

Joint Meeting
West Salem Village Board of Trustees, La Crosse County Veterans, Aging &
Long Term Care Committee, and
West Salem School District Board of Education

June 24, 2013

Meeting called to order at 6:00 p.m. by School Board President Tom Ward and Village Board Trustee James Leicht. Village Board Trustees present: Baltz, Lautz, Schumacher, and Wehrs. Excused: President Manthei and Trustee Koelbl. School Board Members present: Falck, Clements, Halverson, Helgeson, and Schlimgen. Excused: Member Scafe.

La Crosse County Administrator Steve O'Malley outlined for the School District and the Village Board discussions the County has had over the last eighteen months regarding Lakeview Healthcare. Mr. O'Malley stated there is a confirmed need for the unique services provided by Lakeview. The current facility, however, is too large and it is now beyond its useful life. Lakeview is sized for a client population of 250 with shared rooms and bathroom facilities. Currently, there are 107 clients in the facility, 32 percent of those are from other Wisconsin counties. La Crosse County receives \$1 million per year from the other counties. The 2013 Lakeview Health Long-Term Care Financial Modeling Study completed by WIPFLI consultants estimated construction costs for a new facility at \$20.4 million with minimal State funding. Wisconsin State reimbursement incentives are only provided for facilities with less than 50 beds. The State will not fund re-building or remodeling the Lakeview facility as is nor will it fund new buildings on contiguous property.

The La Crosse County Board has approved replacement of the Lakeview facility with small neighborhood facilities and has approved the selection of architects HSR-Nelson-Tremain Partnership to begin design for a new Lakeview campus. There has been no approval yet for proceeding with construction. La Crosse County owns sufficient land, but infrastructure costs will need to be mitigated by land sales. The County obtained estimates of \$500,000 to \$600,000 to demolish the present Lakeview facility. The present facility has 145,000 square feet, and the new proposed structures will have 100,000 square feet total.

The West Salem School District needs additional land for long-term future expansion. La Crosse County would like to collaborate with the School District and the Village for all three entity's best interests and future plans. If the School District is interested in acquiring the present Lakeview site, the County's design plan can work with the School District's plan. The costs of extending East Garland Street could be incorporated into the Lakeview Business Park tax incremental district and open additional sites for development. The County expects to begin construction of the eight-bed facility on the north side of East Garland Street in 2013, but the remaining facility decisions will be made soon with construction to begin in 2014. The County will be working with the Village

on proposed single-family housing lots between the present facility and the new facilities, street placement and construction, and utility extensions.

The School District Board, the Village Board, and County staff asked and answered questions regarding timing, traffic concerns for the School District campus, land acquisitions, consideration given to other civic groups, street construction and street extensions, and future plans for the remaining County farm land. The School District has urgent needs for an additional school and has hired a firm to develop concept plans for a new building. The School District will need to decide where the new school will be constructed.

Motion by School Board Member Schlimgen, seconded by School Board Member Helgeson to adjourn the meeting at 7:15 p.m. Approved by voice vote.

Teresa L. Schnitzler, Village Administrator