CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: **Board of Public Works**

DATE OF MEETING: February 3, 2015 (Tuesday)

PLACE OF MEETING: City Hall – 415 Main Street (Common Council Chambers)

TIME OF MEETING: 6:30 P.M.

PURPOSE OF MEETING

1. Call to Order and roll call.
2. Approval of minutes from the previous meeting.
3. Public Input: (limited to 3 minutes/individual)

Consideration and possible action on the following items:

4. Review and consideration of archeological services for Braund Lumber site demolition
5. Review and discussion of 2015 Comprehensive Plan update, Chapter #5 – Utilities & Community Facilities
6. Review and consideration of updating agreement for lease of property from Well #8 site at 1227 Oak Avenue North to adjoining property at 1224 Cliffview Avenue North
7. Review and consideration of temporary limited easement at Tax Parcel 18-846-0 for State Trunk Highway 35 project with Wisconsin Department of Transportation
8. Review and consideration of construction permit at south wayside along State Trunk Highway 35 for State Trunk Highway 35 project with Wisconsin Department of Transportation
9. Review and consideration of City retained professional engineering services from Strand Associates and Short Elliot Hendrickson in conjunction with review of developer submittal of traffic, water, sanitary sewer and storm sewer plans for project along Sand Lake Road/County Trunk Highway S
10. Review and consideration of dump box and accessories bid for 2015 F-550 cab & chassis
11. Review and consideration of contractor submissions of bidders proof of responsibility for Well #9 reconstruction project
12. Pay Estimates: Strand Associates, Short Elliot Hendrickson Inc., Wapasha Construction, La Crosse County Highway Department, State of Wisconsin Department of Transportation and any other contractor/developer.

Adjournment

PLEASE TAKE FURTHER NOTICE that members of the Common Council of the City of Onalaska who do not serve on the Board may attend this meeting to gather information about a subject over which they have decision making responsibility.

Therefore, further notice is hereby given that the above meeting may constitute a meeting of the Common Council and is hereby noticed as such, even though it is not contemplated that the Common Council will take any formal action at this meeting.

Notices Mailed To:

* Mayor Joe Chilsen
Ald. Erik Sjolander
Ald. Jim Olson
* Ald. Jim Bialecki –Vice Chair
*Ald Jack Pogreba - Chair
**Ald. Harvey Bertrand
Ald. Bob Muth
City Attorney Dept Heads
La Crosse Tribune Charter Com.
Onalaska Holmen Courier Life
WIZM WKTY WLXR WKBH
WLSU WKBT WXOW

*Board Members ** Alternate Member

*Jarrod Holter, City Engineer
*Fred Buehler, Financial Services Director/Treasurer

Onalaska Public Library

Date Notices Mailed and Posted: 1-28-15

In compliance with the Americans with Disabilities Act of 1990, the City of Onalaska will provide reasonable accommodations to qualified individuals with a disability to ensure equal access to public meetings provided notification is given to the City Clerk within seventy-two (72) hours prior to the public meeting and that the requested accommodation does not create an undue hardship for the City.

STAFF REVIEW SUMMARY

CITY OF ONALASKA
BOARD OF PUBLIC WORKS

February 3, 2015

Agenda Item: #4

Project/Item Name: Braund Lumber demolition

Location: 110 Irvin Street

Requested Action: Approval of archeological services

Staff Report/Description: City staff has begun preparations for demolition of the Braund Lumber site. State archeological permits are needed for the project and a registered archeologist on site during any land disturbing activities. City staff is proposing to have Mississippi Valley Archeology Center assist with the project.

Attachments: E-mail

Holter, Jarrod

From: Katherine Stevenson <kstevenson@uwlax.edu>
Sent: Tuesday, December 30, 2014 10:22 AM
To: Holter, Jarrod
Cc: Wendy Holtz-Leith
Subject: Braund demolition 2015

Jarrod,

Wendy and I have come up with a not-to-exceed estimate that's close to the accepted bid for the 2014 bait shop demolition, with a minor decrease in my hours to offset UW-L's slightly higher hourly rates for 2015. A total of $5939.59 (as compared to $5947.98 for the bait shop estimate) would include:

- Stevenson 43 hours (4 hrs WHS permission request, 32 hrs monitoring, 7 hrs write-up)
- Holtz-Leith: 16 hours (assistance with request, monitoring, write-up)
- Business manager: 1 hour for accounting & invoicing
- Curation: $100

This covers updating the previous WHS permission request and data recovery plan, as well as the basic monitoring and write-up, and should still leave a bit of a buffer for dealing with a small number of artifacts or features. As you know from the bait shop demo, if burials or significant discoveries are encountered, additional work would be required, and we would work with you to assess the situation and adjust the budget appropriately. Please call or e-mail if you have any questions or concerns, and let me know when we have the OK to proceed with preparation of the WHS permission request.

Thanks,
Kathy

Katherine Stevenson
Operations Manager
Mississippi Valley Archaeology Center
University of Wisconsin–La Crosse
1725 State Street
La Crosse, WI 54601
Phone: (608) 785-8451
E-mail: kstevenson@uwlax.edu

STAFF REVIEW SUMMARY

CITY OF ONALASKA
BOARD OF PUBLIC WORKS

February 3, 2015

Agenda Item:	#5
Project/Item Name:	2015 Comprehensive Plan update
Location:	Citywide
Requested Action:	Discussion on Utilities & Community Facilities chapter
Staff Report/Description:	Proposed Chapter five of the Comprehensive Plan update is attached for your review. Chapter five includes various areas of infrastructure throughout the City.
Attachments:	Chapter five of comprehensive plan update

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5.0 Utilities and Community Facilities

5.1 Existing Conditions
5.2 Assessment of Future Needs
5.3 Utilities and Community Facilities Goals, Objectives and Policies

Utilities and community facilities provide the foundation on which incorporated communities are built and maintained. Utilities may include sanitary sewer, water, and storm water systems, as well as electricity, natural gas, telecommunications, and solid waste disposal. Community facilities can vary greatly by community, but typically include parks, schools, libraries, cemeteries, and various health and safety providers. Special services such as day care centers may also be considered a community facility.

Wis. Stats. 66.1001(2)(d)

(d) Utilities and community facilities element. *A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.*

Utilities and community facilities can be used to guide development and encourage growth, as well as establish a community identity. Combined with roads, the construction, maintenance, and operation of utilities and community facilities are often the largest portion of a community's budget.

This element contains a compilation of background information, goals, objectives, actions or policies, and recommended programs to guide the future maintenance and development of utilities and community facilities in the City of Onalaska.

5.1 Existing Conditions

The City provides a wide range of utilities and community facilities, including police, fire, water, wastewater, stormwater and parks. In addition, there are a number of private provisions of utilities and community facilities, including healthcare and child care.

This plan element takes an inventory of existing community facilities and services, identifies current needs of residents, and studies the need for community facilities and utilities improvements or new facilities over the next 20 years.

Sanitary Sewer Service

The City of Onalaska contracts with the City of La Crosse for sanitary sewer treatment. The current contract is set to expire in 2016 with negotiations on a new 20-year contract to begin. The City is responsible for maintaining and installing new lift stations, meter pit, sewer mains and manholes. There are currently nine lift stations and over eighty miles of sanitary sewer mains throughout the City.

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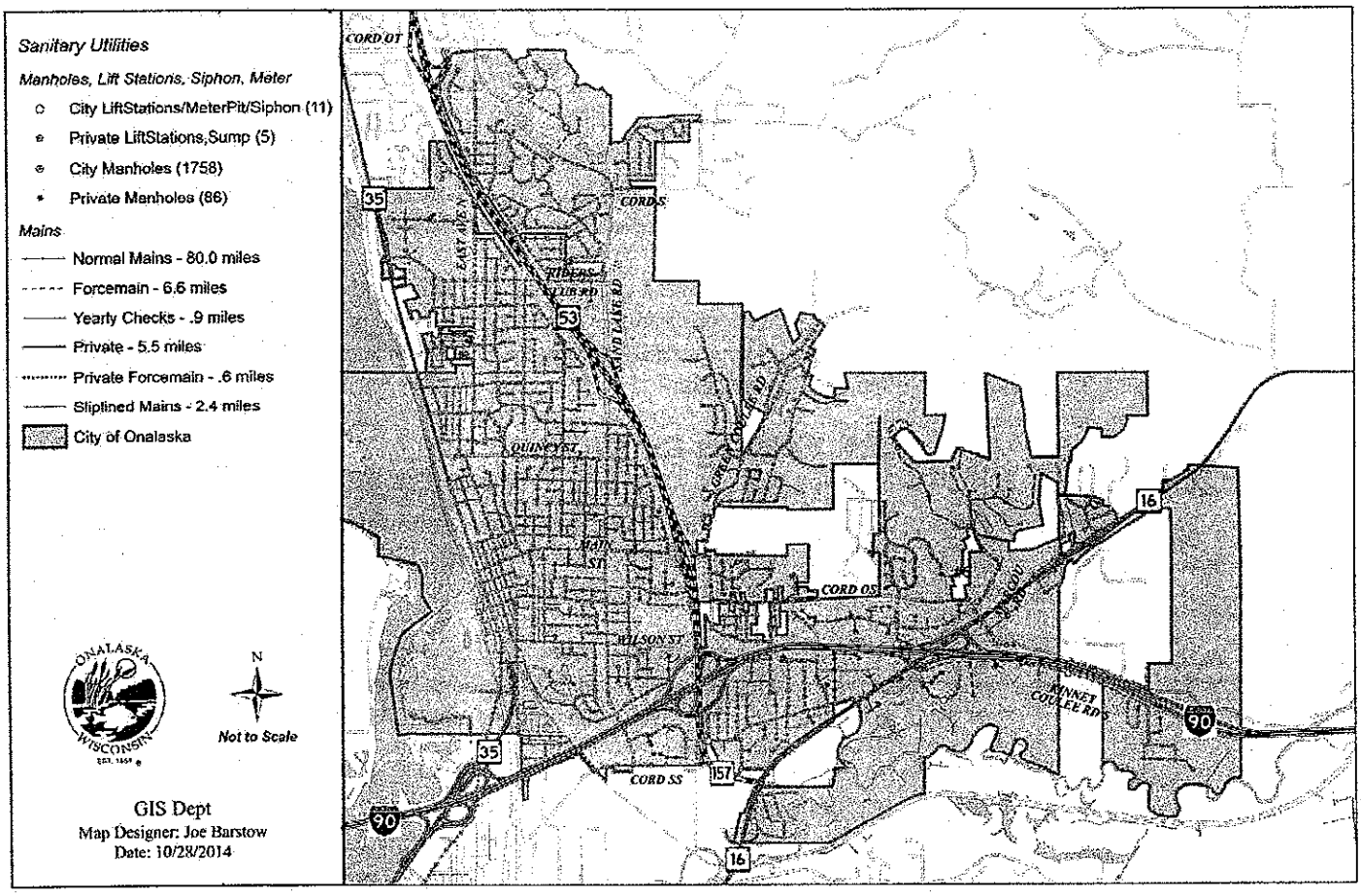
"The provision of community facilities and services, such as public sewer and water, has a significant impact on development patterns" (Ohm, Brian. Planning for Natural Resources – An Overview. 2002).

As Onalaska has grown, so has the demand for sanitary sewer service. As future development continues throughout Onalaska, additional coordination between the Cities of Onalaska and La Crosse, and the Village of Holmen, will need to occur to ensure that adequate capacity is maintained for the projected future growth. The Village of Holmen will begin to use Onalaska's sanitary sewer system in the near future. It will be important to monitor growth to ensure adequate capacity and equitable cost-sharing is being utilized.

Figure 5-1
City of Onalaska Sanitary Sewer



Source: City of Onalaska

Areas that the community wishes to protect, should be avoided when considering future placement of utilities and services.

Stormwater Management

The City of Onalaska has an extensive system of storm sewers and natural drainage systems. Development that has occurred within the coulees has generally required engineered natural drainageways to collect and transport stormwater for flood control purposes. The City developed a stormwater

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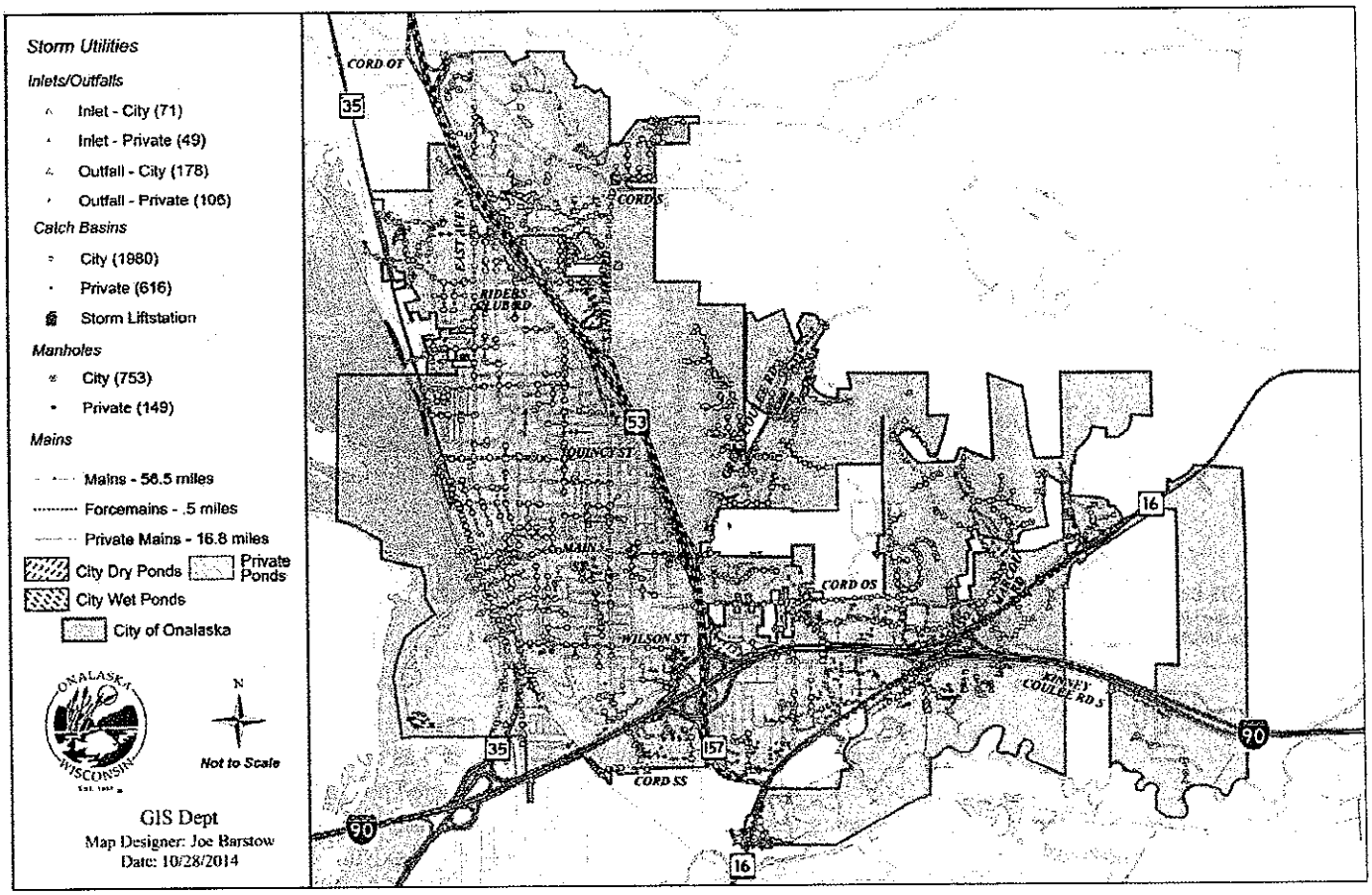
management plan in 2008 and created a Stormwater Utility in 2010 as a method of financing capital improvements for stormwater handling.

There is the potential for the amount (quantity) and rate (velocity) of runoff to increase as a result of additional development. This may adversely affect local water resources as sediment and nutrients are discharged to receiving water bodies. Managing storm water to reduce or eliminate direct discharge to surface waters is an important step to protect surface water quality in the future. The City has a National Pollutant Discharge Elimination System (NPDES) permit that regulates wastewater discharges. All facilities, including industrial, that discharge pollutants from any point source into waters are required to have a permit which indicate limits and monitoring measures required.

Figure 5-2
City of Onalaska Stormwater System



Source: City of Onalaska

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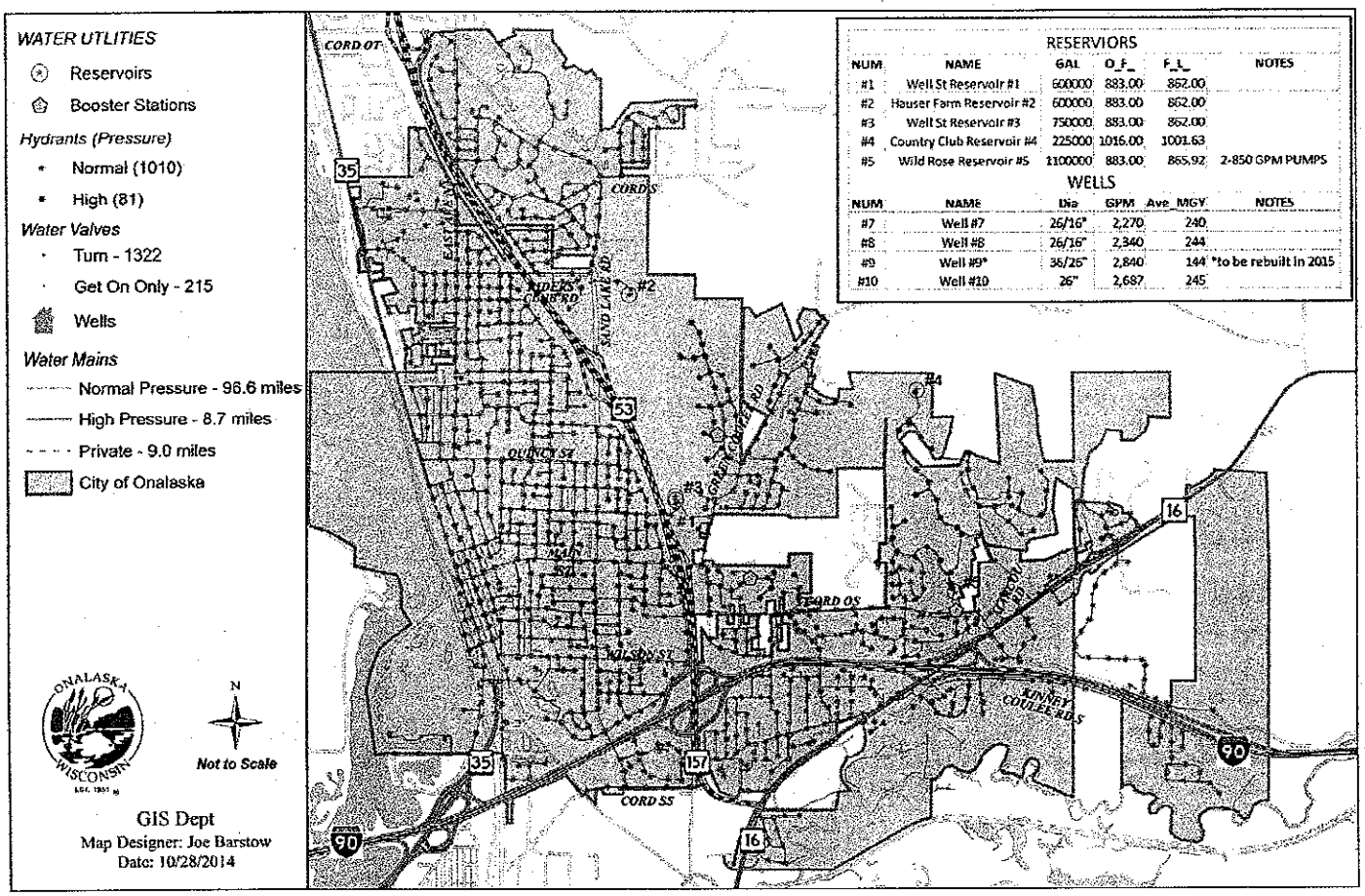
Water Supply

The City of Onalaska provides municipal water to all of the developed areas within the City. There are four wells in use with a total rated capacity of nearly 14 million gallons per day. Actual average day pumping use in 2013 was approximately 2.4 million gallons per day. The distribution system consists of over 100 miles of public water mains.

Figure 5-3
City of Onalaska Water System



RESERVIORS

NUM	NAME	GAL	O_F_	F_L_	NOTES
#1	Well St Reservoir #1	600000	883.00	862.00	
#2	Hauser Farm Reservoir #2	600000	883.00	862.00	
#3	Well St Reservoir #3	750000	883.00	862.00	
#4	Country Club Reservoir #4	225000	1016.00	1001.63	
#5	Wild Rose Reservoir #5	1100000	883.00	865.92	2-850 GPM PUMPS

WELLS

NUM	NAME	Dia	GPM	Ave_MGY	NOTES
#7	Well #7	26/16"	2,270	240	
#8	Well #8	26/16"	2,340	244	
#9	Well #9*	36/26"	2,840	144	*to be rebuilt in 2015
#10	Well #10	26"	2,687	245	

A comprehensive Water System Evaluation was completed in 2013. It was projected that in the year 2030, with a projected population of 23,000 residents, that an average daily demand for water would be nearly 3.1 million gallons of water. The projected capacity of the existing system is nearly sufficient to meet this demand. Only slight increases in production are anticipated to be needed by 2030.

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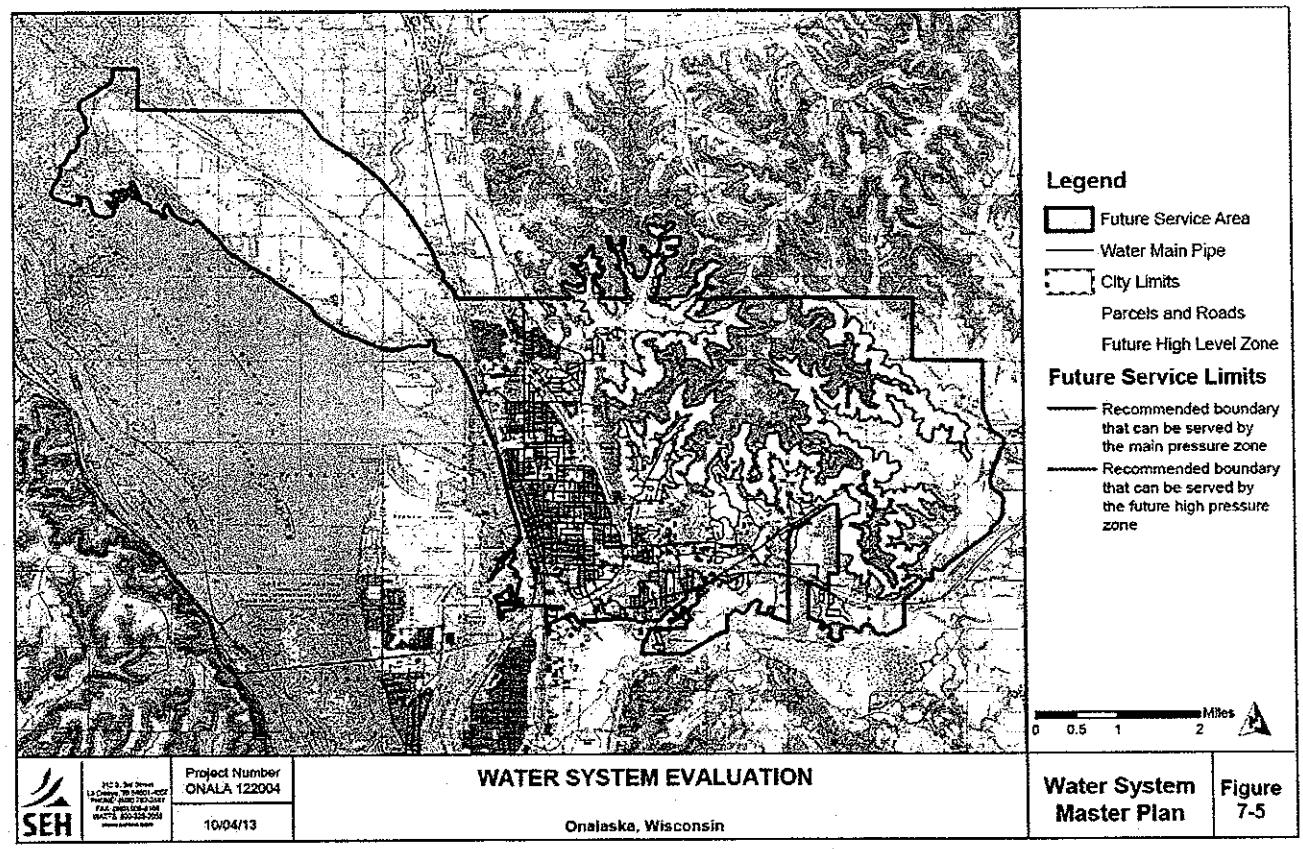
Due to elevation changes throughout Onalaska, the water system is divided into multiple zones, including a Main Level Pressure Zone pressure plain and High Level Pressure Zones. There are several areas that have been identified that can be served adequately with a minimum pressure of 35 psi under normal operation conditions, as shown in the following Figure 5-4.

Figure 5-4
City of Onalaska Future Water Service Area



Source: City of Onalaska and SEH

The City has five water storage facilities which store approximately 3.3 million gallons of water. This is sufficient and a recommendation was made in the recent water system evaluation to potentially divide an existing reservoir into two smaller reservoirs to avoid over-storage.

Increased development will eventually lead to the need to construct an additional well in the near future. Exploratory borings have yielded water with high concentrations in iron and manganese in several areas of the City, which will likely result in the construction of a new well in close proximity to an existing well with proven good water quality.

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The City has a wellhead protection program that limits land uses within close proximity to City wells and aquifer recharge areas.

Water pressure is very good, with between 80 to 110 psi in low topographic areas near Lake Onalaska. However, there are areas with low pressure (30 to 50 psi) at the base of reservoirs and in areas in higher elevation developments, particularly near the ridges of coulees. Fire flows are generally very good for fire protection efforts.

Well No. 9 recently underwent a Pilot Study to evaluate methods to improve water quality from this well. Improvements to Well No. 9 are anticipated in 2015. Other items identified for future capital improvements include an upgrade to the Greens Coulee Booster Station, which is currently being evaluated.

Water rates in Onalaska are relatively low for La Crosse County for a quarterly bill of 18,750 gallons, a standard of use selected by the Wisconsin Public Service Commission. Onalaska's rate, however, is similar to or lower than neighboring communities served by water (see Figure 5-5). The City is planning on a rate review in the spring of 2015.

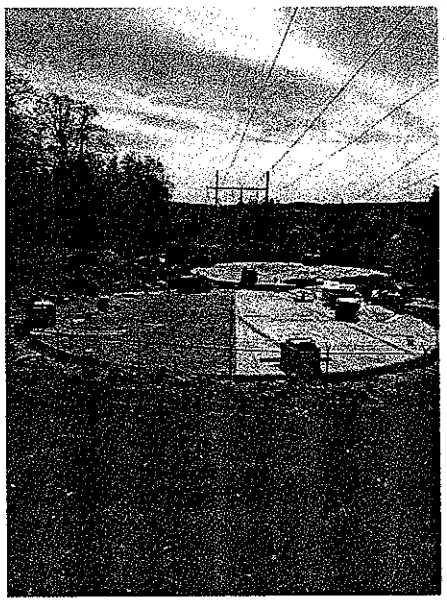

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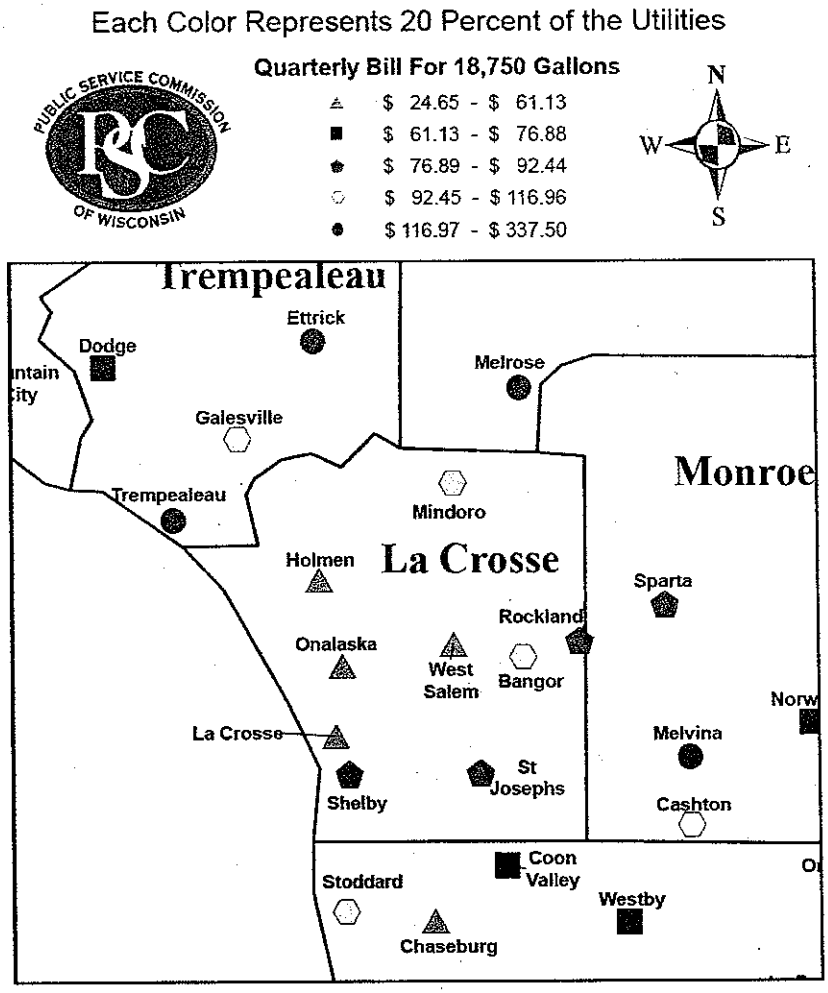
Figure 5-5
La Crosse County Water Provider Rate Comparison



Source: Public Service Commission of Wisconsin

Solid Waste/Recycling

The La Crosse County Landfill is the regional landfill agency that accepts solid waste and ash from the waste to energy incinerator. New techniques and technologies are allowing the capacity of this facility to be extended. This is a very environmentally friendly method of disposal.

The French Island Incinerator, operated by Xcel Energy, collects refuse and Harter's Quick Clean-Up provides waste collection services. In 2014, the City began using aautomated pickup with carts issued to each household to

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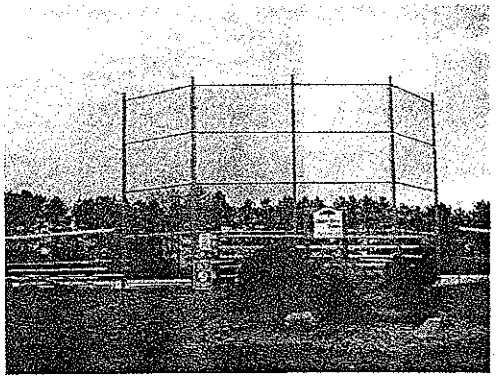
make pick-ups more efficient. They also offer single-stream recycling that is separated for product to be reused.



Parks and Recreational Areas

The City has a variety of park and recreational opportunities for area residents to enjoy. In addition to maintaining parkland and equipment, the Parks Department provides programming for youth and adults, aquatic programs, park facilities and reservations, and special events. There are 27 park sites with over 290 acres that range significantly in size and amenities available. The parks are generally evenly distributed according to land use patterns. The City has more than adequate parkland available compared to National Recreation and Park Association (NRPA) standards (10 acres/1,000 residents).

Park Name	Acres
Mini Parks	
Coachlite Green Playground	1.4
Elmwood Hills Playground	2.7
Glenn Fox Park	3.8
Hilltopper Heights Playground	2.5
Oak Knoll Playground	0.2
Oakwoods Playground	0.9
Park Avenue Playground	0.3
Parkridge Park	3.4
Schalers Oak Park Playground #1	1.48
Schalers Oak Park Playground #2	0.41
Schalers Oak Park Playground #3	1.78
Schalers Oak Park Playground #4	0.99
Schalers Oak Park Playground #5	0.85
Thomas Farms Playground	1.5
State Highway 35 Waysides	4.5
Valley Vue Park	5.1
Wellington Greens Park	3.9
Neighborhood Parks	
Community Park	13.3
Holiday Heights Park	16.7
Meier Farm Park	9.5
Pierce Park	5.5
Robinson Park	5.7
Sandalwood Park	11.9
Community Parks	
Greens Coulee Park	72.3
Rowe Park	28.8
Van Riper Park	40.1
Waterfront (Great River Landing)	50.8

Onalaska developed the area's first outdoor adult playground in 2014. This is located in Community Park on Quincy Street adjacent to the Community Center. The adult playground has different exercise stations that give people a different outdoor opportunity to be active in unique ways. This was made possible by a coordinated effort between the City of Onalaska and the La Crosse County Health Department. Partial funding was received from the Centers for Disease Control and Preventions' Transformation Wisconsin project.

The Onalaska Aquatic Center was completed in 2005 and has seen an average attendance of over 30,000 annually. The facility offers facilities for swimmers of all ages, including a zero-depth entry, several lap lanes, slides, and a concession stand.

There are several other recreational facilities within the City of Onalaska. The City owns and operates the Onalaska OMNICenter. This 50,000 square foot facility can accommodate large gatherings and meetings. There is a 28,000 square foot arena and an indoor skating and hockey rink that is operated year-round. A second ice rink is added during the winter months.

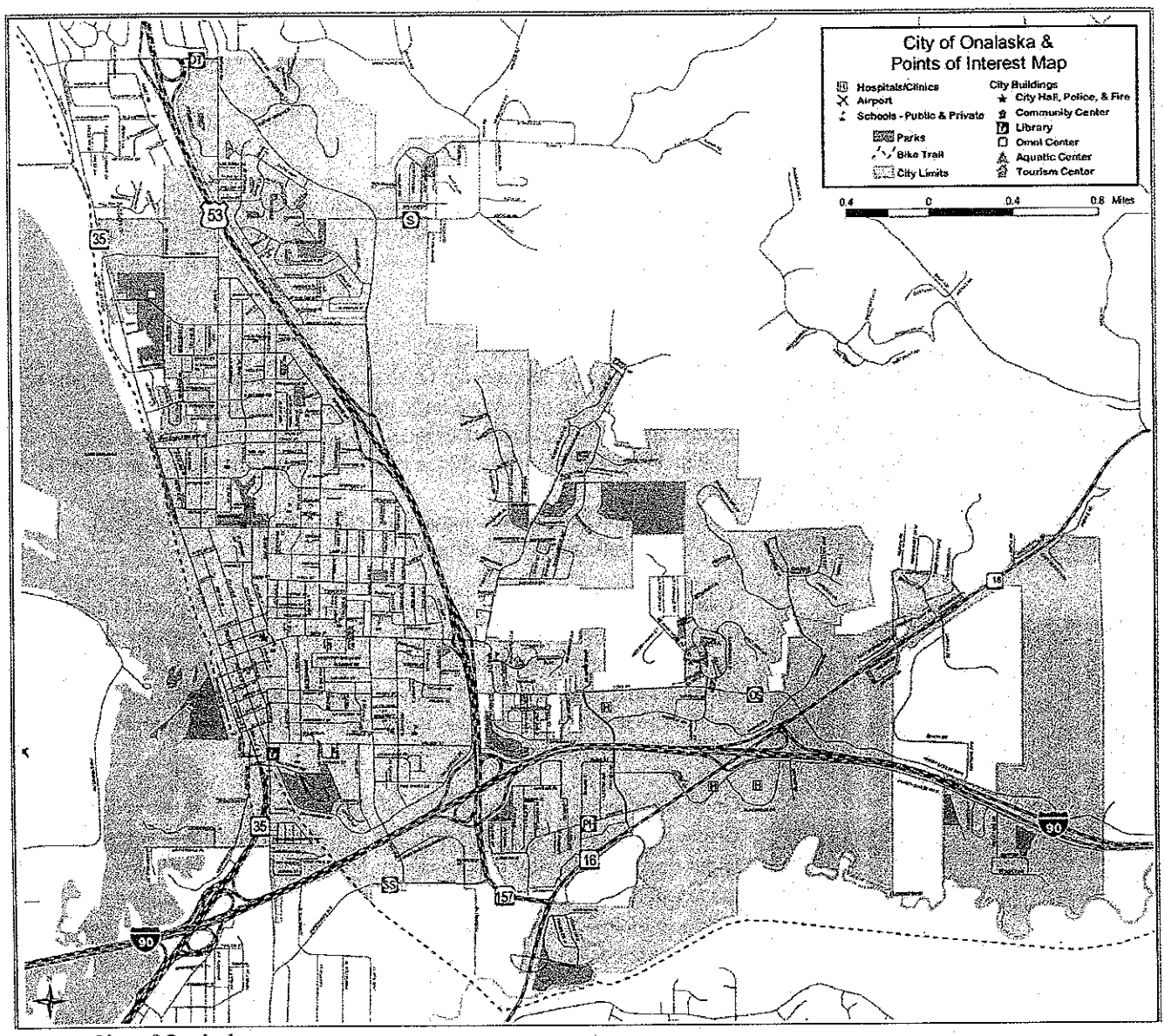
The Onalaska Community Center, located at 515 Quincy Street, hosts events for various gatherings, including senior citizen events.

There are three golf courses in Onalaska. Coulee Golf and Bowl is a nine hole public course that consists of 80-acres. This facility recently underwent significant renovations. The La Crosse Country Club is located in eastern Onalaska and is an 18-hole private course. The Golf Club at Cedar Creek is an 18-hole private golf club that is open to the public. This is located east of Sand Lake Road north of Riders Club Road.

Onalaska also has a modern YMCA. This facility is part of the overall La Crosse Area Family YMCA, located at 400 Mason Street and abuts Van Riper Park. This facility is open seven-days per week. This facility has also made extensive efforts to have fully accessible facilities, including the "Miracle Field," a hard surface environment, including a baseball field that can accommodate wheelchairs, walkers and other mobility aids. This facility is scheduled for at least a $4 million addition in 2015-2016 that will incorporate additional rehab facilities including a pool, as well as additional programming space for LiveStrong, Diabetes prevention, and other programs and activities.

The City developed a Comprehensive Outdoor Recreation Plan in 2010. This is a five-year plan and should be updated in 2015.

Figure 5-6
City of Onalaska Points of Interest Map



Source: City of Onalaska

Telecommunication Facilities

CenturyLink and Charter Communications provide Onalaska residents with local telephone service, cable television and high-speed internet access. Several long-distance providers offer service in the Onalaska area.

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An extensive fiber optic network exists through the Onalaska area, much of which has been necessitated by the medical facilities in the area. This high-tech infrastructure is anticipated to remain competitive and be upgraded frequently to ensure the industries located within the region are able to obtain the technology they need to conduct consistent business.

Power Plants, Transmission Lines, and Electric Utilities

The nearest power plant is the Xcel Energy plant located on French Island, west of Onalaska.

The American Transmission Company has in conjunction with Xcel Energy has proposed to run a 345-kilovolt transmission line to alleviate electrical system reliability issues throughout the Midwest. There are two lines proposed for this line, which would be run from a substation in Holmen located on Briggs Road, to Dane County. The proposed southern route would run south along Highway 53 through the City of Onalaska to I-90 where it would then be routed towards Sparta. Many homes and businesses would be in close proximity to this proposed route. The northern route would run from the Briggs Road substation north and east, avoiding Onalaska. It is anticipated that the Public Service Commission (PSC) will make a decision by mid-2015 on which route the transmission line will follow. The northern route is the preferred route from Onalaska's perspective due to the disruptive nature, expense, and new corridor acquisition required to make the southern route feasible.

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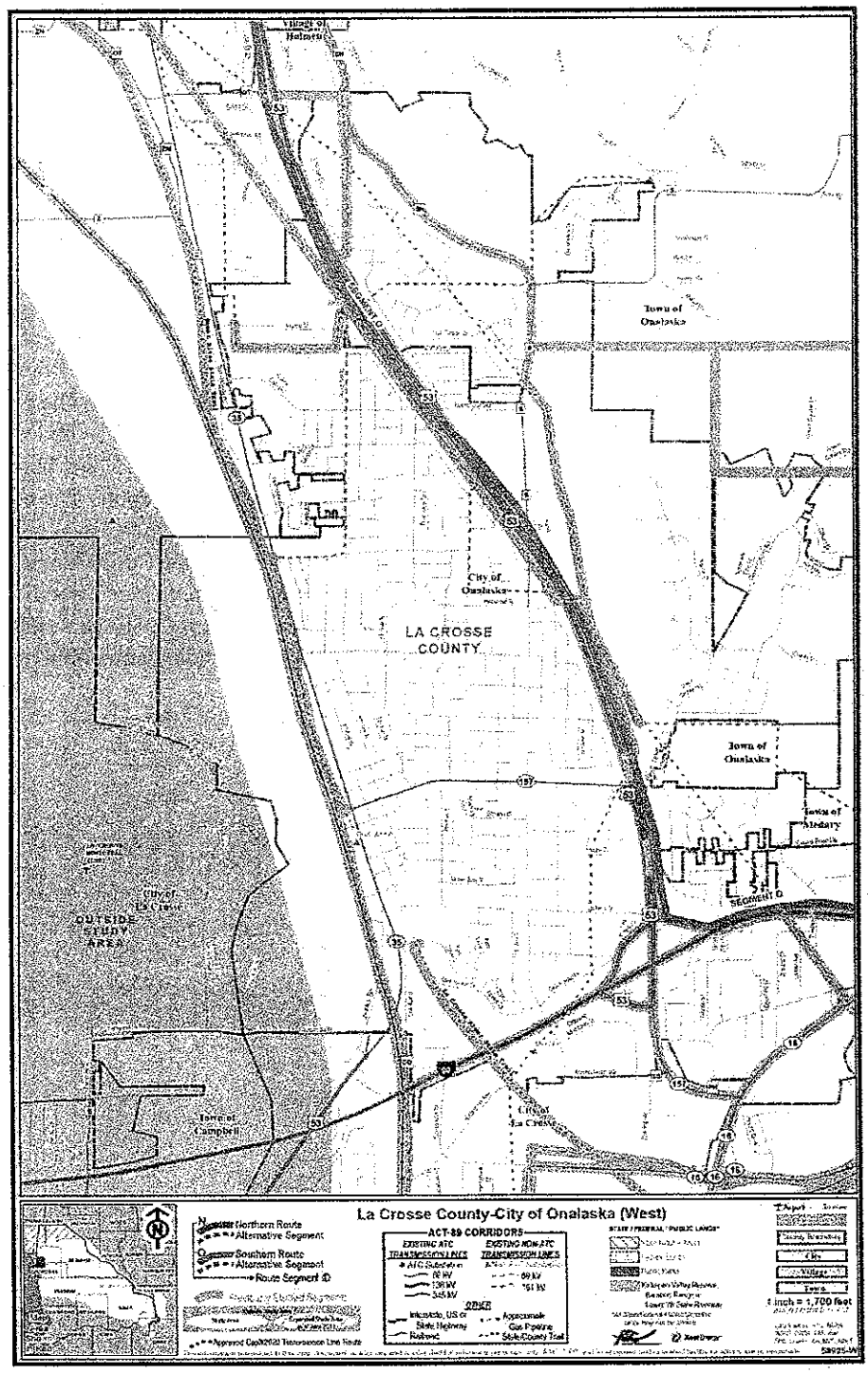
Figure 5-7
City of Onalaska ATC Proposed Southern Route



Source: ATC and Xcel Energy via City of Onalaska

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Xcel Energy and Riverland Energy provide electric services throughout the City.

Natural Gas

Xcel Energy provides natural gas throughout the City.

Cemeteries

The City of Onalaska owns and operates the Onalaska Cemetery, located on Main Street between Twelfth Avenue South and Thirteenth Avenue South. The cemetery has adequate space for the foreseeable future after recently purchasing additional property for future expansion.

Law Enforcement

The City of Onalaska Police Department is located in City Hall. The department has approximately 30 full-time personnel that provide 24 hour coverage for the City.

Fire Department

The Onalaska Fire Department is a combination fire department comprised of 11 career Firefighter EMT's, 25 paid-on-call Firefighter EMT's, one full-time Chief, one full-time Assistant Chief/Fire Marshal and one part-time Administrative Assistant. The department proudly delivers fire and EMS service at the EMT/non-transport level to the residents of Onalaska, from the fire station located at City Hall. The department responded to over 1,400 incidents in 2013.

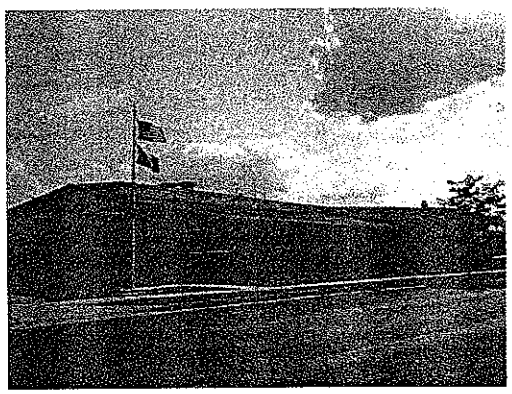
The Onalaska Fire Department provides fire protection services at Insurance Services Office (ISO) public protection classification rating of class 3. The lower the number within this insurance rating scale (1-10), the lower insurance rates are for each property owner. The audit conducted in 2010 lowered (improved) the rating by two categories, and identified the need for an additional fire station and personnel.

Additional services provide by the Onalaska Fire Department include conducting in excess of 1,800 fire inspections annually, public safety education programs (2,032 children and 337 adults) in 2014, water and ice rescue, hazardous materials at technicial level, rope, confined space rescue, and is highly involved in promoting the physical fitness of all firefighters.

Growth in the eastern portion of the City may necessitate a new fire substation to serve expanding commercial and residential development.

Post Office

The City of Onalaska Post Office is located at 304 11th Avenue North.

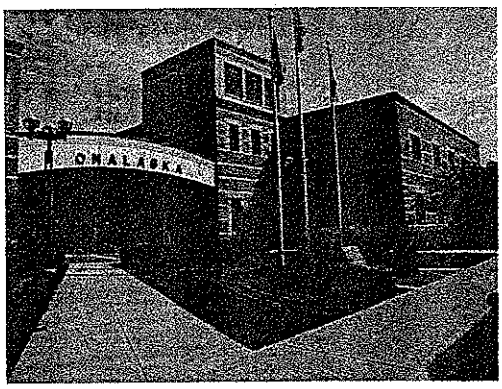


Public Works Department: Streets, Stormwater, Water & Sanitary Sewer

The Onalaska Public Works Department is responsible for storm water management, road, alley, sidewalk, lighting, street trees and street sign maintenance, solid waste, water, sanitary sewer and city cemetery. This department is located at 252 Mason Street.

City Hall

The City Hall is located at 415 Main Street and houses many of the administrative offices for City employees. This 59,000 square foot facility was completed in 2000.



The City operates on a full-time mayoral form of government. The Mayor is elected every four years. Six alderpersons from three aldermanic districts are elected for two year terms on a staggered basis – one alderman position from each district is elected each year.

Coulee Region Joint Municipal Court

The Coulee Region Joint Municipal Court processes ordinance and traffic citations issued by the Police Departments of Onalaska as well as the Villages of Bangor, Holmen, West Salem, and the Towns of Campbell, Rockland and Shelby. This is operated out of the Onalaska City Hall.

Medical/Health Care Facilities

Two large regional medical centers have facilities in Onalaska – Gundersen Health System and Mayo Clinic Health System – Franciscan Healthcare. Each also has a large hospital and clinic in La Crosse. Mayo Clinic Health System recently acquired a 187 parcel of land on the east side of Sand Lake Road. While plans have not been made public, hints at expanding their health care practice in Onalaska have been rumored.

Gundersen Health System is ranked among Healthgrade America's 50 Best Hospitals – placing it in the top 1 percent in the nation. They also received the 2014 Healthgrades Distinguished Hospital Award for Clinical Excellence – 1 of only 260 hospitals to receive this award.

Mayo Clinic Health System extensively collaborates with Mayo Clinic which has been recognized as the best hospital in the US for 2014-2015 by U.S. News and World Report.

Several chiropractors, massage therapists, dental clinics and ophthalmologists have practices in the City as well.

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Library

The City of Onalaska is served by the Onalaska Public Library. This branch is part of the La Crosse County Library system, which also has facilities in Bangor, Campbell, Holmen and West Salem.

Constructed in 1989 and expanded in 2009, the Onalaska Public Library has approximately 20,000 square feet. It is open six days per week (closed on Sundays). The library offers internet access, books, magazines, newspapers, videos, CD's, DVD's and books on tape. The Onalaska Historical Museum is also located in this facility.

Schools

The City of Onalaska is served by a wide assortment of educational facilities at the elementary, primary, secondary, vocational and postsecondary levels. In addition, some facilities offer preschool, kindergarten, special education, religious, business, industrial, trade and vocational training. The Onalaska School District has a student population of 3,046. This makes the district the 73rd largest in the State in terms of size. The Holmen School District has a student enrollment of 3,898, making the district 49th largest in the State. School district performance measurements are presented in the Issues and Opportunities Element. Please refer to the Issues and Opportunities Element for this information.

Table 5-1
Onalaska and Holmen School District Size - 2014

State Rank (out of 449)	District	County	Enrollment
73	Onalaska	La Crosse	3,046
49	Holmen	La Crosse	3,898

Source: Wisconsin Department of Public Instruction

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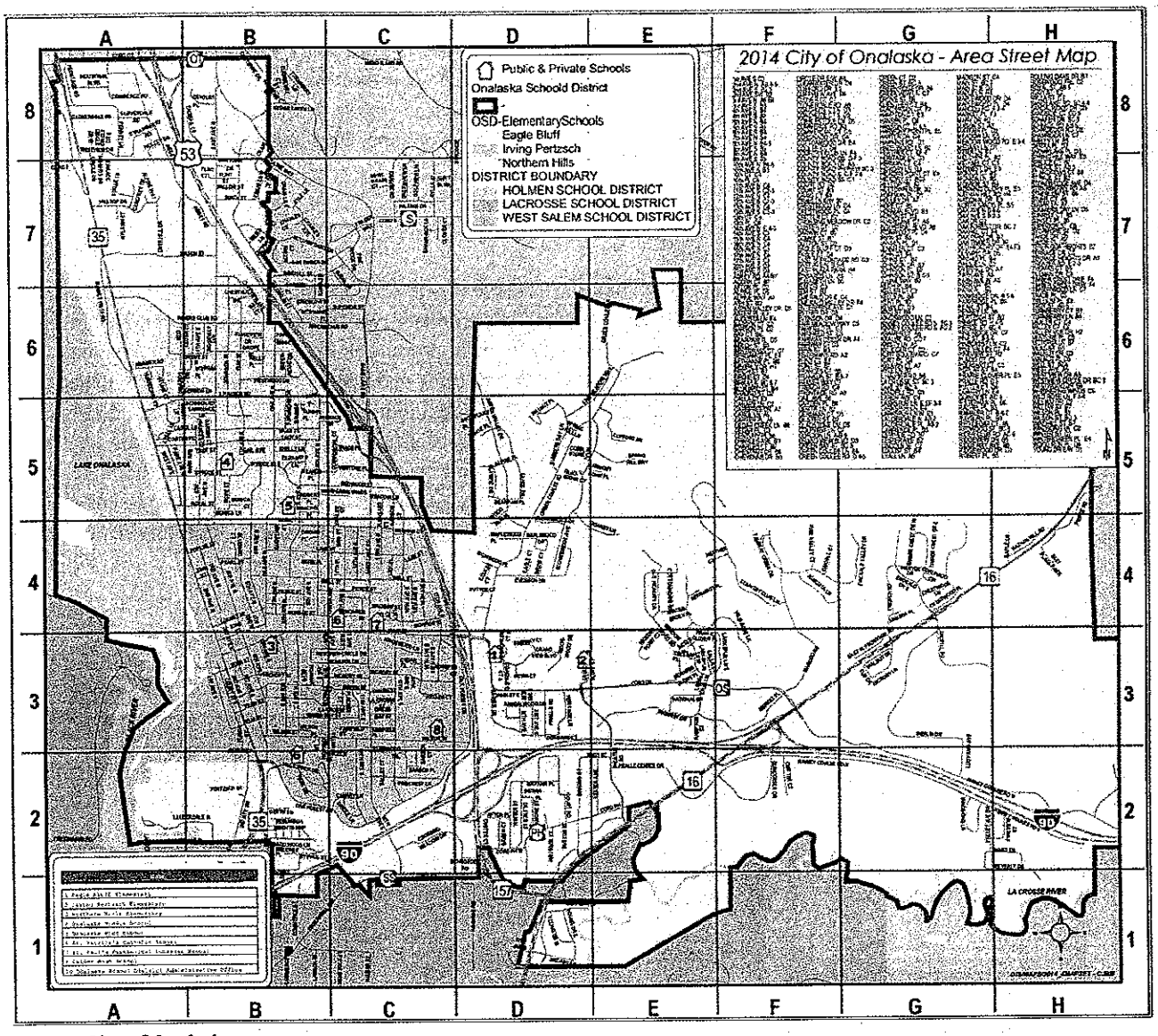
Figure 5-8
School District Boundary Map - 2014



Source: City of Onalaska

Several adult education centers offer higher education and continuing education classes and programs are located in close proximity to Onalaska. A branch of Globe University is also located in Onalaska. Other nearby colleges in La Crosse include the Western Wisconsin Technical College, as well as the University of Wisconsin-La Crosse and Viterbo University.

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"Smaller communities must scramble to generate the necessary tax revenue from businesses and residents when the population rises, because an increase in households results in congested roadways, crowded public schools, and strained water and sewer infrastructures. Improving all these services - building new roads and schools, laying new pipes, higher more fire and police personnel – requires significant investment. For this reason, cities, Cities, towns, and counties must anticipate future population growth and plan accordingly so that the systems don't all require costly upgrades simultaneously."

- McKnight Foundation, re:focus: Making Choices for Future Generations.

Private Schools

As of 2014, the City has three private schools (St. Patrick's, St. Paul's Evangelical Lutheran, and Luther High School) serving students that would otherwise attend the Onalaska Public School District with a combined student population of 674. Local communities do not get involved with the planning and administration of these schools, other than typically playing a regulatory role.

Senior Care Facilities

The City of Onalaska is served by numerous senior care facilities. Community-based residential facilities typically offer room and board and basic nursing care. Adult family home facilities provide similar services to community-based residential facilities, but can only serve up to four adults at one time. A nursing home is a place where five or more unrelated peoples receive care or treatment, and require 24-hour nursing services due to a mental or physical condition. Residential Care Apartment Complexes are independent apartment units where individuals needing up to 28 hours per week of supportive care, personal care or nursing services can reside.

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Table 5-2
Onalaska Licensed Senior Care Facilities - 2014

Facility Type	Name	Address	Capacity
Community Based Residential Facility	Sterling House of Onalaska	949 10th Avenue	20
	Meadows at Springbrook	861 Critter Court	39*
	Eagle Crest Memory Care	351 Mason Street	20
Adult Family Homes	Cliffview	1422 Cliffview Avenue	4
	REM Wisconsin III Inc - Emerald Drive B	3722 Emerald Drive	4
	Westview Circle	1028 Westview Circle Drive	4
	Aurora Residential Alternatives Inc #107	N4966 Stuhr Court	4
	Tidal Wave	N5005 Hurricane Court	4
	Knapp Birka Lane AFH	1537 Birka Lane	4
	Coulee Care Main Street	1106 Main Street	4
	Chrishaven Onalaska North	737 10th Avenue North	4
	Holtan House Residential Services	2149 Abbey Road	4
	Hurricane	N5009 Hurricane Court	4
	Chrishaven II (South)	1308 10th Avenue	4
	Chrishaven II (North)	1310 10th Avenue	4
	REM - Kristy Lane	1038/1040 Kristy Lane	4
	Creative Community Living Services Inc.	837 Main Street	4
	Chrishaven Onalaska South	735 10th Avenue North	4
	REM Wisconsin III Inc - Emerald Drive A	3724 Emerald Drive	4
	Creative Community Living Services Inc.	N5412 Circle Drive W	3
	Aurora Residential Alternatives Inc #104	411 6th Avenue N	4
Adult Day Care	Coulee Region Adult Day Care Center	1062 Oak Forest Drive	50
Nursing Home	Onalaska Care Center	1600 Main Street	104
Personal Care Agency	Lori Knapp Inc. Onalaska	816 2nd Avenue South	N/A
Residential Care Apartment Complexes	Eagle Crest Senior Living Community	351 Mason Street	70
	Springbrook Community Assisted Living Inc.	861 Critter Court	61*
	Laurel Manor	108 17th Avenue South	12
	Eagle Crest Assisted Living	351 Mason Street	42

*Reflects number currently under construction.
Source: Wisconsin Department of Children and Families

The City has approximately 2,600 residents aged 65 and over, with senior living capacity of approximately 489.

Child Care Facilities

There are 35 licensed childcare providers in Onalaska. Group facilities have capacities of over nine children, while family facilities can have up to eight children at a time.

Table 5-3
Onalaska Licensed Child Care Facilities - 2014

Facility Type	Name	Address	Capacity
Group	Children's Tree House	1052 Oak Forest Dr	104
	YMCA Child Care Center	400 Mason St	100
	Little Minds Learning Center	2531 E Main St	90
	Christian Chapel Day Care Center	1415 Well St	73
	YMCA School Age - Eagle Bluff	200 Eagle Bluff Ct	72
	Red Balloon Onalaska	573 Braund St	68
	Childfirst - Onalaska	1828 E Main St	65
	YMCA School Age - Northern Hills	511 Spruce St	64
	YMCA School Age - Pertzsch	524 Main St	60
	Wiggles and Giggles Preschool and Childcare	2703 Sand Lake Rd	50
	Gentle Lambs Childcare Center	3340 S Kinney Coulee Rd	50
	Joy's Day Care	1457 Oak Forest Dr	50
	Education Station	903 Riders Club Rd	40
	The Creative Child	310 Main St	40
	First Lutheran Preschool	410 Main St	29
	Midway's Lil Peanuts	W7052 2Nd St	19
	Life's Little Blessings	3005 State Road 35	15
Family	Lil' Loons Childcare	314 6Th Ave N	8
	Julie's Daycare	N4650 Crestwood Ln	8
	Tammy's Day Care	310 2Nd Ave S	8
	Tammy's Tiny Treasures	314 3Rd Ave S	8
	Time to Care Day Care	1036 La Crosse St	8
	Viv's ABC Kind Care	210 5Th Ave S	8
	Old Schoolhouse Child Care	N6051 Filler Ct	8
	Diane Utecht	N6060 Prairie Dr	6
	Wendy Thorson	804 Park Ave	6
	Carrie Marx	2102 Esther Dr	6
	Heather Stapleton	403 7Th Ave N	6
	Jill Wojta	1026 Pierce St	6
	Ju Ju B's	W8315 Homestead Pl	6
	Kelly Rice	W6921 Walden Pl	6
	Lacey Baum	1411 Hickory St	6
	Rebecca Rundle	622 Troy St	6

Source: Wisconsin Department of Children and Families

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There is a current child-care capacity of roughly 2,200, while the City has approximately 2,600 children under the age of 9.

Places of Worship

There are several Churches of various denominations within the City of Onalaska. The following is a listing of churches and their addresses.

Table 5-4
Onalaska Places of Worship

Place of Worship	Address
Cathedral of Praise	3340 S. Kinney Coulee Road
Christ is Lord Lutheran Church	1269 CTH PH
Christ is The King Lutheran Church	2703 Sand Lake Road
Church of Jesus Christ of Latter Day Saints	701 Well Street
Cornerstone Community Church	130 5th Avenue North
First Lutheran Church	116 5th Avenue South
First Free Church	123 Mason Street
Hope Christian Reformed Church	754 10th Avenue North
Kingdom Hall of Jehovah's Witnesses	3059 Medco Court
New Hope Fellowship	420 2nd Avenue South
Onalaska Christian Chapel, Church of Christ	1415 Well Street
Onalaska Community Church of the Nazarene	1231 East Avenue North
Onalaska United Methodist Church	212 4th Avenue North
Sand Lake Wesleyan Church	N5761 Sand Lake Road
Shephard of the Hills Lutheran Church	1215 Redwood Street
St. Mark's Evangelical Lutheran Church, CLC	112 9th Avenue North
St. Patrick's Catholic Parish	1030 Main Street
St. Paul's Evangelical Lutheran Church, WELS	1201 Main Street

Source: City of Onalaska

5.2 Assessment of Future Needs

Much of the infrastructure and services provided to City residents has adequate capacity. However, with the projected population growth, the water and sanitary systems use will need to expand. Expansion of the water system has been studied in depth and minimal expansion efforts are needed for water production. As more water is being produced, it will be critical to monitor water quality. It will be important to continue to monitor developments and their impact to the pressure zones.

The City will need to work closely with the La Crosse and Holmen wastewater system operators to ensure adequate capacity for increased development is maintained. The current contract runs through 2016 and will

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have to be renewed or renegotiated soon. With the projected growth and related increases in stormwater runoff, additional stormwater utility features will be needed such as permeable paving, vegetative green roofs and stormwater recycling and reuse.

In general, the public facilities around the City are in good condition. City Hall houses the administrative offices for the City and is a modern building. The Public Works Department also has a newer maintenance and storage facility that is heavily used.

The City has been proactive in expanding its municipal boundaries. As the boundaries continue to expand, careful review must be taken to ensure that new development areas can adequately be served by utilities, emergency services and transportation networks. In particular, the Fire Department may need to develop an additional facility closer to the newer developments to ensure the City's ISO rating remains low. Additional population will also likely necessitate an increase to the Police Department, as a greater population will be demanding immediate responses for emergencies.

The City is facing an important challenge currently with a proposed high-voltage line being routed through the City. This will be an ongoing issue for another year until a final decision is made. If the decision to route the power line through the City is made, there will have to be significant ongoing communications with utility to providers to ensure this is constructed in the least disruptive way possible. The City will continue to generally support the development of the northern line that avoids the City of Onalaska.

Working cooperatively with other public and private providers is encouraged to ensure residents' needs and demands are being met in an effective and efficient manner.

5.3 Utilities and Community Facilities Goals, Objectives and Policies

Goal 1: Coordinate the location of public utilities and facilities with projected growth and development patterns.

Objectives

a. By coordinating community facilities and services planning with land use and transportation planning to efficiently utilize available land.

b. By ensuring that park and recreation facilities are planned on a neighborhood, community and City-wide basis as related parts of a unified, well-balanced system to provide maximum opportunities for all residents.

Goal 2: Provide efficient and/or cost-effective utilities and community facilities.

Objectives

a. By directing new development to areas that can be efficiently and economically served by existing or planned City streets, sanitary sewers, public water mains, stormwater management facilities, life and safety services.

b. By continuing to require new development to pay the cost of municipal services, so that the existing taxpayers are not burdened with inequitable taxes or service costs.

c. By continuing to work with La Crosse County, the City of La Crosse, the Village of Holmen, the Town of Onalaska and other municipalities to identify joint services and facilities where consolidating, coordinating or sharing services or facilities will result in better services and/or cost savings for Onalaska residents.

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d. By working with utility providers to promote energy conservation practices.

e. By continuing to support the strong interrelationship with the school district in cooperative use of facilities.

f. By promoting the highest and most efficient levels of police, fire and first responder services for the City.

Goal 3: Avoid environmentally sensitive areas when extending and constructing utilities and community facilities.

Objectives

a. Comply with City's Sanitary Sewer Service Agreement requirements.

Goal 4: Continue to provide services and facilities necessary to improve the quality of life of Onalaska's residents, property owners, businesses and visitors.

Objectives

a. By maintaining and improving sewer and water system infrastructure through continued identification of deficiencies and planned infrastructure enhancement, maintenance and rehabilitation.

b. By creating and maintaining attractive parks and open spaces that can be used as public gathering spaces throughout the community.

c. Implement the Great River Landing planning recommendations.

d. By involving the public in facility and utility expansion decisions, when possible, by asking for public comments and placing citizens on appropriate boards.

Goal 5: Continue to establish, administer and maintain a community-wide park and recreation system that provides high quality facilities to fulfill the expanding needs and expressed desires of the community.

Objectives

a. By promoting the multiple use of facilities in design and development, such as developing school/park combinations and community centers/recreation spaces.

b. By using pedestrian and bicycle facilities to connect parks and open spaces.

c. By ensuring that land accepted in dedication either be set aside for preservation or accepted only after size, access, buffering and site design are demonstrated as suitable for development.

d. By establishing acquisition priorities for needed outdoor recreation facilities based on accepted standards, identified existing and future needs, current park distribution throughout the community and land development patterns.

e. By coordinating with school districts, public agencies, private groups and civic organizations to jointly offer community-wide recreational opportunities.

f. By continuing to devote resources to first maintain and improve existing park and recreation areas and then to develop any new parks and recreation areas.

POLICIES AND RECOMMENDATIONS

Parks and Recreation

1) Continue to collect parkland fees or require parkland dedication or trail rights-of- way for all new developments. Work with park and recreation department to ensure adequate staffing is available for maintenance.

2) Staff should regularly evaluate park and recreation sources (programs, facilities and operations) to ensure that community needs are being met.

3) Parks should be designed with multiple access points from the surrounding neighborhoods and should be accessible by various modes of transportation.

4) To the extent possible, park facilities should be designed to meet the needs of all City residents, including the elderly, disabled, economically disadvantaged and pre-school age children. Because of the City's unique topography, this may not always be possible. Park facilities can be funded through impact fees, open space grants, subdivision dedications, user fees and general funds.

5) Continue to update and consult the City of Onalaska's Park and Recreation Plan when making park development and maintenance decisions.

Public Facilities

6) Maintain or improve the City's ISO rating (currently 3).

7) The City staff or board and the Onalaska and Holmen School Districts' staff or boards should meet jointly at least annually to plan education improvements. The City and school districts should work together to encourage siting, renovation and expansion of school facilities in areas that are best equipped to accommodate growth, as identified on the Future Land Use Map. School boundaries should be defined so as not to overcrowd any schools, if possible, and transportation should be coordinated so that schools are easily accessible by the neighborhoods they serve.

8) When reviewing subdivision applications, allow the Onalaska and Holmen School Districts to comment on the impacts of the new development on the Districts' capacity to provide education services, facilities and bus routes to those developments.

9) Evaluate the need for a future library expansion. When appropriate, conduct a space needs study to determine if expansion or relocation is appropriate.

Utilities

10) The City should approve proposals for annexation into the City of Onalaska only when meeting the following utilities and community facilities criteria, or if other important community goals are met:

- The area proposed for annexation has access to or

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can be easily connected to areas already served by the City, thereby allowing efficient delivery of services, facilities and utilities.

- The annexation is in an area designated for growth on the City's Future Land Use Map.

- All public improvements, both off-site and on-site, necessary to serve the annexation area can be constructed and financed in accordance with City standards and policies, and with goals and objectives within this plan.
- The annexation area can be developed in a timely manner so the City does not invest in development costs without the timely return of necessary fees and taxes.

- The increased tax base and overall benefit to the City of approving the annexation outweigh the actual financial impact on the community for providing police, fire, road maintenance and other public improvements and services to the annexation area.

11) Ensure utilities are well maintained and functional.

12) Extend and upgrade public utilities (public water, sanitary and storm sewer) to logical infill areas as an incentive to encourage growth at appropriate locations in compliance with this plan.

13) Onalaska shall not extend its sanitary sewer and municipal water lines to development that is not located within the City boundaries unless appropriate compensation is provided.

14) Refer to Onalaska's Comprehensive Plan on an annual basis when updating the Capital Improvement Plan.

<u>Efficiency/Cost Effectiveness</u>

15) Continue to seek federal, state, private and local funding for parks and greenways and utility and facility improvements, including Tax Increment Financing (TIF), Community Development Block Grants (CDBG), Special Assessments and Impact Fees. Review City policies and update if needed on a bi-annual basis.

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16) Continue to require developers to pay all development costs and to install streets and utilities in new developments. The Plan Commission may waive this provision if the developer meets other significant City goals.

17) Adequately maintain existing facilities. The City should budget sufficient funds in its Capital Improvements Plan to perform major and preventive maintenance of existing facilities. In general, the City should not acquire or construct major new capital facilities unless the appropriation for the maintenance of existing facilities is secured and the City can reasonably expect to maintain both facilities.

18) Require fiscal impact analyses of all major capital projects considered for funding. Such analyses should include, but not be limited to one-time capital costs, life- cycle operating and maintenance costs, revenues from the project and costs of not doing the project.

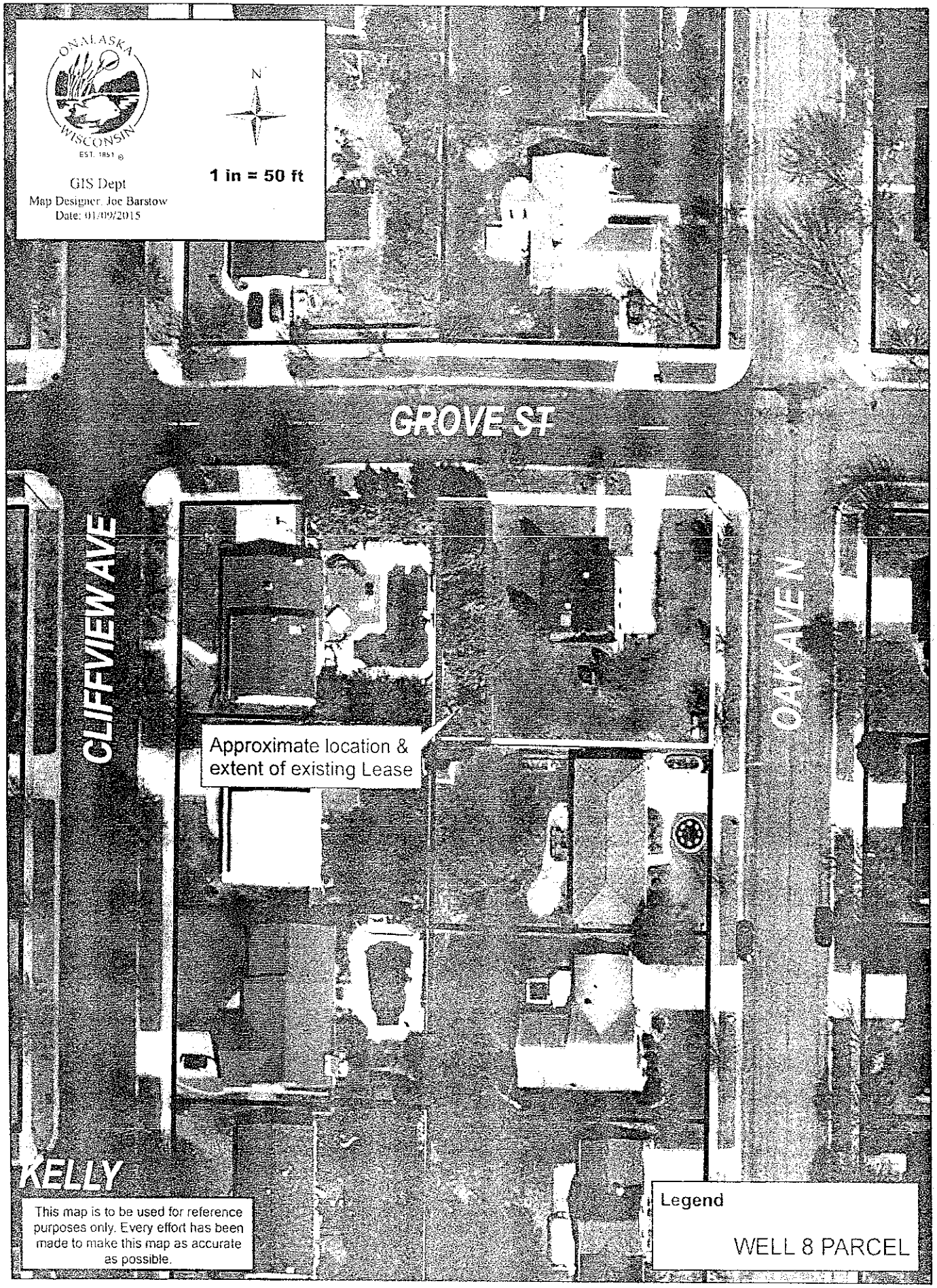
STAFF REVIEW SUMMARY

CITY OF ONALASKA
BOARD OF PUBLIC WORKS

February 3, 2015

Agenda Item: #6

Project/Item Name:	Well #8 land lease
Location:	1227 Oak Avenue North
Requested Action:	Approval of updated lease agreement
Staff Report/Description:	The property at 1224 Cliffview Avenue has been leasing an area of the lot that contains Well #8. This lease has been in existence for over twenty years. One area of potential discussion should be the updating of the yearly lease price. Staff has not had any concerns with the present use of the property by the neighbor.
Attachments:	Proposed lease agreement and map


ONALASKA WISCONSIN
EST. 1851
GIS Dept
Map Designer: Joe Barstow
Date: 01/09/2015
N
1 in = 50 ft
GROVE ST
CLIFFVIEW AVE
OAK AVEN
KELLY
Approximate location & extent of existing Lease
This map is to be used for reference purposes only. Every effort has been made to make this map as accurate as possible.
Legend
WELL 8 PARCEL

LEASE

This Lease is made this ___ day of _____, 2015 by and between the City of Onalaska, hereinafter referred to as Lessor, and David Briggs and Amy Briggs, hereinafter collectively referred to as Lessees.

In consideration of the mutual agreements herein contained, the parties agree as follows:

1. Lessor does hereby lease to Lessees the following described property that is vacant land.

   The West 20 feet of Lot 7 in block 4 of the Parkridge II Additional to the City of Onalaska.

2. The term of this Lease shall be for one (1) year commencing on the date first states above. The Lease shall automatically renew for successive periods of one (1) year unless either party gives written notice to the other at least thirty (30) days prior to the end of the initial term or any renewal term of this Lease of its intention to terminate this Lease.

3. Lessees shall pay as rent for the leased premises the sum of Five Dollars ($5.00) per year together with a one-time administration fee of Forty Dollars ($40.00). The annual rent shall be paid on or before the first day of the initial term and any renewal term of this Lease. The one-time fee shall be paid upon execution of this Lease. Rental payments and the one-time fee shall be paid to the City Clerk, City of Onalaska.

4. Lessees shall maintain the leased premises by cutting the grass, removing snow from the sidewalks, and such other like, routine maintenance.

5. Lessees shall have the right to fence, improve, and beautify the leases premises at its own cost. No such fencing, improvements or beautification shall in any manner interfere with Lessor's right to operate and maintain Lessor's well house located on lands immediately adjoining the leased premises. Lessees shall obtain the prior approval of the Lessor's Board of Public Works before any improvements or beautification is made to the leased premises.

6. Lessor and Lessees acknowledge and agree that the Lessor owns and operated a well house on lands adjoining the leased premises. Lessor shall have the right to enter the leased premises as necessary for the purpose of operating and maintaining said well house. In the event that Lessor's operation and/or maintenance/repair of the well house damages the leased premises in any way, Lessees shall have no obligation to repair the leased premises or restore them to their previous condition.

7. At the termination of this Lease, Lessees may remove any improvements that they have made to the leased premises. In such event, Lessees shall restore the leased premises to the condition they were in at the commencement of this Lease.

8. Lessees shall hold harmless and indemnify the Lessor from any and all claims, damages, or other liability of whatever kind or nature arising from Lessees' use of the property or Lessor's operation, maintenance, or repair of the afore-described well house.

9. Lessees shall not assign this Lease or sublet the leased premises without the prior written consent of Lessor.

10. Either party may terminate this Lease upon thirty (30) days written notice to the other party.

11. Any notification to be provided herein shall be given as follows:

To Lessor:
City Clerk
City Hall
415 Main Street
Onalaska, WI 54650

To Lessees:
David and Amy Briggs
1224 Cliffview Avenue North
Onalaska, WI 54650

LESSORS:

CITY OF ONALASKA

By: _____
Joe Chilsen, Mayor

By: _____
Caroline Burmaster, Clerk

LESSEES:

_____
David Briggs

_____
Amy Briggs

STAFF REVIEW SUMMARY

CITY OF ONALASKA
BOARD OF PUBLIC WORKS

February 3, 2015

Agenda Item: #7

Project/Item Name: STH 35

Location: Tax parcel 18-846-0

Requested Action: Approval of Temporary Limited Easement

Staff Report/Description: The property is located along the right of way just south of the South Wayside and North of Poplar Street. The Temporary Limited Easement will not have any impacts to present uses of the land. The City is partnering on this project to install City utilities during construction.

Attachments: Letter from Wis. DOT and appraisal report

Division of Transportation
System Development
Southwest Region
2101 Wright Street
Madison WI 53704

Scott Walker, Governor
Mark Gottlieb, P.E., Secretary
Internet: www.dot.wisconsin.gov

Telephone: 608-246-3800
Facsimile (FAX): 608-246-7996
E-mail: swr.dtsd@dot.wi.gov

January 23, 2015

CERTIFIED MAIL

7013 3020 0001 7472 3567

CITY OF ONALASKA
JARROD HOLTER, CITY ENGINEER
415 MAIN ST
ONALASKA, WI 54650

Reference: Project ID 7190-06-21
Onalaska - USH 53
STH 35; La Crosse County
Parcel No. 71

In compliance with Wisconsin statutes and federal regulations, you are receiving this letter, along with the enclosed appraisal report, to initiate negotiations for the acquisition of your property and/or property interests needed for the above referenced highway project. In addition, I have enclosed the following documents:

- Agreement for Purchase and Sale of Real Estate
- Appraisal Guidelines and Agreement
- Internal Revenue Service Form W-9
- Legal description of the land and/or interest(s) needed for the project
- Names of neighboring landowners affected by the project
- "The Rights of Landowners Under Wisconsin Eminent Domain Law"
- Transportation Project Plat
- Statement To Construction Engineer

The Wisconsin Department of Transportation's (WisDOT) determination of compensation, based on the fair market value of the property, is as follows:

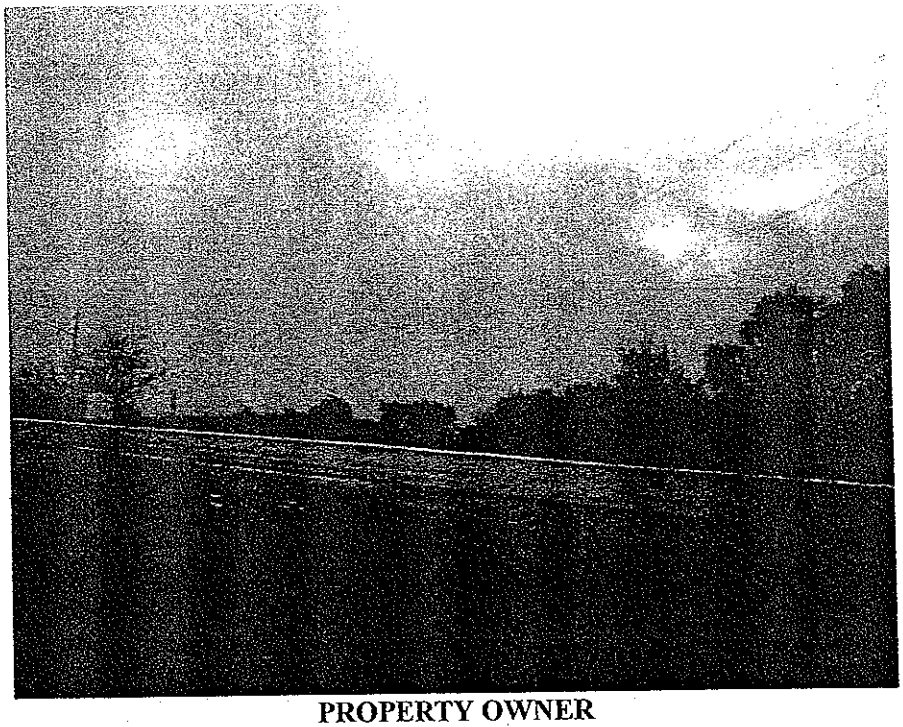
Allocation	Description	Size	Unit	Per Unit	Value ($)
Temporary Limited Easement (TLE)		0.250	Acres	$6,904.00	$1,726.00
Appraiser Rounding					$74.00
				Total Allocation	**$1,800.00**

If you agree with the values determined in the appraisal report and wish to enter into an agreement with WisDOT, sign the enclosed Agreement for Purchase and Sale of Real Estate and return it in a timely manner in the enclosed self-addressed, postage-paid envelope to WisDOT for final review and approval.

Once WisDOT is satisfied that the negotiations are complete, a fully executed (signed) copy of the agreement will be sent to you, and I will contact you to arrange for payment and closing. Please note that your execution of the Agreement for Purchase and Sale of Real Estate alone is not sufficient to result in an enforceable contract for the purchase of the needed property.

If you are not satisfied with the above-stated conclusions of value for your property, you are eligible to obtain an additional appraisal from a qualified appraiser of your choice. If you elect to have an appraisal report prepared, you must take certain steps to qualify for reimbursement. Your eligibility for appraisal cost reimbursement will expire 60 days from your receipt of WisDOT's appraisal, which is estimated to be on March 24, 2015. See the enclosed Appraisal Guidelines and Agreement document for further explanation. If your appraisal report is submitted after the 60-day statutory date, the department will consider it for negotiation purposes; however, it will not be eligible for reimbursement.

APPRAISAL REPORT



PROPERTY OWNER
City of Onalaska

Project: 7190-06-21

Parcel 71

La Crosse County

EFFECTIVE DATE
November 13, 2014

PREPARED BY
Maria Krueger
Real Estate Specialist
Wisconsin Department of Transportation
Division of Transportation Development
1681 Second Avenue South
Wisconsin Rapids WI 54495

RIGHT OF WAY PLAT PAGE
4.01

RECORDED PLAT DATE
October 24, 2014

SHORT FORMAT SUMMARY APPRAISAL REPORT

Wisconsin Department of Transportation

Unnumbered 03/2012

Project ID: 7190-06-21 Parcel No.: 71

Property owner(s):.City of Onalaska

Property address: Assesor Plat of Onalaska Outlot 36-Brices Addn as City: Onalaska State: WI Zip: 54650

on Plan No. 149F & as in V843 P262

Property Tax Assessment (PTA)	PTA year:	2013	Fair Market Value (FMV)	
Assessor's parcel number:	PTA land value:	$ 0	Assessed FMV – land:	$ 0
18-846-0	PTA improvements value:	$ 0	Assessed FMV – improvements:	$ 0
Assessor's PTA ratio (%):0.95345001	PTA total value:	$ 0	Total assessed FMV:	$ 0

Has property been sold/transferred in past 5 yrs? ☐Yes ☒No. If "Yes," was transaction at 'arms length'? ☐Yes ☐No. If "Yes," indicate date, sale price, and source of previous sale information:

Current zoning: X4-Other (Churches, Schools, Roads, etc)	Before acquisition, property: ☒Does ☐Does not conform to zoning After acquisition, property: ☒Does ☐Does not conform to zoning
Highest & best use of property: ☒Existing ☐Other, if other, specify:	Neighborhood land use changes: ☒Unlikely ☐Likely ☐Taking Place Property legal description is in: ☒Title Report ☒Parcel File

DESCRIPTION OF PROPOSED ACQUISITION

Rights Being Acquired	- - Area - -		
☐ Fee Simple		☐ Acres	☐ Sq Ft
☐ Permanent Limited Easement (PLE)		☐ Acres	☐ Sq Ft
☒ Temporary Limited Easement (TLE)	0.25	☒ Acres	☐ Sq Ft
☐ Highway Easement (HE)		☐ Acres	☐ Sq Ft
☐ Existing HE converted to Fee		☐ Acres	☐ Sq Ft

Lot Size Before		Acquired Area		Lot Size After
5.60 ☒ Acres ☐ Sq Ft	-	0 ☐ Acres ☐ Sq Ft	=	5.60 ☒ Acres ☐ Sq Ft

Brief description of landscaping being acquired: None

Brief description and value opinion of other compensable items being acquired: None

SCOPE OF ASSIGNMENT

The purpose of this report is to estimate fair compensation due the property owner(s) for the acquisition of the interests described herein for a state highway improvement project. Because the proposed acquisition is: 1) a minor partial acquisition with no apparent damages to the remaining improvements; 2) the highest and best use of the remaining property will remain the same before and after the acquisition; and, 3) potential damages are considered to be nominal which can be measured by either the cost-to-cure method or by reasoning explained herein - this report was considered to be an appropriate format.

The scope of work for this assignment included a personal inspection of the subject property, a review of public information concerning the subject and other properties in the immediate neighborhood, a review of and reliance on the Project Data Book prepared for the relevant project, and a review of WisDOT R/W maps and construction plans associated with the proposed highway project.

A Project Data Book has been prepared for this project which includes detailed information on neighborhood zoning and land use restrictions, an analysis of neighborhood market trends, and recent confirmed sales of properties similar to those affected by the project. The sales used to arrive at the unit value for the subject property are attached to this report.

Allowance(s) for improvements being acquired/effected are based on the 'observed' depreciated replacement cost obtained from Marshall & Swift Valuation Service as well as information obtained from local builders and/or home supply dealers. Landscaping allowances are typically based on a percentage of the estimated 'contributory' value of the landscaping to the overall market value of the whole property.

Valuation Analysis

Based on the market analysis found in the Project Data Book and confirmed property sales attached hereto, it is my opinion that the following unit value for the subject property is reasonable and supportable. The appraiser's opinion of the value of subject property is:

Unit Value of Land		Lot Size Before		Land Value Before
$65,000 / ☒ Acre ☐ Sq Ft	x	5.60 ☒ Acres ☐ Sq Ft	=	$364,000

Based on this land value and assessed Fair Market Value (FMV) of improvements, implied "Property Value Before" is:

Land Value Before		Assessed Improvements FMV		Property Value Before:
$364,000	+	$0	=	$364,000

Statement/calculation and allocation of damages – deeded rights

Fee area	=		x	$	=		
PLE area	=		x	$	=		
TLE area	=	0.25 Ac	x	$	=	See TLE Methodology	
HE area	=		x	$	=		
HE conv. area	=		x	$	=		TOTAL: $1,800

Statement/calculation and allocation of damages – other compensable items

Landscaping		Fencing		Other Items		
Property value before		Linear feet of fence acquired				
Attributed to landscaping (%)		Fencing cost / linear foot				
Est. value of landscaping		% Effective life remaining				
Landscaping acquired (%)		Fencing allowance				
Landscaping allowance						TOTAL:

Therefore, based on my analysis and subject to assumptions and limiting conditions contained herein, it is my opinion that the:

Property Value Before: $364,000 - **Total Damages:** $0 = **Property Value After:** $364,000

CERTIFICATE OF APPRAISAL

- To the best of my knowledge and belief, the statements contained in the appraisal report are true and the information upon which the opinions expressed herein are based are correct, subject to the limiting conditions herein set forth.
- This appraisal has been made in conformity with appropriate Wisconsin statutes, regulations, policies and procedures applicable to the appraisal of right of way. To the best of my knowledge, no portion of the value assigned to this property consists of items that are non-compensable under Wisconsin laws.
- The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Neither my compensation nor my employment are contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.
- Any decrease or increase in the market value of the real property prior to the date of valuation caused by the public improvement for which this property is to be acquired, or by the likelihood that this property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, was disregarded in determining compensation for this property.
- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the "Relocation Assistance and Real Property Acquisition Policy Act of 1970" and is intended to be consistent with the Uniform Standards of Professional Appraisal Practice (USPAP) by use of the Supplemental Standards Rule and the Jurisdictional Exception Rule of USPAP, where applicable.
- No one provided significant real property appraisal assistance to me in making this report. I have not revealed the findings and results of this appraisal to anyone other than the proper officials of the acquiring agency or the Federal Highway Administration and I will not do so until authorized by said officials, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.
- I have not given consideration to nor included in this appraisal any relocation assistance benefits.

On 10/24/14, I invited Jarrod, Representative (☐verbally ☒in writing) to accompany me on an inspection of the property. My invitation was ☐accepted ☒rejected. On 11/13/14, I made a personal inspection of the property. I have made a field inspection of and verified the sales relied upon in making this appraisal. The subject and sales relied upon in making this appraisal are as represented in this appraisal. It is my opinion that as of 11/13/14, the total loss in market value to the property herein described is: $1,800.

Appraiser's signature

Maria I Krueger 12/16/14

Appraiser's name / date / level of certification

Temporary Limited Easement (TLE) Compensation Methodology

WisDOT's taking includes a temporary limited easement (TLE) area totaling 0.25 acres. The TLE will allow construction contractors use of the land for equipment, final grading and shaping to blend the subject property. The TLE will terminate upon completion of the project or on the day the highway is open to the traveling public, whichever is later.

A temporary limited easement is an easement for the temporary use of a portion of a property by the condemning authority. It is essentially similar to leasing the parcel of land for a specific period of time. The rental factor reflects a rate of return that a real estate investor would require to lease a land parcel, adjusted to a modified gross basis as under the TLE; the property owner remains responsible for paying real estate taxes for the leased property area. The economic return factor is applied to the contributory value of the TLE using the value per unit of the subject parcel before the taking.

The term of the easement was originally discussed to be encumbered for two years with a project construction date of 2017. Based on recent conversations with the project engineer, the appraiser is being directed to calculate an additional year for a total of three years. This is a worst case scenario if project gets delayed due to potential archaeological issues. Plans call for project to be constructed in 2016, but in case the project does get delayed, the easement area has been fully compensated until 2017.

As of the appraisal date, it is WisDOT policy to calculate the damages caused by the temporary limited easement (TLE) using two economic rates of return for the duration of the TLE. One rate is applied during the time period in which WisDOT plans to physically use or occupy the TLE area (i.e. the segment construction period), and a lower "safe" rate is applied during the non-construction period for which it is expected that there will be minimal impact on the subject property. This occupied/non-occupied methodology has been utilized in this appraisal as an assignment condition to calculate the damages caused by the TLE.

It is the appraiser's opinion that fair compensation for the temporary use of the property is appropriately measured by typical land rental rates. However, land rental or lease rates typically allow full use of the land or the entire bundle of rights. Most TLEs are used for the sole purpose of grading and sloping. The average rate to vacant commercial land according to the publication Investor Survey published by RealtyRates.com for the 3rd Quarter of 2014 is 7.2 to 8.8 percent of land value.

The TLE area will be impacted during construction for a total of 9 months. The appraiser assumes an 8 percent annual land rental rate for 9 months. During the remainder of the TLE period 27 months, WisDOT will not physically occupy the TLE area meaning less inconvenience and disruption will occur and a lower annual economic rate of return is appropriate, say 2%. As shown in the table below, the calculated weighted average economic return factor for the overall concluded 3 year TLE duration is 3.54%.

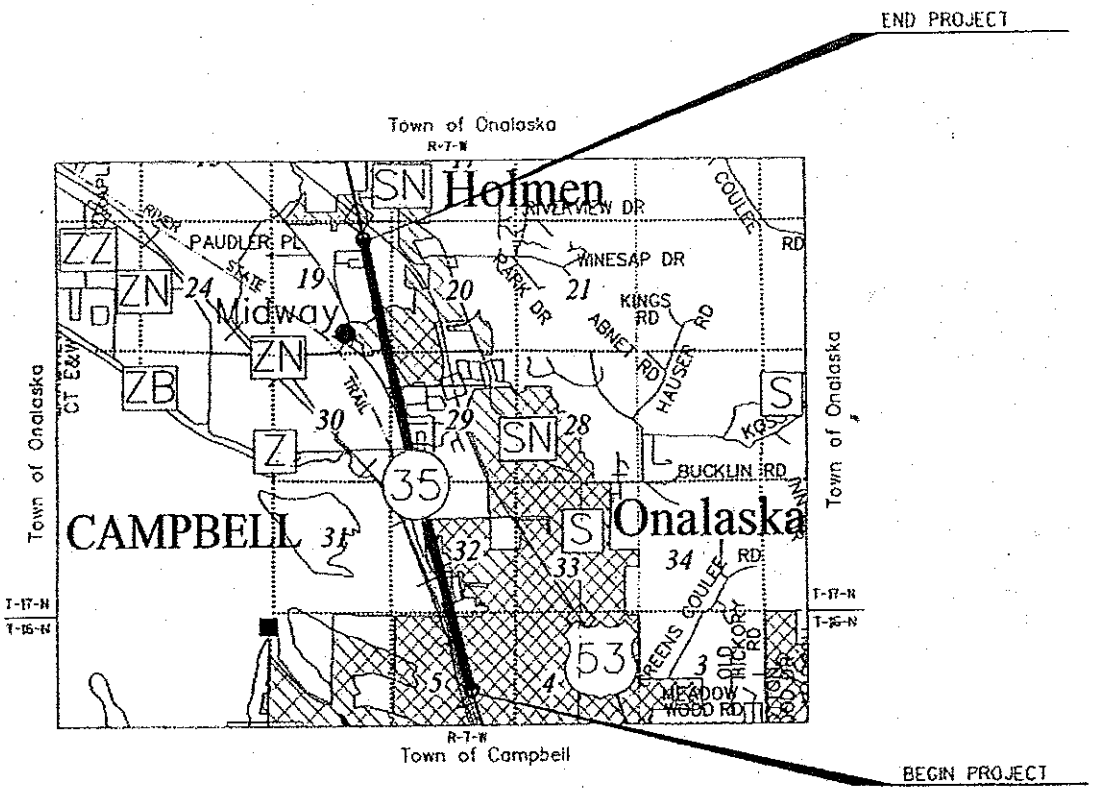
Annual Rate	Monthly Rate	Number of Months	Allocated Percent
8%	0.67%	9	6.03%
2%	0.17%	27	4.59%
TOTALS:		36	10.62%
Weighted Annual Average (10.62% ÷ 36 Months x 12)			3.54%

Applying the weighted average annual economic return factor to the value of the TLE land area results in total damaged caused due to the TLE calculated as presented below:

Temporary Limited Easement Damage Calculation

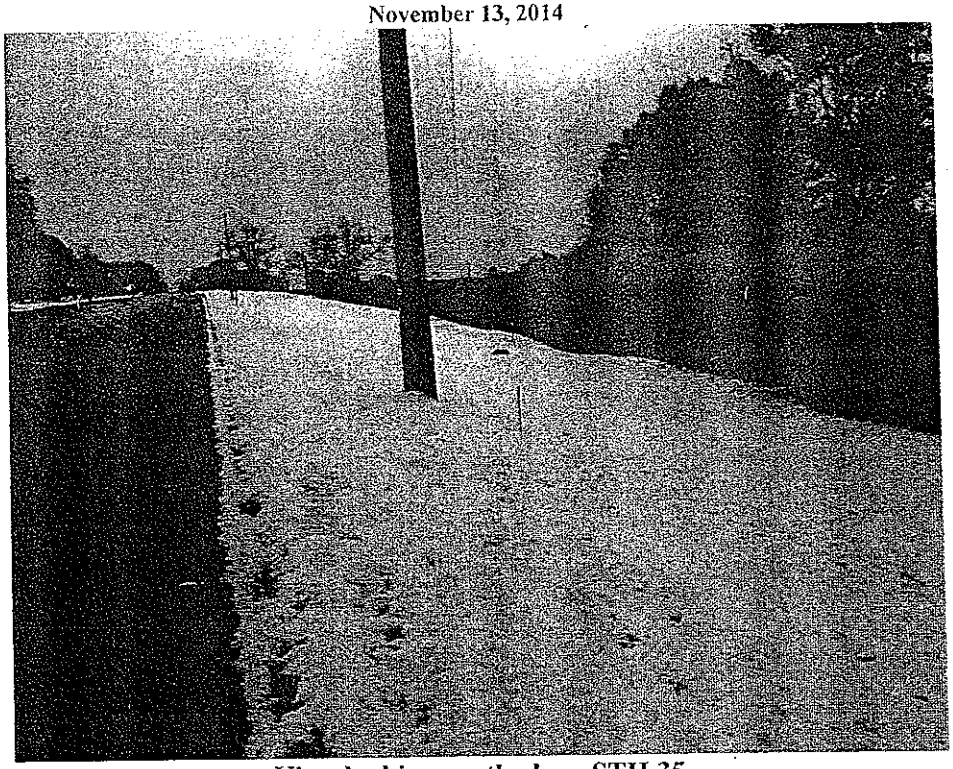
Temporary Limited Easement Area		0.25 acres
Land Value per Acre (Before Taking)	x	$65,000 /ac
Weighted Average Annual Economic Return Factor	x	3.54%
Total Duration of TLE	x	3 years
Damages Due to TLE		$1,726
Rounded		$1,800

Project Map
Project No: 7190-06-21
STH 35
Poplar Street to County OT
La Crosse County, Wisconsin

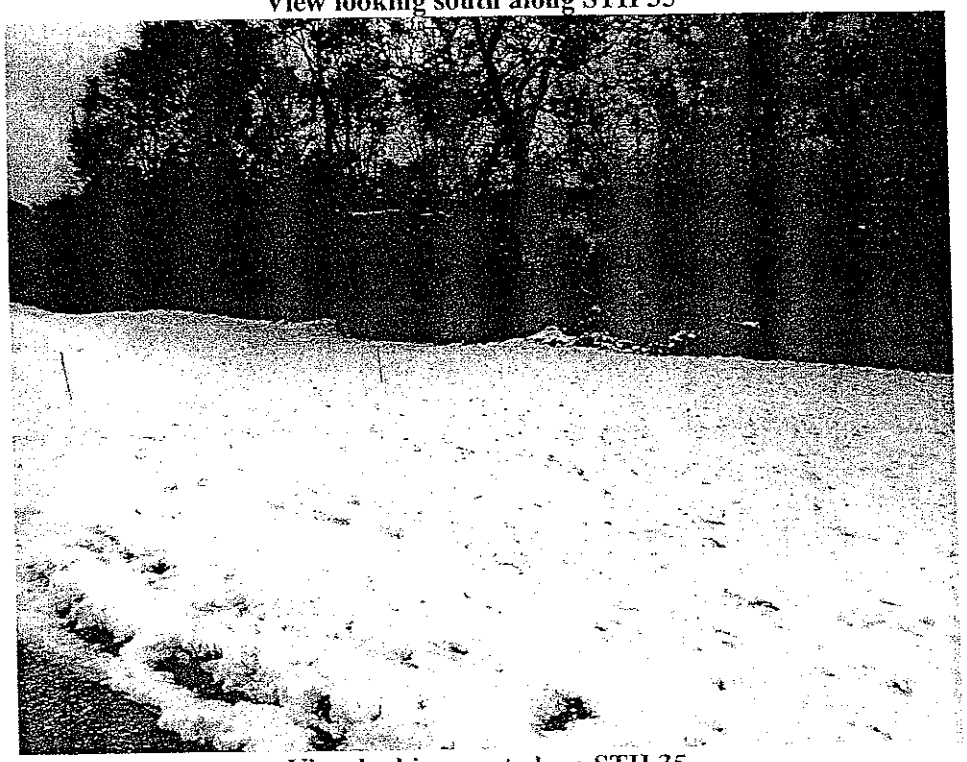


SUBJECT PHOTOGRAPHS

Taken by Maria Krueger
November 13, 2014



View looking south along STH 35

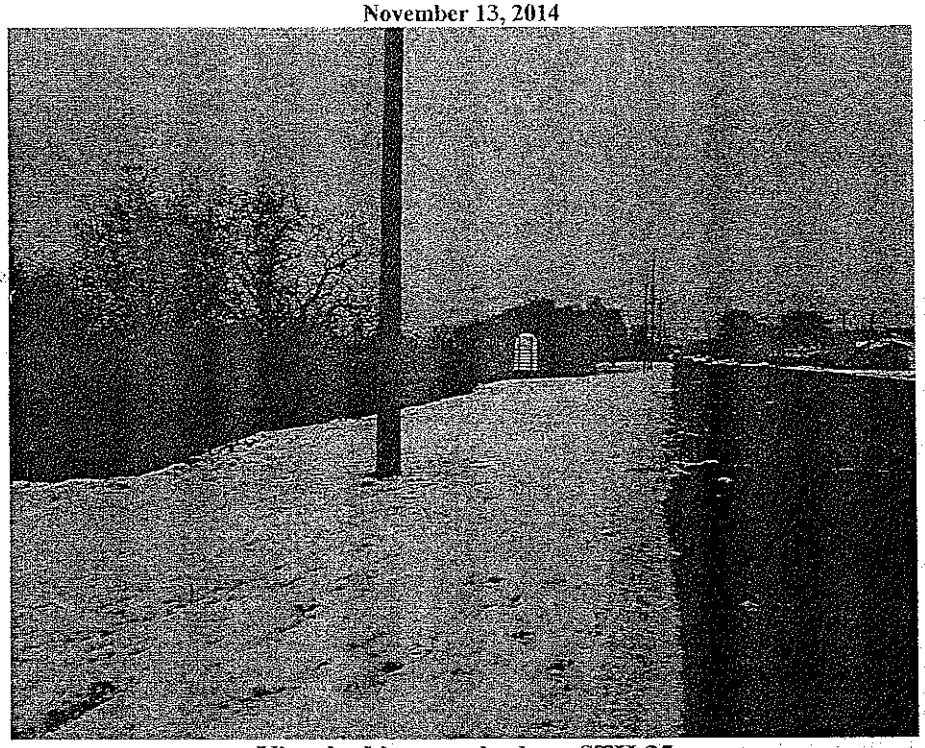


View looking west along STH 35

SUBJECT PHOTOGRAPHS

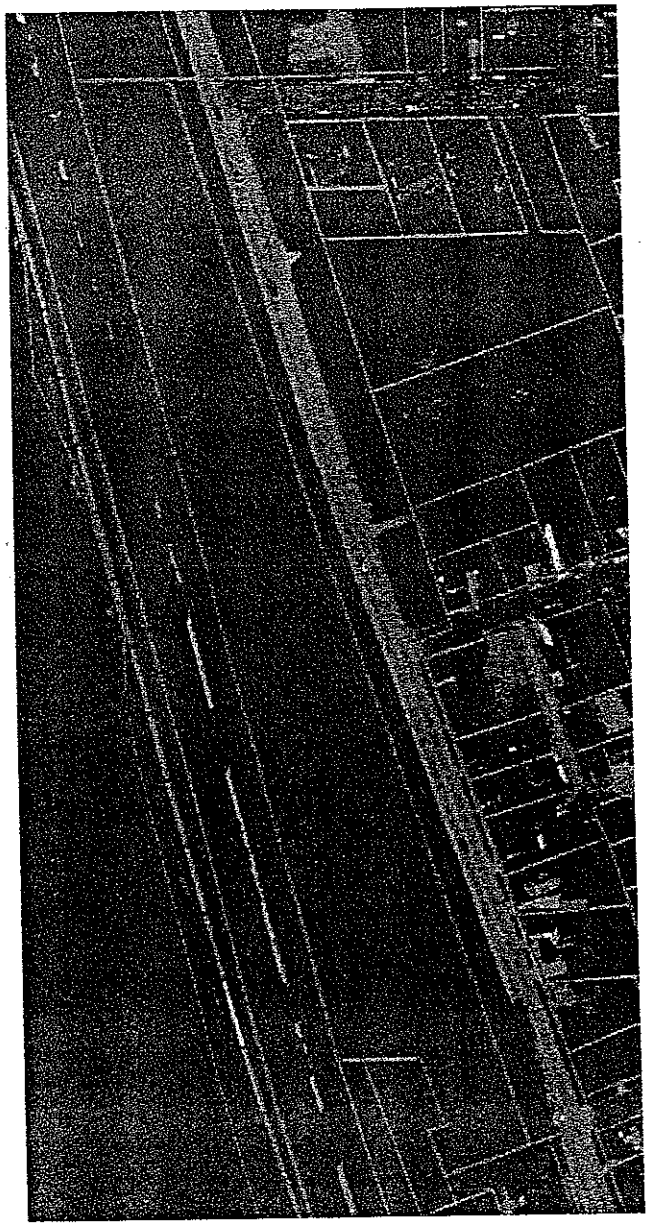
Taken by Maria Krueger

November 13, 2014



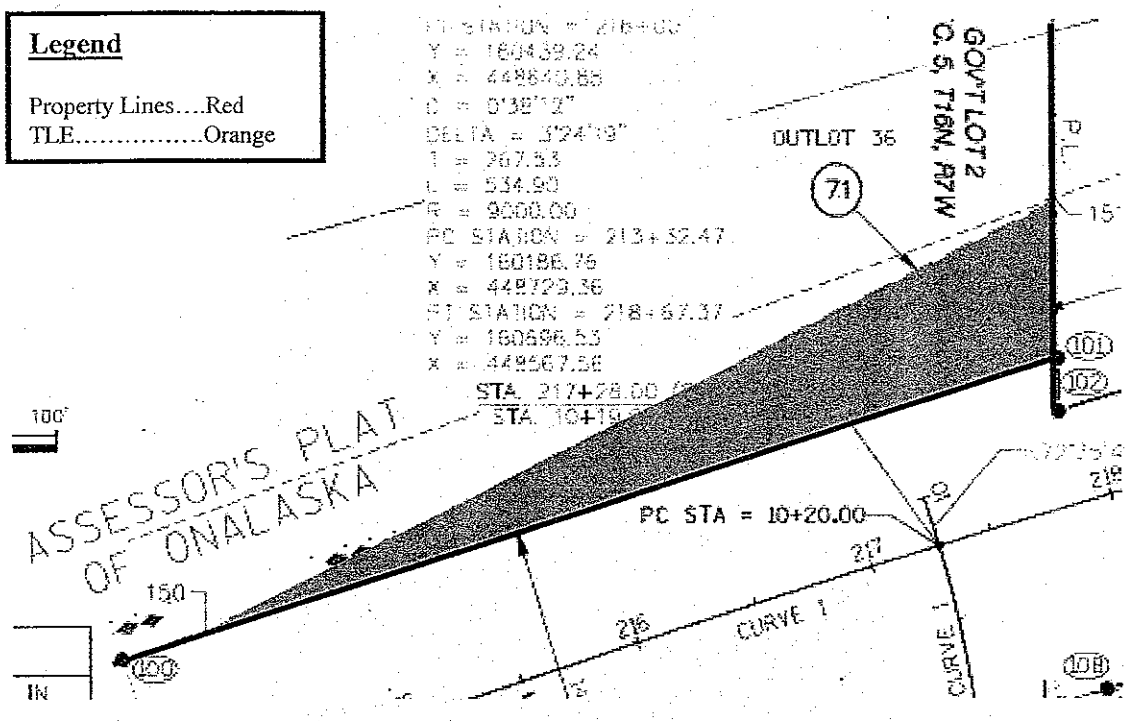
View looking north along STH 35

AERIAL PHOTOGRAPH



CLOSE-UP ACQUISITION PLAT

Page 4.01



STAFF REVIEW SUMMARY

CITY OF ONALASKA
BOARD OF PUBLIC WORKS

February 3, 2015

Agenda Item:	#8
Project/Item Name:	STH 35
Location:	South Wayside
Requested Action:	Approval of Construction Permit
Staff Report/Description:	Permit will allow Wis. DOT to access South wayside for improvements during project. Improvements will be installed by the Wis. DOT at no cost to the City. City will continue to maintain this area as it has once the project is completed.
Attachments:	e-mail, Construction Permit and map

Holter, Jarrod

From: Parsley, Dennis - DOT <Dennis.Parsley@dot.wi.gov>
Sent: Wednesday, January 14, 2015 1:49 PM
To: Holter, Jarrod
Cc: Schubert, Kevin; Boado, Jaime Jr - DOT
Subject: Construction Permit - Scenic Overlook and Rapid Flashing Beacon, Project 7190-06-71
Attachments: Overlook_DT1732_A.docx; quincy to troy display for city of onalaska.pdf

Jarrod and Kevin,

Could I get you to look over the attached construction permit.

Since the south overlook is now city property, I need to properly obtain access to the overlook as part of the construction project. Let me know and I'll send over the final draft for signing. I have also attached a layout of the south overlook and roadway to be part of the permit.

I also have another request for you and that has to do with the rapid flashing beacon. In order for me to get the formal process started on including a beacon at the overlook crosswalk, I need to get a letter from you asking the DOT to install this item as part of the project. This is covered in the project agreement that the city will take over maintenance once the project is complete. The only thing that is out of place for this is the date. A request for the beacon should be done (date) before the signature date on the municipal agreement.

Let me know your thoughts on both items.

Dennis Parsley
Project Development - SW Region
Email: Dennis.Parsley@dot.wi.gov
Phone: (608) 785-9962

CONSTRUCTION PERMIT RECOMMENDATION AND APPROVAL

DT1732 03/2012 Ch. 32 Wis. Stats. Wisconsin Department of Transportation

Owner Name
City of Onalaska

Settlement Amount
Mutual Benefit

Propose
As part of the highway improvement project to State Highway 35 (Wis 35), the reconstruction proposal will maintain Wis 35 as a two-lane facility but will introduce a new median between the two 12-Foot northbound and southbound travel lanes, sidewalk facilities, and an 8 to 10-Foot curb & gutter shoulder area. As a result of these improvements, access, turning movement, and overlook island configuration will change as part of the planned improvement project. This work will require construction activity within the scenic overlook in order to match planned improvements.

For the above-stated amount, the undersigned owner(s) grant to the Wisconsin Department of Transportation, a temporary right to occupy and use the owner's land for the above-stated purpose, as long as required for such purpose, and to operate necessary equipment thereon, including the right to preserve, protect, remove or plant any vegetation that the highway authorities may deem desirable to prevent erosion of the soil.

This permit shall terminate upon completion of the construction project for which this instrument is given.

As part of this construction project, the following items/tasks are part of the improvement project and they are as follows:
1) Remove and replace existing scenic overlook parking surface with asphalt surface (2-½ Depth). See attached layout limits. Western limits of asphalt follow existing edge.
2) As required for the support of the asphalt surface, place and shape new aggregate base. If required, a maximum depth of 6-Inches is to be placed.
3) Surface elevation of existing parking lot is to be maintained. Surface drainage will follow existing grade/slope and drain from the east to the west with a grass flume at the drainage point.
4) Existing border timbers are to be removed and replaced in areas not delineated by proposed curb & gutter.
5) Extension of western sidewalk to overlook and terminate at or near the City of Onalaska sunfish landmark.
6) Construct a new border island between the southbound lane and the parking area.
7) Revise the north and south entrance points by delineating them with curb & gutter. South access point functioning primarily as a right out only and the north entrance as the primary access point.
8) Reestablish ground cover with seed & fertilizer and employ erosion control measures to maintain ground cover.

Owner Signature Date

Print Name

Owner Signature Date

Print Name

Regional Real Estate Manager Signature Date

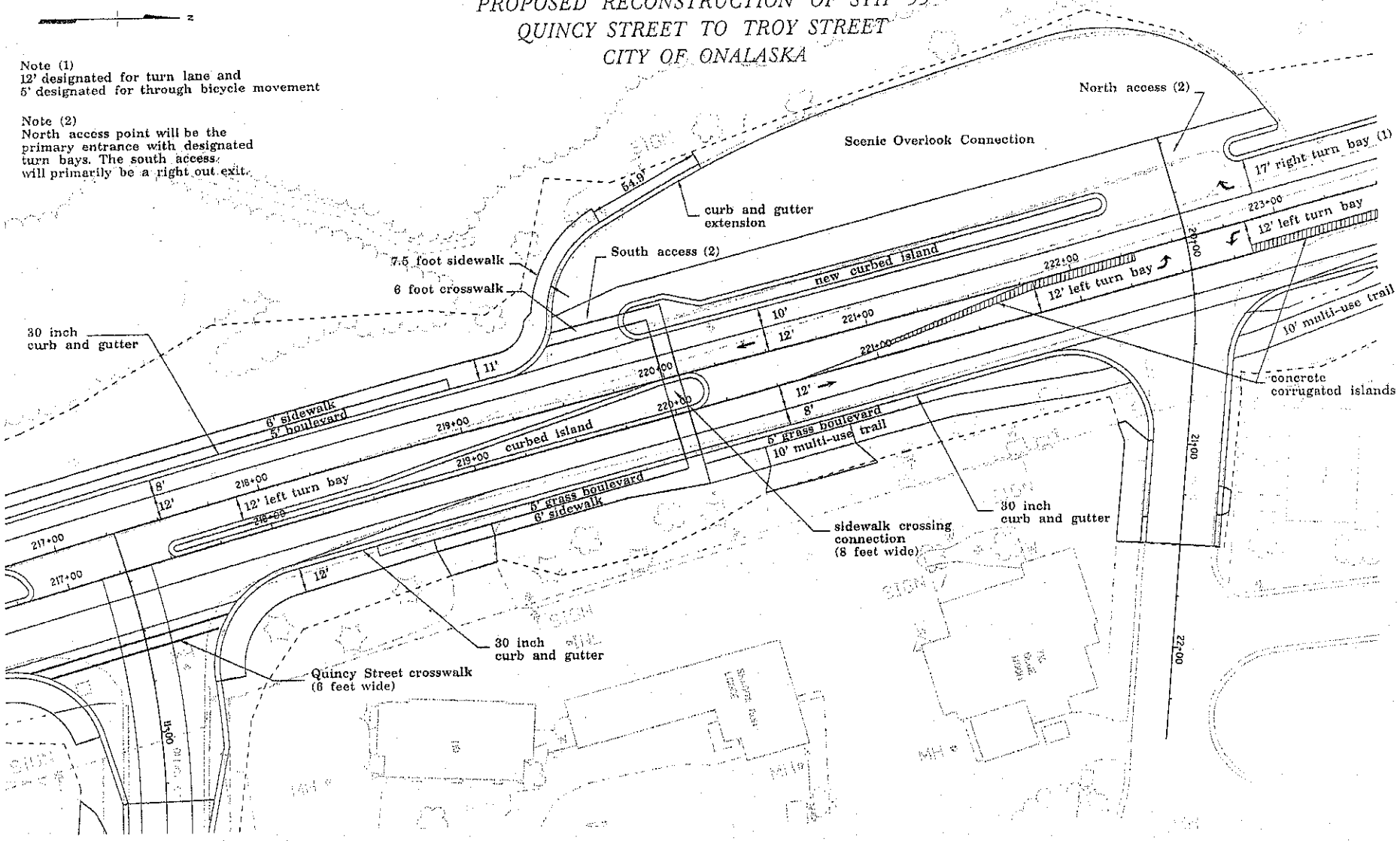
Print Name

Project ID	County	Parcel
7190-06-71	La Crosse	N/A

PROPOSED RECONSTRUCTION OF STH 35
QUINCY STREET TO TROY STREET
CITY OF ONALASKA

Note (1)
12' designated for turn lane and
5' designated for through bicycle movement

Note (2)
North access point will be the primary entrance with designated turn bays. The south access will primarily be a right out exit.



STAFF REVIEW SUMMARY

CITY OF ONALASKA
BOARD OF PUBLIC WORKS

February 3, 2015

Agenda Item: #9

Project/Item Name: Mayo Development

Location: Riders Club Road and Sand Lake Road

Requested Action: Approval of professional engineering services

Staff Report/Description: As development in the area proceeds staff is requesting the use of outside consultants to perform review of traffic, water, sanitary sewer and storm water plans submitted. The engineering services will only be used for areas outside of current staff expertise.

Attachments: Memo

MEMORANDUM

PUBLIC WORKS DEPARTMENT

TO: Board of Public Works

FROM: Jarrod Holter, City Engineer JH

DATE: January 27, 2015

CC:

RE: Review of Developer submitted plans

City staff is requesting professional engineering assistance in the review of developer submitted plans for the upcoming Mayo project. Plans needing further professional review have not been submitted at this time but are expected within this year. In order to be prepared for the plan submittals staff is requesting assistance from Strand Associates and Short Elliot Hendrickson (SEH) in review of these plans. Staff is requesting a not to exceed budget of $3,000 for SEH and $12,000 for Strand Associates. City staff will perform the majority of the review for the project but due to the complexity of the site and impacts to entire infrastructure systems we feel it is prudent to have a second review. If you have any further questions please contact me.

STAFF REVIEW SUMMARY

CITY OF ONALASKA
BOARD OF PUBLIC WORKS

February 3, 2015

Agenda Item: #10

Project/Item Name:	Dump box and accessories
Location:	Citywide
Requested Action:	Approval of dump box & accessories bid
Staff Report/Description:	Box and accessories will be installed on previously ordered F-550 cab and chassis. Staff is recommending purchase of the base bid with option A.
Attachments:	Bid tabulation

CITY OF ONALASKA
BID OPENING

ONE (1) DUMP BOX AND ACCESSORIES TO FIT A 2015 F-550 CAB & CHASSIS

Opening: Tuesday, January 27, 2015 @ 11:00 AM

COMPANY	BASE BID	OPTION A (SPEEDTECH LED LIGHTBAR)	OPTION B (ADD 2 SPEEDTECH STL Z-4 LED LIGHT IN GRILL)	TOTAL BID AMOUNT AFTER TRADE + OPTIONS
Universal Truck Equipment	$14,948.00	$842.00	$324.00	$16,114.00

RECOMMEND AWARD TO: <u>Universal Truck Equipment (Base Bid + Option A = $15,790.00)</u>

MW: vb/Eng/Bid Opening

STAFF REVIEW SUMMARY

CITY OF ONALASKA
BOARD OF PUBLIC WORKS

February 3, 2015

Agenda Item:	#11
Project/Item Name:	Well #9
Location:	860 11th Avenue South
Requested Action:	Discussion on bidders proof submittals
Staff Report/Description:	Bidder's proof of responsibility for the project must be submitted by February 9, 2015. Staff will review submittals and bring forward a recommendation to the February 10 Common Council meeting.
Attachments:	none

BOARD OF PUBLIC WORKS
MONTHLY ESTIMATES
February 3, 2015

Contractor	Original Contract Amount	Change Orders	Paid to Date	Due this Estimate
1. **WAPASHA CONSTRUCTION**				
2013 Reservoir Improvements				
Construction				
Estimate #13 - *FINAL*	$ 294,991.99	$ -	$ 284,846.51	$ 4,880.48
2. **STRAND ASSOCIATES**				
Well #9 - Reconstruct/Filter				
Design				
Estimate #5	$ 132,700.00	$ 19,800.00	$ 116,200.00	$ 32,130.00
3. **SEH INC.**				
Bait Shop Demolition				
Sample Collection & Wis. DNR				
Estimate #1	$ 2,642.00	$ -	$ -	$ 2,585.30
4. **LA CROSSE COUNTY HWY DEPT**				
CTH SN				
Design				
Estimate #2	$ 17,293.00	$ -	$ 1,657.19	$ 3,245.88

EX:vb/S:eng/bopw mth est.2/3/15