



April 24, 2024

Via Email:kahlowc@cityoflacrosse.org

Council President Chris Kahlow
400 La Crosse St
La Crosse, WI 54601

Via: elsenn@cityoflacrosse.org

City Clerk Nikki Elsen
400 La Crosse St
La Crosse, WI 54601

Re: Parcel 50325-200

Dear Council President Kahlow:

The purpose of this letter is to ask the City Council to stop the City staff from displacing six families from their long-term homes in Rivercrest Village in the City of La Crosse. These six families have been given notice to vacate the property and move their homes by June 30th. I believe the rationale that staff is using for their targeted removal is not supported by their own reports and studies regarding this matter. If they are allowed to remove the six families, it will cause substantial social and emotional distress and financial costs to the six families targeted for no justifiable reason.

The six families have occupied property leased from the City (Parcel 50325-200) in Rivercrest Village for more than twenty years. They have invested their time and treasure in building their homes and lives on the property. The pictures and resident letters attached to this letter reflect the safe, peaceful residences the six families have established. Each of the families' investments would be destroyed by the proposed displacement by the City. City staff cite the safety of the residents as the reason for the forced displacement, however their own reports indicate that the concern is "cosmetic". While making the unfounded safety claim, the City staff has chosen to ignore the pain, suffering and hardship their proposed displacement will cause to these residents.

The area in question is a remnant parcel that was created when the Pammel Creek Canal was constructed in the late 80's. Following construction, the City thought leasing the property to Rivercrest would it make productive – and the City was correct. The remnant parcel was made productive by the addition of six additional lots for affordable housing in the City of La Crosse – providing needed tax base and affordable housing opportunities. After improvements such as sewer, water lines, roads and electrical lines were installed by Rivercrest Partners, the six lots on Parcel 50325-200 have been continuously occupied for more than twenty years. Over those some twenty years the City of La Crosse has financially benefited by receiving tens of thousands of dollars in permit fees and taxes from the six affected homeowners.

During this twenty plus year period the residents have built additions to their mobile homes, added garages, planted trees and raised families and cared for their parents. All of these improvements were done without thinking the City would ask them to move. In fact, as recently as of August of last year the City issued resident Jeff Thompson a building permit to construct a

\$40,000 garage on his lot. The investment was not made lightly by Mr. Thompson. Indeed Mr. Thompson was making an investment in a property his recently deceased mother had lived in for 25 years and to which he was moving into after a 30 year absence from La Crosse.

I have attached a copy of the permit and a copy of the City's recent order to remove the garage, which was issued after Mr. Thompson sought a final inspection for the garage he built.

The social and emotional impacts of the City's proposed displacement of these six families is just as destructive as the financial loss. These homes are the only homes for these six families. They have built lives there. Ripping them from their lives is not justifiable. Resident Diane Fagan, 4802 Rivercrest Drive North, has fostered several children in her home, two of which still reside there, and has grandchildren that live in Rivercrest. The destruction of her "forever home" will not only displace her but also deprive her children and foster home of a safe place – "Nana's House". Resident Virginia Kreyer 4806 Rivercrest Drive North says "Over the past 18 years we planted 8 trees and watched them grow from saplings to full blown trees." Now, "the prospect of losing our home is a devastating loss ... we can't afford to deal with the crisis and live elsewhere". Sixteen year resident Lara Philbrick-Dewald moved to her home after an extremely difficult divorce says she was terrified when she moved to her home, but now "my home is a sanctuary. A place I can go and not have to worry it will be gone." Now, for no discernable reason the City is proposing taking hers and others homes away.

Although these homes are technically "mobile" due to their size, age and type (permanent additions, garages, sheds etc) makes the cost of moving prohibitive; and in most cases impossible, other than demolition. Additionally, even if they were able to move, there are no locations to move them to. Rivercrest Park, which is adjacent, does not have space for more than two of the homes and the cost for such a short move would be more than \$40,000. Many of the six families are on a fixed income and that cost is unaffordably high.

Resident Idilko Schwartz, moved to La Crosse and invested her life savings for her "forever home". Virginia Kreyer notes ""We will never find housing this affordable at our age". These homes provide affordable housing to six families. Alternative affordable housing in La Crosse is neither available nor practical for the affected residents.

Earlier I stated that the city has no discernable cause for this punitive removal of property. The City asserts that the rationale for their action is the threat of a wall collapsing at the Pammel Creek out fall adjacent to the affected property owners. However, that statement regarding wall collapse in the August 2023 report is (a) not supported by the study obtained by the City in 2023 and (b) no other City action is consistent with the concern of wall collapse. Specifically, the Pammel Creek Canal Structural Evaluation and Maintenance Assessment by Jewell Associates Engineers, Inc. dated August 2, 2023 (the "Jewell Study"), on which the August 3, 2023 report is based, concludes that any deterioration of the wall of the Pammel Creek Canal is only cosmetic ... "it is our determination that the joint deterioration at this time is only cosmetic and does not affect the canals overall structural integrity or ability to function properly."

Additionally, if the City believed the Pammel Creek Canal wall was at the risk of collapse then properties upstream and downstream from Parcel 50325-200 would have been informed. Instead, the City has allowed a new power line pole to be placed on Parcel 50325-200 within 15

feet of the canal and has raised no concern regarding other residences on 33rd Street that are within 100 feet of the Pammel Creek Canal. Neither the Jewell Study nor the City's actions support displacing the current residents.

In closing, time is of essence, people's lives are about to be upended by this notice of vacation by June 30th. The financial costs and disruption to these six families lives is not justifiable. A reasonable solution would be to extend the current lease allowing these people to continue their lives uninterrupted until such time a fair plan is established based on solid engineering with a reasonable timeline and adequate resources for those affected property owners. Therefore, for the good of the current residents, the good of the City and for good conscience, I respectfully request you and the City Council extend the lease for Parcel 50325-200 until the parcel is actually needed by the City.

Thank you for your attention to this matter.

Sincerely,

O'FLAHERTY LAW, LLC



Sean O'Flaherty
sean@lacrosselaw.com
(608) 785-3255

SOF/ajk

cc: Rivercrest Partners
La Crosse City Council Members
Ms. Andrea Trane
Attorney Stephen Matty
Theresa Moore
Diane Fagan
Jeff Thompson
Ted and Marlene Dewald
Iidiko Erdos
Virginia Kreyer
Richard Warren

Attachments: See attached list

1. Resident Statements

- (a) Residents Rick Warren and Virginia Kreyer statement
- (b) Residents Jeff Thompson Letter
- (c) Residents Diane Fagen Letter
- (d) Resident Statements from Dewald - Philbrick
- (e) Resident Mary Olson letter

2. Photographs

- (a) Residents Rick Warren and Virginia Kruger Photos
- (b) New light pole

3. City Reports and Study

- (a) Jewell Conclusion - Pammel Creek Canal
- (b) CPC Staff Report 7.05.22
- (c) Memo from City Engineer to Planning Director 8.3.23
- (d) CPC.StaffReport.01.29.24

4. 2024 Valuation statements

5. Order to Correct - Thompson Property

We have lived at 4806 Rivercrest Drive for 18 years. We bought the 4 bedroom manufactured home from the former owners in 2006, because it was the best and most affordable option for us.

We have been very happy here and it was a good investment for us. We were able to pay off the mortgage on our original \$62,000 purchase, keep up with necessary improvements, replacements and updates. After a bad hailstorm in 2011 we replaced all roofing, siding and broken windows and screens and upgraded from vinyl skirting to a sturdier metal skirting. We recently replaced the aging furnace and ac with a new HVAC system. We have maintained and repaired the roofing and decks as needed, and replaced the plastic skylight with a full frame skylight. These investments and improvements have kept our home safe and secure and well prepared for the future.

We also loved our home and this site. Over the past 18 years we planted 8 trees and watched them grow from saplings to full grown. We also added landscaping and gardens, averaging \$200 or more a year. We were happy to do it and it enhanced our neighborhood and our joy in being here. (see before and after photos)

We saved for years to buy a permanent home. Ginny and I worked full time to save and budget for a home we could afford to live in forever. In 2006 we were approaching 60 years of age and our double wide 1998 manufactured home was a perfect fit for us. We have always taken good care of it and, in addition to the new \$6000 HVAC, we recently replaced the hot water heater and purchased new appliances (stove and refrigerator). We built our life here, a very modest but affordable and wonderful life here. We have been able to remain debt-free, and as seniors turning 78 and 75 this year, we planned on living out the rest of our lives here and had every reason to believe that was possible.

The prospect of losing our home is a devastating loss, financially and in every other way. We will never find housing this affordable at our age. Because of the way this happened we can't sell our home in order to buy another, nor we do not have the income or time to save or prepare financially to do this.

We are losing all security physical and financial. The money we have saved will in no way cover the removal and securing of another safe and affordable place for our home and property. We can't afford to deal with this crisis and live anywhere else.

The onus and burden of this enforced removal, with no provision for help and assistance, is tearing away our forever homes, our security in the present and future, and leaving us and our neighbors here at 4801-4806 Rivercrest Dr N with no good options for recuperating from this loss.

What WE LIKE & Why we want to STAY!

SEAN@LACROSSELANU.COM

WE want to stay because this particular location is where my mom LIVED FOR 26 YEARS. IF WAS the only place she could AFFORD. ~~we~~ She MOVED here to be ON here own After 22 years in AN Abusive MARRIAGE. I believe there Are other people Affected by this situation that Are in Similar situations, people who have STAKED everything on being here, AFFORDABLE, Comfortable ... home for the ~~rest of their~~ rest of their

Info@viva.com
Attachments

lives. My mother WAS that person, she WAS A fixture here that many people KNEW. So, ~~she~~ before she PASSED I told her I would take CARE of her PLACE, do the best I could to fix it up AND maintain it. What im getting AT IS this IS more than wood AND metal, these Are 25 year relationships with people, people who helped EACH other, people who laughed AND enjoyed the commanidene of this place.

This WAS the LAST stop for many people, my mom included, please reevaluate your decision AND realize that these Are human beings that will be deeply impacted by your decision. If homelessness IS A

concern for the city, this will only exacerbate the problem AND ADD to a growing number of people who have no place to go! In closing, people are saying that Pammel Creek is dangerous, if that's the way you feel, then I would ask, ... let's invite BNSF, Xcel Energy, Wis DOT AND all the affected residents along Pammel Creek to voice their opinions. I believe that the decision to not renew the lease here ~~may~~^{may} not be addressing the larger concerns



After returning to this city after 30 years, I'm surprised by the lack of openness for communication, the haste + lack of listening. I'm surprised a public servant would approach community members that way AND the lack of honesty + integrity in the course of simple business transactions. The bar needs to be RAISED.

Thank you for your time
A Touchstone Energy® Cooperative



Sincerely,
Jeff Thompson

← I have made significant investment here regarding the repair + aesthetics of the property, upgraded some plumbing, cleared some shrubbery, upgraded the garage,

other upgrades were planned were

- replace deck
- Driveway imprv.
- Trees + landscape

Bills - Banger

Expenses



- 6500 - trailer

- 4500 - garage

\$10,000 - Elec, GAS, sewer -

\$15000 - site prep + concrete

450/month - Storage cost. 12 x 40

↳ lost wages +

↳ moving + transp. cost



To whom it may concern,

It has come to my attention that the City of Lacrosse may not be renewing their lease with Nicolai Apartments (Rivercrest Village). I am one of the residents that would be affected by this change at 4802 Rivercrest Drive. My name is Diane Fagan, a 62-year-old, semi-retired, foster parent and devoted grandmother. I have lived in this home for 8 years and in the mobile home park for 11 years. When I moved to my current residence, I assumed this would be my forever home. I have fostered 3 children in this home, and currently have 2 living here still. This has been the only stable home they have known. I am also a grandmother of 7, all of which only know this home as "Nana's" house. My daughter moved to Rivercrest Village about 2 years ago so she could be closer to me, she wanted to be closer to ensure I was taken care of and also so I could help with my granddaughters as we are very close to one another. If I am forced to move, there is no other lot in Rivercrest Village that would accommodate my mobile home with addition and 2 car garage, so I would have to move to another mobile home park all together. I fell in love with this home partly because of its location, and also the beautiful landscaping that has only improved due to the hard work of my partner Paul. Please take into consideration all of the lives of those affected by this lease agreement and what heartache and devastation it may cause. Thanks for your time.

Diane Fagan

4/15/24

Our daughter, Lara Philbrick-Dewald lives on Rivercrest Drive North in the Rivercrest Village Mobile Home Park. She moved to the mobile home in that location in 2008 when she was going through separation/divorce from her husband. That was an extremely difficult time for her, and it helped to have a nice home in a quiet and peaceful location as well as the support of her friends and family. She is a very quiet person who loves nature so this location by Pammel Creek with the view of a park, occasional wildlife and situated at the very back of the mobile home park where there is not so much activity has suited her very well. She prefers to be in a place where there are not many people around and where she knows who her neighbors are. Lara has always paid her lot rent reliably and has complied with any improvements requested by Rivercrest Village.

She would have great difficulty, both financially and emotionally, if she had to move somewhere else. Now that she has heard the City of La Crosse wants people on Rivercrest Drive North to move their mobile homes out, she is feeling much stress and anxiety. This is affecting her health and well-being. This has been her home for 16 years, and she wants to remain in this peaceful location as her forever home.



Marlene Dewald
608.780.0429

This is Pastor Ted Dewald. I have worked for many years as a Pastor, counselor, and even taught counseling psychology at UWL.

A home is a major part of our psychological well being, security and physical well being. To take that away from some one can cause major damage to our health and physical and mental well being.

Our daughter Lara Philbrick Dewald has lived in a mobile home at Rivercrest Village for a multitude of years. It is a major part of her physical and mental well being. To take that away from her would be a major destructive blow. It should never happen to anyone!

PASTOR Ted Dewald

A handwritten signature in cursive script that reads "Pastor Ted Dewald". The signature is written in black ink and is positioned below the typed name.

Lara Philbrick-
Dewald

My home and meaning

I moved into the 4804 Rivercrest Drive North around Fall of 2008. I had separated from my husband who at time had a drinking problem which I felt the need to get away from.

At that time I had never really been on my own before and I was terrified. My family was always there for me.

After awhile I started to just sit on my steps and enjoy the wildlife around me

My home to me is my Sanctuary. A Place I can go and not have to worry it will be gone. Just the other day I was sitting on my deck and two deer walked by. They stopped to look at me for quite awhile.

It took a lot to get where I am. My parents helped and some was from my Native American side. I've been at my same job for almost 22 years and work hard to pay my rent

I love where I am and like all of my neighbors I want to stay. The thought of having to leave make me so sad. My friend planted a pine tree in my yard. It is so beautiful. Like the homes it has a place it needs to stay. Sanctuary

To Whom It May Concern:

I am signing and sending this letter on behalf of our neighbors, on the north end of Rivercrest Drive, who are facing the possibility of being evicted from their homes by the City of La Crosse's decision to terminate the lease the city has with Nicolai Apartments and Rivercrest Village MHP on the land that our neighbors' homes sit on.

I have lived in my home, here in Rivercrest Village, for 3+ years and for all of those years, it has been MY HOME. I don't know how long our neighbors on the north end of the park have been living in their homes, but however long it has been, it has been THEIR HOMES and THEIR LIVES.

Please do not make our neighbors move, or take away their homes and their lives, as they know it. Some just moved in and plan on living here forever. Some have lived here forever and will end their lives here.

RIVERCREST VILLAGE, ALL OF IT, IS OUR HOME!!

Thank You,

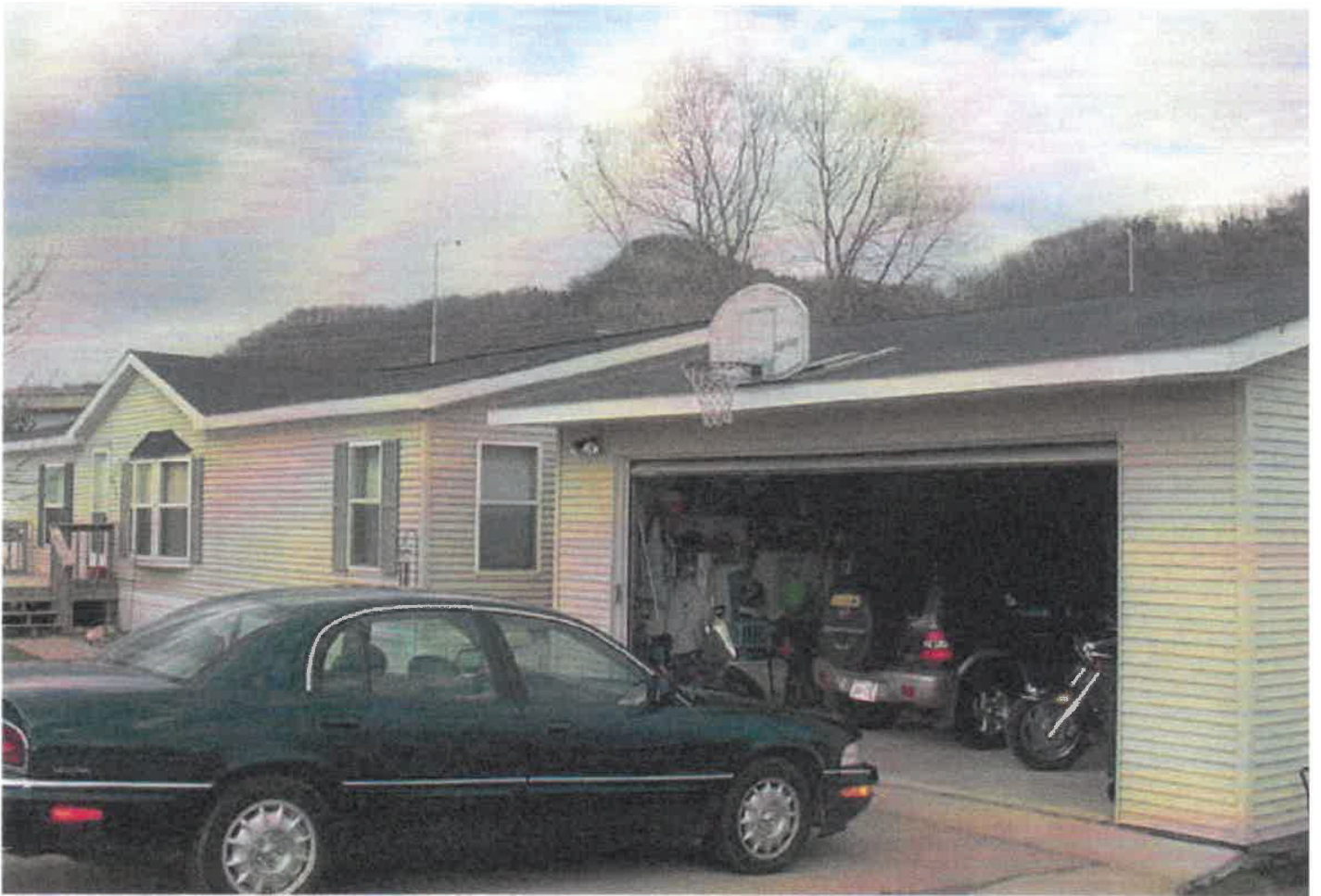
Marcy Olson

Signed

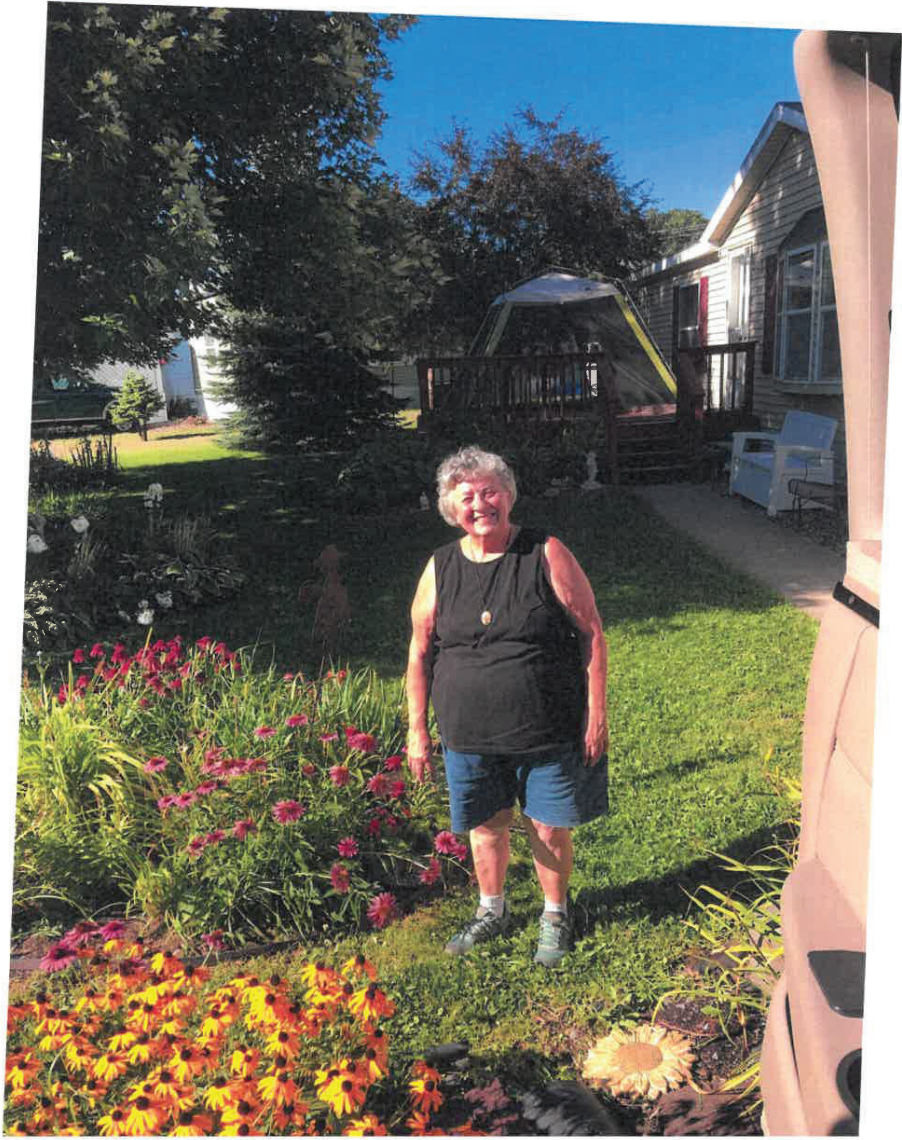
4903 Rivercrest Dr W

Address

















4806 Rivercrest Dr. No.





Nate Anderegg
Assistant Developer



4535 Mormon Coulee Road
La Crosse, WI 54601
[608.788.7962](tel:608.788.7962) ~ Phone
[608.788.4430](tel:608.788.4430) ~ Fax

www.NicolaiApartments.com

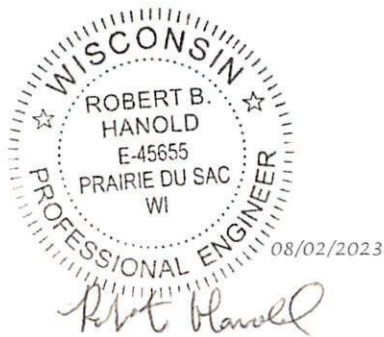
~ Be sure to LIKE us on Facebook <https://www.facebook.com/NicolaiApartments> ~

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PAMMEL CREEK CANAL STRUCTURAL EVALUATION AND MAINTENANCE ASSESSMENT

Pammel Creek Canal
STH 33 – STH 35
2.34 Miles
City of La Crosse
La Crosse County



JEWELL
associates engineers, inc.
Engineers - Surveyors - Architects

DATE: August 2, 2023

PREPARED BY: Jewell Associates Engineers, Inc.
560 Sunrise Drive
Spring Green, WI 53588-9304
Phone: (608) 588-7484
Email: robert.hanold@jewellassoc.com

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- E. Pictures of Flap Gate Investigation
- F. Pictures of Maintenance Items
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Project Description

Jewell Associates Engineers, Inc., retained by the City of La Crosse, conducted a structural evaluation, maintenance assessment, and flood capacity study on Pammel Creek Canal drainage structure. The drainage structure construction started in 1989 and was completed in 1992. The structure is located in T-15-N, R-07-W within the City of La Crosse and Town of Shelby running from STH 33 to STH 35. The upstream end of the drainage structure is located in Section 10 and the structure outfall is in Section 21. Additionally, the drainage structure flows through Sections 9, 10, 15, 16, and 22.

The drainage structure is showing significant joint deterioration and delamination in the floor of canal. Previous joint repair methods have not been effective and exhibit continued deterioration. Under wet conditions joints were observed with water pumping through the joints. Many underdrains behind the walls have been inundated with soil and flap gates broken off, inhibiting their ability to work properly. Over time the canal has been deposited with debris and soil reducing the overall capacity of the structure. In addition, there are general maintenance items that need attention.

Work Conducted

Numbers were spray painted on the east wall of the canal as a numbering system to reference joints that were good and bad. Joint 1 was labeled at the south end of the canal and continued toward the inlet of the canal. A joint was numbered every fifth joint.

A visual inspection of each joint was conducted to evaluate the top condition of each joint. Below a list of joints that exhibit deterioration (poor condition):

TOTAL NUMBER	JOINT LOCATION	TOTAL NUMBER	JOINT LOCATION	TOTAL NUMBER	JOINT LOCATION	TOTAL NUMBER	JOINT LOCATION	TOTAL NUMBER	JOINT LOCATION
1	18	13	72	25	85	37	110	49	165
2	22	14	73	26	86	38	112	50	173
3	28	15	74	27	87	39	116	51	185
4	30	16	75	28	88	40	120	52	208
5	32	17	76	29	92	41	122	53	212
6	36	18	78	30	95	42	124	54	232
7	56	19	79	31	96	43	125	55	244
8	61	20	80	32	97	44	128	56	248
9	63	21	81	33	100	45	133	57	252
10	64	22	82	34	104	46	144	58	274
11	65	23	83	35	106	47	155	59	315
12	69	24	84	36	108	48	160		

On October 18th of 2022, American Engineering Testing (AET), along with Gerke Excavating Inc, conducted their subsurface exploration with Jewell Associates onsite observing their work. AET drilled 16 - 4" diameter corings along the length of the drainage structure on predetermined locations selected from the visual

inspection. Gerke dewatered the coring locations ahead of the coring crew as dry conditions were required. Gerke utilized sandbags and/or surrounding soil in the canal. AET used a coring machine that was mounted on the bed of a pickup truck to allow for efficient drilling, mobility, and accessibility to the coring locations. Corings were needed to document the subsurface condition of each joint condition, substrate material beneath the concrete, water level, and complete advanced testing. Coring locations were chosen to encapsulate every condition of the canal joints for comparison. A map of the coring locations is located in Attachment D along with a detailed description. Coring locations selections were as follows:

South Section (Below Stilling Basin)

- 4 - "Poor" Condition Joints
 - Joint # - 212
 - Joint # - 69
 - Joint # - 104*
 - Joint # - 38
- 3 - "Good" Condition Joints
 - Joint # - 4*
 - Joint # - 77
 - Joint # - 257
- 4 - Previously Repaired Joints
 - Joint # - 92
 - Joint # - 112
 - Joint # - 160
 - Joint # - 124
- 2 - Between Joints
 - Joint # - 50-51
 - Joint # 272-273

North Section (Above Stilling Basin)

- 1 - "Poor" Condition Joint
 - Joint # - 390
- 1 - "Good" Condition Joint
 - Joint # - 315
- 1 - Between Joints
 - Joint # - 289-290

*Corings with advanced testing completed.

On January 17th of 2023, Jewell Associates conducted a flap gate investigation and assessment. The purpose of this investigation was to analyze the contents of material inside the weep holes of the canal and the condition of the 4" diameter PVC pipe itself. These weep holes are located on the west and east side of the canal and only on the southern section of the canal. Jewell removed the contents inside the pipe, this allowed for a video camera to be pushed into and through the length of the PVC pipe.

The first weep hole, based on a visual inspection was considered to be a damaged weep hole since it did not have a flap gate attached to it and was completely compacted with soil. This weep hole is located near joint 45 on the east wall of the canal. The contents of the PVC pipe were similar to the soil built up inside of the canal. From a visual inspection Jewell concluded the contents of the pipe came from the canal itself over time and not from behind the canal walls. In the video of inspecting the PVC pipe, small holes, in a linear pattern like formation, stretched the length of the pipe. These holes are to allow for drainage of water from behind the walls into the canal and if groundwater is high enough to drain the groundwater from behind the walls. The perforations do not appear to be plugged and are functioning as designed. The end of the pipe was capped off which appeared to be a non-perforated PVC cap. This damaged weep hole is not allowing a proper drainage

path due to the soil buildup in the pipe. This weep hole was only one of many in the canal that need cleaning and repair.

The second weep hole, based on a visual inspection was considered to be in good condition and, fully functioning. This weep hole is located at joint 80 on the east wall of the canal. The weep hole had a functioning flap gate and had little to no soil buildup up around the base of the pipe. There were small amounts of soil within the PVC pipe and was located near the outlet end of the pipe near the flap gate. Similar to the damaged weep hole stated previously, this pipe had a linear pattern like formation of small holes that stretched the length of the pipe. Due to the minimal amount of soil buildup and the working flap gate, no apparent issues affected the function of this weep hole (See Attachment E for general locations of each flap gate investigation).

In November and December of 2022, AET conducted advanced testing on corings C-1(Joint 4) and C-7(Joint 104). These tests were a “Petrographic Examination of Hardened Concrete” (ASTM C856) and a “Microscopical Determination of Air void Content and Parameters of the Air Void System in Hardened Concrete” (ASTM C457). AET utilized the petrographic examination to provide a detailed condition, and material make up. The test looks at the concrete sample as a whole and then cutting thin slices to be reviewed under high powered microscopes to examine each portion of sample and determine the aggregate to cement bond quality by fracturing a sound section. The determination of air void content is used estimate the likelihood of damage due the cyclic freezing and thawing. The sample is cut into thin slices then the microscopic voids are counted under high powered microscopes. See Appendix E for AET’s advanced testing report.

A flood study was conducted on Pammel Creek Canal as a part of the study. The canal was originally modeled in HEC-2 and was last updated in 1984. This modeling software is considered out of date by today’s standards. A new hydraulic model for the canal was developed utilizing the most current modeling software (HEC RAS version 6.3.1). Topographic survey, La Crosse County contours, field observations and existing plans were utilized to generate the model. The flood flows at each recurrence level were calculated utilizing the current regression equations, basin comparison and comparing with the existing FIS(Flood Insurance Study) flood flows. Additional flow was introduced into the model at each storm sewer pipe or box culvert that flows into the canal. Below is a table of the calculated total flows vs the original FIS flood flows:

	Q10	Q50	Q100	Q500
1984 Flood Insurance Study Flow Values	2,440 cfs	4,080 cfs	5,000 cfs	7,200 cfs
Current Canal Study Flow Values	2,737 cfs	4,690 cfs	5,749 cfs	8,353 cfs

An existing 3-D surface was created for the entire drainage canal. Utilizing the surface cross sections were cut every 250 feet with additional interpolated cross sections spaced at 125 feet. All structures that cross the canal were also included in the model with some with piers located in the canal.

After studying the results, it became apparent that the drainage channel has adequate capacity to pass the 100-year and even the 1000-year storm event with the current top of wall elevations. The area just upstream

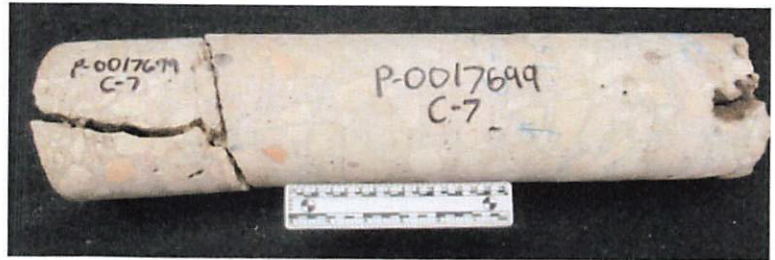
from the Ebner Coulee box culvert near the Broadview Place bridge crossing is the critical location for minimal freeboard (top of water surface to top of wall) at the higher flow flood events. At the 100-year storm event this location has about 4.1' freeboard. At the 1,000-year event this location still maintains about 1.4' of freeboard.

At the 100-year storm event the top of water is right at the lowest point of the supporting girders for the railroad structure near the 14/61/35 bridge. The water is still contained in the channel but does hit the low cord. In Attachment C there are plan and profile maps that plot each flood event in comparison to the top and bottom of the canal.

Conclusions and Recommendations

After completing the investigation study into the joints it is our determination that the joint deterioration at this time is only cosmetic and does not affect the canals overall structural integrity or ability to function properly. The joint deterioration found is typical of 30 year old concrete exposed to continuously wet conditions. Corings were completed on both joints considered bad, good and previously repaired. All corings at the bad joints exhibited rebar corrosion which caused the delamination of the concrete surface.

A clear example of this is coring #7(joint 104). This joint is considered poor due to the surface delamination but was not one of the previously repaired joints. The coring shows a void just above the top layer of steel reinforcement with corrosion present and evidence of water/moisture movement though that void and microcracking throughout. The concrete below the first layer of rebar was intact with minimal cracking and no delamination. The advanced testing completed found that the concrete properties were in line with American Concrete Institute (ACI) recommendations for air voids. Even though the top 4.5" of the concrete is in poor condition the bottom 15.5" of the joint is still in good condition and therefore the canal maintains functional operation. This was consistent with other poor condition joints tested.



The concrete below the first layer of rebar was intact with minimal cracking and no delamination. The advanced testing completed found that the concrete properties were in line with American Concrete Institute (ACI) recommendations for air voids. Even though the top 4.5" of the concrete is in poor condition the bottom 15.5" of the joint is still in good condition and therefore the canal maintains functional operation. This was consistent with other poor condition joints tested.



After reviewing the corings at the previously repaired joints it is evident that the repair method was not an effective long term repair. A clear example of this is coring 9 (joint 124). The concrete repair only removed the top layer of concrete to the reinforcement bars. The rebar continued to corrode and thus the top layer of replaced concrete started to delaminate again. The top layer again is in poor condition but the bottom portion of the joint is still in good condition and therefore the canal maintains functional operation. This was consistent with other repaired joints tested.

Our recommendation is to complete the maintenance listed below and even though the joint deterioration is considered cosmetic the City should still complete replacement of the poor condition joints over an extended period of time. This would spread the financial burden over a number of years. If the joints are not repaired,

over time more and more joints will deteriorate, and the deterioration will become worse to the point where it may affect the structural integrity and operation of the canal and become a more costly repair.

The maintenance items for Pammel Creek Canal are as follows:

- Joint replacement
- Cleaning and removal of sediment/soil in the canal
- Replacement of flap gates for the weep holes
- Cleaning and removal of sediment/soil in the weep holes
- Removal of vegetation and tree growth along the top of the canal walls
- Clean out the outfall section of the canal

Optional maintenance item(s):

- Removal of graffiti in the canal for aesthetic purposes only

Attachment B shows a proposed joint replacement detail. The detail shows a full depth replacement. This will ensure a continuously reinforced joint. Replacing the reinforcement will ensure that the repair is not utilizing existing corroded reinforcement which would lead to more joint deterioration problems. Smooth dowel bars should be utilized to allow expansion and contraction of the joints much like concrete pavement. A small amount of reinforcing steel will be placed near the top of the new concrete to prevent temperature and shrinkage cracking. Strip seal waterstop at the match joints will provide a water tight joint preventing water from entering the joint from both the top and bottom of the joint. This will reduce the water pumping through joints and force any surcharge water to flow through weep holes in the walls. While replacing joints the contractor may encounter a water above the bottom of the concrete especially near the outfall of the canal. The joint must be dewatered before pouring the new concrete.

The cleaning and removal of the sediment/soil in the canal can be done with skid steers and front-end loaders. Using a rotating broom machine would also be recommended to clean off the surface of the canal where the flow path builds up algae over time.

Each weep hole should be cleared of debris and soil to function as designed. This will help with the pumping of water through the floor joints but in areas where the waterstops may be not functioning properly there still might be pumping of the water through the joints. The replacement and repair of flap gates for the weep holes will help keep foreign debris from the canal entering the weep holes, which can lead to build up of the pipe and disfunction of the weep hole. Flap gates that are damaged should be replaced with a product like the "Jet Filter" weep hole filter product. The Jet Filter product would ensure that no foreign debris would enter the weep hole from the canal.

Cleaning and removal of sediment/soil in the weep holes will allow for proper drainage from behind the walls of the canal. This task should be done before the cleaning and removal of the sediment/soil in the canal to allow for optimal cleaning of the canal.

The removal of vegetation and tree growth along the top of the canal walls will benefit the canal and the fencing, both structurally and aesthetically. Root systems that grow down behind the wall can adversely affect the walls structural integrity and function over time. The fencing running along the top of the canal wall is intertwined with the vegetation, causing damage to the fence. The overhanging of vegetation on the canal walls should be removed as well.

The cleaning out of the outfall section of the canal will help the canal function properly. A buildup of sediment/soil has positioned itself to where it does not allow the exiting water to flow efficiently out of the canal.

The removal of graffiti is mainly for aesthetic purposes only and is optional.

Cost

Below is the cost per item broken down into a combination of either labor, equipment, or material. Flap gate cleaning & repair, and joint replacement are broken down per weep hole and per joint. The total cost includes 59 joint replacement areas and 112 non-functioning weep holes. The number of joints was determined from the visual inspection and the number of non-functioning weep holes was estimated at 20%.

Removal of Vegetation	
Labor = \$ 4,370.40	Equipment = \$ 3,300.00
Total = \$7,670.40	

Weep Hole Cleaning & and Replacement (1 weep hole)	
Labor = \$ 100.00	Material = \$ 325.00
Total = \$425.00	

Removing Debris & Cleaning Canal	
Labor = \$ 17,949.60	Equipment = \$27,000.00
Total = \$44,949.60	

Removing Graffiti (OPTIONAL)	
Labor = \$ 2,921.60	Equipment = \$ 1,400.00
Total = \$4,321.60	

Joint Replacement (for 1 Joint)	
Material = \$ 7,859.20	Equipment & Labor = \$ 8,500.00
Total = \$16,359.20	

Total Maintenance Costs		
Maintenance Item	Quantity	Total Cost
Removal of Vegetation	1	\$7,670.40
Removing Debris & Cleaning Canal	1	\$44,949.60
Joint Replacement	59	\$965,192.80
Weep Hole Cleaning & Replacement	112	\$47,600.00
Removing Graffiti	1	\$4,321.60
Total =		\$1,069,734.40

Should you have questions or concerns, please do not hesitate to reach out to me, Robert Hanold, at 608-588-7484, or robert.hanold@jewellassoc.com.

Sincerely,

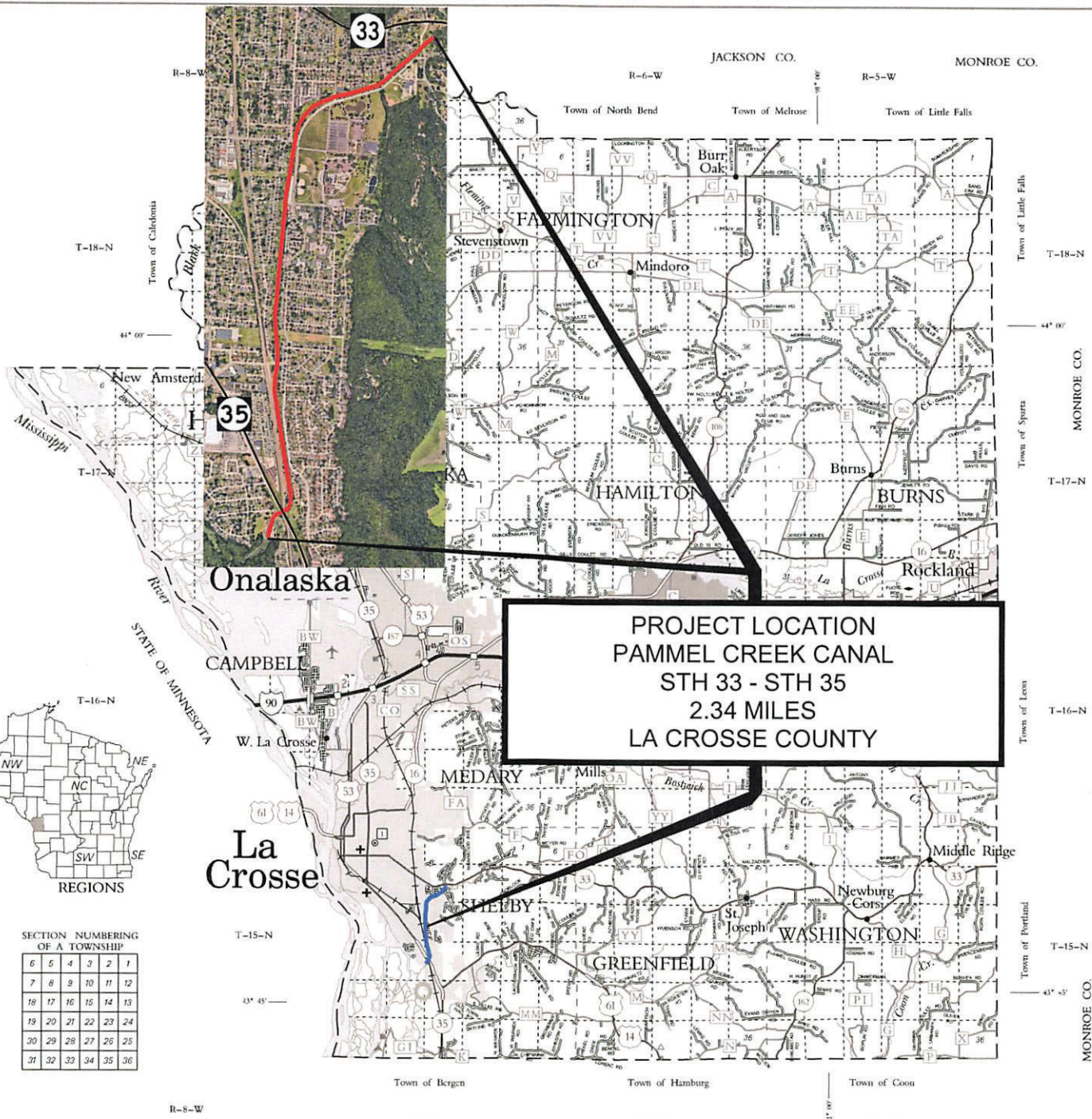
Robert Hanold, P.E.

ATTACHMENT A

**PROJECT LOCATION MAP
(PLM)**

**PAMMEL CREEK CANAL
INVESTIGATION & ASSESSMENT**

Pammel Creek Canal
STH 33 – STH 35
2.34 Miles
City of La Crosse
La Crosse County



**PROJECT LOCATION
PAMMEL CREEK CANAL
STH 33 - STH 35
2.34 MILES
LA CROSSE COUNTY**



SECTION NUMBERING OF A TOWNSHIP

6	6	4	2	1	
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
37	32	33	34	35	36

LEGEND

- Freeway
- Multilane Divided
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Firelane
- Railroad
- State Trail
- Interchange
- Highway Separation
- Interstate Highway No.
- U.S. Highway No.
- State Highway No.
- County Highway Letter
- Great River Road
- State Boundary
- County Boundary
- Civil Town Boundary
- Section Line
- Dam
- Hospital
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Farm
- Public Hunt, or Fish, Grds.
- Public Camp & Picnic Grds.
- Ranger Station
- State Park
- County Park
- Without Facilities
- Rest Area
- Modern Facilities
- Wayside
- Routic Facilities
- Univ. of Wisconsin - LaCrosse



For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources

MILES OF HIGHWAY as of Dec. 31, 2009

STATE	157
COUNTY	286
LOCAL ROADS	774
OTHER ROADS	1
TOTAL FOR COUNTY	1218

Land Area (200 Census) 452 sq mi
Population (200 Census) 114,038
County Seat La Crosse

LA CROSSE CO.
DEPARTMENT OF TRANSPORTATION
Madison, Wisconsin

SCALE 0 1 2 MILES
Corrected for
JAN. 2021
Base compiled from U.S.G.S. Quadrangles
1:800,000 Series

ATTACHMENT A

Agenda Item 22-0814 (Andrea Trane)

Resolution approving lease renewal with Rivercrest Village Partners.

General Location

Parcel 17-50325-200, 5050 Mormon Coulee Rd, Council District #13. North end of River Crest Village.

Background Information

The Common Council approved a lease for this property on April 20, 1997 for a term from July 1, 1997 to December 31, 2021 and later amended the termination date to June 30, 2022. That 25 year lease began with a yearly payment of \$2,380 and was adjusted annually based on the Consumer Price Index. Based on this calculation, the 2021 payment was \$3,892.43.

Currently, land leases are determined by the Assessment office which considers factors such as current market conditions, highest and best use of the property, rental income (($\$325$ average monthly rent month x 6 homes)12 months= $\$23,400$ yearly income), and values of surrounding properties. The recommendation is that this lease should be an annual payment of $\$9,600$.

The property owners have expressed interest in purchasing the land rather than leasing, which explains the proposed 1 year lease. In that year staff hopes to explore the options for selling this property, which would include working with Engineering to determine if there are necessary easements.

Recommendation of Other Boards and Commissions

None at the time of this report.

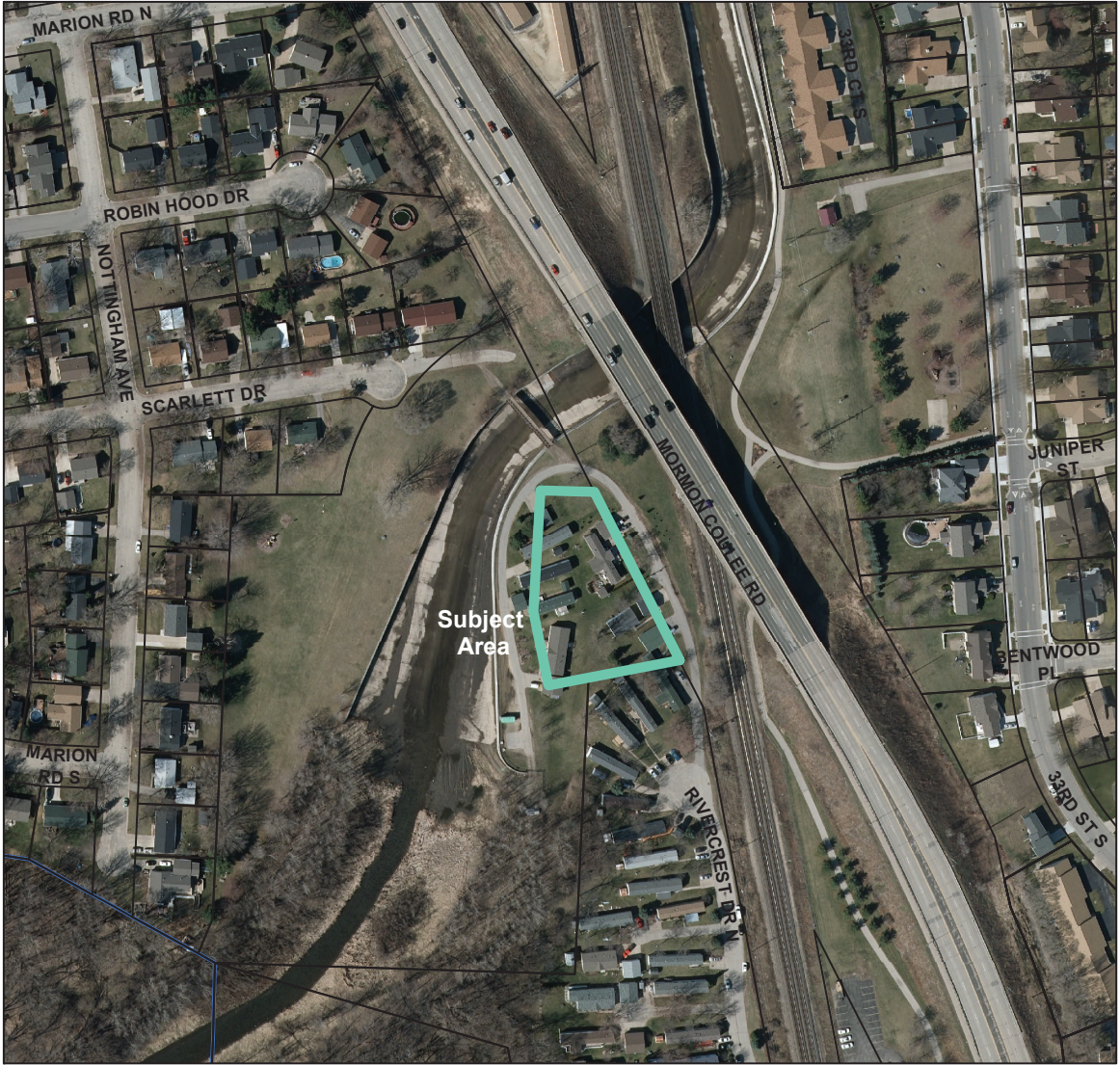
Consistency with Adopted Comprehensive Plan

Future Land Use is HDH - Medium/High Density Housing, which is consistent with this current use.

Staff Recommendation

Staff recommends approval of the current lease as written.

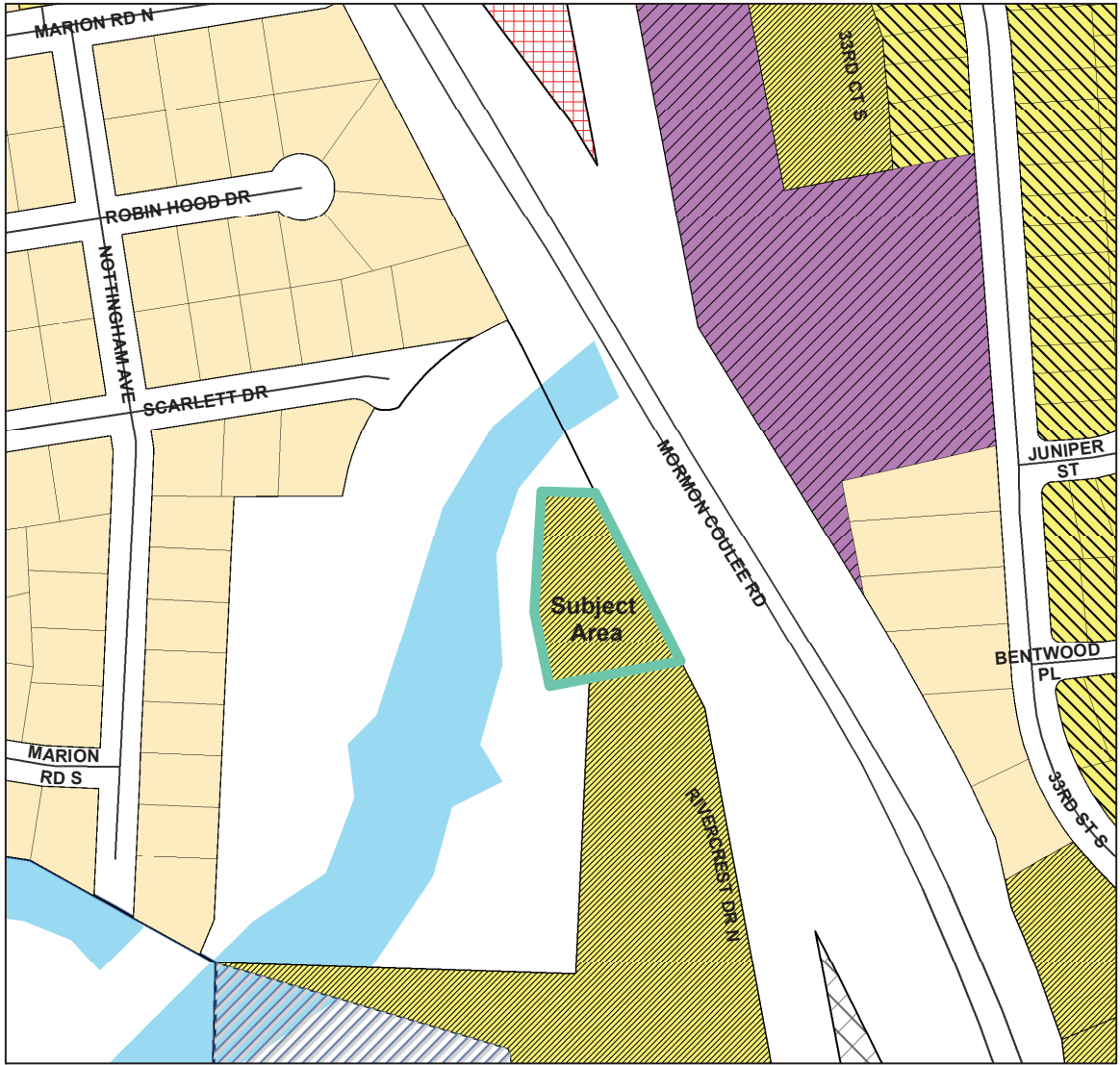
Routing F&P 7.7.2022



BASIC ZONING DISTRICTS

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





BASIC ZONING DISTRICTS

	R1 - SINGLE FAMILY
	R2 - RESIDENCE
	WR - WASHBURN RES
	R3 - SPECIAL RESIDENCE
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	R5 - MULTIPLE DWELLING
	R6 - SPECIAL MULTIPLE
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	C1 - LOCAL BUSINESS
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	City Limits
	SUBJECT PROPERTY





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

TO: Andrea Trane, Director of Planning, Development, and Assessment
FROM: Matthew A. Gallagher, Director of Engineering & Public Works
CC: file
DATE: August 3 2023

RE: Parcel 50325-200
Pammel Creek
Rivercrest Village

Dear Director Trane:

This memo serves as a record of a cursory observation of the existing public infrastructure and property on and around the parcel of subject. It is my understanding that there has been some discussion regarding the current tenant and lease on this City-owned property. This memo does not address the subject of the lease or its terms, but rather the concerns related to Engineering and public safety of the area, given the proximity to the Pammel Creek Flood Control Project (herein referred to as Pammel Creek).

As shown in the attached picture, Exhibit 1, multiple structures currently occupy the parcel of subject. These structures are part of Rivercrest Village, a Mobile Home Park, managed by Nicolai Apartments. Approximately fourteen (14) structures, including mobile homes and freestanding garages and sheds, appear to occupy the parcel, with an additional structure encroaching across the property line from the parcel to the south.

The distances from the Pammel Creek eastern wall to the western property lines of the parcel of subject vary, approximately, from 35 feet, up to 75 feet. As shown in the aerial image, six (6) of the structures illegally encroach westward, or are entirely within, the City-owned property to the west. The property to the west, parcel 50325-39, includes the Pammel Creek drainageway proper.

Pammel Creek was funded, designed, and constructed by the U.S. Army Corps of Engineers and the City of La Crosse in the 1990s as a public works project. It was an approximately \$35M project that removed entire neighborhoods along the 2.4 miles of Pammel Creek completely out of the floodplain and constrained the floodplain to the drainageway itself. This allowed all homes previously within the floodplain of the watersheds to be excluded from the National Flood Insurance Program.

The Pammel Creek facility is a high capacity drainageway made of reinforced concrete that culminates at a discharge point into the Mississippi River backwaters near Rivercrest Village. As its point of discharge, the channel reaches an overall width of approximately two-hundred twenty five feet (225'), while its vertical retaining walls reach a maximum height of approximately sixteen and one-half feet (16.5'). This places the Rivercrest Village area about one and one-half stories above the floor of the Pammel Creek channel.

Continued...

Page 2
Parcel 50325-200
August 3, 2023

Given the proximity of Pammel Creek to the parcel, there are concerns about ownership of the parcel and having any structures occupying it. This is due to long-term ownership and maintenance requirements of Pammel Creek as a public works facility, as well as the matter of public safety, including possible property damage and loss of life were a catastrophic event to occur that compromised or caused failure of any section of Pammel Creeks walls.

While Pammel Creek was constructed to last several decades, perpetual access to it is necessary for routine inspection and maintenance activities. Additionally, its eventual replacement or upgrade would necessitate use of adjacent lands to stage and conduct construction activities. The lands adjacent to Pammel Creek, having been acquired as part of the public works project, should rightfully stay in the possession of the public, as a need exists.

Of greater concern is the potential effect of a wall failure within Pammel Creek. Based upon the height of the walls, and the potential volume of water conveyed within Pammel Creek during large rain or flash flood events, a wall failure would erode the land outward for a considerable distance. It is reasonable to assume that a distance of more than twice the height of the wall, if not greater, would become unstable, be undermined, and continue to erode in flash flooding events, if a wall failure occurred. Existing structures would face the possibility of collapsing into the drainageway.

The recommendation of Engineering & Public Works is to retain the property in the name of the City of La Crosse and proceed with eviction and removal of those eight (8) structures that lie within an approximate 100-foot setback from the Pammel Creek east wall. These are shown outlined in green in the attached picture, Exhibit 2.

If policy makers at the City were to recommend splitting the parcel, to allow sale to a private owner, rather than continue negotiations over current and/or future over leases, it is recommended to retain, at a minimum, the area that is located approximately along (and west of) the red line depicted in Exhibit 2. This would allow for six (6) of the existing structures with the eastern half of the parcel to remain in place behind a 100-foot setback.



Exhibit 1



Exhibit 2

Agenda Item 24-0151 (Andrea Trane)

Resolution approving lease renewal with Rivercrest Village Partners.

General Location

Parcel 17-50325-200, 5050 Mormon Coulee Rd, Council District 13.

Background Information

In June 2022 a one year extension of a previously existing 20 year lease was approved by the Council as 22-0814 with a renewed annual payment calculation of \$5000. At that time Rivercrest Village Partners inquired about purchasing the property. At that time staff recommended a one year lease to allow time for staff to explore this possibility. The lease that was approved by Council was not signed by Rivercrest. The lease came back to the Council in October 2022 as 22-1294 which was approved by the Council and signed by both parties. Over the following months staff reviewed the possibility of selling the property and due to the need for the City to retain ownership and sufficient access to Pammel Creek for needed repairs, it is not recommended that the City sell this property. The City supports renewal of this lease again with an end date of June 30, 2024 to allow Rivercrest Village to accommodate their residents.

Recommendation of Other Boards and Commissions

N/A

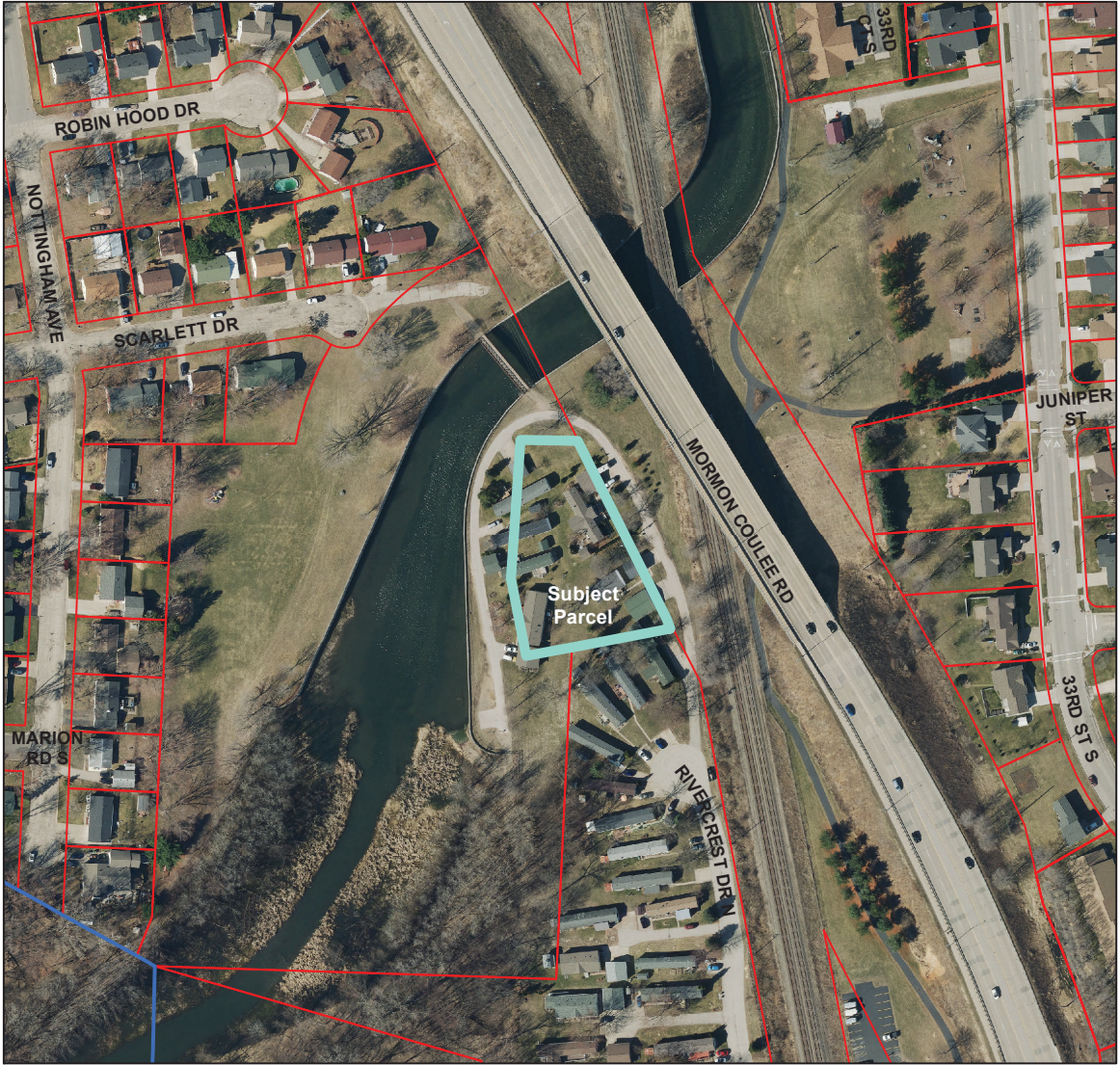
Consistency with Adopted Comprehensive Plan

N/A

Staff Recommendation

Staff recommends approval of the lease extension to June 30, 2024.

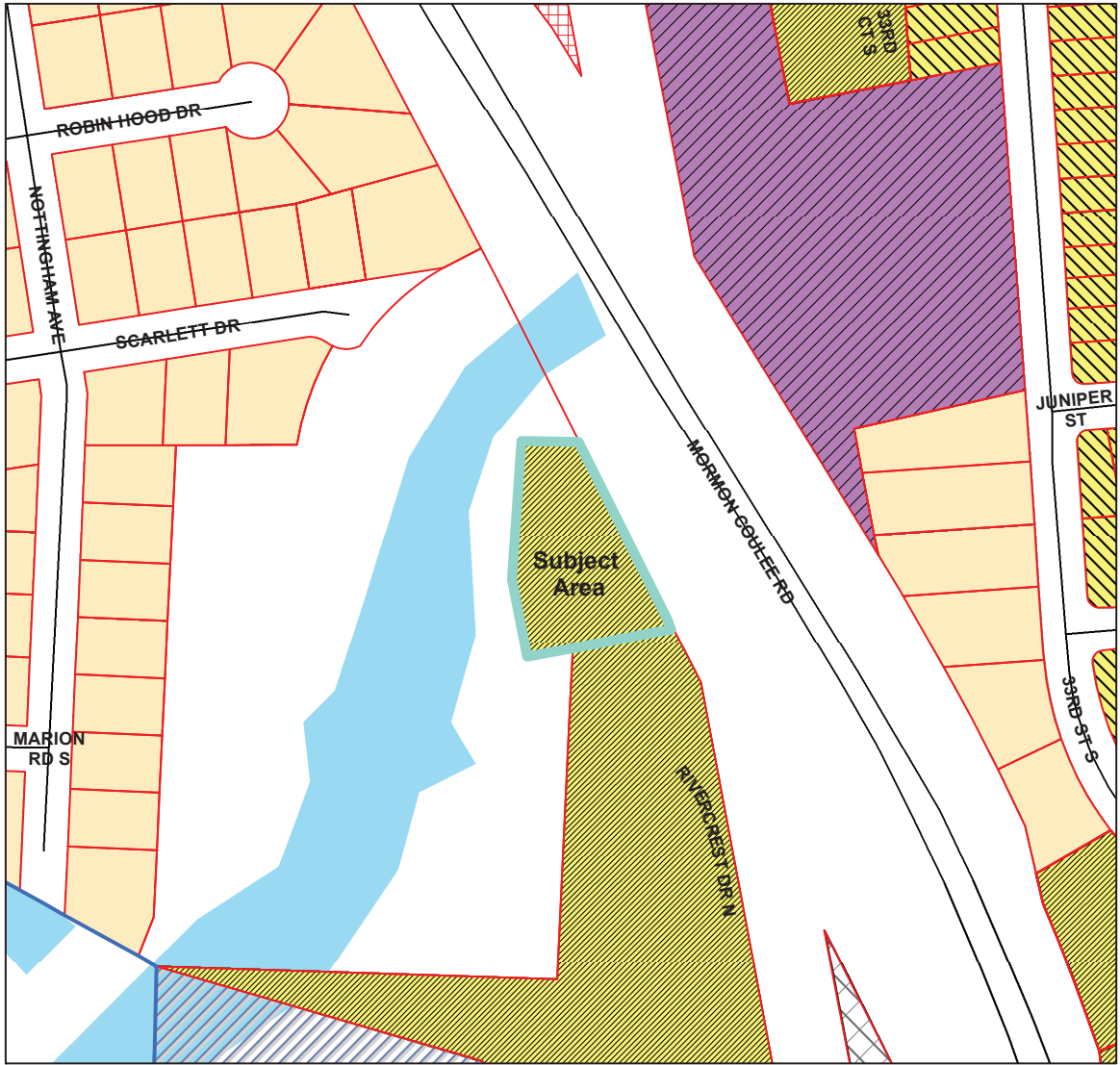
Routing J&A 1.30.2024



BASIC ZONING DISTRICTS

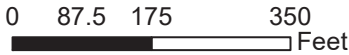
	R1 - SINGLE FAMILY
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	A1 - AGRICULTURAL
	EA - EXCLUSIVE AG
	City Limits
	SUBJECT PROPERTY





BASIC ZONING DISTRICTS

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	FW - FLOODWAY
	A1 - AGRICULTURAL
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	City Limits
	SUBJECT PROPERTY



City of La Crosse

400 La Crosse St
La Crosse, WI 54601

Phone: (608)789-7544

Email: neumanns@cityoflacrosse.org

February 07, 2024

ILDIKO SCHWARTZ
4805 Rivercrest Dr N
La Crosse, WI 54601

Municipality: City of La Crosse
County: La Crosse
Park name: Rivercrest Village M.H. Park
Arrival date: 10/3/2023

Re: Notice of mobile home valuation and monthly municipal permit fee
For mobile home and other improvements located at 4805 Rivercrest Dr N
Municipal permit number 0376

Dear Ildiko Schwartz:

The 2024 fair market value for all improvements at 4805 Rivercrest Dr N is \$24,600. Based on that value, your monthly mobile home municipal permit fee is \$21.09. The computation of that fee is detailed below. Please submit the monthly municipal permit fee to your park operator by the 1st day of the following month. A schedule of payments due is provided below for your convenience.

If you have any questions, please contact me by phone at (608)789-7544 or by email at neumanns@cityoflacrosse.org.

Best Regards,
Shannon Neumann

Computation of Mobile Home Municipal Permit Fee

Total fair market value:	\$24,600
Times assessment ratio:	88.2864875%
Equals assessed value:	\$21,718
Times net tax rate:	0.020645677
Equals gross annual fee:	\$448.45
Lottery credit:	-\$195.37
Equals net annual fee:	\$253.08
Net monthly fee:	\$21.09

2024 Schedule of Monthly Municipal Permit Fees Due

The following is a summary of mobile home municipal permit fees due by month. Fees for each month are due by the 1st day of the following month. For example, January's payment is due by February 1st, 2024. Submit all municipal permit fees to your park operator. Cross off each payment as it is made.

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Amount due	21.09	21.09	21.09	21.09	21.09	21.09	21.09	21.09	21.09	21.09	21.09	21.09
Due date	Feb 1	Mar 1	Apr 1	May 1	Jun 1	Jul 1	Aug 1	Sep 1	Oct 1	Nov 1	Dec 1	Jan 1

City of La Crosse

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La Crosse, WI 54601

Phone: (608)789-7544

Email: neumanns@cityoflacrosse.org

February 07, 2024

VIRGINIA KREYER
4806 Rivercrest Dr N
La Crosse, WI 54603

Municipality: City of La Crosse
County: La Crosse
Park name: Rivercrest Village M.H. Park
Arrival date: 5/10/2006

Re: Notice of mobile home valuation and monthly municipal permit fee
For mobile home and other improvements located at 4806 Rivercrest Dr N
Municipal permit number 0377

Dear Virginia Kreyer:

The 2024 fair market value for all improvements at 4806 Rivercrest Dr N is \$44,200. Based on that value, your monthly mobile home municipal permit fee is \$44.97. The computation of that fee is detailed below. Please submit the monthly municipal permit fee to your park operator by the 1st day of the following month. A schedule of payments due is provided below for your convenience.

If you have any questions, please contact me by phone at (608)789-7544 or by email at neumanns@cityoflacrosse.org.

Best Regards,
Shannon Neumann

Computation of Mobile Home Municipal Permit Fee

Total fair market value:	\$44,200
Times assessment ratio:	88.2864875%
Equals assessed value:	\$39,023
Times net tax rate:	0.020645677
Equals gross annual fee:	\$805.70
Lottery credit:	-\$266.06
Equals net annual fee:	\$539.64
Net monthly fee:	\$44.97

2024 Schedule of Monthly Municipal Permit Fees Due

The following is a summary of mobile home municipal permit fees due by month. Fees for each month are due by the 1st day of the following month. For example, January's payment is due by February 1st, 2024. Submit all municipal permit fees to your park operator. Cross off each payment as it is made.

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Amount due	44.97	44.97	44.97	44.97	44.97	44.97	44.97	44.97	44.97	44.97	44.97	44.97
Due date	Feb 1	Mar 1	Apr 1	May 1	Jun 1	Jul 1	Aug 1	Sep 1	Oct 1	Nov 1	Dec 1	Jan 1

City of La Crosse

400 La Crosse St
La Crosse, WI 54601

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Email: neumanns@cityoflacrosse.org

February 07, 2024

THERESA MOORE
3400 33rd St S
La Crosse, WI 54601

Municipality: City of La Crosse
County: La Crosse
Park name: Rivercrest Village M.H. Park
Arrival date: 7/8/1998

Re: Notice of mobile home valuation and monthly municipal permit fee
For mobile home and other improvements located at 4801 Rivercrest Dr N
Municipal permit number 0373

Dear Theresa Moore:

The 2024 fair market value for all improvements at 4801 Rivercrest Dr N is \$36,000. Based on that value, your monthly mobile home municipal permit fee is \$54.68. The computation of that fee is detailed below. Please submit the monthly municipal permit fee to your park operator by the 1st day of the following month. A schedule of payments due is provided below for your convenience.

If you have any questions, please contact me by phone at (608)789-7544 or by email at neumanns@cityoflacrosse.org.

Best Regards,
Shannon Neumann

Computation of Mobile Home Municipal Permit Fee

Total fair market value:	\$36,000
Times assessment ratio:	88.2864875%
Equals assessed value:	\$31,783
Times net tax rate:	0.020645677
Equals gross annual fee:	\$656.16
Lottery credit:	\$0.00
Equals net annual fee:	\$656.16
Net monthly fee:	\$54.68

2024 Schedule of Monthly Municipal Permit Fees Due

The following is a summary of mobile home municipal permit fees due by month. Fees for each month are due by the 1st day of the following month. For example, January's payment is due by February 1st, 2024. Submit all municipal permit fees to your park operator. Cross off each payment as it is made.

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Amount due	54.68	54.68	54.68	54.68	54.68	54.68	54.68	54.68	54.68	54.68	54.68	54.68
Due date	Feb 1	Mar 1	Apr 1	May 1	Jun 1	Jul 1	Aug 1	Sep 1	Oct 1	Nov 1	Dec 1	Jan 1

City of La Crosse

400 La Crosse St
La Crosse, WI 54601

Phone: (608)789-7544

Email: neumanns@cityoflacrosse.org

February 07, 2024

DIANE FAGAN
4802 Rivercrest Dr N
La Crosse, WI 54601

Municipality: City of La Crosse
County: La Crosse
Park name: Rivercrest Village M.H. Park
Arrival date: 11/9/1998

Re: Notice of mobile home valuation and monthly municipal permit fee
For mobile home and other improvements located at 4802 Rivercrest Dr N
Municipal permit number 0373.5

Dear Diane Fagan:

The 2024 fair market value for all improvements at 4802 Rivercrest Dr N is \$39,600. Based on that value, your monthly mobile home municipal permit fee is \$37.98. The computation of that fee is detailed below. Please submit the monthly municipal permit fee to your park operator by the 1st day of the following month. A schedule of payments due is provided below for your convenience.

If you have any questions, please contact me by phone at (608)789-7544 or by email at neumanns@cityoflacrosse.org.

Best Regards,
Shannon Neumann

Computation of Mobile Home Municipal Permit Fee

Total fair market value:	\$39,600
Times assessment ratio:	88.2864875%
Equals assessed value:	\$34,961
Times net tax rate:	0.020645677
Equals gross annual fee:	\$721.82
Lottery credit:	-\$266.06
Equals net annual fee:	\$455.76
Net monthly fee:	\$37.98

2024 Schedule of Monthly Municipal Permit Fees Due

The following is a summary of mobile home municipal permit fees due by month. Fees for each month are due by the 1st day of the following month. For example, January's payment is due by February 1st, 2024. Submit all municipal permit fees to your park operator. Cross off each payment as it is made.

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Amount due	37.98	37.98	37.98	37.98	37.98	37.98	37.98	37.98	37.98	37.98	37.98	37.98
Due date	Feb 1	Mar 1	Apr 1	May 1	Jun 1	Jul 1	Aug 1	Sep 1	Oct 1	Nov 1	Dec 1	Jan 1

City of La Crosse

400 La Crosse St
La Crosse, WI 54601

Phone: (608)789-7544

Email: neumanns@cityoflacrosse.org

February 07, 2024

CAROL THOMPSON
4803 Rivercrest Dr N
La Crosse, WI 54601

Municipality: City of La Crosse
County: La Crosse
Park name: Rivercrest Village M.H. Park
Arrival date: 10/24/1997

Re: Notice of mobile home valuation and monthly municipal permit fee
For mobile home and other improvements located at 4803 Rivercrest Dr N
Municipal permit number 0374

Dear Carol Thompson:

The 2024 fair market value for all improvements at 4803 Rivercrest Dr N is \$38,400. Based on that value, your monthly mobile home municipal permit fee is \$36.16. The computation of that fee is detailed below. Please submit the monthly municipal permit fee to your park operator by the 1st day of the following month. A schedule of payments due is provided below for your convenience.

If you have any questions, please contact me by phone at (608)789-7544 or by email at neumanns@cityoflacrosse.org.

Best Regards,
Shannon Neumann

Computation of Mobile Home Municipal Permit Fee

Total fair market value:	\$38,400
Times assessment ratio:	88.2864875%
Equals assessed value:	\$33,902
Times net tax rate:	0.020645677
Equals gross annual fee:	\$699.98
Lottery credit:	-\$266.06
Equals net annual fee:	\$433.92
Net monthly fee:	\$36.16

2024 Schedule of Monthly Municipal Permit Fees Due

The following is a summary of mobile home municipal permit fees due by month. Fees for each month are due by the 1st day of the following month. For example, January's payment is due by February 1st, 2024. Submit all municipal permit fees to your park operator. Cross off each payment as it is made.

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Amount due	36.16	36.16	36.16	36.16	36.16	36.16	36.16	36.16	36.16	36.16	36.16	36.16
Due date	Feb 1	Mar 1	Apr 1	May 1	Jun 1	Jul 1	Aug 1	Sep 1	Oct 1	Nov 1	Dec 1	Jan 1

City of La Crosse

400 La Crosse St
La Crosse, WI 54601

Phone: (608)789-7544

Email: neumanns@cityoflacrosse.org

February 07, 2024

LARA BERND
4804 Rivercrest Dr N
La Crosse, WI 54601

Municipality: City of La Crosse
County: La Crosse
Park name: Rivercrest Village M.H. Park
Arrival date: 7/1/1998

Re: Notice of mobile home valuation and monthly municipal permit fee
For mobile home and other improvements located at 4804 Rivercrest Dr N
Municipal permit number 0375

Dear Lara Bernd:

The 2024 fair market value for all improvements at 4804 Rivercrest Dr N is \$24,100. Based on that value, your monthly mobile home municipal permit fee is \$20.66. The computation of that fee is detailed below. Please submit the monthly municipal permit fee to your park operator by the 1st day of the following month. A schedule of payments due is provided below for your convenience.

If you have any questions, please contact me by phone at (608)789-7544 or by email at neumanns@cityoflacrosse.org.

Best Regards,
Shannon Neumann

Computation of Mobile Home Municipal Permit Fee

Total fair market value:	\$24,100
Times assessment ratio:	88.2864875%
Equals assessed value:	\$21,277
Times net tax rate:	0.020645677
Equals gross annual fee:	\$439.32
Lottery credit:	-\$191.40
Equals net annual fee:	\$247.92
Net monthly fee:	\$20.66

2024 Schedule of Monthly Municipal Permit Fees Due

The following is a summary of mobile home municipal permit fees due by month. Fees for each month are due by the 1st day of the following month. For example, January's payment is due by February 1st, 2024. Submit all municipal permit fees to your park operator. Cross off each payment as it is made.

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Amount due	20.66	20.66	20.66	20.66	20.66	20.66	20.66	20.66	20.66	20.66	20.66	20.66
Due date	Feb 1	Mar 1	Apr 1	May 1	Jun 1	Jul 1	Aug 1	Sep 1	Oct 1	Nov 1	Dec 1	Jan 1



La Crosse Fire Department - Division of Community Risk Management

400 La Crosse St., La Crosse, WI
(608) 789-7530

www.cityoflacrosse.org
inspection@cityoflacrosse.org



OFFICIAL ORDER TO CORRECT CONDITION OF PREMISES

JEFFERY THOMPSON
4803 RIVERCREST DR N
LA CROSSE, WI 54601

Ref No: **OTC-BLDG-025265-2024**

Parcel: **17-50325-200** (4803 RIVERCREST DR N)

A recent inspection of the above captioned premises revealed conditions that are in violation of the Ordinances for the City of La Crosse and/or Wisconsin Administrative Code. Failure to correct the violations noted herein within the time set or failure to comply with the notice may subject you to prosecution and to penalties of up to \$500.00 per violation and/or other penalties in the manner provided in of the City of La Crosse Municipal Code.

You are hereby ordered to correct each violation listed below by the following date: 07/01/2024, except as otherwise set forth below. Your failure to maintain compliance with this order may subject you to prosecution as noted above.

VIOLATION: Building permit B-AC-027592-2023 has been rescinded because the site plan provided does not show the correct property lines. This structure crosses property lines which is not permitted per Municipal Code section 107-33. This structure shall be removed by July 1st, 2024. Sec. 107-33. - Location. No occupied mobile home shall be located between the recognized set-back line and the street or highway nor less than ten feet from any building or other mobile home or from the boundary line of the premises on which located.

Pursuant to the City of La Crosse Municipal Code of Ordinances.

By order of the Fire Department - Division of Community Risk Management per Inspector: David.

For further information, call the above named Inspector at or the department's main number (608) 789-7530. Department hours are from 7:30 a.m. to 4:30 p.m. weekdays.

This order was served via US Mail on 03/26/2024.

Inspector: *David*

By David on 03/26/2024