

# CITY OF ONALASKA MEETING NOTICE

**COMMITTEE/BOARD:** Common Council  
**DATE OF MEETING:** February 10, 2015 (Tuesday)  
**PLACE OF MEETING:** City Hall – 415 Main St. (Common Council Chambers)  
**TIME OF MEETING:** 7:00 P.M.

## PURPOSE OF MEETING

1. Call to Order and roll call.
2. Pledge of Allegiance.
3. **PUBLIC INPUT: (limited to 3 minutes/individual)**
4. **REPORT FROM THE MAYOR:**
  - A. Library statistics and news
  - B. Accountability for Meteorological Conditions

## RECOMMENDATIONS FOR APPROVAL AND/OR POSSIBLE ACTION FROM THE FOLLOWING COMMITTEES/COMMISSIONS/BOARDS:

All items listed under the consent agenda are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a council member requests removal, in which event the item will be removed from the consent agenda and considered in the order of business in the non-consent agenda.

5. **Consent Agenda**
  - A. Approval of minutes from the previous meeting (s)

## FINANCE COMMITTEE

- B. Accept Omni Center financials for 2014
- C. Accept City General Fund Financials for 2014
- D. Transfer of Departmental Funds within each department – 2014 General Fund Budget.
- E. Designated Fund Balance (DSFB) – General Fund or Special Revenue Funds 2014
  1. Adjust existing DSFB – 2014.
  2. Establish new DSFB – 2014.
- F. Designated Fund Balances (DSFB) – Tourism 2014
  1. Adjust existing DSFB – 2014
- G. Consideration of transfer to General Fund Account payable for anticipated expenditures.

## NOTICES MAILED TO:

\*Mayor Joe Chilsen

\*Ald. Erik Sjolander

\*Ald. Jim Olson

\*Ald. Jim Bialecki

\*Ald Jack Pogreba

\*Ald. Bob Muth

\*Ald. Harvey Bertrand

City Attorney      Dept Heads

La Crosse Tribune      Charter Com.

Onalaska Holmen Courier Life

WIZM WKTY WLXR WKBH

WLSU WKBT WXOW

\*Committee Members

Clarence Stellner

Date Mailed & Posted: 2-6-15

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.

### PERSONNEL COMMITTEE

- H. Approval of proposed wage change for paid on call firefighters based on residency.
- I. Approval of renewal of Gundersen Occupational Health Service Agreement.
- J. Approval of renewal of Gundersen Industrial Eyewear Agreement.
- K. Approval of renewal of Gundersen Lutheran Hospital Agreement.

### JUDICIARY COMMITTEE

- L. Approval of **Ordinance No. 1492-2015** to create Title 10 Chapter 7 of the Onalaska Code of Ordinances related to Golf Carts (Third and Final Reading)
- M. Approval of **Ordinance No. 1494-2015** to rezone adjacent property located in Section 8 Township 16 North, Range 7 in the City of Onalaska, La Crosse County Wisconsin from Neighborhood Business (B-1) to Community Business (B-2) (McCormick Property) (Third and Final Reading)
- N. Approval of **Ordinance No. 1493-2015** to amend Title 13 Part 6 Chapter 8 of the City of Onalaska Code of Ordinances related to Variance Appeals to the Zoning Board (First and Second Reading)

### ADMINISTRATIVE COMMITTEE

- O. Approval of Operator's Licenses as listed on report dated February 4, 2015
- P. Approval of Change of Agent for Blazin Wings Inc. d/b/a Buffalo Wild Wings, 3132 Marketplace, Onalaska to Andrew Waldstein.
- Q. Approval of Memorial Day Parade Permit for Onalaska American Legion Post 336 for Monday, May 25, 2015 starting at 9:30am at the American Legion, 731 Sand Lake Road
- R. Approval of noise variance for Onalaska Community Days on Friday-Saturday, June 19-20, 2015 until 11:30pm for outdoor entertainment.
- S. Approval of amendment to Class B Liquor License for the Onalaska American Legion Post 336 for Onalaska Community Days, June 19-20, 2015.

### BOARD OF PUBLIC WORKS

- T. Approval of archeological services for Braund Lumber site demolition with Mississippi Valley Archeological Center at a cost of \$5,939.59
- U. Approval of updating agreement for lease of property from Well #8 site at 1227 Oak Avenue North to adjoining property at 1224 Cliffview Avenue North
- V. Approval of temporary limited easement at Tax Parcel 18-846-0 for State Trunk Highway 35 project with Wisconsin Department of Transportation
- W. Approval of construction permit at south wayside along State Trunk Highway 35 for State Trunk Highway 35 project with Wisconsin Department of Transportation
- X. Approval 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 with funding from special projects fund
- Y. Approval of dump box and accessories purchase for 2015 F-550 cab & chassis from Universal Truck Equipment in the amount of \$15,790.00

**PLAN COMMISSION**

- Z. Denial of a request to allow outdoor display and storage for greater than thirty (30) days at HotSpring Spas and Pools at 576 Theater Road, submitted by Melissa Staige of HotSpring Spas & Pools, 576 Theater Road, Onalaska, WI (Tax Parcel #18-3583-1).

**LONG RANGE PLANNING COMMITTEE**

- AA. Approval of 2015 Long Range Planning Committee Meeting Schedule

**PARKS AND RECREATION BOARD**

- BB. Approval of 2015 Summer Activity Guide printing to Crescent Printing Company at a cost not to exceed \$2,910.21

- CC. Approval of the purchase of a new angle broom from Bobcat of the Coulee Region at a cost not to exceed \$1,000 with trade in of our current unit

- DD. Approval of Professional Engineering Services contract for the Chiller replacement in Arena #1 with Stevens Engineering at a cost not to exceed \$48,400 plus reimbursable costs

**TOURISM COMMISSION**

- EE. Approval of expenditures for relocation signage – internal and external
- FF. Approval of attendance at 2015 Governors Conference on Tourism in La Crosse
- GG. Approval of attendance at 2015 expos as approved in 2015 budget

**GREAT RIVER LANDING COMMITTEE**

- HH. Approval of 2015 Waterfront (Great River Landing) Committee Schedule

**UTILITIES COMMITTEE/MASS TRANSIT**

- II. Accept MTU Transit update and financials for 2014
- JJ. Accept Shared-Ride Transit update and 2014 financials

**Non-Consent Agenda**

6. **RECAP ITEMS PULLED FROM THE CONSENT AGENDA**

7. **FINANCE COMMITTEE**

A. Vouchers

- B. City of Onalaska 2015 Capital Projects -General Obligation Corporate Purpose Bonds, Water System and Sewerage System Revenue Refunding Bonds, Note Anticipation Notes and State Trust Fund Loan:

1. **Resolution 10-2015** – Initial Resolution Authorizing \$155,000 General Obligation Bonds for Storm Sewer Projects.
2. **Resolution 11-2015** – Initial Resolution Authorizing \$205,000 General Obligation Bonds for Sanitary Sewer Projects.
3. **Resolution 12-2015** – Initial Resolution Authorizing \$140,000 General Obligation Bonds for Parks and Public Grounds Projects.
4. **Resolution 13-2015** – Initial Resolution Authorizing \$1,505,000 General Obligation Bonds for Street Improvement Projects
5. **Resolution 14-2015** – Initial resolution authorizing \$345,000 General Obligation Bonds for Water System Projects.
6. **Resolution 15-2015** – Initial resolution authorizing \$205,000 General Obligation Bonds for Fire Department Equipment.
7. **Resolution 16-2015** – Initial resolution authorizing \$230,000 General Obligation Bonds for Community Development Projects in Tax Incremental Districts.
8. **Resolution 17-2015** - Resolution directing publication of Notice to Electors
9. **Resolution 18-2015** -Resolution providing the sale of \$2,785,000 General Obligation Corporate Purpose Bonds.

10. **Resolution 19-2015** – Resolution providing for the sale of approximately \$2,260,000 Water System and Sewerage System Revenue Funding Bonds.
11. **Resolution 20-2015** – Resolution providing for the sale of approximately \$3,565,000 Note Anticipation Notes
12. Authorization requesting State Trust Fund 5-year Loan of \$992,200 to purchase police cars, city hall repairs/audio and equipment replacement fund for the Omni
13. **Resolution 9-2015** - to transfer funds to/from various departments – 2014 General Fund Budget.
14. **Resolution 8-2015** – Authorization to Transfer from General Fund to Special Project Fund Dare in the amount of \$3,500

8. **PERSONNEL COMMITTEE**

- A. Approval of County-Wide Employee Response Team (ERT) Agreement. (from December meeting pending CVMIC approval)

9. **JUDICIARY COMMITTEE**

- A. Approval of **Ordinance No. 1495-2015** to amend Title 13 Chapter 5 of the City of Onalaska Code of Ordinances related to Conditional Uses (First and Second Reading)
- B. Approval of **Ordinance No. 1496-2015** to amend Title 13 Chapter 6 of the City of Onalaska Code of Ordinances related to Accessory Uses and Miscellaneous Standards (First and Second Reading)

10. **BOARD OF PUBLIC WORKS**

- A. Review and consideration of contractor submissions of bidders proof of responsibility for Well #9 reconstruction project

11. **PLAN COMMISSION**

- A. Approval of a non-substantial determination, and deny of a requested modification to the Nathan Hill Estates Subdivision Planned Unit Development (PUD) for a portion of Lot 21 (Lot 2), submitted by Alexander Abraham, 853 Aspen Valley Drive, Onalaska, WI (Tax Parcel #18-5961-4).
- B. Reconsideration of and approval of a request to extend the Final Plat submittal requirement for one-year, as requested by Kevin Fry, on behalf of Elmwood Partners, 1859 Sand Lake Road, Onalaska, for the 4<sup>th</sup> Addition to the Country Club Estates Plat (Tax Parcels #18-3566-100 & 18-4479-0).
- C. Approval of a Temporary Tent Sale Policy.

12. **GREAT RIVER LANDING COMMITTEE**

- A. Approval of the Final Report for the “Building the Great River Landing” Project.
- B. Approval of Recommendation from the Great River Landing Committee to direct City staff to proceed with identifying funding mechanisms for the construction of Project No.1 of the “Building the Great River Landing” Project.

13. **REPORT FROM LAND USE & DEVELOPMENT DIRECTOR**

- A. Update on Badger-Coulee Transmission Line

14. **CLOSED SESSION**

To consider a motion to convene in Closed Session under Section 19.85(1)(e) of the Wisconsin Statutes for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session:

- Consideration and approval of negotiating and Contract between the City and OPPA, Onalaska Professional Police Association
- Consideration and approval of negotiating and Contract between the City SORD, Supervisory Officers Relations Division
- Consideration, development and approval of negotiating strategy regarding boundary agreement with village of Holmen

And a motion to convene in closed session under Section 19.85(1)(g) of the Wisconsin Statutes for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which is or is likely to become involved:

- Gander Mountain property tax assessment challenge
- Comfort Inn property tax assessment challenge
- Menards property tax assessment challenge

To consider a motion to convene in closed session under Section 19.85(1)(c) of the Wisconsin Statutes for the purposes of deliberating or negotiating the purchase of public property, investment of public funds or other specified public business when competitive or bargaining reasons require a closed session, specifically:

- Review and update renegotiation strategy of City Assessor Contract

If any action is required in Open Session, as the result of the Closed Session, the Council will reconvene in Open Session to take the necessary action and/or continue on with the printed agenda

Adjournment

**ORDINANCE NO. 1492- 2015**  
**AN ORDINANCE TO CREATE TITLE 10 CHAPTER 7 OF THE CITY OF ONALASKA**  
**CODE OF ORDINANCES RELATED TO GOLF CARTS**

THE COMMON COUNCIL OF THE CITY OF ONALASKA DOES HEREBY ORDAIN AS  
FOLLOWS:

SECTION I. Chapter 7 of Title 10 of the Code of Ordinances of the City of Onalaska is  
hereby created as follows:

**Chapter 7**

**Golf Carts**

<b>10-7-1</b>	<b>Statutory Authorization and Definitions</b>
<b>10-7-2</b>	<b>Operation, Where Permitted</b>
<b>10-7-3</b>	<b>Operators Permitted</b>
<b>10-7-4</b>	<b>Annual Registration</b>
<b>10-7-5</b>	<b>Equipment Restrictions</b>
<b>10-7-6</b>	<b>Operation Restrictions</b>
<b>10-7-7</b>	<b>Disclaimer and Liability</b>
<b>10-7-8</b>	<b>Violation and Penalties</b>

**Sec. 10-6-1 Statutory Authorization and Definitions**

- (a) Statutory Authorization. This ordinance is adopted pursuant to authorization in §349.18(1)(b) and 349.18 (1m)(a) Wis. Stats.
- (b) Definitions:
  - (1) "Golf Cart" shall mean a vehicle whose speed attainable in one mile does not exceed 20 miles per hour on a paved, level surface, and that was designed and originally intended to convey one or more persons and equipment to play the game of golf in an area designated as a golf course. State Law Reference §23.33(1)(fm) Wis. Stats.
  - (2) "Public Street" shall mean a public street, highway or alley located within the municipal boundaries of the City of Onalaska.

**Sec. 10-6-2 Operation, Where Permitted**

- (a) Any individual may operate a Golf Cart on the streets of the City having a posted speed limit of 25 miles per hour or less.
- (b) No person may operate a Golf Cart of any portion of, or cross, any state truck highway or county highway.
- (c) No person may operate a Golf Cart on any portion of, or cross, a public street having a posted speed limit in excess of 25 miles per hour except at a designated crossing point.

- (d) Exceptions. The operation of Golf Carts is not subject to the provisions of this chapter under the following circumstances:
  - (1) The operation of Golf Carts at golf courses, private clubs or on private property, with the consent of the owner; or
  - (2) The use of a Golf Cart in connection with a parade, a festival or other special event, in which the proper City permitting has been issued for the event and the Golf Cart is only used during such event.

**Sec. 10-6-3 Operators Permitted**

No person shall operate a Golf Cart upon a Public Street who is less than 16 years of age or without a current, valid driver's license issued for the operation of a motor vehicle. For purposes of this section, a learner's permit shall not be considered as a valid driver's license nor shall any license that has been revoked, temporary or otherwise, or suspended for any reason, be considered as a valid driver's license during the period of suspension or revocation.

**Sec. 10-6-4 Annual Registration**

- (a) A golf cart must be registered with the City of Onalaska prior to operating on a public street. The registrant shall pay to the City of Onalaska an annual golf cart registration fee of \$100.00, through the Police Department. The registration fee must be renewed each calendar year. This fee is in addition to any other fees required by law.
- (b) No person shall operate a Golf Cart, not currently registered with the City, on a Public Street.
- (c) Prior to the initial registration the owner of the golf cart must have the cart inspected by the Police Department to assure that it complies with the equipment restrictions.
- (d) The registration sticker must be affixed to the rear of the vehicle where it is readily visible.

**Sec. 10-6-5 Equipment Restrictions**

- (a) No person shall operate a Golf Cart on a Public Street unless it conforms to all federal, state and local laws and regulations regarding noise, emissions and equipment, and is maintained in proper adjustment and repair.
- (b) No person shall operate a Golf Cart on a Public Street without displaying a lighted headlight and taillight at all times and said lights must conform to the requirements of this ordinance. Headlights shall be of a white or clear light and must be capable of illuminating the road ahead during hours of darkness and be observed at a distance of 500 feet. Headlight must be properly adjusted, as not to interfere with the operation of other vehicles on the roadway. Taillights shall be red in color and be observable to a distance of 500 feet at night.
- (c) No person shall operate a Golf Cart on a Public Street without at least 2 direction signal lamps showing to the front and at least two showing to the rear on the Golf Cart so as to indicate intention to turn right or left.
- (d) No person shall operate a Golf Cart unless it is equipped with a rear vision mirror and a reflective "Slow Moving Sign" or "Flag" on the rear of the cart. The brakes provided by the manufacturer of the Golf Cart shall be in proper

working order and it shall be equipped with all mechanical and standard safety features provided by the manufacturer and shall not have been modified to exceed a speed of 20 miles per hour nor otherwise modified in any way that creates a hazard.

**Sec. 10-6-6 Operation Restrictions**

- (a) No person shall operate a Golf Cart on a Public Street except in conformity with federal, state and local laws regulation the operation of motor vehicles on public streets and highways. All City ordinances regarding the use of motor vehicles in the City of Onalaska, not inconsistent therewith, shall be observed, except that no golf cart may be operated at a speed in excess of 20 miles per hour.
- (b) No person shall allow a Golf Cart in the person's custody from standing or remaining unattended on any Public Street or in any other public place, except an attended parking area, unless either the starting lever, throttle, steering apparatus, gear shift or ignition of the golf cart is locked and the key for that lock is removed from the golf cart.
- (c) No person shall operate a Golf Cart upon any sidewalk, pedestrian way, public park or upon he (terrace) area between the sidewalk and the curb line of any public street in the City, except as specifically authorized for the purpose of legally crossing the street, or to obtain immediate access to an authorized area of operation.
- (d) The operator of a Golf Cart shall yield the right-of-way to overtaking vehicles.
- (e) The seating capacity shall not be exceeded nor shall the operator or any passenger be permitted to stand in the Golf Cart is in operation.
- (f) Golf Carts shall not be used as a taxicab or bus or for the commercial carrying of passengers or the hauling of freight. Nor shall a Golf Cart be used for the purpose of towing another cart, trailer or vehicle of any kind.

**Sec. 10-6-7 Disclaimer and Liability.**

- (a) Disclaimer. Golf Carts are not designed for nor manufactured to be used on Public Streets and the City of Onalaska neither advocates nor endorses the Golf Cart as a safe means of travel on public streets, roads or highways. The City in no way shall be liable for accidents, injuries or death involving the operation of a Golf Cart within the City limits.
- (b) Assumption of Risk. Any person who owns, operates or rides upon a Golf Cart on a Public Street, road, or highway within the City of Onalaska limits does so at his or her own risk and peril and assumes all liability resulting from the operation of the golf cart.

**Sec. 10-6-8 Violation and Penalties**

Any forfeiture for violation of this ordinance shall conform to the forfeiture permitted to be imposed for violation of those similar statute statutes or statutes referenced in this ordinance, as set forth in the Uniform Deposit and Misdemeanor Bail Schedule of the Wisconsin Judicial Conference, including any variations or increases for subsequent offenses, which schedule is adopted by reference. If the ordinance has no correspondence state statute, the penalties for violation of this ordinance shall be in conformity with the penalty provision of Section 1-1-7 of the Code of Ordinances.

SECTION II. This Ordinance shall take effect and be in force from and after its passage and prior to publication although it will be published in due course.

Dated this \_\_\_ day of \_\_\_\_\_, 2015.

CITY OF ONALASKA

By: \_\_\_\_\_  
Joe Chilsen, Mayor

By: \_\_\_\_\_  
Caroline Burmaster, Clerk

PASSED:  
APPROVED:  
PUBLISHED:

FISCAL IMPACT OF ORDINANCE 1492 – 2015

Please route in this order

Brea Grace, Land Use & Development Director  
(let Joe Barstow review all annexation ordinances)

Brea Grace 12/12/14  
(signature)

No Fiscal Impact

Budgeted Item

Will need \$ \_\_\_\_\_ for \_\_\_\_\_ to meet the requirements of this ordinance.

Jarrold Holter, City Engineer

JH 12-12-14  
(signature)

No Fiscal Impact

Budgeted Item

Will need \$ \_\_\_\_\_ for \_\_\_\_\_ to meet the requirements of this ordinance.

Jeff Trotnic, Chief of Police

[Signature]  
(signature)

No Fiscal Impact

Budgeted Item

Will need \$ \_\_\_\_\_ for \_\_\_\_\_ to meet the requirements of this ordinance.

Fred Buchler, Financial Services Director

Fred Buchler 12-16-14  
(signature)

No Fiscal Impact

Budgeted Item

Will need \$ \_\_\_\_\_ for \_\_\_\_\_ to meet the requirements of this ordinance.

**ORDINANCE NO. 1494 - 2015**

**AN ORDINANCE TO REZONE ADJACENT PROPERTY LOCATED IN SECTION 8  
TOWNSHIP 16 NORTH, RANGE 7 IN THE CITY OF ONALASKA, LA CROSSE COUNTY  
WISCONSIN FROM NEIGHBORHOOD BUSINESS (B-1) TO COMMUNITY BUSINESS (B-2)**

THE COMMON COUNCIL OF THE CITY OF ONALASKA DOES HEREBY ORDAIN AS  
FOLLOWS:

SECTION I. The zoning map which is part of the zoning ordinance, Chapter 1 of Title 13 of the Code of Ordinances of the City of Onalaska is hereby amended to rezone the properties described below from Neighborhood Business (B-1) to Community Business (B-2).

Property is more particularly described as:  
Computer Number: 18-41-1

CERTIFIED SURVEY MAP NO. 39 VOL 13 LOT 1 DOC NO. 1462640

Property is more particularly described as:  
Computer Number: 18-41-2

CERTIFIED SURVEY MAP NO. 39 VOL 13 LOT 2

SECTION II. The office of the City Engineer is hereby directed to make the above-described zoning changes on the official City of Onalaska zoning map.

SECTION III. This Ordinance shall take effect and be in force from and after its passage and publication.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

CITY OF ONALASKA

By: \_\_\_\_\_  
Joe Chilsen, Mayor

By: \_\_\_\_\_  
Caroline Burmaster, Clerk

PASSED:  
APPROVED:  
PUBLISHED:

# PROPERTIES WITHIN 250 FEET OF PARCELS #18-41-1 & 18-41-2



City of Onalaska,  
Wisconsin

Planning/ Zoning  
Department

Map Designer: Katie Meyer  
Last Updated: 10/16/2014

100 50 0 100 Feet



*This map is to be used for reference purposes only. Every effort has been made to make this map as accurate as possible.*

**FISCAL IMPACT OF ORDINANCE 1494 – 2015**

Please route in this order

McCormick Rezoning – 420 & 426 2<sup>nd</sup> Ave S

Brea Grace, Land Use & Development Director  
(let Joe Barstow review all annexation ordinances)

Brea Grace 12/10/14  
(signature)

No Fiscal Impact

Budgeted Item

Will need \$ \_\_\_\_\_ for \_\_\_\_\_ to meet the requirements of this ordinance.

Jarrold Holter, City Engineer

JfH 12-12-14  
(signature)

No Fiscal Impact

Budgeted Item

Will need \$ \_\_\_\_\_ for \_\_\_\_\_ to meet the requirements of this ordinance.

Jeff Trotnic, Chief of Police

Jeff Trotnic 12/12/14  
(signature)

No Fiscal Impact

Budgeted Item

Will need \$ \_\_\_\_\_ for \_\_\_\_\_ to meet the requirements of this ordinance.

Don Dominick, Fire Chief

Don Dominick 12/16/14  
(signature)

No Fiscal Impact

Budgeted Item

Will need \$ \_\_\_\_\_ for \_\_\_\_\_ to meet the requirements of this ordinance.

Dan Wick, Parks & Rec Director

Dan Wick 12/16/14  
(signature)

No Fiscal Impact

Budgeted Item

Will need \$ \_\_\_\_\_ for \_\_\_\_\_ to meet the requirements of this ordinance.

Fred Buehler, Financial Services Director

Fred Buehler 12-26-14  
(signature)

No Fiscal Impact

Budgeted Item

Will need \$ \_\_\_\_\_ for \_\_\_\_\_ to meet the requirements of this ordinance.

**ORDINANCE NO. 1493 - 2015**

**AN ORDINANCE TO AMEND TITLE 13 PART 6 CHAPTER 8 OF THE CITY OF ONALASKA  
CODE OF ORDINANCES RELATED TO VARIANCE APPEALS TO THE ZONING BOARD**

THE COMMON COUNCIL OF THE CITY OF ONALASKA DOES HEREBY ORDAIN AS  
FOLLOWS:

SECTION I. Section 13-8-40(a) of Chapter 8 of Title 13, Part 6 of the Code of Ordinances of the City of Onalaska is hereby deleted in its entirety and replaced with:

**Article G - Appeals**

**Sec. 13-8-40 Appeals to the Zoning Board of Appeals.**

- (a) **Scope of Appeals.** Appeals to the Board of Appeals may be taken by any person aggrieved or by any officer, department, board or bureau of the City affected by any decision of the administrative officer. Such appeal shall be taken within thirty (30) days of the alleged grievance or judgment in question by filing with the officer(s) from whom the appeal is taken and with the Board of Appeals a notice of appeal specifying the grounds thereof, together with payment of a filing fee of Three Hundred Dollars (\$300.00). The officers from whom the appeal is taken shall forthwith transmit to the Board of Appeals all papers constituting the record of appeals upon which the action appeals from was taken.

SECTION II. Section 13-8-41(f) of Chapter 8 of Title 13, Part 6 of the Code of Ordinances of the City of Onalaska is hereby deleted in its entirety and replaced with:

- (f) **Fee.** All appeals and applications filed with the Land Use and Development Director shall be accompanied by payment of a required fee of Three Hundred Dollars (\$300.00). If the appellant or applicant elects the contested-case method, he or she shall also pay the amount determined by the Board of Appeals to cover the additional administrative costs involved.

SECTION III. This Ordinance shall take effect and be in force from and after its passage and prior to publication although it will be published in due course.

Dated this \_\_\_ day of \_\_\_\_\_, 2015.

CITY OF ONALASKA

By: \_\_\_\_\_  
Joe Chilsen, Mayor

By: \_\_\_\_\_  
Caroline Burmaster, Clerk

PASSED:  
APPROVED:  
PUBLISHED:

FISCAL IMPACT OF ORDINANCE 1493 - 2015

Please route in this order

Brea Grace, Land Use & Development Director  
(let Joe Barstow review all annexation ordinances)

Brea Grace 12/11/14  
(signature)

No Fiscal Impact

Budgeted Item (revenue)

Will need \$ \_\_\_\_\_ for \_\_\_\_\_ to meet the requirements of this ordinance.

Jarrold Holter, City Engineer

C. J. Holter 12-12-14  
(signature)

No Fiscal Impact

Budgeted Item

Will need \$ \_\_\_\_\_ for \_\_\_\_\_ to meet the requirements of this ordinance.

Fred Buehler, Financial Services Director

Fred Buehler 12-12-14  
(signature)

<sup>Positive</sup> ~~No~~ Fiscal Impact

Budgeted Item

Will need \$ \_\_\_\_\_ for \_\_\_\_\_ to meet the requirements of this ordinance.

PACKET: 01063 License Packet OPERATORS FEBRUARY

SEQUENCE: License #

ID	PERIOD	-----NAME-----		LICENSE CODE
04427	1/08/15- 6/30/15	ALFSON	ERIC C	OPRATOR OPERATORS - 1 YEAR
04428	1/09/15- 6/30/16	YERKOVICH	ABIGAIL	OPRATOR OPERATORS - 2 YEAR
04429	1/12/15- 6/30/16	EVERSON	EMILY	OPRATOR OPERATORS - 2 YEAR
04430	1/12/15- 6/30/16	KANNEL	CAROLINE	OPRATOR OPERATORS - 2 YEAR
04431	1/12/15- 6/30/16	HEFNER	AIMEE	OPRATOR OPERATORS - 2 YEAR
04432	1/12/15- 6/30/16	HILDEBRANDT	LYDIA	OPRATOR OPERATORS - 2 YEAR
04452	1/16/15- 6/30/16	SCHULDT	DAVID	OPRATOR OPERATORS - 2 YEAR
04453	1/16/15- 6/30/15	HODDE	THOMAS B	OPRATOR OPERATORS - 1 YEAR
04454	1/19/15- 6/30/16	BRENNAN	GIORGIA	OPRATOR OPERATORS - 2 YEAR
04458	1/21/15- 6/30/16	CARNS	JORDAN	OPRATOR OPERATORS - 2 YEAR
04459	1/21/15- 6/30/16	TODD	COLE	OPRATOR OPERATORS - 2 YEAR
04460	1/22/15- 6/30/16	RUDY	LANDON	OPRATOR OPERATORS - 2 YEAR
04462	1/23/15- 6/30/16	MCCONNELL	KARISSA M	OPRATOR OPERATORS - 2 YEAR
04466	1/29/15- 6/30/16	WADE	JESSICA	OPRATOR OPERATORS - 2 YEAR
04470	2/02/15- 6/30/16	LIU	RONG	OPRATOR OPERATORS - 2 YEAR



# CITY OF ONALASKA

## PLANNING/ZONING DEPARTMENT

PH: (608) 781-9590

FAX (608) 781-9506

415 MAIN STREET  
ONALASKA, WI 54650-2953  
<http://www.cityofonalaska.com>

## MEMO

Date: 02/04/2015

To: Common Council

Cc: Mayor Joe Chilsen, Fred Buehler, Cari Burmaster, Jarrod Holter, Dan Wick

From: Brea Grace *BG*

Re: "Building the Great River Landing" Project Final Report

Coming before the Common Council on February 10<sup>th</sup> is the Final Report for the "Building the Great River Landing" Project.

The Great River Landing (Waterfront) Committee, at their January 15<sup>th</sup>, 2015 meeting reviewed and is recommending Common Council adoption of the Final Report. Additionally, as a second motion, the Committee is recommending that the Common Council direct City staff to proceed with identifying a funding plan & funding mechanisms for construction of Project No.1 of the "Building the Great River Landing" Project. (See attachment for an overview of "Project No.1".)

The Parks and Recreation Board also reviewed the scope, details, programming and maintenance aspects of the "Building the Great River Landing" Project at their January 26<sup>th</sup>, 2015 meeting. The Board unanimously approved a motion to adopt and support the "Building the Great River Landing" Project.

The two agenda items for Common Council consideration on February 10th are:

- Approval of the Final Report for the "Building the Great River Landing" Project.
- Approval of Recommendation from the Great River Landing Committee to direct City staff to proceed with identifying funding mechanisms for the construction of Project No.1 of the "Building the Great River Landing" Project.

Approval of the first item will essentially adopt the concept & 30% plans as identified in the Final Report for the "Building the Great River Landing" Project as the direction which development will proceed of the waterfront and the west Highway 35 block between Main Street and Irvin Street. This approval does not allocate or authorize the expenditure of any funds to this project; approval of funding will occur as future Common Council action items. This approval will give staff and the community direction on how the area is envisioned to be redeveloped.

Approval of the second item will direct staff to put together a detailed plan of possible funding sources, mechanisms and timing for the construction of the first phases of the project, collectively known as "Project No. 1". Staff will then prepare a report that will return to the Common Council for review and consideration.

Additionally, next month we'll be bringing forward a proposal to finish the design of Project 1.0: the Trailhead/ Market, which is the minimum base project to satisfy previous commitments with the WDNR.

# ACTION PLAN – PROJECT 1

The plan graphic to the left shows the proposed limits of Project #1 associated with building the Great River Landing. Through phasing and implementation options listed below, a budget range has been developed for Project #1. SEH estimates that Project #1 could be completed within 3-5 years.

- **High = \$8.2M; Low = \$5.0M**

Highlighted in magenta are the approximate limits of the 1<sup>st</sup> Phase of construction, including the trailhead building and parking, ADA accessible route to the railroad tracks and connection to the Great River State Trail.

**1.0: Trailhead/Market = \$1.2M**

Below are brief descriptions of alternatives to consider during the final design phase of Project #1, numbered on the plan graphic to the left. These items are phasing or value engineering options for the City to consider as funding is available.

**1.1: Plaza (Phasing Options)**

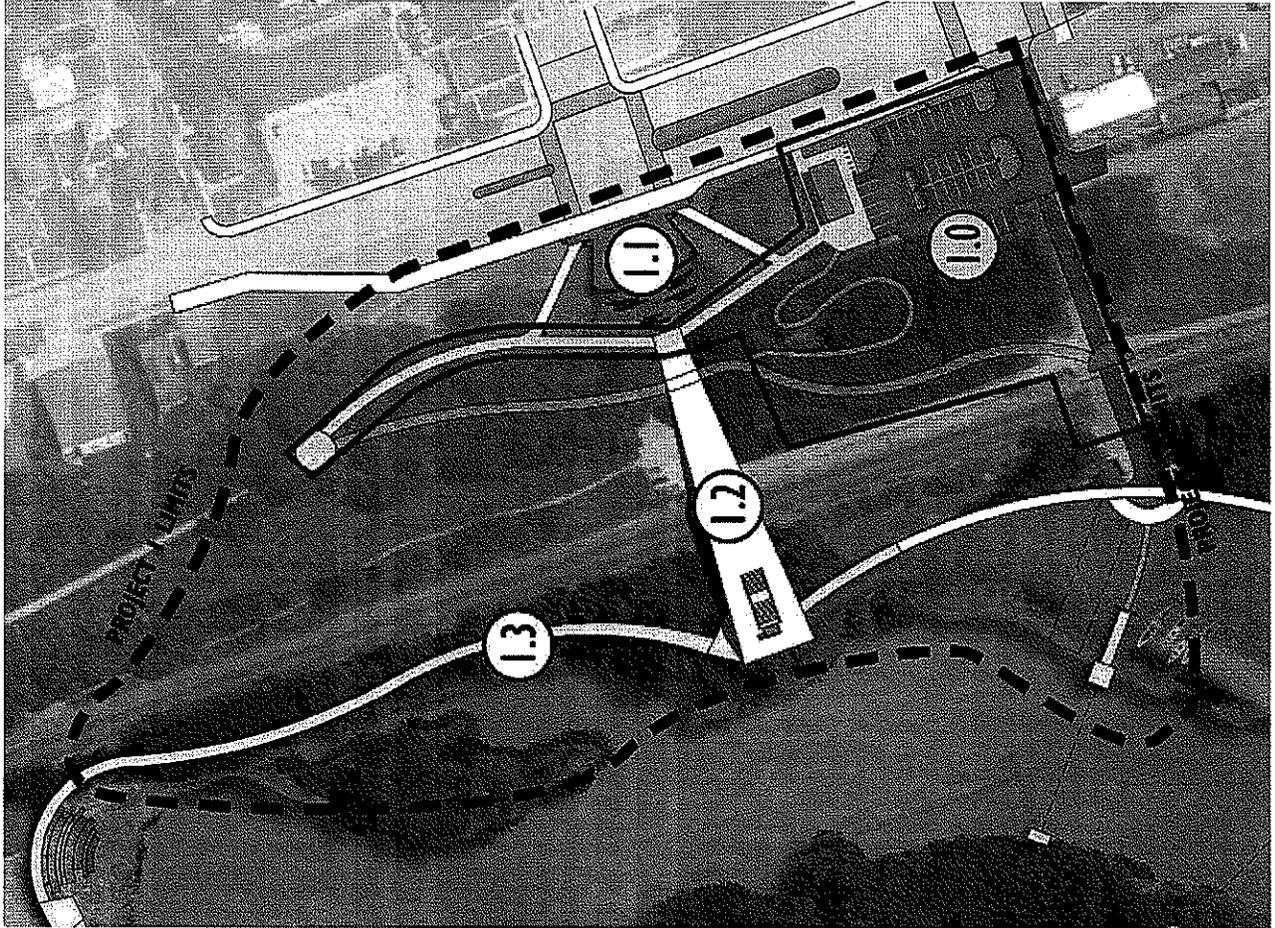
1. Sloped Lawn = \$1.1M
2. Final Plaza = \$1.8M

**1.2: Bridge (Value Engineering Options)**

1. Option D = \$2.2M
2. Per Design = \$3M

**1.3: Spillway Trail Connection (Phasing Options)**

1. At Grade Trail = \$0.5M
2. Boardwalk = \$2.2M



**Resolution No. 10-2015**

**INITIAL RESOLUTION AUTHORIZING  
\$155,000 GENERAL OBLIGATION BONDS  
FOR STORM SEWER PROJECTS**

RESOLVED that the City of Onalaska, La Crosse County, Wisconsin, borrow an amount not to exceed \$155,000 by issuing its general obligation bonds for the public purpose of financing sewerage projects, consisting of storm sewer improvements.

Adopted, approved and recorded February 10, 2015.

CITY OF ONALASKA

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Joe Chilsen  
Mayor

---

Caroline Burmaster  
City Clerk

(SEAL)

**Resolution No. 11-2015**

**INITIAL RESOLUTION AUTHORIZING  
\$205,000 GENERAL OBLIGATION BONDS  
FOR SANITARY SEWER PROJECTS**

RESOLVED that the City of Onalaska, La Crosse County, Wisconsin, borrow an amount not to exceed \$205,000 by issuing its general obligation bonds for the public purpose of financing sewerage projects, consisting of sanitary sewer improvements.

Adopted, approved and recorded February 10, 2015.

CITY OF ONALASKA

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Joe Chilsen  
Mayor

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Caroline Burmaster  
City Clerk

(SEAL)

**Resolution No. 12-2015**

**INITIAL RESOLUTION AUTHORIZING  
\$140,000 GENERAL OBLIGATION BONDS  
FOR PARKS AND PUBLIC GROUNDS PROJECTS**

RESOLVED that the City of Onalaska, La Crosse County, Wisconsin, borrow an amount not to exceed \$140,000 by issuing its general obligation bonds for the public purpose of financing parks and public grounds projects.

Adopted, approved and recorded February 10, 2015.

CITY OF ONALASKA

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Joe Chilsen  
Mayor

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Caroline Burmaster  
City Clerk

(SEAL)

**Resolution No. 13-2015**

**INITIAL RESOLUTION AUTHORIZING  
\$1,505,000 GENERAL OBLIGATION BONDS  
FOR STREET IMPROVEMENT PROJECTS**

RESOLVED that the City of Onalaska, La Crosse County, Wisconsin, borrow an amount not to exceed \$1,505,000 by issuing its general obligation bonds for the public purpose of financing street improvement projects.

Adopted, approved and recorded February 10, 2015.

CITY OF ONALASKA

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Joe Chilsen  
Mayor

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Caroline Burmaster  
City Clerk

(SEAL)

**Resolution No. 14-2015**

**INITIAL RESOLUTION AUTHORIZING  
\$345,000 GENERAL OBLIGATION BONDS  
FOR WATER SYSTEM PROJECTS**

RESOLVED that the City of Onalaska, La Crosse County, Wisconsin, borrow an amount not to exceed \$345,000 by issuing its general obligation bonds for the public purpose of financing water system projects.

Adopted, approved and recorded February 10, 2015.

CITY OF ONALASKA

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Joe Chilsen  
Mayor

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Caroline Burmaster  
City Clerk

(SEAL)

**Resolution No. 15-2015**

**INITIAL RESOLUTION AUTHORIZING  
\$205,000 GENERAL OBLIGATION BONDS  
FOR FIRE DEPARTMENT EQUIPMENT**

RESOLVED that the City of Onalaska, La Crosse County, Wisconsin, borrow an amount not to exceed \$205,000 by issuing its general obligation bonds for the public purpose of financing the acquisition of equipment for the fire department.

Adopted, approved and recorded February 10, 2015.

CITY OF ONALASKA

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Joe Chilsen  
Mayor

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Caroline Burmaster  
City Clerk

(SEAL)

**Resolution No. 16-2015**

**INITIAL RESOLUTION AUTHORIZING  
\$230,000 GENERAL OBLIGATION BONDS  
FOR COMMUNITY DEVELOPMENT PROJECTS IN TAX INCREMENTAL  
DISTRICTS**

RESOLVED that the City of Onalaska, La Crosse County, Wisconsin, borrow an amount not to exceed \$230,000 by issuing its general obligation bonds for the public purpose of providing financial assistance to community development projects under Section 66.1105, Wisconsin Statutes, in the City's Tax Incremental Districts.

Adopted, approved and recorded February 10, 2015.

CITY OF ONALASKA

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Joe Chilsen  
Mayor

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Caroline Burmaster  
City Clerk

(SEAL)

**Resolution No. 17-2015**

**RESOLUTION DIRECTING PUBLICATION OF NOTICE TO ELECTORS**

WHEREAS initial resolutions authorizing general obligation bonds have been adopted by the Common Council of the City of Onalaska, Wisconsin ("City") and it is now necessary that said initial resolutions be published to afford notice to the residents of the City of their adoption;

NOW, THEREFORE, BE IT RESOLVED that the City Clerk shall, within 15 days, publish a notice to the electors in substantially the form attached hereto as Exhibit A in the official City newspaper as a class 1 notice under ch. 985, Wis. Stats.

Adopted, approved and recorded February 10, 2015.

CITY OF ONALASKA

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Joe Chilsen  
Mayor

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Caroline Burmaster  
City Clerk

PASSED: 2/10/15  
APPROVED: 2/10/15  
PUBLISHED: 2/20/15

(SEAL)

EXHIBIT A

NOTICE TO ELECTORS OF THE CITY OF ONALASKA, WISCONSIN

NOTICE IS HEREBY GIVEN that the following initial resolutions have been adopted at the meeting of the Common Council of the City of Onalaska held February 10, 2015:

Resolution No. 10-2015

INITIAL RESOLUTION AUTHORIZING  
\$155,000 GENERAL OBLIGATION BONDS  
FOR STORM SEWER PROJECTS

RESOLVED that the City of Onalaska, La Crosse County, Wisconsin, borrow an amount not to exceed \$155,000 by issuing its general obligation bonds for the public purpose of financing sewerage projects, consisting of storm sewer improvements.

Resolution No. 11-2015

INITIAL RESOLUTION AUTHORIZING  
\$205,000 GENERAL OBLIGATION BONDS  
FOR SANITARY SEWER PROJECTS

RESOLVED that the City of Onalaska, La Crosse County, Wisconsin, borrow an amount not to exceed \$205,000 by issuing its general obligation bonds for the public purpose of financing sewerage projects, consisting of sanitary sewer improvements.

Resolution No. 12-2015

INITIAL RESOLUTION AUTHORIZING  
\$140,000 GENERAL OBLIGATION BONDS  
FOR PARKS AND PUBLIC GROUNDS PROJECTS

RESOLVED that the City of Onalaska, La Crosse County, Wisconsin, borrow an amount not to exceed \$140,000 by issuing its general obligation bonds for the public purpose of financing parks and public grounds projects.

Resolution No. 13-2015

INITIAL RESOLUTION AUTHORIZING  
\$1,505,000 GENERAL OBLIGATION BONDS  
FOR STREET IMPROVEMENT PROJECTS

RESOLVED that the City of Onalaska, La Crosse County, Wisconsin, borrow an amount not to exceed \$1,505,000 by issuing its general obligation bonds for the public purpose of financing street improvement projects.

Resolution No. 14-2015

INITIAL RESOLUTION AUTHORIZING  
\$345,000 GENERAL OBLIGATION BONDS  
FOR WATER SYSTEM PROJECTS

RESOLVED that the City of Onalaska, La Crosse County, Wisconsin, borrow an amount not to exceed \$345,000 by issuing its general obligation bonds for the public purpose of financing water system projects.

Resolution No. 15-2015

INITIAL RESOLUTION AUTHORIZING  
\$205,000 GENERAL OBLIGATION BONDS  
FOR FIRE DEPARTMENT EQUIPMENT

RESOLVED that the City of Onalaska, La Crosse County, Wisconsin, borrow an amount not to exceed \$205,000 by issuing its general obligation bonds for the public purpose of financing the acquisition of equipment for the fire department.

Resolution No. 16-2015

INITIAL RESOLUTION AUTHORIZING  
\$230,000 GENERAL OBLIGATION BONDS  
FOR COMMUNITY DEVELOPMENT PROJECTS IN TAX INCREMENTAL DISTRICTS

RESOLVED that the City of Onalaska, La Crosse County, Wisconsin, borrow an amount not to exceed \$230,000 by issuing its general obligation bonds for the public purpose of providing financial assistance to community development projects under Section 66.1105, Wisconsin Statutes, in the City's Tax Incremental Districts.

The Wisconsin Statutes (s. 67.05(7)(b)) provide that the initial resolutions need not be submitted to the electors unless within 30 days after adoption of the initial resolutions a petition is filed in the City Clerk's office requesting a referendum. This petition must be signed by electors numbering at least 10% of the votes cast for governor in the City at the last general election. A petition may be filed with respect to any one or more of the initial resolutions.

Dated February 10, 2015.

By Order of the Common Council  
City Clerk

**Resolution No. 18-2015**

**RESOLUTION PROVIDING FOR THE SALE OF \$2,785,000  
GENERAL OBLIGATION CORPORATE PURPOSE BONDS**

WHEREAS the Common Council of the City of Onalaska, La Crosse County, Wisconsin (the "City") has adopted initial resolutions authorizing the issuance of general obligation bonds for the following public purposes and in the following amounts:

- \$155,000 to finance storm sewer improvements;
- \$205,000 to finance sanitary sewer improvements;
- \$140,000 to finance parks and public grounds projects;
- \$1,505,000 to finance street improvement projects;
- \$345,000 to finance water system projects;
- \$205,000 to finance fire department equipment; and
- \$230,000 to finance community development projects.

NOW, THEREFORE, BE IT RESOLVED that:

Section 1. Combination of Issues. The issues referred to in the preamble hereof are hereby combined into one issue of bonds designated "General Obligation Corporate Purpose Bonds" (the "Bonds") and the City shall issue the Bonds in an amount not to exceed \$2,785,000 for the purposes above specified.

Section 2. Sale of Bonds. The Common Council hereby authorizes and directs that the Bonds be offered for public sale. At a subsequent meeting, the Common Council shall consider such bids for the Bonds as may have been received and take action thereon.

Section 3. Notice of Bond Sale. The City Clerk be and hereby is directed to cause notice of the sale of the Bonds to be disseminated in such manner and at such times as the City Clerk may determine and to cause copies of a complete, official Notice of Bond Sale and other pertinent data to be forwarded to interested bidders as the City Clerk may determine.

Section 4. Official Statement. The City Clerk shall cause an Official Statement concerning this issue to be prepared by Robert W. Baird & Co. Incorporated. The appropriate City officials shall determine when the Official Statement is final for purposes of Securities and Exchange Commission Rule 15c2-12 and shall certify said Statement, such certification to constitute full authorization of such Statement under this resolution.

Adopted, approved and recorded February 10, 2015.

CITY OF ONALASKA

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Joe Chilsen  
Mayor

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Caroline Burmaster  
City Clerk

(SEAL)

PASSED: 2/10/15  
APPROVED: 2/10/15  
PUBLISHED: 2/20/15

**Resolution No. 19-2015**

**RESOLUTION PROVIDING FOR THE SALE OF APPROXIMATELY  
\$2,260,000 WATER SYSTEM AND SEWERAGE SYSTEM  
REVENUE REFUNDING BONDS**

WHEREAS the City of Onalaska, La Crosse County, Wisconsin (the "City") is presently in need of approximately \$2,260,000 for the public purpose of paying the cost of refunding obligations of the City, namely a portion of the Water System and Sewerage System Revenue Bonds, dated April 1, 2006; and

WHEREAS it is desirable to borrow said funds through the issuance of water system and sewerage system revenue bonds pursuant to Section 66.0621, Wis. Stats;

NOW, THEREFORE, BE IT RESOLVED that:

Section 1. The Bonds. The City shall issue its Water System and Sewerage System Revenue Refunding Bonds in an approximate amount of \$2,260,000 (the "Bonds") for the purpose above specified.

Section 2. Sale of Bonds. The Common Council hereby authorizes and directs the officers of the City to take all actions necessary to negotiate the sale of the Bonds with Robert W. Baird & Co. Incorporated. At a subsequent meeting, the Common Council shall take further action to approve the details of the Bonds and authorize the sale of the Bonds.

Section 3. Official Statement. The City Clerk (in consultation with Baird) shall cause an Official Statement concerning this issue to be prepared and distributed. The appropriate City officials shall determine when the Official Statement is final for purposes of Securities and Exchange Commission Rule 15c2-12 and shall certify said Statement, such certification to constitute full authorization of such Statement under this resolution.

Adopted, approved and recorded February 10, 2015.

CITY OF ONALASKA

\_\_\_\_\_  
Joe Chilsen  
Mayor

\_\_\_\_\_  
Caroline Burmaster  
City Clerk

(SEAL)

PASSED: 2/10/15  
APPROVED: 2/10/15  
PUBLISHED: 2/20/15

**Resolution No. 20-2015**

**RESOLUTION PROVIDING FOR THE SALE OF APPROXIMATELY \$3,565,000  
NOTE ANTICIPATION NOTES**

WHEREAS the City of Onalaska, La Crosse County, Wisconsin (the "City") is presently in the need of approximately \$3,565,000 for the public purpose of paying the costs of constructing a filtration plant for well no. 9; and

WHEREAS, it is desirable to borrow said funds through the issuance of note anticipation notes pursuant to Section 67.12(1)(b), Wis. Stats;

NOW, THEREFORE, BE IT RESOLVED that:

Section 1. Issuance of Notes. The City shall issue its Note Anticipation Notes in the amount of approximately \$3,565,000 (the "Notes") for the purpose above specified.

Section 2. Sale of Notes. The Common Council hereby authorizes and directs that the Notes be offered for public sale. At a subsequent meeting, the Common Council shall consider such bids for the Notes as may have been received and take action thereon.

Section 3. Notice of Note Sale. The City Clerk be and hereby is directed to cause notice of the sale of the Notes to be disseminated in such manner and at such times as the City Clerk may determine and to cause copies of a complete, official Notice of Note Sale and other pertinent data to be forwarded to interested bidders as the City Clerk may determine.

Section 4. Official Statement. The City Clerk shall cause an Official Statement concerning this issue to be prepared by Robert W. Baird & Co. Incorporated. The appropriate City officials shall determine when the Official Statement is final for purposes of Securities and Exchange Commission Rule 15c2-12 and shall certify said Statement, such certification to constitute full authorization of such Statement under this resolution.

Adopted, approved and recorded February 10, 2015.

CITY OF ONALASKA

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Joe Chilsen  
Mayor

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Caroline Burmaster  
City Clerk

PASSED: 2/10/15  
APPROVED: 2/10/15  
PUBLISHED: 2/20/15

(SEAL)  
QB32831981.1

**RESOLUTION NO. 9-2015**  
**A RESOLUTION TO TRANSFER TO/FROM VARIOUS DEPARTMENTS IN THE 2014**  
**GENERAL FUND BUDGET**

TO: HONORABLE MAYOR AND COMMON COUNCIL OF THE CITY OF ONALASKA, WISCONSIN

WHEREAS, The City of Onalaska budgeted in 2014 General Fund Budget for:

Common Council	Transcription-Contractual	100-51100-291	\$5,000
Common Council	Legal Notices	100-51100-322	\$6,000
Elections	Printing/Forms	100-51440-341	\$2,000
Information Technology	Health Insurance	100-51540-152	\$6,000
Information Technology	Phone/Internet	100-51540-225	\$5,000
Information Technology	Software Maintenance	100-51540-240	\$3,500
Information Technology	Equipment Maintenance	100-51540-241	\$1,100
Police	Wages/Temp/Seas	100-52100-126	\$5,000
Police	Regular Fuel	100-52100-361	\$4,500
Police	Employment Testing	100-52100-381	\$2,500
Police	Uniform/Safety Attire	100-52100-382	\$3,585
Fire	Wages Perm PT	100-52200-124	\$10,000
Fire	WRS	100-52200-151	\$5,000
Inspection	Wages Regular	100-52400-120	\$7,200
Park	Wages-Temp/Seas	100-55200-126	\$2,600
	<b><u>TOTAL</u></b>		<b><u>\$68,985</u></b>

WHEREAS, the above accounts are non-expended balances.

THEREFORE BE IT FURTHER RESOLVED, that the City of Onalaska Common Council hereby authorizes the above amounts to the following accounts:

Mayor	Seminars/Conventions/Travel	100-51410-330	\$925
Assessor	Health Insurance	100-51530-152	\$1,020
Assessor	Contractual	100-51530-290	\$15,040
Street	Health Insurance	100-53311-152	\$7,900
Street	Sand & Salt	100-53311-370	\$44,100
	<b><u>TOTAL</u></b>		<b><u>\$68,985</u></b>

Date this 11<sup>th</sup> day of February, 2014

City of Onalaska BY:

\_\_\_\_\_  
 Joe Chilsen, Mayor

\_\_\_\_\_  
 Caroline Burmaster, City Clerk

Passed: 2/10/15  
 Approval: 2/10/15  
 Published: 2/20/15

**RESOLUTION NO. 8-2015**

**A RESOLUTION TO TRANSFER FROM THE 2014 GENERAL FUND BUDGET TO  
THE SPECIAL REVENUE FUND – SPECIAL PROJECTS**

TO: HONORABLE MAYOR AND COMMON COUNCIL OF THE CITY OF ONALASKA,  
WISCONSIN

**WHEREAS**, The City of Onalaska budgeted in 2014 General Fund Budget for:

Fines/Forfeitures	Court Penalties/Deposit	100-45110	\$3,500
<b><u>TOTAL</u></b>			<b><u>\$3,500</u></b>

**WHEREAS**, the above account has exceeded projected revenue.

**THEREFORE BE IT FURTHER RESOLVED**, that the City of Onalaska Common Council hereby authorizes the above amount to the following account:

Donation – Misc. Dare/Great OPD	204-48514	\$3,500
<b><u>TOTAL</u></b>		<b><u>\$3,500</u></b>

Date this 10<sup>th</sup> day of February, 2015

**City of Onalaska**  
BY:

\_\_\_\_\_  
Joe Chilsen, Mayor

\_\_\_\_\_  
Caroline Burmaster, City Clerk

Passed: 2/10/15  
Approval: 2/10/15  
Published: 2/20/15

**ORDINANCE NO. 1495 - 2015**

**AN ORDINANCE TO AMEND TITLE 13 CHAPTER 5 OF THE CITY OF ONALASKA CODE OF ORDINANCES RELATED TO CONDITIONAL USES**

THE COMMON COUNCIL OF THE CITY OF ONALASKA DOES HEREBY ORDAIN AS FOLLOWS:

**SECTION I.** Subsection (b) of Section 15 of Chapter 5 of Title 13 of the Code of

Ordinances of the City of Onalaska is hereby deleted and replaced as follows:

- (b) **Home Occupations** and professional offices in the R-1, R-2-3 or R-4 Residential Districts. The intent of home occupation conditional uses is to provide a means to accommodate a small family business without the necessity of a rezone into a Commercial District. Approval of an expansion of a limited family business or home occupation at a future time beyond the limitations of this Section is not to be anticipated; relocation of the business to an area that is appropriately zoned may be necessary. If the home occupation is a dance school, photographic studio or real estate brokerage, no conditional use will be considered or allowed unless the premises on any side of the premises for which a Conditional Use Permit is sought is Zoned B-1 or B-2 (any Business District). Home occupations occupying less than twenty-five percent (25%) of the floor area in a Residential District, being primarily telephone or internet based and completely invisible from the exterior except for occasional deliveries may be permitted without a Conditional Use Permit as a 'permitted accessory home occupation'. Home occupations are a conditional use in all Residential Districts and are subject to the requirements of the district in which the use is located, in addition to the following:
- (1) The home occupation shall be conducted only within the enclosed area of the dwelling unit or an attached garage, and shall not exceed twenty-five percent (25%) of the area of any floor.
  - (2) There shall be no exterior alterations which change the character thereof as a dwelling and/or exterior evidence of the home occupation other than those signs permitted in the district.
  - (3) No storage or display of materials, goods, supplies or equipment related to the operation of the home occupation shall be visible outside any structure located on the premises.
  - (4) No use shall create smoke, odor, glare, noise, dust, vibration, fire hazard, small electrical interference or any other nuisance not

normally associated with the average residential use in the district.

- (5) The use shall not involve the use of commercial vehicles for more than occasional delivery of materials to or from the premises.
- (6) The Plan Commission may determine the percentage of the property that may be devoted to the occupation.
- (7) The home occupation may be restricted to a service-oriented business prohibiting the manufacturing of items or products or the sale of items or products on the premises. A home occupation includes, but is not limited to, uses such as; baby-sitting, millinery, dressmaking, canning, laundering or crafts, but does not include the display of any goods.
- (8) The types and number of equipment, machinery or employees may be restricted by the Plan Commission.
- (9) Sale or transfer of the property shall cause the Conditional Use Permit to be null and void.

**SECTION II.** This Ordinance shall take effect and be in force from and after its passage and prior to publication although it will be published in due course.

Dated this \_\_\_ day of \_\_\_\_\_, 2015.

CITY OF ONALASKA

By: \_\_\_\_\_  
Joe Chilsen, Mayor

By: \_\_\_\_\_  
Caroline Burmaster, Clerk

PASSED:  
APPROVED:  
PUBLISHED:

FISCAL IMPACT OF ORDINANCE 1495 – 2015

Please route in this order

Brea Grace, Land Use & Development Director  
(let Joe Barstow review all annexation ordinances)

Brea Grace 1/13/15  
(signature)

No Fiscal Impact

Budgeted Item

Will need \$ \_\_\_\_\_ for \_\_\_\_\_ to meet the requirements of this ordinance.

Jarrold Holter, City Engineer

C. Holter 1-9-15  
(signature)

No Fiscal Impact

Budgeted Item

Will need \$ \_\_\_\_\_ for \_\_\_\_\_ to meet the requirements of this ordinance.

Jeff Trotnic, Chief of Police

Jeff Trotnic 1-15-15  
(signature)

No Fiscal Impact

Budgeted Item

Will need \$ \_\_\_\_\_ for \_\_\_\_\_ to meet the requirements of this ordinance.

**ORDINANCE NO. 1496- 2015**

**AN ORDINANCE TO AMEND TITLE 13 CHAPTER 6 OF THE CITY OF ONALASKA CODE OF ORDINANCES RELATED TO ACCESSORY USES AND MISCELLANEOUS STANDARDS**

THE COMMON COUNCIL OF THE CITY OF ONALASKA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION I. Subsection (c) of Section 10 of Chapter 6 of Title 13 of the Code of Ordinances of the City of Onalaska is hereby deleted and replaced as follows:

**(c) Height of Fences Regulated.**

- (1) Residential fences are permitted up to the property lines in Residential Districts but shall not, in any case, exceed a height of six (6) feet, shall not exceed a height of four (4) feet in the street yard and shall not be closer than three (3) feet to any public right-of-way. Residential fences greater than six (6) feet shall require a Conditional Use Permit. All fences must be constructed and maintained in a good state of repair and appearance. Decorative picket style fences less than three (3) feet in height or decorative lot corner landscape may be placed up to the property line in Residential Districts.
- (2) No fence, wall, hedge or shrubbery shall be erected, placed, maintained or grown along a lot line on any non-residentially zoned property, adjacent to a residentially zoned property, to a height exceeding eight (8) feet.
- (3) Property owners shall locate fences so that each side of the fence may be properly maintained by the owner of the fence while on said owners property.
- (4) Fence heights shall be measured at a point from ground elevation to the top of fence at site of installation.
- (5) In the event that a fence is placed on top of a retaining wall or similar structure and shares a vertical support system, the height of the fence shall include the height of both structures. If the fence and the retaining wall have independent vertical support structures, the fence and retaining wall heights may be measured separately.

SECTION II. Section 18 of Chapter 6 of Title 13 of the Code of Ordinances of the City of

Onalaska is hereby deleted and replaced as follows:

**Sec. 13-6-18 Signs, Canopies, Awnings and Billboards-Definitions.**

The following definitions are used in this Article:

- (1) **Area of Sign.** The area is the perimeter, which forms the outside shape, but excluding the necessary supports or uprights on which the sign may be placed unless they are designed as part of the sign. If the sign consists of more than one (1) section or module, all areas will be totaled. The area of an irregularly shaped sign shall be computed using the actual sign face surface. The area of the irregularly shaped sign shall be the entire area within a single continuous rectilinear perimeter of not more than eight (8) straight lines.
- (2) **Awning.** A temporary hood or cover which projects from the wall of the building, which can be retracted, folded or collapsed against the face of a supporting structure.
- (3) **Billboard.** A sign which advertises goods, products or facilities, or services not necessarily on the premises where the sign is located or directs persons to a different location from where the sign is located.
- (4) **Blanketing.** The unreasonable obstruction of view of a sign caused by the placement of another sign.
- (5) **Canopy.** A canopy is a shelter, with or without a sign, attached to or connected with a building and extending into a setback or over the public sidewalk.
- (6) **Day.** A day shall be designated as a period of time in terms of calendar days.
- (7) **Directly Illuminated Sign.** Any sign designed to give any artificial light directly through any transparent or translucent material from a source of light originating within or on such sign.
- (8) **Directory Sign.** An informational freestanding or on-building sign on which the names and locations of occupants or the use of a building is given. Such signs are for pedestrian way finding purposes.
- (9) **Electronic Message Unit Sign.** Any sign whose message may be changed by electronic process, including such messages as copy, art, graphics, time, date, temperature, weather or information concerning civic, charitable or the advertising of products or services for sale on the premises. This also includes traveling and segmented message displays and animation and video displays.
- (10) **Flashing Sign.** Any directly or indirectly illuminated sign on which artificial light is not maintained stationary and constant in intensity and color at all times when in use.
- (11) **Freestanding (Ground and/or Pole Sign).** Any sign which is

- supported by structures or supports in or upon the ground and independent of support from any building.
- (12) **Identification Sign.** Any sign which carries only the name of the firm, major enterprise, institution or principal products offered for sale on the premises or combination of these.
  - (13) **Indirectly Illuminated Sign.** Shall mean a sign that is illuminated from a source outside of the actual sign.
  - (14) **Marquee Sign.** Shall mean any sign attached to and made part of a marquee. A marquee is defined as a permanent roof-like structure projecting beyond a building wall at an entrance to a building or extending along and projecting beyond the building's wall and generally designed and constructed to provide protection against weather.
  - (15) **Multi-tenant Sign.** A freestanding sign that advertises a development which consists of two or more separate uses/tenants that share a single lot and/or structure and use common access/parking facilities. Such signs are for vehicular way finding purposes.
  - (16) **Nonconforming Sign.** Any sign which does not conform to the regulations of this Article.
  - (17) **Portable Sign/Message Boards/Temporary Sign.** Any sign not permanently attached to the ground which is intended to be displayed for no longer than thirty (30) days including real estate or construction site signs, banners, decorative-type displays, signs which are designed to be easily moved from one (1) location to another, or anything similar to the aforementioned.
  - (18) **Political Sign.** Any sign displaying a candidate for an election, or a current election's subject matter.
  - (19) **Projecting Sign.** Any sign extending more than eighteen (18) inches, but less than four (4) feet from the face of a wall or building; such sign may not extend more than three (3) feet into the right-of-way.
  - (20) **Real Estate Sign.** Any sign which is used to offer for sale, lease or rent the property upon which the sign is placed.
  - (21) **Roof Sign.** Any sign erected upon or over the roof or parapet of any building.
  - (22) **Sign.** A sign shall include anything that promotes, calls attention or invites patronage (or anything similar to the aforementioned) to a business, location or product.
  - (23) **Wall Sign.** Any sign attached to, erected on or painted on the wall of a building or structure and projecting not more than twelve (12) inches from such wall.
  - (24) **Window Sign.** Any sign located completely within an enclosed building and visible from a public way.

SECTION III. Section 20 of Chapter 6 of Title 13 of the Code of Ordinances of the City of

Onalaska is hereby deleted and replaced as follows:

**Sec. 13-6-20 Signs Exempted.**

The following signs shall not need a sign permit, provided that they are not located over a public road right-of-way or in, on or over public water.

The following signs do not require a permit:

**(a) Commercial and Industrial Districts.**

- (1) Real estate signs not to exceed eight (8) square feet in area which advertise the sale, rental or lease of the premises upon which said signs are temporarily located.
- (2) Name, occupation and warning signs not to exceed four (4) square feet located on the premises.
- (3) Bulletin boards for public, charitable or religious institutions not to exceed thirty-five (35) square feet in area located on the premises.
- (4) Memorial signs, tablets, names of buildings and date of erection when cut into any masonry surface or when constructed of metal and affixed flat against the structure.
- (5) Official signs, such as traffic control, parking restriction, information and notices.
- (6) Temporary signs, and portable/message boards, when authorized by the Department of Inspection, for a period not to exceed thirty (30) days per year.
- (7) Rummage sale signs not to exceed eight (8) square feet in area, but use of this type of sign shall be limited to seventy-two (72) hours per sale.
- (8) A sign for the purpose of designating a new building or development, for promotion of a subdivision, for announcement of a special event or for similar special informational purposes may be permitted for a limited period of time in any district with the approval of the Department of Inspection and subject to the following:
  - a. Drawings showing the specific design, appearance and location of the sign shall be submitted to the Department of Inspection for approval.
  - i. The permitted size and location of any such sign shall be at the discretion of the Department of Inspection based upon the character of the area, the type and purpose of the sign and the length of time permitted.
  - c. Where the sign is to be located on the premises involved, such may be permitted for a period up to one (1) year. An extension may be permitted for a period not to exceed two (2) years total.

- d. Where the sign is not to be located on the premises involved, such sign may be permitted for a period not to exceed nine (9) months.
- (9) Signs designating entrances, exits, service areas, parking areas, restrooms and other such signs relating to functional operation of the building or premises shall be permitted without limitation other than reasonable size and necessity.
  - (10) Signs not exceeding one (1) square foot in area and bearing only property numbers, post box numbers or names of occupants of premises.
  - (11) Flags and insignia of any government, except when displayed in connection with commercial promotion.
  - (12) Legal notices, identification information or directional signs erected by governmental bodies.
  - (13) Integral decorative or architectural features of buildings, except letters, trademarks, moving parts or moving lights.
  - (14) Signs directing and guiding traffic and parking on private property, but bearing no advertising matter.
  - (15) Political signs may be posted sixty (60) days before an election and must be removed within ten (10) days after said election. Said sign shall be a maximum of thirty-two (32) square feet when authorized by the Department of Inspection.
  - (16) Directory signs which are either freestanding structures or on-building located in close proximity to customer entrances.
- (b) Residential, Conservancy and Agricultural Districts.**
- (1) Signs over show windows or doors of a nonconforming business establishment announcing without display or elaboration only the name and occupation of the proprietor and not to exceed four (4) square feet.
  - (2) Real estate signs not to exceed four (4) square feet in area which advertise the sale, rental or lease of the premises upon which said signs are temporarily located.
  - (3) Name, occupation and warning signs not to exceed two (2) square feet located on the premises.
  - (4) Bulletin boards for public, charitable or religious institutions not to exceed eight (8) square feet in area located on the premises.
  - (5) Memorial signs, tablets, names of buildings and dates of erection when cut into any masonry surface or when constructed of metal and affixed flat against a structure.
  - (6) Official signs, such as traffic control, parking restrictions, information and notices.
  - (7) Temporary signs or banners, when authorized by the Department of Inspection, for a period not to exceed thirty (30) days.
  - (8) Awnings or canopies servicing only a particular single-family dwelling unit, provided the same shall conform to the

regulations applicable to the zoning district in which the same are located.

- (9) House numbers or signs identifying parks or country clubs or official bulletin boards.
- (10) A sign for the purpose of designating a new building or development, for a promotion of a subdivision, for announcement of a special event or for similar special informational purposes may be permitted for a limited time in any district with the approval of the Department of Inspection and subject to the following:
  - a. Drawings showing the specific design, appearance and location of the sign shall be submitted to the Department of Inspection for approval.
  - b. The permitted size and location of any such sign shall be at the discretion of the Department of Inspection based upon the character of the area, the type and purpose of the sign and the length of time permitted.
  - c. Where the sign is to be located on the premises involved, such may be permitted for a period up to one (1) year. An extension may be permitted for a period not to exceed two (2) years total.
- (11) Political signs may be posted sixty (60) days before an election and must be removed within ten (10) days after said election. Said sign shall be a maximum of four (4) square feet when authorized by the Department of Inspection.

**SECTION IV.** Section 21 of Chapter 6 of Title 13 of the Code of Ordinances of the City of

Onalaska is hereby deleted and replaced as follows:

**Sec. 13-6-21 Signs Permitted.**

The following signs shall require a permit to be issued by the City of Onalaska's Inspection Department:

- (a) **Commercial and Industrial Districts.** Signs are permitted in all commercial districts and the industrial districts subject to the following restrictions:
  - (1) **Wall Signs** placed against the exterior walls of buildings shall not extend more than sixteen (16) inches out from a building's wall surface, shall not exceed five hundred (500) square feet in area or forty percent (40%) of the wall surface (whichever is smaller) per wall for any one (1) premises, and shall not exceed the height of the wall for which it is displayed, depending upon the height of the wall. Said wall signs shall not exceed forty-five (45) feet in height in M-1 Light Industrial Districts fronting Federal Aid Primary (FAP) Highways (Interstate 90), and shall not exceed thirty (30) feet in height in

other Commercial and Industrial Districts.

- (2) **Projecting Signs** fastened to, suspended from or supported by structures shall not exceed one hundred (100) square feet in area for any one (1) premises, shall not extend more than six (6) feet into any required yard, shall not extend into any public right-of-way, shall not be less than ten (10) feet from all side lot lines, shall not exceed a height of twenty (20) feet above the mean centerline street grade and shall not be more than fifteen (15) feet above a driveway, alley or sidewalk and not less than ten (10) feet above a driveway, alley or sidewalk.
- (3) **Freestanding Signs in M-1 Light Industrial Districts Fronting Federal Aid Primary (FAP) Highways** shall not exceed forty-five (45) feet in height above the centerline of the grade of the street from which access to the premises is obtained, and setback a minimum of five (5) feet from parcel boundaries. Signs on corner lots to follow traffic visibility standards in Chapter 7: Mobility Standards. Freestanding signs shall not exceed three hundred (300) square feet on one (1) side, nor six hundred (600) square feet on all sides for any one (1) premise.
- (4) **Other Freestanding Signs in Commercial and Industrial Districts** shall not exceed thirty (30) feet in height above the centerline of the grade of the street from which access to the premises is obtained and setback a minimum of five (5) feet from parcel boundaries. Signs on corner lots to follow traffic visibility standards in Chapter 7: Mobility Standards. Freestanding signs shall not exceed two hundred (200) square feet on one (1) side, nor four hundred (400) square feet on all sides for any one (1) premise.
- (5) **Roof Signs** shall be permitted only by Conditional Use Permit as approved by the City of Onalaska Plan Commission, but in no case shall exceed fifteen (15) feet in height above the parapet line nor higher than thirty (30) feet above the mean grade of the centerline of the street from which access to the premises is obtained.
- (6) **Window Signs** shall be placed only on the inside of commercial buildings and shall not exceed twenty-five percent (25%) of the glass area of the pane upon which the sign is displayed.
- (7) **Off-Premise Signs, Billboards, Displays** shall be permitted subject to the following:
  - a. Allowed only in B-1, B-2, M-1, M-2 and M-3 Districts.
  - b. Must be a minimum of one hundred (100) feet from Residential District property line.
  - c. Must be minimum of one hundred (100) feet from an intersection.
  - d. Must be a minimum of three hundred fifty (350) feet from a church or school.
  - e. Must be a minimum of one thousand (1,000) feet from

another off-

premise sign facing the same direction of travel.

- f. Must be a minimum of five (5) feet from right-of-way and from property line.
- g. Must be erected in a free standing design - no back bracing or guy wires are allowed.
- h. Must meet all federal, state and local requirements prior to issuance of permit.
- i. No off-premise signs, billboards, displays and devices shall be permitted closer than three hundred fifty (350) feet to any church and/or school property line.
- j. The maximum size of an off-premise sign on a four (4) lane divided roadway shall be three hundred (300) square feet per side of sign structure. All other roadways shall have a maximum sign size of three hundred (300) square feet per side of sign structure.
- k. No off-premise sign shall be permitted within three hundred fifty (350) feet of the east and west rights-of-way of STH 157 and/or USH 53 from Federal Interstate 90 to CTH OT.
- l. No off-premise sign shall be permitted within three hundred fifty (350) feet of the east and west rights-of-way of Sand Lake Road (STH S) from Main Street to CTH OT.
- m. Off-premises signs must be a minimum of one thousand (1,000) feet from another off-premise sign facing the same direction of travel.

(8) **Multi-Tenant Signs** are encouraged to market shopping center destinations rather than individual businesses. Sign regulations are based upon the applicable zoning district in which they are located.

(9) **Other Signs.** Any sign qualifying as more than one (1) of the above-listed types shall meet the requirements for each type.

(10) **Bills and Posters** shall not be posted on the exterior of buildings or windows.

(11) **Transitional Commercial District.** Notwithstanding any other provision of this Section, signs permitted in this zoning district are limited to one (1) wall sign and one (1) freestanding sign per parcel of property and each sign shall be a minimum of ten (10) feet from the closest property line and shall not be larger than thirty-five (35) square feet per side of sign structure.

(b) **Residential, Places of Worship, and Educational Facilities.**

(1) **Home Occupation Signage.** One (1) sign per premise, not exceeding three (3) square feet in area, stating only the name and business or profession of the occupant. Sign shall be a permanent sign and not be illuminated.

(2) **Places of Worship & Educational Facilities.**

- a. **Wall & Projecting Signs.** Allowed an aggregate of up to three hundred (300) square feet, with a maximum of one hundred (100) square feet per wall façade. Maximum of one (1) sign

per façade per street frontage.

- b. Freestanding Signs. Allowed up to sixty-four (64) square feet per side, with a maximum of a thirty-two (32) square foot per side Electronic Message Unit Sign. Maximum sign height is fifteen (15) feet and a maximum of one (1) sign per street frontage. Sign(s) setback a minimum of five (5) feet from parcel boundaries. Corner lots to follow traffic visibility standards in Chapter 7: Mobility Standards.

**SECTION V.** Section 23 of Chapter 6 of Title 13 of the Code of Ordinances of the City of

Onalaska is hereby deleted and replaced as follows:

**Sec. 13-6-23 Prohibited Signs.**

- (a) **Signs Facing Residential Districts.** No sign, except those permitted in Section 13-6-20, shall be permitted to face a residential district within one hundred (100) feet of such district boundary.
- (b) **Traffic Interference.** Signs shall not resemble, imitate or approximate the shape, size, form or color of railroad or traffic signs or devices. Signs, canopies and awnings shall not obstruct or interfere with the effectiveness of railroad or traffic signs, signals or devices or the safe flow of traffic. No sign shall be erected, relocated or maintained so as to prevent free ingress to or egress from any door, window or fire escape. No sign, awning or canopy shall be placed so as to obstruct or interfere with traffic visibility.
- (c) **Moving or Flashing Signs.** No signs, billboards or other advertising media which creates a hazard or dangerous distraction to vehicular traffic or a nuisance to adjoining residential property shall be permitted in any district.
- (d) **Number of Signs Permitted.**
  - (1) No more than two (2) signs of any type shall be located on any premises.
  - (2) Businesses with streets fronting both sides shall be allowed two (2) types of signs for each street frontage.
  - (3) Businesses with a Planned Commercial Industrial District (PCID) or Planned Unit Development (PUD)
- (e) **Signs on Public Rights-of-Way.** Signs shall not be permitted on public rights-of-way, except for municipal traffic control, parking and directional signs and as otherwise specified in this Chapter, or be located within five (5) feet of a property line.
- (f) **Distance Between Freestanding Signs.** The distance between freestanding signs shall be a minimum of two hundred (200) feet throughout the street frontage in order to prevent congestion and maintain traffic visibility. Freestanding signs may be placed at less than two hundred (200) feet where the street frontage of the parcel and adjacent parcels is less than two hundred (200) feet and does not

permit the minimum spacing. Where this condition exists, the maximum available spacing must be maintained but no more than one (1) freestanding sign is permitted per parcel where there is less than two hundred (200) feet between signs. Signs not meeting the two hundred (200) foot minimum spacing must be monument style signs only and may not exceed fifteen (15) feet in height and sixty (60) square feet per side in area. Notwithstanding any other provision of this section, in no case may freestanding signs be placed at less than one hundred (100) feet from another freestanding sign on the same street frontage.

- (g) **Distance Between Billboard Signs.** The distance between billboard signs shall be a minimum of one thousand (1,000) feet from another sign on the same side of the street throughout the street frontage in order to prevent congestion and maintain the City's clean visibility look.
- (h) **Prohibited Sign Area.** No signage shall be permitted on the west side of Second Avenue (State Highway 35) from John Street to Sunset Vista Road.
- (i) **Signs at Intersections.** Signs at intersections shall comply with traffic visibility standards in Chapter 7: Mobility Standards.

SECTION VI. Section 27 of Chapter 6 of Title 13 of the Code of Ordinances of the City of Onalaska is hereby deleted and replaced as follows:

**Specific Requirements.**

**(a) Electronic Message Unit Signs.**

- (1) Such signs may be used only to advertise activities conducted on the premises or to present public service information and shall conform to Section 13-6-21 for placement and area standards.
- (2) Segmented messages must be displayed for not less than one-half (1/2) second and more than ten (10) seconds.
- (3) Traveling messages may travel no slower than sixteen (16) light columns per second and no faster than thirty-two (32) columns per second.
- (4) Signs having animation or video are only permitted by Conditional Use Permit.
- (5) Electronic signs are not permitted within one hundred (100) feet of a residential district lot line.
- (6) Electronic Signs size requirements shall be as follows:
  - a. Sign face shall not exceed one hundred (100) square feet per side and a total of two hundred (200) square feet total on both sides.
  - b. All electronic signs within 300 feet of a residential district lot line shall not exceed thirty-two (32) square feet per side or sixty-four (64) square feet for both sides. Electronic signs

may only be operational between 7:00A.M. and 10:00 P.M. to preserve the integrity of the surrounding neighborhood.

- (7) Dimmer Control. Electronic Message Unit signs must have an automatic dimmer control such as a photocell or other ambient light sensing mechanism that automatically adjusts the sign's brightness in direct correlation with the natural ambient light conditions.
- (8) Brightness. Electronic Message Unit signs shall not exceed 0.3 footcandles above ambient light. Such measurements shall be taken using a footcandle (Lux) meter at a preset distance depending on sign area, measured as follows:

Area of Sign Square Feet	Measurement Distance (ft.)
10	32
15	39
20	45
25	50
30	55
35	59
40	63
45	67
50	71
55	74
60	77
65	81
70	84
75	87
80	89
85	92
90	95
95	97
100	100

**(b) Portable Signs/Message Boards.**

- (1) Such signs shall be limited in use to thirty (30) days at a time following approval by the Department of Inspection prior to display of any sign. Provided, however, that the Department of Inspection shall not give approval for placement of a portable sign/message board if it presents a vision obstruction and said sign not be displayed more frequently than one (1) time per year at any one (1)

location. No more than one (1) sign per premises shall be permitted.

- (2) The maximum size shall be twenty-five (25) square feet on each face, back-to-back.

**SECTION VII.** This Ordinance shall take effect and be in force from and after its passage and publication.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2015.

CITY OF ONALASKA

By: \_\_\_\_\_  
Joe Chilsen, Mayor

By: \_\_\_\_\_  
Caroline Burmaster, Clerk

PASSED:  
APPROVED:  
PUBLISHED:

FISCAL IMPACT OF ORDINANCE 1496 – 2015

Please route in this order

Brea Grace, Land Use & Development Director  
(let Joe Barstow review all annexation ordinances)

Brea Grace 1/13/15  
(signature)

No Fiscal Impact

Budgeted Item

Will need \$ \_\_\_\_\_ for \_\_\_\_\_ to meet the requirements of this ordinance.

Jarrold Holter, City Engineer

J. Holter 1-9-15  
(signature)

No Fiscal Impact

Budgeted Item

Will need \$ \_\_\_\_\_ for \_\_\_\_\_ to meet the requirements of this ordinance.

Jeff Trotnic, Chief of Police

Jeff Trotnic 1/15/15  
(signature)

No Fiscal Impact

Budgeted Item

Will need \$ \_\_\_\_\_ for \_\_\_\_\_ to meet the requirements of this ordinance.



# CITY OF ONALASKA

## PLANNING/ZONING DEPARTMENT

PH: (608) 781-9590

FAX (608) 781-9506

415 MAIN STREET  
ONALASKA, WI 54650-2953  
<http://www.cityofonalaska.com>

## MEMO

Date: 02/04/2015

To: Common Council

Cc: Mayor Joe Chilsen, Cari Burmaster

From: Brea Grace *BG*

Re: Approval of a Temporary Tent Sale Policy

The Plan Commission, at their December 16<sup>th</sup>, 2014 meeting voted to approve a Temporary Tent Sale Policy. This item was inadvertently excluded from the January Common Council agenda.

A copy of the draft policy approved by the Plan Commission is attached.



# CITY OF ONALASKA

## PLANNING/ZONING DEPARTMENT

PH: (608) 781-9590

FAX (608) 781-9506

415 MAIN STREET  
ONALASKA, WI 54650-2953  
<http://www.cityofonalaska.com>

## Policy Regarding Temporary Tent Structures for Commercial Businesses in the City of Onalaska:

This document outlines the City of Onalaska's policies on temporary tent structures.

The Wisconsin Building Code states that a structure is considered "temporary" if it is installed for less than 180 days in a calendar year. Prior to the installation of temporary structures (tents, shade canopies, etc.), each structure in Sections A & B below is required to be permitted through the issuance of an "Application for Temporary Outdoor Sales Tent Permit".

The City of Onalaska allows outdoor sales and displays as a permitted accessory use in certain zoning districts subject to the following conditions (Section 13-6-14):

- 1) *Outdoor display and sales must be shown on the site plan for the property and are subject to the approval of the City.*
- 2) *Outdoor display and sales are limited to thirty (30) days per calendar year unless approved by the City Plan Commission.*
- 3) *Outdoor display and sales shall be limited to the goods sold at the principal use present on the site except for temporary sales events authorized by the City Plan Commission.*
- 4) *Outdoor display and sales areas shall not include portable toilets and more than two (2) temporary signs advertising the sale.*

### **Temporary signs allowed to advertise an Tent Sale:**

- Signs may only advertise an on-premise business.
- Two on-site signs allowed per business.
- Sign face may be up to 24 square feet in area (per side).
- Signs may not be illuminated.
- Signs may be displayed through the duration of the event.
- Signs may not be located in the City owned right-of-way or be off-premise.
- A temporary sign permit (with \$0 fee) is required to be issued before the signs are displayed.

### **A) Temporary Tents for Garden Centers / Seasonal Plant Sales: (By property owner)**

- Tent(s) may be erected for a maximum of 180 days annually.
- Plan Commission & Common Council permission is required prior to tent installation(s) if installed for longer than thirty (30) days.
- Tent(s) may not be located in the City owned right-of-way. (Rule of thumb: 15 feet from the curb.)
- Temporary Outdoor Sales Tent Permit is required.

**B) Temporary Tents for Off-Premise Sales: (Sales event by an external party)**

- Tent(s) may be erected for a maximum of 90 days annually.
  - Plan Commission & Common Council permission is required prior to tent installation(s) if installed for longer than thirty (30) days.
  - Tent(s) may not be located in the City owned right-of-way. (Rule of thumb: 15 feet from the curb.)
  - Applicant to disclose materials being stored and sold during event.
  - Owner and operator of the sales tent to maintain liability insurance for the duration of the use of the site (\$1,000,000.00 dollars).
  - Applicant to obtain a Solicitor's License from the Clerk's Department prior to event.
- 

**C) Temporary Produce Tents/Stands: (Sales event by an external party)**

Produce stands are defined as: A temporary structure at which agricultural products such as raw vegetables, fruits, herbs, flowers, plants, nuts, honey and eggs, are sold.

- A La Crosse County Health Department Permit is required, either a Farmer's Market Permit or an Outdoor Food Permit.
  - Produce operator shall have the property owner's consent to operate on the property.
  - Tent/Stand operate for less than 30-calendar days annually.
  - Tent/Stand may not be located in the City owned right-of-way. (Rule of thumb: 15 feet from the curb.)
  - Tent/Stand, signs, and other equipment shall be removed from the property nightly.
- 

**D) Temporary Tents for Community Events**

The following applies to all temporary tents that are used during public events. Such events are defined as where a tent is erected for up to ninety-six (96) hours. No permit is required.

- Tent(s) may not be located in the City owned right-of-way, unless approved by the Board of Public Works. (Rule of thumb: Right-of-way extends 15 feet from the curb.)
- Tent(s) shall be removed at conclusion of the event.
- No permit is required.
- Temporary signage to comply with City Temporary Sign Policy for Community Events.

**Note: This policy does not apply to residential tents.**



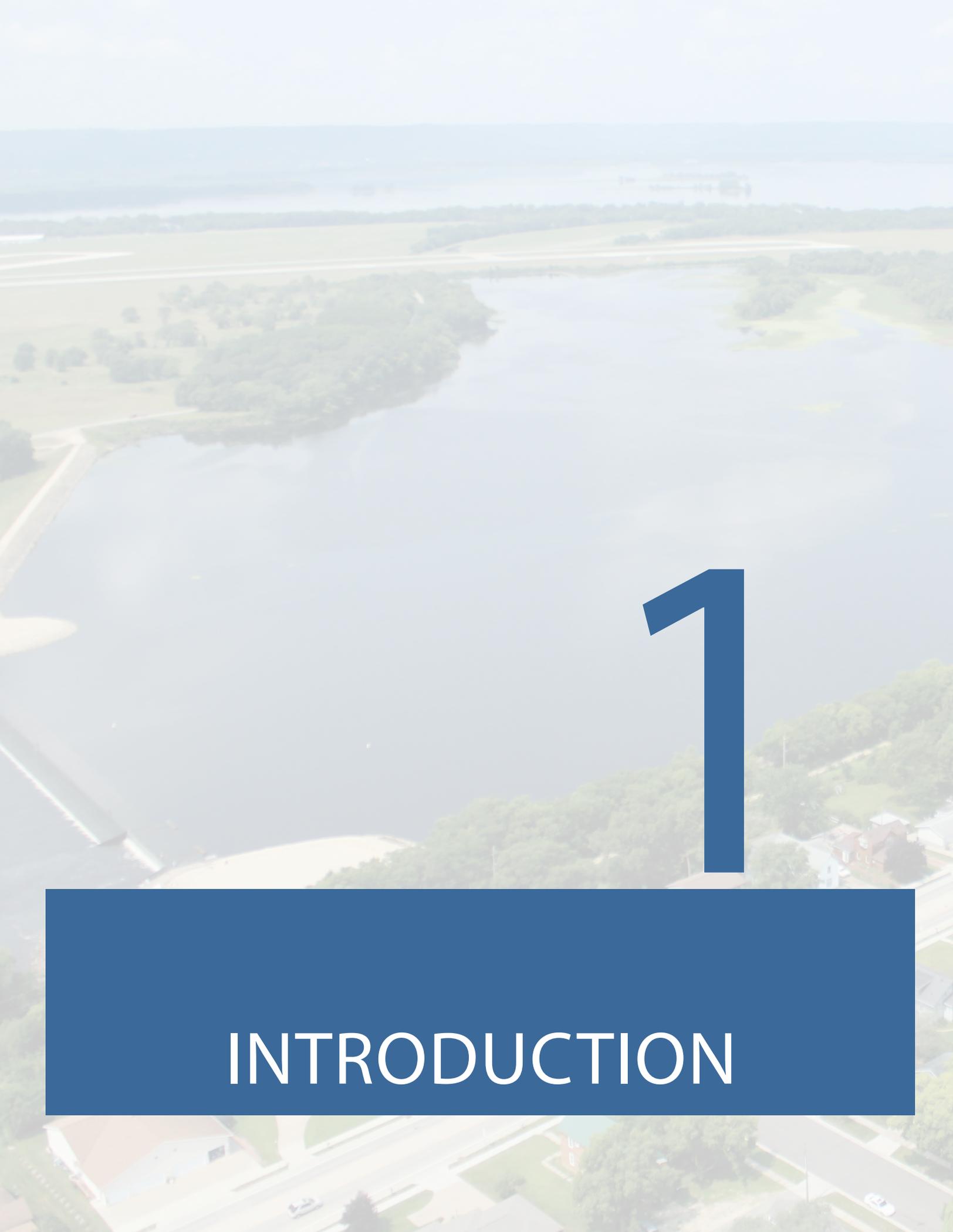
# CITY OF ONALASKA

## BUILDING THE GREAT RIVER LANDING

JANUARY 2015



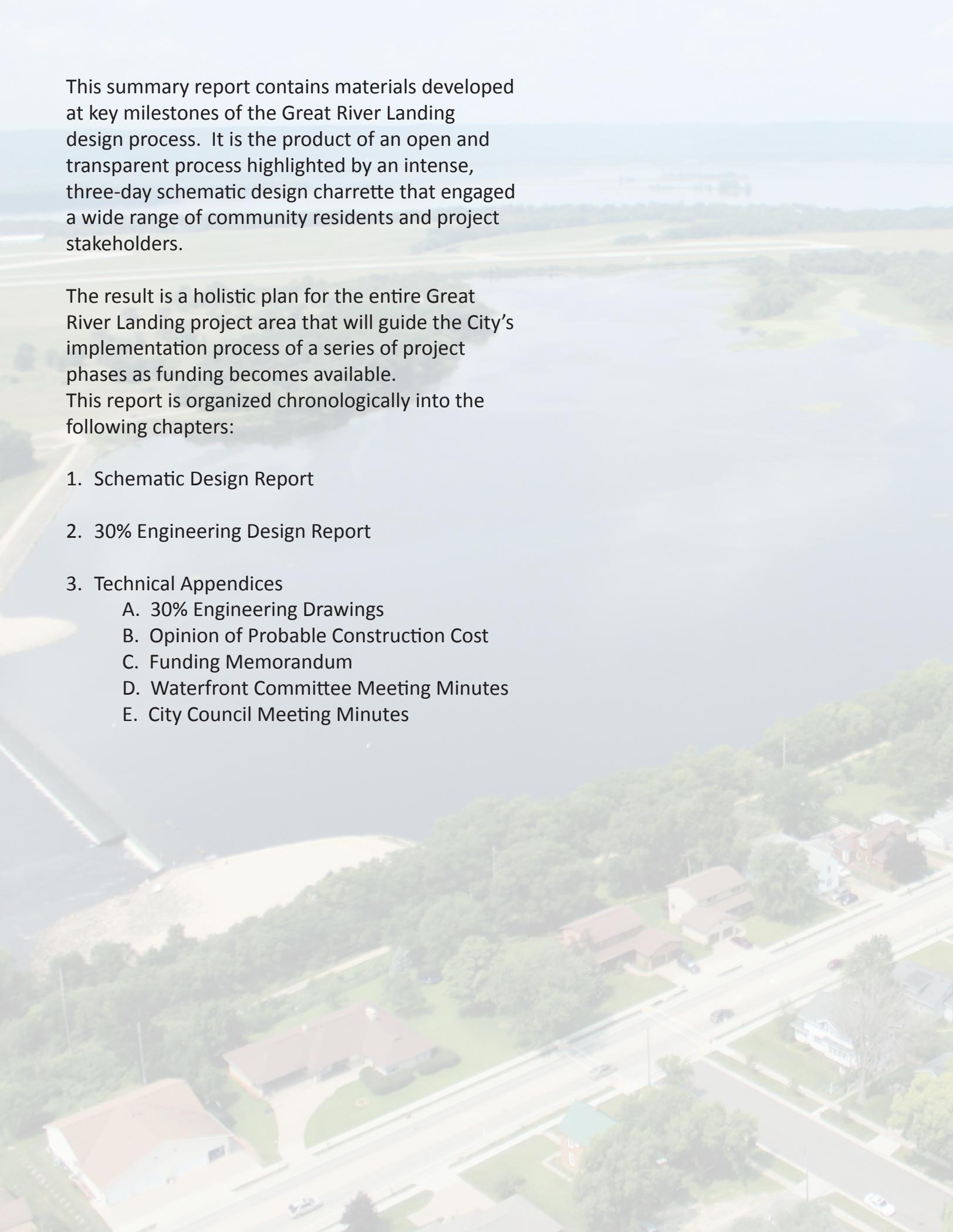


An aerial photograph of a large, calm lake. In the foreground, a dam with a spillway is visible on the left side. The lake is surrounded by lush green trees and grassy areas. In the distance, a large body of water, possibly a reservoir or another lake, is visible under a clear sky. The overall scene is peaceful and scenic.

# 1

# INTRODUCTION





This summary report contains materials developed at key milestones of the Great River Landing design process. It is the product of an open and transparent process highlighted by an intense, three-day schematic design charrette that engaged a wide range of community residents and project stakeholders.

The result is a holistic plan for the entire Great River Landing project area that will guide the City's implementation process of a series of project phases as funding becomes available.

This report is organized chronologically into the following chapters:

1. Schematic Design Report
2. 30% Engineering Design Report
3. Technical Appendices
  - A. 30% Engineering Drawings
  - B. Opinion of Probable Construction Cost
  - C. Funding Memorandum
  - D. Waterfront Committee Meeting Minutes
  - E. City Council Meeting Minutes

# ACKNOWLEDGEMENTS

The City and design team appreciates all of the residents, business owners, elected officials and other project stakeholders who devoted their valuable time to participate in the design process to make it reflective of the community. As such, the plan acknowledges the following individuals and organizations who participated:

## City of Onalaska

- Mayor Joe Chilsen
- Common Council
  - Jim Bialecki – Council President
  - Erik Sjolander
  - Jim Olson
  - Bob Muth
  - Harvey Bertrand
  - Jack Pogreba
- Great River Landing Waterfront Committee
  - Erik Sjolander, Alderperson – Chair
  - John Burnett – Vice Chair
  - Harvey Bertrand, Alderperson
  - Gary Lass
  - Mary Cody
  - Dustin Hundt
  - Debbie Clarkin
- Community Development Authority
  - Mike Gargaro – Chair
  - John Lyche – Vice Chair
  - Jim Bialecki, Alderperson
  - Jim Olson, Alderperson
  - Barry Blomquist
  - Ann Brandau
  - Mark Hansen
- Planning & Zoning Department
  - Brea Grace, AICP, Land Use & Development Director
  - Katie Meyer, AICP, Planner / Zoning Inspector
  - Joe Barstow, GIS Technician
- Engineering Department
  - Jarrod Holter, PE, City Engineer
- Parks and Recreation Department
  - Dan Wick, Parks & Recreation Director
- Mark Hansen, Park Maintenance Supervisor

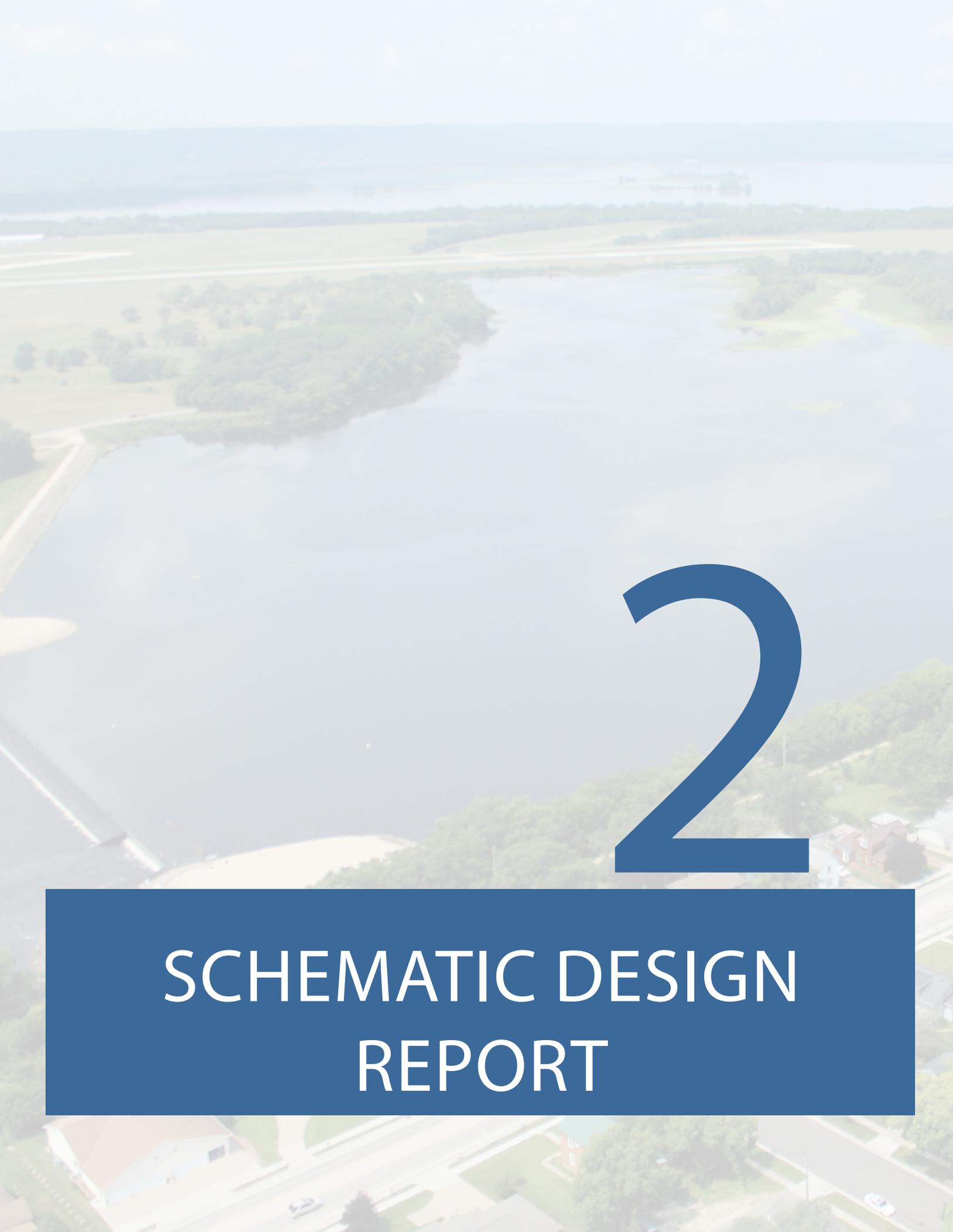
## Project Stakeholders

- U.S. Fish & Wildlife Service
- U.S. Army Corps of Engineers
- Burlington Northern Santa Fe Railway
- Wisconsin Department of Natural Resources
- Mississippi Valley Archaeology Center
- Onalaska School District
- Luther High School
- Three Rivers Roleo
- Ona Bike
- Wisconsin Bike Fed
- La Crosse County Snowmobile Alliance
- Coulee Sno-Drifters
- North American Squirrel Association
- 7 Rivers Region Outdoor Recreation Alliance
- Coulee Audubon Society

## Consultant Team

- Short Elliott Hendrickson Inc. (SEH)
- Abonmarche

A special thank you to Mary Cody, Mary Cody's Restaurant & Catering and to Sean McAlister, Holiday Inn Express for food and lodging accommodations during the charrette.

An aerial photograph of a large, calm lake. On the left side, a concrete dam structure is visible, extending into the water. The surrounding landscape includes green fields, dense trees, and a residential neighborhood with houses and roads at the bottom. The sky is clear and blue.

# 2

## SCHEMATIC DESIGN REPORT



# Building the Great River Landing

## Schematic Design Report

November 3, 2014

The City of Onalaska's Waterfront Committee has undertaken the goal of revitalizing the Onalaska waterfront and Building the Great River Landing to provide safe and accessible access to the waterfront with clear connectivity to the downtown and Main Street.

From August through October, the City hosted a Community Meeting and a three day Charrette or intensive collaborative design and planning session (Sept 29 - Oct 1), culminating in this schematic design for Onalaska's waterfront.

During the several months that follow, the City's consultant team, along with the Waterfront Committee, will advance the design through preliminary engineering and cost estimation.

For more information:  
[www.greatriverlanding.com](http://www.greatriverlanding.com)



# PROCESS



On August 20, 2014, the City of Onalaska's Waterfront Committee hosted a Community Meeting as a first in the series of public involvement opportunities regarding the Onalaska waterfront and the Great River Landing.

From that meeting until October, the City and design team held stakeholder interviews and a three day Charrette or intensive collaborative design and planning session (Sept 29 - Oct 1), culminating in this schematic design for Onalaska's waterfront.





ENVIRONMENT  
Building the Great River Landing

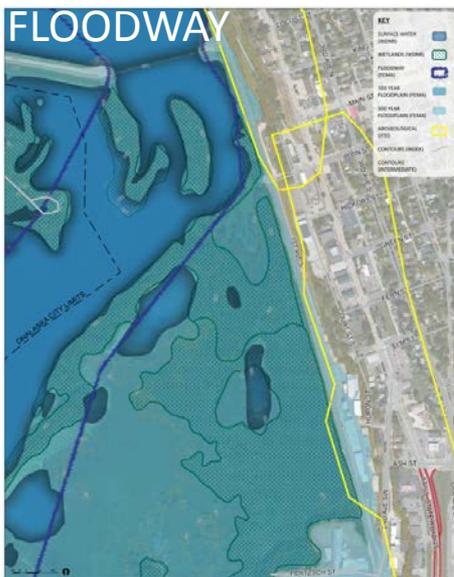


SOILS  
Building the Great River Landing



The design team met with City staff and stakeholders and reviewed various ecological, hydraulic, cultural and historic documents throughout prior to and during the design charrette to develop a better understanding of the site's characteristics and potential for development.

The project site is essentially divided by the BNSF railroad, with the waterfront bottomlands to the west and the City's downtown to the east. The railroad provides significant challenges for safe access to the site. BNSF representatives were contacted and interviewed during the process and share similar goals of the City for safe and controlled access to both portions of the site.



ENVIRONMENTAL BASEMAP  
Building the Great River Landing



Floodways and wetlands provide excellent recreational opportunities and construction challenges. Various agencies including DNR, USFWS and USACE were consulted prior to and throughout the charrette process.

Archaeological findings are also throughout the project area and the design team recognized these areas as interpretive opportunities and construction challenges.

All of these site factors were carefully considered when developing the plans for the project.

# PROJECT GOALS & GUIDING PRINCIPLES

## PROJECT GOALS

- A. A highly accessible river**
- B. An active riverfront connected to a vibrant downtown**
- C. A design in harmony with nature & ecology**
- D. Support and enhance education and awareness of history, culture and environment**
- E. Balance creative vision and market reality**
- F. Community supported policies, plans and projects**

## GUIDING PRINCIPLES

- 1. Create a Destination**
- 2. Provide a Range of Uses and Activities**
- 3. Enhance & Promote Riverfront Environment & Ecology**
- 4. Economically Viable and Sustainable Return on Investment**
- 5. Increase and Enhance Connections**
- 6. Address and Enhance Public Safety and Security**
- 7. Respect and Promote Heritage & Culture**
- 8. Embrace Resiliency**
- 9. Ongoing Community Engagement**



**THE BASICS**

EMS ACCESS

- BOARDWALK: SPILLWAY TO BEACH / PLATFORMS
- NATURE TRAILS
- PROBLE BASIN & LOADING
- LOWLANDS MINIMAL SUPPORT STRUCTURE
- OUTDOOR CLASSROOM (COUNCIL RING)
- WILDLIFE/HABITAT / INTEREST / CULTURAL / HISTORIC

ROOSTROOM FACILITY

PARKING / TRAINROAD

PUBLIC SQUARE: MARKET

OVERLOOKS

VEG. CLEARING FOR VIEWS

MIXED USE DEVELOPMENT

BRIDGE

CIVIC FEATURE

---

**OPTIONS**

	A MAIN EXTENDED	B BLACK RIVER ENGAGED
LOW	ACTIVE UPLAND	SOFTER UPLANDS
	QUIET LOWLANDS - NO LIGHTS	ACTIVE LOWLANDS
	POD BRIDGE / OVERLOOK - OFF MAIN	FUNCTIONAL POD BRIDGE
	MAIN ST. PLAZA - MARKET	RUIN BRIDGE - NO DE GRASS
	TRAINROAD & PARKING	PLAY / ZIP
	FOCAL POINT ON MAIN	SPILLWAY CROSSING
	TEACHING / PROBLE	TRANSITION DOCKS
	NATURE TRAILS MARSH - SOFT / CANAL RAIL	FLEX LUNGS / PARKING UPLANDS
UP	BANK CASUALTY LEARN AND WATER SEEN	
	BIRD. REHABILITATION / CARE	

WAYFINDING

Nature's Playground

Following the development of the Goals and Principles and preliminary program ideas presented to the public on September 29, 2014, the design team developed the consensus program as shown on the bottom left as the “Basics”. The “Options” were developed through the community’s input for the design team’s plan alternatives, as shown above. These were presented to the Waterfront Committee on September 30, and the design team received feedback to proceed with Option A on the top left.

# PRELIMINARY SCHEMATIC PLAN



The plan graphic to the left represents the consensus schematic design plan that was developed during the final day of the charrette (October 1, 2014). The list below corresponds to the consensus program that was developed for the project and keyed into the plan graphic.

## Project Program Elements

1. Transient Boat Docking
2. Ice Fishing Bay
3. Spillway Island Bridging
4. Nature Walk & Rustic Camping
5. Aerial Canopy Course
6. Spillway Fishing Pier
7. Pedestrian Bridge with Grand Stairway & Elevator
8. Main Street Plaza
9. Market, Trailhead & Restroom Facility
10. Enhanced Pedestrian & Emergency Railroad Crossing
11. Emergency Boat Launch, ADA Kayak Launch & Log Rolling Boom
12. Stone Seating Blocks
13. Adventure Play Area
14. Support Structure
15. Fabric Picnic Shelters
16. Stone River Access
17. Wetland Viewing Access
18. Nature Walk

# GREAT RIVER LANDING



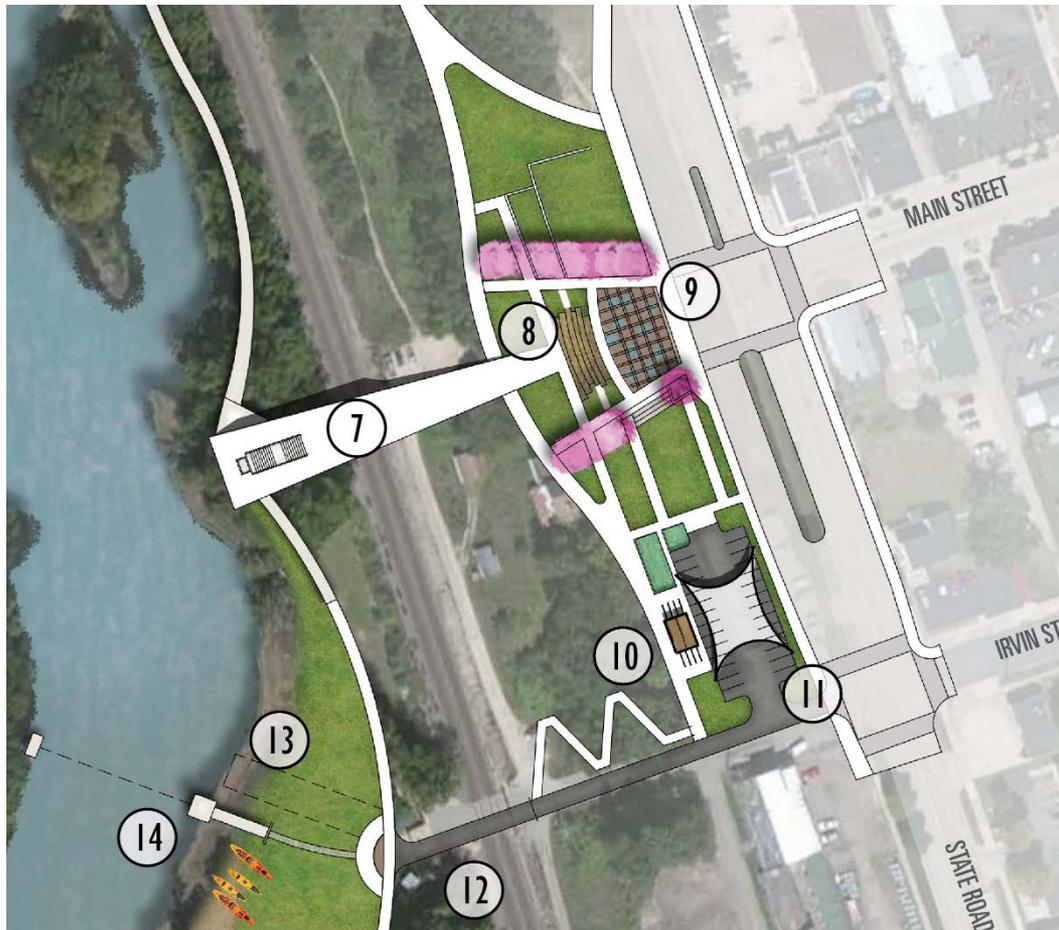
LEGEND					
1	TRANSIENT BOAT DOCKING	8	AMPHITHEATER SEATING	15	STONE SEATING BLOCKS
2	ICE FISHING BAY	9	PLAZA WITH INTERACTIVE WATER FEATURE	16	ADVENTURE PLAY AREA
3	SPILLWAY ISLAND BRIDGING	10	RESTROOM FACILITY	17	SUPPORT STRUCTURE
4	NATURE WALK & RUSTIC CAMPING	11	TRAILHEAD & PARKING	18	FABRIC PICNIC SHELTERS
5	AERIAL CANOPY COURSE	12	ENHANCED PEDESTRIAN & EMERGENCY R.R. CROSSING	19	STONE RIVER ACCESS
6	SPILLWAY FISHING PIER	13	EMERGENCY BOAT LAUNCH	20	WETLAND VIEWING ACCESS
7	PEDESTRIAN BRIDGE WITH GRAND STAIRWAY	14	KAYAK LAUNCH & LOG ROLLING BOOM	21	NATURE WALK

The consensus plan graphic to the left provides additional detail for the development zone of the project. The design concept is for an extended Main Street to be directly connected to the waterfront. The design team provided this through a large pedestrian bridge and overlook that would span the railroad tracks, provide safe and accessible connection to the waterfront as a direct extension of Main Street. Additional details of the upland portion can be found on the next page.

The waterfront has been designed for both passive and active recreation. The design includes a nature playground, picnic grove, log rolling boom and kayak launch along with other informal water's edge access. Shown below is a character rendering of the boardwalk system proposed to connect the active area to adjacent to the spillway.



# THE LANDING - MAIN STREET PLAZA & BRIDGE



7. Pedestrian Bridge with Grand Stairway & Elevator
8. Amphitheater Seating
9. Main Street Plaza with Interactive Water Feature
10. Restroom Facilities
11. Trailhead Parking & Market
12. Enhanced Pedestrian & Emergency Railroad Crossing
13. Emergency Boat Launch,
14. ADA Kayak Launch & Log Rolling Boom

The uplands portion of the project includes a trailhead with parking and restroom facilities (that could double as a farmer's market), plaza with an interactive water feature adjacent to Main Street and a grand, accessible amphitheater steps for passive relaxation and enjoying views of the waterfront. A pedestrian bridge provides access to the waterfront as a direct extension of Main Street, to capitalize on the City's investments in the Downtown. The project will be designed to meet and exceed ADA minimum standards for accessibility. Below are character renderings of what this site could be.



# ACTION PLAN – PHASING ALTERNATIVES



The plan graphic to the left shows potential phasing and bundling projects that could assist implementing the Great River Landing in a phased approach as funding is available. Below are brief descriptions of these bundles along with the Engineer's Preliminary Opinion of Construction Cost for each. Design, engineering and permitting fees are not included in the estimates below. These bundles are arbitrarily numbered and do not reflect City priorities.

1. Paddle Basin, Nature Playground & Trails (\$2.5M)
2. Boardwalk & Spillway Link (\$2.3M)
3. South Nature Trail Enhancements (\$525,000)
4. Spillway Bridges (\$3.6M)
5. Adventure Play & Island Recreation (\$700,000)
6. Trailhead & Market (\$950,000)
7. Main Street Bridge (\$3.2M)
8. Main Street Plaza, Spray Fountain & Lawn (\$1.5M)

**Total Project Construction = \$15.3M**

# Thank You





# 3

**30% ENGINEERING  
DESIGN REPORT**

# Building the Great River Landing

## 30% Design Briefing

Parks and Recreation Board - January 26, 2015



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# PROCESS



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From that meeting until October, the City and design team held stakeholder interviews and a three day Charrette or intensive collaborative design and planning session (Sept 29 - Oct 1), culminating in this schematic design for Onalaska's waterfront.



# PROJECT GOALS & GUIDING PRINCIPLES

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- 1. **Create a Destination**
- 2. **Provide a Range of Uses and Activities**
- 3. **Enhance & Promote Riverfront Environment & Ecology**
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- 5. **Increase and Enhance Connections**
- 6. **Address and Enhance Public Safety and Security**
- 7. **Respect and Promote Heritage & Culture**
- 8. **Embrace Resiliency**
- 9. **Ongoing Community Engagement**



# GREAT RIVER LANDING – SCHEMATIC DESIGN



The plan graphic to the left represents the consensus schematic design plan that was developed during the final day of the charrette (October 1, 2014). The list below corresponds to the consensus program that was developed for the project and keyed into the plan graphic.

## Project Program Elements

1. Transient Boat Docking
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12. Enhanced Pedestrian & Emergency Railroad Crossing
13. Emergency Boat Launch,
14. ADA Kayak Launch & Log Rolling Boom
15. Stone Seating Blocks
16. Adventure Play Area
17. Support Structure
18. Fabric Picnic Shelters
19. Stone River Access
20. Wetland Viewing Access
21. Nature Walk

### LEGEND

- |   |                                       |    |   |    |                        |
|---|---------------------------------------|----|---|----|------------------------|
| 1 | TRANSIENT BOAT DOCKING                | 8  | AMPHITHEATER SEATING                          | 15 | STONE SEATING BLOCKS   |
| 2 | ICE FISHING BAY                       | 9  | PLAZA WITH INTERACTIVE WATER FEATURE          | 16 | ADVENTURE PLAY AREA    |
| 3 | SPILLWAY ISLAND BRIDGING              | 10 | RESTROOM FACILITY                             | 17 | SUPPORT STRUCTURE      |
| 4 | NATURE WALK & RUSTIC CAMPING          | 11 | TRAILHEAD & PARKING                           | 18 | FABRIC PICNIC SHELTERS |
| 5 | AERIAL CANOPY COURSE                  | 12 | ENHANCED PEDESTRIAN & EMERGENCY R.R. CROSSING | 19 | STONE RIVER ACCESS     |
| 6 | SPILLWAY FISHING PIER                 | 13 | EMERGENCY BOAT LAUNCH                         | 20 | WETLAND VIEWING ACCESS |
| 7 | PEDESTRIAN BRIDGE WITH GRAND STAIRWAY | 14 | KAYAK LAUNCH & LOG ROLLING BOOM               | 21 | NATURE WALK            |



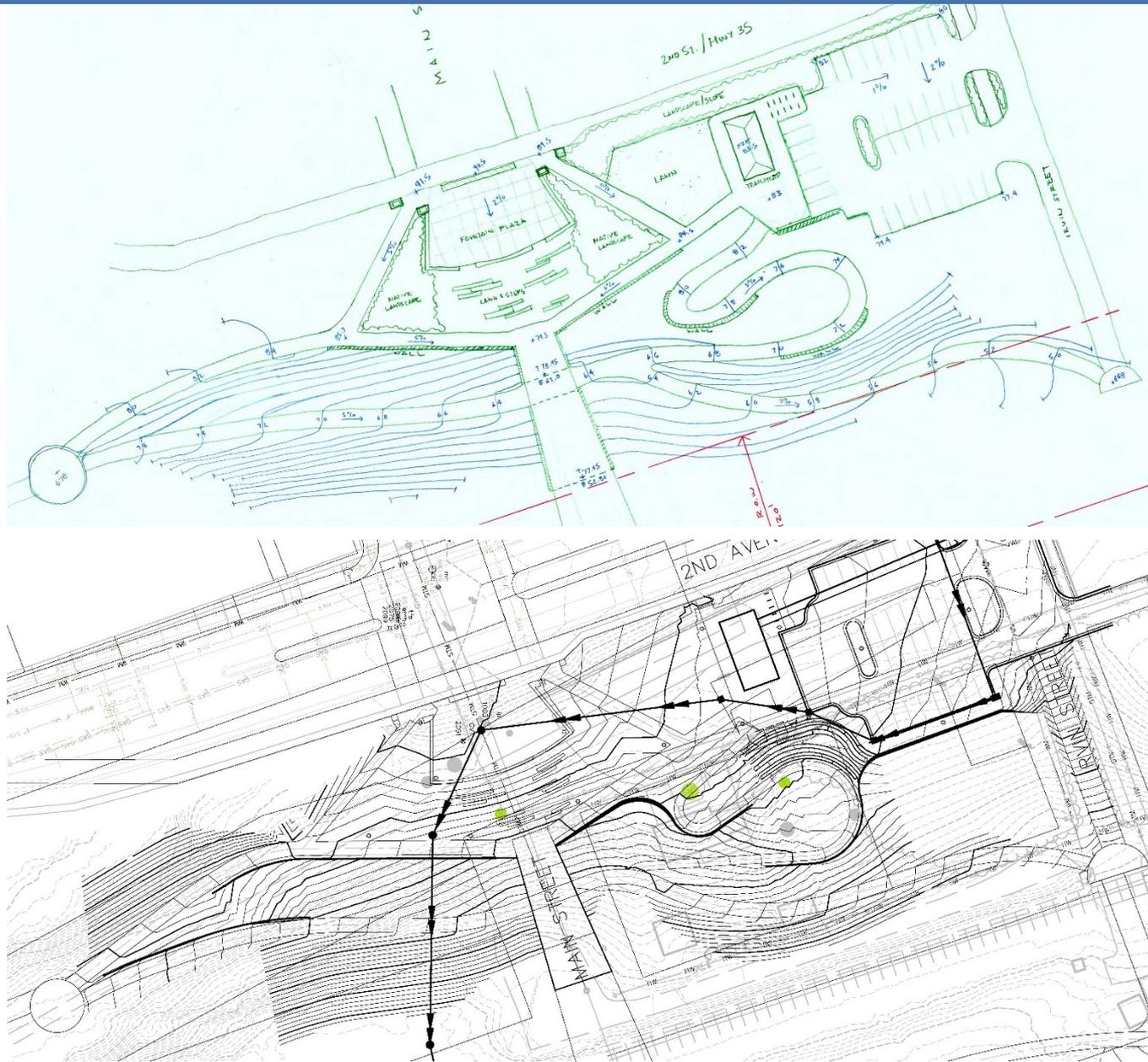
# 30% DESIGN PLANS – SCOPE REVIEW



SEH has advanced the following areas, as noted below, to assist the City in refining the cost, design and engineering of these projects.

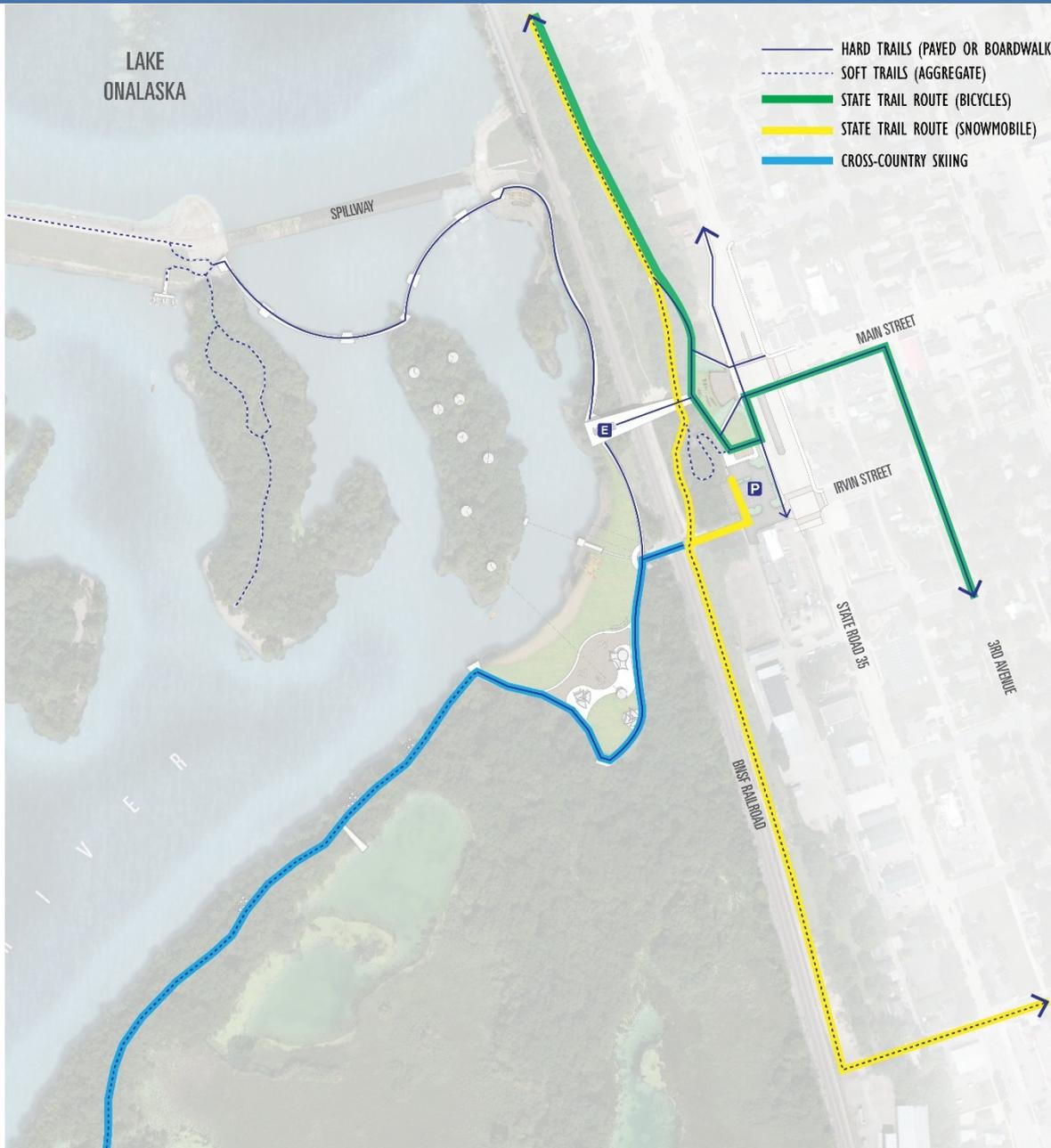
- 1. Paddle Basin, Nature Playground & Trails**  
15% review of bridge landing
- 2. Boardwalk & Spillway Link**  
10% review of bridge landing
- 3. South Nature Trail Enhancements**  
Verify costs
- 4. Spillway Bridges**  
Verify costs
- 5. Adventure Play & Island Recreation**  
Verify costs
- 6. Trailhead & Market**
  1. 35% grading & layout plan
  2. 10% architectural design for trailhead building
- 7. Main Street Bridge**
  1. 5% structural review of pier/stair/elevator
  2. Bridge width options
- 8. Main Street Plaza, Spray Fountain & Lawn**  
25% grading & layout plan

# THE LANDING – GRADING PLAN



SEH addressed the upland site grading early in the 30% process, to validate the design generated in the charrette. To provide Universal Accessibility (5% maximum slopes) and minimize earthwork and impacts to the bluff, SEH developed the grading plans shown to the left.

# THE LANDING – CIRCULATION PLAN



SEH reviewed and refined the circulation patterns of multiple trail types and users early in the process to eliminate any redundancies from the charrette plan. The graphic to the left indicates proposed circulation patterns within and through the site for pedestrians, bicycles, snowmobiles and cross-country skiing.

# GREAT RIVER LANDING – UPDATED DESIGN



The plan graphic to the left represents the updates to the schematic design plan that was developed during the final day of the charrette. The consensus program listed below still remains intact, while some of the geometry and materials have slightly changed based upon grading, circulation, City input and actual site conditions.

## Project Program Elements

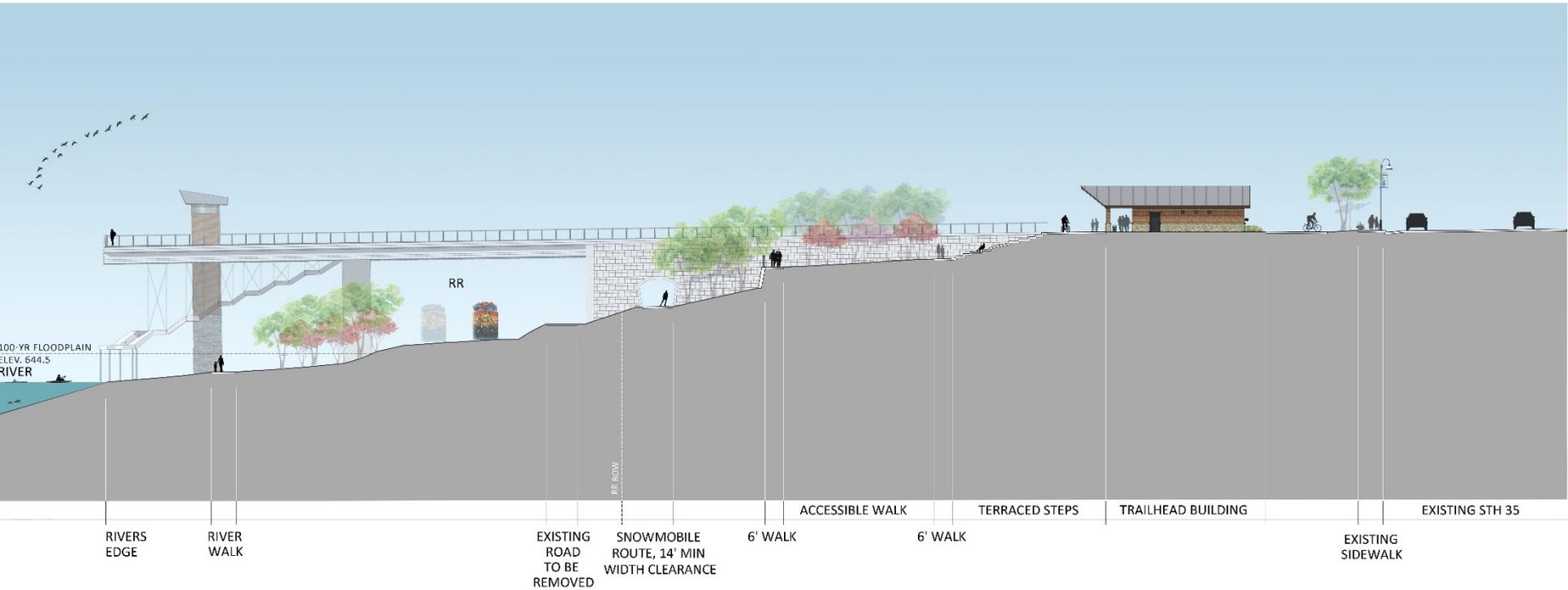
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# THE LANDING - MAIN STREET PLAZA & BRIDGE



7. Pedestrian Bridge with Grand Stairway & Elevator
8. Amphitheater Seating
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13. Emergency Boat Launch
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# THE LANDING - MAIN STREET PLAZA & BRIDGE



# THE LANDING – PROGRAMMING PLAN

The plan to the left shows different programming activities throughout the Great River Landing that could be operated by City staff or outside organizations.

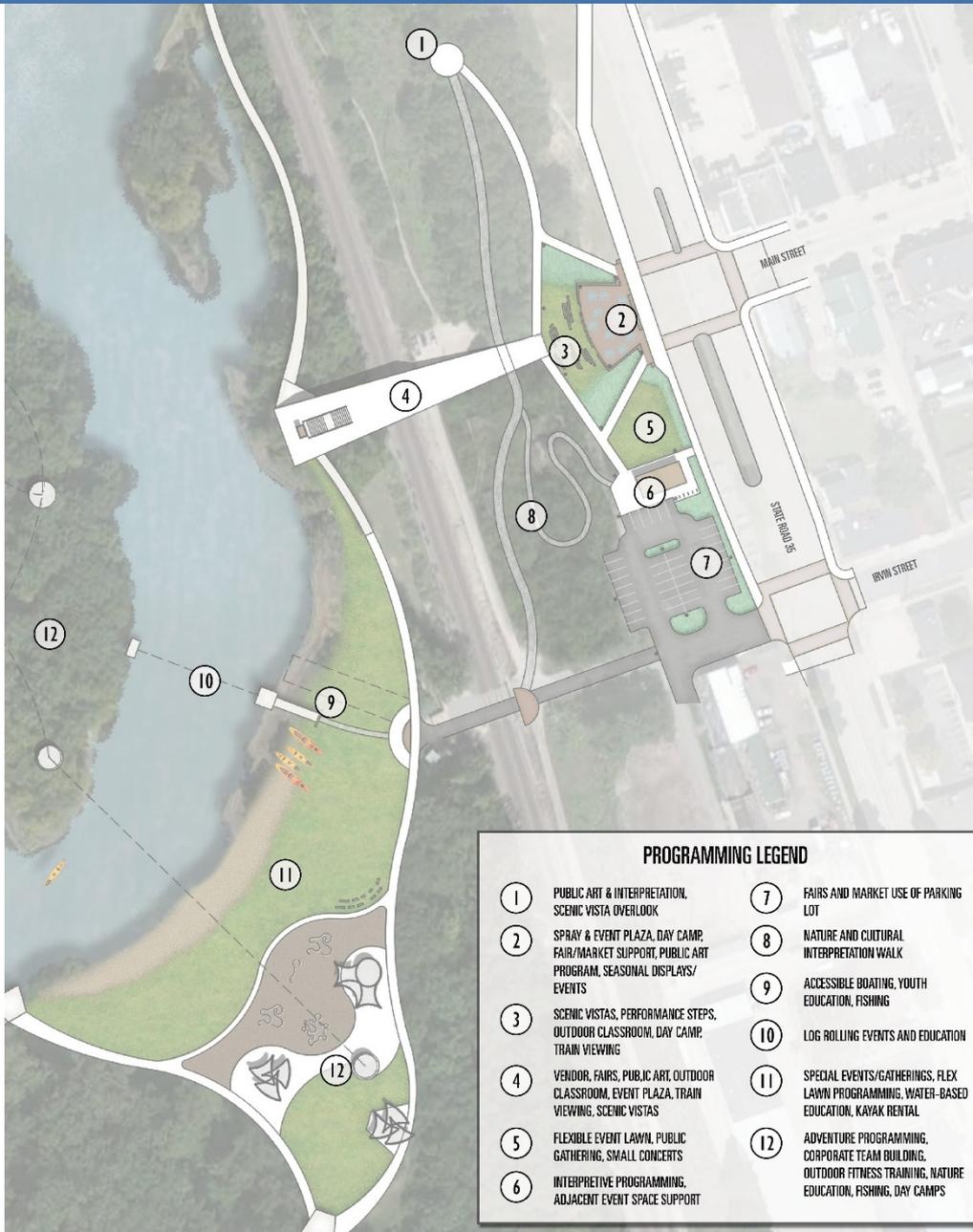
1. TRANSIENT BOATING, WATER-BASED EDUCATION, FISHING
2. DAY/OVERNIGHT CAMPING, NATURE EDUCATION, FISHING
3. YOUTH FISHING, NATURE INTERPRETATION, DAY CAMPS
4. ADVENTURE PROGRAMMING, CORPORATE TEAM BUILDING, OUTDOOR FITNESS TRAINING, NATURE EDUCATION, FISHING, DAY CAMPS
5. ICE FISHING
6. NATURE INTERPRETATION, OUTDOOR CLASSROOM, DAY CAMPS
7. NATURE INTERPRETATION, HANDS-ON ENVIRONMENTAL EDUCATION, USFWS PROGRAMMING, ICE SKATING
8. SPECIAL EVENTS/GATHERINGS, FLEX LAWN PROGRAMMING, WATER-BASED EDUCATION, KAYAK RENTAL

## PROGRAMMING LEGEND

- |   |  |   |   |
|---|--|---|---|
| 1 | TRANSIENT BOATING, WATER-BASED EDUCATION, FISHING  | 5 | ICE FISHING   |
| 2 | DAY/OVERNIGHT CAMPING, NATURE EDUCATION, FISHING   | 6 | NATURE INTERPRETATION, OUTDOOR CLASSROOM, DAY CAMPS                                     |
| 3 | YOUTH FISHING, NATURE INTERPRETATION, DAY CAMPS  | 7 | NATURE INTERPRETATION, HANDS-ON ENVIRONMENTAL EDUCATION, USFWS PROGRAMMING, ICE SKATING |
| 4 | ADVENTURE PROGRAMMING, CORPORATE TEAM BUILDING, OUTDOOR FITNESS TRAINING, NATURE EDUCATION, FISHING, DAY CAMPS | 8 | SPECIAL EVENTS/GATHERINGS, FLEX LAWN PROGRAMMING, WATER-BASED EDUCATION, KAYAK RENTAL   |



# THE LANDING – PROGRAMMING PLAN



The plan to the left shows different programming activities throughout the Great River Landing that could be operated by City staff or outside organizations.

1. PUBLIC ART & INTERPRETATION, SCENIC VISTA OVERLOOK
2. SPRAY & EVENT PLAZA, DAY CAMP, FAIR/MARKET SUPPORT, PUBLIC ART PROGRAM, SEASONAL DISPLAYS/EVENTS
3. SCENIC VISTAS, PERFORMANCE STEPS, OUTDOOR CLASSROOM, DAY CAMP, TRAIN VIEWING
4. VENDOR, FAIRS, PUBLIC ART, OUTDOOR CLASSROOM, EVENT PLAZA, TRAIN VIEWING, SCENIC VISTAS
5. FLEXIBLE EVENT LAWN, PUBLIC GATHERING, SMALL CONCERTS
6. INTERPRETIVE PROGRAMMING, ADJACENT EVENT SPACE SUPPORT
7. FAIRS AND MARKET USE OF PARKING LOT
8. NATURE AND CULTURAL INTERPRETATION WALK
9. ACCESSIBLE BOATING, YOUTH EDUCATION, FISHING
10. LOG ROLLING EVENTS AND EDUCATION
11. SPECIAL EVENTS/GATHERINGS, FLEX LAWN PROGRAMMING, WATER-BASED EDUCATION, KAYAK RENTAL
12. ADVENTURE PROGRAMMING, CORPORATE TEAM BUILDING, OUTDOOR FITNESS TRAINING, NATURE EDUCATION, FISHING, DAY CAMPS

## PROGRAMMING LEGEND

- |   |  |    |  |
|---|--|----|--|
| 1 | PUBLIC ART & INTERPRETATION, SCENIC VISTA OVERLOOK   | 7  | FAIRS AND MARKET USE OF PARKING LOT  |
| 2 | SPRAY & EVENT PLAZA, DAY CAMP, FAIR/MARKET SUPPORT, PUBLIC ART PROGRAM, SEASONAL DISPLAYS/EVENTS | 8  | NATURE AND CULTURAL INTERPRETATION WALK  |
| 3 | SCENIC VISTAS, PERFORMANCE STEPS, OUTDOOR CLASSROOM, DAY CAMP, TRAIN VIEWING                     | 9  | ACCESSIBLE BOATING, YOUTH EDUCATION, FISHING   |
| 4 | VENDOR, FAIRS, PUBLIC ART, OUTDOOR CLASSROOM, EVENT PLAZA, TRAIN VIEWING, SCENIC VISTAS          | 10 | LOG ROLLING EVENTS AND EDUCATION   |
| 5 | FLEXIBLE EVENT LAWN, PUBLIC GATHERING, SMALL CONCERTS  | 11 | SPECIAL EVENTS/GATHERINGS, FLEX LAWN PROGRAMMING, WATER-BASED EDUCATION, KAYAK RENTAL                          |
| 6 | INTERPRETIVE PROGRAMMING, ADJACENT EVENT SPACE SUPPORT   | 12 | ADVENTURE PROGRAMMING, CORPORATE TEAM BUILDING, OUTDOOR FITNESS TRAINING, NATURE EDUCATION, FISHING, DAY CAMPS |



# THE LANDING – WATER FEATURE



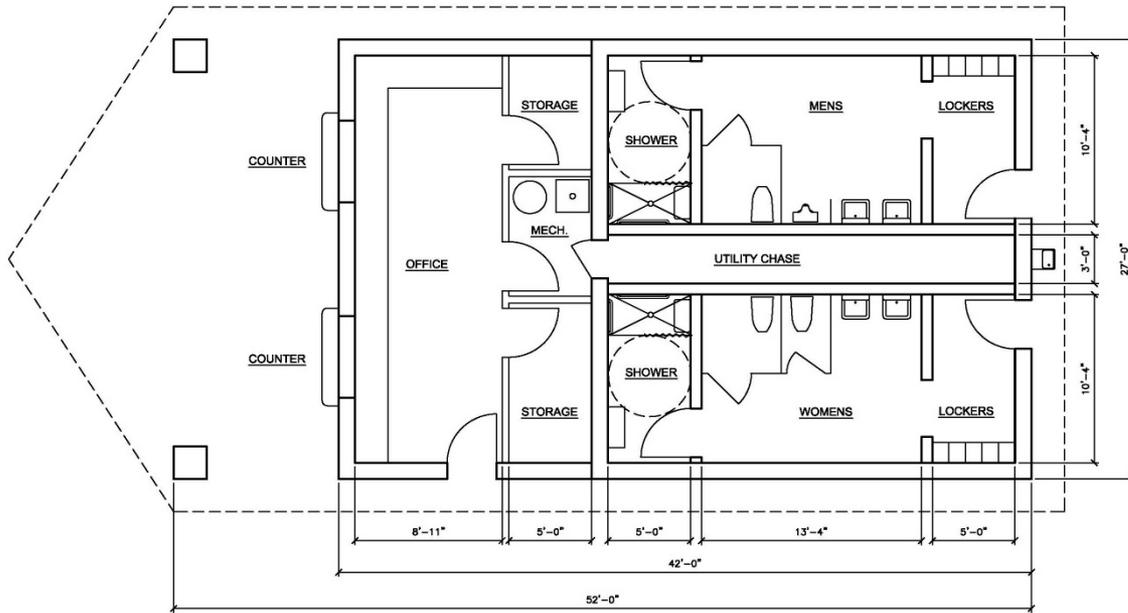
## Flow-Through (Potable Water Systems)



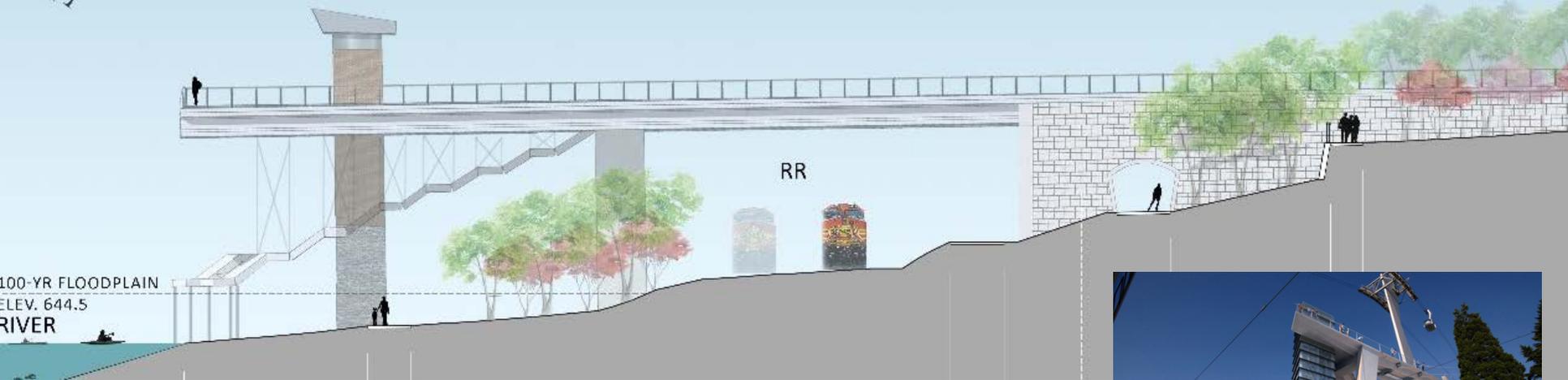
# THE LANDING – AMPHITHEATER SEATING



# THE LANDING – TRAILHEAD BUILDING



# THE LANDING – BRIDGE



Four different bridge options were reviewed by SEH during this phase of the project.

## Option A

- Bridge per charrette design
- 160' railroad span
- 12" bridge deck & 6' girders
- All concrete, low maintenance
- Increase in earthwork/fill due to higher bridge for railroad clearance

## Option B

- Similar to Option A
- Shorter span 125', with extra pier (as shown above)
- Additional pier would be within railroad R.O.W., but outside clear zone
- Precast concrete or steel girders
- Steel girders would result in higher maintenance than concrete
- 6% less than Option A

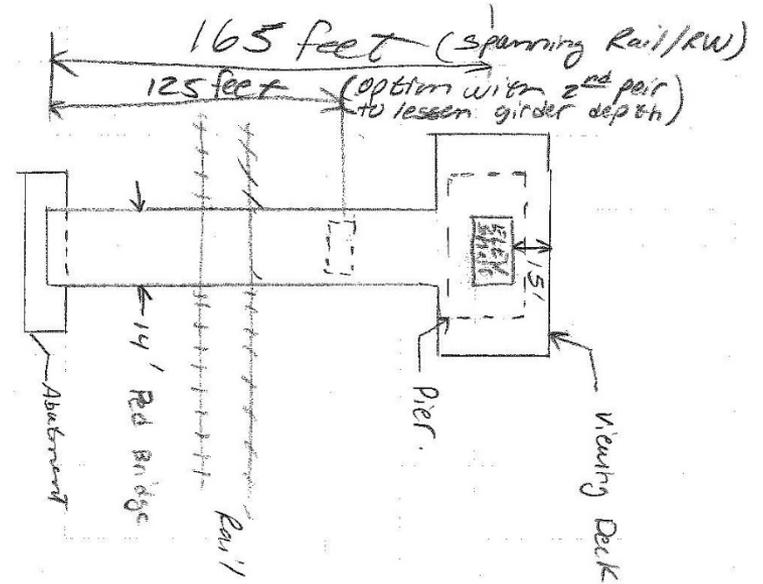


# THE LANDING – BRIDGE



## Option C

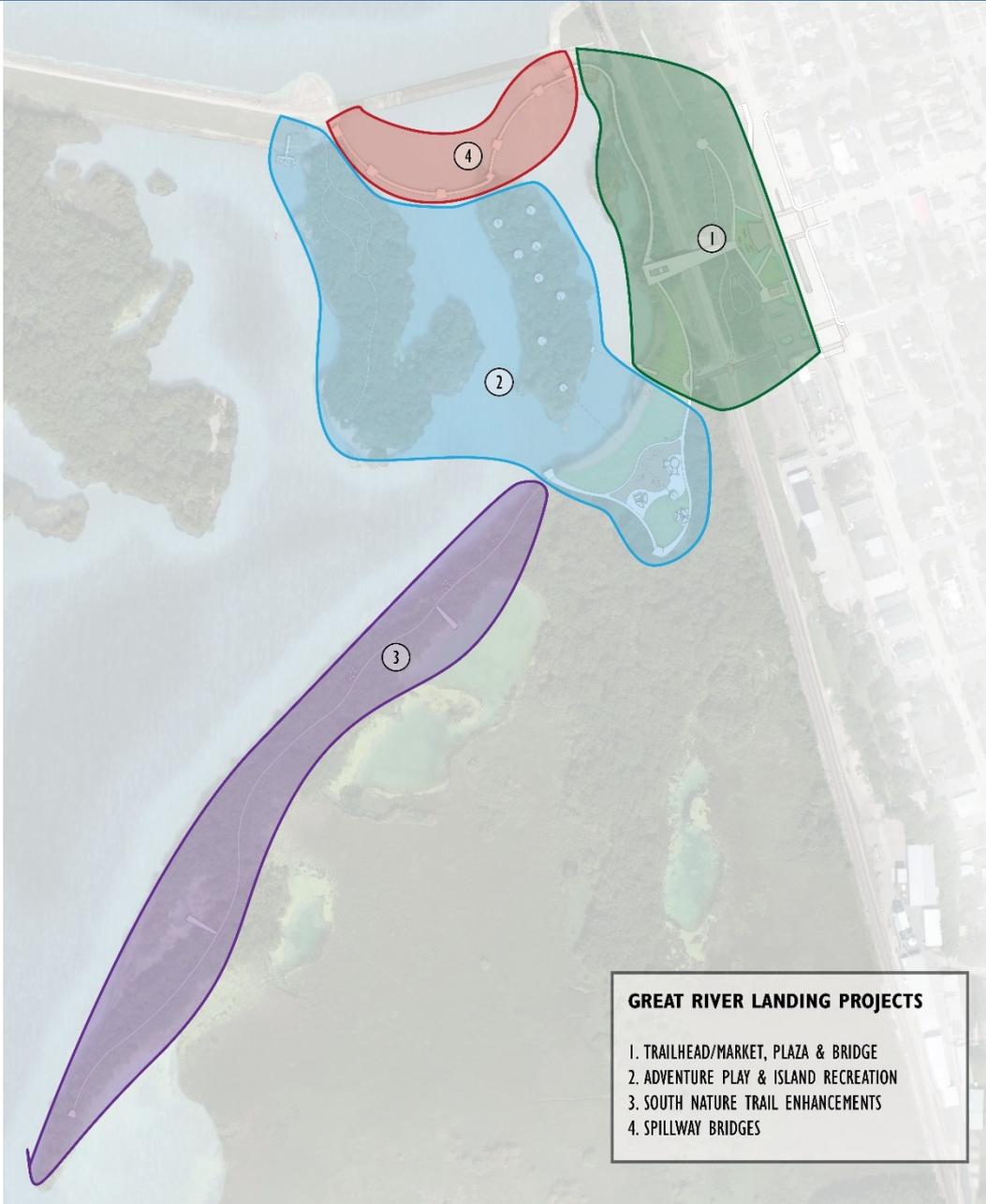
- Overhead steel truss design
- 160' span across entire railroad R.O.W.
- Higher maintenance cost
- Require bridge coating every 20-30 years
- Developed for cost comparison only
- 20% less than Option A



## Option D

- Similar to Option A, with much smaller deck
- 14' wide structure
- Similar to sketch above
- 29% less than Option A

# ACTION PLAN – PHASING ALTERNATIVES CONSTRUCTION COSTS



- GREAT RIVER LANDING PROJECTS**
- 1. TRAILHEAD/MARKET, PLAZA & BRIDGE
  - 2. ADVENTURE PLAY & ISLAND RECREATION
  - 3. SOUTH NATURE TRAIL ENHANCEMENTS
  - 4. SPILLWAY BRIDGES

The plan graphic to the left shows potential phasing and bundling projects that could assist implementing the Great River Landing in a phased approach as funding is available. These bundles are arbitrarily numbered and do not reflect City priorities.

Below are brief descriptions of these bundles along with the Engineer’s Preliminary Opinion of Construction Cost for each. Design, engineering and permitting fees are not included in the estimates below.

## Great River Landing Projects

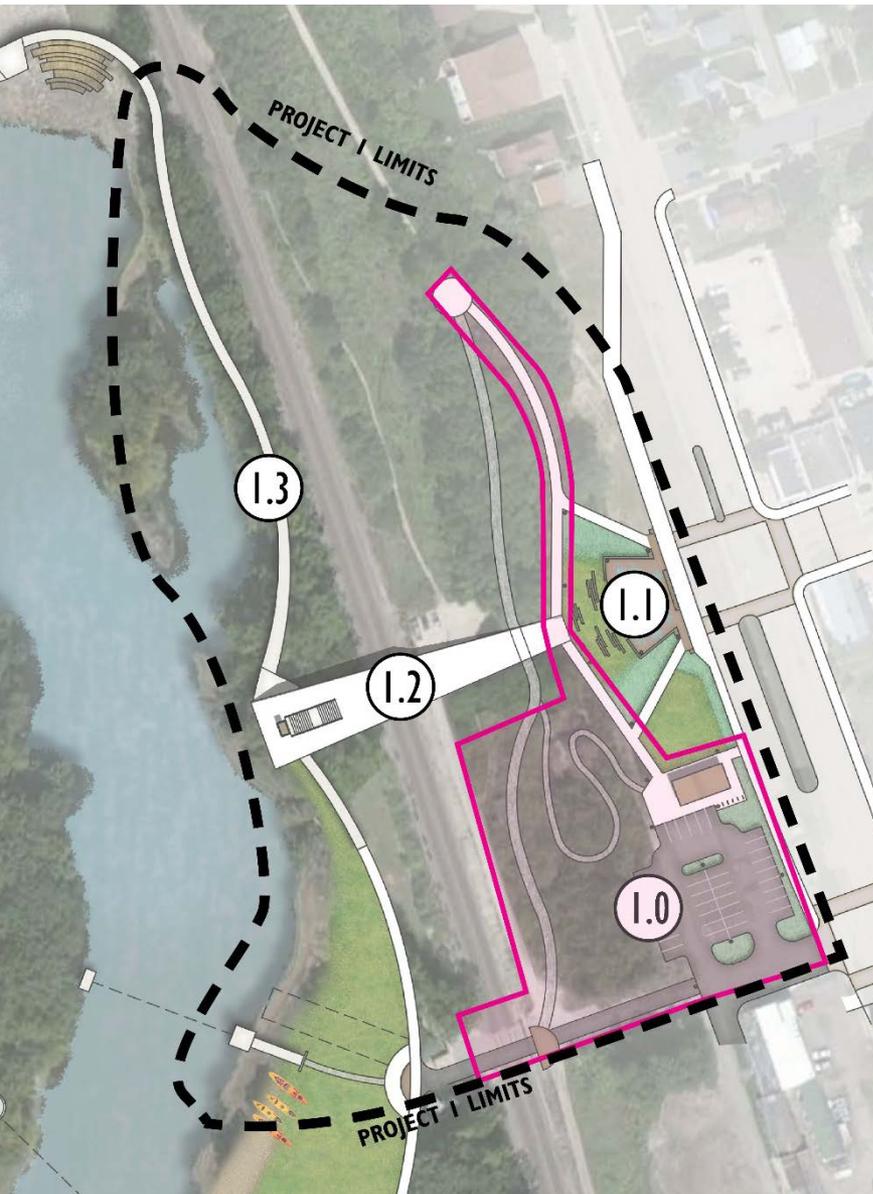
- 1. Trailhead/Market, Plaza & Bridge (\$8.2M)
- 2. Adventure Play & Island Recreation (\$3.1M)
- 3. South Nature Trail Enhancements (\$500,000)
- 4. Spillway Bridges (\$3.4M)

**Total Project Construction = \$15.2M**

Detailing phasing has only been developed for Project #1 within this contract and can be found on the following page.



# ACTION PLAN – PROJECT 1



The plan graphic to the left shows the proposed limits of Project #1 associated with building the Great River Landing. Through phasing and implementation options listed below, a budget range has been developed for Project #1. SEH estimates that Project #1 could be completed within 3-5 years.

- **High = \$8.2M; Low = \$5.0M**

Highlighted in magenta are the approximate limits of the 1<sup>st</sup> Phase of construction, including the trailhead building and parking, ADA accessible route to the railroad tracks and connection to the Great River State Trail.

**1.0: Trailhead/Market = \$1.2M**

Below are brief descriptions of alternatives to consider during the final design phase of Project #1, numbered on the plan graphic to the left. These items are phasing or value engineering options for the City to consider as funding is available.

## 1.1: Plaza (Phasing Options)

1. Sloped Lawn = \$1.1M
2. Final Plaza = \$1.8M

## 1.2: Bridge (Value Engineering Options)

1. Option D = \$2.2M
2. Per Design = \$3M

## 1.3: Spillway Trail Connection (Phasing Options)

1. At Grade Trail = \$0.5M
2. Boardwalk = \$2.2M

# OPERATIONS AND MAINTENANCE



**PRELIMINARY CONSTRUCTION COST ESTIMATE**  
**Onalaska Parks Department(ONALA)**  
**Great River Landing**

## Maintenance Costs

Updated

01/26/15

No.	Description	Units	Quantity	Unit Price	Total Cost
1	Daily Facility Check Labor & Trash Removal	Hrs	370	\$25.00	\$9,250.00
2	Periodic Maintenance Labor	Hrs	50	\$25.00	\$1,250.00
3	Landscaping Maintenance (Lawn & Garden)	Hrs	48	\$25.00	\$1,200.00
5	Building Cleaning (year-round facility)	Hrs	100	\$30.00	\$3,000.00
6	Snow Removal (assume 16 week window)	Hrs	30	\$50.00	\$1,500.00
6	Equipment Repairs	\$/Year	1	\$2,500.00	\$2,500.00
Subtotal					\$18,700.00
Contingencies					\$4,300.00
Project Total					<u>\$23,000.00</u>
Annual Operational & Maintenance Cost					<u>\$23,000.00</u>

### Project Assumptions

Data Input

Time Period

1

Yrs

Daily Facility Check Labor & Trash Removal  
 Periodic Maintenance Labor  
 Landscaping Maintenance (Lawn & Garden)  
 Building Cleaning (year-round facility)  
 Snow Removal (assume 16 week window)  
 Equipment Repairs

1

Hrs/day

1

Hrs/Week

4

Hrs/Week

2

Hr/week

2

Hrs/Week

\$2,500.00

\$/Year

# ACTION PLAN – NEXT STEPS

This document illustrates the holistic vision for the Great River Landing project as developed during the three day charrette and validated during the 30% document phase. In this validation, a series of four project “bundles” were highlighted with a detailed phasing approach to implement Project One which was identified by the public, Waterfront Committee and Common Council as the preferred first phase of construction. The following actions are recommended as the next steps to implement this project.

1. It is recommended that this report be approved by the Waterfront Committee and Common Council to guide the phased implementation of the Great River Landing project.
2. City staff will need to outline a funding strategy for Project 1.0 as a minimal first, catalytic phase of construction to fulfill obligations with the Wisconsin DNR and to gain momentum for subsequent phases. Operations and maintenance should be factored into this effort.
3. Construction documents should be developed for Project 1.0 so that the project can bid as soon as construction funding is available.
4. The stated desire of the Waterfront Committee has been to construct as much of Project One as possible as soon as possible and at the level of quality illustrated in the Schematic Design and 30% documents. As such, staff should begin seeking additional funding for the remainder of Project One as a first priority, as well as other phases should a near term funding match materialize. A detailed summary of potential funding sources to be considered for this project have been included in the appendix of this document and includes:
  1. Community Development Block Grants (CDBG)
  2. Community Development Investment Grants (CDIG)
  3. Knowles – Nelson Stewardship Program
  4. Recreational Boating Facilities Grants
  5. Sports Fish Restoration (SFR)
  6. Transportation Alternatives Program (TAP)
  7. Urban Nonpoint Source and Storm Water Management Grant Program (UNPS & SW)
  8. Freight Railroad Infrastructure Improvements Program (FRIIP)
  9. Burlington Northern Santa Fe Railway (BNSF)
  10. Tax Increment Financing (TIF)
  11. Private and corporate partnership opportunities
5. Additional phases of the Great River Landing project should proceed into design and construction phases as the City secures additional funding to implement these project.



# Thank You



# A

30% ENGINEERING  
DRAWINGS

# CITY OF ONALASKA, WISCONSIN

## 30% ENGINEERING PLANS FOR GREAT RIVER LANDING WATERFRONT IMPROVEMENTS

NOTE:  
THE EXACT LOCATION OF UNDERGROUND UTILITIES SUCH AS GAS, TELEPHONE, FIBER OPTIC, ELECTRIC, CABLE TV, AND PIPE LINES ARE UNKNOWN. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE AT 811 AND ALL OTHER UTILITY OWNERS WHICH ARE IN THE PROJECT LIMITS, BEFORE COMMENCING EXCAVATION

THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."



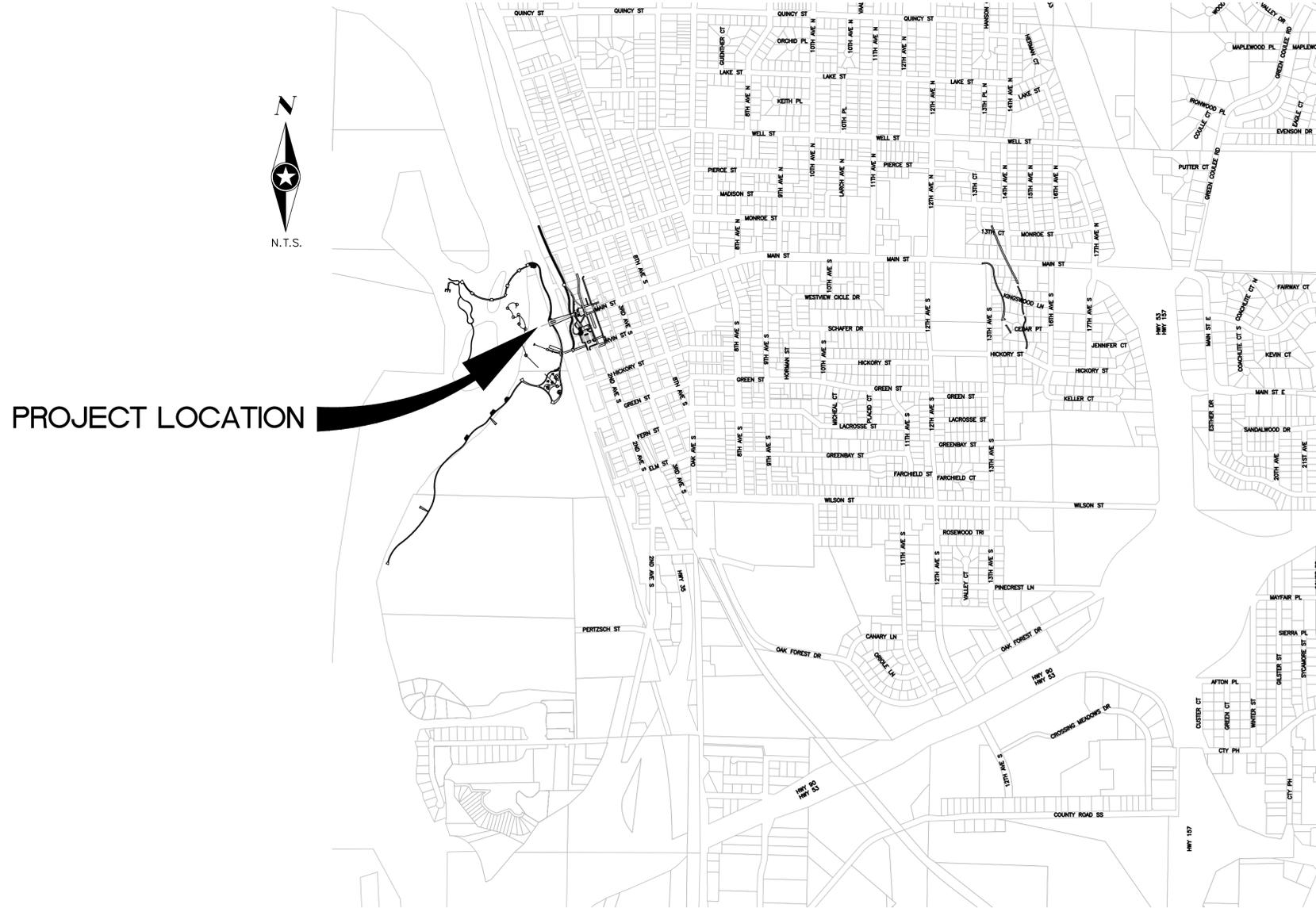
Know what's below.  
Call before you dig.



GREAT RIVER LANDING  
30% ENGINEERING PLANS  
ONALASKA, WISCONSIN

### INDEX

SHEET NO.	DESCRIPTION
1	TITLE
2	SITE DETAILS
3	KEY PLAN
4	EXISTING CONDITIONS PLAN
5	LAYOUT & MATERIALS PLAN
6	GRADING PLAN
7	UTILITIES PLAN
8	PEDESTRIAN BRIDGE PLAN & PROFILE
9	ARCHITECTURAL PLAN



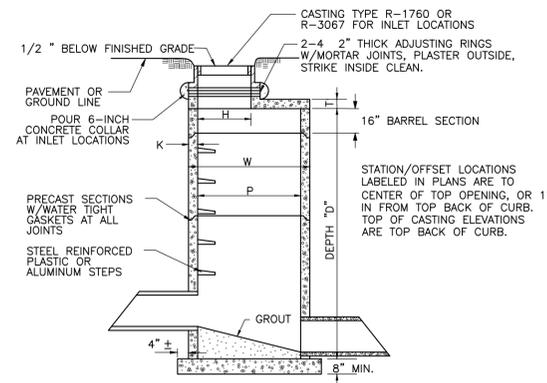
SEH FILE NO. ONALA 129196  
PROJECT NO. 1-15-2015  
ISSUE DATE J. RUBLE  
DESIGNED BY B. CUNNINGHAM  
DRAWN BY Short Elliott Hendrickson, Inc. (SEH)®

SHEET TITLE  
**TITLE SHEET**

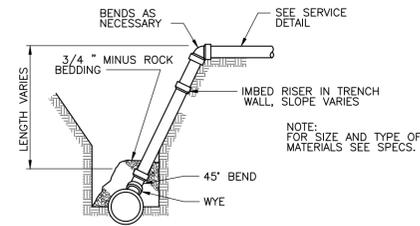
SHEET  
**1**

MARK	DATE	DESCRIPTION

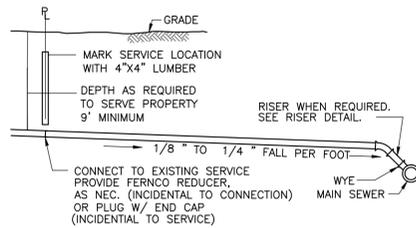
DIMENSIONS	MANHOLE TYPE					
	B	C	D	E	F	G
P	48"	60"	72"	84"	96"	102"
K	5"	6"	7"	8"	9"	9"
T	8"	8"	8"	8"	10"	10"
W	58"	72"	86"	100"	113"	119"
H	27"	27"	27"	27"	27"	27"



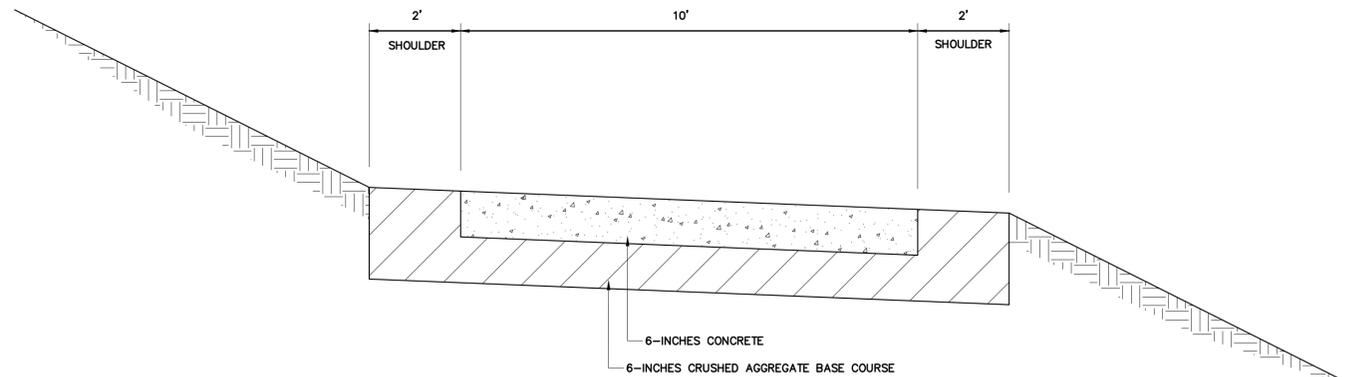
STORM MANHOLE



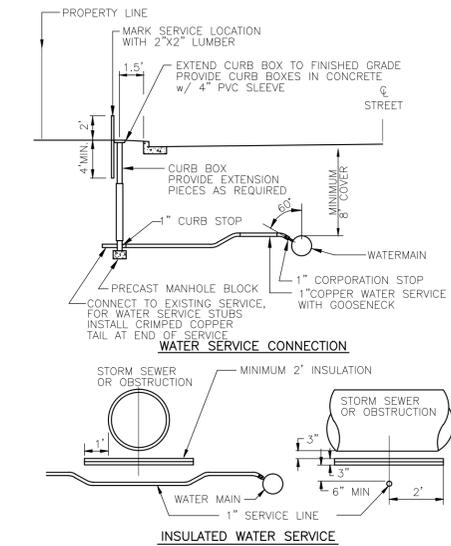
SANITARY SEWER SERVICE RISER



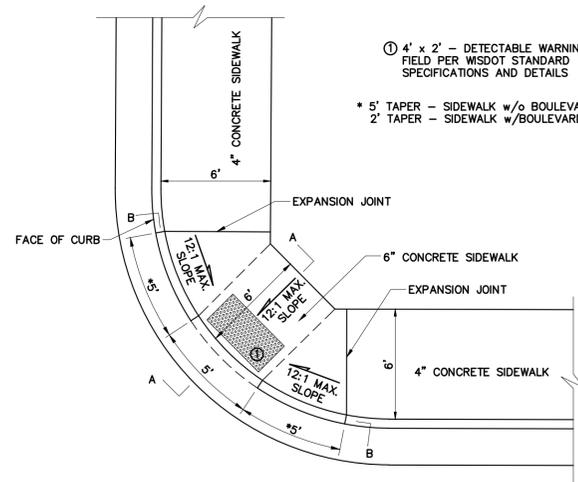
SANITARY SEWER SERVICE



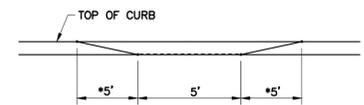
TYPICAL SECTION - CONCRETE TRAIL



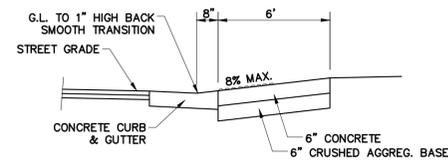
1" WATER SERVICE CONNECTION



PLAN

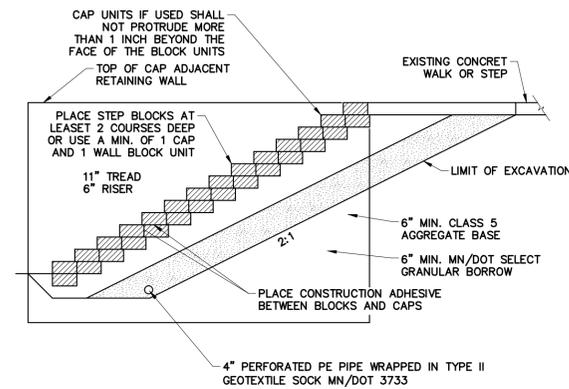


SECTION B-B

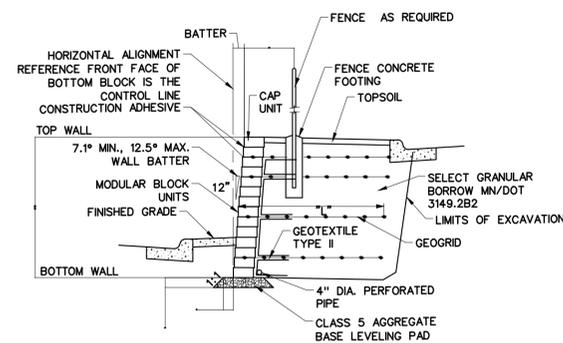


SECTION A-A

PEDESTRIAN RAMPS



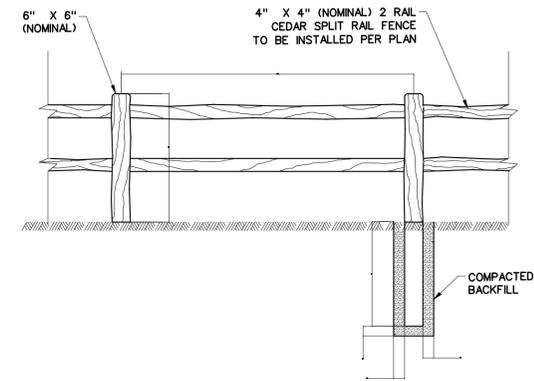
MODULAR BLOCK WALL TYPICAL STEP



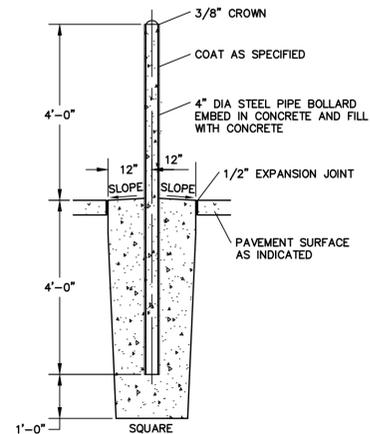
NOTES:

1. GEOTEXTILE LENGTH, "L", SHALL BE MEASURED FROM THE FRONT OF WALL AND IS SHOWN ON WALL PLAN AND PROFILE SHEETS.
2. GEOTEXTILE VERTICAL SPACING IS SHOWN ON WALL PLAN AND PROFILE SHEETS.
3. BLOCKS SHALL HAVE A NOMINAL DEPTH OF 12".
4. MODULAR BLOCK UNITS MUST HAVE INTERLOCKING OR LIP CONNECTIONS.
5. FILL ALL VOID AREAS IN MODULAR BLOCK UNITS WITH COARSE FILTER AGGREGATE (Mn/DOT SPEC. 3149.2H) OR PEA GRAVEL AS APPROVED BY ENGINEER.
6. RETAINING WALL LOCATION SHOWN ON PLANS.
7. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR PROPOSED MODULAR BLOCK UNITS, (FOR GEOMETRY ONLY).
8. FENCING POSTHOLES IN GEOTEXTILE AREAS ARE TO BE AUGERED 12" MAX. CUT GEOTEXTILE AS NEEDED TO INSTALL POSTS. DO NOT CUT PERPENDICULAR STRANDS.

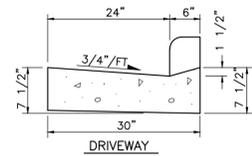
CONCRETE MODULAR BLOCK RETAINING WALL



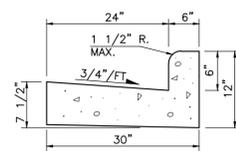
SPLIT RAIL WOOD FENCE



BOLLARD DETAIL



DRIVEWAY



NOTES:

THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE COURSE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED

TYPE D CURB & GUTTER



MARK	DATE	REVISIONS

SEH FILE NO.	ONALA 129196
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DRAWN BY	Short Elliott Hendrickson, Inc. (SEH)®

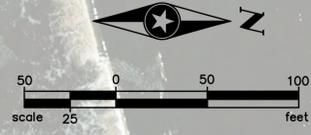


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DESIGNED BY	B. CUNNINGHAM
DRAWN BY	Short Elliott Hendrickson, Inc. (SEH)®

SHEET TITLE  
**KEY PLAN**

NOTE: AERIAL PHOTO REFLECTS CONDITIONS PRIOR TO STH 35 RECONSTRUCTION. ROADWAY MODIFICATIONS AND BUILDING REMOVALS HAVE SINCE OCCURED.

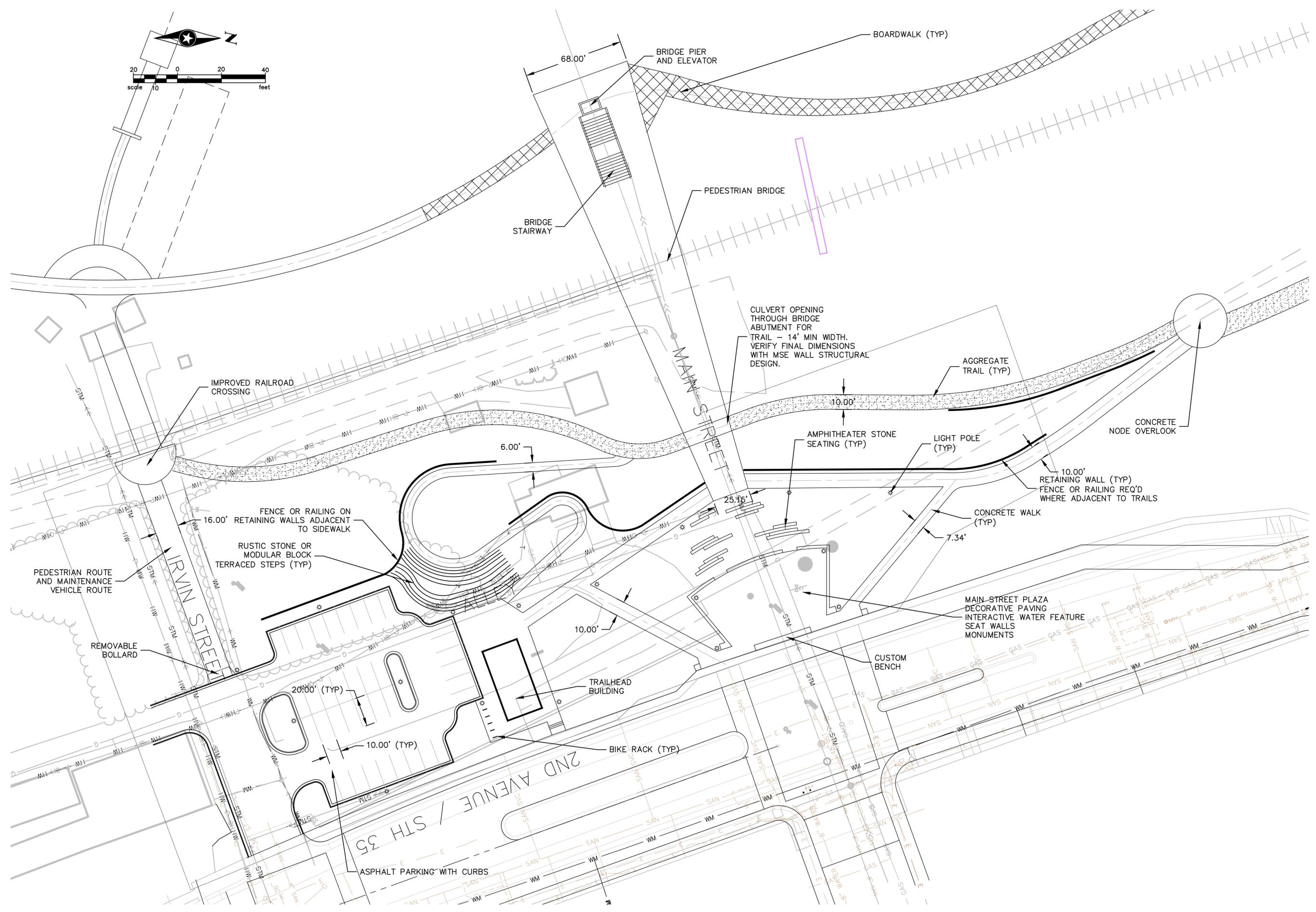
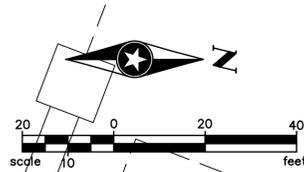


GREAT RIVER LANDING  
30% ENGINEERING PLANS  
ONALASKA, WISCONSIN

MARK	DATE	DESCRIPTION

SEH FILE NO. ONALA 129196  
 PROJECT NO. 1-15-2015  
 ISSUE DATE J. RUBLE  
 DESIGNED BY  
 DRAWN BY B. CUNNINGHAM  
 Short Elliott Hendrickson, Inc. (SEH)®

SHEET TITLE  
**EXISTING  
CONDITIONS**



312 SOUTH 3RD STREET  
LA CROSSE, WI 54601  
PHONE: 608.782.3161  
www.sehinc.com



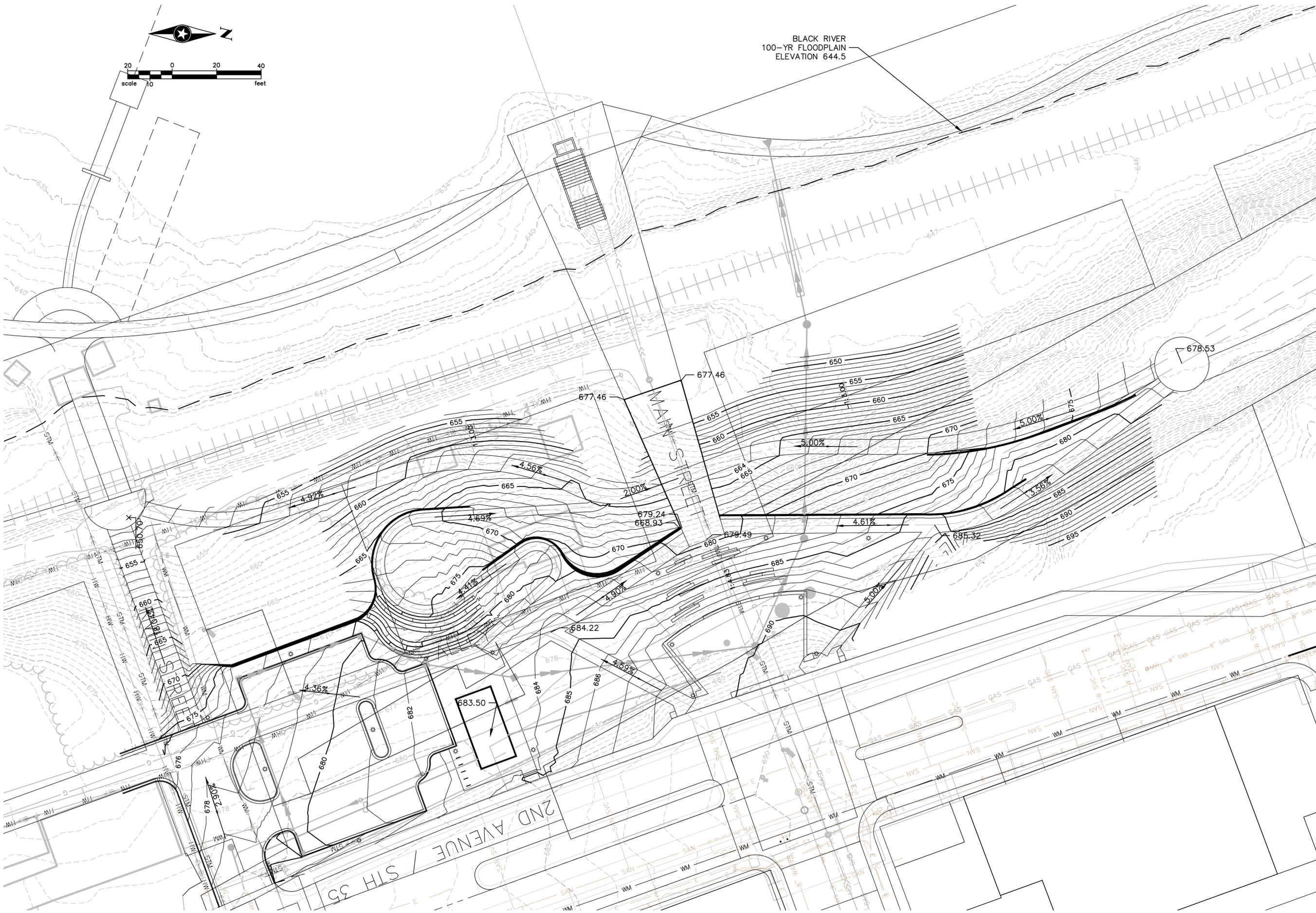
GREAT RIVER LANDING  
30% ENGINEERING PLANS  
ONALASKA, WISCONSIN

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ISSUE DATE J. RUBLE  
DESIGNED BY  
DRAWN BY B. CUNNINGHAM  
Short Elliott Hendrickson, Inc. (SEH)®

SHEET TITLE  
**LAYOUT AND MATERIALS PLAN**

P:\KO\ONALA\129196\C3D\Plansheets\on129196\_Enlargement\_Plan.dwg

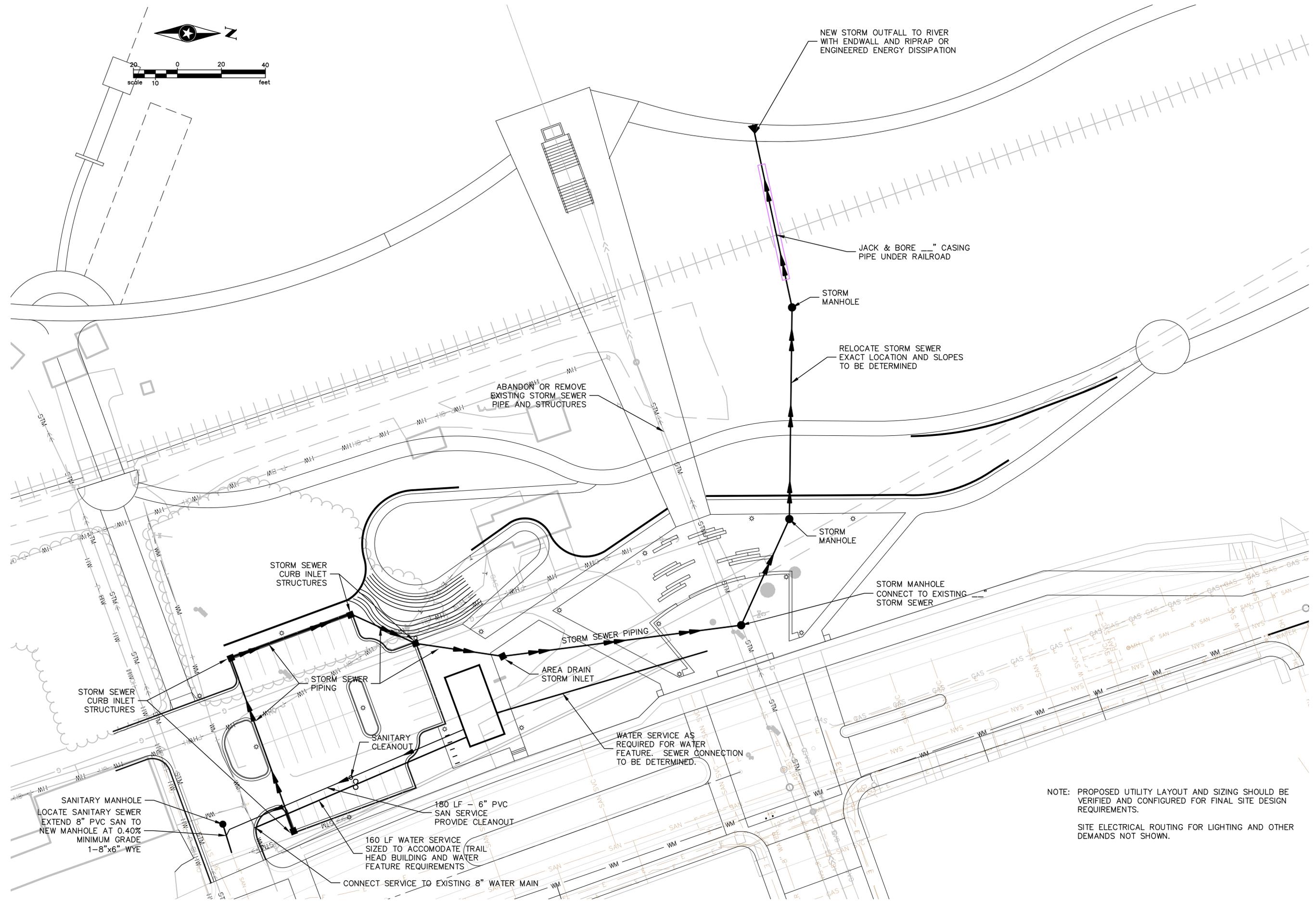
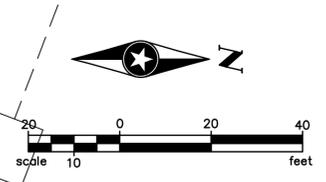


GREAT RIVER LANDING  
30% ENGINEERING PLANS  
ONALASKA, WISCONSIN

MARK	DATE	DESCRIPTION

SEH FILE NO. ONALA 129196  
PROJECT NO. 1-15-2015  
ISSUE DATE J. RUBLE  
DESIGNED BY  
DRAWN BY B. CUNNINGHAM  
Short Elliott Hendrickson, Inc. (SEH)®

SHEET TITLE  
**GRADING PLAN**



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PHONE: 608.782.7161  
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GREAT RIVER LANDING  
30% ENGINEERING PLANS  
ONALASKA, WISCONSIN

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DESIGNED BY B. CUNNINGHAM  
DRAWN BY Short Elliott Hendrickson, Inc. (SEH)®

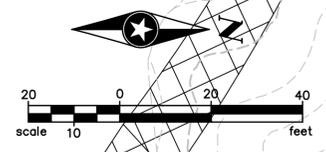
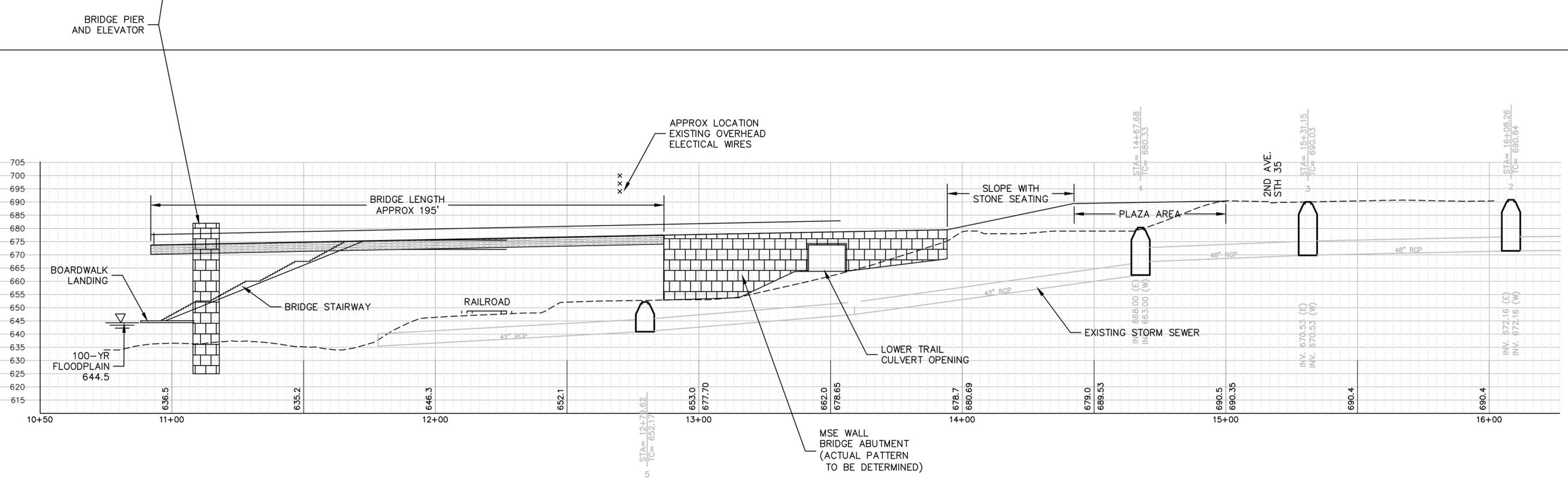
SHEET TITLE  
**UTILITIES PLAN**

SHEET  
**7**

NOTE: PROPOSED UTILITY LAYOUT AND SIZING SHOULD BE VERIFIED AND CONFIGURED FOR FINAL SITE DESIGN REQUIREMENTS.  
SITE ELECTRICAL ROUTING FOR LIGHTING AND OTHER DEMANDS NOT SHOWN.

P:\KO\O\ONALA\129196\C3D\Plansheets\on129196\_Utility\_Plan.dwg

P:\KO\O\ONALA\129196\C3D\Plansheets\on129196\_Bridge\_PP.dwg



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GREAT RIVER LANDING  
 30% ENGINEERING PLANS  
 ONALASKA, WISCONSIN

SEH FILE NO. ONALA 129196  
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 DESIGNED BY B. CUNNINGHAM  
 DRAWN BY Short Elliott Hendrickson, Inc. (SEH)®

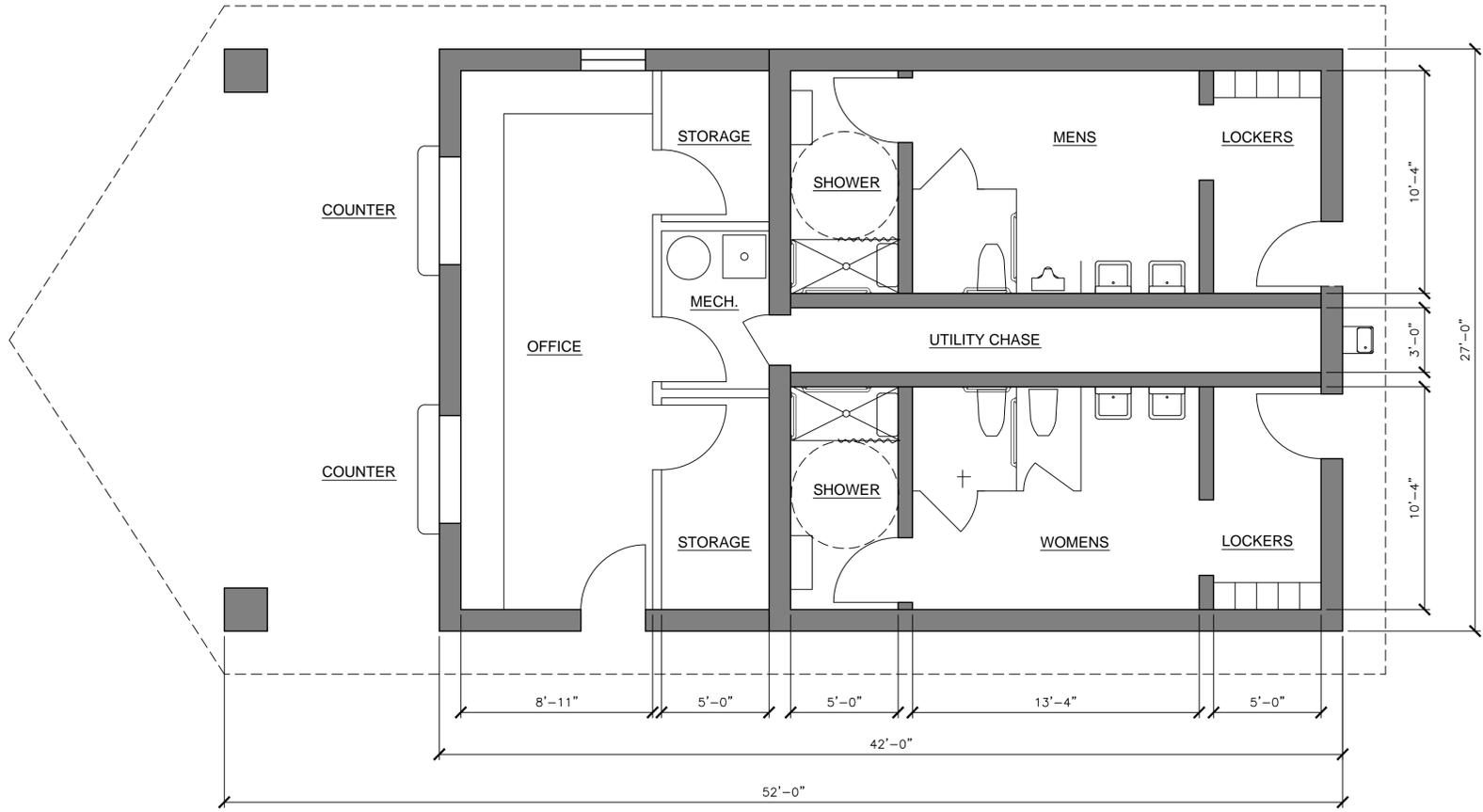
MARK DATE DESCRIPTION  
 REVISIONS

SHEET TITLE

PEDESTRIAN BRIDGE  
PLAN AND PROFILE

SHEET

8



1 PROPOSED SHELTER PLAN



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LA CROSSE, WI 54601  
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GREAT RIVER LANDING  
30% ENGINEERING PLANS  
ONALASKA, WISCONSIN

MARK	DATE	DESCRIPTION	REVISIONS

SEH FILE NO. ONALA 129196  
PROJECT NO. 1-15-2015  
ISSUE DATE J. RUBLE  
DESIGNED BY B. CUNNINGHAM  
DRAWN BY  
Shurt Elliott Hendrickson, Inc. (SEH)

SHEET TITLE  
Trailhead Architectural Plans

SHEET  
9

# B

## OPINION OF PROBABLE CONSTRUCTION COST



Date: 12/11/2014  
SEH: ONALA - 129196

**BUILDING THE GREAT RIVER LANDING**  
ONALASKA, WISCONSIN  
**PRELIMINARY ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST**

Item	Unit	Total Quantity	Unit Cost	Total Cost
<b>BUNDLE 1: PADDLE BASIN &amp; TRAIL</b>				
CONTRACTOR MOBILIZATION	LS	1	\$150,000.00	\$ 150,000.00
DEMO & EROSION CONTROL	LS	1	\$15,000.00	\$ 15,000.00
EARTHWORK	LS	1	\$10,000.00	\$ 10,000.00
BOARDWALK (10' WIDE, 8' CLEAR: ELEVATED STRUCTURE)	SFT	6000	\$200.00	\$ 1,200,000.00
OVERLOOK	LS	1	\$15,000.00	\$ 15,000.00
CONCRETE WALK	SFT	12500	\$5.00	\$ 62,500.00
DROP OFF & EMERGENCY ACCESS	SFT	2350	\$8.00	\$ 18,800.00
TURF	SFT	7050	\$2.00	\$ 14,100.00
LOG RUN BOOM	LS	1	\$45,000.00	\$ 45,000.00
ADA KAYAK LAUNCH	LS	1	\$10,000.00	\$ 10,000.00
NATURE PLAYGROUND	LS	1	\$250,000.00	\$ 250,000.00
SHADE SHELTERS	LS	2	\$50,000.00	\$ 100,000.00
SUPPORT STRUCTURE	LS	1	\$200,000.00	\$ 200,000.00
LANDSCAPE	LS	1	\$25,000.00	\$ 25,000.00
<b>SUBTOTAL</b>				<b>\$2,115,400.00</b>
<i>Design-Construction Contingency (15%)</i>				<i>\$317,310.00</i>
<b>TOTAL</b>				<b>\$2,432,710.00</b>
<b>BUNDLE 2: BOARDWALK &amp; SPILLWAY LINK</b>				
CONTRACTOR MOBILIZATION	LS	1	\$140,000.00	\$ 140,000.00
DEMO & EROSION CONTROL	LS	1	\$30,000.00	\$ 30,000.00
EARTHWORK	LS	1	\$10,000.00	\$ 10,000.00
BOARDWALK (10' WIDE, 8' CLEAR: ELEVATED STRUCTURE)	SFT	8000	\$200.00	\$ 1,600,000.00
STONE LEDGE WATER ACCESS	CYS	740	\$125.00	\$ 92,500.00
LANDSCAPE RESTORATION	LS	1	\$30,000.00	\$ 30,000.00
<b>SUBTOTAL</b>				<b>\$1,902,500.00</b>
<i>Design-Construction Contingency (15%)</i>				<i>\$285,375.00</i>
<b>TOTAL</b>				<b>\$2,187,875.00</b>
<b>BUNDLE 3: SOUTH NATURE TRAIL ENHANCEMENTS</b>				
CONTRACTOR MOBILIZATION	LS	1	\$35,000.00	\$ 35,000.00
DEMO & EROSION CONTROL	LS	1	\$40,000.00	\$ 40,000.00
EARTHWORK	LS	1	\$5,000.00	\$ 5,000.00
BOARDWALK (WOOD WITH TOE RAIL)	SFT	3200	\$80.00	\$ 256,000.00
SOFT TRAILS (AGGREGATE)	SFT	20500	\$3.00	\$ 61,500.00
LANDSCAPE RESTORATION	LS	1	\$35,000.00	\$ 35,000.00
<b>SUBTOTAL</b>				<b>\$432,500.00</b>
<i>Design-Construction Contingency (15%)</i>				<i>\$64,875.00</i>
<b>TOTAL</b>				<b>\$497,375.00</b>
<b>BUNDLES PILLWAY BRIDGES</b>				
CONTRACTOR MOBILIZATION	LS	1	\$200,000.00	\$ 200,000.00
DEMO & EROSION CONTROL	LS	1	\$50,000.00	\$ 50,000.00
EARTHWORK	LS	1	\$5,000.00	\$ 5,000.00
BOARDWALK (10' WIDE, 8' CLEAR: ELEVATED STRUCTURE)	SFT	13200	\$200.00	\$ 2,640,000.00
LANDSCAPE RESTORATION	LS	1	\$20,000.00	\$ 20,000.00
<b>SUBTOTAL</b>				<b>\$2,915,000.00</b>
<i>Design-Construction Contingency (15%)</i>				<i>\$437,250.00</i>
<b>TOTAL</b>				<b>\$3,352,250.00</b>



Date: 12/11/2014  
SEH: ONALA - 129196

**BUILDING THE GREAT RIVER LANDING**  
ONALASKA, WISCONSIN  
**PRELIMINARY ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST**

Item	Unit	Total Quantity	Unit Cost	Total Cost
<b>ADVENTURE PLAY &amp; ISLAND RECREATION</b>				
CONTRACTOR MOBILIZATION	LS	1	\$40,000.00	\$ 40,000.00
DEMO & EROSION CONTROL	LS	1	\$25,000.00	\$ 25,000.00
EARTHWORK	LS	1	\$30,000.00	\$ 30,000.00
SOFT TRAILS (AGGREGATE)	SFT	7650	\$3.00	\$ 22,950.00
TRANSIENT DOCKS AND GANGWAY	LS	1	\$70,000.00	\$ 70,000.00
ZIP LINES & HIGH ROPES	LS	1	\$300,000.00	\$ 300,000.00
LANDSCAPE	LS	1	\$50,000.00	\$ 50,000.00
<b>SUBTOTAL</b>				<b>\$537,950.00</b>
<i>Design-Construction Contingency (15%)</i>				<i>\$134,487.50</i>
<b>TOTAL</b>				<b>\$672,437.50</b>

<b>TRAILHEAD &amp; MARKET</b>				
CONTRACTOR MOBILIZATION	LS	1	\$55,000.00	\$ 55,000.00
DEMO & EROSION CONTROL	LS	1	\$20,000.00	\$ 20,000.00
EARTHWORK (EXCAVATION)	CYS	600	\$7.00	\$ 4,200.00
EARTHWORK (FILL)	CYS	5500	\$12.00	\$ 66,000.00
SANITARY SEWER SERVICE PIPING AND CONNECTIONS	LS	1	\$5,500.00	\$ 5,500.00
SANITARY SEWER EXTENSION IN IRVIN	LS	1	\$4,500.00	\$ 4,500.00
WATER SERVICE PIPING AND CONNECTION	LS	1	\$6,500.00	\$ 6,500.00
RETAINING WALL (CAST CONCRETE)	SFT	2750	\$35.00	\$ 96,250.00
RAILING (FOR RETAINING WALLS)	LFT	300	\$120.00	\$ 36,000.00
TRAILHEAD BUILDING	LS	1	\$250,000.00	\$ 250,000.00
ASPHALT PARKING	SFT	16070	\$5.00	\$ 80,350.00
ASPHALT REMOVAL (IRVIN ROAD DIET)	SFT	2350	\$3.00	\$ 7,050.00
RAILROAD CROSSING	LS	1	\$125,000.00	\$ 125,000.00
PARKING CURB	LFT	720	\$20.00	\$ 14,400.00
SHADE STRUCTURE	LS	1	\$100,000.00	\$ 100,000.00
CONCRETE WALK	SFT	3000	\$5.00	\$ 15,000.00
ASPHALT TRAIL	SFT	5100	\$4.00	\$ 20,400.00
AGGREGATE TRAIL	SFT	5660	\$3.00	\$ 16,980.00
RUSTIC STONE STEPS	LS	1	\$35,000.00	\$ 35,000.00
LIGHTING	LS	1	\$75,000.00	\$ 75,000.00
ELECTRICAL DISTRIBUTION	LS	1	\$25,000.00	\$ 25,000.00
TURF SOD	SYS	750	\$6.00	\$ 4,500.00
LANDSCAPE	LS	1	\$50,000.00	\$ 50,000.00
<b>SUBTOTAL</b>				<b>\$1,112,630.00</b>
<i>Design-Construction Contingency (15%)</i>				<i>\$166,894.50</i>
<b>TOTAL</b>				<b>\$1,279,524.50</b>



Date: 12/11/2014  
SEH: ONALA - 129196

**BUILDING THE GREAT RIVER LANDING**  
ONALASKA, WISCONSIN  
**PRELIMINARY ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST**

Item	Unit	Total Quantity	Unit Cost	Total Cost
<b>MAIN STREET BRIDGE</b>				
CONTRACTOR MOBILIZATION	LS	1	\$185,000.00	\$ 185,000.00
RAISE OVERHEAD TRANSMISSION LINES	LS	1	\$325,000.00	\$ 325,000.00
DEMO & EROSION CONTROL	LS	1	\$40,000.00	\$ 40,000.00
EARTHWORK	LS	1	\$40,000.00	\$ 40,000.00
BRIDGE	SFT	7400	\$210.00	\$ 1,554,000.00
BRIDGE ELECTRICAL DISTRIBUTION	LS	1	\$50,000.00	\$ 50,000.00
LIGHTING	LS	1	\$50,000.00	\$ 50,000.00
STAIRWAY	LS	1	\$80,000.00	\$ 80,000.00
ELEVATOR	LS	1	\$300,000.00	\$ 300,000.00
LANDSCAPE RESTORATION	LS	1	\$10,000.00	\$ 10,000.00

<b>SUBTOTAL</b>	<b>\$2,634,000.00</b>
<i>Design-Construction Contingency (15%)</i>	\$395,100.00
<b>TOTAL</b>	<b>\$3,029,100.00</b>

<b>MAIN STREET PLAZA, SPRAY &amp; LAWN</b>				
CONTRACTOR MOBILIZATION	LS	1	\$90,000.00	\$ 90,000.00
DEMO & EROSION CONTROL	LS	1	\$50,000.00	\$ 50,000.00
STORM SEWER RELOCATION (42" PIPE)	LFT	250	\$125.00	\$ 31,250.00
STORM SEWER RELOCATION (MANHOLES)	EA	3	\$4,000.00	\$ 12,000.00
STORM SEWER RELOCATION (RAILROAD CROSSING)	LFT	100	\$400.00	\$ 40,000.00
STORM PIPE SITE DRAINAGE (12" - 18")	LFT	500	\$40.00	\$ 20,000.00
STORM SITE DRAINAGE STRUCTURES	EA	5	\$1,500.00	\$ 7,500.00
STORMWATER MGMT FEATURE	LS	1	\$10,000.00	\$ 10,000.00
EARTHWORK (EXCAVATION)	CYS	1250	\$7.00	\$ 8,750.00
EARTHWORK (FILL)	LS	1	\$60,000.00	\$ 60,000.00
BENCH	LFT	150	\$350.00	\$ 52,500.00
SPRAY FOUNTAIN & UTILITIES	LS	1	\$200,000.00	\$ 200,000.00
SPRAY FOUNTAIN PAVING	SFT	4375	\$12.00	\$ 52,500.00
RETAINING WALL (FOR TRAILS)	SFT	3850	\$35.00	\$ 134,750.00
RAILING (FOR RETAINING WALLS)	LFT	120	\$120.00	\$ 14,400.00
RETAINING WALL (FOR OVERLOOK/BRIDGE ABUTMENT)	SFT	5100	\$35.00	\$ 178,500.00
CULVERT (FOR LOWER TRAIL)	LS	1	\$60,000.00	\$ 60,000.00
RAILING (FOR OVERLOOK)	LFT	220	\$250.00	\$ 55,000.00
CONCRETE WALK	SFT	13000	\$8.00	\$ 104,000.00
CONCRETE STEPS	SFT	4900	\$55.00	\$ 269,500.00
TURF SOD	SYS	1500	\$6.00	\$ 9,000.00
LANDSCAPE	LS	1	\$75,000.00	\$ 75,000.00

<b>SUBTOTAL</b>	<b>\$1,534,650.00</b>
<i>Design-Construction Contingency (15%)</i>	\$230,197.50
<b>TOTAL</b>	<b>\$1,764,847.50</b>

<b>OVERALL CONSTRUCTION TOTAL</b>	<b>\$15,216,119.50</b>
-----------------------------------	------------------------



FUNDING  
MEMORANDUM



Building a Better World  
for All of Us®

## MEMORANDUM

TO: Brea Grace & Jarrod Holter

FROM: SEH

DATE: November 5, 2014

RE: Funding Sources for the Great River Landing  
SEH No. ONALA 129196 14.00

### Section 1: Program Descriptions

#### **Community Development Block Grants (CDBG)**

Administered by the Wisconsin Department of Administration, the CDBG Program aims to assist provide funding assistance for projects that will benefit low to moderate income families. There are several population segments that are considered LMI automatically, including handicapped, seniors, etc.

*Deadline:* June 2015

*Funding Available:* Up to 50% of project costs (\$500,000 maximum).

#### **Community Development Investment Grants (CDIG)**

Offered by the Wisconsin Economic Development Corporation (WEDC), the CDIG Program offers financial assistance with projects that will have a direct economic benefit to downtowns.

*Deadline:* January and April, 2015

*Funding Available:* Up to 25% of project costs (\$500,000 maximum).

*Requirements:* Must be "shovel-ready."

#### **Knowles – Nelson Stewardship Program**

Offered by the Wisconsin Department of Natural Resources (WDNR), this program provides funding for outdoor, nature based recreation improvements.

\*Applying for this also allows your project to be scored and ranked for the following federal programs:

- Urban Green Space grants
- Urban Rivers grants
- Land and Water Conservation Fund
- Recreational Trails Act (RTA)

*Deadline:* May 1<sup>st</sup>, annually

*Funding Available:* Up to 50% of project costs

*Requirements:* Must have an up-to-date adopted Outdoor Park and Recreation Plan with the specific projects identified in the plan.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 312 South 3rd Street, La Crosse, WI 54601-4007

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### **Recreational Boating Facilities Grants**

Offered by the Wisconsin Department of Natural Resources (WDNR), this program can be used for dredging, ramps/boarding docks, harbors of refuge, support facilities, and trash skimming and weed harvesting equipment.

*Deadline:* Year-Round; Applications are reviewed quarterly.

*Funding Available:* Up to 50% of project costs.

### **Sports Fish Restoration (SFR)**

This program, offered by the Wisconsin Department of Natural Resources (WDNR), provides funding to construct fishing piers and motorboat access projects, including boat ramps and related amenities, such as parking lots, accessible paths, lighting and restroom facilities.

*Deadline:* Year-Round; however, February 1 for consideration in federal fiscal year that begins each October.

### **Transportation Alternatives Program (TAP)**

The TAP Program is offered by the Wisconsin Department of Transportation (WisDOT) and replaces three former programs. This will fund the planning, design and construction of on and off-road trail facilities and safe routes to school activities.

*Deadline:* Anticipated funding cycle in the fall of 2015.

*Funding Available:* Up to 80% of project costs.

### **Urban Nonpoint Source and Storm Water Management Grant Program (UNPS & SW)**

Offered by the Wisconsin Department of Natural Resources (WDNR), the UNPS and SW Program will provide funding assistance for the construction of urban best management practices (BMPs) including detention and infiltration measures, storm sewer improvements, streambank and shoreline stabilization and land acquisition.

*Deadline:* April 15, 2015.

*Funding Available:* Up to 50% of project costs (\$200,000 maximum).

### **Freight Railroad Infrastructure Improvement Program (FRIIP)**

The Wisconsin Department of Transportation offers funds for projects that, among other elements, make improvements to enhance transportation efficiency, safety, and intermodal freight movement, as well as develop the economy.

*Deadline:* February 2015.

*Funding Available:* 100% Loan Funds

### **Burlington Northern Santa Fe Railway**

An applicant organization or program must be in a community near one of BNSF's rail lines. Eligible activities include civic services--including organizations concerned with the environment and local issues such as parks and recreation.

*Deadline:* Year-Round. The Foundation's Grants Review Team meets monthly, but decisions can take 3 to 12 months.

*Funding Available:* Generally between \$1,000 and \$10,000

### **Tax Increment Financing**

TIF District's pledge current increased tax revenues due to increased values to construct projects that will aid in the development or redevelopment of a defined District. The City has one existing TIF District and has significant capacity to create additional Districts if desired, and if anticipated that additional valuation will be developed in the downtown area. TIF Districts cannot include wetland areas, and as such, funds

cannot generally be spent on projects in wetlands or surface waters, which will limit the projects that TIF could be used for. Funding from the City's current TIF District would be based on the amount of increment the district has gained since inception. Project funding would need to be consistent with the TIF Project Plan.

## **Section 2: Project Program Elements – Funding Opportunities**

The following section identifies potential funding sources for the identified program elements. Grant funding is never guaranteed, but these programs are the most likely to fund the identified programmatic elements. Careful wording and structuring of the applications will need to be done in order to “sell” the projects to the funding agencies. All agencies are interested in “purchasing” solutions to certain problems or challenges, so structuring the applications to best cater to the funding agencies interests is key.

1. **Transient Boat Docking**
  - Recreational Boating Facilities Grants
  - Sports Fish Restoration
  - TIF\*
2. **Ice Fishing Bay**
3. **Spillway Island Bridging**
  - Knowles-Nelson Stewardship
  - Transportation Alternatives Program (TAP) (via bicycle and pedestrian trail connections)
4. **Nature Walk & Rustic Camping**
  - Knowles-Nelson Stewardship
  - Transportation Alternatives Program (TAP) (via bicycle and pedestrian trail connections)
  - TIF\*
5. **Aerial Canopy Course**
  - TIF\*
6. **Spillway Fishing Pier**
  - Knowles-Nelson Stewardship
  - Sports Fish Restoration
7. **Pedestrian Bridge with Grand Stairway & Elevator**
  - Knowles-Nelson Stewardship
  - Sports Fish Restoration
  - Freight Rail Infrastructure Improvement Program
  - Burlington Northern Santa Fe
  - Urban Nonpoint Source & Storm Water Management
  - TIF\*
8. **Main Street Plaza**
  - Community Development Investment Grant (CDIG)
  - Urban Nonpoint Source & Storm Water Management
  - TIF\*
9. **Market, Trailhead & Restroom Facility**
  - Community Development Investment Grant (CDIG)
  - Knowles-Nelson Stewardship
  - Sports Fish Restoration
  - Urban Nonpoint Source & Storm Water Management
  - TIF\*
10. **Enhanced Pedestrian & Emergency Railroad Crossing**
  - Knowles-Nelson Stewardship
  - Transportation Alternatives Program (TAP) (via bicycle and pedestrian trail connections)
  - Freight Rail Infrastructure Improvement Program
  - Burlington Northern Santa Fe
  - TIF\*

11. **Emergency Boat Launch, ADA Kayak Launch & Log Rolling Boom**
  - Community Development Block Grant (CDBG) (for ADA Improvements)
  - Knowles-Nelson Stewardship
  - Sports Fish Restoration
  - TIF\*
12. **Stone Seating Blocks**
  - TIF\*
13. **Adventure Play Area**
  - TIF\*
14. **Support Structure**
  - Knowles-Nelson Stewardship
  - TIF\*
15. **Fabric Picnic Shelters**
  - Knowles-Nelson Stewardship
  - TIF\*
16. **Stone River Access**
  - Knowles-Nelson Stewardship
  - Sports Fish Restoration
17. **Wetland Viewing Access**
  - Knowles-Nelson Stewardship
18. **Nature Walk**
  - Knowles-Nelson Stewardship
  - Transportation Alternatives Program (TAP) (via bicycle and pedestrian trail connections)
19. **Downtown Redevelopment** - Although not identified specifically as a program element, several downtown redevelopment opportunities were identified in the mapping, and as such, is reviewed and included for potential funding opportunities to help spur the private development.
  - Community Development Investment Grants (CDIG)
  - TIF\*

\*If consistent with TIF Project Plan.

### **Section 3: Phasing**

As project priorities are developed, it will be important to consider phasing strategies, as many of the grant programs discussed have annual cycles. The City can certainly apply for multiple cycles for many of the programs, so to maximize the potential funding assistance, a phasing strategy that both keeps projects manageable and maximizes grant funding. For example, DNR through their Stewardship program would rather complete multiple projects spread over a series of years rather than one large project in a community.

APPENDIX

D

WETLAND REPORT

# Legend

 Project Limits

 Wetland Line

 Upland Island

 Culvert

## Sample Point Type

 upland

 wetland

0 150 300 Feet




Lake Onalaska

Black River

Upland

Wetland 1

Wetland 1

4w

3u

1u

2w

Path: \\sehiat\projects\K0\ONALA\129196\3-Background\_Research\Wetlands\Figures for report\Fig 5- Wetland.mxd



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Chippewa Falls, WI 54729-2550  
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Project: ONALA 129196  
Print Date: 2/2/2015

Map by: rbeduhn  
Projection: NAD983\_HARN  
LaCrosse\_County\_Ft

Source: SEH, ESRI

## Wetland Delineation Results

Waterfront Improvements Project  
City of Onalaska, Wisconsin

Figure  
5

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

# E

## WATERFRONT COMMITTEE MEETING MINUTES

# APPENDIX E

## Waterfront Committee Meetings Minutes

### Waterfront Committee Meetings

- August 20th, 2014
- September 11th, 2014
- September 29th, 2014
- September 30th, 2014
- November 3rd, 2014
- December 11th, 2014
- January 14th, 2015

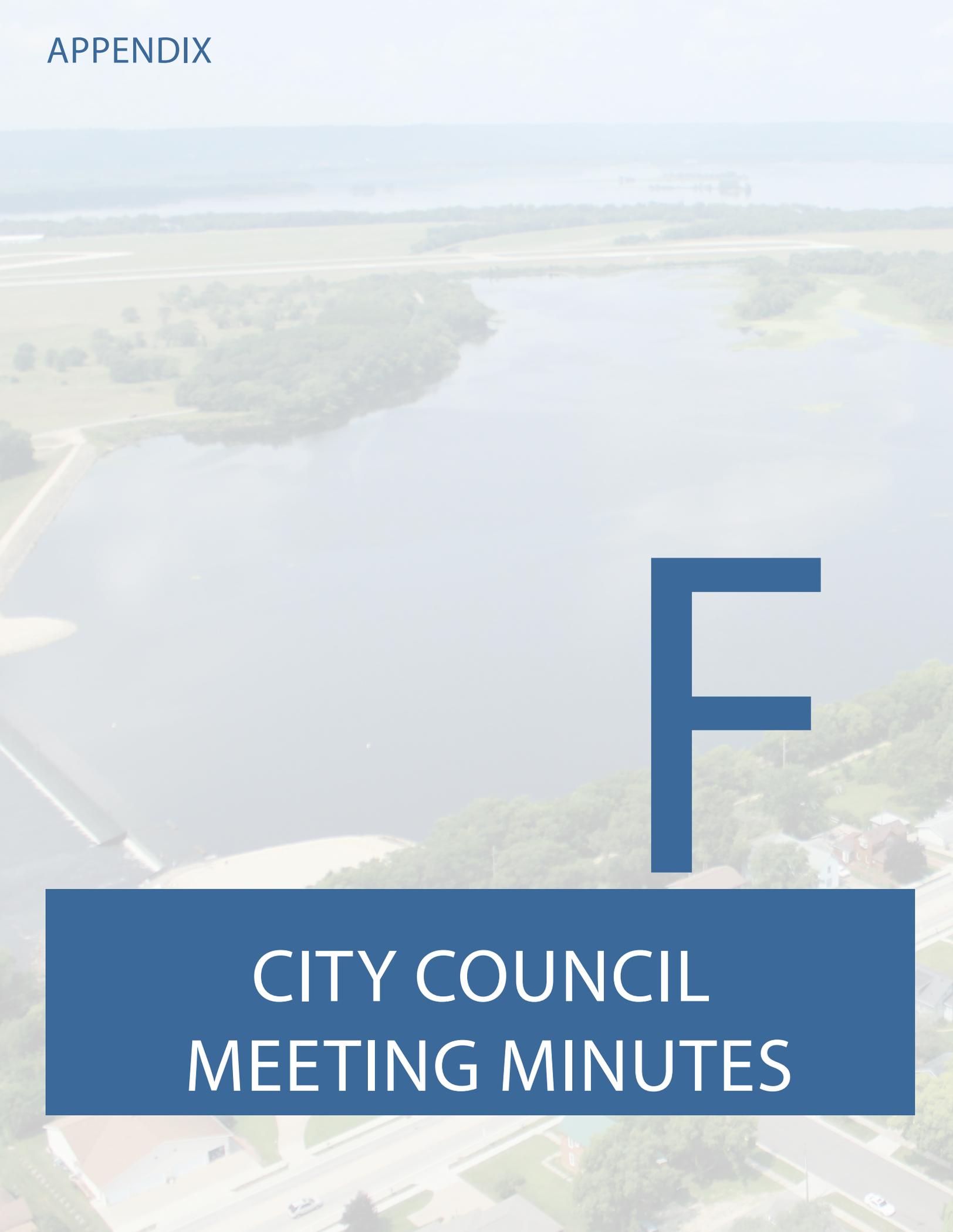
### Community Meetings

- August 20th, 2014
- September 29th, 2014
- October 1st, 2014

### Community Development Authority Meetings during the 3-Day Charrette

- August 20th, 2014

A copy of the meeting minutes may be found on the City's website at: [www.cityofonalaska.com](http://www.cityofonalaska.com), under "Agendas & Minutes". Alternatively a copy may be requested from the Clerk's Office at City Hall, 415 Main Street, Onalaska, WI.

An aerial photograph of a large body of water, likely a reservoir or lake, with a dam on the left side. The water is a deep blue-grey color. The surrounding land is green with trees and some residential buildings are visible in the lower right corner. The sky is a pale, hazy blue.

# F

CITY COUNCIL  
MEETING MINUTES

# APPENDIX F

## City Council Meetings Minutes

- November 11th, 2014

A copy of the meeting minutes may be found on the City's website at: [www.cityofonalaska.com](http://www.cityofonalaska.com), under "Agendas & Minutes". Alternatively a copy may be requested from the Clerk's Office at City Hall, 415 Main Street, Onalaska, WI.

