



# La Crosse Area Planning Committee

*Metropolitan Planning Organization  
Serving the La Crosse/La Crescent Urbanized Area*

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## Minutes of LAPC Meeting, July 18, 2018

**Minutes of the meeting of the La Crosse Area Planning Committee** held on Wednesday, July 18, 2018 at 4:30 pm in room 1107 of the La Crosse County Administrative Center, 212 6<sup>th</sup> St N, La Crosse, WI.

**Members Present:** Joe Chilsen, City of Onalaska; Mike Weibel, alternate for Linda Seidel, Town of Medary; Tim Candahl, Town of Shelby; Nancy Proctor, Village of Holmen; Tara Johnson, La Crosse County; Terry Schaller, Town of Campbell; Tim Kabat, City of La Crosse; Mike Poellinger, City of La Crescent; Dennis Manthei, Village of West Salem. **Members Excused:** None. **Others Present:** Jeremy Gray; Randy Sanford; Don Smith; Bill Waller; Tim Hurska; Kurt Wayne; Caroline Gregerson; Bernie Lenz; Jackie Eastwood.

**Call to Order:** Joe Chilsen called the meeting to order at 4:30 pm.

**1) Approval of Minutes of the May 16, 2018 LAPC Meeting:**

*Mike Poellinger motioned to approve the minutes of the May 16, 2018 meeting; Nancy Proctor seconded. All were in favor.*

**2) Public comment relative to agenda items, with 5 minute time limit per comment:**  
None.

**3) Resolution 5 – 2018 Amending the LAPC 2018-2021 Transportation Improvement Program:**

*Mike Poellinger motioned to approve Resolution 5-2018 Amending the 2018-2021 TIP; Dennis Manthei seconded. All were in favor.*

**4) STP-Urban 2019-2022 Program Cycle:**

Jackie Eastwood stated that the TAC decided to hold a special meeting on August 22 to prioritize the four projects submitted for STP-U funding. No action is required.

**5) Regional Fair Housing Study:**

Jeremy Gray from Mosaic Community Planning stated that his firm is working with the City and County of La Crosse, Monroe County, and the housing authorities on a housing study funded by HUD. The goal is to assess housing needs and barriers in the two counties. They are currently in the beginning to middle part of the process, which is focused on gathering input and comparing the data to what they are hearing from people. Mr. Gray then proceeded to ask each policy board member about their housing stock, the potential for new housing (rental and owner-occupied), limitations to development, where development is occurring in the region, affordability, transportation access, and others. Afterwards, he stated the next step is to have a draft plan available for public review in December. Carolyn Gregerson stated that a goal would be for the LAPC and each community to formally endorse the plan.

**6) City of La Crescent Sewer Service Area Amendment Request Public Meeting:**

Bill Waller and Tim Hurska presented on the history of waste water treatment in La Crescent and the eventual decision to connect to the La Crosse treatment plan. Because La Crescent has annexed about 100 acres that need to be served with sewer and water, the City of La Crescent is asking that the Sewer Service Area Plan be amended to include this land. The City has been working on eliminating on-site septic by extending sewer to annexed land and upgrading mains. Mike Poellinger added that the plan is meant to meet the Clean Water Act and to help forecast growth. He is asking for the LASC to approve amending the SSA Plan to include the area under discussion.

Tim Kabat stated that La Crosse and La Crescent still do not have an agreement in place and would ask that the matter be referred. The agreement needs to address the issue of a connection fee that would be applied equally to all

the communities and the issue of revenue sharing for regional services provided by La Crosse. Mayor Kabat went on to say that the City has a draft of an agreement ready to be discussed with La Crescent.

Mike Poellinger responded that the approval to amend the plan concerns whether or not the property meets the criteria to join the sewer service area. It's a separate matter from the contract.

Bernie Lenz added to the discussion by providing the rationale behind the connection fee and its purpose to have new users pay their fair share when existing rate payers have been supporting the service. The fees stay in the utility to meet the costs of operations, maintenance, expansion, etc. and to spread out the cost to all users. Mr. Lenz went on to speak about the finite capacity at the plant and its percentages for biochemical oxygen demand (BOD), total suspended solids (TSS), and phosphorus and stated that the capacity at the plant is a commodity and must be accommodated for growth. He also asked that the amendment be referred until a contract is worked out. In response to a question by Tara Johnson, Mr. Lenz talked about the City's waste water facility plan, capital projects, and a study by Trilogy that reported a residential equivalent flow to the plant of \$730. The connection fee would help pay for improvements to the plan.

The topic came back around to the purpose for the discussion, which is to determine if the property to be added to the SSA fits the plan and to have the LASC approve amending the plan.

*Tim Candahl motioned to amend the SSA plan to include the new area in La Crescent; Mike Poellinger seconded.*

Tim Kabat stated that he had called for a weighted vote and he'd like to refer to September. He also stated that the La Crescent attorney was against any fees, and La Crosse will not approve a contract until that is resolved.

*Tim Kabat then motioned to refer the decision to amend the plan until September. There was no second.*

Mike Poellinger stated that La Crescent lost its window to develop the land this year and time keeps ticking and he doesn't want to see any more referrals. He asked Tim Kabat to commit to moving forward in the next 30 days. Mayor Kabat responded that the City has a draft to go, but the fees are not negotiable. The SSA plan requires an amendment, but he'd like to defer until September.

*With a motion still on the table to amend the SSA Plan to include the new area in La Crescent, the motioned failed under a weighted vote.*

**7) Other business; Adjourn; Next meeting to be announced:**

*Nancy Proctor motioned to adjourn at 5:47 pm; Tim Kabat seconded. All were in favor.*