

*Unofficial Minutes until approved by the Town Board*  
**TOWN OF CAMPBELL**  
**LA CROSSE COUNTY, WISCONSIN**  
**REGULAR TOWN BOARD MEETING**  
**TUESDAY, FEBRUARY 11, 2025 6:00 P.M.**  
**CAMPBELL TOWN HALL**  
**2219 BAINBRIDGE STREET, LA CROSSE, WI 54603**

**1) Meeting Called to Order / Pledge of Allegiance:**

Meeting called to order at 6:00 P.M.

**2) Roll Call & Verify Public Notice:**

Present: Chairman Dan Kapanke, Supervisor Bob Wolfert, Supervisor Lee Donahue, Supervisor Ralph Thoren, Supervisor Jason Stratman

Also Present: Clerk/Treasurer Michelle Stahl, Deputy Clerk/Treasurer Ellie Johnson, Public Works Director Jason Hilton, Police Chief Trisha Stratman.

Pursuant to law, written notice of this meeting was given to the press and posted on the public bulletin boards.

**3) Public Comment: (limit to 5 minutes per person)**

Motion to receive public comment made by Supervisor Donahue/Supervisor Wolfert.  
**Motion carried 5-0.**

*Jeff Foellmi, 1503 Caroline St.*, addressed concerns about costs related to the water system and about how those costs will be divided. Mr. Foellmi also asked how the drilling of Final Well #1 will affect Wardwell Park.

Supervisor Thoren explained that the tennis courts and playground equipment at Wardwell Park will not be affected, and that the fire training tower at the park is scheduled to be relocated.

*Rob Lenox, 3050 Edgewater Ln.*, addressed concerns regarding the 2024 assessment of his property. Mr. Lenox believes that his property was unfairly assessed. He presented the Board with evidence he has compiled for his case and explained that he plans to appear at the 2025 Board of Review meeting.

Motion to close public comment made by Supervisor Donahue/Supervisor Stratman. **Motion carried 5-0.**

- 4) Consent Agenda: (All items listed are considered routine and will be enacted with one motion. There will be no separate discussion of these items unless a Board member so requests, in which case the item will be removed from the Consent Agenda and be considered on the Regular Agenda).**

**A) Approval of Minutes:** Regular Board Meeting 1/14/2025

**B) Plan Commission Meeting Recommendations:** Site Plan Review for parcel #04-01284-000, J & T Noyes LLC, 816 Bainbridge St.

**C) Payment of Bills and Treasurer Report:**

Motion to approve the Consent Agenda made by Supervisor Stratman/Supervisor Wolfert.

**Motion carried 5-0.**

**5) Business:**

- A) Presentation from a representative of the La Crosse Area Planning Committee**

Members from the LAPC presented on the various services that they perform and provide; they also explained how local communities can become involved in their organization's functions. More information on the LAPC is available at Campbell Town Hall.

*Not an Action Item*

- B) Updates on Norwood Inn.**

Supervisor Donahue explained that the Norwood Inn is under new ownership. Supervisors Donahue, Stratman, and Wolfert have all visited the Norwood Inn on various inspections. The Supervisors explained what was seen during the inspection and the communication that took place with the hotel's new owners. A meeting with the new owners of the hotel is set to be held on February 26<sup>th</sup> at 5pm.

*Not an Action Item*

- C) Updates on the municipal water system.**

Chairman Kapanke explained that drilling of Final Well #1 is set to begin early spring and that the Town Board and Davy Engineering have been working diligently to find additional funding for the project. Supervisor Donahue provided updates on the current DNR water advisory. A full text update can be found at:

<https://townofcampbellwi.gov/well-water-pfas-information/>

*Not an Action Item*

**D) Updates on the incorporation process.**

Chairman Kapanke explained that an incorporation hearing date has been set for May 2<sup>nd</sup>, 2025 at La Crosse County Circuit Court. The meeting is set to take place at 2:30. The Town along with our incorporation attorney have been working on a Notice of Incorporation for surrounding municipalities.

*Not an Action Item*

**E) Review and possible approval of departmental reports for incorporation planning.**

The Town Board reviewed incorporation planning documents prepared by the department heads. Supervisor Donahue is going to further review documents. All incorporation planning documents are being forwarded to the Town's incorporation planner.

*No Action Taken*

**F) Discussion and possible action on a transfer of street ownership from a resident to the Town.**

A resident of the Town explained that he currently owns and is being taxed on a parcel, #4-610-0, which includes a road within the Town of Campbell. Supervisor Thoren and PWD Jason Hilton explained that the Town has always plowed and maintained this road. Both the resident and the Town wish to have this road deeded over to the Town. PWD Hilton stated that he will work on this process.

Motion to transfer ownership of parcel #4-610-0 from a resident to the Town of Campbell made by Supervisor Donahue/Supervisor Wolfert. **Motion carried 5-0.**

**G) Review and possible action on Sec. 40-101 (d)(1) of the Town of Campbell Code of Ordinances.**

Chairman Kapanke, Supervisor Thoren, and Supervisor Stratman briefed the Board on the recent Planning Commission meeting for parcel #04-01284-000, J & T Noyes LLC, 816 Bainbridge St. They explained that the property owner obtained an airport height permit from the City of La Crosse to build up to 140 ft in the industrial district. However, Sec. 40-101 (d)(1) of the Town of Campbell Code of Ordinances only allows for buildings 60 ft or less. Chairman Kapanke recommended that the ordinance be altered to better align with City of La Crosse standards for height in this area.

Motion to amend Sec. 40-101 (d)(1) of the Town of Campbell Code of Ordinances to reflect a height maximum of no more than 170 ft in the industrial district made by Supervisor Wolfert/Supervisor Stratman. **Motion carried 5-0.**

- H)** Discussion and possible action regarding the relocation of the Fire Department training tower at Wardwell Park for the construction of Final Well #1.

Supervisor Thoren explained that the Fire Department training tower at Wardwell Park needs to be moved by March. The tower is set to be disassemble and moved to a temporary location until footings can be put in.

Motion to relocate the Fire Department training tower made by Supervisor Donahue/Supervisor Stratman. **Motion carried 5-0.**

- I)** Discussion and possible action regarding Slow No Wake at the Sailboat Club.

Supervisor Stratman explained that this request has been ongoing for several years. Slow No Wake buoys used to exist next to the Sailboat Club; this was enforced by La Crosse County ordinances until they found out they did not have the authority to do so, and therefore repealed the ordinance. The Town must revise its Slow No Wake Ordinance in order for the buoys to be put back in place.

Motion to repeal Sec. 38-4 (B) of the Town of Campbell Code of Ordinances related to Slow No Wake regulations and replace it with the previously repealed La Crosse County ordinance for that area made by Supervisor Stratman/Supervisor Donahue. **Motion carried 4-1. Supervisor Wolfert Opposed.**

- J)** Discussion and possible action regarding a budget adjustment for the allocation of funds for the overlay of Church St.

Supervisor Thoren explained that the Town received funds for a 2024 overlay of Church St., but the project could not be completed due to lack of adequate time to do so. He asked that the funds be added to the 2025 budget as the project is scheduled to be completed this year.

Motion to increase the 2025 Fund Balances Applied line item by \$101,900 and increase the 2025 Streets & Roads – St. Maintenance line item by \$101,900 made by Supervisor Thoren/Supervisor Wolfert. **Motion carried 5-0.**

- K)** Discussion and possible action regarding Fire Department HVAC unit repairs.

Supervisor Thoren and PWD Hilton explained that the HVAC system in the Fire Department is in need of repair. PWD Hilton asked the Board members if they would like to wait until the end of the year and potentially use left over funds or if the project should be budgeted for 2026.

Motion to remove and replace the furnace in the Fire Department that is currently not working with a larger unit for a cost of approximately \$4,900.00 made by Supervisor Donahue/Supervisor Thoren. **Motion carried 5-0.**

- L) Discussion and possible action regarding a potential extension of the residential offers to purchase 915 La Crescent St and 911 La Crescent St.

Chairman Kapanke explained that a purchase contract extension is necessary for both properties. Both contracts will be extended to August 21<sup>st</sup>, 2025. He has spoken to both property owners and they agreed that the contract cannot be extended beyond this date, and that the purchase may occur prior to August 21<sup>st</sup>, 2025.

- M) Approval of the Final Pay Application for the SCADA System Improvement Project for B&B Electric, Inc in the amount of \$40,451.50.

Motion to approve the Final Pay Application for the SCADA System Improvement Project for B&B Electric, Inc in the amount of \$40,451.50 made by Supervisor Wolfert/Supervisor Thoren. **Motion carried 5-0.**

- N) Approval of a Temporary Class “B” Retailer’s License for the French Island Lions Club for February 22, 2025.

Motion to approve a Temporary Class “B” Retailer’s License for the French Island Lions Club for February 22, 2025 made by Supervisor Stratman/Supervisor Thoren. **Motion carried 4-1. Supervisor Donahue abstained.**

- O) Approval of refunds due for the 2024 real estate taxes.

Motion to approve refunds due for the 2024 real estate taxes made by Supervisor Wolfert/Supervisor Stratman. **Motion carried 5-0.**

- P) Discussion and possible action regarding Utility CDs with Citizens Bank

Supervisor Wolfert and Clerk Stahl explained that the Town’s utility fund CDs with Citizens Bank are set to mature soon. She explained that the Board should decide what they would like to do with these CDs. Supervisor Wolfert made the decision to have the CDs withdrawn from Citizens Bank with a decision on what to do with them to be made at a later date.

*No Action Taken.*

- 7) **CLOSED SESSION:** Pursuant to Wisconsin State Statutes 19.85 (1) (c) Considering employment, promotion, compensation or performance evaluation data or any public employee over which the governmental body has jurisdiction or exercises responsibility.

Motion to convene in Closed Session pursuant to Wisconsin State Statutes 19.85 (1) (c) on a roll call vote made by Supervisor Thoren/Supervisor Stratman.

Chairman Kapanke – yes Supervisor Wolfert-yes Supervisor Donahue-yes Supervisor Thoren-yes Supervisor Stratman-yes **Motion carried 5 yes – 0 no (7:43 p.m.)**

- A) Discussion and possible action regarding police personnel.
- B) Discussion and possible action regarding HSA policy.

**8) Possible Action on Items Discussed in Closed Session**

No action made on items discussed in closed session.

**9) Adjournment of Meeting:**

Motion to adjourn made by Supervisor Donahue/Supervisor Stratman. **Motion carried 5-0. (8:12 p.m.)**

Respectfully Submitted,  
Michelle Stahl  
Clerk/Treasurer