

State of Wisconsin  
DEPARTMENT OF NATURAL RESOURCES  
1027 W St. Paul Ave.  
Milwaukee, WI, 53233

Tony Evers, Governor  
Karen Hyun, Ph.D., Secretary  
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7/24/2025

Amy Ruegg  
16394 Kent Trail  
Lakeville, MN 55044

IP-WC-2025-32-01928

RE: Boathouse Repair Certification Exception for a boathouse on Black River in the City of La Crosse, La Crosse County

Dear Amy Ruegg:

The Department has examined the proposed maintenance and repair of your boathouse, CPW-4 Boathouse on the Black River located in the NE 1/4, NE 1/4, Section 30, Township 16N, Range 07W, City of La Crosse, La Crosse County.

The proposed work consists of Contained on quarter-quarter section.

Section 30.121, Wis. Stats., allows an exception to the 50% maintenance and repair limitation for all existing boathouses that were in existence on December 16, 1979. Your boathouse is verified as meeting this exception. **Your proposed work must meet the certification exception conditions below and may proceed as planned.**

#### CERTIFICATION CONDITIONS

1. You must notify Alison Masek at phone (608) 575-9849 or email [alison.masek@wisconsin.gov](mailto:alison.masek@wisconsin.gov) before starting construction and again not more than 5 days after the project is complete.
2. This certification exception expires on 7/24/2028. If the repairs are not completed by then, you must apply for an extension prior to the expiration date, or a new application for repair certification must be submitted.
3. This approval allows only repairs to the boathouse which are specifically described in your application and does not authorize any other work in the waterway which may require a permit under Chapter 30 or 31, Wis. Stats.
4. This certification exception does not authorize any work other than what you specifically describe in your application and plans, and as modified by the conditions of this certification exception. If you wish to alter the project or certification conditions, you must first obtain written approval of the Department.
5. You are responsible for obtaining any permit or approval that may be required for your project by local zoning ordinances or by the U.S. Army Corps of Engineers before starting your project.
6. Upon reasonable notice, you shall allow access to your project site during reasonable hours to any Department employee who is investigating the project's construction, operation, maintenance, or certification compliance.
7. The Department may modify or revoke this certification if the project is not completed according to the terms of the certification, or if the Department determines the activity is detrimental to the public interest.
8. You must post a copy of this certification exception at a conspicuous location on the project site, visible from the waterway, for at least five days prior to construction, and remaining at least five days after construction. You must also have a copy of the approved plan available at the project site at all times until the project is complete.
9. Your acceptance of this certification exception and efforts to begin work on this project signify that you have read, understood and agreed to follow all conditions of this certification exception.



10. You must submit a series of photographs to the Department, within one week of completion of work on the site. The photographs must be taken from different vantage points and depict all work authorized by this certification.
11. You, your agent, and any involved contractors or consultants may be considered a party to the violation pursuant to Section 30.292, Wis. Stats., for any violations of Chapter 30, Wisconsin Statutes or this certification.
12. All repairs and maintenance may not affect the size, location, or configuration of the boathouse.
13. Repair and maintenance may not include any change in roof pitch or addition of decks, walkways, railings, or other architectural features.
14. Decks, walkways, railings, or piers that are permanently attached to the boathouse are part of the boathouse and subject to repair certification.
15. This structure shall be used for the storage of watercraft and associated materials and cannot be converted to allow permanent or temporary human habitation.
16. An exception certification must be obtained each time you wish to make repairs.
17. You must prevent any construction materials from being deposited into any surface waters.

Dated at the Southeast Region Headquarters, Wisconsin on 7/24/2025.

STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES  
For the Secretary

BY:



Alison Masek  
Water Management Specialist

Copy to:            Email CC:  
Gary Thurk, City of La Crosse  
Matt Groppi, WDNR Conservation Warden  
Waterways/Wetlands file



Markos - CPW#4

5/12/20205

**Description of project: CPW-4 Boathouse repair**

We are applying for a permit to repair boathouse CPW-4 by replacing the decking and support structures surrounding the boathouse. The decking and boathouse have deteriorated over time, and some boards have rotted and need replacement to prevent hazards. Maintaining and restoring the boathouse will enhance its charm and preserve its historical significance.

Summary of requested repairs for the CPW-4 boathouse:

- Replacement of decking and support structures
- Replacement of screen door and wood shakes damaged in a break-in
- Repair of rotten wood, fascia around the roof, threshold steps, etc.
- Repair or replace windows and roof
- Use of treated lumber, metal hinges, floats or barrels, screws, standard asphalt shingles, windows, and other materials as needed

The boathouse will maintain the same location, size, and distance from the shore as the original.

**Project Overview:** The general layout of the dock, boathouse, gangplank, etc., will retain its original footprint. There will be no disturbance to the riverbed. If further repairs or replacements are identified during the project, we will endeavor to preserve the size, location, and general appearance, ensuring alignment with the historic character of the original structure.

**Removal Timeline:** Debris from the dock and any other repairs around the boathouse will be professionally removed and disposed of throughout the summer of 2025 until the end of 2027, as the construction and repair work will be carried out in phases.

Respectfully Submitted,

**Sandra & Steve Elsen**

N3250 Smith Valley Rd., La Crosse, WI 54601

[tygrii@gmail.com](mailto:tygrii@gmail.com) | 608-385-2949

**On behalf of: Salem & Arden Markos Trust; Amy Ruegg POA**

16394 Kent Trail, Lakeville, MN 55044



