

17 February 2026

To : Incorporation Review Board

From: Dan Kapanke Town Chair

We, in the Town of Campbell, appreciate how this incorporation process has been handled by the IRB- with great fairness and patience. Thank You.

I would like to address two issues :

1) Services and Revenue Growth

The south industrial park area has room to expand and, in fact, FJ Robers Company has recently completed a new construction project. Another great company JF Brennan Company has, in recent years, expanded its foot print on the South end as well. There is room to grow in this area.

One of many reasons people like living on the island is the size of residential lots. Many of these lots are large enough to make two buildable lots. In addition there are numerous platted lots in the town that are not for sale now but are buildable. There are 9 such lots within a block of my house on South Lakeshore.

We are an island surrounded by water. The town receives inquiries almost every week from people looking to purchase a house or buildable lot. This has been ongoing even though we have a PFAS water issue and incorporation uncertainty. The island is hot. People want to live here. With a potential for incorporation and upon completion of a municipal water system the island will be even more desirable. Redevelopment will be taking place all over the current town territory in the very near future.

We can and will grow our tax base in the coming years which will allow us to keep our current level of services and even expand services to our great residents.

2) Impact on the metropolitan community.

The La Crosse area is simply an awesome place to live and raise a family. Visitors who come here love it and usually come back. The town promotes this entire area.

- (a) We have been a decades long member of the La Crosse Area Chamber
- (b) The town has memberships in the following organizations and as chair I am on their respective boards: Explore La Crosse (our CVB), La Crosse Area Planning Committee, and La Crosse Area Development Committee.

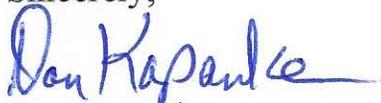
(c) I own a business on the Northside of La Crosse and have been a longtime board member of the North La Crosse Business Association.

My point here is, even though we are an island, the town is well engaged in the greater La Crosse community in an effort to make this area even better than it already is.

Incorporating the Town of Campbell will open a new era of cooperation between the new village and the City of La Crosse ending decades of skirmishes which added nothing to the standard of living in our area. Instead it cost two communities hundreds of thousands of dollars which could have been better spent providing services to our constituents. The impact of a Campbell incorporation on the greater metropolitan community will very positive.

Thank you for "listening" one more time.

Sincerely,

A handwritten signature in blue ink that reads "Dan Kapanke". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Dan Kapanke
Town Chair

Summary of Comments of Town Engineer:

- After La Crosse submitted a draft Sewer Agreement to the Town on 11/6/2025, the Town responded on 11/12/2025 with questions and comments. The City has still not responded.
- The City parcels near the airport, on Hiawatha Islands, Bainbridge St and the Xcel facility on the south end of the island all depend on Campbell's sewer system for service.
- The Bainbridge parcel and Xcel depend on Campbell's water system for fire protection.
- The Campbell Water project will reduce the PFAS contribution to the La Crosse WWTP. While there are no PFAS or Radium limits in the La Crosse WPDES permit now, PFAS is much more likely have impactful limits in the next permit.

The City lists "improvements" or "upgrades" that the Town would receive as a part of the City, including the following:

1. Connection to the Water System
2. Replacement of the sanitary sewers as part of the construction of the water project.
3. Reconstruction of the streets to an urban section (wider streets with curb & gutter).
4. An expanded storm water management system.

The Town is proceeding with the Water project and has determined that the existing sanitary sewers, streets and storm water systems are adequate. There is no reference or discussion about the very high cost of the improvements planned by the City or who pays for those.

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Rebuttal to IRB meeting on Feb 3, 2026. Comparison of Campbell/La Crosse Fire Departments

U.S. and Wisconsin FD facts. Per US Fire Administration (National) and FEMA website -

The overwhelming majority of *all U.S. Fire Departments are volunteer* or partially volunteer. Even states with large geographic footprints including: Minnesota, North/South Dakota, and Pennsylvania are staffed primarily by volunteers.

Career/Fulltime does not equal quality. All firefighters are required to achieve the same training and earn identical certifications. The Town of Campbell Fire Department has an ISO rating of 3 which is one of the top ratings in WI and the U.S. This high rating reduces insurance costs for residents based upon superior service.

[National Fire Administration Registry Quick Facts](#)

In Wisconsin 78.8% of FD's are staffed by volunteer Firefighters **(National Average)** 69.8%

13.7% *mostly* volunteer Firefighters 15.4%

1.6% some career Firefighters 5.1%

5.9% all career Firefighters (minority U.S. and WI) 9.6%

Specialized services (abbreviated) per usfa.fema website

Percentage of U.S. registered Fire Departments providing specialized services	
Specialized service provided	Percentage
Vehicle extrication	79%
Fire/Injury prevention/Public education	65.40%
Basic Life Support	61%
Emergency Medical Services (EMS) nontransport response	40.60%
Fire inspection/Code enforcement - follow-up by CFD	35.30%
Fireboat *	5%
Campbell has 2 fire boats - and 1 RDW craft	
1 boat is specific for deep water rescue	
1 boat is specific for shallow water or mud rescue	
1 Rapid Deployment Water Craft for Ice rescue	
CFD is fully equipped with Ice Rescue suits	
CFD is fully trained for Ice Rescues	
Yellow Highlight denotes CFD trained/equipped	

In La Crosse County volunteer firefighters successfully staff and serve many municipalities including: The Village of Bangor/Burns, Village of Rockland, and Village of West Salem. **Beyond the County the Village of Trempealeau, City of Arcadia, City of Galesville and City of Prairie du Chien use volunteer firefighters.**

All the above communities have a larger geographic footprint than the 4 miles of the Town of Campbell.

Volunteer firefighting departments are so prevalent due to cost savings for tax payers while providing equally certified, trained and experienced firefighters. Volunteer firefighters are heavily engaged in fire education for their communities. ***In Campbell, all fire education to Summit Elementary students/staff is conducted by the Town of Campbell Fire Department.**

Fire Department Cost comparison -

2025 Town of Campbell Fire Department budget - \$138,805

2025 City of La Crosse Fire Department budget - passed in November 2024, **included a \$940,000 increase in personnel costs alone for the Fire Department. (source WXOW)**

Comparable taxes for Nakomis residents

Tax rate analysis - Resident on 1612 Nakomis former Town of Campbell resident annexed to the City of La Crosse due to failing private well in 2025.

Local Campbell municipal tax only - 2024 - \$2033

Local La Crosse municipal tax only - 2025- \$8099 a nearly 400 % increase

Per - La Crosse Land Records county website [Catalis - View Tax Items](#)

Town of Campbell Nakomis residents have vehemently responded that they do not want to be annexed into La Crosse (per petition signed 2025).

Services desired by residents - *Intervenors assert City services are used by Campbell residents (specifically the “splash park”, senior center and Dog Park) arguing Campbell does not provide commensurate amenities.

The “Splash” park is located in the Copeland Park. We live on an island, surrounded by water, our water-related recreational opportunities abound.

Senior services like the Aging and Disability Resource Center (ADRC) are **provided by the County** not the City. The Harry Olson Senior Center was actually threatened with demolition by the City of La Crosse in 2023. A coalition of residents saved the center in 2025. It is now run privately and no longer under the auspices of the La Crosse City Parks Department.

[Senior center purchase from city of La Crosse nearly complete - WIZM 92.3FM 106.7FM 1410AM](#)

The Town of Campbell is a proud supporter of dogs and created the Allison Renee and Bella Memorial dog park in 2024 to promote awareness of domestic violence. [Memorial Dog Park opens on French Island | Top Stories | wxow.com](#)

Campbell Parks continue to be the choice of the La Crosse Boys and Girls clubs baseball and softball teams and the City of La Crosse Rugby team. Both organizations schedule practices, scrimmages, games and tournaments through Campbell's Park and Recreation Supervisor.