



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Agenda - Final

### Finance & Personnel Committee

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Thursday, May 4, 2023

6:00 PM

Council Chambers  
City Hall, First Floor

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This meeting is open for in-person attendance and will also be conducted through video conferencing. The meeting can be viewed by visiting the Legislative Information Center (<https://cityoflacrosse.legistar.com/Calendar.aspx>) and clicking on the "In Progress" video link to the far right in the meeting list.

Agenda items approved for public hearing by the committee are open to public comment. If you wish to speak on an agenda item, arrive early to sign up before the meeting begins. If attending virtually and you wish to speak, contact the City Clerk at the email or phone number below so we can provide you with information to join.

Members of the public who would like to provide written comments on any agenda may do so by emailing [cityclerk@cityoflacrosse.org](mailto:cityclerk@cityoflacrosse.org), using a drop box outside of City Hall or mailing the City Clerk, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7510.

*Public hearings before the respective standing committee shall be limited to 15 minutes for the proponents; followed by 15 minutes for the opponents and three-minute rebuttal for each side unless such time is extended by a majority vote of the committee. All speakers at a public hearing of the standing committees shall speak no more than three (3) minutes unless waived by the Chair or a majority of the committee.*

#### Call To Order

#### Roll Call

#### Election of Officers

#### Agenda Items:

#### NEW BUSINESS

[23-0312](#) Resolution approving increased CIP costs for Boilers at the La Crosse Center.

**Sponsors:** Janssen

[23-0394](#) Preliminary resolution declaring intent to exercise special assessment powers under Secs 66.0829 and 66.0703, Wisconsin Statutes, relating to the operation and maintenance of a downtown parking system.

**Sponsors:** Happel

[23-0418](#) Resolution transferring City-owned parcels to the Redevelopment Authority of La Crosse for the development of River Point District.

**Sponsors:** Janssen

[23-0421](#) Resolution authorizing funding for a design and bidding services contract with Short Elliott Hendrickson Inc. (SEH) for Phase III (3) of River Point District.

**Sponsors:** Janssen

[23-0451](#) Resolution approving American Rescue Plan Act (ARPA) Funding for costs associated with residential development in the floodplain.

**Sponsors:** Reynolds

[23-0001](#) Collective Bargaining Update.

*(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stat. 19.85(1)(e) to formulate & update negotiation strategies and parameters. Following such closed session, the Committees and/or Council may reconvene in open session.)*

**F&P Item Only, unless otherwise directed.**

## Adjournment

*Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.*

### NOTICE TO PERSONS WITH A DISABILITY

*Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to [ADAcityclerk@cityoflacrosse.org](mailto:ADAcityclerk@cityoflacrosse.org), with as much advance notice as possible.*

### Finance & Personnel Members:

**Doug Happel, Larry Sleznikow, Erin Goggin, Barb Janssen, Rebecca Schwarz, Mark Neumann**



# City of La Crosse, Wisconsin

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## Text File

File Number: 23-0312

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**Agenda Date:** 5/4/2023

**Version:** 1

**Status:** New Business

**In Control:** Finance & Personnel Committee

**File Type:** Resolution

Resolution approving increased CIP costs for Boilers at the La Crosse Center.

RESOLUTION

WHEREAS the Capital Improvement Projects (CIP) 2023-2027 includes #760, appropriating La Crosse Center Surplus Account (2904150) and La Crosse County Donation funds as a biennial project for 3 Boilers for the La Crosse Center: and

WHEREAS, Resolution 23-0189 is awarding a contract, with additional contingency, based on bid of; and

WHEREAS the approved La Crosse Center Surplus Account (2904150) & La Crosse County Donations Funds from CIP 2023-2027 #760 include funds of \$525,000, and an additional \$225,000 of La Crosse County Donation Funds. Up to an additional \$750,000 is needed from La Crosse Center Surplus Account (2904150).

WHEREAS, per the City Code of Ordinances Sec. 2-359.a Project implementation. It shall be the responsibility of the Board of Public Works to ensure that all projects enumerated and funded in the adopted annual Capital Improvement Budget are designed, bid, purchased, and constructed. The adoption of the Capital Improvement Budget by the Common Council shall be authority for the expenditure by a department for the projects and purposes identified within the Capital Improvement Budget in the amounts assigned to the project and by the sources identified in the Capital Improvement Budget. Any changes to the projects; whether in scope, amount or funding source; in the Council adopted Capital Improvement Budget will require action by resolution of the Common Council to effect such change.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that the sum of up to an additional \$750,000 be designated from La Crosse Center Surplus Account (2904150) to the 3 Boilers for the La Crosse Center Project.

BE IT FURTHER RESOLVED that City of La Crosse staff are hereby authorized to effectuate this resolution.



# **CITY OF LA CROSSE**

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## LEGISLATION STAFF REPORT FOR COUNCIL

File ID            Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 23-0394

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**Agenda Date:** 5/4/2023

**Version:** 1

**Status:** New Business

**In Control:** Finance & Personnel Committee

**File Type:** Resolution

**Agenda Number:** 2

PRELIMINARY RESOLUTION DECLARING  
INTENT TO EXERCISE SPECIAL ASSESSMENT POWERS UNDER  
SECS. 66.0829 AND 66.0703, WISCONSIN STATUTES,  
RELATING TO THE OPERATION AND MAINTENANCE  
OF A DOWNTOWN PARKING SYSTEM.

BE IT RESOLVED by the Common Council of the City of La Crosse:

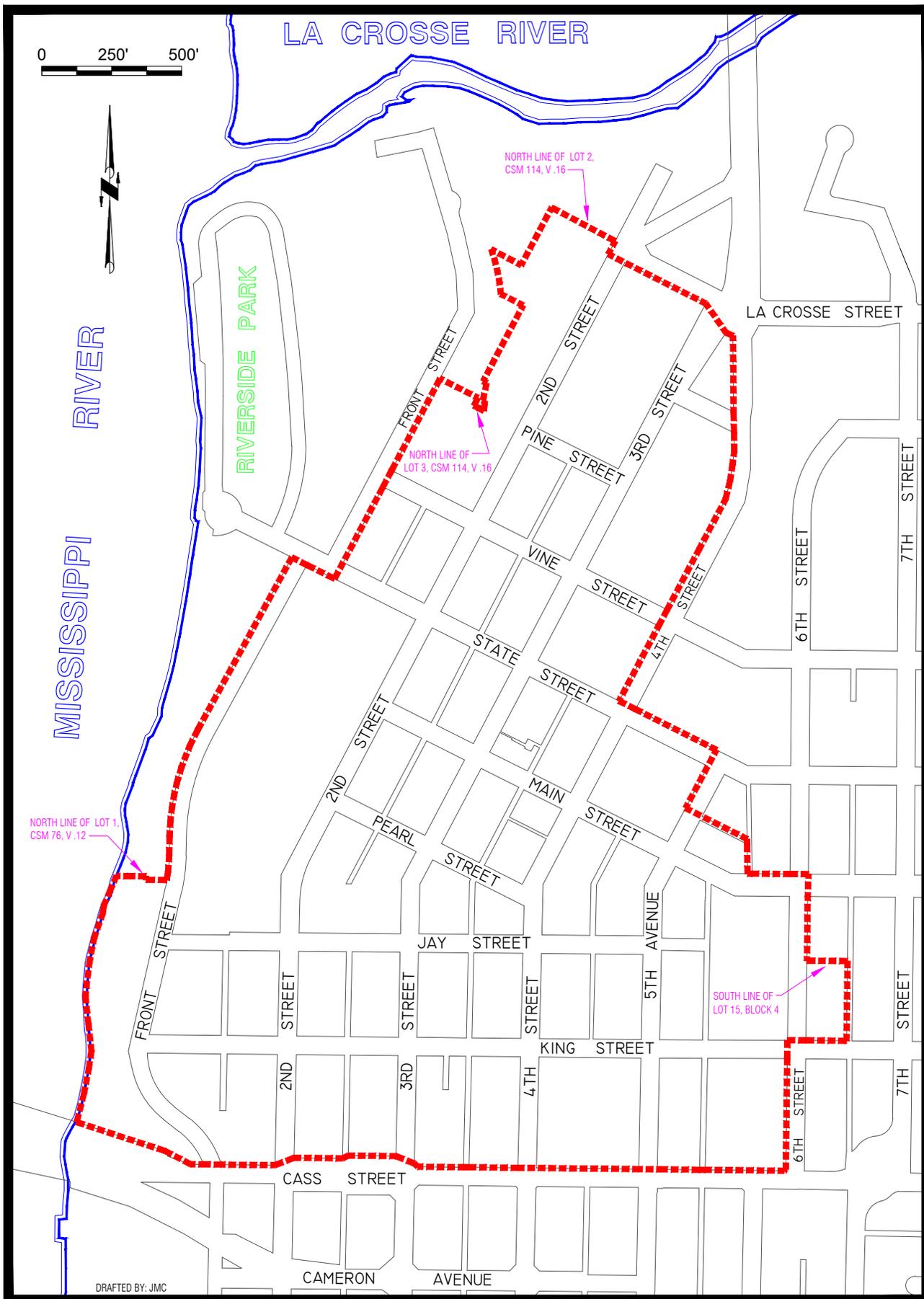
1. That the City Council hereby declares its intention to exercise its power under Section 66.0829(2) and Section 66.0703 Wisconsin Statutes, to levy special assessments for the cost of operating and maintaining the parking system in downtown La Crosse upon property within the following described area for benefits conferred upon such property, to-wit:

**(LEGAL DESCRIPTION AND MAP ATTACHED)**

2. That said costs may include operating, maintenance and replacement costs, and interest on any unpaid capital cost, with a credit for revenues from the parking system and parking tickets.
3. That for purposes of this special assessment, the parking system in downtown La Crosse shall include all publicly operated off-street parking spaces and on-street parking spaces within the boundaries of the above-described area.
4. That the total amount assessed against such district shall not exceed the total costs of operating and maintaining the downtown La Crosse parking system, and the amount assessed against any parcel shall not be greater than the benefits accrued thereto from said parking system.
5. That the assessment against any parcel shall be paid in the same manner as payment of real property taxes.
6. That the Board of Public Works shall prepare a report which shall consist of:
  - A. An estimate of the entire cost of operating and maintaining the downtown parking system for the period from September 1, 2023, through August 31, 2024, including a credit for revenues from the parking system.
  - B. The estimated amount of each parcel of property within the assessment district of the assessment of benefits to be levied shall be determined by the Common Council after public hearing.
7. That when the report is completed, the Board of Public Works shall file a copy of the report with the City Clerk for public inspection.
8. That upon receiving the report of the Board of Public Works, the Clerk shall cause notice to be given stating the general boundary lines of the proposed assessment district (including a small map thereof), the time and place at which the report may be inspected and the time and place of the public hearing on the matter as contained in the preliminary resolution and the report. This notice shall be published as Class One notice and a copy shall be mailed, at least ten days before the hearing, to every known interested party.
9. That the hearing shall be held at a place and time set by the City Clerk in accordance with Section 66.0703(7), Wisconsin Statutes.

# PARKING DISTRICT BOUNDARY

REVISED 4/12/2019



## EXHIBIT B

### BOUNDARY DESCRIPTION

### FOR

### DOWNTOWN PARKING AREA

Beginning at the intersection of the North line of Cass Street and the Easterly bank of the Mississippi River; thence East along the North line of Cass Street to the West line of 6<sup>th</sup> Street; thence North along the West line of 6<sup>th</sup> Street to the North line of King Street; thence East along the North line of King Street to the West line of the North-South alley between 6<sup>th</sup> Street and 7<sup>th</sup> Street; thence North along the West line of said North-South alley to South line of Lot 15 of Block 4 of Burns and Overbaugh Addition; thence East along said South line of Lot 15 to the East line of 6<sup>th</sup> Street; thence North along said East line of 6<sup>th</sup> Street to the North line of Main Street; thence West along the North line of Main Street to the West line of the North-South alley between 5<sup>th</sup> Avenue and 6<sup>th</sup> Street; thence North along said West alley line to the North line of the East-West alley between Main Street and State Street; thence West along the North line of said alley and North line extended to the Westerly line of 5<sup>th</sup> Avenue; thence North along the West line of 5<sup>th</sup> Avenue and West line extended to the North line of State Street; thence West along the North line of State Street to the West line of 4<sup>th</sup> Street; thence North along the West line of 4<sup>th</sup> Street to its intersection with the South line of La Crosse Street; thence Westerly along said South line of La Crosse Street and South line extended to the West line of 2<sup>nd</sup> Street; thence Northerly along said West line of 2<sup>nd</sup> Street to the Northeast corner of Lot 2 of a Certified Survey Map found in Volume 16, Page 114 (document number 1668039); thence Westerly along the North line of said Lot 2 to the Westerly line thereof; thence Southerly along the West lines of said Lot 2 to the North line of Lot 3 of said CSM; thence Westerly along said North line to the Northwest corner of said Lot 3; thence Northerly on a line perpendicular to the vacated North line of Pine Street, 33 feet more or less to the former North line of vacated Pine Street; thence Westerly along said former North line of vacated Pine Street to the East line of Front Street; thence South along the East line of Front Street to the South line of State Street; thence West along the South line of State Street 170 feet more or less to the West line of Front Street; thence South along the West line of Front Street to the intersection of the North line of a Certified Survey Map found in Volume 12, Page 76 (document number 1423251) and the West line of Front Street; thence West along said North line to its intersection with the Easterly bank of the Mississippi River; thence South along the Easterly bank of the Mississippi River to the North line of Cass Street and the Point of Beginning.

Revised: 7/13/2002

Revised by: pc 9/11/2002

Revised by: jmc 4/12/2019



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## LEGISLATION STAFF REPORT FOR COUNCIL

File ID            Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 23-0418

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**Agenda Date:** 5/4/2023

**Version:** 1

**Status:** New Business

**In Control:** Finance & Personnel Committee

**File Type:** Resolution

**Agenda Number:**

Amended Resolution transferring City-owned parcels to the Redevelopment Authority of La Crosse for the development of River Point District.

### RESOLUTION

WHEREAS, in 1962 the City of La Crosse established the Redevelopment Authority of La Crosse (RDA) for the purpose of carrying out blight elimination and urban renewal projects; and

WHEREAS, in 1995 the Common Council and RDA approved the Redevelopment Plan Riverside Redevelopment Project and its subsequent amendments in 1997 and 1998 which identify the plan for the RDA to acquire parcels in this area for redevelopment; and

WHEREAS, the City of La Crosse owns parcel 17-20250-20 which was acquired for the extension of River Bend Dr and is a part of the Redevelopment Plan Riverside Redevelopment Project and ~~also 100 Causeway, parcel 17-20251-15;~~ and

WHEREAS, in 2014, the RDA and City conducted a charrette process to form a Master Plan for the Riverside North redevelopment area that includes ~~these~~ this parcels; and

WHEREAS, in October 2019 the RDA renamed this development area River Point District.

NOW, THEREFORE BE IT RESOLVED by the Common Council of the City of La Crosse, the City shall transfer ~~these~~ this parcels to continue the development.

BE IT FURTHER RESOLVED that the Redevelopment Authority will cover any costs associated with the transfer and closing.

BE IT FURTHER RESOLVED City Staff is authorized to take any further action to effectuate this resolution.

Resolution transferring City-owned parcels to the Redevelopment Authority of La Crosse for the development of River Point District.

RESOLUTION

WHEREAS, in 1962 the City of La Crosse established the Redevelopment Authority of La Crosse (RDA) for the purpose of carrying out blight elimination and urban renewal projects; and

WHEREAS, in 1995 the Common Council and RDA approved the Redevelopment Plan Riverside Redevelopment Project and its subsequent amendments in 1997 and 1998 which identify the plan for the RDA to acquire parcels in this area for redevelopment; and

WHEREAS, the City of La Crosse owns parcel 17-20250-20 which was acquired for the extension of River Bend Dr and is a part of the Redevelopment Plan Riverside Redevelopment Project and also 100 Causeway, parcel 17-20251-15; and

WHEREAS, in 2014, the RDA and City conducted a charrette process to form a Master Plan for the Riverside North redevelopment area that includes these parcels; and

WHEREAS, in October 2019 the RDA renamed this development area River Point District.

NOW, THEREFORE BE IT RESOLVED by the Common Council of the City of La Crosse, the City shall transfer these parcels to continue the development.

BE IT FURTHER RESOLVED that the Redevelopment Authority will cover any costs associated with the transfer and closing.

BE IT FURTHER RESOLVED City Staff is authorized to take any further action to effectuate this resolution.



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Staff/Department Responsible for Legislation

Requestor of Legislation

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Staff Recommendation

**Agenda Item 23-0418 (Andrea Trane)**

Resolution transferring City-owned parcels to the Redevelopment Authority of La Crosse for the development of River Point District.

**General Location**

108-110 Causeway Blvd, River Point District

**Background Information**

The City acquired this property in 2022 for a street opening for River Bend Rd, the main street through River Point District. This intersection will connect with the lighted intersection on Copeland outside Festival Foods. This property is to be combined through the plat with the rest of the development which has already been transferred to the Redevelopment Authority.

**Recommendation of Other Boards and Commissions**

Approved by the Redevelopment Authority April 27, 2023

**Consistency with Adopted Comprehensive Plan**

This connection to River Point District is a part of the development's master plan.

**Staff Recommendation**

Approval

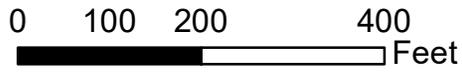
**Routing F&P 5.4.2023**

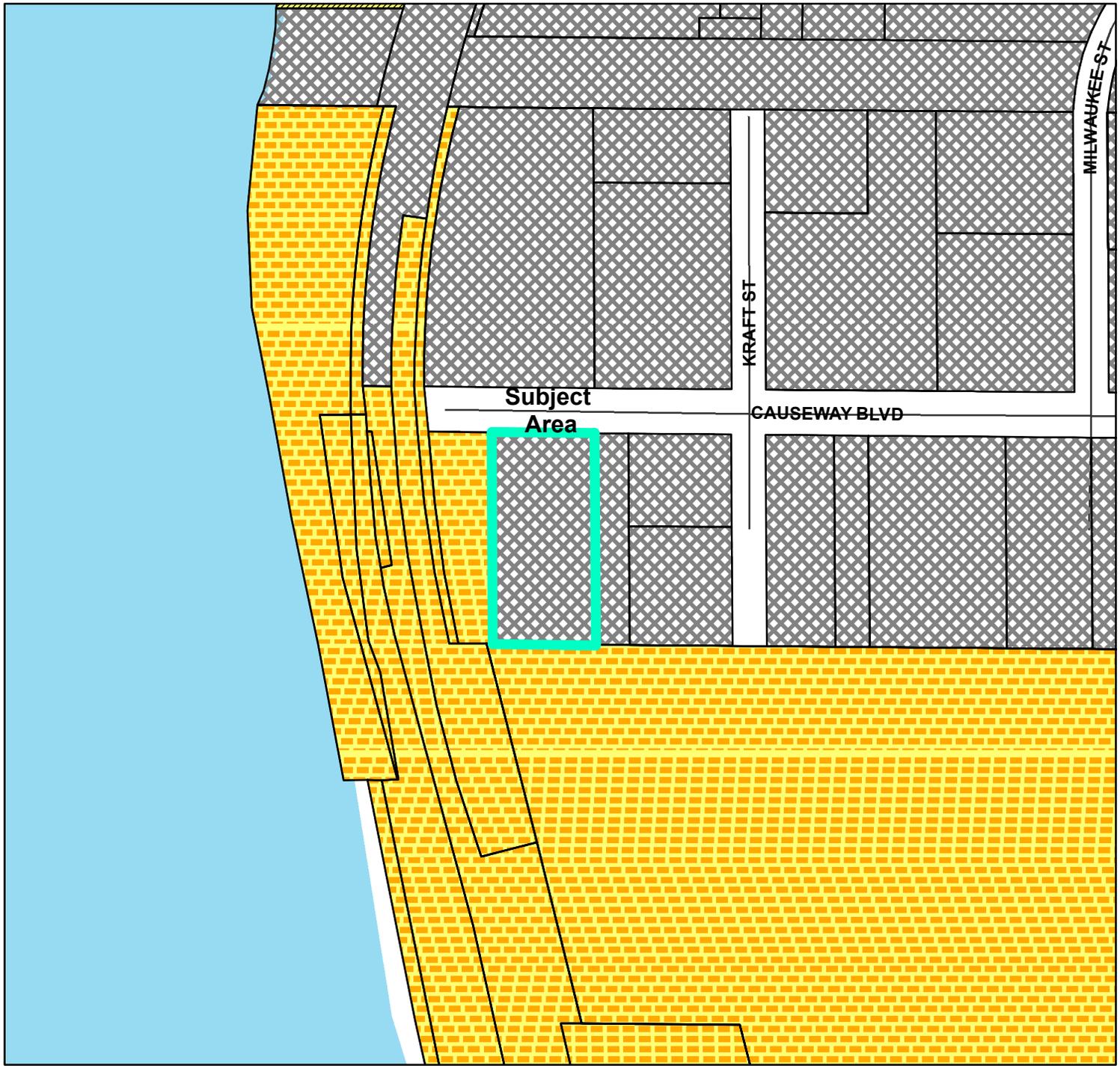


## BASIC ZONING DISTRICTS

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

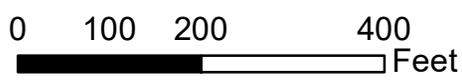






## BASIC ZONING DISTRICTS

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







# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 23-0421

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**Agenda Date:** 5/4/2023

**Version:** 1

**Status:** New Business

**In Control:** Finance & Personnel Committee

**File Type:** Resolution

Resolution authorizing funding for a design and bidding services contract with Short Elliott Hendrickson Inc. (SEH) for Phase III (3) of River Point District.

Resolution

WHEREAS, the City of La Crosse and the Redevelopment Authority have been working on the River Point District redevelopment site, which is preparing for the next phase of design, and has received a contract from SEH for this work for \$698,300.00; and

WHEREAS, this contract includes design and bidding services, which includes design and construction of portions of Marsh Lane, Kraft Street, River Point Court, Steamboat Court, Milwaukee Street and Eagle Rest Road; and

WHEREAS, Resolution #20-0814 allows for surplus increment from Tax Increment District (TID) 13 be shared with TID 18; and

WHEREAS, Phase 1 of this project included adding fill to the site, which was financed by Taxable Interim Redevelopment Revenue Bonds; and

WHEREAS, there is expected to be \$656,657.08 remaining when that contract and project is finalized later in 2023; and

WHEREAS, if determined eligible by Bond Counsel, remaining funds would be transferred to pay for the proposed contract and 1% of remaining contract expenses to be paid from Water Utility Reserve Fund and 99% of remaining contract expenses from TID 18 cash; and

WHEREAS, per Division 3 – Section 2-360 of the City Code of Ordinances, approval requires a two-thirds (2/3) vote of the Common Council members present as it was not listed in a previously adopted Capital Improvement Plan.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that the design and bidding services contract is approved and that expenses related to the contract be paid from:

Water Utility Reserve Fund 640 (1% of contract): \$6,983.00

Remaining eligible funds from Phase 1 fill project and Tax Increment Financing District 18 cash available (99% of contract): \$691,317.00

BE IT FURTHER RESOLVED by the Director of Engineering and Public Works, Director of Planning, Development and Assessment and the Director of Finance are hereby authorized to implement this resolution.



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## LEGISLATION STAFF REPORT FOR COUNCIL

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Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 23-0451

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**Agenda Date:** 5/4/2023

**Version:** 1

**Status:** New Business

**In Control:** Finance & Personnel Committee

**File Type:** Resolution

Resolution approving American Rescue Plan Act (ARPA) Funding for costs associated with residential development in the floodplain.

WHEREAS, the City Council has identified the need for additional housing and improvements to existing housing within the City of La Crosse as a priority; and

WHEREAS, the city has established the Floodplain Grant Program to provide financial relief to owners of property in the high risk flood zones to project health, safety and welfare and to stabilize and improve property value; and

WHEREAS, the city has identified potential redevelopment opportunities of properties in the floodplain that could be acquired for future development; and

NOW, THEREFORE BE IT RESOLVED by the Common Council of the City of La Crosse to allocate \$1,100,000 of the ARPA "Lost Revenue" funds for costs associated with residential development in the floodplain.

NOW, THEREFORE BE IT RESOLVED that \$250,000 would be used for additional funding for the Floodplain Relief Grant program and \$850,000 would be used for costs associated with property acquisition, demolition and fill for residential development in the floodplain.

BE IT FURTHER RESOLVED that Planning, Development and Assessment Department is authorized to effectuate this resolution.



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# City of La Crosse, Wisconsin

City Hall  
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## Text File

File Number: 23-0001

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**Agenda Date:** 5/4/2023

**Version:** 1

**Status:** New Business

**In Control:** Finance & Personnel Committee

**File Type:** Status Update