

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://Prairie du Chien, WI (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, April 8, 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/88096810284>**

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, April 8, 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 18, 2025**
- B. FINANCE – March 18, 2025**
- C. PUBLIC WORKS – February 25, 2025**
- D. Class "B" beer license & "Class C" wine only license (restaurant), Pho Riverside LLC dba Pho Riverside, 531 N Marquette Rd, Hanh Tran - agent & co-owner; Hung Vu - co-owner**
- E. Cigarette, Tobacco Products, & Electronic Vaping Devices License, Forever Green Hemp Dispensary LLC dba Forever Green, 108 E Blackhawk Ave, Bruce Friest - agent & co-owner; Michelle Friest co-owner**
- F. Mayoral appointment of Sara Hohlfeld to the Plan Commission**

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

8. CITY ADMINISTRATORS REPORT

9. COMMITTEE REPORTS AND ACTION

A. FINANCE

- 1. DISCUSSION AND ACTION: Claims**

B. PUBLIC WORKS

- 1. DISCUSSION AND ACTION: Farmland Lease Bids**
- 2. DISCUSSION AND ACTION: Approval of Bids for Bituminous Paving.**

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

A. DISCUSSION AND ACTION: Approval of the real estate acquisition for Project 1660-02-23 Main and Wisconsin and Iowa intersections. The City will be reimbursed by the WI-DOT for the acquisitions.

11. ADJOURN TO CLOSED SESSION

A. Under Wisconsin State Statute 19.85 (1) (c) Considering employment, promotion, compensation or performance data of any public employee over whom the governmental body has jurisdiction or exercises responsibility. – R.E. Waste Water Operator

12. CONVENE INTO OPEN SESSION

13. ACTION FROM CLOSED SESSION

14. ADJOURN

Chad Abram

Chad Abram, City Administrator

NOTE: The next regularly scheduled Council meeting will be Tuesday, April 15, 2025.

Agenda posted at City Hall on April 4, 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 18, 2025

A meeting of the Prairie du Chien Common Council was held on Tuesday, March 18, 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 – Bremmer and Ingham absent. City Staff present, Mayor Dave Hemmer, Police Chief Kyle Teynor, Parks Recreation and Forestry Director Mike Wallace, Recreation and Aquatics Manager Morgan Cray, and City Administrator Chad Abram.
2. Certification of the open meeting law agenda requirements and approval of the agenda. Motion: Cray, Second: Ringgold, Roll Call Vote: 6-0
3. Pledge of Allegiance: Bob Granzow

4. PUBLIC HEARINGS - NONE

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.) – Action: To approve the consent agenda. Motion: Cray, Second: Waller, Voice Vote: 6-0.

6. ITEMS REMOVED FROM CONSENT AGENDA

7. CITIZENS' COMMENTS, RESOLUTIONS AND PRESENTATIONS

A. Update from the Parks, Recreation and Forestry Department. – No action.

B. Community Gardens in Prairie du Chien. Ed Block will present. - No action. But to continue to work with Ed on tis project.

8. CITY ADMINISTRATORS REPORT

- Pizza Ranch groundbreaking is March 25 at 10 am.
- The brush pile will be burned during this week in preparation for 2025 season.
- All USDA Paperwork for the Public Safety Center has been signed by the Mayor and submitted to Kou our contact at USDA for review.
- We closed on the Garrity property and Nate and I are meeting with a potential developer for the homes.
- Hoffman Hall Gym Floor is completed and pickle ball was up and running as of today.
- If you want some extra money, we need to someone to water the beautiful flowers in the downtown. Contact City Hall.

9. COMMITTEE REPORTS AND ACTION

A. FINANCE

1. DISCUSSION AND ACTION: Claims – Action: To approve the claims. Motion: Waller, Second: Ringgold, Voice Vote: 6-0.

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. – Action: To approve the Plan Commission recommendation. Motion: Riebe, Second: Crary, Voice Vote: 6-0.

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

A. DISCUSSION AND ACTION: Termination of Lease 17.9 acres of agricultural farmland in TID 9. – Action: To approve the termination of the Lease with Gilly's Corn Maze. Motion: Crary, Second: Bowar, Voice Vote: 6-0.

B. DISCUSSION AND ACTION: Approval of putting the property out for bids for the 2025 planting season. – Action: To approve putting the 17.9 acres out for bids for 2025 planting season. Motion: Crary, Second: Waller, Voice Vote: 6-0.

11. ADJOURN (7:32 P.M.) -Motion: Bowar, Second: Granzow, Voice Vote: 6-0.

Chad Abram, City Administrator

MINUTES OF THE FINANCE COMMITTEE- March 18, 2025

A meeting of the Prairie du Chien Finance Committee was held on Tuesday, March 18, 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 – Bremmer absent. 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: Crary, Second: Ringgold, Voice Vote: 3-0.
3. Approval of the minutes of the March 4th, 2025 Finance meeting. Motion: Crary, Second: Ringgold, Voice Vote: 3-0.

ACTION ITEMS

4. DISCUSSION AND ACTION: Claims – Action: To approve the claims. Motion: Crary, Second: Ringgold, Voice Vote: 3-0.
6. ADJOURN (6:47 P.M.) – Motion: Ringgold, Second: Crary, Voice Vote: 3-0.

Chad Abram, City Administrator

MINUTES OF THE PUBLIC WORKS COMMITTEE – February 25, 2025

A meeting of the City of Prairie du Chien Public Works Committee was held on Tuesday, February 25, 2025, at 5:30 P.M. in City Hall. The meeting was called to order at 5:30 P.M.

GENERAL ITEMS TO BE ACTED UPON

1. Call to order/Roll Call – App present. City Staff present City Administrator Chad Abram, and Mayor Dave Hemmer.
2. Certification of the open meeting law agenda requirements and approval of the agenda – Motion: Riebe, Second: Granzow, Voice Vote: 4-0.
3. Approval of the minutes from the February 4, 2025 meeting. Motion: Riebe, Second: Bowar, Voice Vote: 4-0.

ACTION ITEMS

4. DISCUSSION AND ACTION: Community Gardens in Prairie du Chien. Ed Block will present. – Action: To approve the Community Garden concept and to move forward for Ed Block to speak at the Common Council. Motion: Ingham, Second: Bowar, Voice Vote: 4-0.
5. DISCUSSION AND ACTION: Ordinance 2025-01 AN ORDINANCE 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 not accept the new ordinance and direct City Administrator to amend current ordinance to allow up to 8 chickens. Motion: Ingham, Second: Granzow, Voice Vote: 4-0.
6. DISCUSSION AND ACTION: Outdoor Wood Stove update. – No action.
7. ADJOURN (6:15 P.M.) – Motion: Riebe, Second: Ingham, Voice Vote: 4-0.

City of Prairie du Chien
Consent Agenda for Council Meeting Approval

Name/Event/Description	Event Date	Applying For:
1 Pho Riverside LLC dba Pho Riverside, 531 N Marquette Rd	Hanh Tran - agent & co-owner; Hung Vu - co-owner	Class "B" beer license & "Class C" wine only license (restaurant) <hr/> Agent = Background check good, WI DL resident, over 21 years of age, took Seller/Server course
2 Forever Green Hemp Dispensary LLC dba Forever Green, 108 E Blackhawk Ave	Bruce Friest - agent & co-owner; Michelle Friest co- owner	Cigarette, Tobacco Products, & Electronic Vaping Devices License Background checks good. Gave Friest copy PdC Ordinance 2024-05 (hemp derived cannabinoid regulations).

OFFERING PRICE REPORT AND SUBMITTAL

RE1894 01/2023 Ch. 32 Wis. Stats.

Wisconsin Department of Transportation

Date: March 21, 2025		Region/LPA & Office: Southwest Region, La Crosse Office	
Owner: SHECKLER LAND MANAGEMENT, LLC			
Comments:			
ACQUISITION OF			
Fee Simple 18.00 sq. ft.		Permanent Limited Easement	
Highway Easement		Temporary Limited Interest 1,459.00 sq. ft.	
Access Rights <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Other Interest	
APPROVED BY City of Prairie Du Chien			
Having completed my analysis of the appraisal(s) submitted, and in consideration of all supporting material included, it is my opinion that the amount of just compensation is: <u>\$4,000.00</u>			



March 21, 2025
Date

WisDOT/Agency Approval

Kip Pelegrin
Print Name

Statewide Review Appraiser
Title

City of Prairie Du Chien Approval

Date

Printed Name and Title

Project ID
1660-02-23

County
Crawford

Parcel No.
3

OFFERING PRICE REPORT AND SUBMITTAL

Wisconsin Department of Transportation

RE1894 01/2023 Ch. 32 Wis. Stats.

Date: March 6, 2025		Region/LPA & Office: Southwest Region, La Crosse Office	
Owner: Sheckler Development LLC			
Comments:			
ACQUISITION OF			
Fee Simple 1,358.00 sq. ft.		Permanent Limited Easement	
Highway Easement		Temporary Limited Interest 1,124.00 sq. ft.	
Access Rights <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Other Interest	
APPROVED BY City of Prairie Du Chien			
Having completed my analysis of the appraisal(s) submitted, and in consideration of all supporting material included, it is my opinion that the amount of just compensation is: <u>\$17,900.00</u>			



March 6, 2025
Date

WisDOT/Agency Approval

Kip Pelegrin
Print Name

Statewide Review Appraiser
Title

City of Prairie Du Chien Approval

Date

Printed Name and Title

Project ID
1660-02-23

County
Crawford

Parcel No.
1

OFFERING PRICE REPORT AND SUBMITTAL

RE1894 01/2023 Ch. 32 Wis. Stats.

Wisconsin Department of Transportation

Date: March 6, 2025		Region/LPA & Office: Southwest Region, La Crosse Office	
Owner: City of Prairie Du Chien			
Comments:			
ACQUISITION OF			
Fee Simple		Permanent Limited Easement	
Highway Easement		Temporary Limited Interest 41.00 sq. ft.	
Access Rights <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Other Interest	
APPROVED BY City of Prairie Du Chien			
Having completed my analysis of the appraisal(s) submitted, and in consideration of all supporting material included, it is my opinion that the amount of just compensation is: <u>\$500.00</u>			



March 6, 2025
Date

WisDOT/Agency Approval

Kip Pelegrin
Print Name

Statewide Review Appraiser
Title

City of Prairie Du Chien Approval

Date

Printed Name and Title

Project ID
1660-02-23

County
Crawford

Parcel No.
2

OFFERING PRICE REPORT AND SUBMITTAL

RE1894 01/2023 Ch. 32 Wis. Stats.

Date: March 7, 2025	Region/LPA & Office: Southwest Region, La Crosse Office
Owner: Great River Market Place, LLC	
Comments:	
ACQUISITION OF	
Fee Simple 1,122.00 sq. ft.	Permanent Limited Easement
Highway Easement	Temporary Limited Interest 2,797.00 sq. ft.
Access Rights <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other Interest
APPROVED BY City of Prairie Du Chien	
Having completed my analysis of the appraisal(s) submitted, and in consideration of all supporting material included, it is my opinion that the amount of just compensation is: <u>\$14,300.00</u>	



March 7, 2025
Date

WisDOT/Agency Approval

Kip Pelegrin
Print Name

Statewide Review Appraiser
Title

City of Prairie Du Chien Approval

Date

Printed Name and Title

Project ID
1660-02-23

County
Crawford

Parcel No.
7

OFFERING PRICE REPORT AND SUBMITTAL

RE1894 01/2023 Ch. 32 Wis. Stats.

Date: March 7, 2025	Region/LPA & Office: Southwest Region, La Crosse Office
Owner: Vickie E. Blount	
Comments:	
ACQUISITION OF	
Fee Simple 40.00 sq. ft.	Permanent Limited Easement
Highway Easement	Temporary Limited Interest 558.00 sq. ft.
Access Rights <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other Interest
APPROVED BY City of Prairie Du Chien	
Having completed my analysis of the appraisal(s) submitted, and in consideration of all supporting material included, it is my opinion that the amount of just compensation is: <u>\$500.00</u>	



March 7, 2025
Date

WisDOT/Agency Approval

Kip Pelegrin
Print Name

Statewide Review Appraiser
Title

City of Prairie Du Chien Approval

Date

Printed Name and Title

Project ID
1660-02-23

County
Crawford

Parcel No.
8