

**Common Council  
of the City of Onalaska**

Tuesday, June 12, 2018

1

1 The Meeting of the Common Council was called to order at 7:00 p.m. on Tuesday, June 12,  
2 2018. 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. Jerry Every, Ald. Ron Gjertsen, Ald. Jim Olson, Ald. Kim Smith, Ald. Diane Wulf

6  
7 Also Present: City Administrator Eric Rindfleisch, City Clerk Cari Burmaster, City Attorney  
8 Sean O’Flaherty, City Engineer Jarrod Holter, Financial Services Director/Treasurer Fred  
9 Buehler, Parks and Recreation Director Dan Wick, Planner/Zoning Inspector Katie Aspenson

10  
11 **Item 2 – Pledge of Allegiance**

12  
13 The Pledge of Allegiance was recited.

14  
15 **Item 3 – Rules of the City of Onalaska Common Council and its Sub Committees –**  
16 **Harassment Free Forum**

17  
18 Mayor Chilsen read the following: “*City Council and Sub-Committee meetings shall be*  
19 *conducted in a courteous manner. Citizens, Council and Committee members shall be allowed*  
20 *to state their positions in an atmosphere free of slander, insults, obscene remarks, or threats of*  
21 *violence. The use of the Council or Committee as a forum for politics is unwarranted. Sufficient*  
22 *warnings may be given by the Sergeant of Arms at any time during the remarks, and in the event*  
23 *that any individual shall violate the rules of decorum heretofore set forth, such person may then*  
24 *be cut off from comment or debate.*”

25  
26 **Item 4 – Public Input: (limited to 3 minutes/individual)**

27  
28 Mayor Chilsen called for anyone wishing to provide public input.

29  
30 **Dave Skogen**  
31 **No address given**

32  
33 Dave noted he was attending this evening’s meeting with his wife, Barb, on behalf of Dash-Park  
34 and said, “On Saturday, I think most of you were aware we had a ribbon-cutting. I hope some of  
35 you got there. I know the Mayor was there, and it was just a heartwarming experience for Barb  
36 and I and a lot of folks. Tonight, much to my surprise with our first concert, I hope some of you  
37 drove by and saw what’s happening out there. It shocked me. I understand this is an outstanding  
38 group is performing, but wow, that place is jammed. There are probably twice as many people  
39 as we had for the ribbon-cutting. Having said that, we’re pleased and honored and thankful that  
40 this thing is near completion. If we had to do it all over again, I’ll tell you right up front we  
41 should have been here with the city talking about, ‘We want to build this park, we’re going to  
42 spend millions, and we want you to take it from us when we’re done.’ But we didn’t do that, and

Reviewed 6/15/18 by Cari Burmaster

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43 I apologize for that. So here we are tonight, two years later, saying, ‘We’ve built this park. We  
44 don’t want to manage it. We don’t want to run it. We want to continue to contribute to it and  
45 make suggestions.’ Trust me, we’ll be watching it often to make sure that it’s impeccably clean  
46 and used the way it should be used, like this evening, for example. We think about the multiple  
47 uses [such as] maybe a wedding, a class reunion small in size, flea markets, farmers markets,  
48 Christmas markets, yoga classes – whatever. There is plenty of room, as you can see tonight.  
49 There are probably close to 300 people in that park tonight, and there is still a little room. So  
50 anyway, we’re here hoping that we can get this resolved. Barb and I aren’t going anywhere,  
51 maybe a couple of weeks out of the year. We hope with the Lord’s blessing we’ll be around here  
52 another 10 years, so we’re not going to abandon you folks. We’re going to be hoping that we  
53 can continue to contribute to what’s needed there to keep the park clean and updated and  
54 modernized and whatever that would entail. Having said that, that’s my three minutes. Thank  
55 you for listening.”

56

57 **Marcia Horvath**  
58 **1205 County Road PH**  
59 **Onalaska**

60

61 “I would like to talk about the proposed rezoning on the corner of County Road PH and Highway  
62 157. As I said at the Plan Commission meeting on May 22, I really appreciate that this proposal  
63 has been changed from B-1 to Transitional Commercial as it respects there is a residential  
64 neighborhood right next to it where people have their homes. This area may have been on the  
65 Common Council’s long-range plan for business development since 2015, but this was the first  
66 that the people living in the neighborhood knew about it. I appreciate that the property owner  
67 has the right to do what he wants with the property, but it’s my understanding that the purpose of  
68 these Plan Commission and Common Council meetings is to get input from everyone, including  
69 nearby residents about their concerns. My biggest concern is that, according to the site plan that  
70 we were given, there’s an access driveway that will run behind the buildings and will be coming  
71 out onto County Road PH right across the street from our house. That means there will be some  
72 large delivery trucks making wide right turns out of that driveway and onto the portion of County  
73 Road PH after it narrows. The lot at 1204 County Road PH has currently been made into a small  
74 parking lot. And at the front of that lot an island of landscaping was put in with three trees and  
75 some bushes. This really helps mask the parking lot and makes it blend in with the homes  
76 around it, and it gives us something nice to look at out our front window. I can see that this  
77 rezoning proposal will most likely be approved tonight. I have been told that even though there  
78 was a change in the proposed rezoning from B-1 to Transitional Commercial, the site plan has  
79 remained the same. And on the site plan I was given, there is no landscaped island across the  
80 street. I would just like to say that I really hope that in accordance with the Transitional  
81 Commercial zoning, the island of landscaping across the street will stay in place to at least  
82 partially camouflage the access driveway that will be our view across the street going forward.  
83 Thank you.”

84

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85 **Doctor Leo Bronston**  
86 **163 East Larkspur Lane**  
87 **Onalaska**

88

89 “Under the Plan Commission, [which is] Item No. 14, I just wanted to let you know that I am  
90 here and I am the petitioner for that item. Thank you.”

91

92 **Dennis Aspenson**  
93 **1735 Pine Ridge Drive**  
94 **Onalaska**

95

96 “I support the [Dash-Park] project, and I thank the Skogens for all the effort and work they’ve  
97 put into it. I’m on the Parks and Recreation Board, and I believe Fred and the [City] Attorney  
98 answered all the questions, and Eric took care of the concerns of Park and Rec. I am in total  
99 support of it. Thank you.”

100

101 **Jacob Wallace**  
102 **1330 Ridgeway Avenue**  
103 **Onalaska**

104

105 “I’m the Senior Pastor of River of Life Assembly of God Church, [which is located at] 1214  
106 County Road PH. We are the ones in favor of selling the property to be built on. I just wanted  
107 everyone to be aware of that.”

108

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

111

112 **Item 5 – REPORT FROM THE MAYOR:**

113

114 A. Library Statistics

115

116 Mayor Chilsen reported that 16,496 visited the library in May, and also that year to date 82,289  
117 individuals have visited the library.

118

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

121

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

126

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127 **Item 6 – Consent Agenda**

128

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

130

131 **FINANCE COMMITTEE**

132

133 B. Accept 2017 Audit – City of Onalaska Financials

134 C. Authorization to use Hawkins Ash CPAs (HABCO) to review/analyze the Water/Sewer,  
135 and Storm Water rates in preparation of the 2019 mortgage revenue bonds

136 D. Accept Omni Center Financials for 2018

137 E. Accept General Fund Financials for 2018

138 F. Accept the Bureau of Transportation Safety (BOTS), Wisconsin Department of  
139 Transportation grant in the amount of \$4,000 for police equipment

140 G. Accept the transcription rate of 13 cents per line for 2019 from Kirk Bey (no increase  
141 from 2018)

142

143 **PERSONNEL COMMITTEE**

144

145 H. Review and consideration of changes of job descriptions for:

146 1. Information Technology Specialist Grade 18 to IT Support  
147 Administrator Grade 21

148 2. Assistant Police Chief

149

150 **JUDICIARY COMMITTEE**

151

152 I. Approval of **Ordinance 1607-2018** to amend Title 10 Chapter 1 Section 27 of the Code  
153 of Ordinances of the City of Onalaska relating to Parking Restrictions (Mason Street)  
154 (Third and Final Reading)

155 J. Approval of **Ordinance 1608-2018** to rezone property located in Section 9 Township 16,  
156 Range 7 in the City of Onalaska, La Crosse County, Wisconsin from Multifamily  
157 Residential District (R-4) to Public and Semi-Public District (P-1) (Luther High Tennis  
158 Rezoning) (Third and Final Reading)

159 K. Approval of **Ordinance 1609-2018** to annex land located in the Southeast ¼ of the  
160 Northwest ¼ in Section 29, Township 17 North, Range 7 West from the Town of  
161 Onalaska to the City of Onalaska (Kwik Trip Annexation) (Third and Final Reading)

162

163 **ADMINISTRATIVE COMMITTEE**

164

165 L. Approval of Operator's Licenses as listed on report dated June 12, 2018

166 M. Approval of opening grave lots for sale in Onalaska Cemetery

167 N. Approval of Licenses for 7/1/2018-6/30/2019:

168 1. Class A Liquor Licenses

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- 169 2. Class A Beer Only License – none for 2018  
170 3. Class B Liquor Licenses  
171 4. Class B Beer Only Licenses  
172 5. Outdoor Venue Licenses – Class B Liquor  
173 6. Outdoor Venue Licenses – Class B Beer  
174 7. Cigarette Licenses  
175 8. Hotel/Motel Licenses  
176 9. Campground/Mobile Home Licenses  
177 10. Taxi Licenses  
178 O. Approval of Special Events Permits for:  
179 1. Mini Donut Half Marathon on Saturday, September 15, 2018 from  
180 approximately 6-7:30 p.m. starting at Riders Club Road and 4<sup>th</sup> Avenue  
181 North, Onalaska  
182 2. American Legion National Legacy Ride on August 22-23, 2018 stopping  
183 at American Legion, 731 Sand Lake Road, Onalaska  
184 3. Legion Riders Legacy Scholarship Ride on Saturday, June 16, 2018 at  
185 approximately 10 a.m. leaving the American Legion Post 336 heading  
186 north on Sand Lake Road  
187 P. Approval of Class B Picnic License for:  
188 1. Rotary Club of La Crosse – After Hours for Three Rivers Roleo, 111  
189 Irvin Street, Onalaska, on July 14, 2018 upon submittal of current  
190 certificate of insurance  
191 2. Taste of Summer Event at Clearwater Farms, 760 Green Coulee Road,  
192 Onalaska, on September 8, 2018  
193 Q. Approval of Fireworks Display Permit for La Crosse Skyrockers, Inc. for the Festival  
194 Foods Fireworks Display at Celebrate Onalaska Event on June 23, 2018 from  
195 approximately 9:45-10:25 p.m., with alternate date of June 24, 2018  
196 R. Approval of Record Retention Administrative Policy  
197

198 **BOARD OF PUBLIC WORKS**  
199

- 200 S. Approval of no parking along center median and one-way vehicle traffic on Horman  
201 Boulevard  
202 T. Approval of no parking, stopping or standing at 2<sup>nd</sup> Avenue & Main Street for a distance  
203 of 15 feet east of the east right of way of 2<sup>nd</sup> Avenue and 100 feet south of South Main  
204 Street right of way in the alley between 2<sup>nd</sup> Avenue and 3<sup>rd</sup> Avenue South of Main Street  
205 U. Accept and place on file the Annual Report for Sanitary Sewer System Compliance  
206 Maintenance  
207 V. Accept and place on file the Consumer Confidence Report for Onalaska Waterworks  
208 W. Approval of not awarding bids received on June 5, 2018 for Main Street and Sand Lake  
209 Road/12<sup>th</sup> Avenue Traffic Signal Improvements Project and rebidding project for July  
210 Common Council meeting

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- 211 X. Approval of repairs to storm water box culverts in Green Coulee area by Hydro Klean in  
212 the amount of \$20,420
- 213 Y. Approval of 2018 Supervisory Control and Data Acquisition (SCADA) Project by  
214 Altronex Control Systems in the amount of \$104,907 and Strand Associates in the  
215 amount of \$4,500
- 216 Z. Approval of professional engineering service for 2018 Utility Project by Short Elliott  
217 Hendrickson in the amount of \$19,601
- 218 AA. Approval of professional engineering services for Green Coulee and East Main  
219 Street intersection alternative analysis and schematic design by MSA Professional  
220 Services in the amount of \$41,728
- 221 BB. Approval of Change Order #2 for South Kinney Coulee Lift Station Project by  
222 Pember Companies, Inc. in the amount of \$9,747.15
- 223

224 **PLAN COMMISSION**

225

- 226 CC. Acceptance of a Conditional Use Permit (CUP) request filed by Mike Dolan of  
227 SAC Wireless, 540 West Madison Street, 16<sup>th</sup> Floor, Chicago, IL 60661 on behalf of  
228 Carole Nelson, USCOC of La Crosse, LLC, 8410 West Bryn Mawr Avenue, Chicago, IL  
229 60631 to replace three (3) existing antennas and add six (6) radio units to the  
230 telecommunications structure located at 1033 2<sup>nd</sup> Avenue Southwest, Onalaska, WI  
231 54650 (Tax Parcel #18-939-0)
- 232 DD. Acceptance of a Conditional Use Permit (CUP) request filed by Mark Bateman,  
233 1030 Windsong Lane, Onalaska, WI 54650 on behalf of St. Paul's Lutheran Church,  
234 1201 Main Street, Onalaska, WI 54650 to install an Electronic Message Center sign  
235 which will exceed zoning district size requirements and replace the existing freestanding  
236 sign at 1201 Main Street, Onalaska, WI 54650 (Tax Parcel #18-733-0)
- 237 EE. Acceptance of a Conditional Use Permit (CUP) request filed by Charles Foust, 1900  
238 North Kinney Coulee Road, Onalaska, WI 54650 to construct a fifteen (15) unit mini-  
239 storage building which will be a second principal structure on the property located at  
240 1900 North Kinney Coulee Road, Onalaska, WI 54650 (Tax Parcel #18-3654-73)
- 241 FF. Approval of a Rezoning request filed by Nicholas Roush, Roush Rentals, 707 La Crosse  
242 Street, Office 102, La Crosse, WI 54601 on behalf of Elmwood Partners, 1859 Sand Lake  
243 Road, Onalaska, WI 54650 to rezone a parcel from Single Family Residential (R-1) to  
244 Multifamily Residential (R-4) to allow for a multifamily development on the property  
245 located at 9522/9530 East 16 Frontage Road, Onalaska, WI 54650 (Tax Parcel #18-3613-  
246
- 247 GG. Approval of amendments to the Unified Development Code Sections 13-6-23(3),  
248 13-6-25(2)(f)(1), 13-6-26(2)(a)(5), 13-6-26(2)(a)(7), 13-6-26(2)(b)(2), 13-6-27(2)(b)(2),  
249 13-6-28(2)(b)(2), 13-6-29(2)(a)(5), 13-6-29(2)(b)(2), 13-6-31(1)(d), 13-6-31(2)(e), 13-6-  
250 31(1)(j), and 13-6-31(2)(k) related to Signage in City of Onalaska, and Sections 13-8-11,  
251 13-1-12, 13-1-14(b) related to Conditional Use Permits, Site Regulations and General  
252 Provisions.

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253 **UTILITIES COMMITTEE**

254

255 HH. Accept Shared Ride Transit Financials

256 II. Approval of date/time for the Program of Projects hearing on July 5, 2018 at 7:00 p.m.

257 JJ. Approval of Disadvantage Business Enterprise (DBE) requirements:

258 1. DBE Program Plan

259 2. City of Onalaska methodology

260

261 **PARKS & RECREATION**

262

263 KK. Approve Joseph Davy to do an Eagle Scout Project adjacent to South Wayside

264

265 Motion by Ald. Binash, second by Ald. Gjertsen, to approve the Consent Agenda.

266

267 On voice vote, motion carried.

268

269 **Non-Consent Agenda**

270

271 **Item 7 – RECAP ITEMS PULLED FROM THE CONSENT AGENDA**

272

273 • Item B: Finance Committee – Accept 2017 Audit – City of Onalaska Financials.

274 • Item N-3: Administrative Committee – Approval of Licenses for 7/1/2018-6/30/2019 –  
275 Class B Liquor Licenses.

276 • Item S: Board of Public Works – Approval of no parking along center median and one-  
277 way vehicle travel on Horman Boulevard.

278 • Item W: Board of Public Works – Approval of not awarding bids received on June 5,  
279 2018 for Main Street and Sand Lake Road/12<sup>th</sup> Avenue Traffic Signal Improvements  
280 Project and rebidding project for July Common Council meeting.

281 • Item Y: Board of Public Works – Approval of 2018 Supervisory Control and Data  
282 Acquisition (SCADA) Project by Altronex Control Systems in the amount of \$104,907,  
283 and Strand Associates in the amount of \$4,500.

284 • Item Z: Board of Public Works – Approval of professional engineering services for 2018  
285 Utility Project by Short Elliott Hendrickson in the amount of \$19,601.

286 • Item DD: Plan Commission – Acceptance of a Conditional Use Permit (CUP) request  
287 filed by Mark Bateman, 1030 Windsong Lane, Onalaska, WI 54650 on behalf of St.  
288 Paul's Lutheran Church, 1201 Main Street, Onalaska, WI 54650 to install an Electronic  
289 Message Center sign which will exceed zoning district size requirements and replace the  
290 existing freestanding sign at 1201 Main Street, Onalaska, WI 54650 (Tax Parcel #18-733-  
291 0).

292 • Item GG: Plan Commission – Approval of amendments to the Unified Development  
293 Code Sections 13-6-23(3), 13-6-25(2)(f)(1), 13-6-26(2)(a)(5), 13-6-26(2)(a)(7), 13-6-

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294 26(2)(b)(2), 13-6-27(2)(b)(2), 13-6-28(2)(b)(2), 13-6-29(2)(a)(5), 13-6-29(2)(b)(2), 13-6-  
295 31(1)(d), 13-6-31(2)(e), 13-6-31(1)(j), and 13-6-31(2)(k) related to Signage in City of  
296 Onalaska, and Sections 13-8-11, 13-1-12, 13-1-14(b) related to Conditional Use Permits,  
297 Site Regulations and General Provisions.  
298

299 **Item 8 – FINANCE COMMITTEE**

300  
301 A. Vouchers  
302

303 Motion by Ald. Smith, second by Ald. Wulf, to approve the vouchers expended since the last  
304 Common Council meeting on May 8, 2018, in the amount of \$2,137,493.39.  
305

306 On voice vote, motion carried.  
307

308 **The following item was pulled from the Consent Agenda, to be addressed at this time in the**  
309 **Non-Consent Agenda.**

310  
311 B. Accept 2017 Audit – City of Onalaska Financials.  
312

313 Motion by Ald. Smith, second by Ald. Binash, to accept 2017 Audit – City of Onalaska  
314 Financials.  
315

316 Ald. Every thanked everyone who was involved with compiling the audit and said, “I just want  
317 to remind you that this is the second year in a row where we have a net position in our assets. In  
318 other words, we spent more money than we collected. When you bond for something, bond  
319 raters look at this as a significant part of your bond rating. Tonight, I’ll be challenging several  
320 things that we’re doing, authorizing, and expenses that were non-budgeted, and that would be the  
321 reason for it. I’m not saying that they’re bad. I’m just saying that this is a practice we should  
322 really try not to get into. And we should strive to have a positive net position by the end of next  
323 year.”  
324

325 On voice vote, motion carried.  
326

327 **Item 9 – PERSONNEL COMMITTEE**

328  
329 A. Review and consideration of authorization to replace, post, and advertise for:

330 1. IT Support Administrator  
331

332 Motion by Ald. Smith, second by Ald. Olson, to approve authorization to replace, post and  
333 advertise for an IT Support Administrator. (Ald. Smith mistakenly stated in the motion the  
334 position’s title is IT Support Specialist).  
335

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336 Ald. Every said that while it is necessary to replace, post, and advertise for the IT Support  
337 Administrator position, he also wondered if perhaps the position could be contracted. Ald. Every  
338 noted there are individuals serving on the Technology Advisory Committee who are “really  
339 competent contractors.” Ald. Every asked if there ever has been a discussion about utilizing  
340 contracted services in place of having an IT Director, adding, “If we haven’t, I think we should.”

341

342 Ald. Gjertsen inquired about the job title, which is printed in the agenda as IT Support  
343 Administrator and Ald. Smith had stated as being IT Support Specialist.

344

345 Ald. Smith said she had misspoken when making the motion and said the position’s title is IT  
346 Support Administrator.

347

348 City Administrator Rindfleisch said, “The position, as presented to the Finance and Personnel  
349 Committee and now the Council, is an upgrade in sort of the type and tasks of the duties. In the  
350 past we’ve had an IT position really focus more on the minutia and the details of the position.  
351 This position, as more of the administrator, sees the strategic, looks to make sure all of the  
352 systems interoperate and communicate with each other, looks for efficiencies and Technology  
353 approval. We do contract out with Adoni [Networks] for tech support services now for the  
354 minutia we have, and I believe we have for several years. But we’ll be looking at them to step  
355 up for some of that work. Jerry, you’re correct that there’s definitely an ability of a private  
356 enterprise to do a good amount, and we’ll continue to pursue that.”

357

358 On voice vote, motion carried.

359

360 2. Police Officer

361

362 Motion by Ald. Smith, second by Ald. Gjertsen, to approve authorization to replace, post, and  
363 advertise for a Police Officer.

364

365 On voice vote, motion carried.

366

367 3. Firefighter/EMT

368

369 Motion by Ald. Smith, second by Ald. Olson, to approve authorization to replace, post, and  
370 advertise for a Firefighter/EMT.

371

372 On voice vote, motion carried.

373

374 B. Review and consideration of changes to 2.05 Recruitment and Selection Policy

375

376 Motion by Ald. Smith, second by Ald. Gjertsen, to approve changes to 2.05 Recruitment and  
377 Selection Policy.

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On voice vote, motion carried.

- C. Review and consideration of stipend for Assistant Fire Chief for Interim duties related to turnover in the Fire Department

Motion by Ald. Smith, second by Ald. Every, to approve a stipend in the amount of \$200 per pay period for Assistant Fire Chief for Interim duties related to turnover in the Fire Department.

On voice vote, motion carried.

**Item 10 – JUDICIARY COMMITTEE**

- A. **Ordinance 1610-2018** – to rezone property located in Section 29 Township 17, Range 7 in the City of Onalaska, La Crosse County, Wisconsin from Single Family Residential District (R-1) to Multifamily Residential (R-4) (Weiland/Abbey Road Rezoning) (First and Second Reading).

Motion by Ald. Every, second by Ald. Binash, to suspend the rules and give Ordinance 1610-2018 its First, Second, Third and Final Reading.

On voice vote, motion carried.

Motion by Ald. Gjertsen, second by Ald. Binash, to approve Ordinance 1610-2018 – to rezone property located in Section 29 Township 17, Range 7 in the City of Onalaska, La Crosse County, Wisconsin from Single Family Residential District (R-1) to Multifamily Residential (R-4) (Weiland/Abbey Road Rezoning) (First, Second, Third and Final Reading).

On voice vote, motion carried.

- B. **Ordinance 1611-2018** – to amend Section 2-1-2 of the Code of Ordinances of the City of Onalaska relating to the Official Newspaper (First and Second Reading).

Motion by Ald. Wulf, second by Ald. Gjertsen, to suspend the rules and give Ordinance 1611-2018 its First, Second, Third and Final Reading.

On voice vote, motion carried.

Motion by Ald. Gjertsen, second by Ald. Wulf, to approve Ordinance 1611-2018 – to amend Section 2-1-2 of the Code of Ordinances of the City of Onalaska relating to the Official Newspaper (First, Second, Third and Final Reading).

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420 Ald. Every asked what had been amended in Section 2-1-2.

421

422 Cari said the name of the city's official newspaper had been changed to the Coulee Courier  
423 (formerly the Onalaska-Holmen Courier Life) and that this has been corrected in the ordinance.

424

425 Ald. Every asked why the City of Onalaska is utilizing the Coulee Courier.

426

427 Mayor Chilsen told Ald. Every the Coulee Courier is the city's newspaper of record.

428

429 Ald. Every said the city may make any newspaper it wishes its newspaper of record and stated he  
430 is concerned because the Coulee Courier's circulation is low. Ald. Every said, "We're going to  
431 be approving some items tonight, especially in Public Works, where they've advertised for bids.  
432 The complaint on several was they didn't have a lot of response. I understand that those go out  
433 to trade journals and other things as well, but they have to be advertised in the local newspaper.  
434 People are not reading that newspaper [Coulee Courier]. We're not getting the publicity that we  
435 deserve as a Council, and I would much rather see us use the La Crosse Tribune. We're going to  
436 get a much larger circulation."

437

438 Mayor Chilsen asked Sean if the City of Onalaska may make any newspaper its newspaper of  
439 record.

440

441 Sean said yes.

442

443 Ald. Wulf, who is serving her third term as a Second District Alderperson, noted the Common  
444 Council typically voted every year at its April reorganizational meeting to recognize the city's  
445 newspaper of record for the next year.

446

447 Cari said Ald. Wulf is correct that the Common Council would vote yearly at its April  
448 reorganizational meeting to recognize the city's newspaper of record. However, Cari also said  
449 the process has changed and noted an ordinance has been drafted and is included in the city's  
450 Code of Ordinances. Cari said, "It does not need to be addressed as on record there where it  
451 states what that is. Again, to Alderperson Every's questions, there is a fiscal impact to using the  
452 Tribune as opposed to the [Coulee] Courier. I know when you're talking about circulation, you  
453 also have to realize that with a larger circulation the cost goes up because they are going to  
454 charge us more for that. We do a lot of publications not only for bids, but we also publish the  
455 Council minutes and the Council and Plan Commission items. You also have to realize that  
456 we're utilizing other things besides the newspaper to get that information out. We are posting  
457 some of those things on our website and utilizing other things that we didn't use to have in the  
458 past. Like I said, we are using the newspaper, but we also are supplementing it with other forms  
459 of information for the public."

460

461 Ald. Every said the intent of his questioning was that perhaps the Common Council could

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12

462 consider changing its newspaper of record to the La Crosse Tribune, and he acknowledged that  
463 costs would increase by doing so. Ald. Every said, “But it’s also more expensive for our staff to  
464 spend a lot of time re quoting these projects, and that’s what they’re doing. We’ll see a few of  
465 them tonight. I think it might be worth looking into. I’m not saying now. I’m just saying as far  
466 as this goes, you can check with YouTube and see how many people are watching our meetings.  
467 Do you know what it was last month? Thirteen people. Do you know what it was the month  
468 before? Six. Nobody is watching. That was my intent. Think about it.”

469

470 On voice vote, motion carried.

471

472 **Item 11 – ADMINISTRATIVE COMMITTEE**

473

474 A. Approval of Weights and Measures Licenses for 7/1/2018-6/30/2019

475

476 Motion by Ald. Binash, second by Ald. Gjertsen, to approve Weights and Measures Licenses for  
477 7/1/2018-6/30/2019.

478

479 Cari noted she had distributed to the Council a listing for the annual license renewals and asked  
480 that the Weights and Measures Licenses for the following businesses be conditional upon  
481 making the following payments:

482

483 • Complete Nutrition – Pay licensing fee and personal property taxes

484

• Cartridge World – Pay personal property taxes

485

• Quality Pool & Spa – Pay personal property taxes

486

487 Motion by Ald. Smith, second by Ald. Wulf, to amend the previous motion and approve the  
488 Weights and Measures Licenses with the condition that Complete Nutrition pay its licensing fee  
489 and personal property taxes; with the condition that Cartridge World pay its personal property  
490 taxes; and with the condition that Quality Pool & Spa pay its personal property taxes.

491

492 Vote on the amendment:

493

494 On voice vote, motion carried.

495

496 Vote on the original motion, as amended.

497

498 On voice vote, motion carried.

499

500 **The following item was pulled from the Consent Agenda, to be addressed at this time in the**  
501 **Non-Consent Agenda.**

502

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13

503 B. (3) Approval of Licenses for 7/1/2018-6/30/2019 – Class B Liquor Licenses.

504

505 Motion by Ald. Binash, second by Ald. Gjertsen, to approve the Class B Liquor Licenses for  
506 7/1/2018-6/30/2019 with the understanding that a Class B Liquor License will be approved for  
507 Ground Round upon payment of its personal property taxes.

508

509 On voice vote, motion carried.

510

511 **Item 12 – BOARD OF PUBLIC WORKS**

512

513 A. **Resolution 18-2018** – City of Onalaska, Wisconsin Department of Natural Resources NR  
514 208 – Compliance Resolution 2017 Onalaska, Wisconsin

515

516 Motion by Ald. Every, second by Ald. Smith, to approve Resolution 18-2018 – City of Onalaska,  
517 Wisconsin Department of Natural Resources NR 208 – Compliance Resolution 2017 Onalaska,  
518 Wisconsin.

519

520 On voice vote, motion carried.

521

522 B. Review and consideration of Public Works Facility building expansion concepts and  
523 budget work performed by HSR Associates in the amount of \$3,232

524

525 Motion by Ald. Smith, second by Ald. Binash, to approve Public Works Facility building  
526 expansion concepts and budget work performed by HSR Associates in the amount of \$3,232.

527

528 Ald. Every said that although this item is not costly, he becomes concerned when he sees non-  
529 budgeted items. Ald. Every said, “It says it could possibly come from Water, Storm Sewer, and  
530 Sanitary Sewer, and farther on I think it says it’s going to be taken from mostly Storm Sewer. Is  
531 that correct?”

532

533 Jarrod said, “The plan that was discussed at the Board of Public Works was to take one-quarter  
534 of each account from Street, Water, Storm Sewer, and Sanitary Sewer out of their budget and  
535 contractual services account.” Jarrod told Ald. Every he is correct that this was not a budgeted  
536 item and noted work has begun on the 2019-2023 Capital Improvements Budget. Jarrod said,  
537 “In that budget we are trying to look at future needs of the Public Works Facility, especially with  
538 other changes that are occurring in spaces we currently store items. We thought it was prudent to  
539 get fiscal estimates and make sure that these would work, [meaning] future projects that could be  
540 done if they were budgeted at the Public Works Facility. Instead of budgeting an amount that we  
541 really didn’t have paperwork to show what we need, this will give us a good number going into  
542 the Capital Improvements Budget.” Jarrod reiterated this item was not budgeted through the  
543 2018 CIB process.

544

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14

545 Ald. Every asked for clarification if each of the departments will share in a portion of the cost.

546

547 Jarrod said yes.

548

549 Ald. Every asked, "In the meantime, we're taking it from the General Fund and paying it ...?"

550

551 Jarrod said one-quarter would be paid from the General Fund under the Street Department, and  
552 one-quarter would come out of each utility.

553

554 Ald. Every said, "It will be listed in the 2019 budget. How do we get the money back in for that?  
555 In other words, we're taking it out now. How do we get it back?"

556

557 Fred explained that if the Common Council approves this item this evening, "being that it is non-  
558 budgeted, it does not give the green light to all four of those 290 accounts – one in the General  
559 Fund, [and] Water, Sewer, Storm Water – to go over budget. In other words, they have to live  
560 within the budget, so there's probably something within the contractual that may not happen but  
561 allows this to happen."

562

563 Ald. Every noted there are leftover funds and cited the example of an upcoming item where  
564 funds will be withdrawn from a 2011 account. Ald. Every asked why an account from 2011 still  
565 exists and said those funds either should have been utilized or refunded to the taxpayers. Ald.  
566 Every said, "That is exactly what I was trying to get at. These things should come to us formally  
567 through the budget process, and we should be able to vet them and approve them. I'm not saying  
568 it's a bad investment, Jarrod, so I will vote for it. But I just wanted to make that point."

569

570 On voice vote, motion carried.

571

572 C. Review and consideration of quotes for installation of security cameras at Public Works  
573 Facility by 1<sup>st</sup> Business Solutions in the amount of \$18,532.20

574

575 Motion by Ald. Olson, second by Ald. Every, to approve quotes for installation of security  
576 cameras at Public Works Facility by 1<sup>st</sup> Business Solutions in the amount of \$18,532.20.

577

578 Ald. Wulf said, "Typically I would support this. I have already spoken with Jarrod about this  
579 earlier this evening. Because this item never came before my Technology Advisory Committee  
580 for review and put advice, I will be abstaining on this item tonight."

581

582 On voice vote, motion carried, 4-1, with one abstention. (Ald. Gjertsen voted nay, Ald. Wulf  
583 abstained).

584

585 **The following items were pulled from the Consent Agenda, to be addressed at this time in**  
586 **the Non-Consent Agenda.**

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15

587

588

D. Approval of no parking along center median and one-way vehicle travel on Horman Boulevard.

589

Boulevard.

590

591

Motion by Ald. Smith, second by Ald. Wulf, to approve no parking along center median and one-way vehicle travel on Horman Boulevard.

592

593

594

Ald. Every noted he had examined the minutes from the June 5 Board of Public Works meeting and said he believes everyone who had provided public input regarding this item opposed the proposal. Ald. Every said, "I think that we often don't look at that a lot." Ald. Every also pointed out there is a median present and inquired about possibly removing it so that traffic would not be restricted.

595

596

597

598

599

600

Ald. Gjertsen, who also sits on the Board of Public Works, noted that Horman Boulevard is a horseshoe block and said, "I think that at the end of the discussion, all parties who had testified were satisfied with the board."

601

602

603

604

Ald. Every said, "They were not satisfied with the parking provision."

605

606

Ald. Gjertsen said he did not get that feeling.

607

608

Ald. Every said, "They were satisfied with the one-way [vehicle travel]."

609

610

Jarrold said, "At the meeting there was some confusion from the public testifying whether the parking would be taken off. They were concerned about the parking on the curb line in front of their homes. That parking will stay as part of this proposal. The only parking that will be taken off will be around the median in the center. [Regarding] the median in the center, common sense dictates that people would not park there, but we wanted to clarify that there is no parking along the median so someone would not park on that side. As far as taking out the median, there's about a four-foot grade difference between each side of the road. When that was put in in the 1960s, that's the reason the median was originally installed, because of the grade difference going down so they could facilitate access to homes on both sides." Jarrold pointed out there was one citizen at the Board of Public Works meeting who testified this item might be coming forward due to the actions of a family member. Jarrold also said he believes the rest of the citizens who had testified at the meeting were satisfied once the parking situation was clarified.

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623

Ald. Wulf noted she had spoken to four of the individuals as they all are Second District constituents and said it is her understanding they were confused by the public notification. Ald. Wulf said, "They thought they were going to have their street parking removed and not the boulevard parking removed. Once they understood that, they were 100 percent on board." Ald. Wulf also noted she will be following up when this item comes before the Administrative and Judiciary Committee at its July 2 meeting because the residents have asked her to suspend the

624

625

626

627

628

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16

629 rules and expedite the process.

630

631 On voice vote, motion carried.

632

633 E. Approval of not awarding bids received on June 5, 2018 for Main Street and Sand Lake  
634 Road/12<sup>th</sup> Avenue Traffic Signal Improvements Project and rebidding project for July  
635 Common Council meeting.

636

637 Motion by Ald. Smith, second by Ald. Gjertsen, to approve not awarding bids received on June  
638 5, 2018 for Main Street and Sand Lake Road/12<sup>th</sup> Avenue Traffic Signal Improvements Project  
639 and rebidding project for July Common Council meeting.

640

641 Ald. Every noted the Common Council had discussed this item at its May 8 meeting and pointed  
642 out only one bid had been submitted. Ald. Every said this item is fairly large and stated he  
643 supports the rebidding process. However, Ald. Every also said, "I'm still upset that we're not  
644 getting the left-turn signal there."

645

646 Jarrod noted Strand Associates had designed this project and said Strand had worked on the  
647 bidding. Jarrod said the city utilizes a statewide bidding platform called QUEST for all its  
648 projects and explained that it is the new "Plan Room." Jarrod said, "One of the things we found  
649 with this project was that Pember [Companies] called us right away and sent us an email that  
650 afternoon that they had missed part of the bids. They bid \$130,853, but they came back and said  
651 they were missing part of their bid. That was \$152,097. [The Board of Public Works] made a  
652 recommendation to throw out the bids due to one bidder, and the fact they were over the  
653 engineer's estimate. Typically, as the City Engineer I do follow up on QUEST, watch bidders,  
654 watch for how many bidders are on there. This came at an interesting time. The Assistant City  
655 Engineer [Kevin Schubert] broke his leg a week before this and things got kind of hectic around  
656 our office, so I didn't follow up with QUEST to make sure we had bidders on the project. That  
657 was another reason we are going to rebid the project. We are going to ensure that we at least  
658 have hopefully more interest and plan-holders. Whether they'll bid or not, I can't make them  
659 bid. But at least they would be able to take out the plans and hopefully look at the bid."

660

661 On voice vote, motion carried.

662

663 F. Approval of 2018 Supervisory Control and Data Acquisition (SCADA) Project by  
664 Altronex Control Systems in the amount of \$104,907, and Strand Associates in the  
665 amount of \$4,500.

666

667 Motion by Ald. Smith, second by Ald. Gjertsen, to approve 2018 Supervisory Control and Data  
668 Acquisition (SCADA) Project by Altronex Control Systems in the amount of \$104,907, and  
669 Strand Associates in the amount of \$4,500.

670

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17

671 Ald. Every asked if this is a budgeted item.

672

673 Jarrod said this item was included within the approved 2018 Capital Projects list, adding it also  
674 was included within the 2018 Operating Budget for Equipment. Jarrod said, “We are redoing  
675 some floats and controls at some lift stations. There was a budgetary impact sheet in the Board  
676 of Public Works packet that outlined the 2018 budgeted locations that these funds were budgeted  
677 for. That budget also included Strand Associates for the oversight and specifications for this  
678 project.” Jarrod pointed out that Altronex is the city’s SCADA provider and the single source.  
679 Jarrod said that in 2008 the city had attempted to bid out the SCADA system to another provider  
680 and noted that Altronex (L.W. Allen) was chosen at that time. Jarrod said, “This is a  
681 complicated electrical system. Even though we have passwords they give us for the system so  
682 we can get another provider into it, each firm has its own way of doing things, so it’s very hard  
683 to bring in another firm to do the work. That’s part of the reason we hire Strand to assist us. Our  
684 staff knowledge of this work is limited. We hire [Strand] to do the oversight, ensure that the  
685 costs are where they think they should be based upon previous bids, and review the work to  
686 make sure we’re getting what we are specifying.”

687

688 Ald. Every said the next item does not need to be discussed as Jarrod’s explanation is adequate.

689

690 On voice vote, motion carried.

691

692 Mayor Chilsen said the Common Council must approve the next item because it was pulled from  
693 the Consent Agenda.

694

695 G. Approval of professional engineering services for 2018 Utility Project by Short Elliott  
696 Hendrickson in the amount of \$19,601.

697

698 Motion by Ald. Binash, second by Ald. Wulf, to approve professional engineering services for  
699 2018 Utility Project by Short Elliott Hendrickson in the amount of \$19,601.

700

701 On voice vote, motion carried.

702

703 **Item 13 – PARKS & RECREATION BOARD**

704

705 A. Development Agreement for Dash-Park

706

707 Ald. Binash noted the Parks and Recreation Board had discussed the contract Monday evening at  
708 a special meeting, and he asked if there has been any further discussion about or any changes to  
709 the contract.

710

711 Dan told the Common Council that at the conclusion of Monday evening’s Special Parks and  
712 Recreation Board meeting the board recommended approving the development agreement. Dan

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18

713 said board members also requested that the agreement include a sunset clause on some of the  
714 restrictions. There also was an amendment ensuring that the park always will be named Dash-  
715 Park.

716  
717 Motion by Ald. Binash, second by Ald. Olson, to approve the Development Agreement for Dash-  
718 Park, including the amendments.

719  
720 Ald. Every addressed Section 'g' of the agreement ("Failure to Comply") and said he is upset  
721 about the concern expressed over the holiday exhibit during a discussion at the May 21 Parks and  
722 Recreation Board meeting. Ald. Every said he does not know why that would be a concern of  
723 some of the Parks and Recreation Board members, stating, "I think it's adequately named. It was  
724 a beautiful addition to the park. It should stay there." Ald. Every returned to Section 'g' and  
725 said he assumes this pertains to the upkeep of Dash-Park, as Dave Skogen had mentioned. Ald.  
726 Every noted the agreement states a not-for-profit entity would assume control of the park if the  
727 city cannot properly maintain the park, and the Community Development Authority would  
728 choose the entity. Ald. Every said, "I would assume that would come before the board, as well."

729  
730 City Administrator Rindfleisch referred to the current version of the agreement and said anyone  
731 who is concerned with the upkeep and maintenance of Dash-Park first would go before the Parks  
732 and Recreation Board, which then would determine whether or not it is correct upkeep. City  
733 Administrator Rindfleisch said if the Parks and Recreation Board determines it is in the best  
734 interest not to have the city maintain Dash-Park, the CDA will determine if there is a not-for-  
735 profit entity to maintain the park. City Administrator Rindfleisch noted there are multiple steps  
736 within the agreement, the first of which being the city reviews itself to ensure it is maintaining its  
737 own standards. City Administrator Rindfleisch said, "Hopefully we would maintain it and retain  
738 it to the highest level of standards that we currently [have]. The Parks and Recreation Board is  
739 the first step. They would determine if we're doing so or not."

740  
741 Ald. Every said, "The Community Development Authority will make that decision, though. Will  
742 we approve that?"

743  
744 City Administrator Rindfleisch explained that if the Parks and Recreation Board determines the  
745 city either cannot or will not maintain Dash-Park, the board will direct the CDA to determine if  
746 there is a nonprofit entity that is able to maintain the park.

747  
748 Ald. Every said he assumes the wording in the agreement should state "not-for-profit entity"  
749 instead of "non-for-profit entity."

750  
751 City Administrator Rindfleisch said it either should read "nonprofit entity" or "not-for-profit  
752 entity."

753  
754 Sean stated he has a concern about the sunset clause – to be specific, what is being asked – as he  
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19

755 cannot correctly interpret it.

756

757 City Administrator Rindfleisch noted that park acquisition funds were utilized in this transaction  
758 and said, “There really is no way that the city could no longer have the park without refunding  
759 park acquisition funds. So, I think ultimately having a sunset agreement is counterintuitive to the  
760 financing acquisition of the park, that full three-party agreement in the first place, since Park  
761 funds were utilized to acquire it. What I’m saying is we couldn’t give it back in 25 years if there  
762 was no agreement. I would be concerned about that unless ... I wasn’t [at Monday’s Parks and  
763 Recreation Board meeting] to identify specifically the language we’re looking at that we can  
764 analyze.”

765

766 Ald. Every referred to a map depicting the holiday exhibit and said it has not been included.

767 Ald. Every said he assumes it will be in the same location.

768

769 Ald. Every was told it will be.

770

771 Ald. Binash asked if perhaps he should withdraw his motion as there might be further discussion  
772 regarding the contract itself and whether the amendments may be added and obtain the approval  
773 of the party who owns the park.

774

775 Motion and second withdrawn.

776

777 Sean said he had communicated to the Skogens’ legal counsel that there was the desire for a  
778 sunset clause. Sean said, “Without knowing what the purpose of the sunset clause is, other than  
779 to have the agreement go away, I was then asked what the objectionable parts were that the city  
780 wanted to go away. I am not able to identify those because I don’t have the minutes. I don’t  
781 have the information to be able to say that. Were there items that this Council thinks should not  
782 be in the agreement after 25 years?”

783

784 Dan said a Parks and Recreation Board member had raised concerns regarding Section ‘a’ of the  
785 agreement, which addresses the location of the park’s sign. Dan said the board member had  
786 asked if the sign could be replaced after 25 years if there is new technology available. Dan said  
787 another board member inquired about possibly deleting the second sentence under Section ‘b’,  
788 which states “*City shall make reasonable efforts to coordinate and maintain events and*  
789 *programming in the Park for the enjoyment and entertainment of the general public, including,*  
790 *but not limited to, musical or other entertainment performances, art fairs or exhibits, and other*  
791 *community events, to encourage the use and enjoyment of the Park by the general public.” Dan*  
792 said, “This agrees with our Comprehensive Outdoor Recreation Plan, so I think it should stay in  
793 there. That’s what we’re trying to do in all of our parks: to get people out there to enjoy the  
794 outdoors. I think the sunset [provision] was mainly tied to Item ‘a’ and the way it is written.”

795

796 Sean said that perhaps Dave Skogen might be open to agreeing to inserting language stating the

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20

797 Dash-Park sign may be replaced at a later date as long as there continues to be a sign in that  
798 location, which was the intent of this section.”

799

800 Ald. Binash noted he had to leave Monday’s Parks and Recreation Board meeting early, and he  
801 also noted there already are signs in the city dedicating parks to individuals. Ald. Binash said he  
802 had concerns about the restrictions included in the contract, “but after having thought about it  
803 and listening to what others had to say about it, that language is fairly reasonable.” Ald. Binash  
804 said his other concern pertained to the budget; specifically, the funds that were to be put into a  
805 Special Projects Fund would be utilized to pay for some of the events held at Dash-Park. Ald.  
806 Binash said he was concerned that the city’s funds would be depleted as a result, stating, “If over  
807 the year we expand parks and there is a zero-percent budget increase, how is that going to affect  
808 the Parks budget? Again, with the amount of money that’s being put into a fund, that doesn’t  
809 mean we can’t have nonprofits work toward getting music and games and other things that the  
810 city wouldn’t have to pay for. I’ve changed my mind about some of those issues.”

811

812 City Administrator Rindfleisch said, “Having reviewed the agreement prior it going to the Parks  
813 and Recreation Board, some of the items of concern that have popped up, I can see where that  
814 comes in, language-wise. But I did not share that same experience when I read the language.”  
815 City Administrator Rindfleisch addressed Section ‘b’ (“Use; Programming”) and the sentence  
816 “*City shall make reasonable efforts to coordinate and maintain events and programming in the  
817 Park for the enjoyment and entertainment of the general public, including, but not limited to,  
818 musical or other entertainment performances, art fairs or exhibits, and other community events,  
819 to encourage the use and enjoyment of the Park by the general public.*” City Administrator  
820 Rindfleisch said this does not commit the city to hosting or funding the aforementioned events,  
821 but rather to coordinate and maintain them. City Administrator Rindfleisch said that when he  
822 first read the agreement he did not have the same concerns that the city was committing to  
823 reasonable efforts every year.

824

825 City Administrator Rindfleisch next addressed the signage under Section ‘a’ and said he treats it  
826 more as a traditional sign, as approved. City Administrator Rindfleisch noted it is a monument  
827 sign that shall be maintained, stating this is logical as the city is attempting to maintain all its  
828 parks to the same standards. Section ‘a’ also states the sign shall be maintained in its existing  
829 location to acknowledge and promote the name of Dash-Park. City Administrator Rindfleisch  
830 acknowledged that other signs, such as for businesses, are changed and updated and said, “I  
831 interpreted these in the same language, that there is a sign generally on that site.” City  
832 Administrator Rindfleisch said that while the sign is currently well-crafted, he anticipates seeing  
833 a different sign in Dash-Park in 25 to 50 years if it is defective. City Administrator Rindfleisch  
834 said, “It’s a sign there in this location. That’s what I think the restriction is. I read the same  
835 language, but I didn’t have the same interpretation of that. If I should have had a different  
836 interpretation I do apologize because that’s what I reviewed and did not think the same thing the  
837 Parks and Recreation Board had. But I can understand where those concerns come from. That  
838 same sign 200 years from now, erosion occurs. We try to maintain it to the best of our ability,

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21

839 but you reasonably can't predict that future of what occurs. I never anticipated it being that exact  
840 sign. I anticipated it being a sign."

841

842 Mayor Chilsen asked if there is any reason the Council may not proceed with this item.

843

844 Sean said an alderperson simply needs to make a motion.

845

846 Motion by Ald. Wulf, second by Ald. Every, to approve the Development Agreement for Dash-  
847 Park.

848

849 On voice vote, motion carried.

850

851 For clarification, Sean stated the recommendations made by the Parks and Recreation Board had  
852 been removed and the Common Council voted on and approved the Development Agreement as  
853 it is drafted.

854

855 **Item 14 – PLAN COMMISSION**

856

857 A. Approval of a Rezoning request filed by Leo Bronston, 1202 County Road PH, Suite 100,  
858 Onalaska, WI 54650 on behalf of River of Life Assembly of God, Inc., 1214 County  
859 Road PH, Onalaska, WI 54650, to rezone a portion of a tax parcel from Single Family  
860 Residential (R-1) to Transitional Commercial (T-C) to facilitate the construction of a new  
861 commercial development on the property located at 1214 County Road PH, Onalaska, WI  
862 54650 (Tax Parcel #18-3542-0).

863

864 Motion by Ald. Olson, second by Ald. Every, to approve a Rezoning request filed by Leo  
865 Bronston, 1202 County Road PH, Suite 100, Onalaska, WI 54650 on behalf of River of Life  
866 Assembly of God, Inc., 1214 County Road PH, Onalaska, WI 54650, to rezone a portion of a tax  
867 parcel from Single Family Residential (R-1) to Transitional Commercial (T-C) to facilitate the  
868 construction of a new commercial development on the property located at 1214 County Road  
869 PH, Onalaska, WI 54650 (Tax Parcel #18-3542-0).

870

871 Ald. Wulf asked Jarrod to address the comments Marcia Horvath had made during public input.

872

873 Jarrod said, "I think the main comment I've heard during the public hearings for the rezoning  
874 have been regarding traffic. At the public hearings I explained that typically a development of  
875 this size in the scheme of what we see in developments along [State Trunk] Highway 16 and the  
876 city, this is a relatively small development. We do not require a traffic impact analysis. I think  
877 with the second entrance being away from Jansen Place, it will facilitate the traffic to move  
878 orderly around the building. Will there be more traffic? There will be more traffic. I don't  
879 believe that the traffic operations will be hindered by the addition of this building and with the  
880 second driveway. There will be deliveries, but typically those are at morning hours when traffic

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22

881 is lighter. I believe that that can be facilitated to get into the site.”

882

883 Ald. Wulf noted Marcia also had mentioned landscaping.

884

885 Jarrod noted the landscaping will be reviewed as part of the site plan when it is submitted.

886 Jarrod said there is a set of landscaping standards the Planning Department reviews, adding, “I

887 believe we can work with the landscaping standards we have to try to offer some screening in

888 that location.”

889

890 On voice vote, motion carried.

891

892 **The following items were pulled from the Consent Agenda, to be addressed at this time in**  
893 **the Non-Consent Agenda.**

894

895 B. Acceptance of a Conditional Use Permit (CUP) request filed by Mark Bateman, 1030  
896 Windsong Lane, Onalaska, WI 54650 on behalf of St. Paul’s Lutheran Church, 1201  
897 Main Street, Onalaska, WI 54650 to install an Electronic Message Center sign which will  
898 exceed zoning district size requirements and replace the existing freestanding sign at  
899 1201 Main Street, Onalaska, WI 54650 (Tax Parcel #18-733-0).

900

901 Motion by Ald. Olson, second by Ald. Every, to approve a Conditional Use Permit (CUP)  
902 request filed by Mark Bateman, 1030 Windsong Lane, Onalaska, WI 54650 on behalf of St.  
903 Paul’s Lutheran Church, 1201 Main Street, Onalaska, WI 54650 to install an Electronic Message  
904 Center sign which will exceed zoning district size requirements and replace the existing  
905 freestanding sign at 1201 Main Street, Onalaska, WI 54650 (Tax Parcel #18-733-0).

906

907 Ald. Every stated he does not object to the CUP request and said this item relates directly to the  
908 item the Council will discuss next.

909

910 On voice vote, motion carried, 5-0, with one abstention (Ald. Gjertsen).

911

912 C. Approval of amendments to the Unified Development Code Sections 13-6-23(3), 13-6-  
913 25(2)(f)(1), 13-6-26(2)(a)(5), 13-6-26(2)(a)(7), 13-6-26(2)(b)(2), 13-6-27(2)(b)(2), 13-6-  
914 28(2)(b)(2), 13-6-29(2)(a)(5), 13-6-29(2)(b)(2), 13-6-31(1)(d), 13-6-31(2)(e), 13-6-  
915 31(1)(j), and 13-6-31(2)(k) related to Signage in City of Onalaska, and Sections 13-8-11,  
916 13-1-12, 13-1-14(b) related to Conditional Use Permits, Site Regulations and General  
917 Provisions.

918

919 Motion by Ald. Wulf, second by Ald. Smith, to approve amendments to the Unified  
920 Development Code Sections 13-6-23(3), 13-6-25(2)(f)(1), 13-6-26(2)(a)(5), 13-6-26(2)(a)(7),  
921 13-6-26(2)(b)(2), 13-6-27(2)(b)(2), 13-6-28(2)(b)(2), 13-6-29(2)(a)(5), 13-6-29(2)(b)(2), 13-6-  
922 31(1)(d), 13-6-31(2)(e), 13-6-31(1)(j), and 13-6-31(2)(k) related to Signage in City of Onalaska,

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923 and Sections 13-8-11, 13-1-12, 13-1-14(b) related to Conditional Use Permits, Site Regulations  
924 and General Provisions.

925

926 Ald. Every said he wishes to specifically address this item, noting the Plan Commission had  
927 discussed these development code sections and either wanted to update or remove them. Ald.  
928 Every noted Ald. Binash had asked why this was occurring “because we are having some people  
929 overlook our codes and completely suggest rewriting and replacement. The answer was they  
930 were just trying to clean up some of this language in preparation for that so that it wouldn’t take  
931 them as long to revise these codes. But in looking at the ones they’re talking about, they  
932 specifically refer to the political signs that we had placed during the last election on lawns in the  
933 City of Onalaska and were harassed by the Planning Department. The people whose lawns we  
934 put them on were harassed – in one case, to move the sign back 4 more inches because it didn’t  
935 meet the 5-foot limit – and several more that were just harassed about the signage that we placed.  
936 It’s unfortunate that that happened. It caused a lot of anguish and concern. I think it was  
937 unnecessary. What they’re doing in this one is removing that 5-foot requirement. If you knew  
938 this was wrong, why was it in there in the first place? Is that the reason you’re removing it rather  
939 than to clean up the codes? And the same applies to the St. Paul’s Lutheran sign. Previously we  
940 approved a sign for the American Legion, which was also out of compliance because it was  
941 believed too large. But it also was too close to a residential district. In one of these that we’re  
942 eliminating, we simply inserted a section that said they didn’t have to comply with this if there  
943 was a road with a centerline division nearby, that those conditions would not apply. It seemed to  
944 me in some of these things that we’re changing the rules to apply to the situation, and I’m  
945 wondering if that is the case or not.”

946

947 Sean said, “The main purpose for these changes is that there’s been a change with the  
948 developers’ law regarding the issuance of Conditional Use Permits. Conditional Use Permits  
949 almost always are a matter of ‘right now’ for the property owner to the extent that we used to  
950 have signage connected to Conditional Use Permits. What this does is it removes most of those  
951 so that Conditional Use Permits and Sign Permits are no longer connected. The signage will be  
952 taken care of within the Zoning Code.”

953

954 City Administrator Rindfleisch referred to Section 13-6-23(3) (“Temporary Signs”) and noted  
955 the setback is a minimum of 5 feet from the right-of-way. City Administrator Rindfleisch said,  
956 “Staff does not create the policies, but we do have to enforce and administer them, so the change  
957 there specifically [addresses] the next election cycle so we don’t have to spend time going back  
958 there and getting tape measures on peoples’ properties. I definitely request that we approve that  
959 so we can become a little more efficient on our sign enforcement so that we don’t have that issue  
960 at all. That’s what that change is. Barring that approval, we’ll be back out there the next  
961 election cycle with tape measures. That doesn’t seem effective to me. But again, to the rest of  
962 the items there the UDC change will carry on until 2019. It will take awhile to get community  
963 input and get all the information together. But Act 67 is now, so it’s also important to get those  
964 changes we can make under Act 67 enforceable now. That’s why we have a lot of changes even

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965 though we still have the consultant out there. That finished product won't be up for awhile yet,  
966 so taking action now will help us."

967

968 Ald. Olson noted he does not utilize political signs and said, "That eliminates that problem right  
969 away."

970

971 Ald. Every said, "In regard to the 5-foot, it's ironic that none of the other signs ... I think you  
972 were emailed pictures of a dozen signs that were also not in compliance of all different things –  
973 church dinners and so on. None of those people were bothered, so no, it wasn't just about that.  
974 Have you [Katie] received an open records request for all your emails and phone calls during that  
975 time period from anyone?"

976

977 Katie said no.

978

979 City Administrator Rindfleisch said the city's sign ordinances also have been updated and noted  
980 the previous language was not content-neutral, as required. City Administrator Rindfleisch said  
981 the change has occurred for political signs, garage sale signs and business signs, and it occurred  
982 prior to the previous election cycle. City Administrator Rindfleisch said, "The previous election  
983 cycle enforcement is temporary signs. It's not divided between political or garage sale anymore.  
984 It's just temporary, and we can vouch upstairs there were plenty of signs pulled at that point in  
985 time that were within the 5 feet. These were temporary signs that were not just political. There  
986 were security signs and other things that are deemed temporary. It's a business I don't wish to  
987 be in, quite frankly, so I hope that we pass this."

988

989 Ald. Every said, "They're still popping up quite regularly."

990

991 Katie noted for clarification she had had one open records request come in during that time and  
992 said it was specifically to note any letters she had sent out at that point. Katie said she had  
993 satisfied the open records request and that none have come forward after that.

994

995 Ald. Binash said, "There was a little bit more to my request. It was purposeful to ask why we're  
996 doing this because we are having the codes done, but they're not going to be done for maybe a  
997 year or two. Our Planning and Zoning and our [city] legal [counsel] had worked very, very hard  
998 on what we needed to do to update our code. That being said, I think there was more to it than  
999 just saying, 'We don't need to do this.' That's not the case. The case was, we're doing this  
1000 purposeful, and there was a change with Act 67, and that was all explained in the record and  
1001 what was stated at the time."

1002

1003 On voice vote, motion carried, 5-0, with one abstention (Ald. Every).

1004

1005 **Item 15 – ROOM TAX COMMISSION**

1006

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25

1007 A. Report from Alderperson Binash

1008

1009 Ald. Binash noted that the commission had approved \$3,000 for security cameras for the Great  
1010 River Landing and said vandalism continues to be a problem at the site, especially to the east and  
1011 west of the trailhead facility. Ald. Binash said the bicycle repair station has been continually  
1012 vandalized. Ald. Binash referred to a building located to the west of the railroad tracks and said  
1013 the Room Tax Commission is currently in discussions with Parks and Recreation about possibly  
1014 repairing the structure. Ald. Binash said the city would not be able to construct a new building if  
1015 the current one is razed, and he told the Council there more than likely will be repairs instituted  
1016 to the building. Ald. Binash said uses for the building have been discussed and told the Council  
1017 it is possible to obtain insurance, adding he believes it is possible to find common ground  
1018 regarding uses.

1019

1020 Ald. Binash noted Explore La Crosse has established a visitors' center at the Great River  
1021 Landing. City Administrator Rindfleisch had participated in the negotiations, as had Parks and  
1022 Recreation and the city's legal counsel. Ald. Binash noted Explore La Crosse is manning the  
1023 center during certain hours and said more personnel will work in the center if it is busier during  
1024 certain hours. Explore La Crosse also is considering placing a flag at the site that says "Visitors'  
1025 Center." Ald. Binash also encouraged the Council to attend an upcoming open house at the  
1026 Great River Landing.

1027

1028 **Item 16 – COMMUNITY DEVELOPMENT AUTHORITY**

1029

1030 A. Update on Onalaska Redevelopment Project and selection HGki as a Planning Consultant  
1031 (FIO)

1032

1033 City Administrator Rindfleisch said that over the last several months the CDA has been in  
1034 discussions regarding the long-term plan for some of the city's areas. City Administrator  
1035 Rindfleisch said at first it was a discussion item, but Katie had reached out to planning  
1036 consultants that perhaps would assist with creating a bid document – specifically, a request for a  
1037 letter of interest for various firms – to perhaps make a proposal of provided services and work  
1038 with the CDA and determine if there are any particular areas on which to focus and provide  
1039 "small area plans." City Administrator Rindfleisch noted three companies were initially  
1040 interviewed via telephone and then brought in to do small area plans. There were three areas of  
1041 focus: the STH 16 Commercial corridor, the downtown corridor, and Center 90. The CDA  
1042 determined it wanted to focus on the STH 16 Commercial corridor and the downtown corridor.  
1043 City Administrator Rindfleisch said HKgi was the consultant selected after the interview process  
1044 and stated, "We're entering negotiations now on their behalf for an agreement that they could  
1045 provide some small area plans for those areas."

1046

1047 Katie noted that the city had reached out to four different consultants and said the CDA selected  
1048 three to interview.

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**Item 17 – ALDERPERSON GJERTSEN/ALDERPERSON EVERY**

A. Discussion and possible action regarding dissolving committees

Ald. Gjertsen noted he had read through the old directory in May and said the city has committees that do nothing. Ald. Gjertsen said these committees do not meet and pointed out he has been appointed to some of them. Ald. Gjertsen noted he had looked at the La Crosse Area Planning Committee Bicycle/Pedestrian Advisory Committee and asked what its purpose is and how often it meets. Ald. Gjertsen said he had a list of committees he would like to share with the Council.

Mayor Chilsen told Ald. Gjertsen, “There is some rationale for some of them,” but invited him to continue.

Ald. Gjertsen cited the Municipal Harbor Commission, the Solid Waste Recycling and Collection Evaluation Committee, and the Stop Sign Evaluation Committee as committees he would like to discuss.

Mayor Chilsen addressed the Municipal Harbor Commission and told Ald. Gjertsen he once was in favor of eliminating it until he had done some research and discovered if there are waterfront issues and the city does not have a Municipal Harbor Commission, it goes to the next nearest municipality that has one. Mayor Chilsen said, “La Crosse would be making the decisions for us.”

Ald. Gjertsen told Mayor Chilsen that was not going to happen and that he wishes he had told him that would be the case.

Mayor Chilsen said he believes the Stop Sign Evaluation Committee may be folded into the Board of Public Works. Mayor Chilsen then asked Katie, “Do we have any special reason to have a bike/ped?”

Jarrold noted the LAPC has a bicycle/pedestrian committee that has been meeting “for a very long time” and said its meetings are noticed to the LAPC. Jarrold said meetings typically occur approximately every other month, and he noted the committee applies for grants and examines the multijurisdictional LAPC bicycle/pedestrian plan. In addition, the committee self-notices its meetings, which typically begin at 4 p.m. Jarrold next addressed the Solid Waste Recycling and Collection Evaluation Committee and noted the committee was formed in 2013 when the city had looked at the bid for solid waste services and the addition of automated carts. Jarrold noted the committee has not met since that time and said he would not object to it becoming part of the Board of Public Works.

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1091 Motion by Ald. Every, second by Ald. Gjertsen, to fold both the Stop Sign Evaluation  
1092 Committee and the Solid Waste Recycling and Collection Evaluation Committee into the Public  
1093 Works Department.

1094

1095 Ald. Smith noted Ald. Every had stated in his motion the aforementioned committees would be  
1096 folded into the Public Works Department, and she asked for clarification on his motion as to  
1097 whether they would go under the Board of Public Works or if the Public Works Department  
1098 would be making the decision.

1099

1100 Ald. Every clarified that he meant the Board of Public Works and stated he believes the Stop  
1101 Sign Evaluation Committee would be more efficient under the Board of Public Works.

1102

1103 On voice vote, motion carried.

1104

1105 B. Discussion and possible action regarding uniform meeting times

1106

1107 Ald. Gjertsen said the alderpersons and other individuals want to attend certain meetings, but  
1108 they are unable to do so due to work schedules and the fact they are held in the afternoon. Ald.  
1109 Gjertsen said, "For the ones that we do have oversight over, I would ask this Council to consider  
1110 making it more of a unified time after regular work hours."

1111

1112 Mayor Chilsen asked Ald. Gjertsen if he would like to bring forward a proposal during the July  
1113 10 Common Council meeting.

1114

1115 Ald. Gjertsen said he would and asked the alderpersons to think about "how it would impact the  
1116 whole scope of what we're doing. One of the reasons we have the committees is to inform us. If  
1117 we can't get to them ... In every meeting, if you pay close attention we'll be covering things that,  
1118 if you were at the meeting, we wouldn't be. It's great if you miss it and somebody is there; you  
1119 can bounce it off them. Speaking from my position, if [meeting times] were more unified I  
1120 would be at more meetings."

1121

1122 Mayor Chilsen asked that any recommendations be emailed to Ald. Gjertsen.

1123

1124 Ald. Binash noted the Common Council also had discussed changing meeting times in 2017 and  
1125 said he had spoken to the individuals serving on the boards, commissions and committees on  
1126 which he also serves. Ald. Binash said, "They did not want to change the times. The people  
1127 who are still on those committees, commissions and boards, it hasn't changed. ... For myself,  
1128 having already proposed that request, they would like to keep the times the way they are. If we  
1129 meet at 4:30, if we meet at 5:15, if we have to meet at special times like [the Plan Commission]  
1130 had to do [Tuesday] or [meet at] a special time for the CDA to get through a particular issue, I'm  
1131 reluctant to say that there are actually going to be any changes because you have to  
1132 accommodate the people who are going to be on these commissions, committees and boards. It's

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1133 not just for us. There is opportunity to review the minutes. I can't make every meeting. I try to  
1134 make the ones that I feel that may have the greatest benefit to be there to understand. But for  
1135 myself, I think it's going to be difficult to get uniform meeting times for all the committees,  
1136 commissions and boards. If you want to review it again, that's perfectly fine. But I think for  
1137 myself, for whatever I'm on, it's not going to change."  
1138

1139 Ald. Smith said, "I think if the meeting times are going to be changing because of Council action  
1140 and not the members of the committee deciding this for themselves, the appropriate time for that  
1141 to happen would be at the [Common Council] reorganizational meeting because that is the point  
1142 in time where people who already are on the boards and committees are making their  
1143 commitments for the future year. They've already made those commitments. If we were  
1144 suddenly to dictate a meeting time or day change – even a day change – potentially some of our  
1145 committee members would not be able to attend."  
1146

1147 Mayor Chilsen again suggested sending all ideas via email to Ald. Gjertsen.  
1148

1149 Ald. Every told Ald. Smith that the alderpersons are not allowed to ask questions at these  
1150 meetings under the current system. Ald. Every said that while the alderpersons are allowed to  
1151 attend meetings, they are not allowed to ask questions. Ald. Every said, "I've said before that  
1152 this is wrong, it should be changed and it would be a simple change."  
1153

1154 Ald. Binash said, "Point of order. Yes, [an alderperson may speak] with the recognition of the  
1155 Chair on some of the committees and some of the boards. On the quasi-judicial ones you cannot.  
1156 But on the other ones, if you're recognized by the board – I believe I'm correct – if you're  
1157 recognized by the Chair you may ask questions."  
1158

1159 Ald. Every told Ald. Binash, who is the Common Council President, "I don't know under your  
1160 administration what this is going to be like, but I know under the past that was not the case. You  
1161 were not allowed to ask questions. The Mayor is good about running the Plan Commission  
1162 meetings and asking if any aldermen present have questions, and I think you yourself are. But  
1163 there are some who aren't. In the past the practice has been we were not allowed to ask  
1164 questions. That's the way we should be gathering our information. You wouldn't have to do  
1165 these pullouts and have these long meetings. It's just another reason for it."  
1166

1167 Ald. Wulf noted she had served as Chair of the Board of Zoning Appeals for 12 of the 13 years  
1168 she served on it, and she said the Board of Zoning Appeals is the type of board where following  
1169 the rules is a must, per State of Wisconsin Statutes. Ald. Wulf said, "That is just the law. We  
1170 cannot change that. I 100 percent back Alderman Binash and Alderperson Smith with their  
1171 comments. As someone who has been here since the year 2000 and served continuously for 18  
1172 years whether I was on Council or not – I started on the Pool Advisory Committee, moved to  
1173 Plan Commission and then Council – when I was asked to serve and also run for Council, I made  
1174 those decisions based on whether or not those committees met, what day of the week, the time.

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1175 For example, if Council all of a sudden decided to meet at 9 o'clock in the morning every month,  
1176 I would not have run for Council because everyone knows I don't do 9 o'clock meetings. I look  
1177 at Technology, for example. In years past we've had a few people come on new, and at the first  
1178 meeting they say, 'I can't do this night. I can't do this day. Can we change it?' And we say,  
1179 'You agreed to this time and day,' and the four or five other members have been coming for  
1180 years without a problem. It has been continuously rejected at my Technology Committee since  
1181 I've been serving on it all but one year since 2003. I will note that if this is a real genuine  
1182 proposal, I question the sincerity of it. The reason why I say that is I like to deal with the facts.  
1183 Since Alderman Gjertsen has been on Council, [there have been] eight Technology meetings  
1184 from April 2017 to now, and you've attended two. I'm not saying your attendance is a  
1185 requirement, because it isn't. You are not on that committee. But we meet at 6:30 p.m. the  
1186 fourth Thursday of every month. You've attended 25 percent of the meetings. If it's important  
1187 ..."

1188

1189 Mayor Chilsen interjected and said he believes the Common Council needs to resume this  
1190 discussion at its July 10 meeting. Mayor Chilsen reiterated he is asking the Council to send  
1191 recommendations to Ald. Gjertsen.

1192

1193 C. **Resolution 19-2018** – Revoking the City's Payment in Lieu of Taxes Policy

1194

1195 Ald. Gjertsen asked that this item be pulled from this evening's agenda.

1196

1197 Mayor Chilsen said this item will be discussed at the July 10 Common Council meeting.

1198

1199 **Item 18 – CLOSED SESSION**

1200

1201 To consider a motion to convene in Closed Session under Section 19.85(1)(e) for the purpose of  
1202 deliberating or negotiating the purchasing of public properties, the investing of public funds or  
1203 conducting other specified public business whenever competitive or bargaining reasons require a  
1204 closed session:

1205

1206 • Negotiation of land and access rights purchase along U.S. Highway 53 & Sand  
1207 Lake Road from Wisconsin Department of Transportation

1208 • Formulating negotiation strategy regarding provision of regional services

1209

1210 To consider a motion to convene in Closed Session under Section 19.85(1)(f) of the Wisconsin  
1211 Statutes for the purpose of considering financial, medical, social or personal histories or  
1212 disciplinary data of specific persons, preliminary consideration of specific personnel problems or  
1213 the investigation of charges against specific persons except where par. (b) applies which, if  
1214 discussed in public, would be likely to have a substantial adverse effect upon the reputation of  
1215 any person referred to in such histories or data, or involved in such problems or investigations:

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1216

1217

- Discussion of extensions of unpaid leave per 7.01 Leave of Absence Policy

1218

1219

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:

1220

1221

1222

1223

- Claim regarding paint overspray to vehicle

1224

1225

If any action is required in Open Session, the Common Council will reconvene in Open Session to take the necessary action and/or continue on with the printed agenda.

1226

1227

1228

Motion by Ald. Binash, second by Ald. Every, to convene in Closed Session.

1229

1230

On roll call vote: Ald. Kim Smith – aye, Ald. Ron Gjertsen – aye, Ald. Diane Wulf – aye, Ald.

1231

Jim Olson – aye, Ald. Jim Binash – aye, Ald. Jerry Every – aye. Motion carried. In Closed

1232

Session.

1233

1234

1235

Recorded by:

1236

1237

Kirk Bey