LOT 7 – Roland Nelson Buzz 5260

Aug. 2007 - 12 inches – washout David Schneider, LAX Firefighter

Fall – 2007 - 8 -10 weeks into Fall Backhoe--- from the Park

Aug. 2028 – Rain - Contact with Dave S.... call the city

Dec. 19 - No call.....Visited Engineering Dept.

Randy Turtenwald

Jan, 8 - 2019 - Sent a Formal Letter to Randy - Past History.... Schneider ETC.....Last time came up from PARK with Backhoe and replaced

Jan. 18 - 2019 – Letter to the DEPARTMENT – ref Randy and offered 3 solutions Prior to LETTER - Met Mark Manske, Don/Mike Hess, and LaC Backhoe

Manske and Hess came to visit the site (NOT Backhoe)

No Reply -- ??

October - 2021 - Letter to new Engineer – Mathew Gallager - Explained what I had done.....Hess & Manske

July 2022 --- Contact Council Member Roger Christians -- He came to inspect - Contacted Matt Gallager .... We will work on it.

2022 - New Council Member - Mark Neuman

Got funding for Braun Intertec to do a study ..... talked to them too

2026 - April - another Contractor hired -- Aqualis from Milwaukee

List of things HOMEOWNERS should do..... Rain Barrels, Rain Gardens and.....a 15 foot BUFFER to hold back water before the drop off

2028 – Current Funding ??? Noi work until 2028 10 Years

January 8, 2019

MEMO TO: Engineering Department
City of La Crosse

FROM: Roland W. Nelson
5260 Creekside Place
La Crosse, WI 54601
Cell Ph. # (608) 780-4491
L-Line Ph. # (608) 782-0894

During the week prior to Christmas I visited the Engineering Dept. with a request to examine and repair a land "slump" caused by the rains of August, 2018. I was directed to make such contact from the prior owner *(prior to Oct, 2013, when I purchased the property),* David Schneider, a current City of La Crosse Firefighter.

Mr. Schneider had experienced the same "slump" of city property in August of 2007 and the city had responded and repaired the damage, thereby preventing the loss of a major portion of the backyard.

Having not heard a word from the Engineering Dept. since my earlier visit, I decided to submit a more formal request.

Attached is a Plot Map of the area in question. I own Lot # 7 known as 5260 Creekside Place. The damaged area is highlighted. The damaged property is clearly owned by the City of La Crosse, as it was also in 2007.

I invite you to send an inspector(s) to examine the damage. The inspector(s) could call my cell (or the landline); but, such a call is not mandatory since the owner of Lot #6 (5240 Creekside Place) is aware this issue and such inspector(s) may simply walk between the two lots (houses)at any time and examine the damaged area.

Before speaking with Mr. Schneider, I had contacted three different contractors, thinking that such repair was my responsibility. Mr. Schneider informed me that the city was responsible, since it was city property, hence this request.

I will await your findings. Sincerely,

Roland W. Nelson

January 18, 2019

Memo

TO: Engineering Department
City of La Crosse

FROM: Roland W. Nelson
5260 Creekside Place
La Crosse, WI 54601
Cell PH. (608) 780-4491
Landline (608) 782-0894

This is the third request made by me to the Engineering Deptartment, the first being on Dec.19, 2018, the second being on January 8, 2019. On the January 8 visit, I left behind a folder containing a plat of the affected area. Similarly, I have included such a plat with this request for action.

These requests have asked the Department to assess an area of damage on city property that will, if left unattended, destroy my backyard and related property. The attached plat indicates that the damage is to Lot 7 of the Roesler Addition or at the above street address. An inspection of the affected area can easly be made by walking south between 5260 and 5240 Creekside Place to the rear of lot 7.

I have already contacted three separate contractors and each suggested repair methods. All three contractors (Manske, Hess, & La Crosse Backhoe) suggested that the repair be done in the winter when the ground is frozen and there is not too much snow – which means now. January/February. Below are the three suggested repair methods.

#1 Bring a track backhoe to the Roesler Park off HWY MM. Walk the backhoe across city owned property to the affected site. Fill the massive washout with existing material from that washout. *Concern: the material on site is largely clay and black dirt and as such the area may washout again, as it did in 2007 when the city repaired the same washout using this method.*

#2 Using a light weight, strait dump truck (6-7 yrd box), back the loaded truck between 5240 and 5260 to the affected site. Make at least two trips with "pit run" containing rock. Make the third trip with black dirt. *Concern: some damage to each lot could occur and both parties would need to sign off.*

#3 Bring two loads of pit run and a load of black dirt. Dump each on Creekside Place Roadway; Use a rubber track Bob Cat/Skid Steer to deliver the material between the two properties on frozen ground, thereby reducing the amount of damage to the two lawns. *Concern: both 5240 and 5260 would need to sign off on this repair method as well, since some lawn damage may occur.*

I mentioned in repair method # 1 (above) an identical washout that occurred on this same property in 2007. In 2007 the home was then owned by one David Schneider, a current La Crosse Firefighter, who then contacted the city and the city used repair method #1 to fill that washout at that time.

The City has a sewer line on their property off Roesler Park that is cleared regularly with a brush hog. That line would provide tree-free access to the washout area.

Once again, I ask that you make an inspection of the damaged area. Likewise, inspect the probability of access from Roesler Park off MM to determine if this repair method (referred to as #1 above) is workable.

I will await the results of your inspection and can be contacted by phone, as shown above, keeping in mind that such repair is timely and would be much more difficult in the spring or summer.

Sincerely,

Roland W. Nelson

October 21, 2021

Mathew Gallager
Deputy Director of Engineering
400 La Crosse Street
La Crosse, WI 54601

I write today regarding "washout damage" on city property directly behind my home at 5260 Creekside Place. I am aware that a similar washout occurred at 5210 Creekside, the home of one July Kabat. Judy's lot is # 2 and mine is #6 (see enclosed Plat.) While Judy's washout is recent (this summer) mine was originally washed out in 2018, and more so again this summer with two distinct affected areas.

Aside from the enclosed Plat, I have enclosed a series of letters dated January 8, 2019, January 18, 2019, and Sept. 16, 2019, which in combination fully document my request for action (these letters should also be on file in your office.)

As you can see, the washout issue has been active for three years, since the "first" washout occurred in August of 2018. I use the term "first" because the literal **first** washout (as explained in the enclosed letters) happened in 2008 under the ownership of David Schneider, a La Crosse Firefighter and city employee.

Regardless, during the passage of the last two years I got my aldermanic representative, one Roger Christians, involved and he got Randy Turtenwald to approve a contract with Manske & Son to haul fill between lot 6 and lot 5. Lot 5 is owned by John and Sue Knutson, who have agreed to such truck "haul actions" between the two garages. The chief operating officer of Manske & Son is Mark Manske at cell phone (608) 780-7729. I have not spoken with him since June, though prior to such time he visited the property twice and seemed confident that fill could be hauled between the two properties, thereby addressing the issue. He is obviously familiar with this issue.

Today my questions are:

- Is the City willing to review and examine this washout issue?
- Does the City wish to do the repair?
- Is Manke and Son an alternative to do the repair?
- Is not there a timing issue when the ground is dry, hard, and without snow?

P.S. I commonly drive my pickup with an ATV Trailer in tow between the two buildings to the area below (when the ground is dry) without incident. However, a pickup is not quad axil, 15 yd dump truck. Yet, Manske does have smaller and lighter single tandem trucks, as does the City, of course.

I may be contacted by cell – (608) 780-4491.....thanks.....

Roland W. Nelson

Roger Christians
4905 Silver Morning Lane
La Crosse, WI 54601

July 11, 2022

Good Day Roger:

When we last spoke downtown at the pizza place, we spoke about the response the City of La Crosse has offered (via a letter of March 3) regarding the washout in my backyard (and several other southside homes on Creekside Place). You had spent some time on the problem, and we thought we had it solved. You also mentioned a neighborly relationship with current councilman Mark Neuman. Therefore, you are welcome to pass this letter and all related documents on to Mr. Neuman, as I do not have his home address.

I have enclosed the most recent communication from Scott Dunnum (addressed largely to all the residents on the south side of Creekside Place). That letter offers a 3-part option. As a former administrator myself, I am aware of the fact that when a 3-part offer is made for a solution to a problem, it is the 3rd part that is most preferred by those making the offer, i.e.,"transfer of ownership" to current residents and let them take care of the problem. That seems to be the case here.

You had arranged (with the help of a few visits to the then City Engineer) to have the washouts filled by private contractor *Manske and Sons* (who has previously done work for the city). In fact, Mark Manske made two visits to my property and assured me that he could drive between the 5260 property and 5240, as only garages separate the two. The owner, John Knutson, of 5240 agreed. Mark suggested that I do some prep work to drive over the curb and sidewalk. To that end, I collected scrape lumber from a home under construction nearby, intending to "pad" the walk and curb to prevent breakage. Mark Manske offered some support timbers as well—which I still have. (See enclosed pictures of the trailer load of lumber—still waiting in my backyard)—and that's where it ended. I understand that you had secured payment for Manske, but the Engineering Department changed direction on the project. P.S. This "fill method" was done previously on the same property -- **by the city,** though Manske said the city may have used the wrong fill material as opposed to a rock-filled base. Oh well.

So, where at the moment is the solution to this problem? A good question for Mr. Neuman.

The letter of March 3 closes by saying that the City will monitor for additional erosion, which there is, of course. However, I have not seen any City employee making a "monitor visit". The letter also notes that when "monitoring" the water problem, the City will check for "illegal discharge of storm water." This is a reference to homeowners who have deliberately piped storm water off their roof (or property) directly into and through underground pipes and thereby on to City property. That is not the case at 5260.

5260 has a conventional gutter and down system that empties onto the lawn about 40 yards from the City property. There are two low spots that fill with water during heavy rains, creating two small lakes, which either soaks into the ground, or eventually may incidentally run onto the City property, which is a Municipal Code violation, I guess. The runoff only occurs when it rains more that 2-3 inches per hour, which so far has been rare this year. One suspects that surface run-off on to City property is incidentally occurring on about half of the lots in the City. Deliberate run off is when the landowner runs underground pipes directly on to the City property, I guess. I contend that there is a difference.

Regardless, these are my concerns:

- Has the City made any "monitor visits" yet this summer?
- What were the "findings" after such visits?
- Has there been any discussion of solutions regarding the **3 options** presented in the letter of March 3?
- Is the use of a private contractor still being considered?
- If not, what should I do with my lumber collection intended for use by such a private contractor?

Thanks Roger.
It is likely that Mr. Neuman may want to contact me directly. According, my contact info is below:

Roland W. "Buzz" Nelson
5260 Creekside Place
La Crosse, WI 54601
Cell Ph. (608) 780-4491

Roland Nelson

From: Neumann, Mark <neumannm@cityoflacrosse.org>
Sent: Monday, July 15, 2024 8:54 AM
To: Buzz and Lynne Nelson; kabat1@centurytel.com
Cc: Gallager, Matthew
Subject: FW: Roesler Park slopes
Attachments: Braun Report.pdf

Hello Buzz and Judy,
I was happy to speak with Matt Gallager last week about the Braun Report.
I look forward to joining the meeting that he proposes that we have with neighbors to speak face to face about recommendations.
Best,
Mark Neumann
CCM, D-13

From: Gallager, Matthew <gallagerm@cityoflacrosse.org>
Sent: Friday, July 12, 2024 11:50 AM
To: Neumann, Mark <neumannm@cityoflacrosse.org>; kabat1@centurytel.net
Cc: Coman, Kyle <comank@cityoflacrosse.org>; Wodarz, Caleb <wodarzc@cityoflacrosse.org>
Subject: FW: Roesler Park slopes

Hello, Council Member Neumann-

Per our conversation this morning, I am passing along the report from Braun regarding the slope adjacent to Roesler Park, south of the homes on the south side of Creekside Place. I also spoke with Judy Kabat, who is copied on this message.

We should arrange for an onsite visit a little later in the year when vegetation allows for better viewing of the slope, to speak face to face, go over recommendations of the report, and talk about how the process can continue over the next few years to request a Capital project for design and construction to do slope restoration.

If there are any questions in the meantime, please feel free to follow up with those who are addressed on this message.

Thanks,
~Matt

Matthew A. Gallager, P.E.
Director of Engineering & Public Works
City of La Crosse
400 La Crosse Street
608.789.7392 (direct)
608.790.0304 (cell)
608.789.8184 (fax)
www.cityoflacrosse.org

Gmail **Roland Nelson <lynneandbuzz@gmail.com>**

Latest info on "Creekside Slope Stabilization"

1 message

Liebe's Mama <judyakabat@gmail.com> Mon, Apr 27, 2026 at 12:03 PM
To: Mike Witzke <mpwitzke@gmail.com>, tjgeraci1990@yahoo.mail, Lori Nabors <Lori111070@gmail.com>, adam frost <roughneck17@gmail.com>, John & Sue Knudson <knudsons33@yahoo.com>, Buzz and Lynne <lynneandbuzz@gmail.com>, "connollye19@gmail.com" <connollye19@gmail.com>, "tracylarson13.TL@gmail.com" <tracylarson13.TL@gmail.com>, gofly717@hotmail.com, "alan@onlinecastles.com" <alan@onlinecastles.com>

Hello neighbors!

Sorry this is a bit late in getting to you.

I was invited to a site meeting in Roesler Park with our Alderperson Roseanne Northwood, City Engineers Matt Gallagher and Miles Carper (who is heading up the project) and two members of Aqualis, (the company working on a plan for the city) on March 24th. They walked the whole area behind our houses, assessing the situation.

The people from Aqualis said there are several options they are working on. They would like to avoid a "rip-rap" solution and want to do something more natural instead. I asked if there was anything that we, as homeowners, could do until we get through all the hoops of the government to finally get the solution. They got back to me in an email and I have attached that to this email.

It sounds like there will be a series of public meetings that will be held outside of the public works department meetings. Once Aqualis comes up with a plan, it goes to the Finance and Planning Commission. Then the Planning Department sets a meeting with the City Plan Commision. I will try and get the dates of these meetings as they come up and let everyone know.. There is a "placeholder" for the 2028 budget for this project. I think we should all try to attend as a show of concern at these meetings showing that we are not going to let this slip through the cracks.

Miles Carper is our direct contact in the City Engineering Department.

It sounds like a long way away to get a solution, but looking back, we have been in contact with the city since 2021. And I am doing my best to be the continuously squeaking wheel.

Let's hope we don't have any 100 year floods this year!

~ Judy

Roesler Park_Erosion Prevention Strategies for Residents.pdf
2494K

AQUALIS

Roesler Park: Strategies for Residents to Prevent Slope Erosion

Plant at least a 15-ft wide native vegetation buffer along the top flat edge of the slope. Make sure the vegetation mix contains at least 50% grasses. When planting native vegetation:

- Use erosion matting like coconut fiber or straw mats to keep soil in place until plants are established
- Plant in early spring or fall to allow roots to establish without extreme heat stress
- Plant a high density to ensure roots interlock quickly
- Use a mix of grasses for deep anchoring and shrubs for surface stabilization

Disconnect any roof drainage directed directly onto the slope. Rain barrels or rain gardens to collect stormwater may be another strategy for residents to take for reducing erosion.

Below is a list of suggested native vegetation for medium soils. Native vegetation nurseries produce pre-made seed mixes for erosion control and slope stabilization that contain many of these types of native vegetation. This page from Prairie Nursery provides a good example guide on establishing native vegetation.
Establishing a Prairie from a Native Seed Mix | Prairie Nursery

If you decide to purchase a seed mix, follow the guidance provided with the seed mix for establishment.

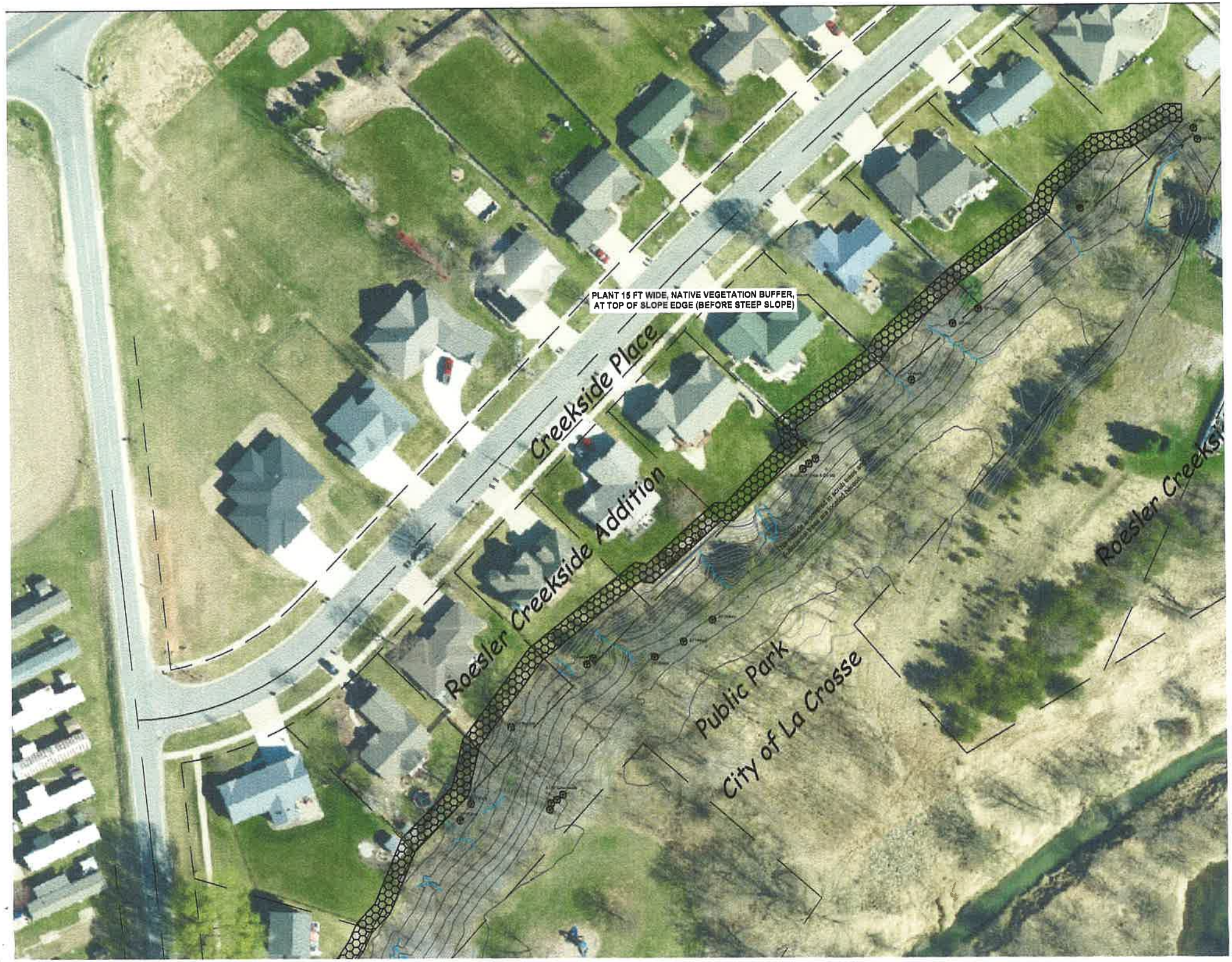
Forbs (Wildflowers)
Agastache foeniculum - Lavender Hyssop
Arnoglossum atriplicifolium - Pale Indian Plantain
Aster novae-angliae - New England Aster
Baptisia alba - White False Indigo
Baptisia australis - Blue False Indigo
Cassia fasciculata - Partridge Pea
Coreopsis lanceolata - Lanceleaf Coreopsis
Dalea purpurea - Purple Prairie Clover
Echinacea pallida - Pale Purple Coneflower
Echinacea purpurea - Purple Coneflower
Helianthus laetiflorus - Showy Sunflower
Helianthis mollis - Downy Sunflower
Heliopsis helianthoides - Ox Eye Sunflower
Monarda fistulosa - Bergamot
Penstemon digitalis - Smooth Penstemon
Ratibida pinnata - Yellow Coneflower
Rudbeckia hirta - Black Eyed Susan
Rudbeckia subtomentosa - Sweet Black Eyed Susan
Rudbeckia triloba - Brown Eyed Susan
Senna hebecarpa - Wild Senna
Silphium laciniatum - Compass Plant
Solidago rigida - Stiff Goldenrod
Verbena hastata - Blue Vervain

Grasses
Andropogon gerardii - Big Bluestem,
Bouteloua curtipendula - Sideoats Grama
Elymus canadensis - Canada Wild Rye

AQUALIS

Panicum virgatum - Switchgrass
Schizachyrium scoparium - Little Bluestem
Sorghastrum nutans - Indiangrass
*Lolium multiflorum - Annual Rye Nurse Crop Seed

*Note: This is used as a fast-growing stabilization vegetation in the first year. It must be mowed regularly and kept under 6" until other vegetation establishes.


PLANT 15 FT WIDE, NATIVE VEGETATION BUFFER, AT TOP OF SLOPE EDGE (BEFORE STEEP SLOPE)
Creekside Place
Roesler Creekside Addition
Public Park
City of La Crosse
Roesler Creeksi