



# 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, March 9, 2023

6:00 PM

Council Chambers  
City Hall, First Floor

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#### Mayor Mitch Reynolds, Presiding

#### Roll Call

**Present:** 13 - Andrea Richmond, Scott Neumeister, Barb Janssen, Larry Sleznikow, Jenasea Hameister, Chris Kahlow, Mac Kiel, Mackenzie Mindel, Chris Woodard, Rebecca Schwarz, Jennifer Trost, Douglas Happel, Mark Neumann

#### Pledge of Allegiance

#### Invocation

*Bishop Felix Malpica, La Crosse Area Synod, ELCA*

#### Approval of Minutes

A motion was made by Richmond, seconded by Kahlow, to APPROVE minutes of February 9, 2023. The motion carried unanimously.

#### Reports

[23-0257](#)

Engineering Monthly Progress Report

2023-03-001

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

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

[23-0280](#)

Financial Report from the Director of Finance for the month of January 2023.

2023-03-002

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

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

## Notices and Discussions

*Council President Janssen pointed out that Fire Station #2 looking sharp and recommended that everyone drive by to take a look. Mayor Reynolds thanked the Parks, Police and all other departments that were involved in the Polar Plunge which supports Special Olympics. He also mentioned the Cops Gone Wild event hosted by the Onalaska Police Department, where funds were raised for Special Olympics; he won the wing eating competition. Council Member Mindel shared that long-time member to City Committees, Bob Fisher, passed away and thanked him for his service. Council Member Happel recognized that four new police officers were worn in on Monday, March 6, thanks to the hard work of the Police Department and Command staff for filling the positions. Council Member Kahlow recognized Council Member Hameister for receiving the Tommy Thompson Leadership Award.*

## COMMON COUNCIL MATTERS

[23-0279](#)

Resolution approving 2022/2023 Bills and Engineering Estimates paid in March 2023.

2023-03-003

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

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

## APPOINTMENTS BY THE MAYOR

[23-0278](#)

Aviation Board: Jeannie Groskreutz. Bicycle and Pedestrian Advisory Committee: Chelsey Bodon. Committee for Citizens with Disabilities: Rhonda Staats, Sue Gilbert, Jeff Nylander, Jason Mickelson, Richard Chrz. Floodplain Advisory Committee: Bill Bosshard. Heritage Preservation Commission: Greg Clark. Housing Authority: Mike Juran. Human Rights Commission: A. Xiong. International Committee: Dana Young. Neighborhood Revitalization Commission: Greg Clark.

2023-03-004

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

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

## SUSPENSION OF COUNCIL RULE VIII FOR THE FOLLOWING ITEMS: (2/3 Vote Required)

**A motion was made by Sleznikow, seconded by Kiel, to SUSPEND Council Rule VIII for item 23-0157. The motion carried unanimously by voice vote.**

## REPORT OF BIDS/QUOTES RECOMMENDED TO BE ADOPTED

[23-0076](#)

Report of Bids and Resolution awarding contract to Fowler & Hammer, Inc. in the amount of \$602,630.00 for Riverside South Toilet Rooms Re-Bid Project.

2023-03-005

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

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

[23-0164](#)

Report of Bids and Resolution awarding contract to Fowler & Hammer, Inc. in the amount of \$94,047.45 for the 2023 Water Utility Sidewalk Replacement - Citywide project.

2023-03-006

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

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

[23-0165](#)

Report of Bids and Resolution awarding contract to Fowler & Hammer, Inc. in the amount of \$58,563.25 for the 2023 Sewer Utility Sidewalk Replacement - Citywide project.

2023-03-007

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

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

[23-0166](#)

Report of Bids and Resolution awarding contract to Fowler & Hammer, Inc. in the amount of \$122,765.00 for the 2023 Sidewalk and Curb Replacement Program - Citywide.

2023-03-008

**A motion was made by Richmond, seconded by Woodard, that the Resolution ADOPTED. The motion carried by the following vote:**

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

[23-0167](#)

Report of Bids and Resolution awarding contract to Fowler & Hammer, Inc. in the amount of \$719,577.08 for the Pearl Walkway Improvements project.

2023-03-009

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

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

## **REPORT OF BIDS/QUOTES RECOMMENDED TO BE REJECTED**

[23-0189](#)

Report of Bids for the La Crosse Center Boiler Replacement project.

2023-03-010

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

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

## ITEM WITHOUT RECOMMENDATION

### [23-0157](#)

Resolution approving sale of property and roof repair for property to the Harry J. Olson Senior Center, Inc.

2023-03-011

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

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

## ITEMS RECOMMENDED TO BE ADOPTED

### [22-1397](#)

Amended Resolution amending Appendix C Fee Schedule regarding residential rental dwelling unit registration.

2023-03-012

**A motion was made by Schwarz, seconded by Sleznikow to ADOPT.**

**A motion was made by Neumeister, seconded by Janssen, that the Resolution be REFER 30 days. The motion failed by the following vote:**

**Yes:** 3 - Neumeister, Janssen, Neumann

**No:** 10 - Richmond, Sleznikow, Hameister, Kahlow, Kiel, Mindel, Woodard, Schwarz, Trost, Happel

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

**Yes:** 11 - Richmond, Sleznikow, Hameister, Kahlow, Kiel, Mindel, Woodard, Schwarz, Trost, Happel, Neumann

**No:** 2 - Neumeister, Janssen

### [23-0110](#)

Resolution to reallocate 2023 Capital Equipment funds for Forest Hills Golf Course.

2023-03-013

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

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

[23-0209](#)

Resolution Approving Application of Elyse Burkhardt for a Beverage Operator's License and appeal of denial by the Police Department. *(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stats. sec. 19.85(1)(a) to deliberate its decision. Following any closed session, the Committees and/or Council may reconvene in open session.)*

2023-03-014

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

**Yes:** 9 - Richmond, Neumeister, Sleznikow, Hameister, Kahlow, Kiel, Woodard, Happel, Neumann

**No:** 4 - Janssen, Mindel, Schwarz, Trost

## ITEMS RECOMMENDED TO BE NOT ADOPTED

[23-0069](#)

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 - Specific allowing for condos, apartments, temporary winter storage for recreational vehicles, and temporary flood evacuation storage at 455 Park Plaza Drive.

2023-03-015

**A motion was made by Kahlow, seconded by Mindel, that the Ordinance be NOT ADOPTED. The motion carried by the following vote:**

**Yes:** 11 - Richmond, Neumeister, Janssen, Sleznikow, Kahlow, Kiel, Mindel, Schwarz, Trost, Happel, Neumann

**No:** 2 - Hameister, Woodard

[23-0142](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District to the Single Family Residence District allowing for building a house on the land at 3530 County Road B.

2023-03-016

**A motion was made by Richmond, seconded by Kahlow, that the Ordinance be NOT ADOPTED. The motion carried by the following vote:**

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

**No:** 2 - Neumeister, Woodard

**ITEMS PULLED FROM CONSENT AGENDA**[23-0205](#)

Second Amended Resolution approving development agreement for The Driftless Apartments and Townhomes.

*(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.)*

2023-03-017

**A motion was made by Janssen, seconded by Neumeister, that the Resolution be AMEND AS PROPOSED. The motion carried by the following vote:**

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

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

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

[23-0203](#)

Resolution approving the allocation of remaining funds for operations and maintenance expenses related to the unsheltered population for the 2023 season.

2023-03-018

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

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

[22-1396](#)

AN ORDINANCE to create Section 103-8 of the Code of Ordinances of the City of La Crosse pertaining to residential rental dwelling unit registration.

*Ord. 5244. For complete ordinance, see p. \_\_\_\_\_ of Volume 12 of Ordinances.*

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

**Yes:** 11 - Richmond, Sleznikow, Hameister, Kahlow, Kiel, Mindel, Woodard, Schwarz, Trost, Happel, Neumann

**No:** 2 - Neumeister, Janssen

## CONSENT AGENDA

**A motion was made by Richmond, seconded by Kahlow, to ADOPT the CONSENT AGENDA. The motion carried unanimously by voice vote.**

### *ITEMS RECOMMENDED TO BE ADOPTED*

- [23-0128](#) AN ORDINANCE to repeal Section 2-422(d) of the Code of Ordinance of the City of La Crosse regarding residency requirements for the Animal Control Governing Board.  
*Ord. 5245. For complete ordinance, see p. \_\_\_\_\_ of Volume 12 of Ordinances.*
- [23-0213](#) AN ORDINANCE to create sec. 2-293 of the Code of Ordinances of the City of La Crosse to establish a special assessment certification fee for obtaining and confirming any outstanding assessments, charges or fees on real property within La Crosse or areas where City of La Crosse Special Assessments exist.  
*Ord. 5246. For complete ordinance, see p. \_\_\_\_\_ of Volume 12 of Ordinances.*
- [23-0071](#) Resolution approving amendment to the Declaration of Restrictions for the Airport Industrial Park with respect to Lot 27 - 2930 Airport Road.  
*2023-03-019*
- [23-0143](#) Resolution authorizing the Mayor and City Clerk to sign State/Municipal Agreement for the Reconstruction of Green Bay Street from 22nd Street South to Losey Boulevard.  
*2023-03-020*
- [23-0144](#) Resolution authorizing the Mayor and City Clerk to sign State/Municipal Agreement for the Reconstruction of Monitor Street from Rose Street to Lang Drive.  
*2023-03-021*
- [23-0145](#) Resolution approving a Wisconsin Department of Transportation - Transportation Alternatives Program State/Municipal Grant Agreement to reconstruct the Grand Crossing Trail in the La Crosse River Marsh.  
*2023-03-022*
- [23-0146](#) Resolution approving additional Storm Water Funds for Engineering Services on the EDA Lift Stations.  
*2023-03-023*



- [23-0152](#) Resolution reallocating funds for Backup Hardware Equipment.  
2023-03-024
- [23-0159](#) Resolution authorizing 2023 Action Plan and funding allocation in connection with CDBG and HOME Programs.  
2023-03-025
- [23-0160](#) Resolution authorizing a Substantial Amendment of the 2021 Action Plan and Allocation of HOME-ARP Funds.  
2023-03-026
- [23-0161](#) Resolution authorizing a Substantial Amendment of the 2022 Action Plan.  
2023-03-027
- [23-0162](#) Resolution approving the American Rescue Plan Act (ARPA) funding to conduct a Housing Study.  
2023-03-028
- [23-0171](#) Resolution approving Certified Survey Map - All of Lot 1, Certified Survey Map, Volume 3, Page 133, D.N. 985684, also part of Lot 1, Certified Survey Map, Volume 3, Page 78, D.N. 967908; T16N-R7W; Town of Medary, La Crosse County, Wisconsin (W5593 Deerfield Rd).  
2023-03-029
- [23-0172](#) Resolution approving Condominium Plat of Great River Condominium II, City of La Crosse, Wisconsin (Sunnyside Drive West).  
2023-03-030
- [23-0176](#) Resolution appropriating ARPA funds to pay for the remediation required on detached garages which violate the current floodplain standards per FEMA.  
2023-03-031
- [23-0191](#) Resolution allocating funds for Airport Concession Disadvantaged Business Enterprise program.  
2023-03-032
- [23-0192](#) Resolution approving a professional services agreement with ABS Aviation Consultancy, Inc.  
2023-03-033

- [23-0200](#) Resolution approving Investment Services agreement for the period of April 1, 2023 through March 31, 2024.  
  
2023-03-034
- [23-0204](#) Amended Resolution approving an appropriation of the City's ARPA monies earmarked for small business support.  
  
2023-03-035
- [23-0212](#) Resolution Granting Various license applications pursuant to Chapters 4, 6, and/or 10 of the La Crosse Municipal Code for the remainder of license period 2022-2023 (March).  
  
2023-03-036
- [23-0214](#) Resolution amending Appendix C Fee Schedule regarding special assessment certification fee.  
  
2023-03-037
- [23-0217](#) Resolution authorizing additional funding for amendments 3 and 4 to design and bidding services contract with Short Elliott Hendrickson Inc. (SEH) for Phase II of River Point District.  
  
2023-03-038
- [23-0219](#) Resolution approving Electrical Underground Distribution Easement.  
  
2023-03-039
- [23-0220](#) Resolution approving increased CIP costs for Riverside South Toilet Rooms project.  
  
2023-03-040
- [23-0226](#) Resolution approving Request of Ardie's Food Service, Inc. dba Flipside Pub & Grill to amend premise description of Combination "Class B" Beer & Liquor License at 400 Lang Drive to expand existing beer garden.  
  
2023-03-041

## Adjournment

*Meeting adjourned at approximately 6:52 p.m.*