

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

1

1 The Meeting of the Common Council was called to order at 7:00 p.m. on Tuesday, December 11,  
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, Human Resource Director Hope Burchell, Planner/Zoning Inspector Katie Aspenson,  
10 Parks and Recreation Director Dan Wick, Police Chief Troy Miller, Fire Chief Billy Hayes

11

12 **Item 2 – Pledge of Allegiance**

13

14 The Pledge of Allegiance was recited.

15

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

18

19 Mayor Chilsen read the following: “*City Council and Sub-Committee meetings shall be*  
20 *conducted in a courteous manner. Citizens, Council and Committee members shall be allowed*  
21 *to state their positions in an atmosphere free of slander, insults, obscene remarks, threats of*  
22 *violence. Sufficient warnings may be given by the Sergeant of Arms at any time during the*  
23 *remarks, and in the event that any individual shall violate the rules of decorum heretofore set*  
24 *forth, such person may then 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 **Park Hunter, Pastor of Onalaska United Methodist Church**

31 **212 4<sup>th</sup> Avenue North**

32 **Onalaska**

33

34 “I come this evening to thank you folks for your service this year. Every time it snows and we  
35 get to drive on clean streets, we are so appreciative of the work that you facilitate. When we  
36 drive around and see the beautiful decorations in town, we’re so appreciative of the beautiful  
37 community we live in and the work you do to make that possible. I am here to offer a brief  
38 prayer for those who would like to join me: ‘*Lord, as we enter this time of year, this season of*  
39 *celebration, when many celebrate Christmas and other celebrate Hanukkah and others look*  
40 *forward to family reunions and get-togethers, we give you thanks that, at the end of this year, we*  
41 *can look back on many blessings. We also look forward to the year ahead with great*  
42 *anticipation. Lord, when you came you were announced by angels singing, ‘Peace on Earth to*

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

2

43 *all people.’ This time of year, may we be agents of peace. May we reach out to those who are*  
44 *poor. May we bring comfort to those who are sick. May we reach out to those who are lonely*  
45 *and help them in a time of loneliness. Lord, use us to make this your kingdom here on Earth.*  
46 *We give you thanks. Amen.’ Thank you.”*

47

48 **Rachel Teske**  
49 **1255 Oriole Lane**  
50 **Onalaska**

51

52 “I came to speak on the proposed housing development. I hope the area south of Irvin Street can  
53 have a beautiful development. I don’t live in that area, but I hike every week in the marsh below  
54 when it’s not all totally flooded. To me, the proposed development doesn’t seem consistent with  
55 the previous plans and ideas for this area. The people who helped plan the Great River Landing  
56 attended the charrettes, and their collaboration showed that people wanted an indoor covered  
57 market that could operate year-round. They wanted overlooks. They sought ways to use the  
58 water and wanted views to draw them into the water area. When I looked at the 2015  
59 Comprehensive Plan for Onalaska, it has an emphasis placed on affordable and accessible  
60 housing that accommodates a diverse array of residents designed to complement existing  
61 neighborhoods. My Alderperson, Kim Smith, told me that this proposed development would not  
62 allow rent subsidies for low-income families. If the apartments are not eligible for low-income  
63 rent subsidies, how will this be affordable to families who normally require rent subsidies in  
64 order to promote a diversity of people in the area that we’re asking for? Let’s include a wide  
65 range of incomes for our people. The space in question along Court Street seems like an ideal  
66 space to create the things that people had in mind as they planned [for] the Onalaska waterfront.  
67 I imagine a restaurant business near Irvin Street that has an outdoor seating area looking out to  
68 the Great River Landing and the Black River, with people gathering outside to enjoy the view.  
69 Indoors, a stage could make this a venue for musicians or other artists to perform throughout the  
70 week no matter the weather. This would draw people in to such a business, making it a  
71 destination like the Tuesday night outdoor concerts at Dash-Park that are so popular. People  
72 might visit and get to know one another better compared to a drive-through coffee shop. Single-  
73 floor apartments would certainly fit in above, perhaps making this 2½ stories.

74

75 As you go farther south to include more of the proposed buildings, the taller housing units really,  
76 in my view, would not have much of a water view from knowing that area. The area to the west  
77 of these spots is the Wittenberg marsh that’s filled with very mature tall trees. When I stand  
78 down at the water’s edge of the Black River and look back up to Court Street, you can’t even see  
79 the current city buildings that exist there because the trees are so dense, even in the winter when  
80 there are no leaves. I would pray that the development projects wouldn’t cause us to remove  
81 trees from this marsh below simply to create a better view of the water from up above. I think  
82 that would significantly harm wildlife habitats. [I have] a couple more things [to say]. I have a  
83 couple of engineering questions. Won’t the west side ...?”

84

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

3

85 Cari informed Rachel she had reached her three-minute speaking limit.

86

87 **John Kalas**

88 **436 Court Street South**

89 **Onalaska**

90

91 “I’m here regarding the same 94-unit riverfront Planned Unit Development. I’ve enjoyed using  
92 this area for over 20 years. However, I’m here tonight because I am against this proposed 98-  
93 unit complex for three reasons. One, it just does not fit in. It dominates the landscape of our  
94 beautiful riverfront, which goes against the development plan for the riverfront. It detracts from  
95 the natural beauty of the area unlike the trailhead building or Dash-Park, which fit in and  
96 complement the riverfront. I attended many of the public meetings and the charrette. I never  
97 saw plans of any proposed high-density apartment complexes by the riverfront. I spoke with  
98 several residents, and they were also shocked and unaware that this was an option. Even  
99 members of city government on the Plan Commission and Park[s] [and Recreation] Board were  
100 unaware and surprised that this could be considered. Was high-density residential ever actually  
101 discussed and approved as a potential use for this site? Also, the proposed development uses up  
102 all available flat space that otherwise could be used for community events like festivals, art  
103 shows, a farmers market, et cetera. While the Great River Landing is a beautiful area, it is set on  
104 a steep hillside, and there is no area that could accommodate an event tent with a space for  
105 vendors and festers. If this Planned Unit Development is approved as-is, we will lose any chance  
106 of having a useable site for these types of community events at the riverfront. I would like to see  
107 this project scaled back, with the city keeping an open area between Irvin and Hickory streets for  
108 these types of events. We should not lose out on having community space to an apartment  
109 complex.

110

111 Lastly, I want to talk about parking. Parking in the downtown area is becoming an issue, and  
112 was even reported by the Long Range Planning Committee in its August [meeting] minutes.  
113 This proposed development will make this problem worse. To start with, the developer has  
114 gotten approval from the Plan Commission to have 25 percent fewer parking spaces than the  
115 minimum number required. This development calls for approximately 200 parking spaces, yet  
116 only 146 will be provided. There is a good chance this will not be enough, and the tenants and  
117 their guests may find themselves needing to park in the nearby lot donated by David Reay’s, or  
118 in the Great River Landing trailhead parking lot. Currently, we have plenty of overflow parking  
119 for David Reay’s, Maggie’s [Restaurant], Dash-Park concerts, Log Boom, Timber Square, and  
120 other downtown businesses. We will lose these parking areas if this development is approved.  
121 City planners envisioned the downtown growing, with even more businesses, restaurants, bars,  
122 and other merchants. But where will their customers and employees park? We need to address  
123 this before we sign over this public-owned riverfront land. The downtown businesses and  
124 riverfront park deserve adequate parking. I would hate to see people unable to find a spot ...”

125

126 Cari informed John he had reached his three-minute speaking limit.

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

4

127  
128 John concluded, "... at the riverfront when they want to go bike riding, fishing, or to a Dash-Park  
129 concert all because we were shortsighted in ensuring adequate parking for the area."

130  
131 Mayor Chilsen reminded John he had reached his three-minute speaking limit.

132  
133 **Andrea Benco**  
134 **816 Windhill Street**  
135 **Onalaska**

136  
137 "I did bring with me two resources today. The greatriverlanding.com website appears to be  
138 broken, so I couldn't send you links. But I have these documents if anybody wants to borrow  
139 them. I am happy to share them. These are the two different waterfront plans that I'm  
140 referencing. I am speaking tonight in opposition to the Downtown PUD, which is agenda Item  
141 11-B. At the Plan Commission [meeting] two weeks ago, I was trying to be open-minded about  
142 the concept. I had a lot of questions, but I really didn't get those answered, so I did a lot of  
143 research and looked into things in the meantime. At this location, I am now firmly opposed to  
144 this development. I just want to be clear it's not the high density that scares me. I approved  
145 [when I was serving] on Plan Commission a high-density development a couple of years ago in a  
146 different area. It's just right on our waterfront. I think it's really critical that we not build  
147 something this significant and this long. I hope this agenda item will get some discussion  
148 tonight. I don't think it was really discussed as it could have been at the Plan Commission  
149 [meeting on November 27]. I know there are a lot of concerns a lot of us would like to see  
150 addressed. I hope you had time to read my email and to look at some of the resources that I  
151 included. I've spent a lot of time – 10, 15 years now – working on planning for the waterfront. I  
152 was on the original Waterfront Master Plan Committee. We spent several years hearing from the  
153 public, taking public input, and gathering data. What everyone said was that they wanted to see  
154 natural areas for recreation, they wanted more vistas, and they wanted to see the water. That was  
155 the key that everybody reiterated again and again and again. That's the Lake Onalaska area, and  
156 that's also the Black River. They also wanted more parking and more public gathering spaces.  
157 They wanted concerts and celebrations. There was a lot of talk about a year-round indoor public  
158 market. Now we have this popup concept that's just really booming in a couple different  
159 communities around us. If we develop this last parcel into apartments, we don't have an  
160 opportunity in our downtown center for that type of development anymore. I hope you'll think  
161 about the opportunities that we have and the opportunities that may be lost.

162  
163 Another concern with the parking that I haven't heard mentioned yet is that we've been  
164 developing this as a tourist destination and we're on the Great River Road. Some of the vehicles  
165 coming down the Great River Road are significant. They're not little Honda Civics; they are big  
166 RVs. They haul boat trailers. [There are] big parking needs there, and if we want these people  
167 to stop and come enjoy our downtown area, we need a place for them to put those larger vehicles  
168 so that they can disgorge and enjoy our downtown. Keep that in mind as well. I do want to

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

5

169 quote page 7 of our original Waterfront Master Plan. The original plan specifically called out  
170 multistory, high-density development as not appropriate for the waterfront area. On page 7, it  
171 says, *'Architecture should tie into and complement downtown – no high-rise developments.'*  
172 Again, it's right on our waterfront. Our land right now tapers from the center to the water. We  
173 need to preserve that view. That is critical. This is a beautiful area, and we really need to stress  
174 that natural beauty that we have now spent several years and thousands of dollars ..."

175

176 Cari informed Andrea she had reached her three-minute speaking limit.

177

178 Andrea concluded, "...opening up by our vistas by clearing trees and putting in the building.  
179 Please keep that expense in mind, too, as you go forward. Again, if anyone wants to borrow  
180 these, I have them. You're welcome to see me later. Thank you."

181

182 **Ward Keil**

183 **426 4<sup>th</sup> Avenue North, No. 4**

184 **Onalaska**

185

186 "I was asked by a small coffee klatch group to appear this evening and make my little speech. I  
187 could not do as well as the last two speakers even if a plagiarized them – trust me. They were  
188 excellent; I thought they brought up great points. Our points are, we think the Common Council  
189 should send this back to the Plan Commission. I don't believe you people should be loaded with  
190 baggage that a Plan Commission should be doing for you and have their figures and everything  
191 all set and ready to go. I drive Court Street every night. It needs a whole lot of help, and it  
192 would have to be used as an access or an exit for this development. I'd like to know what that's  
193 going to cost the city to improve those couple of blocks of Court Street. It's a disaster.  
194 [Regarding] parking, I would hope that if this does for any reason go through that the city  
195 parking lot would have a fence around it so that the residents of this project do not use it to help  
196 the developer have extra parking, or that there would be some type of ordinance that there would  
197 be no overnight parking – whatever it may be. [I would hope] that that parking lot of David  
198 Reay's and the city's together should be for the city taxpayers and not for some private developer  
199 to use as his parking lot with the number of spaces that he has. There was another statement  
200 made ... Exiting those cars on Highway 35, a state highway, a statement was made it will be  
201 tricky with 200 cars. It had better be real tricky exiting those two streets that you have onto the  
202 highway. As most of you probably know, if you go on Highway 35 in the morning or late in the  
203 afternoon, good luck. And now you're going to want people to exit and enter it? Good luck.

204

205 Ward next addressed the waterfront, stating, "This has been a project of the city for years. The  
206 city has spent a few million dollars on it. I think they have a great start. I would like to know if  
207 this project ... Where is the city going to park all of these masses of people who are going to  
208 enjoy the waterfront of the City of Onalaska? There is only one way: a ramp. Where are you  
209 going to put this ramp [that would need to be] two to three stories high? Where [are you going to  
210 put it] to accommodate the people visiting the City of Onalaska? I honestly ask this Council to

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

6

211 send this back to the Plan Commission where there can be further debate without being cut off. I  
212 thank you very much for allowing me to speak. Thank you.”

213

214 **Robbie Young**  
215 **234 23<sup>rd</sup> Street South**  
216 **La Crosse**

217

218 “I am here as a businessowner on Main Street, and quite frankly I’m a little surprised I haven’t  
219 heard any other businessowners from Main Street come up and talk to you tonight. On top of  
220 running a bicycle-related business, I also serve on La Crosse’s Bicycle/Pedestrian Advisory  
221 Committee. I’ve helped teach classes at UW-L that have to do with moving people among and  
222 within their cities. I’ve given speeches, I’ve written articles, I’ve talked to other people –  
223 including other Councils – about how we design our cities and what that means to the people  
224 within them and the future of those cities. One of the important things to consider is that if you  
225 let naysayers overwhelm your community, they will become completely right and nothing will  
226 change. To take a step forward, sometimes we need to be a little drastic. Sometimes we need to  
227 be visionaries. Another thing to consider is, parking and traffic management is a complex topic.  
228 If you would like, I have multiple hundreds of pages of books that discuss this topic. We don’t  
229 have time for that tonight. When you replace buildings with parking lots and you expand roads,  
230 eventually you have nothing but a community that is devoted to single-vehicle occupancy and  
231 moving people by automobile. This happens to be environmentally and socially inefficient, and  
232 it comes at an enormous environmental cost. Cities of the future simply cannot afford to  
233 continue to plan for this type of growth where people live in low-density housing, driving their  
234 own cars everywhere they go and expecting to park within eyesight of their destination. This is  
235 an opportunity for Onalaska to change the way that we move people and that people live and  
236 consider their place within the city. It also happens to be a wonderful way to put hundreds of  
237 people within walking distance of one of the most vital and vibrant portions of our city. As a  
238 businessowner, as a concerned environmentalist, and as a guy who likes to see progressive  
239 change, I ask you to strongly consider the positive aspects of this building development down at  
240 the riverside. Thank you for your time.”

241

242 **Eric Hallstead**  
243 **842 6<sup>th</sup> Avenue North**  
244 **Onalaska**

245

246 “I just wanted to say that I am in favor of this project. I would like to see the idea of high-  
247 density housing going to a spot that is not eating up green space and space that is not currently a  
248 forest or an open lot. [It is an opportunity] to be able to bring those people into the downtown as  
249 well as provide space for more businesses. As [it is] right now in the downtown area, we have  
250 nice momentum with David Reay’s moving in. But it is difficult to find spots to put new  
251 businesses. We have auto repair places, and now the [Onalaska School District] building. It  
252 would be nice to have more space to put more businesses and to continue the momentum that

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

7

253 we've had with David Reay's and other businesses on Main Street, and also to put high-density  
254 housing where we're not eating up environmental spaces we have already. Thank you."

255

256 **Harriet Schuppel**

257 **515 3<sup>rd</sup> Avenue North**

258 **Onalaska**

259

260 "My mother-in-law owned some property on South Court. She sold the house that is at South  
261 Court and Fern [Street] to her daughter and son-in-law. In turn, they sold it to Sonny Fossum.  
262 At the time that Sonny bought it, he wanted to tear that piece of property down and the city told  
263 him, 'No, you can only take it to the studs because there is going to be no more building on  
264 South Court Street.' Also, my question – and Jarrod, maybe you can answer it – is, what about  
265 that artesian well? There is an artesian well that is down back in that area. Why would you go  
266 forward with this building until some of these things are taken care of? And I am going to ask  
267 that there is an ordinance in regard that Sonny was told that there would be no more building on  
268 South Court."

269

270 Mayor Chilsen called three times for anyone else in attendance wishing to provide public input,  
271 and he then read into the record the following two emails:

272

273 From Jena Oeltjen, an Onalaska High School physical education teacher who resides at N8359  
274 McWain Drive, Holmen: *"Can the following questions please be addressed at the [Common]  
275 Council meeting tonight? I am unable to attend due to other obligations. Are there plans or has  
276 there been consideration to keep a safe bike route through the area which includes the Great  
277 River Residences? Currently, Court Street is designated as the bike route that connects the trail  
278 by the tennis courts to the Great River Landing. Onalaska High School classes use Court Street  
279 to travel from the high school to the Great River Landing. We try to avoid 3<sup>rd</sup> Avenue when  
280 traveling to the Great River Landing because the bike route crosses Main Street at an  
281 uncontrolled intersection. We also try to avoid 3<sup>rd</sup> Avenue when traveling back to OHS because  
282 3<sup>rd</sup> Avenue and Wilson [Street] is also an uncontrolled intersection. If there is development on  
283 Court Street, will the bike path remain? If not, what are the other options to create a safe bike  
284 route? Lastly, how will Irvin Street be accessible during construction? I have included pictures  
285 of the areas and intersections I have discussed."*

286

287 From James and Carol Tonak, 1734 East Avenue North, Onalaska: *"We will not be able to  
288 attend the [Common] Council meeting on December 11, 2018, but would like to go on record  
289 with the following statement. We feel the Three Sixty apartment development will add to the  
290 downtown parking problem. Look at the streets near apartments here in Onalaska. They are full  
291 of cars. Two people per apartment equals 196 vehicles needing parking spots. The developer  
292 states 12 apartments will have 12 garages, and 21 apartments will have 21 garages. If they are  
293 like the apartments next to our home, the garage is full and not with cars. We feel this will hold  
294 true with this development. The City of Onalaska has been lax in making sure a business has*

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

8

295 *enough parking to survive. Look at the two log cabins in front of this proposal. We stopped to*  
296 *shop several times, but no parking was available, so we left and so did the businesses. Traffic*  
297 *will be another problem. Just try to make a left turn out of there now onto four lanes of traffic.*  
298 *More traffic control will be needed – another traffic circle? We did not see any mention of the*  
299 *railroad horn blowing on both ends of this development. We have heard that to get a quiet zone*  
300 *it costs lots of money. Streets need to widen and [there must be] center aisles and crossing arms.*  
301 *This development seems to be on the fast track, [and] that could cost the taxpayers a lot of*  
302 *money. We are asking the Council to slow this down until the taxpayers of Onalaska can get*  
303 *some answers. 1, Where are the extra cars going to park? 2. Who pays for extra traffic control?*  
304 *3. Who pays for railroad quiet zone? Thank you.”*  
305

306 The public input portion of the meeting was closed.

307

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

309

310 A. Library Statistics

311

312 Mayor Chilsen reported that year-to-date, 117,757 individuals have passed through the library’s  
313 doors.

314

315 B. Announcement of a Public Information Meeting on January 8, 2019 from 5:30 p.m.-7  
316 p.m. at Irving Pertzsch Elementary School to gather stakeholder feedback for  
317 redeveloping Onalaska’s Downtown

318

319 Mayor Chilsen said the Community Development Authority initiated a redevelopment planning  
320 study in the summer of 2018 to identify potential redevelopment issues and opportunities in the  
321 downtown area as well as the State Road 16 commercial corridor. For the downtown area, the  
322 CDA has been working with various city departments, key downtown stakeholders, developers,  
323 and a planning consultant to look at downtown’s market potential – parking, streets, and alleys;  
324 biking and walking facilities; and property redevelopment possibilities. Mayor Chilsen said that  
325 on January 8, 2019 the city will host a public information meeting to gather feedback from the  
326 public on the CDA’s key findings related to the downtown area. Information about the  
327 downtown redevelopment planning study will be presented in an open-house format from 5:30 to  
328 7 p.m. at Irving Pertzsch Elementary School. Mayor Chilsen said people are free to come and go  
329 as they please, and also that CDA members, city staff, and consultants will be available at the  
330 meeting to explain any of the information, field questions, and to hear input.

331

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

334

335 All items listed under the consent agenda are considered routine and will be enacted by one  
336 motion. There will be no separate discussion of these items unless a council member requests

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

9

337 removal, in which event the item will be removed from the consent agenda and considered in the  
338 order of business in the non-consent agenda.

339

340 **Item 6 – Consent Agenda**

341

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

343

344 **FINANCE COMMITTEE**

345

346 B. Modification to the existing timeline for the 2019 Capital Projects Timeline (FIO)

347 C. Approve 2018 Omni Center Financials

348 D. Approve 2018 General Fund Financials

349 E. Authorization to approve the Coulee Region Humane Society, Inc. Animal Control  
350 Department Agreement for 2019

351 F. Authorization to amend the City Attorney contract for 2019

352

353 **PERSONNEL COMMITTEE**

354

355 G. Approval of out-of-state travel for Chief Hayes to attend the Apparatus Symposium in  
356 Orlando, Florida from January 21 through January 25, 2019

357 H. Approval of reorganization of Planning, Zoning and Inspection department

358 I. Approval of new job descriptions and changes to the following existing job descriptions:

359 1. Office Clerical Support – Finance

360 2. Administrative Assistant/Emergency Management Assistant

361 3. Planner/Zoning Inspector to Planning Manager

362 4. Planning Technician (New)

363 5. City Administrator

364 6. Building/UDC Inspector, Commercial Inspector, Electrical Inspector,  
365 Plumbing/Heating Inspector to:

366 a. Building Inspector I

367 b. Building Inspector II

368 c. Building Inspector III

369 d. Lead Building Inspector

370 7. Office Clerical Support – Inspection

371 8. City Attorney (New)

372 9. Administrative Assistant/Paralegal (New)

373 J. Approval of authorization to fill the following positions:

374 1. Office Clerical Support (Part-Time to Full-Time)

375 2. Planning Technician

376 3. Administrative Assistant/Emergency Management Coordinator  
377 (internally only)

378

379 **JUDICIARY COMMITTEE**

- 380  
381 K. Approval of **Ordinance 1624-2018** to annex land located in the Southeast ¼ of the  
382 Southwest ¼ in Section 1, Township 16 North, Range 7 West from the Town of Medary  
383 to the City of Onalaska (Manske Annexation) (First and Second Reading)  
384 L. Approval of **Ordinance 1625-2018** to amend Chapter 2 of Title 9, Section 11 of the Code  
385 of Ordinances of the City of Onalaska relating to Sewer User Charge Rates (First and  
386 Second Reading)  
387

388 **ADMINISTRATIVE COMMITTEE**

- 389  
390 M. Approval of Operator's Licenses as listed on report dated December 5, 2018  
391 N. Approval of City of Onalaska Fee Schedule  
392 O. Approval of Special Events Permits for Sole Burner – Coulee Region Run/Walk on April  
393 28, 2019 starting at 2700 Midwest Drive, Onalaska from approximately 8 a.m.-1 p.m.  
394

395 **BOARD OF PUBLIC WORKS**

- 396  
397 P. Set January Board of Public Works meeting date and time for Thursday, January 3, 2019  
398 at 6:30 p.m.  
399 Q. Set date/time of public hearing on 2018-2020 Capital Improvements Budget for  
400 Thursday, January 3, 2019 at 6:30 p.m.  
401 R. Approval of change order number one for 2018 Utility Project in the amount of  
402 \$72,196.96  
403 S. Approval of change order number one for Sand Lake Road/12<sup>th</sup> Avenue and Main Street  
404 Traffic Signal Project in the amount of \$14,320.69  
405 T. Approval of Abbey Road Project street cross section including sidewalk installation for  
406 Assessment Public Hearing  
407 U. Approval of Crestwood Lane Project street cross section for Assessment Public Hearing  
408 V. Approval of sidewalk installation along Troy Street in 2019 Utility Project for  
409 Assessment Public Hearing  
410 W. Approval of sanitary sewer leak policy  
411

412 **PLAN COMMISSION**

- 413  
414 X. Conditional Use Permit request filed by Jim Triatik of Sullivan Design Build, 1314 Emil  
415 Street, Madison, WI 53713 on behalf of CSM Truck Onalaska, 5100 Eastpark Boulevard,  
416 Suite 210, Madison, WI 53718 and Moeller Properties II, LLC, 5100 Eastpark Boulevard,  
417 Suite 210, Madison, WI 53718, for the purpose of allowing heavy- and medium-duty  
418 truck sales and service at the property located at 4101 Kinney Coulee Road North,  
419 Onalaska, WI 54650 (Tax Parcel #18-3403-1) (FIO)  
420 Y. Approval of a rezoning request filed by Jim Triatik of Sullivan Design Build, 1314 Emil

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

11

- 421 Street, Madison, WI 53713 on behalf of CSM Truck Onalaska, 5100 Eastpark Boulevard,  
422 Suite 210, Madison, WI 53718 and Moeller Properties II, LLC, 5100 Eastpark Boulevard,  
423 Suite 210, Madison, WI 53718, to rezone a parcel of land to remove the I-90 Economic  
424 Development Overlay District and retain the Light Industrial (M-1) Zoning District to  
425 facilitate the construction of a heavy- and medium-duty truck sales and service facility  
426 (Wisconsin Kenworth) without the associated overlay district standards at the property  
427 located at 4101 Kinney Coulee Road North, Onalaska, WI 54650 (Tax Parcel #18-3403-  
428 1)
- 429 Z. Conditional Use Permit request filed by Mike Heet of the wireless carrier US Cellular  
430 and USCOC of La Crosse, LLC, 800 Cornerstone Drive, Knoxville, TN 37932 on behalf  
431 of 2GFJ, LLP, 3264 George Street, Onalaska, WI 54650, to replace three (3) new Remote  
432 Radio Units (RRU), and adding ancillary equipment to the existing telecommunications  
433 tower located at 1033 2<sup>nd</sup> Avenue SW, Onalaska, WI 54650 (Tax Parcel #18-939-0)  
434 (FIO)
- 435 AA. Approval of an annexation application of Tax Parcels #10-1275-2, 10-1119-1, 10-  
436 830-2, 10-1115-0, 10-830-1, 10-826-0, 10-781-1, 10-769-1 & 10-781-0 (total 49.77 acres  
437 of State Road 53 Right-of-Way) filed by the City of Onalaska, 415 Main Street,  
438 Onalaska, WI 54650 on behalf of State of Wisconsin DOT, 3550 Mormon Coulee Road,  
439 La Crosse, WI 54601

440  
441 **UTILITIES COMMITTEE**

- 442
- 443 BB. Change January Utilities Committee meeting time to January 2, 2019 at 6:00 p.m.  
444 CC. Set date/time for public hearing to adjust the agency fare to January 2, 2019 at  
445 6:00 p.m.  
446 DD. Approval of Shared Ride Transit 2018 Financials

447  
448 **PARKS & RECREATION**

- 449
- 450 EE. Approval of Public Art (Sculpture) to be placed at the Great River Landing  
451

452 **ROOM TAX COMMISSION**

- 453
- 454 FF. Approval of 2018 Financials  
455

456 Motion by Ald. Binash, second by Ald. Olson, to approve the Consent Agenda.  
457

458 On voice vote, motion carried.  
459

460 **Non-Consent Agenda**

461  
462 **Item 7 – RECAP ITEMS PULLED FROM THE CONSENT AGENDA**

Reviewed 12/13/18 by Cari Burmaster

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

12

- 463  
464       • Item EE: Parks and Recreation Board – Approval of Public Art (Sculpture) to be placed  
465       at the Great River Landing  
466

467 **Item 8 – FINANCE COMMITTEE**

468  
469       A. Vouchers  
470

471 Motion by Ald. Smith, second by Ald. Every, to approve the vouchers expended since the last  
472 Common Council meeting on November 13, 2018, in the amount of \$1,824,928.63.  
473

474 On voice vote, motion carried.  
475

476       B. **Resolution 31-2018** – Authorizing the Issuance of \$4,650,000 General Obligation  
477       Promissory Notes and the Issuance and Sale of \$4,650,000 Note Anticipation Note in  
478       Anticipation Thereof  
479

480 Motion by Ald. Smith, second by Ald. Every, to approve Resolution 31-2018 – Authorizing the  
481 Issuance of \$4,650,000 General Obligation Promissory Notes and the Issuance and Sale of  
482 \$4,650,000 Note Anticipation Note in Anticipation Thereof.  
483

484 On roll call vote: Ald. Ron Gjertsen – aye, Ald. Jim Olson – aye, Ald. Kim Smith – aye, Ald.  
485 Diane Wulf – aye, Ald. Jerry Every – aye, Ald. Jim Binash – aye. Motion carried unanimously.  
486

487       C. Approve the City of Onalaska Purchasing, Budget, and Accounting Manual  
488

489 Motion by Ald. Smith, second by Ald. Gjertsen, to approve the City of Onalaska Purchasing,  
490 Budget, and Accounting Manual.  
491

492 On voice vote, motion carried.  
493

494 **Item 9 – JUDICIARY COMMITTEE**

495  
496       A. **Ordinance 1623-2018** to annex land located in the Southeast 1/4 of the Northwest 1/4  
497       and part of the Southeast 1/4 of the Southwest 1/4 in Section 1, Township 16 North,  
498       Range 7 West from the Town of Medary to the City of Onalaska (Crestwood Property  
499       Annexation) (First and Second Reading)  
500

501 Motion by Ald. Wulf, second by Ald. Binash, to suspend the rules and give Ordinance 1623-  
502 2018 its First, Second, Third and Final Reading.  
503

504 On voice vote, motion carried.

Reviewed 12/13/18 by Cari Burmaster

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

13

505

506 Motion by Ald. Wulf, second by Ald. Every, to approve Ordinance 1623-2018 to annex land  
507 located in the Southeast 1/4 of the Northwest 1/4 and part of the Southeast 1/4 of the Southwest  
508 1/4 in Section 1, Township 16 North, Range 7 West from the Town of Medary to the City of  
509 Onalaska (Crestwood Property Annexation) (First, Second, Third and Final Reading).

510

511 On voice vote, motion carried.

512

513 B. **Ordinance 1626-2018** to amend Section 9 of Chapter 3 of Title 2 of the Code of  
514 Ordinances of the City of Onalaska relating to Director of Inspection; Deputy Directors  
515 (First and Second Reading)

516

517 Motion by Ald. Wulf, second by Ald. Binash, to suspend the rules and give Ordinance 1626-  
518 2018 its First, Second, Third and Final Reading.

519

520 On voice vote, motion carried.

521

522 Motion by Ald. Every, second by Ald. Olson, to approve Ordinance 1626-2018 to amend Section  
523 9 of Chapter 3 of Title 2 of the Code of Ordinances of the City of Onalaska relating to Director  
524 of Inspection; Deputy Directors (First, Second, Third and Final Reading).

525

526 On voice vote, motion carried.

527

528 **Item 10 – ADMINISTRATIVE COMMITTEE**

529

530 A. Approval of Class B Liquor License for Meghan E. Schoh, d/b/a Unwined, LLC, 201  
531 Main Street, Onalaska, starting on January 1, 2019

532

533 Ald. Binash said it is his understanding there has been a revision to this request.

534

535 Cari noted the first request placed on file asked that the Class B Liquor License be approved  
536 starting January 1, 2019, and she said the applicant has written a letter asking that the date be  
537 changed to January 2, 2019.

538

539 Motion by Ald. Binash, second by Ald. Gjertsen, to approve a Class B Liquor License for  
540 Meghan E. Schoh, d/b/a Unwined, LLC, 201 Main Street, Onalaska, starting on January 2, 2019.

541

542 On voice vote, motion carried.

543

544 B. Possible consideration to proceed with a plan /ordinance change to allow online beer /  
545 liquor purchases with drive-up pickup services within the City of Onalaska with adequate  
546 conditions outlining requirements for businesses that would qualify

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

14

547  
548 Ald. Binash said he, Ald. Wulf, and Ald. Gjertsen voted to forward this item to the full Common  
549 Council for discussion.

550  
551 Ald. Wulf noted the minutes from the December 5 Administrative and Judiciary Committee had  
552 not been ready for review until later Tuesday afternoon, and she also noted she, Ald. Binash, and  
553 Ald. Gjertsen had been privy to the conversation that had taken place at that meeting.

554  
555 Motion by Ald. Wulf, second by Ald. Binash, to discuss possible consideration to proceed with a  
556 plan /ordinance change to allow online beer / liquor purchases with drive-up pickup services  
557 within the City of Onalaska with adequate conditions outlining requirements for businesses that  
558 would qualify.

559  
560 On voice vote, motion carried.

561  
562 Ald. Smith asked if perhaps it would be possible to delay discussion of this item until the January  
563 8 Common Council meeting.

564  
565 Mayor Chilsen there is no reason why the Council could not do so.

566  
567 Motion by Ald. Gjertsen, second by Ald. Every, to amend the previous motion and file for  
568 further discussion possible consideration to proceed with a plan /ordinance change to allow  
569 online beer / liquor purchases with drive-up pickup services within the City of Onalaska with  
570 adequate conditions outlining requirements for businesses that would qualify.

571  
572 Ald. Wulf asked for clarification on the motion and if it means this item will be discussed in  
573 January, or if it will be tabled.

574  
575 City Administrator Rindfleisch said a motion to table will table this item to a particular date,  
576 according to his interpretation of Robert's Rules of Order, whereas a motion to file means the  
577 issue will be closed for this moment. City Administrator Rindfleisch further explained, "It can  
578 come back under a different guise at a different time. We're not carrying anything over to a  
579 particular date. It just ends the discussion at this point in time."

580  
581 Ald. Wulf asked how the item would reappear on the agenda, also asking if it would appear  
582 under Administrative and Judiciary, or if, per protocol, either Mayor Chilsen or two alderpersons  
583 must put the item back on the agenda.

584  
585 Mayor Chilsen told Ald. Wulf he can put the item back on the agenda.

586  
587 Ald. Wulf said it was her understanding the reason the Administrative and Judiciary Committee  
588 had referred this item without recommendation to the Common Council was because she, Ald.

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

15

589 Binash, and Ald. Gjertsen felt that Ald. Olson, Ald. Smith, and Ald. Every also should  
590 participate in the discussion. Ald. Wulf said, “There were a lot of issues with the topic, as we all  
591 know, who attended that meeting. I would like to handle this instead of it just kind of lingering  
592 out there. I would like to give Festival Foods, since they took the time and the application, to  
593 give them some type of response.”

594  
595 City Administrator Rindfleisch said, “For example, if someone in a year wanted to bring an issue  
596 back, you could put a document to the Administrative and Judiciary Committee for discussion or  
597 review further on. But a motion filed doesn’t automatically do that in a particular timeframe.”

598  
599 Mayor Chilsen said he will put this item back on the Administrative and Judiciary Committee’s  
600 agenda.

601  
602 Ald. Wulf reiterated she believes Festival Foods deserves a response out of respect.

603  
604 Ald. Binash said it is his understanding the reason this item was forwarded to the Common  
605 Council without recommendation was to make the public aware of what was discussed at the  
606 December 5 Administrative and Judiciary Committee “so that the public would know that certain  
607 entities would like to have curbside pickup for liquor. It’s a new thing that’s going on within the  
608 state, and there are very few places that already do this. We wanted the other alderpersons to  
609 know this has been brought up to let you know some of the topics that we discussed. And we  
610 also wanted the community to know that this is something that’s been brought up and whether  
611 they can get back to the alderpersons and say, ‘We are in favor of it’ or, ‘We are not in favor of  
612 it’ or, ‘It’s not a big deal.’ There was some discussion about it, and we thought this would be a  
613 good idea to let it sit for awhile and see how other communities handle it. I thought it would be a  
614 good idea for all of us to at least have this before us and the community so you know that this is  
615 a possibility.”

616  
617 Ald. Smith said she believes Ald. Gjertsen’s motion is appropriate based on the discussion that  
618 has transpired thus far and she would be willing to agree to it with the understanding this item  
619 can go back to the Administrative and Judiciary Committee for further discussion so that the full  
620 Council is more prepared to discuss it at its January 8 meeting.

621  
622 Ald. Every noted the alderpersons have the information pertaining to this item included in their  
623 packets. Ald. Every said he has read the information and stated he is ready to vote against it.  
624 Ald. Every said, “Refer it back to the same committee for what discussion – the discussion that  
625 didn’t occur at the last meeting? Again, I point out there is one of the fallacies or problems with  
626 our committee system. I agree I would like to know what other aldermen think about this. But  
627 we do have all the information here. It has gone to legal counsel. He has given us his opinion,  
628 and he’s not crazy about it. Personally, I think you have to do two things. You have to create an  
629 ordinance, first of all, that allows the expansion of that premises for a specific reason. Then you  
630 have to authorize the extension of a description of their license. The other thing is, one of the

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

16

631 suggestions of the attorney is to wait and see what happens – what other communities do, what  
632 legislation takes place in the state. I don't think it's anything we have to rush into, so referring it  
633 is fine with me. I am prepared to discuss it if you are, but if you want to refer it, that's fine. The  
634 information is here. All you have to do is read it.”

635  
636 Ald. Wulf said, “I think things that come to Council usually ... I look heavily at the committee  
637 recommendation. I think the issue here is that the three remaining alderpersons did not get the  
638 minutes in a timely fashion, for whatever reason. Our Police Chief shared his concerns with us  
639 at the Administrative and Judiciary Committee meeting for a number of reasons that I think are  
640 pretty apparent without even listing them – delivering alcohol to a vehicle in a parking lot. Just  
641 hearing that raises questions. Do note this is something that other municipalities in the State of  
642 Wisconsin have recently been approved to do. There are just a handful in the last four to six  
643 weeks only. That was one thing that [myself, Ald. Binash, and Ald. Gjertsen] ... I think I can  
644 speak on behalf of the committee that we shared some concern that it was so very new to a  
645 number of the municipalities. I think we were told there are maybe seven or eight of them that  
646 has happened in the State of Wisconsin so far. It was just too new for a few of us to think that  
647 maybe this is a good idea. Maybe it needs to be fleshed out first, see how the other communities  
648 are handling it, whether it's working, if they've had issues, maybe we look at this in a year. That  
649 was a lot of the general discussion that we had. But just out of respect, I believe our committee  
650 felt that we owed it to the rest of the Council ... For me, it was kind of a controversial topic that  
651 we felt that we should respect the rest of the Council and get the rest of their feedback. That's  
652 why we referred it.”

653  
654 Mayor Chilsen said he would be happy to check with the League of Municipalities and see if any  
655 municipalities “have weighed in on their favor or disfavor with it.”

656  
657 Sean said, “Our memo goes through a number of municipalities that have adopted this. It even  
658 discusses a few municipalities in detail.”

659  
660 Ald. Gjertsen said, “From the discussion at the Administrative and Judiciary Committee meeting,  
661 my understanding is this has not gone on very long in the municipalities. The reason for filing it  
662 was to give the other aldermen a chance to read the documentation. Jerry has read it, and I  
663 would be willing to rescind that. But I think more discussion on this was better than less and  
664 more time. I would be more than happy to rescind [my motion] if we want to continue the  
665 dialogue.”

666  
667 Ald. Every said he will go along with the feeling of the Council, adding, “I'm just saying we're  
668 sending it back to the same committee that didn't make a recommendation last time. And they  
669 wanted to get it to the Council so we could discuss it. I just think we're missing an opportunity,  
670 but I guess we'll do it one month later or so.”

671  
672 Motion restated:

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

17

673  
674 To file possible consideration to proceed with a plan /ordinance change to allow online beer /  
675 liquor purchases with drive-up pickup services within the City of Onalaska with adequate  
676 conditions outlining requirements for businesses that would qualify.

677  
678 City Administrator Rindfleisch reiterated it is opinion, per his review of Robert’s Rules of Order,  
679 filing this item disposes of the matter. City Administrator Rindfleisch said, “It can always come  
680 back on a different date, a different topic, a different document, but it’s disposed of at this point  
681 in time. If you wish to bring it up at a particular date or committee, you have to refer it to the  
682 committee, or you table it until a particular day.”

683  
684 Mayor Chilsen said the motion has to be to refer.

685  
686 Ald. Gjertsen said he will leave his motion as-is: to file.

687  
688 On voice vote, motion carried, 5-1 (Ald. Binash).

689  
690 **Item 11 – PLAN COMMISSION**

691  
692 A. Approval of a General Development Plan for a Planned Unit Development (PUD)  
693 application filed by Jacob Burch of Logistics Development Group, LLC, 205 4<sup>th</sup> Street,  
694 La Crosse, WI 54601, for a new residential subdivision to contain eighteen (18) buildable  
695 lots for single-family dwellings located at “State Road 16” at the end of Crestwood Lane,  
696 Onalaska, WI 54650 (Tax Parcel #9-13-5)

697  
698 Motion by Ald. Every, second by Ald. Gjertsen, to approve a General Development Plan for a  
699 Planned Unit Development (PUD) application filed by Jacob Burch of Logistics Development  
700 Group, LLC, 205 4<sup>th</sup> Street, La Crosse, WI 54601, for a new residential subdivision to contain  
701 eighteen (18) buildable lots for single-family dwellings located at “State Road 16” at the end of  
702 Crestwood Lane, Onalaska, WI 54650 (Tax Parcel #9-13-5).

703  
704 Ald. Wulf said she had followed up with Jarrod since the November 27 Plan Commission  
705 meeting and noted there was some concern regarding the sprinkler system. Ald. Wulf noted Fire  
706 Chief Hayes had stated he wants to see a sprinkler system installed, and she also noted she had  
707 spoken to individuals who expressed concern regarding the required installation of a sprinkler  
708 system. Ald. Wulf said it is her understanding Jacob Burch originally had been in favor of  
709 installing a sprinkler system, and she also said it is her understanding based on the November 27  
710 Plan Commission meeting that Jacob does not necessarily support installing a sprinkler system.  
711 Ald. Wulf asked, “What was the change? What was the reason for that?” Ald. Wulf reiterated  
712 she had spoken with Jarrod and asked him to address this topic.

713  
714 Jarrod noted the original development had been brought forward as a development in the Town

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

18

715 of Medary, and he also noted it would not have had City of Onalaska services, including city  
716 water, at that time. Jarrod said, “With the now annexation going through and this development  
717 coming through the city process, this development would have the addition of city water. We  
718 would be installing a booster station in this area of Crestwood Lane that would serve the  
719 Crestwood Lane and French Road area, [which is] about 300 acres. We would have fire hydrants  
720 in the area to sustain fire service water for the Fire Department. I think that was the biggest  
721 change from the previous development.”

722

723 Ald. Wulf said her initial thought was the sprinkler system would perhaps be 1 percent of the  
724 cost to construct a house. Ald. Wulf also said that while she understands Fire Chief Hayes’  
725 position, “I have to agree with our City Engineer that I think we need to have more of a policy of  
726 the criteria if we’re going to require sprinklers – not necessarily development by development,  
727 but a set criteria.”

728

729 Jarrod noted that at the November 27 Plan Commission meeting he had brought up the idea there  
730 should be established criteria – be it the time from the fire station, driveway slopes, or  
731 accessibility – that the city could unilaterally enforce across whatever extents of the city in which  
732 the rule would partake.

733

734 Ald. Wulf said that while she initially supported requiring the installation of a sprinkler system,  
735 she will defer to Jarrod on this matter.

736

737 Ald. Binash said the Plan Commission had had a lengthy discussion about sprinkler systems and  
738 stated, “We thought it was kind of late in the game to ... I think they said [the cost would be]  
739 between \$4,000 and \$5,000 to put in a sprinkler system.” Ald. Binash said the Plan Commission  
740 also had discussed response time “and looking at, if you’re so far from the [fire] station that we  
741 may look at this in the future, that if you’re building at a certain distance from the fire station we  
742 might require having sprinkler systems. I know that the Fire Department is very much in favor  
743 of everybody having one, but in the future we may very well look at something like that for  
744 safety reasons.”

745

746 Ald. Every said, “I agree it that it should be an ordinance of some kind, but it also should include  
747 building materials that might be used in such a building that’s out of range – not just the  
748 sprinklers. Your idea is a good one.”

749

750 Ald. Gjertsen said, “I want to reiterate on the slopes and the distances, the way those things are  
751 all going to come into play ... the future of the city where the growth is going to be at, and where  
752 the Fire Department may or may not be. The other thing is we need to take a very serious look –  
753 and this is not just ‘x’ amount of distance from our fire station – we need to take a very close  
754 look at building materials. That is a huge issue that’s going to be daunting this community for a  
755 very long time. These practices that have been out there for even 30 years are going to come  
756 back and start haunting us if we don’t step in and do something. I would recommend we do

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

19

757 something more sooner than later on both.”

758

759 On voice vote, motion carried.

760

761 B. Approval of a General Development Plan for a Downtown Planned Unit Development  
762 (D-PUD) application filed by Marvin Wanders of Three Sixty Real Estate Solutions,  
763 LLC, P.O. Box 609, La Crosse, WI 54602 for a multifamily residential development (98  
764 units within three (3) structures) and a commercial/residential mixed-use development to  
765 be located at 200 Court Street, Court Street South, 300 Court Street South, 400 Court  
766 Street South, Onalaska, WI 54650 (land owned by the City of Onalaska) (Tax Parcel #s  
767 18-24-0, 18-25-0, 18-32-0 & 18-38-0)

768

769 Motion by Ald. Olson, second by Ald. Every, to approve a General Development Plan for a  
770 Downtown Planned Unit Development (D-PUD) application filed by Marvin Wanders of Three  
771 Sixty Real Estate Solutions, LLC, P.O. Box 609, La Crosse, WI 54602 for a multifamily  
772 residential development (98 units within three (3) structures) and a commercial/residential  
773 mixed-use development to be located at 200 Court Street, Court Street South, 300 Court Street  
774 South, 400 Court Street South, Onalaska, WI 54650 (land owned by the City of Onalaska) (Tax  
775 Parcel #s 18-24-0, 18-25-0, 18-32-0 & 18-38-0).

776

777 Ald. Olson asked City Administrator Rindfleisch to explain the situation regarding the process  
778 and the city’s first step.

779

780 City Administrator Rindfleisch said the General Development Plan is before the Common  
781 Council this evening, and it is the first step to committing the Council, which is the appropriate  
782 body when examining a Downtown Planned Unit Development. City Administrator Rindfleisch  
783 explained that the Plan Commission provides a recommendation to the Common Council, and he  
784 said, “It’s generally giving permission to advance it’s liking the concept and the project, and it’s  
785 telling the developer and staff to continue moving forward. Further steps with this particular  
786 plan would include creation of a Tax Incremental District through the Joint Review Board. The  
787 meetings likely will start in January for that. [There would need to be] Joint Review Board  
788 approval of the project itself, and then for this particular project there is a Final Implementation  
789 Plan as well that also would need to be approved by the Plan Commission and the Common  
790 Council. That is the final commitment that this is the project we’re moving forward. Prior to  
791 that and after the TID District is created is the actual negotiations and the Developer’s  
792 Agreement. This Council would also have to approve that Developer’s Agreement down the  
793 road. None of those steps can occur unless we take the first step of saying, ‘Yes, we think this is  
794 a viable idea’ and move forward with that viable idea.

795

796 There is a timeline in place. One of the questions is, is there any harm in going back to the Plan  
797 Commission? My two answers to that particular questions is, this is actually the body that makes  
798 that final decision and not the Plan Commission. You’ve heard the input from the public today.

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

20

799 The second way I look at that is, sending it back will affect that timeframe in a manner that  
800 effectively you're saying 'no' to the development and you do not wish to move forward. Then  
801 we no longer pursue this particular development. But I don't think a referral for 30 days will  
802 keep within any potential timeline that we would have for development."

803  
804 Ald. Every said, "This is on city-owned property. There is nothing here at stake as far as we're  
805 concerned. The TIF is a pay-as-you-go TIF. In other words, [Marvin Wanders] will pay all the  
806 expenses and we will reimburse him if and when this TIF starts to generate money. It's kind of a  
807 win-win for us. There are some things, infrastructure-wise, that we would need to do, and we  
808 already had in our Capital Improvements Budget before the concept was even brought forward.  
809 The lift station, for instance, the streets, and the curb and gutter were already in the Capital Plan  
810 and had been thought of years before I got here. Those are things that will be done. There's  
811 going to be another [opportunity], as we just announced [Tuesday] morning, when this goes to  
812 the CDA that you'll have on January 8 to talk about this and listen. And there will be several  
813 times when it will come before different planning committees [because] it has to get permits for  
814 things that are done. There will be a lot more input going into this. As far as the way I looked at  
815 this, this was a win-win for the city. I know we're going to sacrifice a lot of things. The view is  
816 the one thing that a few people mentioned that might be obstructed of the river. To me, that's  
817 valuable; you can't put a price on it. But we need to expand. We need to take the opportunities  
818 when we get them and when they're presented to us. We need to do everything we can to make  
819 sure that they occur and they're a benefit to our taxpayers. That's the way I look at it, and I think  
820 it is a win-win for us. I would hope that we would approve this tonight and go forward with it  
821 now with this step and then move forward from there."

822  
823 Mayor Chilsen asked City Administrator Rindfleisch to discuss the waterfront project and where  
824 its boundaries are located.

825  
826 City Administrator Rindfleisch noted he has lived in the community only since the spring of  
827 2017, and he said something he had stated when the Great River Landing opened was that he was  
828 pleased the community had taken action and begun to improve the waterfront. City  
829 Administrator Rindfleisch referred to a rendering of the current plan on display and noted Irvin  
830 Street would be on the left side of the boundary, and Court Street runs down the center. City  
831 Administrator Rindfleisch pointed out where the apartments and the restaurant/coffee shop  
832 would be constructed. City Administrator Rindfleisch noted city staff had found a diagram for  
833 the original downtown plan dated 1999, and he pointed out a redevelopment site where the  
834 current city land property is. City Administrator Rindfleisch said, "There have been some  
835 conversations that this has never been designated as something to be redeveloped. As far as I  
836 can tell, entering into this project and going back 19 years, this has always been designated as an  
837 area for redevelopment, specifically excluded from the Great River Landing area to the north of  
838 Irvin Street."

839  
840 City Administrator Rindfleisch referred to a rendering of the 1999 Downtown Redevelopment

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

21

841 Plan and pointed out Main Street and State Trunk Highway 35.

842

843 Katie noted the plan shows a mixture of potential commercial and retail development, as well as  
844 a potential hotel development. Katie said this area is designated as the proposed Three Sixty  
845 development, adding it was intended for more of a commercial entity.

846

847 City Administrator Rindfleisch noted Irvin Street is the northern boundary, and he pointed out  
848 green space that is currently the Great River Landing. City Administrator Rindfleisch also  
849 pointed out the area of green space that is now Dash-Park. City Administrator Rindfleisch said,  
850 “I bring these up because as the 1999 document leads into the charrette and the Great River  
851 Landing process, the boundaries are well-established here for what the Great River Landing was  
852 reviewing. It’s everything north of Irvin Street, the vistas coming from Main Street and [STH]  
853 35, the Black River down below, the marsh to the south and to the west, and access on Irvin  
854 Street. You can see it’s never been as part of the vista view as keeping that as open and green  
855 space as far back as we can tell. This kind of dictates how, as we entered into conversations with  
856 the developer, what’s important here and to the community as a whole, not impacting the  
857 downtown.

858

859 Successful downtown development really needs a three-legged stool. We need all three to be  
860 successful. [First], the amenities, which in this case we’re utilizing our natural resources here,  
861 [meaning] the trails, the river, the park, the marsh, and the downtown parks we have to draw  
862 people downtown. [Second], businesses. You need businesses to thrive as well. As part of all  
863 that you need the residential component of that. People live downtown. They shop downtown.  
864 They recreate downtown. Businesses, as mentioned by the business owner who spoke earlier  
865 today, need an audience that is willing to walk to and support your businesses. But people won’t  
866 move downtown unless you have businesses. It’s this three-legged stool. You need all three of  
867 them to interact very well together. I think going back to this plan, all the future work that was  
868 done on the Great River Landing really highlights that fact. Right now, we’re asking for  
869 consideration with the developer to look at that third leg of the stool and creating that population  
870 downtown that will support the other two legs as well.”

871

872 Mayor Chilsen asked City Administrator Rindfleisch to explain the budgeting formula;  
873 specifically, the 60 percent of net-new construction.

874

875 City Administrator Rindfleisch said net-new construction is “the key driving factor” to what the  
876 city has to work with in creating its budgets. City Administrator Rindfleisch explained that the  
877 amount of net-new construction – e.g. the amount of new construction minus any demolition that  
878 would occur within the boundaries of the community – create a formula in which the city only  
879 receives 60 percent. This in turn impacts a city’s budget to grow. City Administrator  
880 Rindfleisch said the theory is any net-new construction a city has pays for any tax increase  
881 within the budget. City Administrator Rindfleisch said, “All things being equal, the taxes should  
882 remain the same on all the properties, and only the new development drives any tax increase you

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

22

883 have in your overall tax levy. Without any net-new construction, the ability to pay for the  
884 existing level of services is harmed, so you look at being more efficient at providing the services,  
885 reduction of services, staff reduction – the things we would normally look at in a budget anyway.  
886 But net-new construction is the only way to actually grow the tax levy. In the last couple of  
887 years we've had decreased levels of net-new construction. I don't think it's anything particular  
888 to the economy. It's simply being mostly built out in our commercial area. There's been a lot of  
889 activity trying to jumpstart the development of the residential areas recently. This would bring a  
890 \$60 million cost, but maybe a \$12 to \$13 million estimated value. Once the TID District closes  
891 down, [there would be] something like \$200,000 in net tax revenue from this project alone.”

892  
893 City Administrator Rindfleisch said there have been conversations pertaining to increased capital  
894 expenses to reserve the property for additional green space or perhaps constructing an outdoor  
895 amphitheater or stages. City Administrator Rindfleisch said that while it is worth discussing,  
896 “the challenge that we're facing is without development we are unable to pay for all those things,  
897 without increasing the tax levy on the existing residents. Likewise, the [Onalaska] School  
898 District has a net loss of students within the last year even though they have open enrollment.  
899 Part of the health of the school district also requires us to find ways to bring families into the  
900 area as well to keep the overall health of the schools and the municipality moving forward.”

901  
902 Ald. Olson said, “For the people in the audience who brought this up before, the parking issue,  
903 the CDA, the community that I am on, that is a priority of ours. I think we had a very good  
904 answer to that problem before David Reay's came. Now that we have David Reay's, I made that  
905 suggestion the other day that we have to solve this problem. I can assure you that we will be  
906 seriously looking at the parking issue, and before this goes in we will have the adequate parking  
907 for the things we want to do down there.”

908  
909 City Administrator Rindfleisch said, “The parking question in particular with this development  
910 that has arisen is about the parking spots. ... The normal ordinance would be two parking spots  
911 per apartment complex. On our Downtown PUD they can create their parking requirements,  
912 which has been approved. The reason for some spots only having one is that a lot of these units  
913 are one-bedroom apartments and studios. ... It's challenging for a developer to put two parking  
914 spots for one-bedroom and studio apartments when most people are only going to have one  
915 vehicle. You're also looking at a downtown area where people won't necessarily need the  
916 transportation; they'll be able to park the car and walk. That's sort of the long-term that we have  
917 for here. The expectation is that under the current proposal all residents would be parking on-  
918 site either in the garages, underground, or in the other available parking there. It should not  
919 impact outside that particular parking area, whereas a hotel or other commercial developments  
920 would impact the available parking that's in the area.” City Administrator Rindfleisch noted the  
921 CDA will examine the downtown concepts being developed and said, “The parking solution the  
922 CDA would like to see is in partnership with any developers. With the requirement of additional  
923 Tax Incremental Financing assistance that may be that way, but putting it together with any  
924 redevelopment that incurs downtown that can help densify the business community as well as

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

23

925 provide parking for the downtown. Those who come to the open house will likely see some  
926 concepts for that.”

927  
928 Ald. Binash thanked the citizens who had provided public input, stating he does not believe the  
929 alderpersons and city staff cannot think of everything that might occur with this development.  
930 Ald. Binash noted he and the other alderpersons have received emails and listened to citizens’  
931 input. Ald. Binash noted he had made a list of the concerns that had been brought up, including  
932 the future plans for the area. Ald. Binash said, “The question was, do we need more apartments?  
933 That seems to be the direction that the generations are going to now – not necessarily home-  
934 buying, but apartment complexes. I doubt that somebody would spend millions of dollars  
935 they’re going to do without having done their homework as to being able to fill these apartment  
936 complexes and townhomes and what they’re going to have. The traffic pattern has been  
937 discussed, and with good cause, because yes, it will increase traffic. It’s that simple. I think  
938 parking has been addressed. The size of the buildings, the height and the grade, those were  
939 concerns brought forth as to, is this going to be something that we want in the downtown area? I  
940 think since we have the representatives from Marvin Wanders here, perhaps they can answer  
941 some of those questions. The question about light pollution and prior businesses in the area – I  
942 was here first. [Someone asked] what about my retaining wall that I have behind there? I think  
943 Marvin Wanders has addressed that as well as how they can make sure that whatever they do in  
944 that area is not going to damage already existing property.

945  
946 Does this fit our long-range plan? Yes, because we are in the process of redeveloping our vision  
947 for not only the downtown area, but also for the Highway 16 corridor. ... The landscaping was a  
948 question – how is that going to be done? [There were questions regarding] ingress and egress –  
949 how is that going to be handled? [There were questions regarding] storm water, utilities – some  
950 of them might have to be buried, and some of them will have to be moved in order to  
951 accommodate this big development. Obviously, the location brings forth a lot of tremendous  
952 challenges for the developers. Again, they’re here this evening, so if we have questions for them  
953 they can answer them. The view may be somewhat obstructed, but my understanding is as  
954 you’re walking down the street you won’t necessarily see the buildings as you look up. But if  
955 you’re down below and you’re west of the railroad tracks and you look up, yes, you will see it.  
956 My understanding is no trees are going to be taken out of that area. If you’ll notice, we did cut  
957 down some trees when the Great River Landing was done for the view. And where the sunfish  
958 is, trees were taken down to accommodate the view. If there are trees that are sick and need to  
959 come down, they will. But if they’re a viable tree, then there is no reason to be taking them  
960 down. We’re not cramming everything into a small space; I believe that was also brought up.  
961 You’ll see that these are three separate buildings, and they’re pretty well thought out. Again, this  
962 urban core idea we’re dealing with. It’s something that is happening in cities, and obviously it’s  
963 going to happen with our city. Bringing in people to a downtown area, all you have to do is look  
964 at the La Crosse area and you see what they’ve done with their apartment buildings and their  
965 complexes. It brings people into a general, centralized area. The [railroad] quiet zone has been  
966 on the Capital Improvements Budget. We’ve already put money in there, and we’re well on our

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

24

967 way to hopefully getting that taken care of.

968

969 Some of the positives that may come out of this are our future generations [will have] a place to  
970 live, stay in the downtown area as that hopefully gets redeveloped. It's going to reenergize the  
971 area. It should add value to the city, and perhaps it will add value to the homeowners in the area.  
972 There will be growth in our tax base. [It will bring] jobs. This is a multidimensional unit  
973 complex – townhomes, commercial space, one-, two-, and three-bedroom apartments and  
974 townhomes. It will bring a strong urban core to what it is that the city may be wishing to do in  
975 this particular area. Native vegetation was something that was brought up; they plan on putting  
976 that in this area. The Mississippi Valley Archaeological Center is going to be on site to look at  
977 this, but be aware that the site has already fill in it, so it's highly unlikely that they may run  
978 across anything. But there will be somebody on site who will be watching to see if any  
979 archaeological issues come up. I think burying the three-phase lines is also something they may  
980 be looking at in the area to bury some of the electrical. I believe one of the things the developer  
981 is doing is looking at the existing terrain to their advantage so that it doesn't create some issues.  
982 Something that was brought up was, what if there's a derailment or high water? I think they're  
983 taking this into consideration when they're putting this plan together.

984

985 All in all, if you evaluate this based on the merits – at least in my opinion – I think this is  
986 something beneficial for the city. But I have listened to what the people have to say, and I think  
987 that's why we're here: to [address] your concerns.”

988

989 Mayor Chilsen noted that Marvin Wanders' representatives may be invited to address some of  
990 the questions they have heard this evening.

991

992 Ald. Smith thanked those who had spoken this evening as well as the citizens who have emailed  
993 all the alderpersons, adding she is pleased to see the large number of people in the Common  
994 Council Chambers. Ald. Smith said, “We are happy that you're here. We enjoy hearing from  
995 you. We do listen. We are taking it seriously and putting it together will all the other committee  
996 work and the information we have trying to make the best decision for the entire City of  
997 Onalaska. I just want to thank everyone for coming. We do appreciate your comments.”

998

999 Ald. Wulf asked where the public venues such as the farmers market and festivals were intended  
1000 to be held. Ald. Wulf asked Three Sixty's representatives to address ADA compliance, and she  
1001 also asked what area is considered to be the waterfront. Ald. Wulf asked Jarrod to discuss the  
1002 plan for Court Street, and she also stated she is concerned about parking. Ald. Wulf said she  
1003 believes City Administrator Rindfleisch had said renters will be required to park on the site, and  
1004 she asked if tenants' leases will state as such.

1005

1006 City Administrator Rindfleisch told Ald. Wulf that as part of the General Development Plan and  
1007 the Final Implementation Plan, the expectation is that the developer will provide sufficient  
1008 parking for each and every resident who wishes to park. City Administrator Rindfleisch said,

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

25

1009 “It’s making sure that whatever the plan is, there’s sufficient parking for the project. ... As part  
1010 of the project, we would expect any commercial or residential project to have enough parking for  
1011 themselves.”

1012

1013 Ald. Wulf asked if tenants would not necessarily be required to park at their unit, and she also  
1014 asked if they could park on the street or at the 2<sup>nd</sup> Avenue parking lot.

1015

1016 City Administrator Rindfleisch said there is no mechanism the Common Council could provide  
1017 to require specific tenants to park when they cannot utilize public parking spots. City

1018 Administrator Rindfleisch said the expectation as part of this development plan is to urge the  
1019 developer to ensure that the residents have sufficient parking and are able to park at their spots.

1020 City Administrator Rindfleisch added he is unsure how someone could receive a citation for  
1021 parking in a public spot.

1022

1023 Jarrod referred to the updated conceptual plan and noted the developer proposes to have parking  
1024 for the garages and extra parking in the rear for staff at the commercial outlet, as well as extra  
1025 stalls along the back. Jarrod said the developer also is proposing to have parking stalls along  
1026 Court Street and noted the developer would maintain the area as part of the development  
1027 agreement. Jarrod said the developer is proposing to close part of South Court Street, from  
1028 Hickory Street to the Great River Landing. This area would be reserved for pedestrians, and no  
1029 cut-through traffic would be allowed in this area. Jarrod said motorists would be allowed to  
1030 enter on Hickory Street and drive to the back of the building. The south end of the larger  
1031 building would be the entrance to the underground parking beneath the 60-unit building. Jarrod  
1032 said the sanitary sewer, water main, and utilities will be underneath Court Street.

1033

1034 Ald. Wulf again asked where the public venues such as the farmers market and festivals were  
1035 intended to be held.

1036

1037 Katie said one of the items brought forward as part of the Great River Landing was to attempt to  
1038 utilize the parking lot area as a multiuse site. Katie explained that through different iterations of  
1039 that plan it still is an option. However, Katie also pointed out the space was deemed not large  
1040 enough to accommodate that use. Katie said that as part of the CDA redevelopment project that  
1041 is underway, there are areas within the downtown area that are attempted to be selected for that.  
1042 Katie said it might be a partnership with another entity to determine if there is a larger parking  
1043 lot area where events such as farmers markets could be held. Katie said, “While it is not part of  
1044 this particular plan, the city is continuing to look at that. That is one of the aspects of the  
1045 proposed area through the CDA planning process that is still underway.”

1046

1047 Jarrod said that as part of the Capital Improvements Budget the city is working on what will  
1048 happen on Irvin Street between 2<sup>nd</sup> Avenue and 3<sup>rd</sup> Avenue, and also the alleyway system that  
1049 runs between Main Street and up to Hickory Street, where the Onalaska School District’s  
1050 administrative building is located. Jarrod said the administrative building, which is utilized 8

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

26

1051 a.m. to 5 p.m. Monday through Friday, likely would be the most conducive location for a farmers  
1052 market or other events. Jarrod said, “It’s a matter of ensuring the pedestrian plan to get to that  
1053 would work with that use.”

1054

1055 On voice vote, motion carried, 5-1 (Ald. Gjertsen).

1056

1057 **Item 12 – UTILITIES COMMITTEE**

1058

1059 A. **Resolution 30-2018** to create the La Crosse Area Metropolitan Sewerage District

1060

1061 Motion by Ald. Olson, second by Ald. Gjertsen, to approve Resolution 30-2018 to create the La  
1062 Crosse Area Metropolitan Sewerage District.

1063

1064 Ald. Every said, “I continue to have some reservations, but I am completely in favor of any kind  
1065 of metropolitan consortiums that we can put together in any of our utilities. But I am particularly  
1066 concerned about the process and that we don’t get caught up in this and get involved in  
1067 something we may not want to be involved in. Obviously you have the opportunity to pull out of  
1068 it if you want to, and that’s in the state statutes. But Eric has answered a lot of the questions in  
1069 his packet that he gave us that I had. I am not going to hold up the meeting for further discussion  
1070 on that. I think the one point I want to make and that I made with Eric and tried to make at the  
1071 Finance [and Personnel] and Utilities Committee meetings is that we’re hoping with the  
1072 formation of this district that we’ll have some more bargaining power with the bully pulpit.  
1073 Obviously La Crosse is going to be the only place that can process this sewage, and we’re going  
1074 to have to deal with them no matter. But there are some things in here that we have to really  
1075 make sure that we are represented equally and we don’t get into something that ... In other  
1076 words, the taxation is very strict in how you have to tax people. There are several things that we  
1077 want to be really sure that we gain enough power and enough leverage to have some effect over  
1078 the big sewer district. I would say that I will vote for this. I think it’s a good idea, and I would  
1079 say to Eric if that’s your intention. But be aware that there are things that they control. God  
1080 bless you.”

1081

1082 On voice vote, motion carried.

1083

1084 B. Approval and place on file Memorandum of Understanding between the City of La  
1085 Crescent, Minnesota and the City of Onalaska regarding sewer services

1086

1087 Motion by Ald. Every, second by Ald. Olson, to approve and place on file Memorandum of  
1088 Understanding between the City of La Crescent, Minnesota and the City of Onalaska regarding  
1089 sewer services.

1090

1091 On voice vote, motion carried.

1092

1093 **Item 13 – COMMUNITY DEVELOPMENT AUTHORITY**

1094

- 1095 A. Update on Onalaska Redevelopment Project and approval of contract with Hoisington  
1096 Koegler Group, Inc. (HKGi) as Planning Consultant (FIO)

1097

1098 Katie said this item was included on this evening’s agenda to tie the duties of the CDA and the  
1099 redevelopment planning process that is occurring both for State Road 16 and the downtown area.

1100

1101 Katie also invited the Common Council and subsequent committees to attend the January 8  
1102 meeting at Irving Pertzsch Elementary School. Katie said she realizes it will be held the same  
1103 night as the Common Council meeting and that she hopes the alderpersons could give staff and  
1104 the consultants their comments prior to the Council meeting at 7 p.m. Katie noted more public

1105

1106 participation has been included as an amendment in the contract with HKGi and said she  
1107 believed it was important to include the public in the discussion so that citizens may voice  
1108 concerns.

1107

1108 **Item 14 – CITY ADMINISTRATOR**

1109

- 1110 A. Approval of Plan Commission Subcommittee and Plan Commission 2019 meeting  
1111 schedules

1112

- 1113 B. Approval of Community Development Authority (CDA) 2019 meeting schedule

1114

1115 Motion by Ald. Gjertsen, second by Ald. Olson, to approve the Plan Commission Subcommittee,  
1116 Plan Commission, and Community Development Authority 2019 meeting schedules.

1116

1117 City Administrator Rindfleisch noted nothing is changing in terms of the schedule.

1118

1119 On voice vote, motion carried.

1120

1121 **Item 15 – REPORT FROM ALDERPERSON WULF**

1122

- 1123 A. Onalaska Library showing of Decoding the Driftless on January 10, 2019 @ 6:30 p.m.  
1124 with guest George Howe, Producer & Filmmaker

1125

1126 Ald. Wulf said she had asked city staff to include a flier in the alderpersons’ packets. Ald. Wulf  
1127 noted Larry Pohja, a member of the Onalaska Friends of the Library, had brought this event to  
1128 her attention, and she said the Onalaska Friends of the Library are sponsoring the event. Ald.

1129

1130 Wulf said Sherri Sinniger, the library’s Branch Manager, was instrumental in making this event  
1131 happen.

1131

1132 **Item 16 – REPORT FROM ALDERPERSON OLSON**

1133

- 1134 A. Remembrance of President George H.W. Bush

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

28

1135  
1136 Ald. Olson said, “I just wanted to take a couple of minutes to say a few words about our 41<sup>st</sup>  
1137 President, George Herbert Walker Bush. I listened to his funeral, and I was deeply moved by not  
1138 only his love for his wife [Barbara], but [also] the kind of man that he was and the life that he  
1139 lived, which transcends politics completely. I wish we could all focus on some of those values  
1140 that he stood for and try to remember that those are the important things in life, and they will  
1141 make you a very happy person. Thank you, your honor.”

1142  
1143 **The following item was pulled from the Consent Agenda, to be addressed at this time in the**  
1144 **Non-Consent Agenda.**

1145  
1146 **PARKS AND RECREATION BOARD**

1147  
1148 A. Approve the Public Art (Sculpture) to be placed at the Great River Landing

1149  
1150 Motion by Ald. Every, second by Ald. Gjertsen, to approve the Public Art (Sculpture) to be  
1151 placed at the Great River Landing.

1152  
1153 Ald. Wulf said, “The reason why I asked for this to be pulled off the Consent Agenda is I know  
1154 that there was ... [The Parks and Recreation Board] had a public hearing on this item. It was  
1155 held in the Council Chambers last month. There was some concern expressed, both at public  
1156 input and at the board level about possible maintenance concerns, or if there was going to be a  
1157 fund balance. I talked with Dan Wick earlier [Tuesday], and I don’t believe the recommendation  
1158 coming out of the Parks [and Recreation Board] was any firm number, or was there going to be  
1159 money set aside or a specific dollar amount. That is one concern that I had. I understand that  
1160 any time any vandalism occurs or any insurance claim that we file the city is responsible for the  
1161 first \$1,000. The other concern I have is putting a structure of this magnitude and cost that I  
1162 think about the amount of work that the Onalaska Arts Council, the hundreds and hundreds of  
1163 hours that they’ve put in, the work they’ve put in, the outreach they’ve done, the donors who  
1164 have contributed ... For me personally, I look at, whether it’s my money or the city’s money or  
1165 someone else’s money, it’s all the same to me. It needs to be treated very respectfully. I am  
1166 concerned about someone spending \$150,000, \$160,000 and not having it protected in some  
1167 way; i.e., a camera or two – some type of a camera system. I just think the most respectful thing  
1168 to do would be to have that protected.

1169  
1170 We’ve had vandalism down at the Great River Landing the last few years. It was such a  
1171 disappointing thing to have occur after we waited so many years to have that beautiful facility.  
1172 Then we had the vandalism occur. I just think that the City of Onalaska would have egg on our  
1173 face if we didn’t have some type of protection down there. Something happens, and then the  
1174 community says, ‘Couldn’t you catch them? Didn’t you have a camera?’ And we’d say, ‘No,  
1175 we didn’t. We didn’t think about a camera. Being on [the] Technology [Committee] since 2003,  
1176 I think it’s my responsibility to bring forward that we need to protect it, whether it’s with some

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

29

1177 type of camera system. I talked with Dan about it. There is a concern whether you do wireless.  
1178 You have to worry about, could the Wi-Fi be down? We do have connectivity issues down  
1179 there. I'm all for the sculpture. I think the committee has done a fantastic job. They are to be  
1180 commended for the work they have done. The only way I would support this ... I know you'll  
1181 probably get five 'yes' votes, but I will not be a 'yes' vote unless there will be some concession  
1182 made for one or two cameras. I just think we need to protect the investment."

1183

1184 Ald. Every noted he had read the minutes from the November 26 Parks and Recreation Board  
1185 meeting and said a couple of options had been discussed. Ald. Every also said he believes it is  
1186 "a great project."

1187

1188 Ald. Binash said he believes the topic of maintaining the sculpture had been "covered pretty  
1189 well." Ald. Binash said, "We know how it was built and how it's been made. The facility is in  
1190 Winona, [and we know] how we can get replacement parts if we need to." Ald. Binash next  
1191 addressed vandalism at the Great River Landing, noting the city has been taking care of  
1192 vandalism that occurs, with assistance from the Room Tax Commission. Ald. Binash next  
1193 addressed the fund balance, stating, "It wasn't made a specific amount in the fund balance for  
1194 maintenance simply because we didn't know how much they were going to be able to have  
1195 raising money. If there is a fund balance left, it was agreed that it would be put into a special  
1196 account so that we would have money to take care of anything that would come up. After that,  
1197 the Room Tax Commission would, as long as things continue in a positive direction with the  
1198 room tax, we would be able to have funds to help not only with any maintenance that occurs at  
1199 the Great River Landing, but also this particular sculpture.

1200

1201 As far as cameras, we did have one installed that faces east. And as we talked at [the] Parks and  
1202 Recreation [Board meeting], the Wi-Fi could be installed in some of the light poles. There is a  
1203 Wi-Fi that's available, but unfortunately where we got it from isn't compatible with what we  
1204 need. We talked about putting in cameras or Wi-Fi and expanding Wi-Fi so it could be  
1205 available."

1206

1207 Dan said the light poles at the Great River Landing are Wi-Fi capable. Dan noted the poles were  
1208 purchased overseas and said the city's prior IT staff told him they are not compatible with the  
1209 Wi-Fi in the United States. Dan said the question was raised about installing wireless cameras  
1210 and stated he supports doing so. However, Dan also said, "Until we can get solid Wi-Fi that we  
1211 have constant connection, I think that's something that we have to be identified. There is  
1212 potential we would have to work with Public Works to see if there are extra lines, conduit that's  
1213 run there that we could actually run lines from the plaza area down there. I don't know if Jarrod  
1214 knows if there are any open ones at this time."

1215

1216 Jarrod said the Public Works staff has been tasked with improving the Wi-Fi in a variety of  
1217 buildings, including City Hall, the Public Works Facility, the Omni Center, and the Great River  
1218 Landing. Jarrod noted funds were budgeted in the 2018 CIB to fund purchases of equipment,

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

30

1219 and he said staff has just begun that project. Jarrod said staff is hopeful the equipment can be  
1220 installed over the winter, and also that he believes there are a couple of empty runs up to the  
1221 cabinet that controls the traffic signal located at the intersection of STH 35 and Main Street that  
1222 could be utilized to run a cable from the trailhead to the intersection. Jarrod said, "I think there  
1223 are ways and facilities that we could make it work."  
1224

1225 Motion by Ald. Wulf, second by Ald. Every, to amend the previous motion and state that the  
1226 Onalaska Arts Council work with the City of Onalaska to provide adequate camera coverage for  
1227 the public art sculpture, and also that the Onalaska Arts Council is responsible for paying for the  
1228 cameras.  
1229

1230 Ald. Binash told Ald. Wulf he does not believe that is a good idea and said, "They are generating  
1231 funds in order to pay for the sculpture so the taxpayers don't have to pay for it. Those Wi-Fi  
1232 cameras are not specifically for the structure, but for the entire area. The camera that now faces  
1233 east isn't necessarily covering the whole area. We do have vandalism that occurs on the corners  
1234 of the building where you can't see. If we do get the Wi-Fi cameras in these poles, that's not  
1235 only for the sculpture, but it's for the entire area – also for facing the street, facing down toward  
1236 the bike path and all the general area. I think it's an unnecessary burden to put on that particular  
1237 group. ... We've already talked about it at the Room Tax Commission, and we brought it up at  
1238 the Parks and Recreation Board [level] that the Room Tax Commission would be helping with  
1239 those cameras as we did with the one that now faces east. We're certainly willing to help.  
1240 That's what that commission is there for: to help with certain things like this."  
1241

1242 Ald. Gjertsen said he does not believe cameras protect the facilities, but he also said he believes  
1243 the cameras could be installed and cover both.  
1244

1245 Ald. Every said he assumes Ald. Wulf's amendment was that the Onalaska Arts Council work  
1246 with the city and not fund the cameras. Ald. Every said he will withdraw his second as he is  
1247 satisfied with what Ald. Binash had said.  
1248

1249 Amendment and second to the motion withdrawn.  
1250

1251 Motion by Ald. Wulf, second by Ald. Gjertsen, to amend the previous motion and state that  
1252 camera coverage is provided for the structure upon installation.  
1253

1254 Vote on the amendment:  
1255

1256 On voice vote, motion carried, 5-1 (Ald. Gjertsen).  
1257

1258 Original motion restated:  
1259

1260 To approve the Public Art (Sculpture) to be place at the Great River Landing, with camera

**Common Council  
of the City of Onalaska**

Tuesday, December 11, 2018

31

1261 coverage being completed upon installation.

1262

1263 On voice vote, motion carried.

1264

1265 **Item 17 – CLOSED SESSION**

1266

1267 To consider a motion to convene in Closed Session under Section 19.85(1)(g) of the Wisconsin  
1268 Statutes for the purpose of conferring with legal counsel for the governmental body who is  
1269 rendering oral or written advice concerning strategy to be adopted by the body with respect to  
1270 litigation in which it is or is likely to become involved:

1271

1272 • Holiday Heights claim

1273 • Fire Contract

1274

1275 If any action is required in Open Session, as a result of the Closed Session, the Council will  
1276 reconvene in Open Session to take the necessary action and/or continue on with the printed  
1277 agenda.

1278

1279 Motion by Ald. Binash, second by Ald. Olson, to convene in Closed Session.

1280

1281 On roll call vote: Ald. Kim Smith – aye, Ald. Ron Gjertsen – aye, Ald. Jerry Every – aye, Ald.  
1282 Jim Olson – aye, Ald. Jim Binash – aye, Ald. Diane Wulf – aye. Motion carried. In Closed  
1283 Session.

1284

1285

1286 Recorded by:

1287

1288 Kirk Bey