

**CITY OF PRAIRIE DU CHIEN**

214 East Blackhawk Avenue - PO Box 324 - Prairie du Chien, WI 53821 \* Phone: (608) 326-6406

[Prairie du Chien, WI \(cityofpdc.com\)](http://cityofpdc.com)

Notice is hereby given according to State Statutes that the **COMMON COUNCIL** of the City of Prairie du Chien will meet on **Tuesday, March 18, 2025 at 7:00 P.M.** or **VIA Join Zoom Meeting Click on the link and/or copy and paste in web browser and you will be placed in the waiting room to join the meeting.** Join Zoom Meeting <https://us02web.zoom.us/j/85655779296>

*PROOF OF POSTING AFFIDAVIT:* This agenda was posted more than 24 hours prior to the start of this meeting at: City Hall, 214 E. Blackhawk Avenue (kiosk) and on the official website above.

**MEETING NOTICE – COMMON COUNCIL**

**Date: Tuesday, March 18, 2025**

**Time: 7:00 P.M.**

**Location: Council Chambers**

**ITEMS TO BE ACTED UPON:**

1. Call to order/Roll Call.
2. Certification of the open meeting law agenda requirements and approval of the agenda
3. Pledge of Allegiance

**4. PUBLIC HEARINGS**

**5. CONSENT AGENDA:**

**A. COMMON COUNCIL – March 4, 2025**

**B. FINANCE – March 4, 2025**

**C. Class B Liquor and Beer License NJK, LLC dba Sawmill Saloon, Nick Kurt agent**

Note: These items may be approved on a single motion and vote due to their routine nature or previous discussion. Please indicate to the Mayor if you would prefer separate discussion and action.)

**6. ITEMS REMOVED FROM CONSENT AGENDA**

**7. CITIZENS' COMMENTS, RESOLUTIONS AND PRESENTATIONS**

**A. Update from the Parks, Recreation and Forestry Department.**

**B. Community Gardens in Prairie du Chien. Ed Block will present.**

**8. CITY ADMINISTRATORS REPORT**

**9. COMMITTEE REPORTS AND ACTION**

**A. FINANCE**

**1. DISCUSSION AND ACTION: Claims**

**B. PLAN COMMISSION**

**1. DISCUSSION AND ACTION: on Extraterritorial Plat Review for parcel Located in in All of Lot 2 of Certified Survey Map No. 1535 in Farm Lot 23, in Farm Lot 24, and in Farm Lot 25 of the Private Land Claims at Prairie du Chien, Town of Prairie du Chien, Crawford County, Wisconsin. – brought by Prairie Sand & Gravel, Inc.**

**10. NEW BUSINESS (Including items for future agenda consideration or Committee assignment)**

**A. DISCUSSION AND ACTION: Termination of Lease 17.6 acres of agricultural farmland in TID 9.**

**B. DISCUSSION AND ACTION: Approval of putting the property out for bids for the 2025 planting season.**

**11. ADJOURN**

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**Chad Abram, City Administrator**

**NOTE: The next regularly scheduled Council meeting will be Tuesday, April 8, 2025.**

Agenda posted at City Hall on March 14, 2025 at 12:00 P.M.

**PERSONS WITH DISABILITIES:** *If you require special accommodations in order to attend this meeting, please contact City Hall at 608-326-6406 or at least 24 hours prior to meeting time.*

## MINUTES OF THE COMMON COUNCIL March 4, 2025

A meeting of the Prairie du Chien Common Council was held on Tuesday, March 4, 2025, at 7:00 P. M. in the Council Chambers of City Hall. Mayor Dave Hemmer called the meeting to order at 7:00 P.M.

### GENERAL ITEMS TO BE ACTED UPON

1. Call to order/Roll Call – Riebe absent. City Staff present, Mayor Dave Hemmer, Police Chief Kyle Teynor, Utility Director Larry Gates, and City Administrator Chad Abram.
2. Certification of the open meeting law agenda requirements and approval of the agenda. Motion: Bremmer, Second: Ringgold, Roll Call Vote: 7-0
3. Pledge of Allegiance: Mark Bowar

### 4. PUBLIC HEARINGS - NONE

### 5. CONSENT AGENDA:

- A. COMMON COUNCIL – February 25, 2025
- B. FINANCE – February 25, 2025

Note: These items may be approved on a single motion and vote due to their routine nature or previous discussion. Please indicate to the Mayor if you would prefer separate discussion and action.) – Action to approve the consent agenda. Motion: Crary, Second: Ingham, Voice Vote: 7-0.

### 6. ITEMS REMOVED FROM CONSENT AGENDA

### 7. CITIZENS' COMMENTS, RESOLUTIONS AND PRESENTATIONS

1. DISCUSSION AND ACTION: RESOLUTION 2025-01 City of Prairie du Chien Resolution to Adopt a Citizen Participation Plan. – Action: To approve Resolution 2025-01 and waive the first and second reading. Motion: Bremmer, Second: Granzow, Voice Vote: 7-0.
2. DISCUSSION AND ACTION: RESOLUTION 2025-02 POLICY TO PROHIBIT THE USE OF EXCESSIVE FORCE AND TO ENFORCE APPLICABLE STATE AND LOCAL LAWS PROHIBITING PHYSICALLY BARRING ENTRANCES/EXITS FOR NON-VIOLENT CIVIL RIGHTS DEMONSTRATIONS. – Action: To approve Resolution 2025-02 and waive the first and second reading. Motion: Bremmer, Second: Ingham, Voice Vote: 7-0.
3. DISCUSSION AND ACTION: RESOLUTION 2025-03 Authorizing Resolution to Submit a Community Development Block Grant (CDBG) Application. – Action: To approve Resolution 2025-03 and waive the first and second reading. Motion: Crary, Voice Vote: 7-0.
4. DISCUSSION AND ACTION: RESOLUTION 2025-04 Authorizing Resolution to Commit Match Funds & Certification of Match Funds Secured. – Action: To approve Resolution 2025-04 and waive the first and second reading. Motion: Bremmer, Second: Bowar, Voice Vote: 7-0.
5. DISCUSSION AND ACTION: RESOLUTION 2025-05 CITY OF PRAIRIE DU CHIEN WISCONSIN RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN FOR CDBG PROGRAMS. – Action: To approve Resolution 2025-05 and waive the first and second reading. Motion: Crary, Second: Granzow, Voice Vote: 7-0.

6. DISCUSSION AND ACTION: RESOLUTION 2025-06 City of Prairie du Chien Resolution to Amend the Fair Housing Ordinance. – Action: To approve Resolution 2025-06 and waive the first and second reading. Motion: Ingham, Second: Ringgold, Voice Vote: 7-0.

7. Proclamation 2025-01 Honoring Robert Saddler for 23 years of service. – Action: To approve the proclamation and read it aloud. Motion: Waller, Second: Granzow, Voice Vote: 7-0.

## 8. CITY ADMINISTRATORS REPORT

### 9. COMMITTEE REPORTS AND ACTION

#### A. FINANCE

1. DISCUSSION AND ACTION: Claims – Action: To approve the claims. Motion: Waller, Second: Ringgold, Voice Vote: 7-0.

#### B. PUBLIC WORKS

1. DISCUSSION AND ACTION: ORDINANCE 2025-03 REPEALING AND RECREATING SECTION 9.10 KEEPING OF LIVESTOCK AND POULTRY REGULATED THE MUNICIPAL CODE OF THE CITY OF PRAIRIE DU CHIEN, CRAWFORD COUNTY, WISCONSIN. – Action: To approve Ordinance 2025-03 and waive the first and second reading. Motion: Ingham, Second: Bremmer, Voice Vote: 7-0.

### 10. NEW BUSINESS (Including items for future agenda consideration or Committee assignment)

1. DISCUSSION AND ACTION: Professional Services Agreement with Vierbicher for Well #5 – Action: To approve the Professional Services Agreement with Vierbicher for Well #5. Motion: Bremmer, Second: Ingham, Roll Call Vote: 7-0.

11. ADJOURN (7:37 P.M.) – Motion: Ingham, Second: Ringgold, Voice Vote: 7-0.

## MINUTES OF THE FINANCE COMMITTEE- March 4, 2025

A meeting of the Prairie du Chien Finance Committee was held on Tuesday, March 4, 2025 at 6:45 P.M. in Council Chambers. Chairperson Vicki Waller called the meeting to order at 6:45 P.M.

### **GENERAL ITEMS TO BE ACTED UPON**

1. Call to order/Roll Call – All present. City staff present, Mayor Dave Hemmer, and City Administrator Chad Abram.
2. Certification of the open meeting law agenda requirements and approval of the agenda.  
Motion: Bremmer, Second: Ringgold, Voice Vote: 4-0.
3. Approval of the minutes of the February 25<sup>th</sup>, 2025 Finance meeting. Motion: Crary, Second: Ringgold, Voice Vote: 4-0.

### **ACTION ITEMS**

4. DISCUSSION AND ACTION: Claims – Action: To approve the claims. Motion: Bremmer, Second: Crary, Voice Vote: 4-0.
6. ADJOURN (6:46 P.M.) – Motion: Bremmer, Second: Ringgold, Voice Vote: 4-0.

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**Chad Abram, City Administrator**

City of Fairport Harbor  
Consent Agenda for Council Meeting  
Approval

3/18/2025

**Name/Event/Description**

**Applying For:**

**Contact Person**

NJK, LLC dba Steve's Sawmill  
1 Saloon

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"Class B" Liquor license & Class "B" Beer license Agent  
Nicholas J. Kurt -

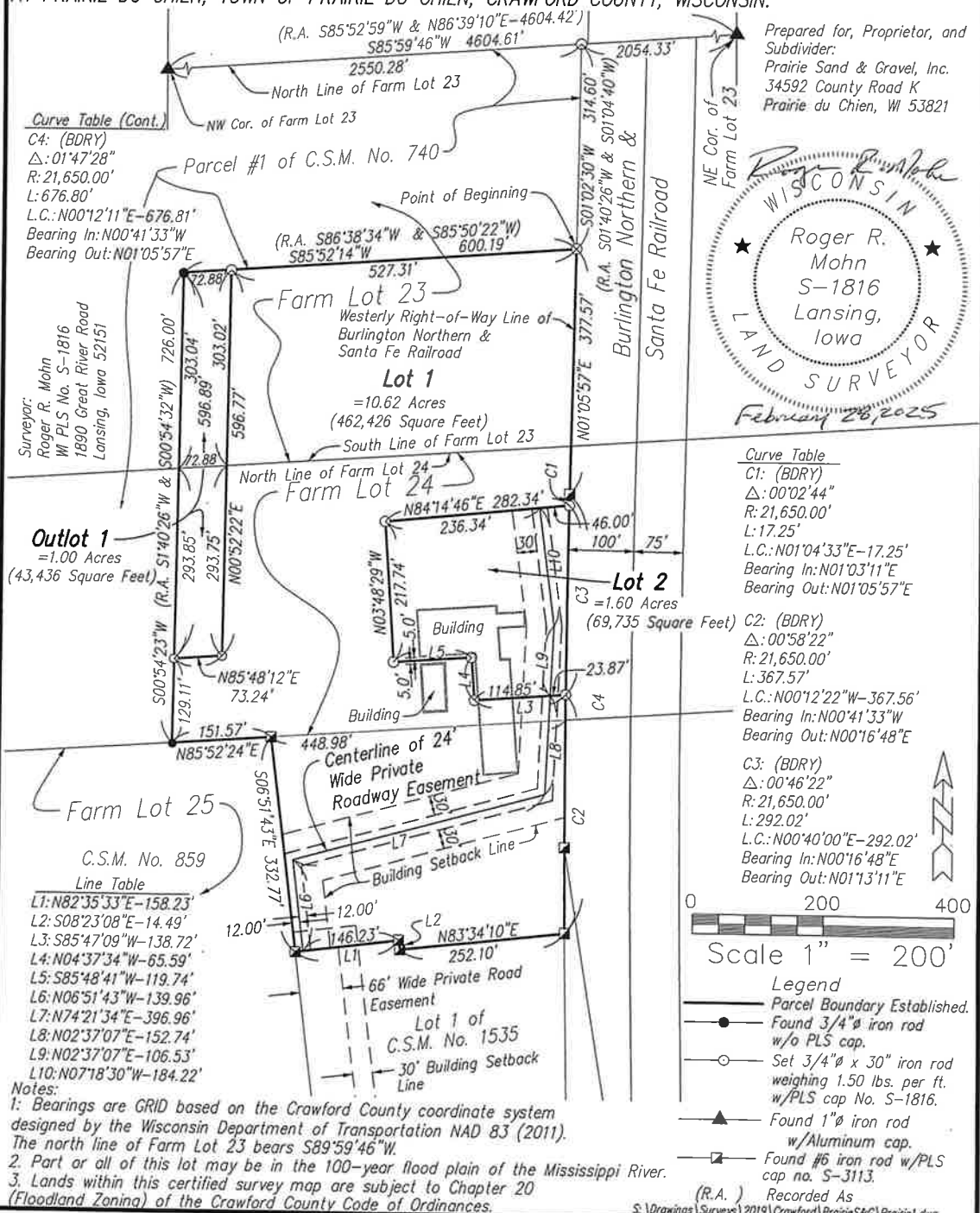
Agent - background check is good and meets requirements. Hoecker's Sawmill is surrendering their license under contingency NJK, LLC is approved.

# Copper Mill

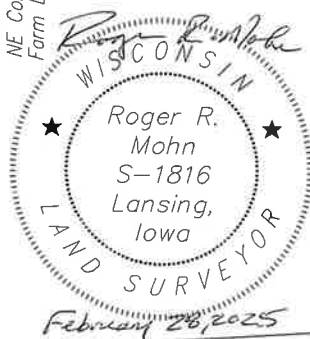
## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

STATE OF WISCONSIN  
COUNTY OF CRAWFORD

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 1535 IN FARM LOT 23,  
IN FARM LOT 24, AND IN FARM LOT 25 OF THE PRIVATE LAND CLAIMS  
AT PRAIRIE DU CHIEN, TOWN OF PRAIRIE DU CHIEN, CRAWFORD COUNTY, WISCONSIN.



Prepared for, Proprietor, and Subdivider:  
Prairie Sand & Gravel, Inc.  
34592 County Road K  
Prairie du Chien, WI 53821



**Mohn Surveying, Inc.**  
1890 Great River Road  
Lansing, Iowa 52151  
(563) 538-4067

RECEIVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2025, AT \_\_\_\_\_ M. AND RECORDED IN VOLUME \_\_\_\_\_  
OF CERTIFIED SURVEYS ON PAGES \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

STATE OF WISCONSIN )  
COUNTY OF CRAWFORD)

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 1535 IN FARM LOT 23, IN FARM LOT 24, AND IN FARM LOT 25 OF THE PRIVATE LAND CLAIMS AT PRAIRIE DU CHIEN, TOWN OF PRAIRIE DU CHIEN, CRAWFORD COUNTY, WISCONSIN.

PARCEL DESCRIPTION:

All of Lot 2 of Certified Survey Map No. 1535 in Farm Lot Twenty-three (23), in Lot Twenty-four (24), and in Farm Lot Twenty-five (25) of the Private Land Claims at Prairie Du Chien, Town of Prairie Du Chien, Crawford County, Wisconsin, consisting of Lot 1, Lot 2, and Outlot 1 containing 10.616 acres, 1.601 acres, and 0.997 acres, respectively, more or less.

PRIVATE ROADWAY EASEMENT DESCRIPTION:

A twenty-four (24) foot wide easement for ingress and egress located in Certified Survey Map No. 1535 in Farm Lot Twenty-three (23), Farm Lot Twenty-four (24), and Farm Lot Twenty-five (25) of the Private Land Claims at Prairie Du Chien, Town of Prairie Du Chien, Crawford County, Wisconsin. The centerline of said easement is more particularly described by metes and bounds as follows:

Commencing at the Northeast Corner of Farm Lot 23 of the Private Land Claims at Prairie du Chien, Crawford County, Wisconsin; thence S85°59'46"W, 2054.33 feet along the north line of said Farm Lot 23; thence S01°02'30"W, 314.60 feet; thence S85°52'14"W, 600.19 feet; thence S00°54'23"W, 726.00 feet; thence N85°52'24"E, 151.57 feet; thence S06°51'43"E, 332.77 feet; thence N82°35'33"E, 12.00 feet to the Point of Beginning; thence N06°51'43"W, 139.96 feet; thence N74°21'34"E, 396.96 feet; thence N02°37'07"E, 152.74 feet; thence N02°37'07"E, 106.53 feet; thence N07°18'30"W, 184.22 feet to the Endpoint of said easement centerline. Bearings are grid based on the Crawford County Coordinate System designed by the Wisconsin Department of Transportation NAD 83 (2011).

SURVEYOR'S CERTIFICATE:

I, Roger R. Mohn, Wisconsin Professional Land Surveyor No. S-1816, do hereby certify:

That I have made such survey and land division, as described above, under the direction of Blair Dillman, as authorized representative of Prairie Sand & Gravel, Inc.:

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter AE-7 of the Administrative Code and the Crawford County Subdivision Ordinance and Regulations in surveying, dividing and mapping the land;

That such map is a correct representation of all of the exterior boundaries of the land surveyed and division thereof made and is accurate and correct to the best of my knowledge and belief;

That Lots of this certified survey map include the use of the 66 foot wide Private Roadway Easement over Lot 1, Crawford County Certified Survey Map 1535 recorded in Volume 13 of Certified Surveys, page 77 as document number 349990 in the Office of the Crawford County Register of Deeds;

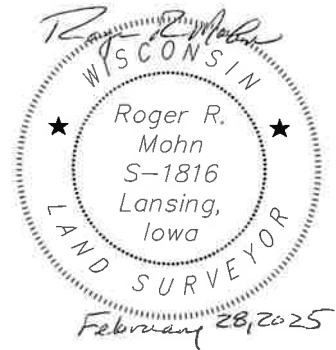
That reference ties were found at all shown farm lot corners;

That survey field work and monument placement was completed on February 24, 2025.

Dated this 28<sup>th</sup> day of February, 2025.

*Roger R. Mohn*

Roger R. Mohn, Wisconsin Professional Land Surveyor S-1816



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<b>Mohn Surveying, Inc.</b> 1890 Great River Road Lansing, Iowa 52151 (563) 538-4067	RECEIVED FOR RECORD THIS _____ DAY OF _____ 2025, AT _____ M. AND RECORDED IN VOLUME _____ OF CERTIFIED SURVEYS ON PAGES _____
Sheet No. <u>2</u> of <u>3</u> Sheets.	REGISTER OF DEEDS DOCUMENT NUMBER _____



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

STATE OF WISCONSIN )  
COUNTY OF CRAWFORD )

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 1535 IN FARM LOT 23, IN FARM LOT 24, AND IN FARM LOT 25 OF THE PRIVATE LAND CLAIMS AT PRAIRIE DU CHIEN, TOWN OF PRAIRIE DU CHIEN, CRAWFORD COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION AND PRIVATE ROAD STATEMENT OF UNDERSTANDING

As president of Prairie Sand & Gravel, Inc., I hereby certify that:

I caused the land described on this certified survey map to be surveyed, divided and mapped as represented. I also certify that this certified survey map is required to be submitted to the City of Prairie du Chien for approval.

And

The Undersigned developer hereby acknowledges that they have been advised and understand that the road denominated as private on this certified survey map are subject to the following provisions pursuant to Section 18.08(4)(A)3. of the Subdivision Ordinances of Crawford County, Wisconsin:

1. That the road is private and that the County, Town or Governing Body is not responsible for construction or maintenance of such road.
2. That the maintenance and care of the road is the responsibility of the subdivider or future buyers of land within the subdivision.
3. That if quality, accessibility, maintenance and care of the road is not provided, emergency vehicle and school bus service may be impeded or interrupted.

x BD  
Blair Dillman

STATE OF WISCONSIN )  
CRAWFORD COUNTY) ss

On this 7th day of March, 2025, before me, a Notary Public in and for said State, personally appeared Blair Dillman, president of Prairie Sand & Gravel, Inc. to me known to be the identified person whose name is affixed to the foregoing instrument, and acknowledge the same to be his voluntary act and deed.

Witness my hand and seal.

Mark A. Peterson  
Notary Public, State of Wisconsin  
My commission expires on 13 PERMANENT



CITY OF PRAIRIE DU CHIEN EXTRATERRITORIAL APPROVAL

Resolved that this certified survey of all of Lot 2 of Certified Survey Map 1535 in Farm Lot 23, in Farm Lot 24, and in Farm Lot 25 of the Private Land Claims at Prairie du Chien, Town of Prairie du Chien, Crawford County, Wisconsin, Prairie Sand & Gravel Inc., owner, is hereby approved by the Common Council of the City of Prairie du Chien.

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Prairie du Chien on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Dave Hemmer, Mayor

CRAWFORD COUNTY REAL PROPERTY LISTER APPROVAL

Approved for recording by the Crawford County Real Property Lister on \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Gionne R. Collins, Real Property Lister

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**Mohn Surveying, Inc.**  
1890 Great River Road  
Lansing, Iowa 52151  
(563) 538-4067

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2025, AT \_\_\_\_\_ M. AND RECORDED IN VOLUME \_\_\_\_\_  
OF CERTIFIED SURVEYS ON PAGES \_\_\_\_\_

Sheet No. 3 of 3 Sheets.

REGISTER OF DEEDS DOCUMENT NUMBER \_\_\_\_\_

## TERMINATION OF LEASE

This Termination of Leasehold Interest ("Termination") is made this 14<sup>th</sup> day of February, 2025, by and between the City of Prairie du Chien ("Owner"), a Wisconsin municipal corporation, and Nicholas J. Gillitzer, d/b/a Gilly's Corn Maze ("Tenant").

### RECITALS

WHEREAS, Owner owns 17.6 acres of agricultural real estate located in the City of Prairie du Chien, Crawford County, Wisconsin, identified on Exhibit A ("Premises"), which is attached hereto and incorporated herein by reference; and

WHEREAS, on March 23, 2024, Tenant entered into a 2-year lease with Owner to operate a corn maze, pumpkin patch and outdoor family game venture on the Premises. The lease is attached hereto and identified as Exhibit B ("Lease"); and

WHEREAS, in January, 2025, Tenant notified Owner that he desired to terminate the Lease of the Premises due to personal reasons; and

WHEREAS, the Owner, in consideration of Tenants request, agreed to terminate the Lease.

NOW, THEREFORE, in consideration of the above recitals, the agreements contained herein, and the mutual benefits to be derived from this Termination, the parties hereby agree as follows:

The Lease that exists between the Owner and Tenant shall be and is hereby terminated effective at 12:00 PM on February 14, 2025. At that time, tenant shall surrender the Premises and remove all crops, structures and improvements that were made by Tenant on the Premises. Any rights or obligations held by either Owner or Tenant under and pursuant to the Lease is hereby cancelled, terminated and rendered null and void.

OWNER  
City of Prairie du Chien

  
Chad Abram, City Administrator

TENANT  
Nicholas Gillitzer, d/b/a Gilly's Corn  
Maze

  
Nicholas Gillitzer