>\$ 4,254,043</u>

NOTE 14 - Contingent Liabilities and Commitments

The City is a defendant in several lawsuits. In the opinion of the City Attorney and the City's management, resolution of these cases will not result in any material adverse effect on the City's operations or financial position. During 2020 and subsequent to year end, notices of injury were filed by a neighboring township's property owners regarding alleged private well contamination. As of the financial statement date, the dollar amount of a potential liability could not be reasonably determined as it is not yet probable that a liability will be incurred.

All capital projects fund balances consist of unspend bond proceeds which have been restricted for future projects.

The Component Unit has contracted with a master developer for a development project. The contract includes performance incentives with a maximum of \$825,000. The Component Unit also has a construction contract for the same development with \$2,437,908 remaining to be completed as of year-end.

NOTE 15 - Tax Incremental Finance Districts

Tax increment financing, as authorized by Section 66.1105 of the Wisconsin Statutes, is a method by which the City can recover its development and public improvement costs in Tax Incremental Finance District (TIF) designated areas. These costs are recovered from the increased valuation in the designated area. The City has financed development and public improvement costs in its TIF through general fund advances and through the issuance of general obligation long-term debt. Project costs have been reported primarily as Capital Projects Funds expenditures. Tax increments will be used to repay general fund advances and to meet maturing debt obligations incurred to provide financing for development and public improvement costs within the tax incremental district. The District is allowed to collect tax increments until its termination date. Any over-collections are returned to the various taxing entities of the District. The City becomes liable for any cost not recovered by the termination date.

The City has eleven active Tax Incremental Financing Districts. The following are project summaries of the activity and status of the districts through December 31, 2023:

		#10	#11		#12	#13		#14
SOURCES OF FUNDS	¢	1,330,750	\$ 42,423,058	¢	9,078,213	\$ 19,915,069	¢	17,471,677
TIF tax collections Exempt computer aids	\$	688,807	\$ 42,423,058 6,058,195	\$	9,078,213	\$ 19,915,069 2,165,755	ф	13,064,474
Payment from other government		105,234	0,030,195		142,111	2,105,755		13,004,474
Sale of assets		26,806	828.002		42.200	377.710		440.992
Grants		20,000	5,432,773		42,640	375.000		1,238,367
Economic development proceeds		-	640			128		- 1,200,001
DNR loan		-	-		-	216.657		-
Judgment/liquidated damages		-	2,000,000		-	200,000		-
Loan repayments		-	699,910		-	51,250		-
Interest income		11,071	361,096		14,411	446,904		280,381
Proceeds from long-term debt		240,750	37,061,983		7,355,928	8,586,767		1,185,993
Settlement from private		-	-		-	-		3,896,882
Transfers from other TIF's		-	400,608		748,500	2,036		5,000
TOTAL SOURCES		2,403,418	95,266,265		17,424,003	32,337,276		37,583,766
USES OF FUNDS								
Capital expenditures		2,233,212	61,376,175		9,635,046	12,180,241		19,141,352
Principal and interest on long-term debt		186,530	29,248,431		8,124,698	5,667,016		450,823
Interest on advances		41,712	1,025,659		46,891	46,157		8,781
Incentives for reverse TIF		-	2,880,978		-	188,685		12,766,639
Transfers to other TIF's	_		<u> </u>	_	<u> </u>	5,421,331	_	2,660,180
TOTAL USES		2,461,454	94,531,243	_	17,806,635	23,503,430	_	35,027,775
FUND (DEFICIT) BALANCES AS OF DECEMBER 31, 2021	\$	(58,036)	\$ 735,022	\$	(382,632)	\$ 8,833,846	\$	2,555,991
FUTURE REQUIREMENTS								
Debt service			\$ 14,657,010	\$	3,402,646	\$ 4,479,619	\$	25,823
Advances from other funds		202,364	2,000,000		214,115	-		-
Interest on advances		16,037	221,900		23,756	-		-
Proceeds from other governments		589,032	-		-	-		-
Estimated payable (developer's agreement)		-	3,200,000		-	-		4,460,000
Less receivables/plus payables		8,665	(222)	_	168,517	51,664		(30,000)
TOTAL FUTURE REQUIREMENTS		816,098	20,078,688		3,809,034	4,531,283		4,455,823
Less cash on hand (deficit)		(152,993)	(2,734,800)	_	-	(8,885,510)	_	(2,525,991)
BALANCE TO BE COLLECTED ON TIF DISTRICT	\$	663,105	\$ 17,343,888	\$	3,809,034	<u>\$ (4,354,227)</u>	\$	1,929,832
DISTRICT TERMINATION DATE		2030	2031		2032	2026		2026
2023 Tax Increment	\$	237,641	\$ 4,709,693	\$	584,605	\$ 3,321,676	\$	1,513,309

NOTE 15 - Tax Incremental Finance Districts - Continued

	#15	#16	#17	#18	#19	#20	#21
SOURCES OF FUNDS							
TIF tax collections	\$ 6,572,314	\$ 1,424,978	\$ 9,378,916	\$ 14,415	\$-	\$ 28,995	\$ -
Exempt computer aids	627,102	17,193	120,683	-	-	-	-
Payment from other government	-	-	1,003,448	-	-	-	-
Sale of assets	30,704	-	139,107	-	-	-	-
Grants	-	-	2,722	-	-	-	-
Economic development proceeds	-	30,000	-	-	-	-	-
Judgment/liquidated damages	4,670	-	-	-	-	-	-
Loan repayments	53,542	-	-	-	-	-	-
Interest income	62,010	174,011	144,306	3,234	1	1,367	-
Proceeds from long-term debt	-	1,736,875	16,190,000	-	-	-	-
Proceeds from entity	272,935	803,739	-	-	-	-	-
Transfers from other TIF's				8,081,511	10,000	10,000	
TOTAL SOURCES	7,623,277	4,186,796	26,979,182	8,099,160	10,001	40,362	
USES OF FUNDS							
Capital expenditures	4,628,058	3,263,740	17,562,199	8,079,193	10,816	10,816	1,000
Principal and interest on long-term debt	-	705,596	7,834,224	-	-	-	-
Interest on advances	24	25,917	428	-	-	-	-
Incentives for reverse TIF	1,768,960	-	-	-	-	-	-
TOTAL USES	6,397,042	3,995,253	25,396,851	8,079,193	10,816	10,816	1,000
FUND (DEFICIT) BALANCES AS OF DECEMBER 31, 2021	\$ 1,226,235	<u>\$ 191,543</u>	\$ 1,582,331	\$ 19,967	<u>\$ (815)</u>	<u>\$ 29,546</u>	<u>\$ (1,000)</u>
FUTURE REQUIREMENTS							
Debt service	\$-	\$ 104,839	\$ 9,687,891	\$-	\$-	\$-	\$ -
Estimated payable (developer's agreement)	3,850,000	3,948,000	1,100,000	-	-	-	-
Less receivables/plus payables	12,375	8,874		226,613	10,000		10,000
TOTAL FUTURE REQUIREMENTS	3,862,375	4,061,713	10,787,891	226,613	10,000	-	10,000
Less cash on hand (deficit)	(1,238,610)	(200,417)	(1,582,331)	(246,580)	(9,185)	(29,546)	(9,000)
BALANCE TO BE COLLECTED OF TIF DISTRICT	\$ 2,623,765	<u>\$ 3,861,296</u>	<u>\$ 9,205,560</u>	<u>\$ (19,967)</u>	<u>\$815</u>	<u>\$ (29,546)</u>	\$ 1,000
DISTRICT TERMINATION DATE	2033	2034	2035	2042	2042	2042	2050
2023 Tax Increment	\$ 1,242,696	<u> </u>	\$ 2,121,704	<u>\$ 11,883</u>	<u>\$ -</u>	<u>\$</u>	<u>\$</u>

NOTE 16 - Risk Management

Self-Insured Programs

Effective 1986, the City began to self-insure its liability and workers' compensation exposures. The Liability Claims Fund is to be used solely for settling liability claims. The Workers' Compensation Fund is to be used only to meet any compensation claims under the Wisconsin Workers' Compensation Act. Funding comes from the City's annual operating budgets of the general and enterprise funds. The City must provide for 100 percent of any claims awarded by the funds.

The City also established a self-funded health plan for its employees. The plan administrators, Customer Benefit Administrators and Quartz (formerly Gundersen Lutheran Health Plan) are responsible for the approval, processing, and payment of claims, after which they bill the City for reimbursement. The City is also responsible for a monthly administrative fee. The plan reports on a fiscal year ending December 31.

As part of the health care coverage of the Plan, the City purchases specific stop loss insurance. Specific coverage pays claims in excess of \$100,000 per individual after the City has met a \$100,000 special combined aggregating deductible.

Claims Liabilities - The City records an estimated liability for health care, workers' compensation, and liability claims against the City. Claims liabilities are based on estimates of the ultimate cost of reported claims (including future claim adjustment expenses) and an estimate for claims incurred but not reported based on historical experience.

Unpaid Claims Liabilities - The following represent the changes in approximate aggregate liabilities for the City from January 1, 2022 to December 31, 2023:

	Health Care	Workers' Compensation	Liability
Liability Balance, January 1, 2022	5,008,263	851,822	448,510
Claims and changes in estimates	8,966,642	469,193	228,442
Claim payments	<u>(9,190,159</u>)	(255,657)	(278,309)
Liability Balance, January 1, 2023	4,784,746	1,065,358	398,643
Claims and changes in estimates	11,303,351	58,532	664,195
Claim payments	(11,057,484)	(58,390)	(443,251)
LIABILITY BALANCE, DECEMBER 31, 2023	<u>\$ 5,030,613</u>	<u>\$ 1,065,500</u>	<u>\$ 619,587</u>

Claim payments are primarily funded through charges to the other funds.

Participation in Risk Pool

On January 1, 2014, the City joined Wisconsin Municipal Mutual Insurance Company (WMMIC). The WMMIC was organized as a non-assessable mutual insurance company on November 1, 1987. WMMIC is comprised on nineteen members, three cities, fifteen counties, and one special-use district. Members purchase general liability (including law enforcement professional), auto liability, cyberliability, and public official's errors and omissions liability insurance. Members also purchase workers compensation reinsurance through WMMIC. WMMIC provides claims administration for members for their self-funded liability and workers compensation programs.

NOTE 16 - Risk Management - Continued

The WMMIC provides the City with \$10,000,000 of liability coverage for losses over their self-insured retention level of \$150,000 per occurrence with a \$600,000 aggregate stop loss. An annual premium is charged to cover expected claims and administrative costs. The claims component of the premium is determined by independent actuaries and allocated among the participating members based on payroll and loss history.

The WMMIC is a policy driven organization and as such, all WMMIC policies are approved by the Board of Directors. WMMIC members control the company through a strong committee structure that meets at least quarterly and makes recommendations to the Board of Directors. The Board of Directors and its Officers are comprised of official representatives of their respective member municipality.

The City is exposed to various risks of loss to torts; theft, damage, and destruction of assets; errors and omissions; and natural disasters for which the City carries commercial insurance. There has been no significant reduction in insurance coverage from the previous year. There have been no settlements in excess of coverage in any of the prior three fiscal years.

CITY OF LA CROSSE, WISCONSIN

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF LA CROSSE, WISCONSIN BUDGETARY COMPARISON SCHEDULE FOR THE GENERAL FUND BUDGET AND ACTUAL YEAR ENDED DECEMBER 31, 2023

				VARIANCE WITH FINAL BUDGET
		AMOUNTS		POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUE Taxes	\$ 40,124,910	\$ 40,124,910	\$ 40,383,044	\$ 258,134
Intergovernmental	\$ 40,124,910 18,184,333	\$ 40,124,910 18,184,333	\$ 40,383,044 18,326,501	۵ 256,134 142.168
Licenses and permits	1,817,174	1,817,174	1,609,565	(207,609)
Fines, forfeits, and penalties	1,100	1,100	525	(207,009) (575)
Public charges for services	1,444,090	1,444,090	2,173,814	729.724
Intergovernmental charges for services	1,823,233	1,823,233	1,629,109	(194,124)
Miscellaneous	895,981	895,981	2,221,013	1,325,032
Change in FMV of investments	-	-	1,565,140	1,565,140
TOTAL REVENUE	64,290,821	64,290,821	67,908,711	3,617,890
EXPENDITURES				
Current				
General government	10,520,903	9,837,560	9,318,320	519,240
Public safety	26,434,114	26,443,789	27,033,277	(589,488)
Public works	10,309,738	10,605,168	9,800,523	804,645
Culture, recreation, and education	12,875,431	13,236,043	13,376,862	(140,819)
Conservation and development	413,896	431,522	409,207	22,315
Capital outlay	165,700	165,700	300,139	(134,439)
TOTAL EXPENDITURES	60,719,782	60,719,782	60,238,328	481,454
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,571,039	3,571,039	7,670,383	4,099,344
OTHER FINANCING SOURCES (USES) Operating transfers in	4,674,886	4,674,886	2,479,933	(2,194,953)
Operating transfers (out)	(8,280,925)	(8,280,925)	(8,399,803)	(2, 194, 933) (118, 878)
Sale of capital assets	35,000	35,000	48,756	13,756
TOTAL OTHER FINANCING SOURCES (USES)	(3,571,039)	(3,571,039)	(5,871,114)	(2,300,075)
NET CHANGE IN FUND BALANCE	-	-	1,799,269	1,799,269
FUND BALANCE - BEGINNING OF YEAR	19,346,222	19,346,222	19,346,222	<u> </u>
FUND BALANCE - END OF YEAR	\$ 19,346,222	\$ 19,346,222	<u>\$ 21,145,491</u>	\$ 1,799,269

The accompanying notes are an integral part of this schedule.

CITY OF LA CROSSE, WISCONSIN NOTES TO REQUIRED SUPPLEMENTARY INFORMATION ON BUDGETARY ACCOUNTING AND CONTROL YEAR ENDED DECEMBER 31, 2023

Budgets and Budgetary Accounting - The City follows these procedures in establishing the budgetary data reflected in the financial statements:

- 1. The Finance Committee recommends to the Common Council a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.
- 2. A public hearing is conducted in the Council Chambers to obtain taxpayer comments.
- 3. Prior to December 1, the budget is legally enacted through passage of a resolution.
- 4. The Director of Finance is authorized to transfer budget amounts within departments; however, any revisions that alter the total expenditures of any department must be approved by the Common Council.
- 5. Formal budgetary integration is employed as a management control device during the year for the General Fund. Capital Projects Funds are budgeted on a project basis, rather than an annual basis. Formal budgets are not adopted for the Special Revenue Funds since they are not supported by property taxes, and effective control is achieved through alternative methods. Since all general obligation debt is secured by the full faith and credit of the City, budgetary control of the Debt Service Fund is achieved in the General Fund (which budgets an operating transfer to Debt Service for payment of principal and interest).
- 6. Budgets for the General Fund are adopted on a basis consistent with accounting principles generally accepted in the United States of America.
- 7. Budgetary expenditure control is exercised at the department level within the Fund.
- 8. Budgeted amounts are as authorized in the original budget resolution and subsequent revisions are authorized by the Common Council.
- 9. There were \$-0- of supplemental appropriations to increase the total budget during the year.
- 10. Appropriations lapse at year end, except those identified as designated for carry over budget items.

Excess of Actual Expenditures Over Budget

General Fund expenditures exceeded budget in public safety by \$589,488, culture recreation and education by \$140,819, and capital outlay by \$134,439 for the year ended December 31, 2023. The over expenditures were financed by under expenditures in other functions and greater than anticipated revenue.

CITY OF LA CROSSE, WISCONSIN

OPEB HEALTHCARE DEFINED BENEFIT PLAN SCHEDULES

YEAR ENDED DECEMBER 31, 2023

SCHEDULE OF CHANGES IN THE OPEB HEALTHCARE LIABILITY AND RELATED RATIOS

	Last 10 Fiscal Yea	ars				
	2023	2022	2021	2020	2019	2018
Total OPEB Healthcare Liability						
Service cost	\$ 820,958	\$ 1,134,196	\$ 1,353,237	\$ 1,039,468	\$ 1,665,034	\$ 1,512,531
Interest	1,387,595	818,843	732,355	1,618,378	1,792,678	2,161,436
Changes of benefit terms	-	-	-	-	-	-
Differences between expected and actual experience	-	422,812	-	(13,863,827)	-	(8,856,250)
Changes of assumptions or other input	622,747	(3,787,202)	(726,246)	2,816,961	879,410	(3,448,173)
Benefit payments	(2,902,093)	(2,671,599)	(3,152,716)	(3,464,664)	(4,414,782)	(4,449,578)
Administrative expense	-	-	-	-	-	-
Other changes				-	(3,291)	(2,208,450)
Net Changes in Total OPEB Healthcare Liability	(70,793)	(4,082,950)	(1,793,370)	(11,853,684)	(80,951)	(15,288,484)
Total OPEB Healthcare Liability - Beginning	33,645,835	37,728,785	39,522,155	51,375,839	51,456,790	66,745,274
Total OPEB Healthcare Liability - Ending	\$ 33,575,042	\$ 33,645,835	\$ 37,728,785	\$ 39,522,155	\$ 51,375,839	\$ 51,456,790
Covered payroll	\$ 14,454,692	\$ 14,454,692	\$ 19,887,610	\$ 19,122,675	\$ 20,440,991	\$ 20,440,991
Net OPEB healthcare liability as a percentage of covered payroll	270.84%	251.25%	189.71%	206.68%	251.34%	251.73%
	SCHEDULE OF CONTRI	BUTIONS				
	Last 10 Fiscal Yea					
	2023	2022	2021	2020	2019	2018
Actuarially determined contributions	\$ -	\$-	\$-	\$-	\$-	\$-
Contributions in relation to the actuarially determined contributions	-	-	-	-	-	-
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		<u> </u>		·		
Covered payroll	\$ 14,454,692	\$ 14,454,692	\$ 19,887,610	\$ 19,122,675	\$ 20,440,991	\$ 20,440,991
Contributions as a noreantage of asylared naugal						
Contributions as a percentage of covered payroll	-	-	-	-	-	-
Actuarial valuation date	1/1/2022	1/1/2022	1/1/2020	1/1/2020	1/1/2018	1/1/2018
Measurement date	12/31/2022	12/31/2022	12/31/2020	12/31/2020	12/31/2018	12/31/2018
	12/3 1/2022	12/01/2022	12/01/2020	12/01/2020	12/01/2010	12/01/2010

The City implemented the Government Accounting Standards Board Statement No. 75 for the year ended December 31, 2018. Requirements have been implemented prospectively; therefore, the above illustrations do not reflect similar information for the proceeding years.

Notes to Required Supplementary Information for the Year Ended December 31, 2023

Methods and assumptions used to determine actuarially calculations - entry age normal cost, 30 year level % open amortization, fair market value asset valuation, 4.00% discount rate, 4% salary increases, Wisconsin 2019 mortality table.

Changes of benefit terms - there were no changes of benefit terms.

Changes of assumptions - there were no changes in the assumptions.

CITY OF LA CROSSE, WISCONSIN WISCONSIN RETIREMENT SYSTEM PENSION SCHEDULES YEAR ENDED DECEMBER 31, 2023

SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY (ASSET)

		Last 10 Fisc			
Pension Plan Fiscal Year 2022 2021 2020 2019 2018 2017 2016 2016 2016	Proportion of the Net Pension Liability (Asset) 0.30519821% 0.30824469% 0.30960272% 0.30594952% 0.29907982% 0.28830557% 0.27955334% 0.27169553%	Proportionate Share of the Net Pension Liability (Asset) \$ 16,168,497 (24,845,089) (19,328,927) (9,865,210) 10,640,823 (8,560,134) 2,304,187 4,414,500	Covered Payroll \$ 35,500,004 35,303,238 36,278,721 35,174,534 33,894,372 32,414,141 31,820,938 30,422,348	Proportionate Share of the Net Pension Liability (Asset) as a Percentage of its Covered Payroll 45.55% -70.38% -53.28% -28.05% 31.39% -26.41% 7.24% 14.51%	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability (Asset) 95.72% 106.02% 105.26% 102.96% 96.45% 102.93% 99.12% 98.20%
	0.27169553%	4,414,500	30,422,348	14.51%	98.20%
2014	0.27001724%	(6,632,361)	29,513,033	-22.47%	102.74%
		SCHEDULE OF CO Last 10 Fisc			
		Contributions in Relation to the			
City Fiscal Year End	Contractually Required Contributions	Contractually Required Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
	Required	Required	Deficiency	Covered Payroll \$ 35,500,004	Percentage of
End	Required Contributions	Required Contributions	Deficiency (Excess)		Percentage of Covered Payroll
End	Required Contributions \$ 3,543,969	Required Contributions \$ (3,543,969)	Deficiency (Excess)	\$ 35,500,004	Percentage of Covered Payroll 9.98%
End 2023 2022	Required Contributions \$ 3,543,969 3,540,369	Required Contributions \$ (3,543,969) (3,540,369)	Deficiency (Excess)	\$ 35,500,004 35,303,238	Percentage of Covered Payroll 9.98% 10.03%
End 2023 2022 2021	Required Contributions \$ 3,543,969 3,540,369 3,505,883	Required Contributions \$ (3,543,969) (3,540,369) (3,505,883)	Deficiency (Excess)	\$ 35,500,004 35,303,238 36,278,721	Percentage of Covered Payroll 9.98% 10.03% 9.66%
End 2023 2022 2021 2020	Required Contributions \$ 3,543,969 3,540,369 3,505,883 3,250,304	Required Contributions \$ (3,543,969) (3,540,369) (3,505,883) (3,250,304)	Deficiency (Excess)	\$ 35,500,004 35,303,238 36,278,721 35,174,534	Percentage of Covered Payroll 9.98% 10.03% 9.66% 9.24%
End 2023 2022 2021 2020 2019	Required Contributions \$ 3,543,969 3,540,369 3,505,883 3,250,304 3,168,907	Required Contributions \$ (3,543,969) (3,540,369) (3,505,883) (3,250,304) (3,168,907)	Deficiency (Excess)	\$ 35,500,004 35,303,238 36,278,721 35,174,534 33,894,372	Percentage of Covered Payroll 9.98% 10.03% 9.66% 9.24% 9.35%
End 2023 2022 2021 2020 2019 2018	Required Contributions \$ 3,543,969 3,540,369 3,505,883 3,250,304 3,168,907 3,030,212	Required Contributions \$ (3,543,969) (3,540,369) (3,505,883) (3,250,304) (3,168,907) (3,030,212)	Deficiency (Excess)	\$ 35,500,004 35,303,238 36,278,721 35,174,534 33,894,372 32,414,141	Percentage of Covered Payroll 9.98% 10.03% 9.66% 9.24% 9.35% 9.35%

The City implemented the Government Accounting Standards Board Statement No. 68 for the year ended December 31, 2015. Requirements have been implemented prospectively; therefore, the above illustrations do not reflect similar information for the proceeding years.

Notes to Required Supplementary Information for the Year Ended December 31, 2023

Changes of benefit terms - there were no changes of benefit terms.

Changes of assumptions:

Based on a three-year experience study conducted in 2022 covering January 1, 2018 through December 31, 2020, the ETF Board adopted assumption changes that were used to measure the total pension liability beginning with the year-end December 31, 2021, including the following:

Lowering the long-term expected rate of return from 7.0% to 6.8%

Lowering the discount rate from 7.0% to 6.8%

Lowering the price inflation rate from 2.5% to 2.4%

Lowering the post-retirement adjustments from 1.9% to 1.7%

Mortality assumptions were changed to reflect updated trends by transitioning from the Wisconsin 2018

Mortality Table to the 2020 WRS Experience Mortality Table.

Based on a three-year experience study conducted in 2018 covering January 1, 2015 through December 31, 2017, the ETF Board adopted assumption changes that were used to measure the total pension liability beginning with the year-ended December 31, 2018, including the following:

Lowering the long-term expected rate of return from 7.2% to 7.0%

Lowering the discount rate from 7.2% to 7.0%

Lowering the wage inflation rate from 3.2% to 3.0%

Lowering the price inflation rate from 2.7% to 2.5%

Lowering the post-retirement adjustments from 2.1% to 1.9%

Mortality assumptions were changed to reflect updated trends by transitioning from the Wisconsin 2012 Mortality Table to the Wisconsin 2018 Mortality Table.

CITY OF LA CROSSE, WISCONSIN WISCONSIN RETIREMENT SYSTEM PENSION SCHEDULES - Continued YEAR ENDED DECEMBER 31, 2023

SIGNIFICANT METHODS AND ASSUMPTIONS USED IN CALCULATING WISCONSIN RETIREMENT SYSTEM ACTUARIALLY DETERMINED CONTRIBUTIONS:

	2022	2021	2020	2019	2018
Valuation Date:	December 31, 2020	December 31, 2019	December 31, 2018	December 31, 2017	December 31, 2016
Amortization Cost Method:	Frozen Entry Age				
Amortization Method:	Level Percent of Payroll-Closed Amortization Period				
Amortization Period:	30-year closed from date of participation in WRS				
Asset Valuation Method:	Five-Year Smoothed Market (Closed)				
Actuarial Assumptions Net Investment Rate of Return	5.4%	5.4%	5.4%	5.5%	5.5%
Weighted Based on Assumed Rate for; Pre-retirement: Post-retirement:	7.0% 5.0%	7.0% 5.0%	7.0% 5.0%	7.2% 5.0%	7.2% 5.0%
Salary Increases Wage Inflation: Seniority/Merit:	3.0% 0.1 - 5.6%	3.0% 0.1 - 5.6%	3.0% 0.1 - 5.6%	3.2% 0.1 - 5.6%	3.2% 0.1 - 5.6%
Post-retirement Benefit Adjustments*:	1.9%	1.9%	1.9%	2.1%	2.1%
	Experience - based table of rates that are specific to the type of eligibility condition. Last updated for the 2018 valuation pursuant to an experience study of the period 2015-2017	Experience - based table of rates that are specific to the type of eligibility condition. Last updated for the 2018 valuation pursuant to an experience study of the period 2015-2017	Experience - based table of rates that are specific to the type of eligibility condition. Last updated for the 2018 valuation pursuant to an experience study of the period 2015-2017	Experience - based table of rates that are specific to the type of eligibility condition. Last updated for the 2015 valuation pursuant to an experience study of the period 2012-2014	Experience - based table of rates that are specific to the type of eligibility condition. Last updated for the 2015 valuation pursuant to an experience study of the period 2012-2014
Retirement Age:	Wisconsin 2018 Mortality Table. The rates based on actual WRS experience adjusted for future mortality improvements using the MP-2018 fully generational improvement scale (multiplied by 60%)	Wisconsin 2018 Mortality Table. The rates based on actual WRS experience adjusted for future mortality improvements using the MP-2018 fully generational improvement scale (multiplied by 60%)	Wisconsin 2018 Mortality Table. The rates based on actual WRS experience adjusted for future mortality improvements using the MP-2018 fully generational improvement scale (multiplied by 60%)	Wisconsin 2012 Mortality Table. The rates based on actual WRS experience adjusted for future mortality improvements using the MP-2015 fully generational improvement scale (multiplied by 50%)	Wisconsin 2012 Mortality Table. The rates based on actual WRS experience adjusted for future mortality improvements using the MP-2015 fully generational improvement scale (multiplied by 50%)

Mortality:

* No post-retirement adjustment is guaranteed. Actual adjustments are based on recognized investment return, actuarial experience, and other factors. Value is the assumed annual adjustment based on the investment return assumption and the post-retirement discount rate.

(Continued on page 72)

CITY OF LA CROSSE, WISCONSIN WISCONSIN RETIREMENT SYSTEM PENSION SCHEDULES - Continued YEAR ENDED DECEMBER 31, 2023

SIGNIFICANT METHODS AND ASSUMPTIONS USED IN CALCULATING WISCONSIN RETIREMENT SYSTEM ACTUARIALLY DETERMINED CONTRIBUTIONS:

	2017	2016	2015	2014	2013
Valuation Date:	December 31, 2015	December 31, 2014	December 31, 2013	December 31, 2012	December 31, 2011
Amortization Cost Method:	Frozen Entry Age	Frozen Entry Age	Frozen Entry Age	Frozen Entry Age	Frozen Entry Age
Amortization Method:	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period
Amortization Period:	30-year closed from date of participation in WRS	30-year closed from date of participation in WRS	30-year closed from date of participation in WRS	30-year closed from date of participation in WRS	30-year closed from date of participation in WRS
Asset Valuation Method:	Five-Year Smoothed Market (Closed)	Five-Year Smoothed Market (Closed)	Five-Year Smoothed Market (Closed)	Five-Year Smoothed Market (Closed)	Five-Year Smoothed Market (Closed)
Actuarial Assumptions Net Investment Rate of Return:	5.5%	5.5%	5.5%	5.5%	5.5%
Weighted Based on Assumed Rate for; Pre-retirement: Post-retirement: Salary Increases	7.2% 5.0%	7.2% 5.0%	7.2% 5.0%	7.2% 5.0%	7.2% 5.0%
Wage Inflation: Seniority/Merit:	3.2% 0.1 - 5.6%	3.2% 0.1 - 5.6%	3.2% 0.1 - 5.6%	3.2% 0.1 - 5.6%	3.2% 0.1 - 5.6%
Post-retirement Benefit Adjustments*:	2.1%	2.1%	2.1%	2.1%	2.1%
	Experience - based table of rates that are specific to the type of eligibility condition. Last updated for the 2015 valuation pursuant to an experience study of the period 2012-2014	Experience - based table of rates that are specific to the type of eligibility condition. Last updated for the 2012 valuation pursuant to an experience study of the period 2009-2011	Experience - based table of rates that are specific to the type of eligibility condition. Last updated for the 2012 valuation pursuant to an experience study of the period 2009-2011	Experience - based table of rates that are specific to the type of eligibility condition. Last updated for the 2012 valuation pursuant to an experience study of the period 2009-2011	Experience - based table of rates that are specific to the type of eligibility condition. Last updated for the 2009 valuation pursuant to an experience study of the period 2006-2008
Retirement Age:	Wisconsin 2012 Mortality Table. The rates based on actual WRS experience adjusted for future mortality improvements using the MP-2015 fully generational improvement scale (multiplied by 50%)	Wisconsin 2012 Mortality Table. The rates based on actual WRS experience projected to 2017 with scale BB to all for future improvements (margin) in mortality.	Wisconsin 2012 Mortality Table. The rates based on actual WRS experience projected to 2017 with scale BB to all for future improvements (margin) in mortality.	Wisconsin 2012 Mortality Table. The rates based on actual WRS experience projected to 2017 with scale BB to all for future improvements (margin) in mortality.	Wisconsin Projected Experience Table - 2005 for women and 90% of the Wisconsin Projected Experience Table - 2005 for men.

Mortality:

* No post-retirement adjustment is guaranteed. Actual adjustments are based on recognized investment return, actuarial experience, and other factors. Value is the assumed annual adjustment based on the investment return assumption and the post-retirement discount rate.

CITY OF LA CROSSE, WISCONSIN WISCONSIN RETIREMENT SYSTEM LOCAL RETIREE LIFE INSURANCE FUND SCHEDULES YEAR ENDED DECEMBER 31, 2023

SCHEDULE OF PROPORTIONATE SHARE OF THE NET OPEB LIABILITY (ASSET) Last 10 Fiscal Years

Proportion of the Net OPEB Liability (Asset) 1.06953900% 1.16153600% 1.22622300% 1.17931200% 1.20713400% 1.19802700%	Proportionate Share of the Net OPEB Liability (Asset) \$ 4,074,758 6,865,107 6,745,112 5,021,740 3,114,813 3,604,360	Covered Payroll \$ 32,797,000 33,183,000 32,350,000 31,321,000 30,307,000 50,380,462	Proportionate Share of the Net OPEB Liability (Asset) as a Percentage of its Covered Payroll 12.42% 20.69% 20.85% 16.03% 10.28% 7.15%	Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability (Asset) 38.81% 29.57% 31.36% 37.58% 48.69% 44.81%
	Last 10 Fis	scal Years		
Contractually Required Contributions	Contributions in Relation to the Contractually Required Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
\$ 21,459 23,773 24,451 21,319 23,257 22,750	(21,459) (23,773) (24,451) (21,319) (23,257) (22,750)	\$- - - - -	\$ 32,797,000 33,183,000 32,350,000 31,321,000 30,307,000 50,380,462	0.07% 0.07% 0.08% 0.07% 0.08% 0.05%
	the Net OPEB Liability (Asset) 1.06953900% 1.16153600% 1.22622300% 1.17931200% 1.20713400% 1.19802700% Contractually Required Contributions \$ 21,459 23,773 24,451 21,319 23,257	Proportion of the Net OPEB Liability (Asset) Share of the Net OPEB Liability (Asset) 1.06953900% \$ 4,074,758 1.16153600% 6,865,107 1.22622300% 6,745,112 1.17931200% 5,021,740 1.20713400% 3,114,813 1.19802700% 3,604,360 SCHEDULE OF C Last 10 Fis Contractually Required Contributions Contributions in Relation to the Contractually Required Contributions \$ 21,459 23,773 24,451 (21,459) (23,773) 24,451 \$ 21,459 23,257 (21,459) (23,257)	$\begin{tabular}{ c c c c c } \hline Proportion of the Net OPEB Liability (Asset) & Vertex OPEB Liability (Asset) & Covered Payroll \\ \hline liability (Asset) & Liability (Asset) & Covered Payroll \\ \hline 1.06953900\% & $ 4,074,758 & $ 32,797,000 \\ 1.16153600\% & 6,865,107 & 33,183,000 \\ 1.22622300\% & 6,745,112 & 32,350,000 \\ 1.120713400\% & 5,021,740 & 31,321,000 \\ 1.20713400\% & 3,114,813 & 30,307,000 \\ 1.19802700\% & 3,604,360 & 50,380,462 \\ \hline & & & & & & \\ \hline & & & & & & & \\ \hline & & & &$	Proportion of the Net OPEB Liability (Asset) Proportionate Share of the Net OPEB Liability (Asset) Share of the Net OPEB Liability (Asset) as a Percentage of its Covered Payroll 1.06953900% \$ 4,074,758 \$ 32,797,000 12.42% 1.16153600% 6,865,107 33,183,000 20.69% 1.22622300% 6,745,112 32,350,000 20.85% 1.17931200% 5,021,740 31,321,000 16.03% 1.20713400% 3,114,813 30,307,000 10.28% 1.19802700% 3,604,360 50,380,462 7.15% Contributions in Relation to the Contractually Required Contributions Contribution Deficiency Contributions Covered Payroll \$ 21,459 (21,459) \$ - \$ 32,797,000 23,773 (23,773) 33,183,000 24,451 (24,451) 32,350,000 21,319 (21,319) 31,321,000 23,257 (23,257) 30,307,000

The City implemented the Government Accounting Standards Board Statement No. 75 for the year ended December 31, 2018. Requirements have been implemented prospectively; therefore, the above illustrations do not reflect similar information for the proceeding years.

Notes to Required Supplementary Information for the Year Ended December 31, 2023

Changes of benefit terms - there were no changes of benefit terms for any participating employer in the local retiree life insurance fund.

Changes of assumptions:

In addition to the rate changes detailed in the tables above, the State of Wisconsin Employee Trust Fund Board adopted economic and demographic assumption changes based on a three year experience study performed for the Wisconsin Retirement System. These assumptions are used in the actuarial valuations of OPEB liabilities (assets) for the retiree life insurance programs and are summarized below.

The assumption changes that were used to measure the December 31, 2021 total OPEB liabilities, including the following:

Lowering the price inflation rate from 2.5% to 2.4%

Mortality assumptions were changed to reflect updated trends by transitioning from the Wisconsin 2018 Mortality Table to the 2020 WRS Experience Mortality Table.

The assumption changes that were used to measure the December 31, 2018 total OPEB liabilities, including the following:

Lowering the long-term expected rate of return from 5.00% to 4.25%

Lowering the wage inflation rate from 3.2% to 3.0%

Lowering the price inflation rate from 2.7% to 2.5%

Mortality assumptions were changed to reflect updated trends by transitioning from the Wisconsin 2012 Mortality Table to the Wisconsin 2018 Mortality Table.

CITY OF LA CROSSE, WISCONSIN

SUPPLEMENTARY INFORMATION

CITY OF LA CROSSE, WISCONSIN COMBINING BALANCE SHEETS NONMAJOR GOVERNMENTAL FUNDS DECEMBER 31, 2023

ASSETS Cash and investments	SPECIAL REVENUE FUNDS \$ 13,347,763	CAPITAL PROJECT FUNDS \$ 46,002,877	TOTAL NONMAJOR GOVERNMENTAL FUNDS \$ 59,350,640
Receivable			
Taxes	167,434	14,521,191	14,688,625
Accounts and other	666,316	242,005	908,321
Special assessments	533,547	-	533,547
Loan	400,000	635,941	1,035,941
Due from other funds	155,264	11,883	167,147
Due from other governments	3,498,063	1,373,000	4,871,063
Inventories	250,214	-	250,214
Prepaids	207,618	223,034	430,652
Leases receivable Advances to other funds	1,670,386 127,802	239,020 20,000	1,909,406 147,802
Advances to other funds	127,002	20,000	147,002
TOTAL ASSETS	\$ 21,024,407	\$ 63,268,951	\$ 84,293,358
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts payable	\$ 399,466	\$ 7,315,662	\$ 7,715,128
Accrued expenses			
Payroll	215,065	-	215,065
Interest	-	11,453	11,453
Due to other funds	133,126	545,820	678,946
Due to other governments	1,120,703	342,040	1,462,743
Deposit payable	62,681	-	62,681
Unearned revenue - other	990,991	712,823	1,703,814
Advances from other funds	2,460,000	2,436,479	4,896,479
TOTAL LIABILITES	5,382,032	11,364,277	16,746,309
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue - tax roll	155,264	14,533,074	14,688,338
Unavailable revenue - special assessments	517,557	-	517,557
Leases	1,649,862	237,789	1,887,651
TOTAL DEFERRED INFLOWS OF RESOURCES	2,322,683	14,770,863	17,093,546
FUND BALANCES			
Nonspendable	585,634	243,034	828,668
Restricted		37,333,260	37,333,260
Committed	12,894,776		12,894,776
Unassigned	(160,718)	(442,483)	(603,201)
TOTAL FUND BALANCES	13,319,692	37,133,811	50,453,503
	¢ 04 004 407	¢ 63.000.054	¢ 04 000 050
RESOURCES, AND FUND BALANCES	<u>\$ 21,024,407</u>	<u>\$ 63,268,951</u>	<u>\$ 84,293,358</u>

COMBINING STATEMENT OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES NONMAJOR GOVERNMENTAL FUNDS YEAR ENDED DECEMBER 31, 2023

	SPECIAL REVENUE FUNDS	CAPITAL PROJECT FUNDS	TOTAL NONMAJOR GOVERNMENTAL FUNDS
REVENUE			
Taxes	\$ 182,834	\$ 10,774,830	\$ 10,957,664
Special assessment	217,490	-	217,490
Intergovernmental	6,394,190	3,574,465	9,968,655
Licenses and permits	1,060,473	-	1,060,473
Fines, forfeits, and penalties	855,163	-	855,163
Public charges for services	5,897,687	13,059	5,910,746
Intergovernmental charges for services Miscellaneous	622,001	-	622,001
	1,161,513 83,382	1,609,408	2,770,921 83,382
Change in fair value of investments TOTAL REVENUE	16,474,733	15,971,762	32,446,495
TOTAL REVENUE	10,474,735	13,971,702	32,440,495
EXPENDITURES			
Current			
General government	440,408	7,983	448,391
Public safety	595,757	-	595,757
Public works	6,831,634	-	6,831,634
Health and human services	153,585	-	153,585
Culture, recreation, and education	5,788,255	23,600	5,811,855
Conservation and development	723,835	480,232	1,204,067
Debt service	0.045	004.004	007 000
Principal Interest	6,015 850	821,381	827,396
Other	000	231,071	231,921
	۔ 1,196,795	- 36,563,245	- 37,760,040
Capital outlay TOTAL EXPENDITURES	15,737,134	38,127,512	53,864,646
TOTAL EXPENDITORES	10,707,104		00,004,040
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	737,599	(22,155,750)	(21,418,151)
OTHER FINANCING SOURCES (USES)			
Transfers in	1,283,687	8,366,330	9,650,017
Transfers (out)	(3,938,415)	(10,413,061)	(14,351,476)
Sale of capital assets	5,061	170,051	175,112
Issuance of long-term debt	-	17,681,904	17,681,904
Subscription-based IT arrangements		649,768	649,768
TOTAL OTHER FINANCING SOURCES (USES)	(2,649,667)	16,454,992	13,805,325
EXCESS OF REVENUE AND OTHER SOURCES OVER			
(UNDER) EXPENDITURES AND OTHER USES	(1,912,068)	(5,700,758)	(7,612,826)
FUND BALANCE - BEGINNING OF YEAR	15,231,760	42,834,569	58,066,329
FUND BALANCE - END OF YEAR	<u>\$ 13,319,692</u>	\$ 37,133,811	\$ 50,453,503

COMBINING BALANCE SHEETS NONMAJOR SPECIAL REVENUE FUNDS DECEMBER 31, 2023

<u>ASSETS</u>	STATE GRANTS	LOCAL GRANTS	LIBRARY	LA CROSSE CENTER	TRANSIT	SPECIAL ASSESSMENTS	SPECIAL ASSIGNED	ROOM TAX	TOTAL NONMAJOR SPECIAL REVENUE FUNDS
Cash and investments	\$ 509,662	\$-	\$ 2,084,891	\$ 177,244	\$ 94,518	\$ 259,436	\$ 7,790,240	\$ 2,431,772	\$ 13,347,763
Receivable									
Taxes	-	-	-	-	-	167,434	-	-	167,434
Accounts and other	1,954	250,000	-	222,630	137,445	1,012	53,275	-	666,316
Special assessments	-	-	-	-	-	533,547	-	-	533,547
Loan	-	-	-	-	-	-	400,000	-	400,000
Due from other funds	-	-	-	-	-	155,264	-	-	155,264
Due from other governments	112,151	-	-	-	3,379,212	-	6,700	-	3,498,063
Inventories	-	-	-	17,614	232,600	-	-	-	250,214
Prepaids	-	-	-	154,500	26,882	-	26,236	-	207,618
Leases receivable	-	-	-	-	-	-	1,670,386	-	1,670,386
Advances to other funds	<u> </u>						127,802		127,802
TOTAL ASSETS	\$ 623,767	\$ 250,000	\$ 2,084,891	\$ 571,988	\$ 3,870,657	<u>\$ 1,116,693</u>	\$ 10,074,639	\$ 2,431,772	\$ 21,024,407
LIABILITIES Accounts payable Accrued expenses Payroll Due to other funds Due to other governments Deposit payable Unearned revenue - other Advances from other funds TOTAL LIABILITES	\$ 20,369 - - - 266,476 - - - 286,845	\$ 5,875 - 133,126 - 110,999 - 250,000	\$ - - - - - - - - -	\$ 84,375 18,208 - - - 151,979 	\$ 130,599 196,857 - 1,100,934 - 43,503 2,300,000 3,771,893	\$	\$ 158,169 - 19,769 62,681 418,034 160,000 818,653	\$ - - - - - - - -	\$ 399,466 215,065 133,126 1,120,703 62,681 990,991 2,460,000 5,382,032
DEFERRED INFLOWS OF RESOURCES									
Unavailable revenue - tax roll	-	-	-	-	-	155,264	-	-	155,264
Unavailable revenue - special assessments	-	-	-	-	-	517,557	-	-	517,557
Leases							1,649,862		1,649,862
TOTAL DEFERRED INFLOWS OF RESOURCES						672,821	1,649,862		2,322,683
FUND BALANCES Nonspendable Committed Unassigned TOTAL FUND BALANCES	336,922 	- - 	2,084,891	172,114 145,312 	259,482 (160,718) 98,764	443,793	154,038 7,452,086 7,606,124	2,431,772	585,634 12,894,776 (160,718) 13,319,692
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	<u>\$ 623,767</u>	\$ 250,000	<u>\$ 2,084,891</u>	<u>\$ </u>	<u>\$ 3,870,657</u>	<u>\$ 1,116,693</u>	<u>\$ 10,074,639</u>	<u>\$ 2,431,772</u>	<u>\$ 21,024,407</u>

COMBINING STATEMENT OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES NONMAJOR SPECIAL REVENUE FUNDS YEAR ENDED DECEMBER 31, 2023

	STATE GRANTS	LOCAL GRANTS	LIBRARY	LA CROSSE CENTER	TRANSIT	SPECIAL ASSESSMENTS	SPECIAL ASSIGNED	ROOM TAX	TOTAL NONMAJOR SPECIAL REVENUE FUNDS
REVENUE									
Taxes	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$ 182,834	\$ 182,834
Special assessment	-	-	-	-	-	217,490	-	-	217,490
Intergovernmental	586,168	677,958	4,700	-	4,979,504	-	145,860	-	6,394,190
Licenses and permits	-	-	-	-	-	-	1,060,473	-	1,060,473
Fines, forfeits, and penalties	-	-	-	-	-	-	855,163	-	855,163
Public charges for services	-	-	-	3,781,978	470,671	-	1,599,700	45,338	5,897,687
Intergovernmental charges for services	-	-	-	-	423,474	-	198,527	-	622,001
Miscellaneous	-	-	266,863	26,951	253,445	20,422	474,263	119,569	1,161,513
Change in fair value of investments	-	-	83,382	-	-	-	-	-	83,382
TOTAL REVENUE	586,168	677,958	354,945	3,808,929	6,127,094	237,912	4,333,986	347,741	16,474,733
	······	-				· · · · · · · · · · · · · · · · · · ·			
EXPENDITURES									
Current									
General government	-	-	-	-	-	952	439,456	-	440,408
Public safety	270,215	-	-	-	-	-	325,542	-	595,757
Public works	-	-	-	-	6,774,637	56,997	-	-	6,831,634
Health and human services	-	-	-	-	-	-	153,585	-	153,585
Culture, recreation, and education	10,950	18,215	320,203	3,444,268	-	-	1,994,619	-	5,788,255
Conservation and development	239,518	218,397	-	-	-	-	265,920	-	723,835
Debt service	,	,					,		,
Principal	-	-	-	-	6,015	-	-	-	6,015
Interest	-	-	-	-	850	-	-	-	850
Capital outlay	126,067	441,346	-	14,703	59,066	49,650	505,963	-	1,196,795
TOTAL EXPENDITURES	646,750	677,958	320,203	3,458,971	6,840,568	107,599	3,685,085	-	15,737,134
	······	-				· · · · · · · · · · · · · · · · · · ·			
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(60,582)	-	34,742	349,958	(713,474)	130,313	648,901	347,741	737,599
OTHER FINANCING SOURCES (USES)									
Transfers in	-	-	-	69,895	800,925	-	412,867	-	1,283,687
Transfers (out)	-	-	-	(419,853)	(55,000)	-	(2,959,542)	(504,020)	(3,938,415)
Sale of capital assets	-	-	-	-	1,196	-	3,865	-	5,061
TOTAL OTHER FINANCING SOURCES (USES)	-	-		(349,958)	747,121		(2,542,810)	(504,020)	(2,649,667)
EXCESS OF REVENUE AND OTHER SOURCES OVER									
(UNDER) EXPENDITURES AND OTHER USES	(60,582)	-	34,742	-	33,647	130,313	(1,893,909)	(156,279)	(1,912,068)
· ·	. ,						. ,	. ,	. ,
FUND BALANCE - BEGINNING OF YEAR	397,504		2,050,149	317,426	65,117	313,480	9,500,033	2,588,051	15,231,760
FUND BALANCE - END OF YEAR	\$ 336,922	<u>\$ -</u>	\$ 2,084,891	\$ 317,426	\$ 98,764	\$ 443,793	\$ 7,606,124	\$ 2,431,772	\$ 13,319,692

COMBINING BALANCE SHEETS NONMAJOR CAPITAL PROJECT FUNDS DECEMBER 31, 2023

ASSETS	CAPITAL PROJECTS	CAPITAL BONDS	CAPITAL NOTES	TIF 10	TIF 11	TIF 12	TIF 13	TIF 14	TIF 15	TIF 16	TIF 17
Cash and investments	\$ 1,074,538	\$ 9,008,303	\$ 4,184,839	\$ 152,993	\$ 2,734,800	\$-	\$ 8,885,510	\$ 2,525,991	\$ 1,238,610	\$ 200,417	\$ 1,582,331
Receivable											
Taxes	-	-	-	237,641	4,709,693	584,605	3,321,676	1,513,309	1,242,969	789,594	2,121,704
Accounts and other	-	-	-	-	10,739	-	4,462	52,635	29,529	-	-
Loan	-	-	-	-	67,392	-	37,607	235,650	295,292	-	-
Due from other funds	-	-	-	-	-	-	-	-	-	-	-
Due from other governments Prepaids	-	-	- 208,118	-	- 698	-	-	-	-	-	-
Leases receivable	-	-	200,110	-	090	-	239,020	-	-	-	-
Advances to other funds			-		20,000		239,020				
Advances to other funds					20,000						
TOTAL ASSETS	\$ 1,074,538	\$ 9,008,303	\$ 4,392,957	\$ 390,634	\$ 7,543,322	\$ 584,605	<u>\$ 12,488,275</u>	\$ 4,327,585	\$ 2,806,400	\$ 990,011	\$ 3,704,035
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES											
LIABILITIES											
Accounts payable	\$ -	\$ 403,049	\$ 1,736,326	\$ 8,665	\$ 24,476	\$ 7,157	\$ 53,596	\$-	\$ 12,375	\$ 8,874	\$-
Accrued expenses	Ŧ	• ••••	+ .,	+ -,	+,+	• .,.•		Ŧ	+,	+ -,	÷
Interest	-	-	-	-	-	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	161,360	-	-	-	-	-
Due to other governments	-	-	-	-	-	-	-	-	-	-	-
Unearned revenue - other	-	-	-	-	74,131	-	41,368	258,285	324,821	-	-
Advances from other funds				202,364	2,000,000	214,115					
TOTAL LIABILITES		403,049	1,736,326	211,029	2,098,607	382,632	94,964	258,285	337,196	8,874	
DEFERRED INFLOWS OF RESOURCES											
Unavailable revenue - tax roll	-	-	-	237,641	4,709,693	584,605	3,321,676	1,513,309	1,242,969	789,594	2,121,704
Leases			-	237,641	4,709,693	584,605	237,789	-	1,242,969	789,594	-
TOTAL DEFERRED INFLOWS OF RESOURCES				237,641	4,709,693	584,605	3,559,465	1,513,309	1,242,969	789,594	2,121,704
FUND BALANCES											
Nonspendable			208,118		20,698						
Restricted	- 1,074,538	- 8,605,254	2,448,513	-	714,324	-	8,833,846	- 2,555,991	- 1,226,235	- 191,543	- 1,582,331
Unassigned	-	- 0,000,204	2,440,515	(58,036)		(382,632)	0,000,040	2,000,001	-	-	-
TOTAL FUND BALANCES	1,074,538	8,605,254	2,656,631	(58,036)	735,022	(382,632)	8,833,846	2,555,991	1,226,235	191,543	1,582,331
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	<u>\$ 1,074,538</u>	<u>\$ 9,008,303</u>	<u>\$ 4,392,957</u>	<u>\$ 390,634</u>	<u> </u>	<u>\$ 584,605</u>	<u>\$ 12,488,275</u>	<u>\$ 4,327,585</u>	<u>\$ 2,806,400</u>	<u>\$ 990,011</u>	<u>\$ 3,704,035</u>

(Continued on page 79)

COMBINING BALANCE SHEETS

NONMAJOR CAPITAL PROJECT FUNDS - Continued

DECEMBER 31, 2023

ASSETS		TIF 18		TIF 19		TIF 20		TIF 21	CAPITAL EQUIPMENT	LAN	LDINGS AND ND CAPITAL ROJECTS		OODPLAIN ONTROL	НОЦ	JSING	PARKS AND RECREATION	ROADWAY AND INFRA- STRUCTURE	TOTAL NONMAJOR CAPITAL PROJECT FUNDS
Cash and investments	\$	246,580	\$	9,185	\$	29,546	\$	9,000	\$ 355,356	\$	3,519,980	\$	40,433	\$	707	\$ 1,568,199	\$ 8,635,559	\$ 46,002,877
Receivable																		
Taxes		-		-		-		-	-				-		-	-	-	14,521,191
Accounts and other		-		-		-		-	19,610		113,928		-		-	-	11,102	242,005
Loan Due from other funds		- 11.883		-		-		-	-		-		-		-	-	-	635,941 11,883
Due from other governments		11,005		-		-		-	- 1,373,000		-		-		-	-	-	1,373,000
Prepaids									14,218									223,034
Leases receivable		-		-		-		-	-		-		-		-	-	-	239,020
Advances to other funds		-		-		-		-	-		-		-		-	-	-	20,000
							_			_		_						
TOTAL ASSETS	\$	258,463	\$	9,185	\$	29,546	\$	9,000	\$ 1,762,184	\$	3,633,908	\$	40,433	\$	707	\$ 1,568,199	\$ 8,646,661	\$ 63,268,951
LIABILITIES. DEFERRED INFLOWS OF RESOURCES. AND FUND BALANCES																		
LIABILITIES	•	000 040	•		^		^		* 50 100	•	005 400	^		•	500	A 005 740	* 0 400 770	¢ 7.045.000
Accounts payable	\$	226,613	\$	-	\$	-	\$	-	\$ 53,429	\$	905,108	\$	-	\$	500	\$ 385,718	\$ 3,489,776	\$ 7,315,662
Accrued expenses Interest									11,453									11,453
Due to other funds		-						-	384,460						-		-	545,820
Due to other governments		_		_				_	342,040		_		-		-	_	_	342,040
Unearned revenue - other		-		-		-		-	14,218		-		-		-	-	-	712,823
Advances from other funds		-		10,000		-		10,000					-		-			2,436,479
TOTAL LIABILITES		226,613		10,000		-		10,000	805,600		905,108		-		500	385,718	3,489,776	11,364,277
		_		_		_		_			_		-		_			
DEFERRED INFLOWS OF RESOURCES																		
Unavailable revenue - tax roll		11,883		-		-		-	-		-		-		-	-	-	14,533,074 237,789
Unavailable revenue - special assessments TOTAL DEFERRED INFLOWS OF RESOURCES		11.883						-					<u> </u>					14,770,863
TOTAL DEFERRED INFLOWS OF RESOURCES		11,005		<u> </u>		<u> </u>							<u> </u>					14,770,005
FUND BALANCES																		
Nonspendable		-		-		-		-	14,218		-		-		-	-	-	243,034
Restricted		19,967		-		29,546		-	942,366		2,728,800		40,433		207	1,182,481	5,156,885	37,333,260
Unassigned		-		(815)		-		(1,000)			-		-		-			(442,483)
TOTAL FUND BALANCES		19,967		(815)		29,546		(1,000)	956,584		2,728,800		40,433		207	1,182,481	5,156,885	37,133,811
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$	258,463	\$	9,185	\$	29,546	\$	9,000	<u>\$ 1,762,184</u>	\$	3,633,908	\$	40,433	\$	707	<u>\$ 1,568,199</u>	<u>\$ 8,646,661</u>	<u>\$ 63,268,951</u>
					_													

CITY OF LA CROSSE, WISCONSIN COMBINING STATEMENT OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES NONMAJOR CAPITAL PROJECT FUNDS YEAR ENDED DECEMBER 31, 2023

	CAPITAL PROJECTS	CAPITAL BONDS	CAPITAL NOTES	TIF 10	TIF 11	TIF 12	TIF 13	TIF 14	TIF 15	TIF 16	TIF 17
REVENUE	TROJECTO	BONDS	NOTES			111 12		10 14			
Taxes	\$ -	\$ -	\$-	\$ 271,620	\$ 3,074,050	\$ 451,659	\$ 2,729,672	\$ 1,619,509	\$ 840,997	\$ 276,716	\$ 1,504,193
Intergovernmental	-	· _	· _	4,956	495,845	9,488	208,099	733,821	77,240	2,102	17,393
Public charges for services	-	-	-	-	-	-	-	13,059	-	-	-
Miscellaneous				8,483	204,150	5,897	319,197	146,359	49,069	163,401	93,928
TOTAL REVENUE				285,059	3,774,045	467,044	3,256,968	2,512,748	967,306	442,219	1,615,514
EXPENDITURES											
Current											
General government	-	-	-	-	-	-	-	-	-	-	-
Culture, recreation and education	-	-	-	-	-	-	-	-	-	-	-
Conservation and development	-	-	132,686	25,130	47,436	22,969	44,695	34,083	29,663	25,171	35,941
Debt service											
Principal	-	-	204,589	-	-	52,899	-	-	-	366,000	116,899
Interest	-	-	-	10,164	100,450	28,868	71,148	-	-	-	8,988
Capital outlay	916,362	3,229,188	2,554,805	218,917	3,088,157	82,667	106,499	861,946	265,550	33,859	397,811
TOTAL EXPENDITURES	916,362	3,229,188	2,892,080	254,211	3,236,043	187,403	222,342	896,029	295,213	425,030	559,639
EXCESS OF REVENUE OVER											
(UNDER) EXPENDITURES	(916,362)	(3,229,188)	(2,892,080)	30,848	538,002	279,641	3,034,626	1,616,719	672,093	17,189	1,055,875
OTHER FINANCING SOURCES (USES)											
Transfers in	-	-	-	-	-	-	-	-	-	-	-
Transfers (out)	-	-	-	-	(2,019,101)	(485,000)	(3,760,307)	(2,760,180)	(50,000)	-	(1,079,231)
Sale of capital assets	-	-	-	-	-	-	-	-	-	-	-
Issuance of long-term debt	-	11,834,442	5,548,711	-	-	-	-	-	-	-	-
Subscription-based IT arrangements											
TOTAL OTHER FINANCING SOURCES (USES)		11,834,442	5,548,711		(2,019,101)	(485,000)	(3,760,307)	(2,760,180)	(50,000)		(1,079,231)
EXCESS OF REVENUE AND OTHER SOURCES											
OVER (UNDER) EXPENDITURES AND	(0.10.0					(000 0000)			000 0C -		(00.05-)
OTHER USES	(916,362)	8,605,254	2,656,631	30,848	(1,481,099)	(205,359)	(725,681)	(1,143,461)	622,093	17,189	(23,356)
FUND BALANCE - BEGINNING OF YEAR	1,990,900			(88,884)	2,216,121	(177,273)	9,559,527	3,699,452	604,142	174,354	1,605,687
FUND BALANCE - END OF YEAR	<u>\$ 1,074,538</u>	<u>\$ 8,605,254</u>	<u>\$ 2,656,631</u>	<u>\$ (58,036</u>)	<u>\$ 735,022</u>	<u>\$ (382,632)</u>	<u>\$ 8,833,846</u>	<u>\$ 2,555,991</u>	\$ 1,226,235	<u>\$ 191,543</u>	<u>\$ 1,582,331</u>

(Continued on page 81)

COMBINING STATEMENT OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES NONMAJOR CAPITAL PROJECT FUNDS - Continued

YEAR ENDED DECEMBER 31, 2023

		TIF 19	TIF 20	TIF 21	CAPITAL EQUIPMENT	BUILDINGS AND LAND CAPITAL PROJECTS	FLOODPLAIN CONTROL	HOUSING	PARKS AND RECREATION	ROADWAY AND INFRA- STRUCTURE	TOTAL NONMAJOR CAPITAL PROJECT FUNDS
REVENUE	•	•	• • • • • • •	•	\$ -	•	•	•	•	•	A 10 771 000
Taxes	\$-	\$-	\$ 6,414	\$ -	-	\$- 435,413	\$-	\$ -	\$- 250,000	\$- 172,889	\$ 10,774,830
Intergovernmental Public charges for services	-	-	-	-	1,167,219	435,413	-	-	250,000	172,889	3,574,465 13,059
Miscellaneous	1,358	-	1,040	-	26,757	207,699	- 1,413	82	- 72,681	307,894	1,609,408
TOTAL REVENUE	1,358		7,454		1,193,976	643.112	1,413	82	322.681	480,783	15,971,762
TOTAL NEVENOL	1,000		1,404		1,100,010	040,112	1,410	02	022,001	400,100	10,011,102
EXPENDITURES											
Current											
General government	-	-	-	-	-	-	-	3,500	-	4,483	7,983
Culture, recreation and education	-	-	-	-	-	-	-	-	23,600	-	23,600
Conservation and development	81,486	486	486	-	-	-	-	-	-	-	480,232
Debt service											
Principal	-	-	-	-	80,994	-	-	-	-	-	821,381
Interest	-	-	-	-	11,453	-	-	-	-	-	231,071
Capital outlay	6,305,638			1,000	3,638,598	7,691,544			1,506,640	5,664,064	36,563,245
TOTAL EXPENDITURES	6,387,124	486	486	1,000	3,731,045	7,691,544		3,500	1,530,240	5,668,547	38,127,512
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(6,385,766)	(486)	6,968	(1,000)	(2,537,069)	(7,048,432)	1,413	(3,418)	(1,207,559)	(5,187,764)	(22,155,750)
OTHER FINANCING SOURCES (USES)											
Transfers in	6,420,487	-	-	-	385,000	1,344,843	-	-	200,000	16,000	8,366,330
Transfers (out)	-	-	-	-	-	(259,242)	-	-	-	-	(10,413,061)
Sale of capital assets	-	-	-	-	170,051	-	-	-	-	-	170,051
Issuance of long-term debt	-	-	-	-	298,751	-	-	-	-	-	17,681,904
Capital lease proceeds	-	-		-	649,768	-					649,768
TOTAL OTHER FINANCING SOURCES (USES)	6,420,487	-		-	1,503,570	1,085,601			200,000	16,000	16,454,992
EXCESS OF REVENUE AND OTHER SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES	34,721	(486)	6,968	(1,000)	(1,033,499)	(5,962,831)	1,413	(3,418)	(1,007,559)	(5,171,764)	(5,700,758)
FUND BALANCE - BEGINNING OF YEAR	(14,754)	(329)	22,578		1,990,083	8,691,631	39,020	3,625	2,190,040	10,328,649	42,834,569
FUND BALANCE - END OF YEAR	\$ 19,967	<u>\$ (815)</u>	<u>\$ 29,546</u>	<u>\$ (1,000)</u>	<u>\$ 956,584</u>	\$ 2,728,800	\$ 40,433	<u>\$ 207</u>	\$ 1,182,481	\$ 5,156,885	\$ 37,133,811

CITY OF LA CROSSE, WISCONSIN STATEMENT OF NET POSITION - INTERNAL SERVICE FUNDS DECEMBER 31, 2023

<u>ASSETS</u>	STOCK ROOM	SE	LF INSURED HEALTH	125 FLEX PENDING	IABILITY CLAIMS		VORKER'S	MAM	FUEL NAGEMENT	AYROLL	TOTALS
CURRENT ASSETS Cash and investments Accounts receivable	\$ 14,247	\$	13,439,152	\$ 644,063	\$ 51,896	\$	2,140,835	\$	740,342	\$ 154,915	\$ 17,185,450
Customer Inventories Prepaids	- 90,113 -		30,714 - 41	13,205 - -			-		1,171 45,147 -	404,337 - 12,058	449,427 135,260 12,099
RESTRICTED ASSETS Cash	 <u>-</u>		<u> </u>	 <u>-</u>	 <u>-</u>		12,001		<u> </u>	 <u>-</u>	12,001
TOTAL ASSETS	\$ 104,360	\$	13,469,907	\$ 657,268	\$ 51,896	\$	2,152,836	\$	786,660	\$ 571,310	<u>\$ 17,794,237</u>
LIABILITIES AND NET POSITION											
LIABILITIES CURRENT LIABILITIES Accounts payable Other Unearned revenue - other	\$ 357 - -	\$	5,030,613 - 55,656	\$ -	\$ 619,587 - -	\$	1,065,500 - -	\$	19,804 - -	\$ 195,312 375,998	\$ 6,931,173 375,998 55,656
TOTAL LIABILITIES	 357		5,086,269	 -	 619,587	_	1,065,500		19,804	 571,310	7,362,827
NET POSITION Restricted for other Unrestricted TOTAL NET POSITION	 - 104,003 104,003		8,383,638 8,383,638	 657,268 657,268	 (567,691) (567,691)		12,001 1,075,335 1,087,336		766,856 766,856	 - - -	12,001 10,419,409 10,431,410
TOTAL LIABILITIES AND NET POSITION	\$ 104,360	\$	13,469,907	\$ 657,268	\$ 51,896	\$	2,152,836	\$	786,660	\$ 571,310	<u>\$ 17,794,237</u>

STATEMENT OF REVENUE, EXPENSES, AND CHANGES IN NET POSITION INTERNAL SERVICE FUNDS YEAR ENDED DECEMBER 31, 2023

	STOCK ROOM	SELF INSURED HEALTH	S125 FLEX SPENDING	LIABILITY CLAIMS	WORKER'S COMPENSATION	FUEL MANAGEMENT	TOTALS
OPERATING REVENUE							
Interdepartmental sales	\$ (4,461)	\$ 11,273,873	\$ 400,614	\$ 136,600	\$ 440,317	\$ 187,225	\$ 12,434,168
Other revenue		611,400	24,501		36,295		672,196
TOTAL OPERATING REVENUE	(4,461)	11,885,273	425,115	136,600	476,612	187,225	13,106,364
OPERATING EXPENSES							
Plant and maintenance expenses:							
Salaries and wages	-	175,060	407,546	-	598,346	-	1,180,952
Supplies and expenses		3,480				201,687	205,167
TOTAL PLANT AND MAINTENANCE EXPENSES		178,540	407,546		598,346	201,687	1,386,119
GENERAL EXPENSES							
Office supplies and other expenses	13,470	1,862	-	-	-	-	15,332
Outside services employed	-	36,207	-	-	-	11,590	47,797
Insurance expense	-	1,928,405	-	443,251	58,390	-	2,430,046
Employee benefits	-	14,748,079				-	14,748,079
TOTAL GENERAL EXPENSES	13,470	16,714,553		443,251	58,390	11,590	17,241,254
TOTAL OPERATING EXPENSES	13,470	16,893,093	407,546	443,251	656,736	213,277	18,627,373
OPERATING INCOME (LOSS)	(17,931)	(5,007,820)	17,569	(306,651)	(180,124)	(26,052)	(5,521,009)
NONOPERATING REVENUE (EXPENSES)							
Interest income	-	541,534	20,863	-	-	26,897	589,294
Miscellaneous revenue	-	1,237				-	1,237
TOTAL NONOPERATING REVENUE (EXPENSES)		542,771	20,863			26,897	590,531
CHANGE IN NET POSITION	(17,931)	(4,465,049)	38,432	(306,651)	(180,124)	845	(4,930,478)
NET POSITION - BEGINNING OF YEAR	121,934	12,848,687	618,836	(261,040)	1,267,460	766,011	15,361,888
NET POSITION - END OF YEAR	<u>\$ 104,003</u>	\$ 8,383,638	\$ 657,268	<u>\$ (567,691)</u>	<u>\$ 1,087,336</u>	\$ 766,856	<u>\$ 10,431,410</u>

STATEMENT OF CASH FLOWS INTERNAL SERVICE FUNDS YEAR ENDED DECEMBER 31, 2023

		STOCK ROOM	SELF INSURED HEALTH		S125 FLEX		LIABILITY CLAIMS		WORKER'S MPENSATION	MA	FUEL NAGEMENT		AYROLL	TOTALS
CASH FLOWS FROM OPERATING ACTIVITIES														
Receipts from customers Receipts from municipality	\$	- 3.886	\$ 613,944 11.273.873	\$	21,027 400,614	\$	- 136.600	\$	36,295 440.317	\$	(1,171) 187.225	\$	- (248,205)	\$ 670,095 12,194,310
Payments to suppliers for goods and services		(18,072)	(1,724,022)		400,614		(222,307)		(58,248)		(238,620)		(240,205) -	(2,261,269)
Payments for employees wages and benefits			(14,923,139)		(407,546)				(598,346)		-		-	(15,929,031)
NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES		(14,186)	(4,759,344)		14,095		(85,707)		(179,982)		(52,566)		(248,205)	(5,325,895)
CASH FLOWS FROM INVESTING ACTIVITIES														
Interest received		-	541,534		20,863		-		-		26,897		-	589,294
		(44,400)	(4.047.040)		24.050		(05 202)		(470.000)		(05.000)		(040.005)	(4 700 004)
NET CHANGE IN CASH AND CASH EQUIVALENTS		(14,186)	(4,217,810)		34,958		(85,707)		(179,982)		(25,669)		(248,205)	(4,736,601)
CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR		28,433	17,656,962		609,105		137,603		2,332,818		766,011		403,120	21,934,052
	*	44.047	¢ 42 420 450	•	644.000		54 000	•	0 4 50 000	•	740 242	*	454.045	¢ 47 407 454
CASH AND CASH EQUIVALENTS - END OF YEAR	Þ	14,247	<u>\$ 13,439,152</u>	þ	644,063	Þ	51,896	Þ	2,152,836	\$	740,342	<u>Þ</u>	154,915	<u>\$ 17,197,451</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY														
(USED IN) OPERATING ACTIVITIES	•	(17.004)	• (5.007.000)	•	17 500	•	(000.054)	•	(100.10.1)	•	(00.050)	•		* (5 504 000)
Operating income (loss) Changes in assets and liabilities	\$	(17,931)	<u>\$ (5,007,820)</u>	\$	17,569	\$	(306,651)	\$	(180,124)	\$	(26,052)	\$	-	<u>\$ (5,521,009)</u>
Decrease (increase) in receivables - customers		-	2,544		(3,474)		-		-		(1,171)		(74,598)	(76,699)
Decrease (increase) in inventories		3,745			-		-		-		(45,147)		-	(41,402)
(Increase) decrease in prepaid expenses		-	65		-		-		-		-		76	141
Increase (decrease) in accounts payable		-	245,867		-		220,944		142		19,804		(222,579)	264,178
Increase (increase) in other accrued expenses		-	-		-		-		-		-		48,896	48,896
Total adjustments		3,745	248,476		(3,474)		220,944		142		(26,514)		(248,205)	195,114
NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	\$	(14,186)	<u>\$ (4,759,344)</u>	\$	14,095	\$	(85,707)	\$	(179,982)	\$	(52,566)	\$	(248,205)	\$ (5,325,895)
CASH AND CASH EQUIVALENTS AT END OF YEAR														
Cash and investments	\$	14.247	\$ 13.439.152	\$	644.063	\$	51.896	\$	2.140.835	\$	740.342	\$	154.915	\$ 17.185.450
Restricted cash	Ψ		-	Ψ	-	Ŷ	-	Ψ	12,001	Ψ	-	Ŷ	-	12,001
TOTAL CASH AND CASH EQUIVALENTS	\$	14,247	\$ 13,439,152	\$	644,063	\$	51,896	\$	2,152,836	\$	740,342	\$	154,915	\$ 17,197,451

OTHER REPORT



INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Common Council City of La Crosse, Wisconsin

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of La Crosse (the "City") as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated July 29, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weakness. Therefore, material weaknesses, or significant deficiencies may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Hawkie Ash CPAS. LLP

La Crosse, Wisconsin July 29, 2024

INDEPENDENT AUDITORS' REPORT ON COMMUNICATION WITH THOSE CHARGED WITH GOVERNANCE

DECEMBER 31, 2023

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2-5 Independent Auditors' Report on Communication With Those Charged With Governance Appendix A - Adjusted Journal Entries

Appendix B - Management Representation Letter



INDEPENDENT AUDITORS' REPORT ON COMMUNICATION WITH THOSE CHARGED WITH GOVERNANCE

To the Common Council City of La Crosse, Wisconsin

We have audited the financial statements of the City of La Crosse (the "City") for the year ended December 31, 2023, and have issued our report thereon dated July 29, 2024. Professional standards also require that we advise you of the following matters related to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated December 19, 2023, our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the City solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance With All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm have complied with all relevant ethical requirements regarding independence.

Significant Risks Identified

We have identified the following significant risks:

- *Management Override of Controls* Professional standards require the auditor to address the risk that management is in a unique position to override controls that otherwise appear to be operating effectively.
- *Improper Revenue Recognition* Professional standards require the auditor to presume that risks of material misstatements exist in revenue recognition.

We have designed our audit procedures to adequately address the significant risks identified.

Qualitative Aspects of the City's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the City is included in Note 1 to the financial statements. As described in Note 1 to the financial statements, during the year, the City adopted Government Accounting Standards Board (GASB) Statement No. 96, Subscription-Based Information Technology Arrangements. This adoption had no effect on beginning net position. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are:

- The other post-employment benefits (OPEB) liability is based on an actuarial review of the City's health benefits plan and employee base.
- The net pension liability (WRS) is based on an actuarial review of the statewide retirement system (WRS). The net pension liability was measured as of December 31, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2021 rolled forward to December 31, 2022. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all participating employers.
- The net Local Retiree Life Insurance Fund (LRLIF) OPEB liability is based on an actuarial review of the LRLIF. The net LRLIF OPEB liability was measured as of December 31, 2022, and the total OPEB liability used to calculate the net LRLIF OPEB liability was determined by an actuarial valuation as of December 31, 2021 rolled forward to December 31, 2022. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The City's proportion of the net LRLIF OPEB liability was based on the City's share of contributions to the LRLIF OPEB plan relative to the contributions of all participating employers.

We evaluated the key factors and assumptions used to develop the estimates listed above in determining that they are reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the City's financial statements relate to: revenue recognition, Wisconsin Retirement System pension, Wisconsin Retirement System, local retiree life insurance fund, and Other Post-Employment Benefits defined benefit plan.

Significant Unusual Transactions

For purposes of this communication, professional standards require us to communicate to you significant unusual transactions identified during our audit. We have not identified any significant unusual transactions during the audit.

Significant Difficulties Encountered During the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. Management has corrected all identified misstatements. Uncorrected misstatements or matters underlying those uncorrected misstatements could potentially cause future-period financial statements to be materially misstated, even though the uncorrected misstatements are immaterial to the financial statements currently under audit.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brough to the attention of management as a result of our audit procedures. The material misstatements listed under Appendix A that we identified as a result of our audit procedures were brought to the attention of, and corrected by, management.

Disagreements With Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to City of La Crosse's financial statements or the auditors' report. No such disagreements arose during the course of the audit.

Representations Requested From Management

We have requested certain written representations from management which are included in the attached management representation letter listed under Appendix A dated July 29, 2024.

Management Consultations With Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the City, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the City, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the City's auditors.

This report is intended solely for the information and use of the City Council and management of the City, and is not intended to be, and should not be, used by anyone other than these specified parties.

Hawkie Ash CPAs, LLP

La Crosse, Wisconsin July 29, 2024

APPENDIX A ADJUSTING JOURNAL ENTRIES

ADJUSTING JOURNAL ENTRIES

DECEMBER 31, 2023

Account	Description	Debit	Credit
Adjusting Journal Entry #1			
To adjust accounts payable and outlay for c	heck that was voided in 2024.		
491 -00-00-0000-200000-	ACCOUNTS PAYABLE	536,044	
491 -99-99-9910-580204-20211	STREET IMPROVEMENTS	,	536,044
	TOTAL	536,044	536,044
Adjusting Journal Entry #2 To adjust fuel management fund activity.			
840 -00-00-0000-140008-	INVENTORY-UNLEADED	47,976	
840 -00-00-0000-140008-	INVENTORY-UNLEADED	2,850	
840 -00-00-0000-140008-	INVENTORY-UNLEADED	3,943	
840 -00-00-0000-140009-	INVENTORY-DIESEL	132,087	
840 -00-00-0000-140009-	INVENTORY-DIESEL	944	
840 -00-00-0000-140009-	INVENTORY-DIESEL	20,125	
840 -99-99-9910-532055-	GASOLINE FUEL	54,769	
840 -99-99-9910-532056-	DIESEL FUEL	153,156	
840 -00-00-0000-140008-	INVENTORY-UNLEADED		54,769
840 -00-00-0000-140009-	INVENTORY-DIESEL		153,156
840 -99-99-9910-432015-	FUEL SALES		2,850
840 -99-99-9910-432015-	FUEL SALES		944
840 -99-99-9910-454005-	INTERFUND CHARGES FOR SERVICES		47,976
840 -99-99-9910-454005-	INTERFUND CHARGES FOR SERVICES		132,087
840 -99-99-9910-532055-	GASOLINE FUEL		3,943
840 -99-99-9910-532056-	DIESEL FUEL		20,125
	TOTAL	415,850	415,850
Adjusting Journal Entry #3 To adjust lease balances to actual.			
290 -00-00-0000-151300-	LEASE RECEIVABLE	1,828	
413 -00-00-0000-261000-	DEFERRED INFLOW OF RESOURCES	161,627	
600 -00-00-0000-151300-	LEASE RECEIVABLE	29,282	
600 -00-00-0000-151300-	LEASE RECEIVABLE	51,371	
290 -00-00-0000-261000-	DEFERRED INFLOW OF RESOURCES		1,828
413 -00-00-0000-151300-	LEASE RECEIVABLE		161,627
600 -00-00-0000-261000-	DEFERRED INFLOW OF RESOURCES		51,371
600 -65-60-6020-457100-BLKOA	RENT/LEASE INCOME		29,282
	TOTAL	244,108	244,108
Adjusting Journal Entry #4			
To adjust fixed assets gl accounts to agree	to asset schedules.		
900 -00-00-0000-160001-	LAND	315,461	
900 -00-00-0000-162001-	INFRASTRUCTURE	4,589,209	
900 -00-00-0000-162001-	MACHINERY & EQUIPMENT	4,589,209 6,798,574	
900 -00-00-0000-165001-	FURNITURE & FIXTURES	2,246,860	
900 -00-00-0000-166001-	VEHICLES	1,361,285	
900 -00-00-0000-161001-	BUILDINGS	1,301,203	7,051,818
900 -00-00-0000-161001-	IMPROVE OTHER BUILDINGS		6,421,140
900 -00-00-0000-183001-	INVESTMENT IN GFA		1,838,431
300-00-00-0000-320000-	TOTAL	15,311,389	15,311,389
	IUTAL	15,511,569	15,311,369

APPENDIX B MANAGEMENT REPRESENTATION LETTER



July 29, 2024

Hawkins Ash CPAs, LLP 500 South 2ND Street, Suite 200 La Crosse, WI 54601

This representation letter is provided in connection with your audit of the City of La Crosse (the "City") as of December 31, 2023, and for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions on whether the basic financial statements present fairly, in all material respects, the financial position, and results of operations, of the various opinion units of the City in accordance with accounting principles generally accepted for governments in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in the light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement.

We confirm that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves as of July 29, 2024.

Financial Statements

- 1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated December 19, 2023, for the preparation and fair presentation of the financial statements of the various opinion units referred to above in accordance with U.S. GAAP.
- 2) We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- 3) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- 4) We acknowledge our responsibility for compliance with the laws, regulations, and provisions of contracts and grant agreements.
- 5) We have reviewed, approved, and taken responsibility for the financial statements and related notes.
- 6) We have a process to track the status of audit findings and recommendations.



- We have identified and communicated to you all previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- 8) Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.
- 9) Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
- 10) All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.
- 11) We have reviewed and approved the various adjusting journal entries that were proposed by you for recording in our books and records and reflected in the financial statements.
- 12) The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with U.S. GAAP.
- 13) All component units, as well as joint ventures with an equity interest, are included and other joint ventures and related organizations are properly disclosed.
- 14) All funds and activities are properly classified.
- 15) All funds that meet the quantitative criteria in GASB Statement No. 34, Basic Financial Statements-and Management's Discussion and Analysis-for State and Local Governments, GASB Statement No. 37, Basic Financial Statements-and Management's Discussion and Analysis-for State and Local Governments: Omnibus as amended, and GASB Statement No. 65, Items Previously Reported as Assets and Liabilities, for presentation as major are identified and presented as such and all other funds that are presented as major are considered important to financial statement users.
- 16) All components of net position, nonspendable fund balance, and restricted, committed, assigned, and unassigned fund balance are properly classified and, if applicable, approved.
- 17) Our policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position/fund balance are available is appropriately disclosed and net position/fund balance is properly recognized under the policy.
- 18) All revenues within the statement of activities have been properly classified as program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.



- 19) All expenses have been properly classified in or allocated to functions and programs in the statement of activities, and allocations, if any, have been made on a reasonable basis.
- 20) All interfund and intra-entity transactions and balances have been properly classified and reported.
- 21) Special items and extraordinary items have been properly classified and reported.
- 22) Deposit and investment risks have been properly and fully disclosed.
- 23) Capital assets, including infrastructure assets, are properly capitalized, reported, and if applicable, depreciated.
- 24) All required supplementary information is measured and presented within the prescribed guidelines.
- 25) With regard to investments and other instruments reported at fair value:
 - The underlying assumptions are reasonable and they appropriately reflect management's intent and ability to carry out its stated courses of action.
 - The measurement methods and related assumptions used in determining fair value are appropriate in the circumstances and have been consistently applied.
 - The disclosures related to fair values are complete, adequate, and in accordance with U.S. GAAP.
 - There are no subsequent events that require adjustments to the fair value measurements and disclosures included in the financial statements.
- 26) With respect to the nonattest services provided, we have performed the following:
 - Made all management decisions and performed all management functions;
 - Assigned a competent individual to oversee the services;
 - Evaluated the adequacy of the services performed;
 - Evaluated and accepted responsibility for the result of the service performed; and
 - Established and maintained internal controls, including monitoring ongoing activities.
- 27) With respect to the supplementary information accompanying the financial statements:
 - We acknowledge our responsibility for the presentation of the supplementary information with U.S. GAAP.
 - We believe the supplementary information, including its form and content, is fairly presented in accordance with U.S. GAAP.
 - The methods of measurement or presentation have not changed from those used in the prior period.
 - We believe the significant assumptions or interpretations underlying the measurement or
 presentation of the supplementary information, and the basis for our assumptions and
 interpretations, are reasonable and appropriate in the circumstances.



- We acknowledge our responsibility to include the auditors' report on the supplementary information in any document containing the supplementary information and that indicates the auditor reported on such supplementary information.
- We acknowledge our responsibility to present the supplementary information with the audited financial statements or, if the supplementary information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by the City of the supplementary information and the auditors' report thereon.

28) With respect to the required supplementary information accompanying the financial statements:

- We acknowledge our responsibility for the presentation of the required supplementary information in accordance with U.S. GAAP.
- We believe the required supplementary information, including its form and content, is measured and fairly presented in accordance with U.S. GAAP.
- The methods of measurement or presentation have not changed from those used in the prior period.
- We believe the significant assumptions or interpretations underlying the measurement or presentation of the required supplementary information, and the basis for our assumptions and interpretations, are reasonable and appropriate in the circumstances.

Information Provided

29) We have provided you with:

- Access to all information, of which we are aware that is relevant to the preparation and fair
 presentation of the financial statements of the various opinion units referred to above, such
 as records, documentation, meeting minutes, and other matters;
- Additional information that you have requested from us for the purpose of the audit; and
- Unrestricted access to persons within the City from whom you determined it necessary to
 obtain audit evidence.
- 30) All transactions have been recorded in the accounting records and are reflected in the financial statements.
- 31) The financial statements and any other information included in the annual report are consistent with one another, and the other information does not contain any material misstatements
- 32) We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- 33) We have provided to you our analysis of the City's ability to continue as a going concern, including significant conditions and events present, and if necessary, our analysis of management's plans, and our ability to achieve those plans.



- 34) We have no knowledge of any fraud or suspected fraud that affects the City and involves:
 - Management;
 - Employees who have significant roles in internal control; or
 - Others where the fraud could have a material effect on the financial statements.
- 35) We have no knowledge of any allegations of fraud, or suspected fraud, affecting the City's financial statements communicated by employees, former employees, vendors, regulators, or others.
- 36) We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
- 37) We have disclosed to you the identity of the City's related parties and all the related party relationships and transactions of which we are aware.
- 38) There have been no communications from regulatory agencies concerning noncompliance with or deficiencies in accounting, internal control, or financial reporting practices.
- 39) The City has no plans or intentions that may materially affect the carrying value or classification of assets and liabilities.
- 40) We have disclosed to you all guarantees, whether written or oral, under which the City is contingently liable.
- 41) We have disclosed to you all nonexchange financial guarantees, under which we are obligated and have declared liabilities and disclosed properly in accordance with GASB Statement No. 70, *Accounting and Financial Reporting for Nonexchange Financial Guarantees*, for those guarantees where it is more likely than not that the City will make a payment on any guarantee.
- 42) For nonexchange financial guarantees where we have declared liabilities, the amount of the liability recognized is the discounted present value of the best estimate of the future outflows expected to be incurred as a result of the guarantee. Where there was no best estimate but a range of estimated future outflows has been established, we have recognized the minimum amount within the range.
- 43) We have disclosed to you all significant estimates and material concentrations known to management that are required to be disclosed in accordance with GASB Statement No. 62 (GASB-62), Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements. Significant estimates are estimates at the balance sheet date that could change materially within the next year. Concentrations refer to volumes of business, revenues, available sources of supply, or markets or geographic areas for which events could occur that would significantly disrupt normal finances within the next year.



- 44) We have identified and disclosed to you the laws, regulations, and provisions of contracts and grant agreements that could have a direct and material effect on financial statement amounts, including legal and contractual provisions for reporting specific activities in separate funds.
- 45) There are no:
 - Violations or possible violations of laws or regulations, or provisions of contracts or grant agreements whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency, including applicable budget laws and regulations.
 - Unasserted claims or assessments that our lawyer has advised are probable of assertion and must be disclosed in accordance with GASB-62.
 - Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by GASB-62.
 - Continuing disclosure consent decree agreements or filings with the Securities and Exchange Commission and we have filed updates on a timely basis in accordance with the agreements (Rule 240, 15c2-12).
- 46) The City has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset or future revenue been pledged as collateral, except as disclosed to you.
- 47) We have complied with all aspects of grant agreements and other contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
- 48) We believe that the actuarial assumptions and methods used to measure pension and other postemployment benefit liabilities and costs for financial accounting purposes are appropriate in the circumstances.
- 49) We have provided to you our views on reported audit findings, conclusions, and recommendations, as well as planned corrective actions.

Director of Finance

Deputy Director of Finance