



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes - Final

### Common Council

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Thursday, December 14, 2023

6:00 PM

Council Chambers  
City Hall, First Floor

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#### Mayor Mitch Reynolds, Presiding

#### Roll Call

**Present:** 12 - Tamra Dickinson, Barb Janssen, Larry Sleznikow, Jenasea Hameister, Chris Kahlow, Mac Kiel, Mackenzie Mindel, Chris Woodard, Rebecca Schwarz, Jennifer Trost, Douglas Happel, Mark Neumann

**Excused:** 1 - Erin Goggin

#### Pledge of Allegiance

#### Invocation

*Moment of silence.*

#### Approval of Minutes

A motion was made by Janssen, seconded by Kahlow, to APPROVE minutes of November 9, 13, and 27, 2023; the motion carried unanimously.

#### Reports

##### [23-1483](#)

Financial Report from the Director of Finance for the Month of October 2023.

2023-12-001

A motion was made by Neumann, seconded by Schwarz, that the Report be RECEIVED AND FILED. The motion carried by the following vote:

**Yes:** 11 - Dickinson, Janssen, Sleznikow, Kahlow, Kiel, Mindel, Woodard, Schwarz, Trost, Happel, Neumann

**Excused:** 1 - Goggin

**Non-Voting:** 1 - Hameister

## Notices and Discussions

*Mindel thanked Officer Howe and library staff for their assistance over the weekend when her family was involved in a car accident. She noted that she and the Mayor had accepted the Sustainability Institute's 2023 Inspiring Sustainability awarded to the City as an organization; she also noted that staff member Lewis Kuhlman, had a pivotal role in making that happen and was also nominated for the award as an individual. Trost acknowledged Deputy Director Trussoni, Assistant City Attorney Atterbury, Planning Administrator Acklin, Sustainability Planner Kuhlman, Associate Planner Dinkel, Planning Director Trane, City Clerk Elsen, Deputy Clerk Craig, Natural Resources Manager Leah Miller, Compliance Specialist Washtock, Finance Director Hawkins, Property Appraiser Benrud, Director of Engineering and Public Works Gallagher, Streets crew, and Library Director Grant for their assistance on various topics and projects throughout the year.*

*Sleznikow also recognized all city staff for their work throughout the year, especially the streets crew for being able to continue through staffing issues for leaf collection through the extended warmer weather.*

*Kiel invited everyone to the Homeless Person's Memorial taking place December 21 honoring the La Crosse area friends, family, and neighbors that were lost in 2023.*

*Mayor Reynolds noted that he had returned from the United Nations Climate Change Conference where he was able to talk about and bring attention to our City's climate action plan. He thanked the Climate Action Plan Steering Committee in the work that they continue to do in making sure that the City stays dedicated to the goals and actions of the plan. Reynolds also recognized the La Crosse Municipal Airport for being recognized as the second most reliable airport out of 390 airports in the United States. He also noted that the Federal Security Director of the Transportation Security Administration visited the airport to recognize the police officers who were involved in relation to the security incursion earlier in November.*

## ROLL CALL

*Goggin arrived at 6:05 p.m.*

**Present:** 13 - Tamra Dickinson, Erin Goggin, Barb Janssen, Larry Sleznikow, Jenasea Hameister, Chris Kahlow, Mac Kiel, Mackenzie Mindel, Chris Woodard, Rebecca Schwarz, Jennifer Trost, Douglas Happel, Mark Neumann

## COMMON COUNCIL MATTERS

### [23-1482](#)

Resolution approving 2023 Bills and Engineering Estimates paid in December 2023.

2023-12-002

**A motion was made by Schwarz, seconded by Kahlow, that the Resolution be ADOPTED. The motion carried by the following vote:**

**Yes:** 13 - Dickinson, Goggin, Janssen, Sleznikow, Hameister, Kahlow, Kiel, Mindel, Woodard, Schwarz, Trost, Happel, Neumann

## APPOINTMENTS BY THE MAYOR

[23-1442](#)

Arts Board: Mary Cate Wesling, Paige Shafrath (Manges); La Crosse County Convention and Visitors Bureau: Jennifer Burch, Vicki Markussen; Heritage Preservation: Laura Godden.

2023-12-003

**A motion was made by Janssen, seconded by Mindel, that the Appointments be CONFIRMED. The motion carried by the following vote:**

**Yes:** 13 - Dickinson, Goggin, Janssen, Sleznikow, Hameister, Kahlow, Kiel, Mindel, Woodard, Schwarz, Trost, Happel, Neumann

## REPORT OF BIDS/QUOTES RECOMMENDED TO BE ADOPTED

[23-1351](#)

Report of Bids and Resolution awarding contract to Market & Johnson, Inc. in the amount of \$671,193.00 for the La Crosse PD 2nd Level Renovations Project.

2023-12-004

**A motion was made by Kahlow, seconded by Mindel, that the Resolution be ADOPTED. The motion carried by the following vote:**

**Yes:** 13 - Dickinson, Goggin, Janssen, Sleznikow, Hameister, Kahlow, Kiel, Mindel, Woodard, Schwarz, Trost, Happel, Neumann

[23-1386](#)

Report of Bids and Resolution awarding contract to Chippewa Concrete, Inc. in the amount of \$3,675,564.14 for the Causeway Boulevard project

2023-12-005

**A motion was made by Janssen, seconded by Goggin, that the Resolution be ADOPTED. The motion carried by the following vote:**

**Yes:** 13 - Dickinson, Goggin, Janssen, Sleznikow, Hameister, Kahlow, Kiel, Mindel, Woodard, Schwarz, Trost, Happel, Neumann

## REPORT OF BIDS/QUOTES RECOMMENDED TO BE REJECTED

[23-1349](#)

Report of Bids for the Southside Neighborhood Center Reroofing Project.

2023-12-006

**A motion was made by Goggin, seconded by Sleznikow, that the Report of Bids be REJECTED. The motion carried by the following vote:**

**Yes:** 13 - Dickinson, Goggin, Janssen, Sleznikow, Hameister, Kahlow, Kiel, Mindel, Woodard, Schwarz, Trost, Happel, Neumann

**ITEMS RECOMMENDED TO BE DIVIDED**

[23-0867](#)

AN ORDINANCE to create Article XIX and to make various changes in Chapter 115 of the Code of Ordinances for the City of La Crosse regarding short term rentals.

2023-12-007

**A motion was made by Neumann, seconded by Kiel, that the Ordinance be DIVIDED per J&A Committee (into 23-1451 and 23-1452). The motion carried by the following vote:**

**Yes:** 11 - Dickinson, Goggin, Janssen, Sleznikow, Hameister, Kahlow, Kiel, Mindel, Schwarz, Happel, Neumann

**No:** 2 - Woodard, Trost

[23-1451](#)

AN AMENDED ORDINANCE to create Article XIX of the Code of Ordinances of the City of La Crosse regarding short term rentals.

*Ord. 5269. For complete ordinance, see p. \_\_\_\_\_ of Volume 12 of Ordinances.*

**A motion was made by Trost, seconded by Kahlow, that the Ordinance be ADOPTED. The motion carried by the following vote:**

**Yes:** 11 - Dickinson, Janssen, Sleznikow, Hameister, Kahlow, Kiel, Mindel, Schwarz, Trost, Happel, Neumann

**No:** 2 - Goggin, Woodard

[23-1452](#)

AN AMENDED ORDINANCE to amend Chapter 115 of the Code of Ordinances for the City of La Crosse regarding bed and breakfasts.

*Ord. 5270. For complete ordinance, see p. \_\_\_\_\_ of Volume 12 of Ordinances.*

**A motion was made by Trost, seconded by Kahlow, that the Ordinance be ADOPTED. The motion carried by the following vote:**

**Yes:** 12 - Dickinson, Goggin, Janssen, Sleznikow, Hameister, Kahlow, Kiel, Mindel, Schwarz, Trost, Happel, Neumann

**No:** 1 - Woodard

**ITEM WITH NO RECOMMENDATION**

[23-1491](#)

Resolution authorizing the appointment of Ava Giminski as a “Humane Officer” as required by Wis. Stats. Sec. 173.03 to perform humane officer duties for the City.

2023-12-008

**A motion was made by Janssen, seconded by Schwarz, that the Resolution be ADOPTED. The motion carried by the following vote:**

**Yes:** 13 - Dickinson, Goggin, Janssen, Sleznikow, Hameister, Kahlow, Kiel, Mindel, Woodard, Schwarz, Trost, Happel, Neumann

**ITEM RECOMMENDED TO BE ADOPTED**

[23-0976](#)

Amended Resolution amending Appendix C Fee Schedule regarding short-term rental registration.

2023-12-009

**A motion was made by Sleznikow, seconded by Schwarz, that the Resolution be ADOPTED. The motion carried by the following vote:**

**Yes:** 12 - Dickinson, Goggin, Janssen, Sleznikow, Hameister, Kahlow, Kiel, Mindel, Schwarz, Trost, Happel, Neumann

**No:** 1 - Woodard

[23-1202](#)

AN ORDINANCE to create Chapter 40, Article VII regarding property owner notification and administrative fees in connection with vacations of public way.

*Ord. 5271. For complete ordinance, see p. \_\_\_\_\_ of Volume 12 of Ordinances.*

**A motion was made by Sleznikow, seconded by Janssen, that the Ordinance be ADOPTED. The motion carried by the following vote:**

**Yes:** 12 - Dickinson, Goggin, Janssen, Sleznikow, Hameister, Kahlow, Kiel, Mindel, Woodard, Schwarz, Happel, Neumann

**No:** 1 - Trost

[23-1301](#)

Resolution approving application of Kwik Trip Inc. for a Conditional Use Permit at 2622 Rose St., allowing for demolition of structure for future development with a portion to be used for employee parking.

*Referred to the January 2024 meetings*

**A motion was made by Goggin, seconded by Janssen, that the Resolution be REFERRED for 30 days. The motion carried by the following vote:**

**Yes:** 12 - Dickinson, Goggin, Janssen, Sleznikow, Hameister, Kahlow, Kiel, Mindel, Schwarz, Trost, Happel, Neumann

**Abstain:** 1 - Woodard

[23-1314](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business District and the Single Family Residence District to the Commercial District allowing for remodel and additions to current retail store, new fueling system and pumps, and a new parking area at 921 and 925 Losey Blvd. S.

*Ord. 5272. For complete ordinance, see p. \_\_\_\_\_ of Volume 12 of Ordinances.*

**A motion was made by Janssen, seconded by Neumann, that the Ordinance be ADOPTED. The motion carried by the following vote:**

**Yes:** 11 - Dickinson, Goggin, Janssen, Sleznikow, Hameister, Kiel, Mindel, Schwarz, Trost, Happel, Neumann

**No:** 1 - Kahlow

**Abstain:** 1 - Woodard

[23-1338](#)

Second Amended resolution approving application of GMX Real Estate Group LLC for a Conditional Use Permit at 3900 State Road 16 allowing for demolition of structure for future development of three quick serve restaurants, a carwash, and new parking stalls. *(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stat. 19.85(1)(g) to confer with legal counsel. Following such closed session, the Committees and/or Council may reconvene in open session.)*

*Referred to the January 2024 meetings.*

**A motion was made by Goggin, seconded by Janssen, that the Resolution be REFERRED for 30 days. The motion carried by the following vote:**

**Yes:** 13 - Dickinson, Goggin, Janssen, Sleznikow, Hameister, Kahlow, Kiel, Mindel, Woodard, Schwarz, Trost, Happel, Neumann

[23-1357](#)

Resolution amending park location for improvements from Northside Community Pool to Erickson Pool.

2023-12-010

**A motion was made by Janssen, seconded by Sleznikow, that the Resolution be ADOPTED. The motion carried by the following vote:**

**Yes:** 11 - Dickinson, Janssen, Sleznikow, Hameister, Kiel, Mindel, Woodard, Schwarz, Trost, Happel, Neumann

**No:** 2 - Goggin, Kahlow

**ITEM RECOMMENDED TO BE RE-REFERRED**

[23-1243](#)

AN ORDINANCE to amend Section 115-390(1)d.3. and to create Section 115-405 of the Code of Ordinances of the City of La Crosse to allow accessory dwelling units.

*Referred to the February 2024 meetings.*

**A motion was made by Kahlow, seconded by Woodard, that the Ordinance be REFERRED for 60 days. The motion carried by the following vote:**

**Yes:** 10 - Dickinson, Goggin, Sleznikow, Hameister, Kahlow, Mindel, Woodard, Schwarz, Happel, Neumann

**No:** 3 - Janssen, Kiel, Trost

**ITEM PULLED FROM CONSENT AGENDA**

[23-1285](#)

Amended Resolution establishing additional absentee voting locations for the 2024 elections.

**A motion was made by Kiel, seconded by Kahlow to ADOPT.**

**A motion was made by Mindel, seconded by Kahlow, that the Resolution be AMENDED to add Cleary Alumni Center as an absentee voting site. The motion carried by the following vote:**

**Yes:** 13 - Dickinson, Goggin, Janssen, Sleznikow, Hameister, Kahlow, Kiel, Mindel, Woodard, Schwarz, Trost, Happel, Neumann

*2023-12-011*

**A motion was made by Kiel, seconded by Kahlow, that the Resolution be ADOPTED AS AMENDED. The motion carried by the following vote:**

**Yes:** 13 - Dickinson, Goggin, Janssen, Sleznikow, Hameister, Kahlow, Kiel, Mindel, Woodard, Schwarz, Trost, Happel, Neumann

**CONSENT AGENDA**

**A motion was made by Janssen, seconded by Kiel, that the Consent Agenda be ADOPTED. The motion carried unanimously.**

*ITEMS RECOMMENDED TO BE ADOPTED*

[23-0791](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Special Multiple Dwelling District to the Planned Development District - General allowing for construction of approximately 14 2-bedroom homes at 5917 River Run Rd.

*Ord. 5273. For complete ordinance, see p. \_\_\_\_\_ of Volume 12 of Ordinances.*

[23-1248](#)

AN ORDINANCE to amend Section 6-16(2)(a) and (e) of the Code of Ordinances of the City of La Crosse regarding the keeping of chickens.

*Ord. 5274. For complete ordinance, see p. \_\_\_\_\_ of Volume 12 of Ordinances.*

[23-1300](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Traditional Neighborhood Development District - General to the Traditional Neighborhood Development District - Specific allowing for a multifamily residential building with a community service facility at 410 and 414 Mississippi St, 1107, 1113, 1117, 1119, 1123, 1125 and 1127 4th St. S., and 403 and 409-411 Jackson St.

*Ord. 5275. For complete ordinance, see p. \_\_\_\_\_ of Volume 12 of Ordinances.*

[23-1319](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District General allowing for a multifamily residential building with affordable housing units and a community service facility/hospital use space at 2301 7th St. S.

*Ord. 5276. For complete ordinance, see p. \_\_\_\_\_ of Volume 12 of Ordinances.*

[23-1154](#)

Resolution granting various license applications pursuant to Chapter 10, Articles XIII, XIV, and XVIII of the La Crosse Municipal Code for the 2024 license period (Public Vehicle for Hire, Horse-Drawn Vehicle, Pedicabs and Pedal Cars).

2023-12-012

[23-1210](#)

Resolution amending Appendix C Fee Schedule regarding administrative fee for public way vacations.

2023-12-013

[23-1255](#)

Resolution approving Election Officials for 2024-2025.

2023-12-014

[23-1266](#)

Resolution reallocating current Capital funds to lessen the borrowing amount for 2024 Fire Capital Equipment - Portable Radios (E375).

2023-12-015

[23-1284](#)

Resolution relocating District 10 polling place effective January 1, 2024.

2023-12-016



- [23-1315](#) Resolution authorizing contract renewal for hazardous materials training contract between the City of La Crosse Fire Department and City Brewery.  
*2023-12-017*
- [23-1337](#) Resolution approving the second five-year Lease Agreement extension between the City of La Crosse and Hanke Terminals, Inc.  
*2023-12-018*
- [23-1355](#) Resolution authorizing a 3-year Marketing Agreement between La Crosse Beverage LLC and the La Crosse Center.  
*2023-12-019*
- [23-1362](#) Resolution approving an agreement with Byerson Specialized Protection Services and the La Crosse Center for event security.  
*2023-12-020*
- [23-1367](#) Resolution approving the sale of City owned surplus properties on Kinney Coulee Rd, consisting of parcel 17-10575-64 and 17-10575-63, to Sarah and Dylan Delagrave.  
*2023-12-021*
- [23-1372](#) Resolution authorizing the Mayor to file application for Transit Operations and Capital Assistance for 2024 with the Federal Transit Administration.  
*2023-12-022*
- [23-1373](#) Resolution authorizing the Mayor to file for 2024 Transit Operations and Capital Assistance with the Wisconsin Department of Transportation.  
*2023-12-023*
- [23-1375](#) Resolution Approving American Rescue Plan Act (ARPA) Funding for the 5 Year Consolidated Plan.  
*2023-12-024*
- [23-1378](#) Resolution Approving the Plan of Dissolution and the Dissolution of the Gundersen/City of La Crosse Neighborhood Development Corporation, Inc.  
*2023-12-025*
- [23-1388](#) Resolution approving Sanitary Sewer Utility rate increases effective January 1, 2024.  
*2023-12-026*

[23-1389](#)

Resolution amending Appendix C Fee Schedule to reflect 2024 Sanitary Sewer Fee Increase.

2023-12-027

## **Adjournment**

*Meeting adjourned at approximately 7:00 p.m.*