

**Common Council
of the City of Onalaska**

Tuesday, December 8, 2015

1

1 The Meeting of the Common Council was called to order at 7:00 p.m. on Tuesday, December 8,
2 2015. It was noted that the meeting had been announced and a notice posted at City Hall.

3
4 Roll call was taken, with the following members present: Mayor Joe Chilsen, Ald. Jim Binash,
5 Ald. Jim Bialecki, Ald. Barry Blomquist, Ald. Jim Olson, Ald. Bob Muth. Ald. Harvey Bertrand
6 participated via telephone.

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

11

12 **Item 2 – Pledge of Allegiance**

13

14 The Pledge of Allegiance was recited.

15

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

17

18 Mayor Chilsen welcomed public input at this time.

19

20 **Dennis Aspenson**

21 **643 L Hauser Road**

22 **Onalaska**

23

24 “Thank you, your Honor and Council. I appreciate the opportunity to speak. I’m here to talk
25 about Item 10-A under the Non-Consent Agenda. ... I’m hoping the Council takes the position as
26 they did [with] the last parcel that I was here for last month and approve the recommendation of
27 no fees to be paid. But if possible, I’m going to save any time for if you have any questions
28 during the item. Thank you.”

29

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

32

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

34

35 A. Library statistics for November

36

37 Mayor Chilsen reported that 377 patrons had utilized the meeting room, as had 16 groups.

38 Mayor Chilsen also reported that 10,622 individuals had visited the library.

39

40 B. Appointments to the La Crosse County Convention and Visitors Bureau:

41 1. Ryan Johnson

42 2. Valerie Erickson

Reviewed 12/10/15 by Cari Burmaster

**Common Council
of the City of Onalaska**

Tuesday, December 8, 2015

2

43 3. Shawn McAlister

44

45 Motion by Ald. Olson, second by Ald. Muth, to approve the appointments (Ryan Johnson,
46 Valerie Erickson and Shawn McAlister) to the La Crosse County Convention and Visitors
47 Bureau.

48

49 On voice vote, motion carried.

50

51 C. Appointee to the Technology Advisory Committee – Rick Vogel

52

53 Motion by Ald. Binash, second by Ald. Bialecki, to approve Rick Vogel’s appointment to the
54 Technology Advisory Committee.

55

56 On voice vote, motion carried.

57

58 D. Presentation – “Update on Coulee Transportation Study” – Angela Adams – Project
59 Manager, Department of Transportation

60

61 Mayor Chilsen said Andy Winga, the Project Manager of the Coulee Region Transportation
62 Study, would be giving the presentation in Angela Adams’ place.

63

64 Andy, a Wisconsin Department of Transportation employee, explained that the Coulee Region
65 Transportation Study, or Planning and Environment Linkage Study, is part of the federal
66 highways process. Andy said one of the goals of the process is to examine several alternatives.
67 The study began in late 2014 and is nearing completion. Andy said transportation needs that will
68 exist in 2050 are being examined. Andy described the study as being “very transparent” as
69 information has been posted on WisDOT’s website and more than 80 meetings have been held
70 with more than 1,400 participants. Andy said the region’s transportation needs are being studied
71 due to significant crash rates. Some members of the public also have stated there are strong
72 needs for pedestrians, bicycles and transit. Andy said future projections have shown there likely
73 will continue to be significant motor vehicle congestion. Deteriorating infrastructure also must
74 be addressed; however, there is no long-term transportation plan in place to address this. Andy
75 noted that most of the local communities have expressed their support of WisDOT reexamining
76 the area’s transportation needs.

77

78 Andy said WisDOT developed a problem statement goal as well as an objective working through
79 some of the public advisory groups. The first public involvement meetings were held in March,
80 and WisDOT held these meetings both in the City of La Crosse and the City of Onalaska. Andy
81 said the public was informed of the future conditions at the June meeting, and WisDOT
82 developed a list of strategies based on public feedback to address challenges. Andy noted
83 WisDOT received more than 550 comments of strategies to pursue, and the list of strategies was
84 placed into packages. The strategies were presented to the in September, and this list has since
Reviewed 12/10/15 by Cari Burmaster

**Common Council
of the City of Onalaska**

Tuesday, December 8, 2015

3

85 been reduced to six strategy packages. Andy expressed hope that the final report will be
86 completed within the coming months.

87

88 Andy noted that eight broad strategy areas were considered throughout the strategy development
89 process:

90

91 • **Travel Demand Management:** Business could alter their hours. Park-and-rides could
92 be created.

93 • **Policy and Legislation:** Parking regulations could be altered. Higher parking fees also
94 could be charged. There also could be Complete Streets policies.

95 • **Bike and Pedestrian:** More bicycles lanes could be created.

96 • **Transit:** Park-and-rides are an option.

97 • **Transportation System Management Operations and Technology:** This is a new
98 federal program that looks at making existing systems function as much as possible. It
99 can involve utilizing technology on the roadways.

100 • **Improve Existing Roadways**

101 • **Selective Expansion of Existing Roads**

102 • **Construct New Roads**

103

104 Andy discussed the following strategy packages:

105

106 • **Package H + A1:** This package focuses on State Trunk Highway 16; specifically,
107 widening it to six lanes to La Crosse Street in the City of La Crosse. La Crosse Street
108 would be widened to four lanes. The speed limit would remain the same. There would
109 be added pressure to Losey Boulevard.

110 • **Package H + F1:** This package extends United States Highway 53 south to connect to
111 River Valley Drive, and it would connect to State Trunk Highway 35 at St. Cloud Street
112 in the City of La Crosse. This would be a four-lane roadway. Speed limits would remain
113 the same. Some traffic would be taken off U.S. Highway 53, but there would be
114 additional pressure on STH 35.

115 • **Package H + F3:** This package extends U.S. Highway 53 south to connect to River
116 Valley Drive, and it uses Gillette Street to follow the railroad tracks connecting STH 35
117 to the existing U.S. Highway 53. This would be a four-lane roadway. There also would
118 be a new connection from 12th Avenue South to Medary Lane. The “bottleneck” at STH
119 16 and STH 157 would be eliminated. There also would be improvements to both STH
120 35 and U.S. Highway 53.

121 • **Package H + F4:** This package extends U.S. Highway 53 south to connect to River
122 Valley Drive extending south along the southern edge of the Indian Hill neighborhood,
123 crossing STH 35 and continuing south to connect to U.S. Highways 14 and 61. This
124 would be a four-lane roadway. There also would be a new connection from 12th Avenue
125 South to Medary Lane. The “bottleneck” at STH 16 and STH 157 would be eliminated.

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- 126 There also would be improvements to STH 16, STH 35 and U.S. Highway 53.
127 • **Package H + F5:** This package extends U.S. Highway 53 south to connect to River
128 Valley Drive to St. James Street in the City of La Crosse. It would head south on an old
129 railroad corridor to Monitor Street, which then would create a local street connection
130 from STH 35 to U.S. Highway 53. This would be a four-lane roadway. There also
131 would be a new connection from 12th Avenue South to Medary Lane. The “bottleneck”
132 at STH 16 and STH 157 would be eliminated, but there would be additional pressure on
133 STH 35.
- 134 • **Package H + E2 + F5:** This package is a combination of E2 (removed as a standalone
135 strategy) and F5. It connects Interstate 90 to downtown La Crosse via Bainbridge Street
136 in the Town of Campbell. There would be a bridge over the Black and La Crosse rivers
137 to 2nd Street. This would be a three-lane facility (two travel lanes and a two-way left-turn
138 lane) along Bainbridge Street, which would drop to a two-lane facility as it crosses both
139 rivers into 2nd Street. Additionally, this combination package extends U.S. Highway 53
140 south to connect to River Valley Drive to St. James Street, heading south on an old
141 railroad corridor to Monitor Street. Monitor Street would create a local street connection
142 from STH 35 to Milwaukee Street. It would be a four-lane roadway. There would be
143 improvements to STH 16, STH 35 and U.S. Highway 53. The “bottleneck” at STH 16
144 and STH 157 would be eliminated.
145

146 Andy said the final public involvement meetings are scheduled for January. The City of
147 Onalaska will host a meeting from 5 p.m. to 7 p.m. on Thursday, January 28 at City Hall.
148

149 Ald. Bialecki referred to the new connection from 12th Avenue South to Medary Lane and said
150 he assumes this would be off County Trunk Highway S on the City of La Crosse’s side. Ald.
151 Bialecki asked if this means the feed into it will come from CTH S, east and west.
152

153 Andy said the extension near the newly constructed La Crosse Wellness Center would connect to
154 12th Avenue South by Sam’s Club. Andy said there are more details to examine in this area so
155 some of the connections and the changes may be determined.
156

157 Ald. Bialecki asked Jarrod if the bicycle lanes along 12th Avenue South would have to be
158 eliminated in order to accommodate a four-lane road. Ald. Bialecki also told Jarrod this is a
159 question he does not have to answer this evening.
160

161 Jarrod noted the city has been in contact with WisDOT and said further modeling will be
162 required if the aforementioned options proceed in the environmental process. Jarrod also
163 complimented WisDOT for adequately informing the public and attempting to obtain feedback.
164

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

167
168 All items listed under the consent agenda are considered routine and will be enacted by one
169 motion. There will be no separate discussion of these items unless a council member requests
170 removal, in which event the item will be removed from the consent agenda and considered in the
171 order of business in the non-consent agenda.
172

173 **Item 5 – Consent Agenda**
174

175 A. Approval of minutes from the previous meeting(s)
176

177 **FINANCE COMMITTEE**
178

179 B. Accept Omni Center financials for 2015

180 C. Accept City Financials for 2015

181 1. General Fund

182 2. Water-Sewer-Storm Water

183 D. Acceptance of an Urban Rivers Grant and a Recreational Trail Aids Grant in the amount
184 of \$346,000 from the Wisconsin Department of Natural Resources (50/50 match)

185 E. Approval of the Coulee Region Humane Society, Inc. contract for 2016
186

187 **PERSONNEL COMMITTEE**
188

189 F. Approval of out-of-state travel for Jameson Rau to attend Electrical Aspects of Fire
190 Investigations from January 30, 2016 to February 6, 2016 at Emmitsburg, MD

191 G. Approval of changes to Policy 3.03 Insurance Benefits

192 H. Approval of changes to Policy 4.05 Restricted/Modified Duty
193

194 **JUDICIARY COMMITTEE**
195

196 I. Approval of **Ordinance No. 1514-2015** – to amend Chapter 2 of Title 7, Section 5 of the
197 Code of Ordinances of the City of Onalaska relating to License Fees (Third and Final
198 Reading)

199 J. Approval of **Ordinance No. 1515-2015** – to amend Chapter 2 of Title 7, Section 16 of
200 the Code of Ordinances of the City of Onalaska relating to Restrictions on Temporary
201 Class “B” Fermented Malt Beverage or Wine Licenses (Third and Final Reading)

202 K. Approval of **Ordinance No. 1516-2015** – to amend Chapter 2 of Title 7, Section 4 of the
203 Code of Ordinances of the City of Onalaska relating to Classes of Licenses (Third and
204 Final Reading)

205 L. Approval of **Ordinance No. 1517-2015** – to amend Chapter 1 of Title 9, Section 28 of
206 the Code of Ordinances of the City of Onalaska relating to Service Connections (Third
207 and Final Reading)

- 208 M. Approval of **Ordinance No. 1518-2015** – to create Chapter 1 of Title 1, Section 10 of the
209 Code of Ordinances of the City of Onalaska relating to City of Onalaska Fee Schedule
210 (Third and Final Reading)
211 N. Approval of **Ordinance No. 1520-2015** – to amend Chapter 1 of Title 9, Section 34 and
212 35 of the Code of Ordinances of the City of Onalaska relating to Stop Boxes and the
213 installation of Meters and Meter Transceiver Units (Third and Final Reading)
214 O. Approval of **Ordinance No. 1525-2015** – to create Chapter 3 of Title 2, Section 20 of the
215 Code of Ordinances of the City of Onalaska relating to City Administrator (First and
216 Second Reading)
217 P. Approval of **Ordinance No. 1526-2015** – to repeal Chapter 3 of Title 2, Section 20 of the
218 Code of Ordinances of the City of Onalaska relating to Land Use and Development
219 Director (First and Second Reading)
220 Q. Approval of **Ordinance No. 1527-2015** – to amend Chapter 8 of Title 13, Section 4 of
221 the Code of Ordinances of the City of Onalaska relating to Site Plan Permits (First and
222 Second Reading)
223 R. Approval of **Ordinance No. 1528-2015** – to amend Chapter 8 of Title 13, Section 9 of
224 the Code of Ordinances of the City of Onalaska relating to Rezoning (First and Second
225 Reading)
226 S. Approval of **Ordinance No. 1532-2015** – to amend Chapter 5 of Title 13, Section 4 of
227 the Code of Ordinances of the City of Onalaska relating to application for Conditional
228 Use Permit (First and Second Reading)
229 T. Approval of **Ordinance No. 1533-2015** – to amend Chapter 9 of Title 13, Section 76 of
230 the Code of Ordinances of the City of Onalaska relating to Subdivision and Development
231 Fees (First and Second Reading)
232

ADMINISTRATIVE COMMITTEE

- 233
234
235 U. Approval of Operator’s Licenses as listed on report dated December 2, 2015
236 V. Approval of Special Events Permits:
237 1. Fleis Nightfall Frolic on April 22, 2016 from 5:30-8 p.m. starting at
238 Rowe Park
239 2. 2016 American Cancer Society Hula Hustle 5K, Sunday, April 17, 2016
240 from 11 a.m.-2 p.m. starting at United Health Care, 2700 Midwest
241 Drive, Onalaska
242 W. Approval of Change of Agent for Kwik Trip #822, 950 2nd Avenue North, Onalaska to
243 Gregory D. Bennett
244

BOARD OF PUBLIC WORKS

- 245
246
247 X. Approval of geotechnical engineering services for Great River Landing Phase I project to
248 Braun Intertec in the amount of \$4,100
249 Y. Approval of Wisconsin Department of Natural Resources 2016 Urban Forestry Grant in
Reviewed 12/10/15 by Cari Burmaster

- 250 the amount of \$25,000 (50/50 match) with review of Final Agreement by City Attorney
251 Z. Approval of Change Order number one for 2015 Miscellaneous Concrete Project in the
252 amount of \$11,504.50
253 AA. Approval of revised 2016 Capital Improvements Public Hearing date to January 5,
254 2016 at 6:30 p.m.
255

256 **UTILITIES COMMITTEE/MASS TRANSIT**
257

- 258 BB. Shared Ride Transit:
259 1. Accept 2015 Financials
260 CC. West Salem's involvement in the Shared Ride Program:
261 1. Accept/modify the second amendment to the Shared Ride System
262 regarding ridership statistics
263

264 **PARKS AND RECREATION BOARD**
265

- 266 DD. Request by Luther High School to use Omni Center as a pickup point in the event
267 of an emergency at their school
268 EE. Authorization to apply for grants to assist with tree purchase and removal from within
269 City Parks
270 1. Paul E Stry Foundation
271 2. Coulee Partners for Sustainability
272

273 Motion by Ald. Bialecki, second by Ald. Olson, to approve the Consent Agenda.
274

275 On voice vote, motion carried.
276

277 **Non-Consent Agenda**
278

279 **Item 6 – RECAP ITEMS PULLED FROM THE CONSENT AGENDA**
280

281 As there were no items removed from the Consent Agenda, Item 7 was addressed next.
282

283 **Item 7 – FINANCE COMMITTEE**
284

- 285 A. Vouchers
286

287 Motion by Ald. Muth, second by Ald. Olson, to approve the vouchers expended since the last
288 Common Council meeting on November 10, 2015, in the amount of \$2,091,537.83.
289

290 On voice vote, motion carried.
291

Reviewed 12/10/15 by Cari Burmaster

**Common Council
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Tuesday, December 8, 2015

8

292 B. Review and consideration of tourism-related contracts and items to La Crosse County
293 Convention and Visitors Bureau, Inc. (LCCVB)

294 1. Transferring Assignment of Contracts and Bill of Sale

295

296 Motion by Ald. Binash, second by Ald. Bialecki, to approve transferring assignment of contracts
297 and bill of sale to La Crosse County Convention and Visitors Bureau, Inc. (LCCVB).

298

299 On voice vote, motion carried.

300

301 2. Termination of Onalaska Tourism Website and various other social media/programs

302

303 Motion by Ald. Muth, second by Ald. Binash, to approve termination of Onalaska Tourism
304 Website and various other social media/programs.

305

306 On voice vote, motion carried.

307

308 **Item 8 – PERSONNEL COMMITTEE**

309

310 A. Approval of part-time Mayor job description

311

312 Motion by Ald. Bialecki, second by Ald. Olson, to approve part-time Mayor job description.

313

314 On voice vote, motion carried.

315

316 B. Approval of full-time City Administrator job description

317

318 Motion by Ald. Bialecki, second by Ald. Olson, to approve full-time City Administrator job
319 description.

320

321 On voice vote, motion carried.

322

323 C. Approval of authorization to recruit and hire City Administrator

324

325 Motion by Ald. Bialecki, second by Ald. Blomquist, to approve authorization to recruit and hire
326 City Administrator.

327

328 On voice vote, motion carried.

329

330 **Item 9 – JUDICIARY COMMITTEE**

331

332 A. Approval of **Ordinance No. 1528-2015** – to amend Chapter 2 of Title 13, Section 2 of
333 the Code of Ordinances of the City of Onalaska relating to Vacation of Streets and

Reviewed 12/10/15 by Cari Burmaster

334 Annexation (First and Second Reading)

335

336 Motion by Ald. Blomquist, second by Ald. Binash, to approve Ordinance No. 1528-2015 – to
337 amend Chapter 2 of Title 13, Section 2 of the Code of Ordinances of the City of Onalaska
338 relating to Vacation of Streets and Annexation (First and Second Reading).

339

340 On voice vote, motion carried.

341

342 B. Approval of **Ordinance No. 1530-2015** – to amend Title 10 Chapter 1 of the City of
343 Onalaska Code of Ordinances related to Tow Away Zones (First and Second Reading)
344 (Crittter Court)

345

346 Motion by Ald. Blomquist, second by Ald. Binash, to suspend the rules and give Ordinance No.
347 1530-2015 its First, Second, Third and Final Reading.

348

349 On voice vote, motion carried.

350

351 Motion by Ald. Blomquist, second by Ald. Binash, to approve Ordinance No. 1530-2015 – to
352 amend Title 10 Chapter 1 of the City of Onalaska Code of Ordinances related to Tow Away
353 Zones (First, Second, Third and Final Reading) (Crittter Court).

354

355 On voice vote, motion carried.

356

357 C. Approval of **Ordinance No. 1531-2015** – to amend Title 10 Chapter 1 of the City of
358 Onalaska Code of Ordinances related to Parking Restrictions (First and Second Reading)

359

360 Motion by Ald. Blomquist, second by Ald. Binash, to suspend the rules and give Ordinance No.
361 1531-2015 its First, Second, Third and Final Reading.

362

363 On voice vote, motion carried.

364

365 Motion by Ald. Blomquist, second by Ald. Binash, to approve Ordinance No. 1531-2015 – to
366 amend Title 10 Chapter 1 of the City of Onalaska Code of Ordinances related to Parking
367 Restrictions (First, Second, Third and Final Reading) (Crittter Court).

368

369 On voice vote, motion carried.

370

371 **Item 10 – BOARD OF PUBLIC WORKS**

372

373 A. Review and consideration of special assessment for 1841, 1855, 1857, 1859 Sand Lake
374 Road (Parcel #18-4519-002) and 1171 Rolling Oaks Drive (Parcel #18-5822-2), both
375 included in Parcel #18-4519-000 prior to subdivision

Reviewed 12/10/15 by Cari Burmaster

**Common Council
of the City of Onalaska**

Tuesday, December 8, 2015

10

376

377 Motion by Ald. Bialecki, second by Ald. Binash, to bring to the floor for discussion review and
378 consideration of special assessment for 1841, 1855, 1857, 1859 Sand Lake Road (Parcel #18-
379 4519-002) and 1171 Rolling Oaks Drive (Parcel #18-5822-2), both included in Parcel #18-4519-
380 000 prior to subdivision.

381

382 Ald. Bertrand said he believes the service should be paid for even though an error had occurred.

383

384 Mayor Chilsen acknowledged that mistakes had been made by both sides and said he believes
385 Sean had stated “that it’s more about a political end than a legal end.”

386

387 Sean said, “Legally there is no obligation that the city not collect the payment. The Common
388 Council has the option of making that decision as a political decision.”

389

390 Ald. Bialecki said he believes Ald. Bertrand has raised a valid point. However, Ald. Bialecki
391 also said, “When I looked through the whole process on all three of those parcels, from the sale
392 of the Meier farm to Elmwood Partners to Traditional Trades, in that sequence of events there
393 was not one, but three occasions where the city [erred]. But on the other hand – and the City
394 Attorney is right – we have no duty to honor that. But what troubles me is that it’s just like, ho-
395 hum, let it go away. Traditional Trades has indicated previously that they could choose to
396 litigate this against the title company, and I can’t believe the title company is going to let this
397 ride, either – not for that kind of money. If they do, what is the cost going to be to us then? My
398 point is, we need to do something. We need to have policies and checks and balances in place.
399 From time to time, mistakes are made and there is no corrective action.” Ald. Bialecki cited as
400 examples the city’s conversion to refuse and recycling containers as well as New Hope
401 Fellowship’s petition to enter the Timbers on 2nd Avenue.

402

403 Motion by Ald. Bialecki, second by Ald. Olson, to waive the assessments on Parcel #18-4519-
404 002 and ask that Traditional Trades pay the assessment on Parcel #18-5822-2 in the amount of
405 \$1,885.20.

406

407 Ald. Bertrand asked Ald. Bialecki why he is differentiating one parcel from the other.

408

409 Ald. Bialecki said he did so because this is the way it appears on the agenda. Ald. Bialecki also
410 said he wishes to reach a compromise and avoid litigation.

411

412 Ald. Bertrand asked Sean to clarify his position.

413

414 Sean said, “My opinion was the same as I gave last month, which was that the city is under no
415 legal obligation to waive payment with respect to the special assessment. The Common Council
416 has the authority to waive this if they deem that correct.”

417

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**Common Council
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Tuesday, December 8, 2015

11

418 Ald. Binash said, “I think that obviously this provides a service for the city and it provides a tax
419 base, and obviously a need for housing. However, I think last time it was voted to approve it,
420 and I think at that time you were put on notice, as far as I’m concerned, that the other two parcels
421 remained to be assessed. I think it might be a disservice to the citizens to just waive the
422 assessment.”

423
424 Ald. Blomquist said, “I really don’t take giving away the city’s money very lightly. But on the
425 flip side of that, for anybody in this room that has ever bought a piece of property, you rely on
426 the title company to assure that you have clear title. They rely on municipalities and banks to
427 make sure that there are not liens against property. There were actually three mistakes made, and
428 I’m more troubled with ... One, we have to solve the problem. But second, what has been done
429 system-wise or checks and balance-wise within the city to make sure this doesn’t happen again?
430 The title company is issuing paperwork to the city that the city then signs off – not one person,
431 but two people – that there is no assessment. Then all of a sudden there is one that appears.
432 Have we solved this problem? Or in recent time have we put something in place that this does
433 not happen again so we don’t address this a year from now with another one that slips through
434 the cracks? I totally agree with Alderman Bialecki that we somehow mediate this between so
435 both parties give something and get it done and behind us. But I’m really worried that whatever
436 causes it is fixed.”

437
438 Ald. Bertrand asked if a clerical error committed negates any debt that is owed to the city.
439

440 Ald. Bialecki said, “I don’t believe it should be taken that way. It’s more important that there
441 seems to be a history of errors that we seem to be paying more legal costs and other, and yet the
442 error and the process that’s supposed to be _____ that is not being taken care of. You’re right –
443 last month it was just the one parcel that was petitioned. The reason Traditional Trades
444 petitioned this right now is the history of this whole thing and the three respective errors involve
445 all the parcels. They were under the impression with the title company that they owed nothing.
446 On the other hand, I do think it’s admirable that they offered to pay for at least one of those
447 parcels.”

448
449 Ald. Bertrand asked if there is a precedent regarding a tax owed and a clerical error occurring.
450

451 Ald. Bialecki said it is possible, but he also reminded Ald. Bertrand that this is a water and sewer
452 assessment and not a tax.

453
454 Ald. Binash said, “I find it hard to accept that a developer would think that they could hook up to
455 the city sewer and water for nothing.”

456
457 Ald. Blomquist said it is his understanding that the developer purchased the property with the
458 understanding that all assessments had been paid. Ald. Blomquist added, “It was represented to
459 him as that. That’s the problem – the information representing that came from city employees.

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**Common Council
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Tuesday, December 8, 2015

12

460 Yes, you can say it was a clerical mistake. But then let's put a disclaimer on the bottom of the
461 piece of paper we fill out that it doesn't mean anything, because it doesn't then."

462

463 Ald. Bertrand said he believes the money is owed.

464

465 Ald. Blomquist said, "I suppose in a sense you're right, Harvey – it is owed. But there have been
466 multiple mistakes made that led all the buyers of this property over the last 10 years to assume
467 there were no assessments. I know if you bought this property and somebody gave you a
468 \$10,000 bill after you signed all the paperwork that said it had no assessments you would be in
469 here, too."

470

471 Cari noted that the motion on the floor is for Traditional Trades pay the assessment on Parcel
472 #18-5822-2 in the amount of \$1,885.20. The special assessment on Parcel #18-4519-002 would
473 be waived.

474

475 Ald. Bertrand asked Ald. Bialecki to explain his reasoning for waving the special assessment on
476 one lot but not the other.

477

478 Ald. Bialecki asked Ald. Bertrand to read the minutes from this evening's meeting because he
479 wishes to avoid extending the discussion and being repetitive.

480

481 On voice vote, motion carried, 4-2 (Ald. Bertrand, Ald. Binash).

482

483 **Item 11 – PLAN COMMISSION**

484

485 A. Consideration of a Conditional Use Permit filed by Andy LeFebre on behalf of Rivers
486 Harvest Church/Rivers Harvest, Inc., 1001 Quincy Street, Onalaska, WI 54650 to allow
487 the operation of a child care center at 1001 Quincy Street, Onalaska, WI 54650 in a
488 Public & Semi-Public (P-1) Zoning District (Tax Parcel #18-697-0)

489

490 Motion by Ald. Bialecki, second by Ald. Muth, to refer back to the Plan Commission
491 consideration of a Conditional Use Permit filed by Andy LeFebre on behalf of Rivers Harvest
492 Church/Rivers Harvest, Inc., 1001 Quincy Street, Onalaska, WI 54650 to allow the operation of
493 a child care center at 1001 Quincy Street, Onalaska, WI 54650 in a Public & Semi-Public (P-1)
494 Zoning District (Tax Parcel #18-697-0).

495

496 Ald. Bialecki said he is asking that this item be referred back to the Plan Commission because
497 the daycare operation is proprietary and not a part of the church. Therefore, the city still must
498 negotiate a Payment in Lieu of Taxes (PILOT) with Rivers Harvest Church.

499

500 Ald. Binash referred to the issue of the fence being located close to the sidewalk and asked if the
501 Plan Commission also will address this matter.

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Tuesday, December 8, 2015

13

502

503 Ald. Bialecki said it is his understanding that this matter was resolved.

504

505 Brea said Rivers Harvest Church is appealing the Plan Commission's recommendation that the
506 sidewalk must be 3 feet from the sidewalk. Brea said church officials have submitted a letter
507 requesting that the fence, with lighting and reflective tape, be allowed to remain on the back side
508 of the sidewalk.

509

510 Ald. Bialecki said the issue on the floor is to refer this item back to the Plan Commission.

511

512 On voice vote, motion carried.

513

514 B. Consideration of a Conditional Use Permit filed by Sheila Schabel of Heaven's Steps
515 Child Care and Tim Van Eijl & Sheila Schabel on behalf of Lakeview Community
516 Church/International Church of Foursquare Gospel, 1960 State Road 35, Onalaska, WI
517 54650 to allow the operation of a child care center at 1960 State Road 35, Onalaska, WI
518 54650 in a Single Family Residential (R-1) Zoning District (Tax Parcel #18-2096-60)

519

520 Motion by Ald. Bialecki, second by Ald. Muth, to refer back to the Plan Commission
521 consideration of a Conditional Use Permit filed by Sheila Schabel of Heaven's Steps Child Care
522 and Tim Van Eijl & Sheila Schabel on behalf of Lakeview Community Church/International
523 Church of Foursquare Gospel, 1960 State Road 35, Onalaska, WI 54650 to allow the operation
524 of a child care center at 1960 State Road 35, Onalaska, WI 54650 in a Single Family Residential
525 (R-1) Zoning District (Tax Parcel #18-2096-60).

526

527 Ald. Bialecki said this also is a proprietary interest and a PILOT must be negotiated.

528

529 On voice vote, motion carried.

530

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

532

533 A. Phase I of the Great River Landing project:

534 1. Presentation by SEH with updated plans

535

536 Brea said the goal is to begin construction in the spring and noted a series of check-in points with
537 the Common Council have been scheduled. Brea introduced Gregg Calpino, Project Manager
538 and Landscape Architect, and Architect Mike Ehrlich from Short Elliott Hendrickson, and said
539 this evening's presentation will focus on the trailhead facility as well as the site. Brea said she is
540 seeking feedback on the trailhead facility so that construction plans may continue.

541

542 Gregg said the building will serve as the trailhead and include restrooms and showers, per the
543 city's agreement with the Wisconsin Department of Natural Resources. The facility also will
Reviewed 12/10/15 by Cari Burmaster

**Common Council
of the City of Onalaska**

Tuesday, December 8, 2015

14

544 include office space for Tourism and Parks and Recreation as well as a kiosk for public
545 information. Gregg described the building design as a combination of rustic and civic use of
546 masonry. The discussion during the next phase of the design included tapping into the railroad
547 heritage of the site. Gregg noted the facility was designed to run perpendicular to STH 35.
548 However, a structure with a railroad theme typically would run parallel to the tracks, and the
549 trailhead facility will be constructed in this manner.

550
551 Mike said the building was separated to reduce the mass. As a result, an entrance gateway down
552 the middle was created. Mike said this will create a space for an oasis – specifically, a covered
553 entry – that will allow visitors on the trail to seek shelter from the elements. The center gateway
554 would include vending, drinking fountains, and access to the restrooms and offices. The showers
555 were removed from the restrooms, and individuals will enter them on the backside. Mike said
556 this was a request from the Wisconsin DNR so that the showers are more private. Mike said the
557 office space will give visitors the ability to walk in, and there could be concessions sold from the
558 double-hung windows in the future. Mike said the plans will include plumbing for a future sink
559 in this area. There also will be a covered platform facing the river that could include benches
560 and swings. The bottom wainscot would be stone that would be found on the site, and above it
561 there would be brick that matches City Hall. There would be windows in the office, and park
562 information (e.g. trail maps) could be placed by the windows by the restrooms. The archway
563 would be similar to that of City Hall. The columns would be steel, and above it would be a
564 natural wood material.

565
566 Mike referred to a three-dimensional view of the trailhead facility on display and said SEH has
567 begun addressing the gable roofs and drainage. The platform roof would drain onto the building
568 roof, and the water would enter into the gutter and downspouts.

569
570 Gregg noted that the original site plan has been altered and the trailhead facility has rotated to be
571 parallel to the railroad tracks. The platform has become a porch facing the river, which will
572 create more intimacy with the river. There will be more of an open space on the side facing STH
573 35. Gregg noted there is an ideal view of the river, both down to the spillway and the open
574 channel off the island, and said the goal is not to impede this view. Gregg said the building has
575 been moved south so the view is framed and the open plaza view is retained. Gregg said the
576 openness of the two buildings provides an open view from STH 35. Gregg said there are
577 discussions about reprogramming the plaza area, including a scaled-back water feature that is as
578 of yet undefined. Gregg said one of the goals is to “humanize and populate [STH] 35.”

579
580 Ald. Binash thanked SEH for what has been accomplished so far and asked if the buildings will
581 include a heating or air conditioning source.

582
583 Mike said the restrooms will be heated, and the office will be both heated and air-conditioned.

584
585 Ald. Blomquist said, “I think you’ve moved forward acres from what the original plan was. I’m
Reviewed 12/10/15 by Cari Burmaster

**Common Council
of the City of Onalaska**

Tuesday, December 8, 2015

15

586 very impressed. Now it's starting to look like something. Before it was really just a small
587 rectangular building, and now I think you're starting to develop the personality of the building.
588 It's going to be something quite pleasing to look at. I think you've done a very nice job thus
589 far."

590

591 Ald. Muth said he agrees with Ald. Blomquist and stated, "I'm excited about the building. I like
592 that open air through the building so you're looking out towards the river and drawing people
593 down into it."

594

595 Brea asked if the Council is ready to authorize SEH to continue with the building design as
596 conceptualized.

597

598 2. Review and consideration of:

599 (i) Building architecture and location, and

600 (ii) Site design for Phase I of the Great River Landing project

601

602 Motion by Ald. Binash, second by Ald. Bialecki, for Short Elliott Hendrickson to continue with
603 the conceptualization of the design of the trailhead facility as part of Phase I of the Great River
604 Landing Project.

605

606 Ald. Bialecki said the Council is approving this item as a courtesy as SEH already has been
607 authorized to move under a contract. Ald. Bialecki noted the 2016 Capital Improvements Budget
608 will come up for approval in January and said it will not be necessary to seek further approval
609 unless there is a significant change.

610

611 On voice vote, motion carried.

612

613 Brea addressed Item 2(ii) and referred to a memo she had written to the Council. Brea noted the
614 Great River Landing Committee is now looking at the rest of the site, including the plaza. Brea
615 said the Great River Landing Committee is looking at including a water feature – to be specific,
616 not a splash pad, but rather a feature with rocks that would trickle water down the hill. Brea
617 asked the Council if a water feature is something the Great River Landing Committee may
618 continue discussing.

619

620 Ald. Bialecki said he has heard that citizens do not want to have a spray garden. However, Ald.
621 Bialecki also said he does not object to the Great River Landing Committee discussing a feature
622 such as a fountain.

623

624 Ald. Binash said he does not favor a water feature that trickles over rocks because he would be
625 concerned about individuals walking on it and potentially sustaining injuries. However, Ald.
626 Binash said he is open to having a non-interactive fountain.

627

Reviewed 12/10/15 by Cari Burmaster

**Common Council
of the City of Onalaska**

Tuesday, December 8, 2015

16

628 Ald. Muth noted the Radisson Hotel in La Crosse has a water feature where water runs down a
629 slow area and children are able to put their hands in it. Ald. Muth said he favors the idea of
630 having a water feature, adding he agrees with Ald. Binash in that visitors to the Great River
631 Landing could injure themselves on a water feature that has rocks.

632

633 Ald. Bertrand, who sits on the Great River Landing Committee, noted that the committee had
634 discussed a number of options. Ald. Bertrand said he wants the plaza to include a feature that
635 may be seen year-round.

636

637 Ald. Blomquist noted there is a significant cost and maintenance factor involved with having a
638 water feature and said, "It would be nice to see something, but before I could get too enthused
639 about it I would like to see what somebody is proposing and what the related costs and the
640 maintenance side [would be]. The other thing is, Harvey kept saying [he would like to see a]
641 year-round [feature]. A water feature in this area is four, five, six months. Then you shut it
642 down and you clean it out. Tread softly on that item."

643

644 Ald. Bialecki noted there is a significant amount of Tourism dollars available. However, Ald.
645 Bialecki also pointed out the city's yearly Capital Improvements Budget range is typically \$3.5
646 million to \$4 million. Ald. Bialecki told Gregg and Mike he does not believe SEH has ever been
647 given a current list of the city's capital improvements and said the Council might be faced with
648 resetting its priorities every year.

649

650 Ald. Bertrand said he believes it is important to have a feature that will be visible from the end of
651 Main Street and draw attention toward the water. Ald. Bertrand noted that Ald. Blomquist had
652 shown him a photograph of a clock tower located at the University of Wisconsin and said he
653 would like to see a very prominent feature that would be appropriate to the site.

654

655 Ald. Blomquist noted the revised plan for the trailhead facility will cost more than the original
656 plan and said he believes it is prudent to concentrate on constructing the "bricks and mortar"
657 portion. Ald. Blomquist said, "I think if you want to add any kind of feature, be it a water
658 feature or an art feature or anything, it probably could be done at a later time and a different
659 phase."

660

661 Ald. Bertrand noted Brea had suggested that construction of such a feature could be delayed and
662 ultimately the subject of a fundraising campaign. Ald. Bertrand predicted that several
663 individuals will be willing to contribute to the construction of a feature once the trailhead facility
664 has been completed.

665

666 Ald. Binash noted he has been reminded by Great River Landing Committee members that the
667 idea behind the project was called "The Great River Landing" and was intended to be a
668 destination. Ald. Binash said committee members have expressed a desire to see a water feature
669 included. Ald. Binash noted he had spoken with Parks and Recreation Director Dan Wick, who

Reviewed 12/10/15 by Cari Burmaster

**Common Council
of the City of Onalaska**

Tuesday, December 8, 2015

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670 told him that the end of the season maintenance of a water feature would not be difficult. Ald.
671 Binash asked what the additional cost would be to install a water feature and said the Tourism
672 Commission, of which he is a member, could address any future needs if the city wants to add
673 features.

674

675 Brea noted that the Great River Landing Committee will meet Thursday and said the committee
676 will discuss maintenance and the overall budget. The Great River Landing Committee also has
677 scheduled a meeting for Monday, January 4. Brea said the committee at that time will have a
678 better idea of what the site will be and how it will be presented as a destination. Brea said this
679 information will be presented to the Council at its January 12 meeting.

680

681 Ald. Bialecki said he believes the Great River Landing Committee has the right idea in wanting
682 to make the Great River Landing a destination. However, Ald. Bialecki also said he believes the
683 new La Crosse County Convention and Visitors Bureau wants to market from a regional
684 perspective. Ald. Bialecki noted that the La Crosse Center eventually will be renovated, and he
685 also noted that there are or will be at least four new hotels in the City of La Crosse. Ald.
686 Bialecki suggested meeting with City of La Crosse officials and discussing a marketing strategy
687 for the entire La Crosse-Onalaska corridor.

688

689 **Item 13 – REPORT FROM LAND USE AND DEVELOPMENT DIRECTOR**

690

691 A. Update on 10-year update of Comprehensive Plan

692

693 Brea noted the Plan Commission will hold the final public hearing for the 10-year update of the
694 Comprehensive Plan at 7 p.m. on Tuesday, December 15. The process began in the spring of
695 2014 with a mailing to all city residents and businesses. A public visioning session was held in
696 June 2014. The Long Range Planning Committee has held monthly meetings to update the
697 Comprehensive Plan. A draft of the Comprehensive Plan was completed in September 2015, and
698 since that time comments on the draft have been solicited. A final draft may be found at
699 cityofonalaska.com, the library, and City Hall. The Plan Commission will forward the document
700 to the Common Council for final approval when its members believe it is ready for adoption.

701

702 **Item 14 – REPORT FROM CITY CLERK**

703

704 A. Approval of Nominations for Election Inspectors for 2016-2017 Term

705

706 Cari noted that Council members' packets include a list of election inspectors up for nomination.
707 Terms would begin on January 1, 2016 and expire on December 31, 2017.

708

709 Motion by Ald. Bialecki, second by Ald. Olson, to approve the nominations for Election
710 Inspectors for 2016-2017 term.

711

712 On voice vote, motion carried.

Reviewed 12/10/15 by Cari Burmaster

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Item 15 – CLOSED SESSION

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

- IAFF, International Association of Firefighters, Local 4169
- Discussion related to property purchase being considered by the Community Development Authority
- Discussion of appraisal and negotiating strategies related to commercial property

And under Section 19.85(1)(c) for the purposes of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility:

- Review of City Administrator Recruitment and Interview Questions
- Review of stipend for Planner/Zoning Inspector for Interim Land Use and Development Director duties

And under Section 19.85(1)(e) of the Wisconsin Statutes for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business whenever competitive or bargaining reasons require a closed session and under Section 19.85(1)(g) of the Wisconsin Statutes for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved:

- Chargeback decision of the Wisconsin Department of Revenue

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

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

On roll call vote: Ald. Barry Blomquist – aye, Ald. Jim Olson – aye, Ald. Harvey Bertrand – aye, Ald. Bob Muth – aye, Ald. Jim Bialecki – aye, Ald. Jim Binash – aye. In Closed Session.

754 **Open Session reconvened at 9:12pm**

755

756 Motion by Alderperson Jim Olson, second by Alderperson Jim Binash to approve a \$500 stipend
757 per pay period starting January 1, 2016 for the Planner/Zoning Inspector for the Inter Land Use
758 and Development Director list of duties . On voice vote, motion carried.

759

760

761 **Adjournment**

762

763 Motion by Alderperson Barry Blomquist, second by Alderperson Jim Bialecki to adjourn at
764 9:14p.m. On voice vote, motion carried.

765

766

767 Recorded by:

768

769 Kirk Bey