

**Common Council
of the City of Onalaska**

Tuesday, February 10, 2015

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1 The Meeting of the Common Council was called to order at 7:00 p.m. on Tuesday, February 10,
2 2015. It was noted that the meeting had been announced and a notice posted at City Hall.

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4 Roll call was taken, with the following members present: Mayor Joe Chilsen, Ald. Erik
5 Sjolander, Ald. Jim Bialecki, Ald. Jack Pogreba, Ald. Jim Olson, Ald. Harvey Bertrand, Ald.
6 Bob Muth

7
8 Also Present: City Clerk Cari Burmaster, Land Use and Development Director Brea Grace, City
9 Engineer Jarrod Holter, City Attorney Sean O’Flaherty, Financial Services Director/Treasurer
10 Fred Buehler

11
12 **Item 2 – Pledge of Allegiance**

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14 The Pledge of Allegiance was recited.

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16 **Item 3 – Public Input: (limited to 3 minutes/individual)**

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18 Mayor Chilsen welcomed public input at this time.

19
20 **Alexander Abraham**
21 **853 Aspen Valley Drive**
22 **Onalaska**

23
24 “I am talking regarding the denial of the Nathan Hill Estates Subdivision plan for Lot 21 (Lot 2),
25 Tax Parcel (No.) 18-5961-4. [I am here because] the Plan Commission denied my request [at its
26 January 27 meeting and said] it’s the owner’s responsibility to know the owner occupancy of that
27 unit. But as for me, in 2012 I came here and inquired with the city whether this is good to go to
28 buy it before purchasing the lot itself. The city said – it was not Brea; it was [her predecessor] –
29 ‘Yes, you are good to go.’ They knew my intention was to rent it, and they did it and I bought
30 the land. In 2013, I came here to split that lot because it’s a half-acre lot. I have to split it and
31 build two buildings. Then the Plan Commission reviewed it and approved me to build a rental
32 unit over there. At that point the city never told me this is not going to be rental-occupied. That
33 restriction was not told to me. Now, after I built and when I submitted a request for the building
34 occupancy permit, then Brea called me and told me, ‘Alex, there is a problem here.’ Then, when
35 I came for the next thing it was denied. My question is, why? Thank you.”

36
37 **Brian McGrath**
38 **1903 Fantle Drive**
39 **La Crosse**

40
41 “I would just like to thank all the Council members here. I’m also an Onalaska Police Chaplain
42 and I was hoping to open the meeting today with a word of prayer. I want to thank everybody

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43 here for the work that you do. I have a great love and care for this community, and serving this
44 community as a chaplain. It's almost my lifelong place that I lived as a young person. I think
45 it's a great honor to be here and help you guys by just saying a word of prayer, and I would like
46 to open with that: *'Heavenly Father, I am asking for your help tonight to be given to those*
47 *servicing here tonight, including the Mayor and all those in authority. You promised in your word*
48 *that if we would ask for help you would grant it, and I'm asking here tonight that you would*
49 *grant wisdom to all the Council members and those who are here, and that those will hear the*
50 *ideas that have been discussed here tonight in regards to the decisions and the determinations*
51 *that will be brought up here regarding this great city. I'm asking for great unity and teamwork*
52 *in an atmosphere that would accommodate these decisions directed toward the right way, the*
53 *way to go, the way to continue, or maybe even the way to stop or start or consider ideas that*
54 *could possibly be not thought of yet. I'm asking you for the betterment of the citizens of this*
55 *community and those who enter it, in this great place, the ideas that are talked about tonight,*
56 *that you would even foster some ideas in the daytime, in the nighttime and even in their sleep*
57 *regarding ideas on how to make things go ahead financially in these uncertain times. I ask your*
58 *blessing on all here tonight and safety over those traveling home. In Jesus' name, Amen.'* "

59

60 **Ward Keil**
61 **426 4th Avenue North**
62 **Onalaska**

63

64 "I don't know if any of the Council noticed the new poster on your front entrance, but it does
65 announce the iconic Friends of the Library wine tasting at Maggie's on March 1. You are all
66 definitely invited. Needless to say, it is a very fun time, and I would like to thank Jarrod Holter
67 for being the first gentleman to buy two tickets. Jarrod, we appreciate it very much. Anyway,
68 [the event will be held] March 1, 4 o'clock, Maggie's. The iconic Friends of the Library wine
69 tasting and hors d'oeuvres. If you can make it, you're all welcome. Thank you."

70

71 Mayor Chilsen called three times for anyone else wishing to provide public input and closed that
72 portion of the meeting.

73

74 **Item 4 – REPORT FROM THE MAYOR:**

75

76 A. Library statistics and news

77

78 Mayor Chilsen reported the following statistics for January:

79

- 80 • 16 groups went through, and 264 people utilized the meeting rooms.
- 81 • \$125 of meeting room revenue was created.
- 82 • 9,539 individuals entered the library.

83

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84 B. Accountability for Meteorological Conditions

85

86 Mayor Chilsen noted that Ald. Muth, who had gone on vacation in January, promised to return
87 with warmer weather. Mayor Chilsen noted that the city had experienced warmer than normal
88 temperatures upon Ald. Muth's return and thanked him for this.

89

90 **RECOMMENDATIONS FOR APPROVAL AND/OR POSSIBLE ACTION FROM THE**
91 **FOLLOWING COMMITTEES/COMMISSIONS/BOARDS:**

92

93 All items listed under the consent agenda are considered routine and will be enacted by one
94 motion. There will be no separate discussion of these items unless a council member requests
95 removal, in which event the item will be removed from the consent agenda and considered in the
96 order of business in the non-consent agenda.

97

98 **Item 5 – Consent Agenda**

99

100 A. Approval of minutes from the previous meeting(s)

101

102 **FINANCE COMMITTEE**

103

104 B. Accept Omni Center financials for 2014

105 C. Accept City General Fund Financials for 2014

106 D. Transfer of Departmental Funds within each department – 2014 General Budget Fund

107 E. Designated Fund Balance (DSFB) – General Fund or Special Revenue Funds 2014

108 1. Adjust existing DSFB – 2014

109 2. Establish new DSFB – 2014

110 F. Designated Fund Balances (DSFB) – Tourism 2014

111 1. Adjust existing DSFB – 2014

112 G. Consideration of transfer to General Fund Account payable for anticipated expenditures

113

114 **PERSONNEL COMMITTEE**

115

116 H. Approval of proposed wage change for paid on-call firefighters based on residency

117 I. Approval of renewal of Gundersen Occupational Health Service Agreement

118 J. Approval of renewal of Gundersen Industrial Eyewear Agreement

119 K. Approval of renewal of Gundersen Lutheran Hospital Agreement

120

121 **JUDICIARY COMMITTEE**

122

123 L. Approval of **Ordinance No. 1492-2015** to create Title 10 Chapter 7 of the Onalaska
124 Code of Ordinances related to Golf Carts (Third and Final Reading)

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125 M. Approval of **Ordinance No. 1494-2015** to rezone adjacent property located in Section 8
126 Township 16 North, Range 7 in the City of Onalaska, La Crosse County, Wisconsin from
127 Neighborhood Business (B-1) to Community Business (B-2) (McCormick Property)
128 (Third and Final Reading)

129 N. Approval of **Ordinance No. 1493-2015** to Amend Title 13 Part 6 Chapter 8 of the City of
130 Onalaska Code of Ordinances related to Variance Appeals to the Zoning Board (First and
131 Second Reading)
132

133 **ADMINISTRATIVE COMMITTEE**

134

135 O. Approval of Operator's Licenses as listed on report dated February 4, 2015

136 P. Approval of Change of Agent for Blazin Wings Inc. d/b/a Buffalo Wild Wings, 3132
137 Market Place, Onalaska to Andrew Waldstein

138 Q. Approval of Memorial Day Parade Permit for Onalaska American Legion Post 336 for
139 Monday, May 25, 2015 starting at 9:30 a.m. at the American Legion, 731 Sand Lake
140 Road

141 R. Approval of noise variance for Onalaska Community Days on Friday-Saturday, June 19-
142 20, 2015 until 11:30 p.m. for outdoor entertainment

143 S. Approval of amendment to Class B Liquor License for the Onalaska American Legion
144 Post 336 for Onalaska Community Days, June 19-20, 2015
145

146 **BOARD OF PUBLIC WORKS**

147

148 T. Approval of archaeological services for Braund Lumber site demolition with Mississippi
149 Valley Archaeological Center at a cost of \$5,939.59

150 U. Approval of updating agreement for lease of property from Well #8 site at 1227 Oak
151 Avenue North to adjoining property at 1224 Cliffview Avenue North

152 V. Approval of temporary limited easement at Tax Parcel #18-846-0 for State Trunk
153 Highway 35 project with Wisconsin Department of Transportation

154 W. Approval of construction permit at south wayside along State Trunk Highway 35 for
155 State Trunk Highway 35 project with Wisconsin Department of Transportation

156 X. Approval of City-retained professional engineering services from Strand Associates and
157 Short Elliott Hendrickson in conjunction with review of developer submittal of traffic,
158 water, sanitary sewer and storm sewer plans for project along Sand Lake Road/County
159 Trunk Highway S with funding from Special Projects Fund

160 Y. Approval of dump box and accessories purchase for 2015 F-550 cab & chassis from
161 Universal Truck Equipment in the amount of \$15,790.00
162

163 **PLAN COMMISSION**

164

165 Z. Denial of a request to allow outdoor display and storage for greater than thirty (30) days
166 at HotSpring Spas and Pools at 576 Theater Road, submitted by Melissa Staige of
167 HotSpring Spas & Pools, 576 Theater Road, Onalaska (Tax Parcel #18-3583-1)

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LONG RANGE PLANNING COMMITTEE

- AA. Approval of 2015 Long Range Planning Committee Meeting Schedule

PARKS AND RECREATION BOARD

- BB. Approval of 2015 Summer Activity Guide printing to Crescent Printing Company at a cost not to exceed \$2,910.21
- CC. Approval of the purchase of a new angle broom from Bobcat of the Coulee Region at a cost not to exceed \$1,000 with trade-in of our current unit
- DD. Approval of Professional Engineering Services contract for the Chiller replacement in Arena #1 with Stevens Engineering at a cost not to exceed \$48,400 plus reimbursable costs

TOURISM COMMISSION

- EE. Approval of expenditures for relocation signage – internal and external
- FF. Approval of attendance at 2015 Governors Conference on Tourism in La Crosse
- GG. Approval of attendance at 2015 expos as approved in 2015 budget

GREAT RIVER LANDING COMMITTEE

- HH. Approval of 2015 Waterfront (Great River Landing) Committee Schedule

UTILITIES COMMITTEE/MASS TRANSIT

- II. Accept MTU Transit update and financials for 2014
 - JJ. Accept Shared Ride Transit update and 2014 financials
- Motion by Ald. Pogreba, second by Ald. Bertrand, to approve the Consent Agenda as amended.
- On voice vote, motion carried.

Non-Consent Agenda

Item 6 – RECAP ITEMS PULLED FROM THE CONSENT AGENDA

- Judiciary Committee: Item M – Approval of **Ordinance No. 1494-2015** to rezone adjacent property located in Section 8 Township 16 North, Range 7 in the City of Onalaska, La Crosse County, Wisconsin from Neighborhood Business (B-1) to Community Business (B-2) (McCormick Property) (Third and Final Reading)

- 210 • Board of Public Works: Item X – Approval of City-retained professional engineering
211 services from Strand Associates and Short Elliott Hendrickson in conjunction with
212 review of developer submittal of traffic, water, sanitary sewer and storm sewer plans for
213 project along Sand Lake Road/County Trunk Highway S with funding from Special
214 Projects Fund
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216 **Item 7 – FINANCE COMMITTEE**

217
218 A. Vouchers
219

220 Motion by Ald. Bialecki, second by Ald. Olson, to approve the vouchers expended since the last
221 Common Council meeting on January 13, 2015, in the amount of \$10,143,107.07.
222

223 On voice vote, motion carried.
224

225 B. City of Onalaska 2015 Capital Projects – General Obligation Corporate Purpose Bonds,
226 Water System and Sewerage System Revenue Refunding Bonds, Note Anticipation Notes
227 and State Trust Fund Loan:
228

- 229 1. **Resolution 10-2015** – Initial Resolution Authorizing \$155,000 General Obligation Bonds
230 for Storm Sewer Projects
231

232 Motion by Ald. Bialecki, second by Ald. Pogreba, to approve Resolution 10-2015 – Initial
233 Resolution Authorizing \$155,000 General Obligation Bonds for Storm Sewer Projects.
234

235 On roll call vote: Ald. Jim Olson – aye, Ald. Jim Bialecki – aye, Ald. Harvey Bertrand – aye,
236 Ald. Erik Sjolander – aye, Ald. Bob Muth – aye, Ald. Jack Pogreba – aye. Motion carried, 6-0.
237

- 238 2. **Resolution 11-2015** – Initial Resolution Authorizing \$205,000 General Obligation Bonds
239 for Sanitary Sewer Projects
240

241 Motion by Ald. Bialecki, second by Ald. Pogreba, to approve Resolution 11-2015 – Initial
242 Resolution Authorizing \$205,000 General Obligation Bonds for Sanitary Sewer Projects.
243

244 On roll call vote: Ald. Jim Olson – aye, Ald. Jim Bialecki – aye, Ald. Harvey Bertrand – aye,
245 Ald. Erik Sjolander – aye, Ald. Bob Muth – aye, Ald. Jack Pogreba – aye. Motion carried, 6-0.
246

- 247 3. **Resolution 12-2015** – Initial Resolution Authorizing \$140,000 General Obligation Bonds
248 for Parks and Public Grounds Projects
249

250 Motion by Ald. Bialecki, second by Ald. Olson, to approve Resolution 12-2015 – Initial
251 Resolution Authorizing \$140,000 General Obligation Bonds for Parks and Public Grounds
252 Projects.

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On roll call vote: Ald. Jim Olson – aye, Ald. Jim Bialecki – aye, Ald. Harvey Bertrand – aye, Ald. Erik Sjolander – aye, Ald. Bob Muth – aye, Ald. Jack Pogreba – aye. Motion carried, 6-0.

4. **Resolution 13-2015** – Initial Resolution Authorizing \$1,505,000 General Obligation Bonds for Street Improvement Projects

Motion by Ald. Bialecki, second by Ald. Pogreba, to approve Resolution 13-2015 – Initial Resolution Authorizing \$1,505,000 General Obligation Bonds for Street Improvement Projects.

On roll call vote: Ald. Jim Olson – aye, Ald. Jim Bialecki – aye, Ald. Harvey Bertrand – aye, Ald. Erik Sjolander – aye, Ald. Bob Muth – aye, Ald. Jack Pogreba – aye. Motion carried, 6-0.

5. **Resolution 14-2015** – Initial Resolution Authorizing \$345,000 General Obligation Bonds for Water System Projects

Motion by Ald. Bialecki, second by Ald. Pogreba, to approve Resolution 14-2015 – Initial Resolution Authorizing \$345,000 General Obligation Bonds for Water System Projects.

On roll call vote: Ald. Jim Olson – aye, Ald. Jim Bialecki – aye, Ald. Harvey Bertrand – aye, Ald. Erik Sjolander – aye, Ald. Bob Muth – aye, Ald. Jack Pogreba – aye. Motion carried, 6-0.

6. **Resolution 15-2015** – Initial Resolution Authorizing \$205,000 General Obligation Bonds for Fire Department Equipment

Motion by Ald. Bialecki, second by Ald. Olson, to approve Resolution 15-2015 – Initial Resolution Authorizing \$205,000 General Obligation Bonds for Fire Department Equipment.

On roll call vote: Ald. Jim Olson – aye, Ald. Jim Bialecki – aye, Ald. Harvey Bertrand – aye, Ald. Erik Sjolander – aye, Ald. Bob Muth – aye, Ald. Jack Pogreba – aye. Motion carried, 6-0.

7. **Resolution 16-2015** – Initial Resolution Authorizing \$230,000 General Obligation Bonds for Community Development Projects in Tax Incremental Districts

Motion by Ald. Bialecki, second by Ald. Muth, to approve Resolution 16-2015 – Initial Resolution Authorizing \$230,000 General Obligation Bonds for Community Development Projects in Tax Incremental Districts.

On roll call vote: Ald. Jim Olson – aye, Ald. Jim Bialecki – aye, Ald. Harvey Bertrand – aye, Ald. Erik Sjolander – aye, Ald. Bob Muth – aye, Ald. Jack Pogreba – aye. Motion carried, 6-0.

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295 8. **Resolution 17-2015** – Resolution directing publication of Notice to Electors
296
297 Motion by Ald. Bialecki, second by Ald. Muth, to approve Resolution 17-2015 – Resolution
298 directing publication of Notice to Electors.

299
300 On roll call vote: Ald. Jim Olson – aye, Ald. Jim Bialecki – aye, Ald. Harvey Bertrand – aye,
301 Ald. Erik Sjolander – aye, Ald. Bob Muth – aye, Ald. Jack Pogreba – aye. Motion carried, 6-0.

302
303 9. **Resolution 18-2015** – Resolution providing the sale of \$2,785,000 General Obligation
304 Corporate Purpose Bonds

305
306 Motion by Ald. Bialecki, second by Ald. Olson, to approve Resolution 18-2015 – Resolution
307 providing the sale of \$2,785,000 General Obligation Corporate Purpose Bonds.

308
309 On roll call vote: Ald. Jim Olson – aye, Ald. Jim Bialecki – aye, Ald. Harvey Bertrand – aye,
310 Ald. Erik Sjolander – aye, Ald. Bob Muth – aye, Ald. Jack Pogreba – aye. Motion carried, 6-0.

311
312 10. **Resolution 19-2015** – Resolution providing for the sale of approximately \$2,260,000
313 Water System and Sewerage System Revenue Funding Bonds

314
315 Motion by Ald. Bialecki, second by Ald. Bertrand, to approve Resolution 19-2015 – Resolution
316 providing for the sale of approximately \$2,260,000 Water System and Sewerage System
317 Revenue Funding Bonds.

318
319 On roll call vote: Ald. Jim Olson – aye, Ald. Jim Bialecki – aye, Ald. Harvey Bertrand – aye,
320 Ald. Erik Sjolander – aye, Ald. Bob Muth – aye, Ald. Jack Pogreba – aye. Motion carried, 6-0.

321
322 11. **Resolution 20-2015** – Resolution providing for the sale of approximately \$3,565,000
323 Note Anticipation Notes

324
325 Motion by Ald. Bialecki, second by Ald. Olson, to approve Resolution 20-2015 – Resolution
326 providing for the sale of approximately \$3,565,000 Note Anticipation Notes.

327
328 On roll call vote: Ald. Jim Olson – aye, Ald. Jim Bialecki – aye, Ald. Harvey Bertrand – aye,
329 Ald. Erik Sjolander – aye, Ald. Bob Muth – aye, Ald. Jack Pogreba – aye. Motion carried, 6-0.

330
331 12. Authorization requesting State Trust Fund 5-year Loan of \$992,200 to purchase police
332 cars, City Hall repairs/audio and equipment replacement fund for the Omni Center

333
334 Motion by Ald. Bialecki, second by Ald. Bertrand, to approve authorization requesting State
335 Trust Fund 5-year Loan of \$992,200 to purchase police cars, City Hall repairs/audio and
336 equipment replacement fund for the Omni Center.

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337
338 On roll call vote: Ald. Jim Bialecki – aye, Ald. Bob Muth – aye, Ald. Jim Olson – aye, Ald.
339 Harvey Bertrand – aye, Ald. Jack Pogreba – aye, Ald. Erik Sjolander – aye. Motion carried, 6-0.
340

341 13. **Resolution 9-2015** – To transfer funds to/from various departments – 2014 General Fund
342 Budget
343

344 Motion by Ald. Bialecki, second by Ald. Pogreba, to approve Resolution 9-2015 – To transfer
345 funds to/from various departments – 2014 General Fund Budget.
346

347 On roll call vote: Ald. Jim Bialecki – aye, Ald. Bob Muth – aye, Ald. Jim Olson – aye, Ald.
348 Harvey Bertrand – aye, Ald. Jack Pogreba – aye, Ald. Erik Sjolander – aye. Motion carried, 6-0.
349

350 14. **Resolution 8-2015** – Authorization to Transfer from General Fund to Special Project
351 Fund Dare in the amount of \$3,500
352

353 Motion by Ald. Bialecki, second by Ald. Bertrand, to approve Resolution 8-2015 –
354 Authorization to Transfer from General Fund to Special Project Fund Dare in the amount of
355 \$3,500.
356

357 On roll call vote: Ald. Jim Bialecki – aye, Ald. Bob Muth – aye, Ald. Jim Olson – aye, Ald.
358 Harvey Bertrand – aye, Ald. Jack Pogreba – nay, Ald. Erik Sjolander – aye. Motion carried, 5-1.
359

360 **Item 8 – PERSONNEL COMMITTEE**
361

362 A. Approval of County-Wide Employee Response Team (ERT) Agreement (from December
363 meeting, pending CVMIC approval)
364

365 Motion by Ald. Bialecki, second by Ald. Olson, to approve County-Wide Employee Response
366 Team (ERT) Agreement.
367

368 Ald. Bialecki noted that Police Chief Jeff Trotnic had supplied the Council with a copy of the
369 agreement.
370

371 On voice vote, motion carried.
372

373 **Item 9 – JUDICIARY COMMITTEE**
374

375 A. Approval of **Ordinance No. 1495-2015** to amend Title 13 Chapter 5 of the City of
376 Onalaska Code of Ordinances related to Conditional Uses (First and Second Reading)
377

378 Motion by Ald. Sjolander, second by Ald. Pogreba, to suspend the rules and give Ordinance No.
Reviewed 2/12/15

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379 1495-2015 its First, Second, Third and Final Reading.

380

381 On voice vote, motion carried.

382

383 Motion by Ald. Sjolander, second by Ald. Pogreba, to approve Ordinance No. 1495-2015 to
384 amend Title 13 Chapter 5 of the City of Onalaska Code of Ordinances related to Conditional
385 Uses (First, Second, Third and Final Reading).

386

387 On voice vote, motion carried.

388

389 B. Approval of **Ordinance No. 1496-2015** to amend Title 13 Chapter 6 of the City of
390 Onalaska Code of Ordinances related to Accessory Uses and Miscellaneous Standards
391 (First and Second Reading)

392

393 Motion by Ald. Sjolander, second by Ald. Pogreba, to suspend the rules and give Ordinance No.
394 1496-2015 its First, Second, Third and Final Reading.

395

396 On voice vote, motion carried.

397

398 Motion by Ald. Sjolander, second by Ald. Pogreba, to approve Ordinance No. 1496-2015 to
399 amend Title 13 Chapter 6 of the City of Onalaska Code of Ordinances related to Accessory Uses
400 and Miscellaneous Standards (First, Second, Third and Final Reading).

401

402 On voice vote, motion carried.

403

404 **The following item was pulled from the Consent Agenda, to be addressed at this time in the**
405 **Non-Consent Agenda.**

406

407 Item M – Approval of **Ordinance No. 1494-2015** to rezone adjacent property located in Section
408 8 Township 16 North, Range 7 in the City of Onalaska, La Crosse County, Wisconsin from
409 Neighborhood Business (B-1) to Community Business (B-2) (McCormick Property) (Third and
410 Final Reading).

411

412 Ald. Sjolander said it has been brought to his attention that legal counsel requires more time to
413 review this ordinance.

414

415 Motion by Ald. Sjolander, second by Ald. Pogreba, to table until the March 10 Common Council
416 meeting approval of Ordinance No. 1494-2015 to rezone adjacent property located in Section 8
417 Township 16 North, Range 7 in the City of Onalaska, La Crosse County, Wisconsin from
418 Neighborhood Business (B-1) to Community Business (B-2) (McCormick Property) (Third and
419 Final Reading).

420

421 On voice vote, motion carried.

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Item 10 – BOARD OF PUBLIC WORKS

- A. Review and consideration of contractor submissions of bidders proof of responsibility for Well #9 reconstruction project

Jarrold noted he had distributed a list of 10 companies that have submitted as prime contractors for the Well #9 reconstruction project. This is the bidders proof responsibility form statement of qualifications. Jarrold noted that two of the 10 companies (J.F. Ahern Co. and August Winter & Sons, Inc.) had not been approved. One of the companies declined because it will be a subcontractor, and the other company decided not to bid on the project. Jarrold said he is requesting that the Council approve the remaining eight bidders.

Motion by Ald. Pogreba, second by Ald. Bialecki, to approve the eight contractor submissions of bidders proof of responsibility for the Well #9 reconstruction project.

On voice vote, motion carried.

The following item was pulled from the Consent Agenda, to be addressed at this time in the Non-Consent Agenda.

Item X – Approval of City-retained professional engineering services from Strand Associates and Short Elliott Hendrickson in conjunction with review of developer submittal of traffic, water, sanitary sewer and storm sewer plans for project along Sand Lake Road/County Trunk Highway S with funding from Special Projects Fund.

Motion by Ald. Pogreba, second by Ald. Bialecki, to approve City-retained professional engineering services from Strand Associates and Short Elliott Hendrickson in conjunction with review of developer submittal of traffic, water, sanitary sewer and storm sewer plans for project along Sand Lake Road/County Trunk Highway S with funding from Special Projects Fund.

Ald. Bialecki said he asked to remove this item from the Consent Agenda because he had realized there had been a recent newspaper article pertaining to this item. Ald. Bialecki said, “I’ve had a few out there question the city’s intentions here of spending a lot of money on their infrastructure up there where I think they’re losing this \$15,000 that we’re spending right now is an initial investment. Usually if there’s going to be any and all types of additional infrastructure put in that place to accommodate a large project, we normally handle who is paying for what in the development agreement process. We’re not at that point yet. I’m just calling that to your attention. We’re not in any major spending projects up there.”

On voice vote, motion carried.

464 **Item 11 – PLAN COMMISSION**

465

466 A. Approval of a non-substantial determination, and denial of a requested modification to
467 the Nathan Hill Estates Subdivision Planned Unit Development (PUD) for a portion of
468 Lot 21 (Lot 2), submitted by Alexander Abraham, 853 Aspen Valley Drive, Onalaska,
469 WI (Tax Parcel # 18-5961-4)

470

471 Motion by Ald. Bialecki, second by Ald. Sjolander, to approve a non-substantial determination,
472 and deny a requested modification to the Nathan Hill Estates Subdivision Planned Unit
473 Development (PUD) for a portion of Lot 21 (Lot 2), submitted by Alexander Abraham, 853
474 Aspen Valley Drive, Onalaska, WI (Tax Parcel # 18-5961-4).

475

476 Ald. Bialecki noted that the intent of the initial PUD was that all properties would be owner-
477 occupied and said this information should have been given to Alexander Abraham by his realtor.

478

479 On voice vote, motion carried.

480

481 B. Reconsideration of and approval of a request to extend the Final Plat submittal
482 requirement for one year, as requested by Kevin Fry, on behalf of Elmwood Partners,
483 1859 Sand Lake Road, Onalaska, for the 4th Addition to the Country Club Estates Plat
484 (Tax Parcels #18-3566-100 & 18-4479-0)

485

486 Motion by Ald. Bialecki, second by Ald. Bertrand, to approve extending the Final Plat submittal
487 requirement for one year, as requested by Kevin Fry, on behalf of Elmwood Partners, 1859 Sand
488 Lake Road, Onalaska, for the 4th Addition to the Country Club Estates Plat (Tax Parcels # 18-
489 3655-100 & 18-4479-0).

490

491 Ald. Bialecki noted that the language that had come through requested a three-year extension.
492 However, the Plan Commission had approved a one-year extension. Ald. Bialecki noted there
493 had been other requests for multiyear extensions and said the Plan Commission wants to approve
494 one-year extensions because it would be difficult to keep track of several multiyear extensions.

495

496 On voice vote, motion carried.

497

498 C. Approval of a Temporary Tent Sale Policy

499

500 Motion by Ald. Bialecki, second by Ald. Muth, to approve a Temporary Tent Sale Policy.

501

502 Ald. Pogreba noted that there are several companies that, throughout the year, apply for an
503 extension of the 30-day tent sale permit. Ald. Pogreba noted that the policy before the Council
504 tonight is for 30 days and asked if the 30-day limit should remain in place and have the

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505 companies keep coming forward to extend it, or if perhaps the 30-day limit should be increased
506 at this time.

507

508 Ald. Bialecki said it is his impression that the Plan Commission would like to see the 30-day
509 limit remain in place.

510

511 On voice vote, motion carried.

512

513 **Item 12 – GREAT RIVER LANDING COMMITTEE**

514

515 A. Approval of the Final Report for the “Building the Great River Landing” Project

516

517 Brea noted that Project Manager and Landscape Architect Gregg Calpino, and Civil Engineer
518 Randy Sanford, both of Short Elliott Hendrickson, will be making a presentation this evening.

519

520 Gregg noted that at its November 11, 2014 meeting the Common Council had approved the
521 schematic design report. The Council also had given SEH direction to focus the 30-percent
522 documents on Areas 6, 7 and 8 – which include the trailhead, Main Street plaza and the bridge –
523 as well as Areas 1 and 2 in the bottomlands. Gregg said the focus has been on the main landing
524 area, which has been labeled Project 1, adding that SEH has been focusing on the transportation
525 modes and engineering aspect, including grading and utilities. SEH also has been working on
526 the architecture and floor plan of the trailhead facility. Gregg said SEH had examined the
527 costlier and more complex elements of the project, including the spray plaza and the hillside
528 steps. Gregg referred to the bridge and said SEH was asked to examine not only the option that
529 was done during the charrette process, but also more cost-effective options. Gregg noted that
530 there were eight different project areas following the charrette process and said this number has
531 been reduced to four. Project 1 is where SEH had been directed by the public, the Common
532 Council and the Great River Landing Committee to focus as a first-phase project. This project
533 has been “bundled” to include the trailhead, market, plaza and bridge. Project 2 is the water
534 recreation area, including the islands. Project 3 is the U.S. Fish and Wildlife area, including
535 nature trails. Project 4 is the spillway bridges that would cross the river.

536

537 Gregg said, “As part of our task for this phase (Project 1), we were really [focused on] Project 1
538 itself to get a sense of not only what the costs were of the design, but also where there are
539 phasing opportunities and value engineering opportunities to start to look at not only bringing the
540 cost down but giving the city the ability to do this in a couple of phases as funding becomes
541 available.”

542

543 Gregg noted that Project 1 is what is before the Council this evening. Project 1.0 was
544 determined to be the absolute minimum project that fulfills obligations in terms of the trailhead
545 (the structure, parking lot, accessible trail to the river, connection to state trail). The cost of this
546 project has been determined to be \$1.2 million. Gregg said the other pieces (Projects 1.1, 1.2 and
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547 1.3) either can be considered phases or additional components. Project 1.1 is the Main Street
548 plaza. Gregg said the plaza that was designed during the charrette process includes a paved
549 spray area and would cost \$1.8 million. SEH also examined a value engineering or phasing
550 option that would be a sloped lawn space and cost \$1.1 million. Project 1.2 is the bridge. Option
551 D, which is before the Council this evening, is the most cost-efficient at \$2.2 million. The bridge
552 that was designed during the charrette process would cost \$3 million. Project 1.3 is the spillway
553 trail, which Gregg described as “a really important piece” for landing the bridge as well as in
554 regard to railroad safety. Gregg said the railroad will want to have safe crossings of the tracks if
555 it is to become a partner with the city. Gregg said this is a costly project as designed because the
556 trail will need to be above flood levels. SEH examined a cost-reduced option of an at-grade trail
557 for \$500,000. The boardwalk, as designed, would cost \$2.2 million. Gregg said the low cost of
558 the project would be \$5 million, whereas the project as designed would cost \$8.2 million. Gregg
559 noted there had been questions regarding operations and maintenance and said SEH had been
560 working with the Parks and Recreation Department to determine annual maintenance costs
561 associated with Project 1. Gregg also noted that the projects “next steps” had been given to staff.
562 These steps include approving Project 1, authorizing staff to proceed with finding funding
563 sources for the project and advancing construction documents.
564

565 Ald. Pogreba noted that Option D for the bridge was a shorter version of Option A and asked
566 why Option A would go to the water. Ald. Pogreba said the city would not necessarily need a
567 bridge all the way out to the waterfront, noting the city would save 29 percent by choosing
568 Option D.
569

570 Gregg referred to a slide on the screen and pointed out a masonry wall that is the retaining wall.
571 Gregg said where the wall starts determines the length of the actual span of the bridge. Gregg
572 said Option A has the wall coming further toward the river, while Option D examined a narrower
573 bridge with a wider overlook at the end.
574

575 Ald. Pogreba said the primary intent of a bridge would be to give pedestrians safe passage over
576 the railroad tracks, and also to provide a scenic overlook.
577

578 Gregg said the pier is set at the closest location allowed with the railroad track right of ways.
579

580 Brea said she is seeking Common Council adoption of the final report, which would serve as the
581 “roadmap” for the direction toward which the city ultimately will be working. Brea said, “We’re
582 not looking for authorization for construction of any of the phases. [Approval] is just saying,
583 ‘This is our roadmap, so to speak. This is the direction that we’re headed.’ ” Brea said if the
584 Council adopts the report it tells staff it may start negotiating with the railroad and other possible
585 funding sources.
586

587 Motion by Ald. Sjolander, second by Ald. Bertrand, to approve the Final Report for the
588 “Building the Great River Landing” Project.

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589

590 Ald. Pogreba noted that citizens who examine the final report will see the project's estimated
591 cost of \$15.3 million and said he is certain other Alderpersons have been approached by citizens
592 asking how the city will obtain this funding. Ald. Pogreba said this simply is the final report so
593 the project may proceed and that there is no financial obligation.

594

595 Brea noted that the city has committed to the Wisconsin Department of Natural Resources to
596 build Project 1.0 (trailhead, parking lot). Brea said she and SEH will bring before the Council at
597 its March 10 meeting a proposal to begin construction and bid documents for Project 1.0. Brea
598 said, "That's the small piece we're going to start with. If we can put a financing package
599 together to do more than that and maybe look at bundling [Project] 1.1 with it, we will. But
600 we're not starting at the \$15 million. We're starting at what is financially feasible and what the
601 Parks and Rec Department can maintain. That's our starting point."

602

603 Ald. Muth noted there is a list of different possible funding elements and asked how much
604 money could possibly be raised in this manner. Ald. Muth also asked if the city will have to
605 examine how much it might have to spend on the project.

606

607 Brea said this is the next phase and that staff will examine each funding source. Brea said
608 Project 1.0 is the priority and that staff will determine the city's chances of obtaining grants,
609 securing funding from private donors and/or the railroad.

610

611 On voice vote, motion carried.

612

613 B. Approval of Recommendation from the Great River Landing Committee to direct City
614 staff to proceed with identifying funding mechanisms for the construction of Project No.
615 1 of the "Building the Great River Landing" Project

616

617 Motion by Ald. Sjolander, second by Ald. Pogreba, to approve recommendation from the Great
618 River Landing Committee to direct City staff to proceed with identifying funding mechanisms
619 for the construction of Project No. 1 of the "Building the Great River Landing" Project.

620

621 Ald. Bialecki said, "As you proceed forward with that, if in fact there is going to be Tourism
622 funds involved, which could be, then in a different sense I would like to see a broader picture of
623 the whole Tourism _____ going with that. Can we commit funds here? We have them going to
624 the Omni Center and to some extent going to City Hall. _____ just that we have the whole
625 picture of what's going on with that because it may very well become part of this. [Regarding]
626 the TIF, you show us how that's going to work there too, especially what increment is out there –
627 if any – to pay for _____."

628

629 Ald. Bialecki said he understands the State of Wisconsin's 30-percent rule, and also that is
630 possible a Tourism facility will be constructed. Ald. Bialecki also noted he had read the Parks

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631 and Recreation Board meeting minutes from January 26 and said he detects some skepticism
632 from board members regarding maintenance. Ald. Bialecki said it will be necessary to meet
633 again with the Parks and Recreation Board, adding that the project might extend into the 2016
634 Budget process. Ald. Bialecki said it will be important for the Parks and Recreation Board to
635 know that its budget can handle whatever is constructed. Ald. Bialecki also said it is important
636 for the city to be aware of state mandates such as expenditures and levy limits.

637

638 Ald. Bialecki said, "I hope this works out well because there are a lot of things identified here
639 and a lot of money over a period of years. As I recall, in 2008, we [had] a plan for preservation.
640 A few years later, well, maybe that's not where we want to go. Here we are today [and we're
641 saying], 'This is all we can do right now.' What's going to happen six years from now when all
642 of us are gone? You might have a different mindset up here being right back at it doing
643 something different, too. It's hard to say."

644

645 On voice vote, motion carried.

646

647 **Item 13 – REPORT FROM LAND USE & DEVELOPMENT DIRECTOR**

648

649 A. Update on Badger-Coulee Transmission Line

650

651 Brea reported that Amanda Jackson of O'Flaherty Heim Egan & Birnbaum has brought it to her
652 attention that the applications, American Transmission Company and Xcel Energy (Northern
653 States Power of Wisconsin), have filed a brief with the Public Service Commission. In that brief,
654 both have stated their preference that the Badger-Coulee Transmission Line run north from the
655 Briggs Road Substation, and that as a whole the northern route should be selected over the
656 southern route. Brea highlighted the following from the briefing:

657

- 658 • It was stated that the southern route crosses more challenging terrain from
659 constructability and access standpoints than the northern route because of Wisconsin's
660 Coulee Region.
- 661 • A southern route would go through the City of Onalaska and the Village of Cashton, and
662 it also would affect a Buddhist temple near Madison.
- 663 • It was stated that the southern route only has two significant benefits: It is more cost-
664 efficient and shorter than the northern route. However, the northern route has more
665 benefits such as it share more existing high-priority corridors; it creates less completely
666 new right of way; it crosses less agricultural land; it impacts fewer residents; it will be
667 easier to construct; and it has fewer environmental impacts.
- 668 • It was stated that the northern route best meets the statutory criteria to site a transmission
669 line because of the use of an existing corridor, engineering factors, and analysis on
670 human and natural environments.

671

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17

672 Brea thanked the citizens and businesses who had expressed their concerns over the proposed
673 southern route, estimating there had been nearly 1,800 individuals who had voiced their
674 opposition. Brea said a final decision is not expected until April, and also said that the Public
675 Service Commission staff will put together a decision matrix regarding the possible impacts.
676 The parties will have the opportunity to comment on this once it is finished.

677

678 **Item 14 – CLOSED SESSION**

679

680 To consider a motion to convene in Closed Session under Section 19.85(1)(e) of the Wisconsin
681 Statutes for the purpose of deliberating or negotiating the purchase of public properties, the
682 investing of public funds or conducting other specified public business, whenever competitive or
683 bargaining reasons require a closed session:

684

- 685 • Consideration and approval of negotiating and Contract between the City and OPPA,
686 Onalaska Professional Police Association
- 687 • Consideration and approval of negotiating and Contract between City and SORD,
688 Supervisory Officers Relations Division
- 689 • Consideration, development and approval of negotiating strategy regarding boundary
690 agreement with Village of Holmen

691

692 And a motion to convene in Closed Session under Section 19.85(1)(g) of the Wisconsin Statutes
693 for the purpose of conferring with legal counsel for the governmental body who is rendering oral
694 or written advice concerning strategy to be adopted by the body with respect to litigation in
695 which it is or is likely to become involved:

696

- 697 • Gander Mountain property tax assessment challenge
- 698 • Comfort Inn property tax assessment challenge
- 699 • Menards property tax assessment challenge

700

701 To consider a motion to convene in Closed Session under Section 19.85(1)(c) of the Wisconsin
702 Statutes for the purpose of deliberating or negotiating the purchase of public property,
703 investment of public funds or other specified public business when competitive or bargaining
704 reasons require a closed session, specifically:

705

- 706 • Review and update renegotiation strategy of City Assessor Contract

707

708 If any action is required in Open Session, as the result of the Closed Session, the Council will
709 reconvene in Open Session to take the necessary action and/or continue on with the printed
710 agenda.

711

712 Motion by Ald. Sjolander, second by Ald. Olson, to convene in Closed Session.

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713

714 On roll call vote: Ald. Jack Pogreba – aye, Ald. Jim Olson – aye, Ald. Harvey Bertrand – aye,
715 Ald. Bob Muth – aye, Ald. Jim Bialecki – aye, Ald. Erik Sjolander – aye. In Closed Session at
716 7:52 p.m.

717

718

719 Recorded by:

720

721 Kirk Bey

722

723 **Open Session reconvened at 8:28pm**

724

725 Motion by Alderperson Jim Bialecki, second by Alderperson Jack Pogreba to approve two year
726 contract for SORD (Supervisory Officers Relations Division).. On voice vote, motion carried.

727

728

729 **Adjournment**

730

731 Motion by Alderperson Jack Pogreba, second by Alderperson Erik Sjolander to adjourn at
732 8:30p.m. On voice vote, motion carried.

733