

CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: Community Development Authority (CDA)

DATE OF MEETING: July 27, 2015 (Monday)

PLACE OF MEETING: City Hall – 415 Main St. (Police Training Room)

TIME OF MEETING: 4:00 p.m.

PURPOSE OF MEETING

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

Consideration and possible action on the following items:

4. Approval of revised meeting schedule for 2015.
5. Report from Land Use & Development Director
 - a. Development Update
6. Review and consideration of a request from Eleven-11, LLC and New Hope Fellowship, 420 and 426 2nd Avenue South, for off-street parking agreement with the City of Onalaska at the old City Shop site at 300 South Court Street (recommendation will be forwarded to the Board of Public Works).
7. Update and discussion on the Badger-Coulee Transmission Line.

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

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

NOTICES MAILED TO:

Mayor Joe Chilsen
Ald. Jim Binash
*Ald. Jim Olson
Ald. Jim Bialecki
*Ald. Barry Blomquist
Ald. Harvey Bertrand
Ald. Bob Muth
City Attorney Dept Heads Charter Com.
La Crosse Tribune Ona.Holmen Courier
WIZM WKTY WLXR WKBH WXOW
WLSU WKBT

*Mike Gargaro – Chair

*Mark Hansen – Vice Chair

*Ron Johnson

*Ann Brandau

*John Lyche

Onalaska Public Library

Notices Posted and Mailed: 7/23/15

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.

8. Update and discussion on Cooperative Plan between the City of Onalaska and the Village of Holmen.
9. Update and discussion on the *Building* the Great River Landing Project and project funding.
10. Review and discussion of 2015 Comprehensive Plan Update, Chapter 9: Land Use Map and Chapter 10: Implementation.
11. Review and discussion of 2015 CDA budget and expenditures.
12. Review and consideration of 2016 CDA budget.
13. **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:
 - Discussion related to development and refinement of negotiating and development strategies as well as review of development proposals for TIF 4 District.

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

14. Adjournment

City of Onalaska
Community Development Authority (CDA)
2015 Revised Meeting Schedule
06/23/2015

(Meets on call; Typically the 4th Monday of each month at 4:00 P.M.)

Community Development Authority (CDA) 4:00 P.M.
July 27
August 24
September 28
October 26
November 16 <i>(3rd Monday of the month)</i>
December 21 <i>(3rd Monday of the month)</i>

- D R A F T -
Proposed Schedule for Review
& Consideration



CITY OF ONALASKA

STAFF REPORT

Community Development Authority – July 27th, 2015

Agenda Item: Review and consideration of a request from Eleven-11, LLC and New Hope Fellowship, 420 and 426 2nd Avenue South, for off-street parking agreement with the City of Onalaska at the old City Shop site at 300 South Court Street.

Background: The current property owners (Eleven-11, LLC) and tenants (New Hope Fellowship) of 420 and 426 2nd Avenue South (the former Timber's buildings) have requested City consideration to enter into a parking agreement for the City owned property at 300 South Court Street, the old City Shop site. The request has been made as the property owners are required to comply with the parking requirements in the Zoning Ordinance for the uses at 420 and 426 2nd Avenue South.

The Board of Public Works will review this item at their August 4th meeting. As this City owned property is planned for redevelopment, a recommendation from the Community Development Authority would be beneficial to the City's decision-making process.



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>

May 11, 2015

Eleven-11 LLC

Attn: Laura McCormick and Jean Donohue

W3044 Pleasant Valley Rd

West Salem, WI 54669

Dear Laura and Jean,

When the site plan for the Timbers development was approved 27 parking stalls were required on site. When the site was constructed only 22 parking stalls were installed. The City required that the 5 deficient parking stalls be located either on site or that an off-lot agreement be in place.

Looking at the current and proposed uses of the Timbers buildings, the following is required:

- Church – 1 stall required for every 5 chairs. The Official Occupant Load from Calvin King, the City's Commercial Building Inspector is 202 persons. Therefore 41 parking stalls will be required.
- Office – 1 stall required for every 150 square feet. Approximately 5,740 gross square feet is estimated (including bathrooms and storage). Using this number for an estimate, not more than 39 stalls would be required if the full southern building was used as office space.

Proof of parking will be required for all uses; this could be in the form of a shared parking agreement with adjacent uses.

The City's Unified Development Ordinance requires parking to be on the same parcel as the principle use, except when an agreement is in place with a neighboring property owner. The shared parking areas must be within 200' from the use the lot will serve and the on-site and off-site uses cannot substantially conflict in the principal operating hours. The parking agreement must be in a form approved by the City Attorney. The permanent parking agreement must be recorded with the Register of Deeds. If the use ceases in the future, the Plan Commission would be required to approve a change to the permanent parking agreement.

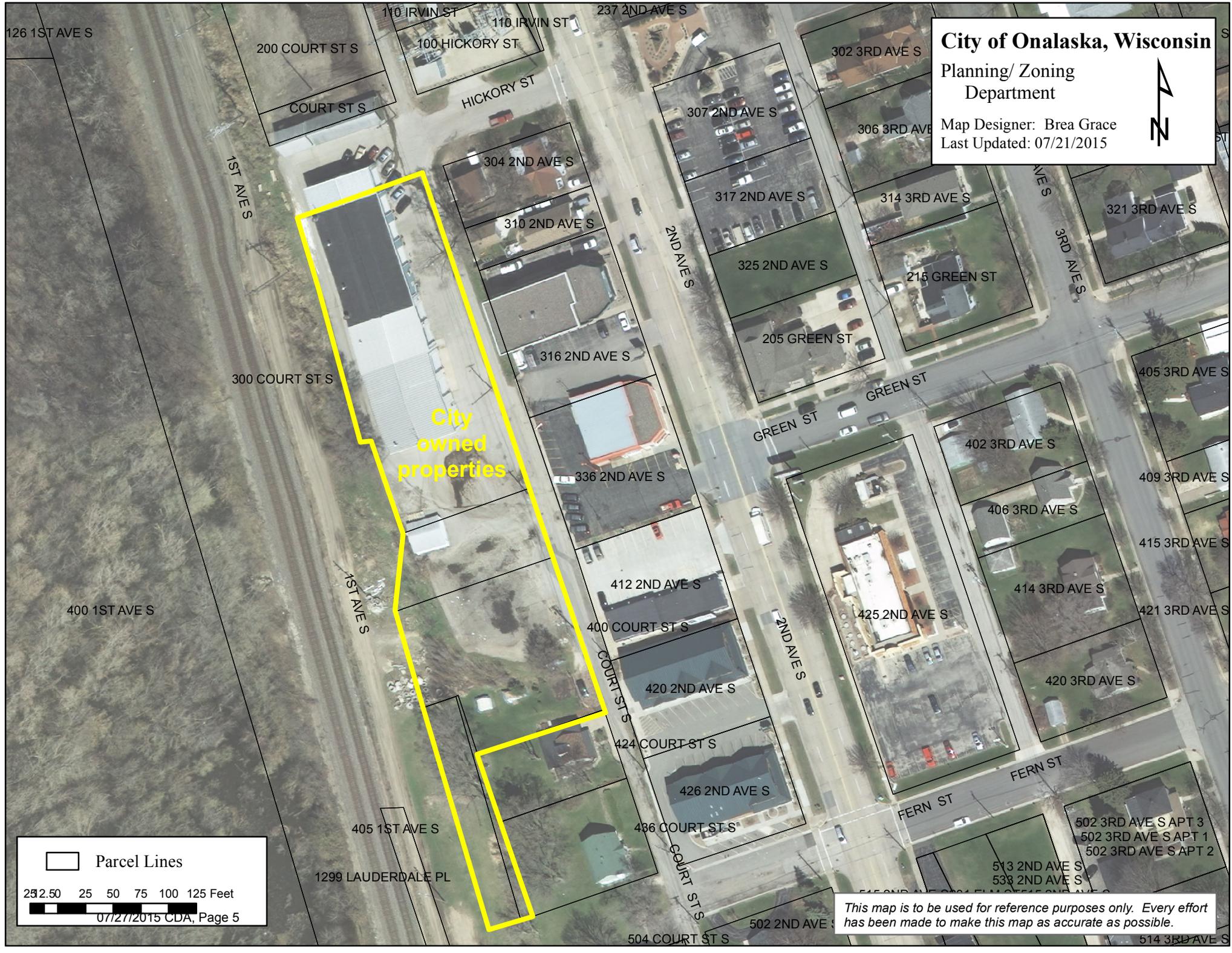
We appreciate your attention to this matter.

Sincerely,

Brea Grace, AICP

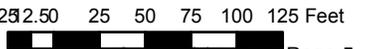
Land Use & Development Director

City of Onalaska, Wisconsin
 Planning/ Zoning
 Department
 Map Designer: Brea Grace
 Last Updated: 07/21/2015

**City
 owned
 properties**

Parcel Lines



25 50 75 100 125 Feet

07/21/2015 CDA, Page 5

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



CITY OF ONALASKA

STAFF REPORT

Community Development Authority – July 27th, 2015

Agenda Item: Update and discussion on Cooperative Plan between the City of Onalaska and the Village of Holmen.

Background: A draft Cooperative Plan has been developed between the City of Onalaska and the Village of Holmen. (A copy is enclosed.) Among the purposes of the proposed Cooperative Plan is the establishment of long-term boundaries between the City and Village in order to reduce annexation disputes and to minimize fragmentation and irregular boundaries (pursuant to Wis. Stats. §66.0307).

The Plan Commission of the City of Onalaska and the Plan Commission of the Village of Holmen held a joint hearing on the proposed Cooperative Plan on Wednesday, June 24th, 2015. Public testimony was taken during the public hearing portion of the joint meeting.

On June 30th the Village of Holmen Plan Commission unanimously recommended that the Village Board adopt the Cooperative Plan.

On July 28th the City of Onalaska Plan Commission will review and consider making a recommendation to the Common Council.

City of Onalaska and Village of Holmen
Cooperative Boundary Plan
Under Section 66.0307, Wisconsin Statutes

Draft June 16, 2015

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The City of Onalaska, a Wisconsin municipal corporation with offices at 415 Main Street, Onalaska, Wisconsin 54650 (hereafter referred to as “City”), and the Village of Holmen, a Wisconsin municipality with offices at 421 S. Main Street, Holmen, Wisconsin 54636 (hereafter referred to as “Village”), enter into this Intergovernmental Cooperative Boundary Plan Agreement (hereafter referred to as “Agreement”), under the authority granted by section 66.0301 of the Wisconsin Statutes.

WHEREAS, Section 66.0301, Wisconsin Statutes, authorizes municipalities to jointly exercise powers and enter into intergovernmental agreements; and,

WHEREAS, the City and Village desire to enter into a formal agreement to define the following matters:

- (a) Specified policies for all relations between the City and Village including:
 - i. Establishing a policy of strong communication practices between the City and Village both formally and informally;
 - ii. Mutual respect for elected officials and staff of each jurisdiction;
 - iii. Consistent and equitable treatment of all issues raised between the Village and City; and
 - iv. Continued improvement to relations and current cooperation efforts between the City and Village;
- (b) Prepare and negotiate a cooperative boundary which identifies which areas of the Town of Onalaska would be subject to annexation by the City or Village during the term of this Agreement.
- (c) Develop, subject to fiscal and operational resources, plans and strategies to:
 - i. Explore new shared service opportunities between the Village and City;
 - ii. Develop a public participation strategy for intergovernmental projects;
 - iii. Coordinate on plans for corridors and roads that connect the City of Onalaska and Village of Holmen;
 - iv. Continue to involve and inform affected school districts of intergovernmental initiatives;
 - v. Continue to work with other adjacent municipalities and La Crosse County on land development policies;
 - vi. Develop preferred neighborhood design solutions for developing areas in jurisdictional border areas; and
 - vii. Work together on land preservation strategies for regional greenway, park or bluff-land protection planning;

WHEREAS, the City and Village have adopted authorizing resolutions required by State Statutes, attached hereto as Exhibit 1,

WHEREAS, Pursuant to the Wisconsin Statutes, the City adopted the City of Onalaska Comprehensive Plan 2025, May 10, 2005 to guide City decisions related to the nine elements required by State Statutes, which includes an Intergovernmental Cooperation Section. Page 41, Goal 1, Objective e states “To continue working cooperatively and maintain excellent relations with all governmental units in and around the region by creating intergovernmental agreements with the City of La Crosse, Village of Holmen, Towns of Onalaska, Medary and Hamilton, and the Village of West Salem.” The City currently exercises extraterritorial plat jurisdiction within 3 miles of the City of Onalaska corporate limits pursuant to State Statutes; and,

WHEREAS, Pursuant to the Wisconsin Statutes, the Village adopted the Village of Holmen Comprehensive Plan, December 2004 to guide Village decisions related to the nine elements required by State Statutes, which includes an Intergovernmental Cooperation Section. Page 26 of the Intergovernmental Cooperation section states the objective: “By creating intergovernmental agreements with the City of Onalaska, Town of Onalaska and Town of Holland”.

WHEREAS, The City and the Village currently cooperate in the following ways:

- (a) Metropolitan Planning Organization membership-La Crosse Area Planning Committee and
- (b) Discuss and draft Memorandum of Understanding regarding Sanitary Sewer Project;
- (c) Jurisdictional Adjacency Development Coordination;
- (d) Operate a joint municipal court; and
- (e) Joint objection to the Town’s petition to incorporate as the Village of Midway

WHEREAS, the City and Village share common borders, north and east of the City and south and east of the Village as shown in exhibit 2 as well as potential future additional borders following either the City or the Village annexing land from the Town of Onalaska; and,

WHEREAS, it is the intention of the City and Village that this Agreement be a binding and enforceable contract.

WITNESSETH:

The City of Onalaska and Village of Holmen enter into this Agreement under the authority of section 66.0301, Wisconsin Statutes as set forth below:

SECTION 1-PARTICIPATING MUNICIPALITIES

This Agreement applies to the City of Onalaska and Village of Holmen, La Crosse County, Wisconsin.

SECTION 2-MUNICIPAL CONTACTS

City of Onalaska Land Use and Development Director
Attn: Brea Grace AICP
City of Onalaska Planning Department
415 Main Street
Onalaska, Wisconsin 54650
608-781-9590
bgrace@cityofonalaska.com

Village of Holmen Administrator
Attn: Mr. Scott Heinig
421 South Main Street
Holmen, WI 54636
608-526-6307
heinig@HolmenWI.com

The persons holding the position set forth above may change from time to time. Upon a change of the position holder, this section shall be deemed amended to substitute the new position holder as the party to whose attention correspondence should be sent

SECTION 3-AREAS IN THE TOWN OF ONALASKA ARE SUBJECT TO THIS AGREEMENT

This Agreement shall affect the entire Town of Onalaska. The affected territory is shown in gray on Exhibit 3 and shown on Exhibit 4 as Village of Holmen Exclusive Area and City of Onalaska Exclusive Area.

SECTION 4-BOUNDARY AGREEMENT-RULES FOR TRANSFER OF ANNEXATION OF LAND IN THE TOWN OF ONALASKA AND THE PROVISION OF MUNICIPAL SERVICES TO SUCH LANDS.

During the Term of this Agreement:

- (a) The Village may exclusively annex any area within the territory designated as the Village of Holmen Exclusive Area on Exhibit 4 hereto and shown on Exhibit 4 hereto (the "Village Exclusive Area") in any legally permitted manner of annexation under the laws of the State of Wisconsin.
- (b) All boundary changes shall occur as the Village Board acts on each annexation petition or petitions, subject to the terms of this Agreement.
- (c) The City may exclusively annex any area within the territory designated as the City of Onalaska Exclusive Area on Exhibit 4 hereto and shown on

Exhibit 4 hereto (the “City Exclusive Area”) in any legally permitted manner of annexation under the laws of the State of Wisconsin.

- (d) All boundary changes shall occur as the Common Council acts on each annexation petition or petitions, subject to the terms of this Agreement.

SECTION 5-SEVERABILITY

If any section, paragraphs, or portion of the Agreement is deemed by any court having lawful jurisdiction of the subject matter of the Agreement to be void, voidable, or invalid for any reason, this Agreement shall be otherwise valid and enforceable as if the void, voidable, or invalid section, paragraph, or portion of the Agreement had not been part of the Agreement.

SECTION 6-MISCELLANEOUS INTERPRETATION

- (a) References. Any references in this Agreement to any particular agency, organization or officials shall be interpreted as applying to any successor agency, organization or official or to any other agency, organization or official to which contemplated functions are transferred by statute or ordinance. Any references in this Agreement to any particular statute or ordinance shall be interpreted as applying to such statute or ordinance as recreated or amended.
- (b) Governing Law. This Agreement shall be governed by, construed, interpreted and enforced in accordance with the laws of the State of Wisconsin.
- (c) Interpretation. If any term, section or other portion of this Agreement is reviewed by a court or other judicial or *quasi*-judicial entity, such entity shall treat this Agreement as having been jointly drafted by both the City and Village.
- (d) Entire Agreement. The entire Agreement of the City and Village is contained in this Agreement and it supercedes any and all oral representations and negotiations between the municipalities.
- (e) Authorization. This Agreement shall not take effect until approval from the Wisconsin Department of Administration, Village of Holmen Board and the Common Council of the City of Onalaska.

SECTION 7-IMPLEMENTATION

The Village and City shall each take such actions as may be necessary or desirable to implement and effectuate the provisions and intent of this Agreement.

SECTION 8-AGREEMENT DURATION

- (a) This Agreement shall be effectively active and in full force for a period of ten (10) years from the date of its execution by the Village of Holmen and City of Onalaska.
- (b) Following the conclusion of each 10 year term, this Agreement shall automatically renew for another like ten (10) year term, unless at least six (6) months prior to the conclusion of a term, either party provides notice to the other via certified mail of their intention not to renew the Agreement. Both the Village of Holmen and City of Onalaska, thereafter shall be required to meet and discuss the reasons for nonrenewal with the intention of seeking mutual consensus. Thereafter, if nonrenewal is still the contention of either party, the party choosing not to renew must pass a resolution through a 2/3 supermajority vote of their elected body, and a certified copy of such Resolution shall be directed via certified mail to the other party's municipal clerk at least sixty (60) days prior to the conclusion of a term at which time the agreement will terminate at the conclusion of the term.
- (c) This Agreement can be terminated or modified at any time through the mutual action of both the Village of Holmen and City of Onalaska.

IN WITNESS WHEREOF, the City and Village certify that this Agreement has been duly approved by their respective governing bodies in accordance with State and local laws, rules and regulations, and each has caused their duly authorized officers to execute this Agreement on the dates written before their respective signatures.

The above and foregoing Agreement was duly adopted by the Common Council of the City of Onalaska at a regular meeting held on _____, 2015 and Village of Holmen Village Board at a regular meeting held on _____, 2015.

CITY OF ONALASKA

ATTEST:

By: _____
Joe Chilsen, Mayor

By: _____
Caroline Burmaster, City Clerk

VILLAGE OF HOLMEN

ATTEST:

By: _____
Nancy Proctor, Village President

By: _____
Scott Heinig, Administrator

DRAFT

RESOLUTION 27-2015

AUTHORIZING PREPARATION OF COOPERATIVE BOUNDARY PLAN BETWEEN THE CITY OF ONALASKA AND VILLAGE OF HOLMEN

WHEREAS, the Common Council of the City of Onalaska has determined that in order to promote the public health, safety and welfare as well as the best interests of the City of Onalaska citizens, the City must provide for the harmonious and planned development of the City of Onalaska in conjunction with its neighbors; and

WHEREAS, the legislature has provided a means for municipalities to cooperate and plan for development and growth as well as establish boundaries among themselves under the provisions of section §66.0307 of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, by the City of Onalaska that:

1. The City, through its agents and officials, is authorized to participate in the preparation of a cooperative boundary plan with the Village of Holmen under the procedures and standards set forth in Wis. Stat. §66.0307;
2. That the City officers, staff and consultants are hereby authorized and directed to work with representatives of the Village of Holmen to prepare a cooperative plan for consideration by the City Council and Village Board and the eventual submission to the Department of Administration for review;
3. The City Clerk is directed to give written notice of the adoption of this resolution within 5 days of adoption to the following entities:
 - a. The Departments of Administration, Transportation, Natural Resources and Agriculture, Trade and Consumer Protection;
 - b. The Clerks of any municipality, school district, technical college district, sewerage district or sanitary district which has any part of its territory within 5 miles of a participating municipality;
 - c. The La Crosse County Clerk;
 - d. The La Crosse County zoning agency created under §59.63(2), Wis. Stats. and the Mississippi River Regional Planning Commission.

Passed and approved this 14th day April, 2015.

CITY OF ONALASKA



By: *Joe Chilsen*
Joe Chilsen, Mayor

By: *Caroline Burmaster*
Caroline Burmaster, Clerk

PASSED: 4/14/15
APPROVED: 4/14/15
PUBLISHED: 4/24/15

Village of Holmen
Resolution #9-2015

Authorizing Preparation of Cooperative Boundary Plan
Between the City of Onalaska and Village of Holmen

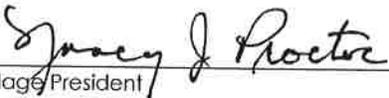
WHEREAS, the Village Board of the Village of Holmen has determined that in order to promote the public health, safety and welfare as well as the best interests of the Village of Holmen citizens, the Village must provide for the harmonious and planned development of the Village of Holmen in conjunction with its neighbors; and

WHEREAS, the legislature has provided a means for municipalities to cooperate and plan for development and growth as well as establish boundaries among themselves under the provisions of section 66.0307 of the Wisconsin Statutes.

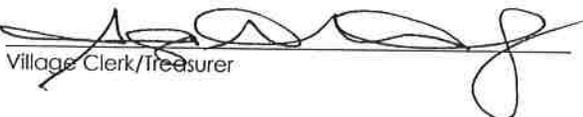
NOW, THEREFORE, BE IT RESOLVED by the Village Board, of the Village of Holmen that:

1. The Village, through its agents and officials, is authorized to participate in the preparation of a cooperative boundary plan with the City of Onalaska under the procedures and standards set forth in Wis. Stat. 66.0307;
2. That the Village officers, staff and consultants are hereby authorized and directed to work with representatives of the Village of Holmen to prepare a cooperative plan for consideration by the Village Board and City Council and the eventual submission to the Department of Administration for review;
3. The Village Clerk is directed to give written notice of the adoption of this resolution within (5) five days of adoption to the following entities:
 - a. The Department of Administration, Transportation, Natural Resources and Agriculture, Trade and Consumer Protection;
 - b. The Clerks of any municipality, school district, technical college district, sewerage district or sanitary district which has any part of its territory within (5) five miles of a participating municipality;
 - c. The LaCrosse County Clerk;
 - d. The LaCrosse County zoning agency created under 59.63(2) Wis. Stats. And the Mississippi River Regional Planning Commission.

Adopted this 21st day of April, 2015.


Village President

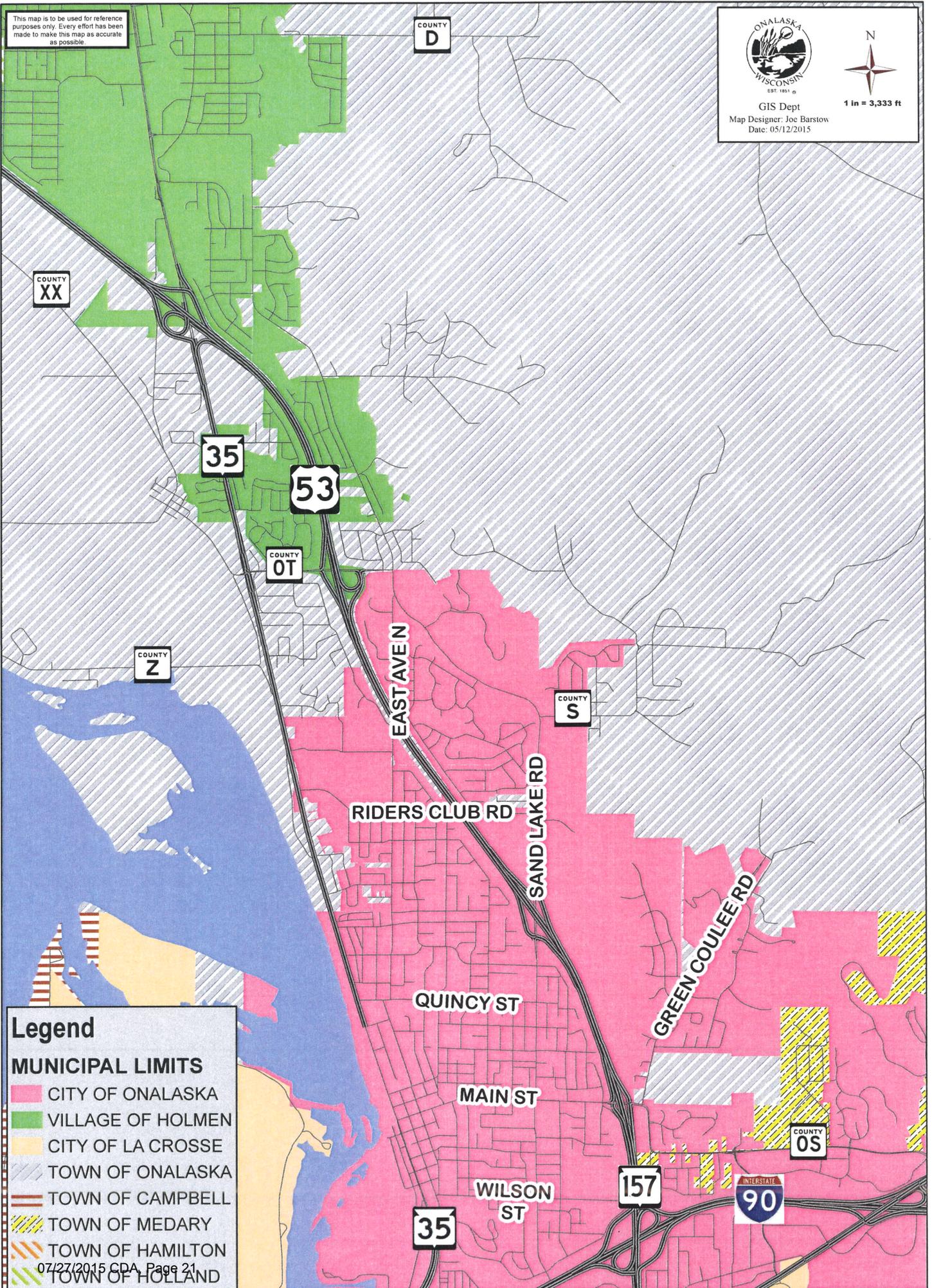
I hereby certify that the foregoing resolution was duly adopted by the Holmen Village Board at the legal meeting on the 21st day of April, 2015.


Village Clerk/Treasurer

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

GIS Dept
Map Designer: Joe Barstow
Date: 05/12/2015

1 in = 3,333 ft



Legend

MUNICIPAL LIMITS

- CITY OF ONALASKA
- VILLAGE OF HOLMEN
- CITY OF LA CROSSE
- TOWN OF ONALASKA
- TOWN OF CAMPBELL
- TOWN OF MEDARY
- TOWN OF HAMILTON
- TOWN OF HOLLAND

07/27/2015 CDA Page 21

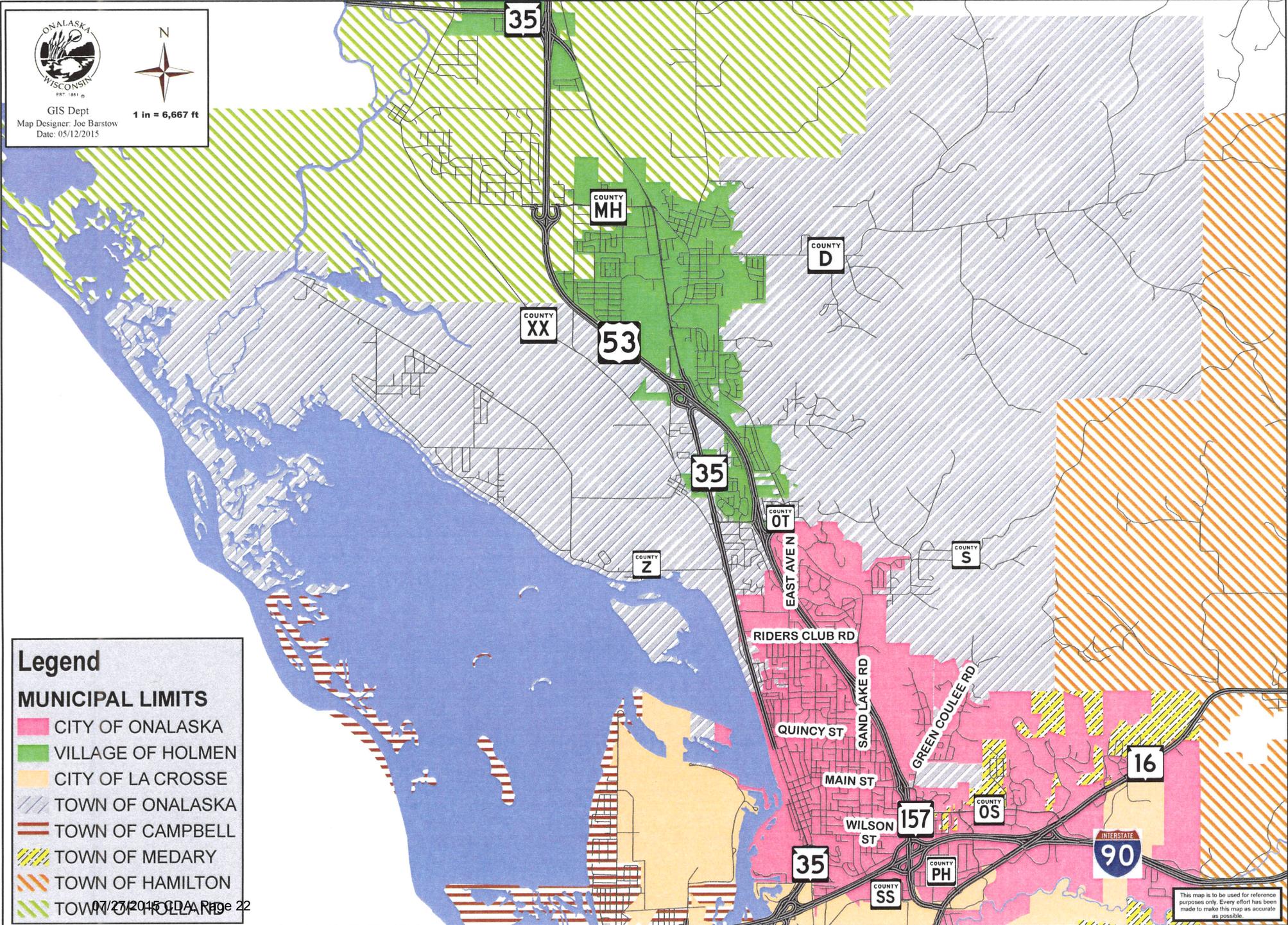
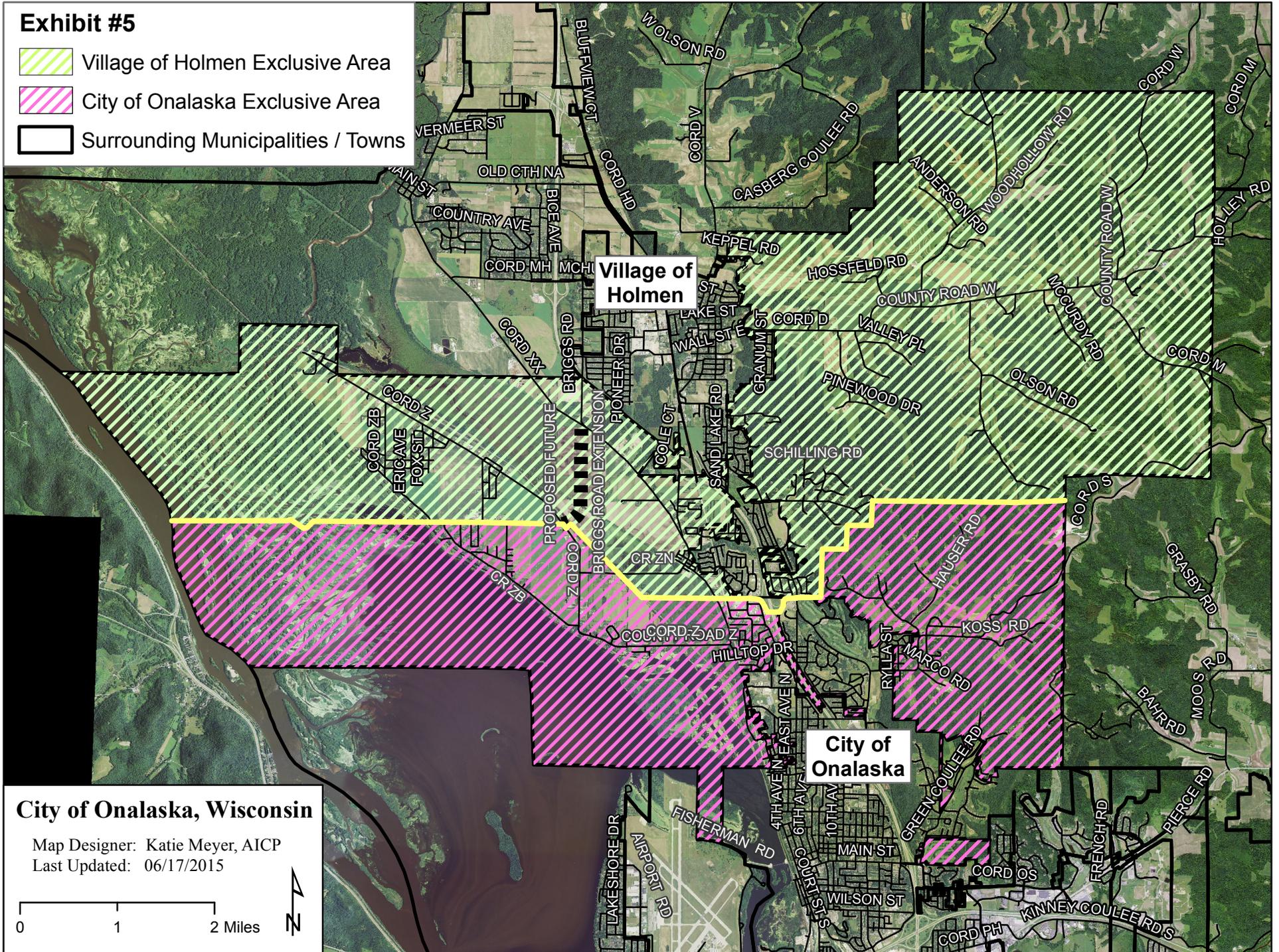


Exhibit #5

-  Village of Holmen Exclusive Area
-  City of Onalaska Exclusive Area
-  Surrounding Municipalities / Towns



City of Onalaska, Wisconsin

Map Designer: Katie Meyer, AICP
Last Updated: 06/17/2015

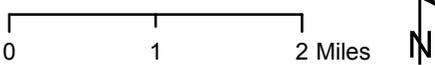
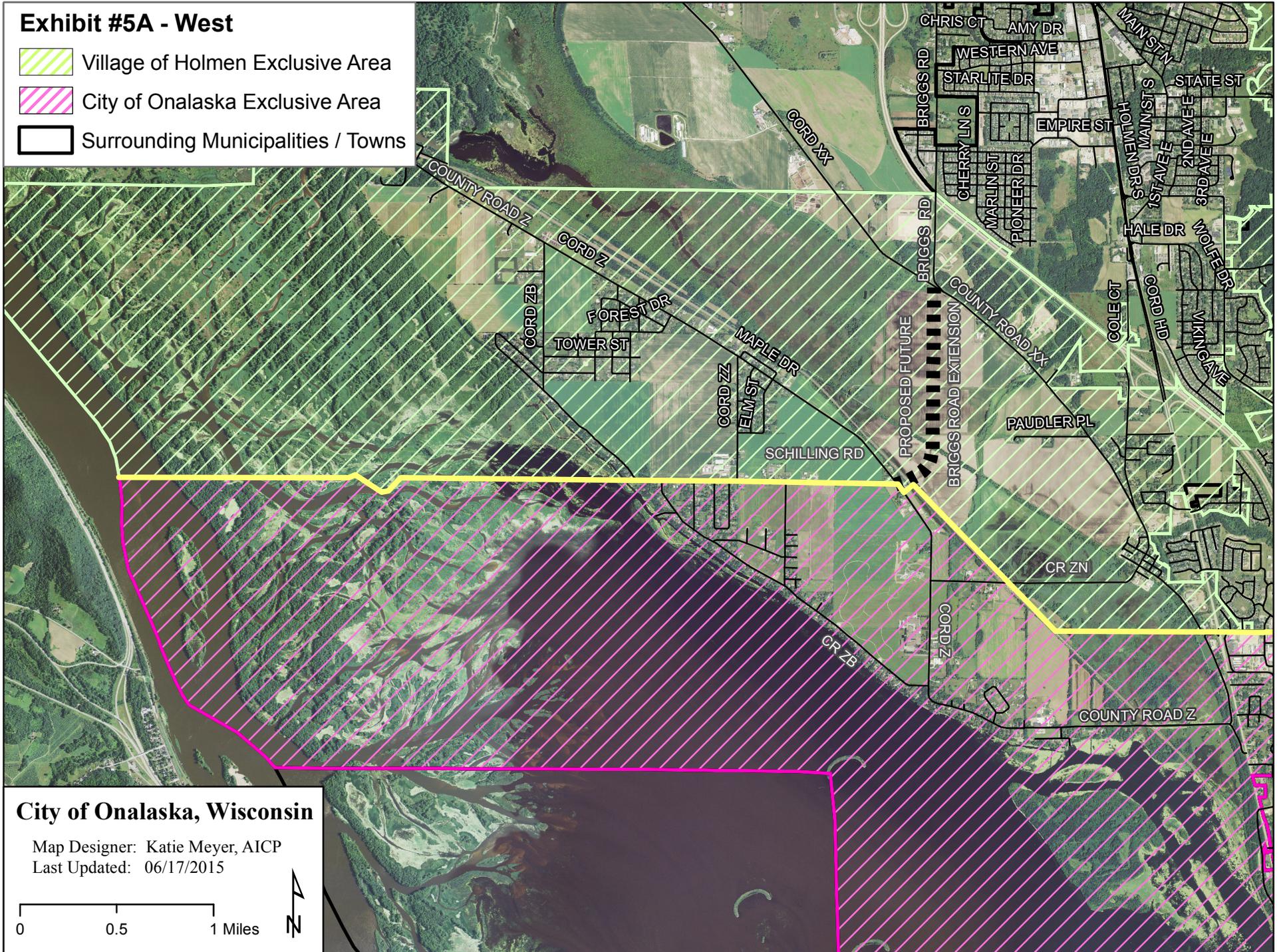


Exhibit #5A - West

-  Village of Holmen Exclusive Area
-  City of Onalaska Exclusive Area
-  Surrounding Municipalities / Towns



City of Onalaska, Wisconsin

Map Designer: Katie Meyer, AICP
Last Updated: 06/17/2015

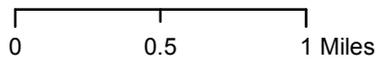
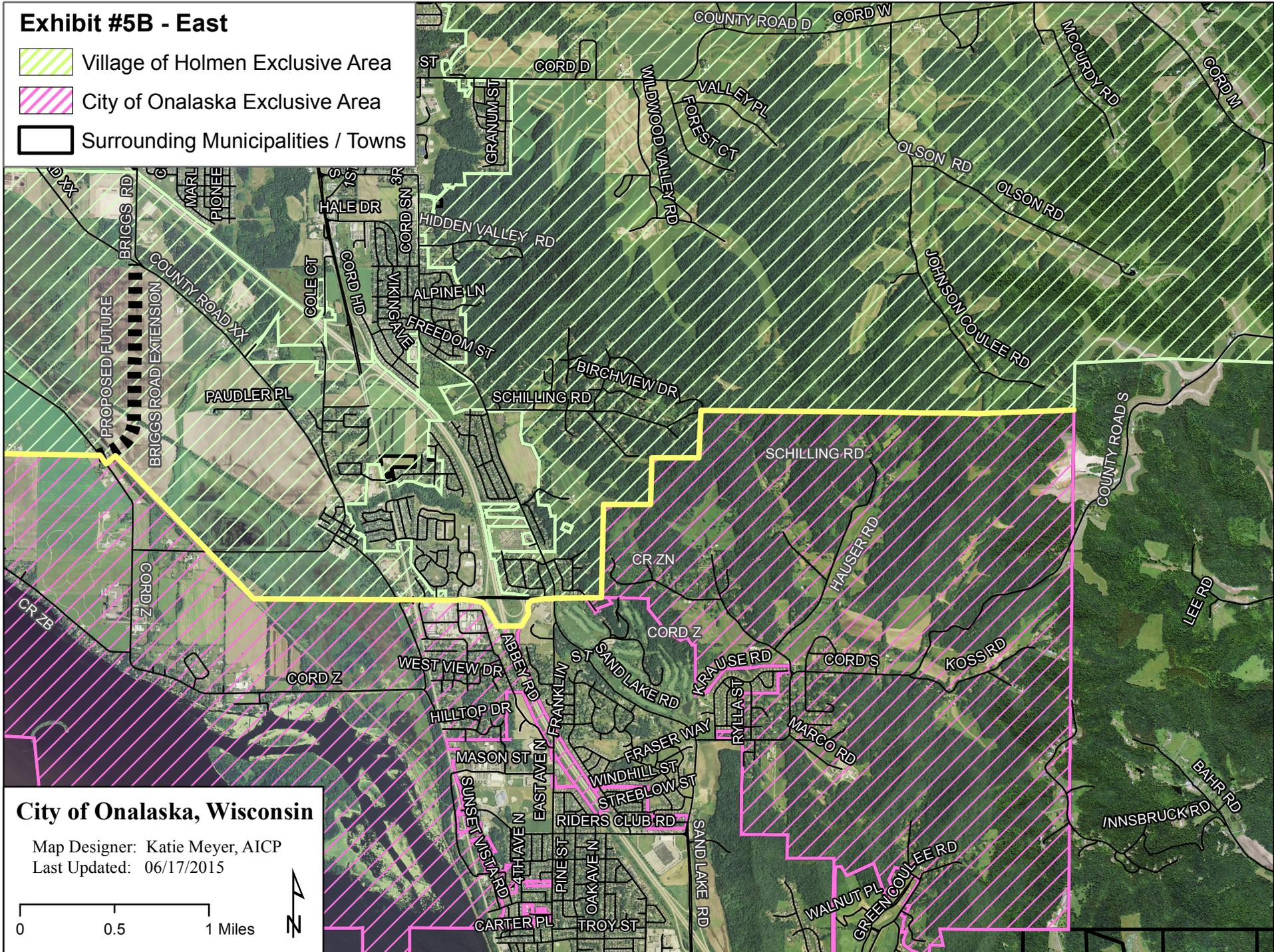


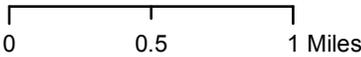
Exhibit #5B - East

-  Village of Holmen Exclusive Area
-  City of Onalaska Exclusive Area
-  Surrounding Municipalities / Towns



City of Onalaska, Wisconsin

Map Designer: Katie Meyer, AICP
 Last Updated: 06/17/2015





CITY OF ONALASKA

STAFF REPORT

Community Development Authority – July 27th, 2015

Agenda Item: Review and discussion of 2015 Comprehensive Plan Update, Chapter 9: Land Use Map and Chapter 10: Implementation.

Background: The Long Range Planning Committee (LRPC) is in the process of completing a 10-year update of the existing 2005-2025 Comprehensive Plan, as required by Wisconsin State Statutes. The LRPC is seeking feedback from City Committees on the drafts of updated chapters for the Comprehensive Plan. Relevant City Committees are being asked to review certain chapters.

Enclosed is:

- (a) the 2005 (current) Future Land Use Map (larger copy enclosed as the poster document);
- (b) a draft of the 2015 Land Use Map;
- (c) Land Use category definitions; and
- (d) a summary of changes made to the draft Land Use Map since the CDA's previous review.

Please review the draft map and definitions and provide me with feedback, comments and edits.

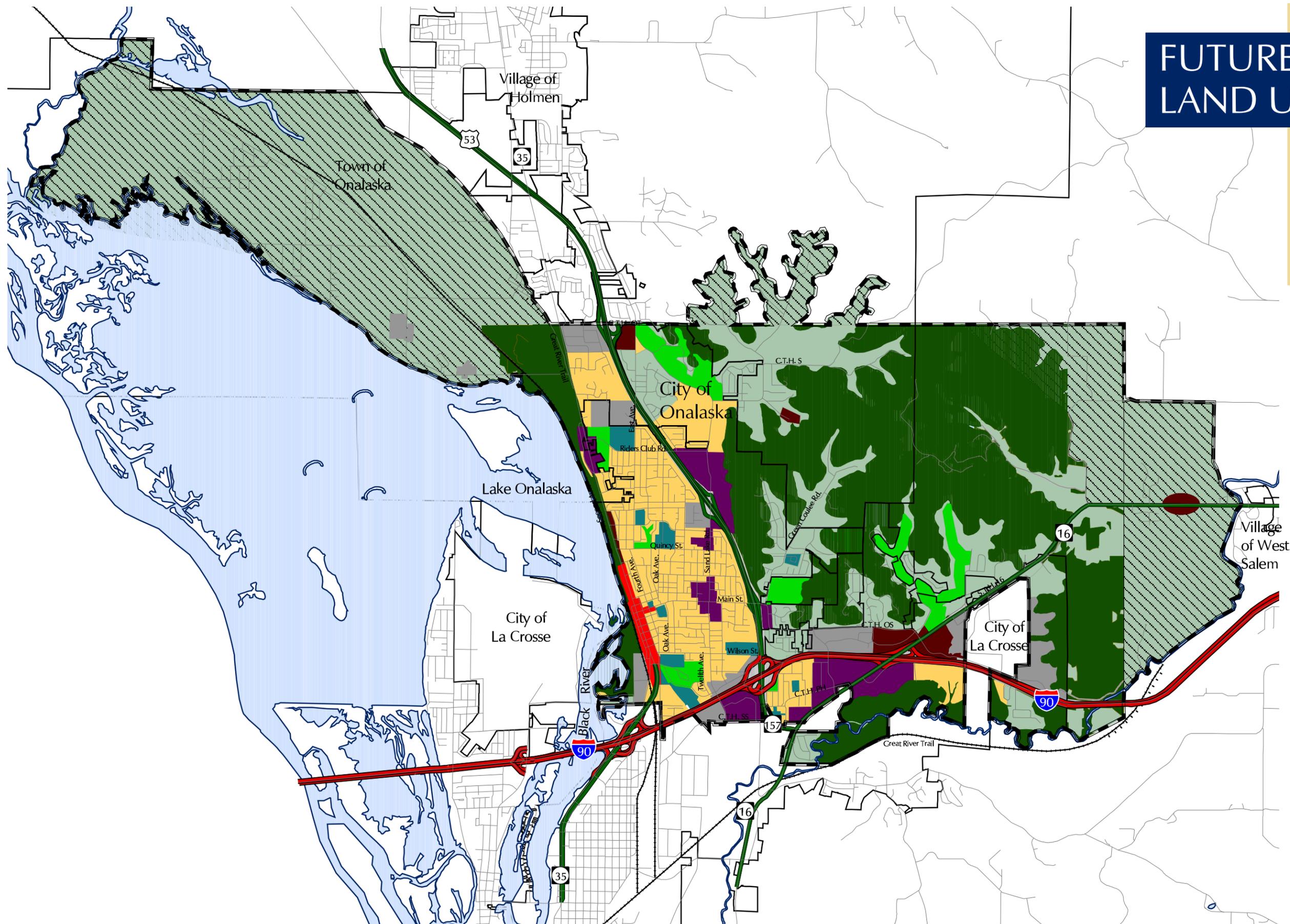
Also enclosed is the draft Chapter 10: Implementation, for which we are seeking feedback, comments and edits.

Further Background - Below are the updated chapters for the 2015 Comprehensive Plan Update. They are available on the City's Webpage www.cityofonalaska.com for review and comment by the public/city committees. Go to "Planning Department" and select "2015 Comprehensive Plan Update".

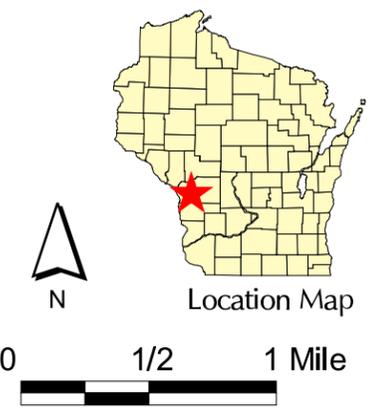
- Chapter 2: Issues & Opportunities;
- Chapter 3: Housing;
- Chapter 4: Transportation;
- Chapter 5: Utilities & Community Facilities;
- Chapter 6: Agriculture, Natural, & Community Resources;
- Chapter 7: Economic Development; and
- Chapter 8: Intergovernmental Cooperation.
- Chapter 9: Land Use

FUTURE LAND USE PLAN

City of Onalaska
 Smart Growth Plan
 Map 13
 Onalaska, Wisconsin
 May 2005



- Legend**
- Onalaska Planning Area Boundary
 - Municipal Boundaries
 - Commercial
 - Mixed Use or TND
 - Downtown Mixed Use
 - Mixed Density Residential or TND
 - Institutional
 - Commercial / Industrial
 - Park & Recreation Land
 - Conservation / Cluster Residential
 - Environmental Corridor
 - Long Range Planning Area



DRAFT

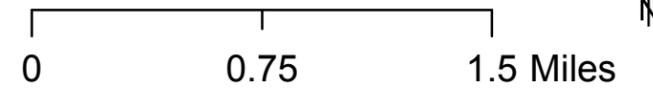
Future Land Use Categories:

- Environmentally Sensitive Residential District
- Mixed Density Residential District
- Mixed Use District "Smart Growth Areas"
- Commercial District
- Industrial District
- Downtown Mixed Use District
- Medical Facility District
- Institutional District
- Parks & Open Space
- Environmental Corridor
- Primary Roads
- Secondary Roads
- Long Range Planning Area
- Water

City of Onalaska, Wisconsin
Planning / Zoning Department
7/23/2015



Map Design: Katie Meyer





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>

NOTES

Date: 07/22/2015

Re: Revisions to Future Land Use Map

Following additional review and comments received on the Future Land Use Map, staff has made a number of changes to the draft map. A summary of these changes follows:

- Land uses are no longer identified for properties in the “Long Range Planning Area”.
- Brice Prairie has been identified as a “Long Range Planning Area” only for that portion of the Prairie which is identified as future Onalaska expansion area in the draft Onalaska-Holmen Cooperative Plan.
- Areas within the Town of Onalaska, east of the Great River State Trail, and those identified as future Onalaska expansion area in the draft Onalaska-Holmen Cooperative Plan have been identified with future land use categories, as annexation and utility expansion into those areas may be a possibility in the next 20-year planning period.
- Many single-family residential areas on the outer areas of the City have been moved to the Environmentally Sensitive Residential District. These include areas adjacent to blufflands, those that have steep slopes, are adjacent to creeks/wetlands, and/or are not currently served by municipal utilities.
- Environmentally Sensitive Residential District has been removed adjacent to the landfill.
- Green Coulee Park and adjacent lands owned by Mississippi Valley Conservancy have been changed from the Environmental Corridor District to the Parks and Open Space District.
- A portion of the Walnut Grove Subdivision has been converted to the Environmentally Sensitive Residential District, from the Open Space District.
- The ends of Aspen Valley Dr, Snowflake Pl, and Green Coulee Ln have been changed from Environmentally Sensitive Residential District to a more consistent land use category around the cul-de-sac of Mixed Density Residential District.
- Onalaska School District properties around Eagle Bluff Elementary have been changed to the Institutional District. The properties immediately east have been changed to the Environmentally Sensitive Residential District.
- Individual properties designated as the Mixed Use District on Cnty Rd PH, Oak Forest Dr, and Thomas Ct surrounded by existing residential uses have been changed to be the same as the broader district – the Mixed Density Residential District.
- The Mixed Use District east of Critter Court now includes a broader area.

- The parcels immediately north of East Main Street, east of Hwy 53 and west of Green Coulee Rd have been changed to the Mixed Use District, a better buffer to the existing residences to the north of these parcels.
- Properties along Hwy SS, east of 12th Ave S have been changed to the Commercial District (more similar to the 2005 Comprehensive Plan). Properties along Hwy SS, west of 12th Ave W have been changed to the Industrial District (more similar to the 2005 Comprehensive Plan).
- Along 2nd Ave S, south of Oak Forest Dr, the Downtown Mixed Use District has been extended.
- City & USFWS property west of the railroad tracks (including the Great River Landing) has been changed to Parks and Open Space from the Environmental Corridor District.
- Properties south of Lauderdale Pl have been changed from Mixed Density Residential District to Environmentally Sensitive Residential District.
- Along Main St, west of Sand Lake Road and east of 8th Ave, have been changed from the Mixed Use District to the Mixed Density Residential District.
- The areas previously designated as Commercial or the Mixed Density Residential District on Hwy 35 between Royal St and Hilltop Dr have been changed to Mixed Use District.
- A block of properties south of Cnty Hwy OT, west of Hwy 53 and east of the Great River State Trail, have been changed to be composed of broader land use categories and reduce the amount of spotty land uses categories.
- All properties along the north side of Rider's Club have been changed to Mixed Use District to be the same as the broader district.

Please note, there have been other minor changes made which aren't listed above. Generally we tried to make the land use categories broad in nature, to set a vision for land development patterns in 20-years.

We ask that you review the map and these changes. We would like your comments including any suggestions or concerns.

When the Long Range Planning Committee has a draft that they believe to be a solid draft, we will be holding public meetings to specifically gather public input on the map and the entirety of the Comprehensive Plan. Until then, we'd like to receive committee member comments to keep refining the map. Thank you!

Definitions of Future Land Use Categories

Environmentally Sensitive Residential District

The Environmentally Sensitive Residential District is intended for lower density single family development on compact lots with common open space that allows for the protection of environmentally sensitive areas, including farmland, blufflands, wetlands, forested lands, and water resources, among others. Applicable zoning districts include Single Family Residential, Planned Unit Developments, Conservation Cluster Developments, and Traditional Neighborhood Developments.

Mixed Density Residential District

The Mixed Density Residential District is intended for residential units. The City generally encourages Traditional Neighborhood Development (TND) patterns, which typically includes mixed-density development located in close proximity to essential goods and services establishments.

Higher density residential development may be appropriate in locations adjacent to transportation corridors, commercial areas, and schools. Institutional uses, clinics, senior housing and services, clinics, children's nurseries, group homes, bed and breakfast establishments, neighborhood commercial and services, and home-based offices are also appropriate in this district with proper zoning controls. Applicable zoning districts include Single Family Residential, Single Family and/or Duplex Residential, Multi-Family Residential, Planned Unit Developments, and Traditional Neighborhood Developments.

Mixed Use District ("Smart Growth Areas")

The Mixed Use District allows complementary land uses including housing (primarily multi-family), retail, offices, commercial services, and civic uses in an efficient, compact development. This may take place in both vertical development with mixed-use buildings (i.e. ground floor retail and upper residential) or horizontal development, with complementary uses adjacent to each other. This district is meant to be highly accessible by pedestrian and bicycle traffic, therefore additional site design review should ensure that these are comfortable areas for non-motorized transportation methods. Strip commercial development and typical big box developments are inappropriate in this district.

Prior to redeveloping these areas, detailed master plans or specific sub-area plans should be prepared to coordinate land uses, urban design, transportation circulation and functions, and open spaces. In general, Mixed Use areas should be developed as highly planned, compact activity centers or nodes rather than uncoordinated, poorly planned strip development. Applicable zoning districts include Single Family Residential, Single Family and/or Duplex Residential, Multi-Family Residential, Transitional Commercial, Neighborhood Business, Community Business, and Agricultural.

Downtown Mixed Use District

The Downtown Mixed Use District is intended to include the City's mixed-use central business district. The intent of this district is to have pedestrian-focused development with a mix of uses, including residential, personal service, commercial, institutional and civic uses.

Multiple story, mixed use buildings that include high quality architecture, signage, lighting and streetscape amenities that are sensitive to and enhance the character of Onalaska's small central business district and the waterfront are strongly encouraged. Applicable zoning districts include Multi-Family Residential, Neighborhood Business, Community Business, Transitional Commercial, and Public & Semi Public.

Commercial District

The Commercial District is intended to accommodate large and small-scale commercial and office development. A wide range of retail, service, lodging and office uses are appropriate in this district. Applicable zoning districts include Neighborhood Business, Community Business, and Transitional Commercial, and Light Industrial.

Industrial District

The Industrial District is intended to accommodate processing and manufacturing facilities, as well as those facilities that generate heavy truck traffic frequently, and are more likely to produce nuisance odors or sounds. It is desirable to maintain separate of this District from residential development. Applicable zoning districts include Light Industrial, Industrial, and Heavy Industrial.

Medical Facility District

The Medical Facility District is intended to accommodate healthcare and medical facilities that should be well designed to spur adjacent economic development, be compatible with neighborhoods and integrate into natural landscapes. It is important that campuses to set a high standard for architecture and site design for the community. Uses in this District will have a high degree of vehicle trips, resulting in the need for careful transportation planning. Ancillary and appropriate land uses for this District are offices, retail establishments, restaurants, personal service, transient lodging, as well as residential living facilities as an accessory use to the medical facilities. Zoning districts currently include Planned Unit Developments, Commercial, Light Industrial, and Agricultural. An applicable future zoning district would be a Medical Facility District.

Institutional District

This district is intended to accommodate civic, institutional, and related uses including schools, churches, libraries, governmental buildings, utilities, and public parks. It is important for public and institutional developments within this district to set a high standard for architecture and site design for the community, which has been accomplished with City Hall and the library. Applicable zoning districts include Public and Semi Public, Single Family Residential, Single Family and/or Duplex Residential, and Neighborhood Business.

Parks and Open Space District

This district is intended to include environmentally sensitive areas such as wetlands, steep slopes and floodplains, publicly-owned recreation facilities and other permanently protected open spaces. An applicable zoning district would be a Public and Semi Public District.

Environmental Corridor

These areas are generally undevelopable due to slopes being greater than 30%.

NOTES

Date: 07/22/2015

Re: Revisions to Future Land Use Map

Following additional review and comments received on the Future Land Use Map, staff has made a number of changes to the draft map. A summary of these changes follows:

- Land uses are no longer identified for properties in the “Long Range Planning Area”.
- Brice Prairie has been identified as a “Long Range Planning Area” only for that portion of the Prairie which is identified as future Onalaska expansion area in the draft Onalaska-Holmen Cooperative Plan.
- Areas within the Town of Onalaska, east of the Great River State Trail, and those identified as future Onalaska expansion area in the draft Onalaska-Holmen Cooperative Plan have been identified with future land use categories, as annexation and utility expansion into those areas may be a possibility in the next 20-year planning period.
- Many single-family residential areas on the outer areas of the City have been moved to the Environmentally Sensitive Residential District. These include areas adjacent to bluffs, those that have steep slopes, are adjacent to creeks/wetlands, and/or are not currently served by municipal utilities.
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We ask that you review the map and these changes. We would like your comments including any suggestions or concerns.

When the Long Range Planning Committee has a draft that they believe to be a solid draft, we will be holding public meetings to specifically gather public input on the map and the entirety of the Comprehensive Plan. Until then, we'd like committee member comments to keep refining the map. Thank you!

10.0 Implementation

10.1 Action Plan

10.2 Plan Integration and Consistency

10.3 Plan Monitoring and Evaluation

10.4 Plan Amendments and Updates

Wis. Stats. 66.1001(2)(i)
(i) Implementation element. A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the Comprehensive Plan will be integrated and made consistent with the other elements of the Comprehensive Plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the Comprehensive Plan. The element shall include a process for updating the Comprehensive Plan. A Comprehensive Plan under this subsection shall be updated no less than once every 10 years.

Completing the plan document is only one step in the planning process. Getting complete commitment in implementing the plan involves getting all departments and key individuals involved in order to have a unified stance in matters pertaining to the plan.

This element serves as a “priority” list for implementing and realizing the Plan. It prescribes those actions necessary to realize the visions, goals, and objectives highlighted in previous chapters of the Plan. The Plan addresses many important components critical to sustaining a healthy community while preserving the community character and resources residents enjoy. As change is inevitable, the Plan may need to be amended to appropriately reflect land use changes.

If there is a question regarding a decision that is not clearly conveyed in the details of this Comprehensive Plan, then the decision should be based on community desires identified during the Placemaking workshop results presented in the Issues and Opportunities Element of the Plan, as well as the results from the community-wide survey conducted in 2014. All nine elements included in this Plan work to achieve the desired future for the City of Onalaska.

10.1 Action Plan

The City of Onalaska Comprehensive Plan is intended to help guide decisions within the City. The Plan is an expression of the City of Onalaska’s preferences and provides a series of policies for assisting the community in attaining its goals, and objectives. The Plan is not an attempt to predict the future, but rather an attempt to document the City’s values and philosophies that citizens of Onalaska share. The Plan guides a variety of community issues including housing, transportation, utilities and community facilities, economic development, intergovernmental cooperation, and land use.

The City of Onalaska Long Range Planning Committee, Planning Commission, Board of Public Works, Common Council, and citizens in reviewing all proposals pertaining to development in the City should utilize the Comprehensive Plan. Development proposals should be examined to determine whether they are consistent with City preferences as expressed in the Plan. As part of the review, a thorough review of the Plan is necessary with particular attention given to the goals and objectives. Where the impact of a proposed development is minimal, the evaluation may simply be a determination of whether or not the Plan provides relevant direction and whether the requested action is in conformance with the Plan. Development proposals with significant potential impacts will require a more detailed analysis in order to determine consistency.

10.2 Plan Integration and Consistency

Within this implementation element, it is required to “describe how each of the elements of the Comprehensive Plan will be integrated and made consistent with the other elements of the Comprehensive Plan.” As a result of the Comprehensive Plan being developed in a coordinated and simultaneous effort, the planning process has ensured that the development and review of each element is consistent with the others; and based on that analysis, there are no known inconsistencies between the planning elements. In the future, as plan amendments occur, it is important that the City of Onalaska Long Range Planning Committee, Planning Commission, and Common Council both conduct consistency reviews. Those reviews will ensure the document continues to represent an integrated approach to planning.

To ensure consistency across jurisdictional boundaries, the City of Onalaska encourages early dialogue between all adjoining and overlapping jurisdictions (Towns of Onalaska and Medary, Villages of Holmen and West Salem, City of La Crosse and La Crosse County) as they develop or revise their Comprehensive Plans and ordinances. Where inconsistencies are identified and a resolution cannot be reached, future actions can be developed to bring the parties together to address their concerns.

10.3 Plan Monitoring and Evaluation

As part of the Comprehensive Planning process, a number of goals, objectives, and policy items were developed that, when implemented, are intended to build stronger relationships and give direction to the Common Council, as well as other City Committees and residents. The goals are the “purpose or end” that provides direction for the City and other governmental organizations, such as La Crosse County. Objectives are statements that are measurable benchmarks the community works to achieve, and the policies are more specific statements that set preferred courses of action to carry out the objectives in the future. While many of the objectives and actions can be accomplished in the short term, several others will be continuous or ongoing and do not have a specific implementation target date. A Comprehensive Plan must be updated at least once every ten (10) years. However, in order to ensure that the City’s plan is an effective management tool, the City of Onalaska Long Range Planning Committee will review the plan’s goals and objectives annually to track those activities that have been completed to realize its accomplishments, and identify areas where additional resources or actions are needed. Part of this effort, will also include addressing conflicts which may arise between the elements of the Plan.

As a means of measuring progress towards achieving the goals of the Comprehensive Plan, action steps for some of the goals have been developed that propose a timeline that may be followed to implement the goals.

GOAL

Encourage the development of a variety of housing types, styles and price ranges in the City, paying close attention to the needs of residents that work in the City, special needs populations, and elderly populations.

Housing

Strategy

- Identify areas throughout the City appropriate for infill residential development (refer to Future Land Use Plan)
- Meet to discuss specific housing needs of those populations specifically identified (i.e. housing located on transit route; close to medical facilities; etc.)
- Coordinate with Developer’s on strategies to make these developments more attractive.

Implementation Lead(s)

- Onalaska Long Range Planning Committee

Key Partners

- Planning Commission
- Common Council
- City residents and landowners
- Regional housing agencies (e.g. CouleeCap, La Crosse County Housing Authority, etc.)

Potential Funding Sources

- City of Onalaska (meeting time)
- Local, regional and state housing-related non-project groups.
- WDOA – Small Cities Housing Program



Coordinate with area agencies on identifying key features of diverse neighborhoods

Coordinate with developers on how best to incorporate these cost-effectively into developments

Modify ordinances/regulations to allow for or encourage these developments if necessary. Coordinate with ancillary development need providers to ensure efficient access to critical services.



ACTION STEPS

Transportation

Strategy

- Continue to follow Complete Streets policies and existing development regulations that include appropriate ~~non-motorized~~ transportation infrastructure. multi-modal
- Work with MTU to consider developing alternative delivery of services to improve timing and location of transit routes.

Implementation Lead(s)

- Onalaska Long Range Planning Committee
- Common Council
- Onalaska Department of Public Works

Key Partners

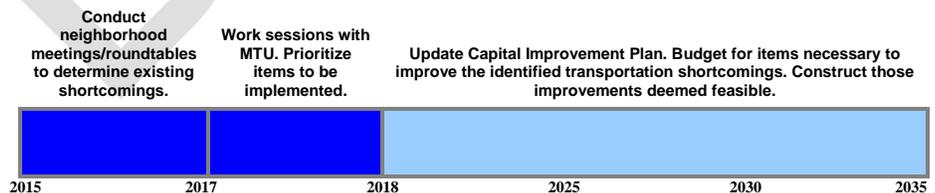
- City residents, business owners, transit users
- MTU
- Neighboring communities with connecting linkages
- Wisconsin Department of Transportation
- La Crosse Area Planning Committee

Potential Funding Sources

- City of Onalaska
- MTU
- Wisconsin Department of Transportation – Transportation Alternatives Program (TAP)
- Wisconsin Department of Natural Resources – Knowles-Nelson Stewardship Program

GOAL

The City will continue to improve alternative transportation methods, including having connected pedestrian and bicycle trails, and effective public transit.



ACTION STEPS

Utilities and Community Facilities

Strategy

- Inventory and identify City services that may become deficient in the next 20 years.
- Identify alternatives to address identified deficiencies. Evaluate alternatives based on cost, service life, and increased capacity, among other items.
- Select preferred alternative(s) for each identified deficiency. Begin budgeting for improvements through the utilization of a Capital Improvements Plan (CIP). **Implementation Leads**
- Onalaska Long Range Planning Committee and Planning Commission *** Board of Public Works**
- Common Council
- Onalaska Department of Public Works

Key Partners

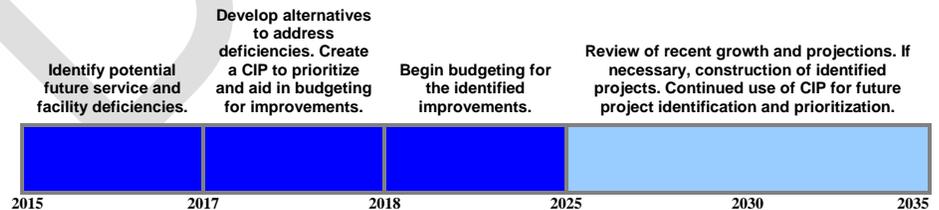
- City residents, businesses and landowners
- Wisconsin Department of Transportation
- Wisconsin Department of Natural Resources
- La Crosse County

Potential Funding Sources

- City of Onalaska
- Wisconsin DOT – Transportation Alternatives Program (TAP)
- WDNR – Safe Drinking Water and Clean Water Fund Loan Programs
- Community Development Block Grant – Public Facilities

GOAL

The City will strive to make upgrades to and/or replace infrastructure systems when needed to maintain proper service levels.



ACTION STEPS

Utilities and Community Facilities

Strategy

- Identify desired areas of utility and facility services based on future growth anticipation (refer to Future Land Use map)
- Determine costs of servicing these areas.
- Determine impacts of extending services to these areas.

Implementation Lead(s)

- Onalaska Long Planning Committee and Planning Commission
- Common Council * Board of Public Works
- Onalaska Department of Public Works

Key Partners

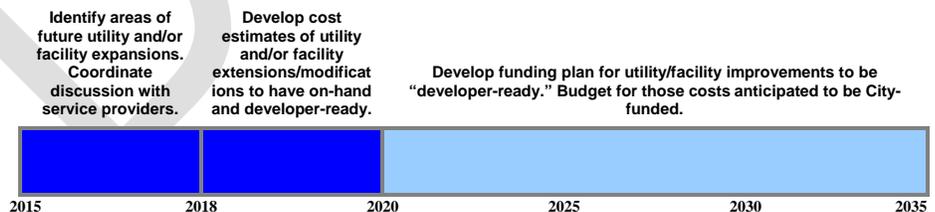
- City residents, businesses and landowners
- Possible Developers
- Private Utility Services Providers

Potential Funding Sources

- City of Onalaska
- Developers (via Developer Agreements)
- Private Utility Services Providers
- WDNR – Safe Drinking Water and Clean Water Fund Loan Programs
- Community Development Block Grant – Public Facilities

GOAL

The City will encourage environmentally friendly development with well-planned community utility and facility improvements, including cellular tower siting.



ACTION STEPS

Utilities and Community Facilities

Strategy

- Work with School Districts to determine service constraints with respect to population and geography.
- Share future development projections and learn of future School District facility needs.
- Determine if there are particular items the City can work on improving to better assist the School Districts, recognizing that the quality education offered has been identified as a key asset to the City.
- Meet regularly (annually?) to exchange updated information.

Implementation Lead(s)

- Onalaska Long Range Planning Committee Commission and Planning Commission
- Common Council

Key Partners

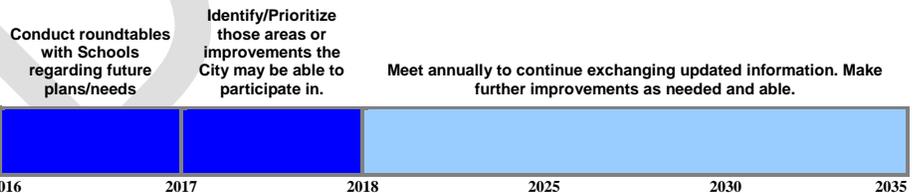
- Onalaska School District
- Holmen School District
- Private Schools

Potential Funding Sources

- City of Onalaska (meeting time and/or related improvements)
- Schools

GOAL

The City will encourage collaboration with the Onalaska and Holmen School District's, as well as private educators on future development needs and impacts.



ACTION STEPS

Utilities and Community Facilities

Strategy

- Conduct a space needs study for the Fire Department
- Conduct a Response Time Study for the Fire Department
- Identify deficiencies in space or response time
- Identify alternative to address any existing Fire Department deficiencies. Evaluate alternatives and select the alternative(s) that best suit the needs of the City and its residents.

GOAL

Maintain or Improve the City's ISO Rating (currently 3).

Implementation Lead(s)

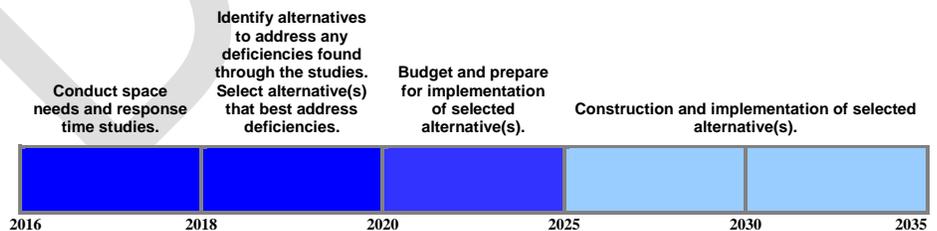
- Onalaska Long Range Planning Committee Commission and Planning Commission
- *** Police & Fire Commission**
- Common Council
- Onalaska Fire Department

Key Partners

- City residents, business owners and landowners

Potential Funding Sources

- City of Onalaska (meeting time and/or related improvements)
- FEMA (Assistance to Firefighter Grants (AFG))



ACTION STEPS

Agricultural, Natural and Cultural Resources

Strategy

- Continue to evaluate and zone identified environmentally sensitive areas for preservation.
- Review and modify existing codes/ordinances as needed to ensure environmentally sensitive areas are protected, including their depiction on proposed development plans and proposals.
- Evaluate feasibility of continued purchase or conservation easements.

GOAL

Encourage environmentally sensitive land use patterns that preserve bluffs, scenic views, waterfront, wetlands, woodlands and wildlife habitat.



Implementation Lead(s)

- Onalaska Long Range Planning Committee and Planning Commission
- Planning and Development staff

Continue to implement the Onalaska Greenway Plan.

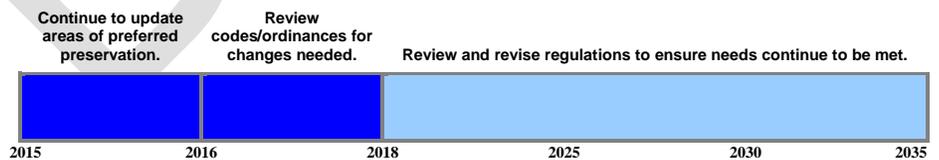
* Parks & Rec Board & staff

Key Partners

- Mississippi Valley Conservancy
- Private Developers
- Common Council
- Wisconsin Department of Natural Resources
- US Fish and Wildlife Service

Potential Funding Sources

- City of Onalaska (staff time)
- Mississippi Valley Conservancy
- Wisconsin Department of Natural Resources
- US Fish and Wildlife Service



ACTION STEPS

GOAL

The City will strive to develop an economic development strategy and master plan to help guide development and public investment to appropriate locations.

Economic Development

Strategy

- Identify and charge a working group to complete an economic development strategy and master plan.
- Identify and evaluate techniques to aid in local economic development marketing efforts.

Implementation Lead(s)

- Onalaska Long Range Planning Committee and Plan Commission
- Onalaska Community Development Authority
- Common Council

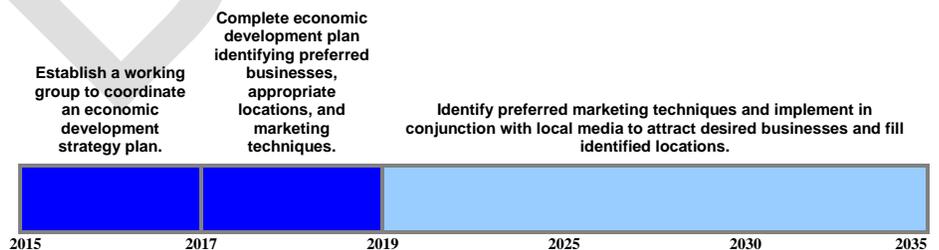
Key Partners

- City businesses and Onalaska Area Business Alliance
- Onalaska Finance Committee
- Private developers
- La Crosse Area Development Corporation
- Local media sources

Potential Funding Sources

- City of Onalaska
- La Crosse Area Development Corporation
- Wisconsin Economic Development Corporation

* La Crosse County



ACTION STEPS

GOAL

The City will strive to update or create a new Downtown Redevelopment Plan.



Economic Development

Strategy

- Identify and charge a working group to complete a Downtown Redevelopment Plan.
- Identify study area and a defined “Downtown.”
- Identify strategies to encourage redevelopment and reinvestment in the downtown area that builds off of the Great River Landing Plan and further improves the WIS 35 corridor area.
- Identify and evaluate techniques to aid in local economic development marketing efforts.

Implementation Lead(s)

- Onalaska Long Range Planning Committee and Plan Commission
- Onalaska Community Development Authority
- Common Council

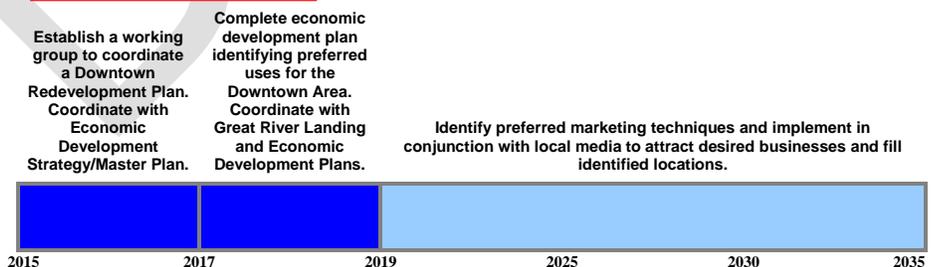
Key Partners

- City businesses and Onalaska Area Business Alliance
- Onalaska Finance Committee
- Waterfront Committee
- Private developers
- La Crosse Area Development Corporation
- Local media sources

Potential Funding Sources

- City of Onalaska
- La Crosse Area Development Corporation
- Wisconsin Economic Development Corporation

*** La Crosse County**



ACTION STEPS

Intergovernmental Cooperation

Strategy

- Identified preferred areas of future growth for the City of Onalaska (refer to Future Land Use Map).
- Identify areas of preferred growth for neighboring communities with their future land use maps.
- Initiate or continue discussions regarding possibilities of developing agreements for future boundaries.

GOAL

The City will continue to seek and/or update cooperative boundary agreements with neighboring communities.

Implementation Lead(s)

- Onalaska Long Range Planning Committee and Planning Commission
- Common Council * LAPC *La Crosse County
- Planning and Development and Public Works staff

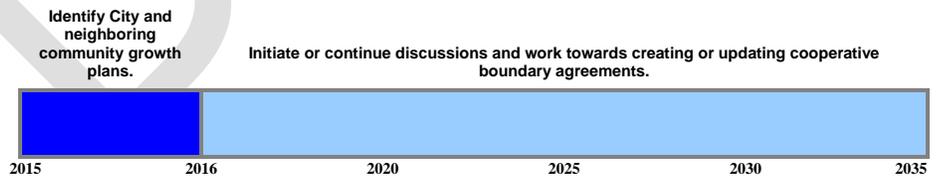
Key Partners

- City Attorney
- City of La Crosse, Villages of Holmen and West Salem, Towns of Onalaska, Medary and Campbell. and Town of Hamilton

Potential Funding Sources

- City of Onalaska

* LAPC



ACTION STEPS

Intergovernmental Cooperation

Strategy

- Identified preferred areas of future growth for the City of Onalaska (refer to Future Land Use Map).
- Identify areas of preferred growth for neighboring communities with their future land use maps.
- Initiate or continue discussions regarding possibilities of developing agreements for future boundaries.

Implementation Lead(s)

- Onalaska Long Range Planning Committee and Planning Commission
- Common Council
- Planning and Development and Public Works staff

Key Partners

- City Attorney
- City of La Crosse, Villages of Holmen and West Salem, Towns of Onalaska, Medary and Campbell.

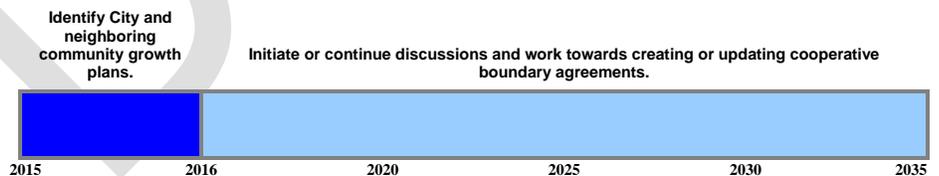
Potential Funding Sources

- City of Onalaska

GOAL

The City will continue to seek and/or update cooperative boundary agreements with neighboring communities.

Note: This page is a duplicate of the previous page.



ACTION STEPS

GOAL

The City will work to improve key corridors and major entranceways to the community to provide for better community identity/image and improved accessibility.



Land Use

Strategy

- Determine key corridors to prioritize for improvements.
- Work to identify improvements needed, including visual characteristics and identity, accessibility, and welcoming image of Onalaska.
- Prioritize, budget, and implement identified improvements.
- Continue to update Capital Improvements Plan with new corridor improvements as projects are completed.

Implementation Lead(s)

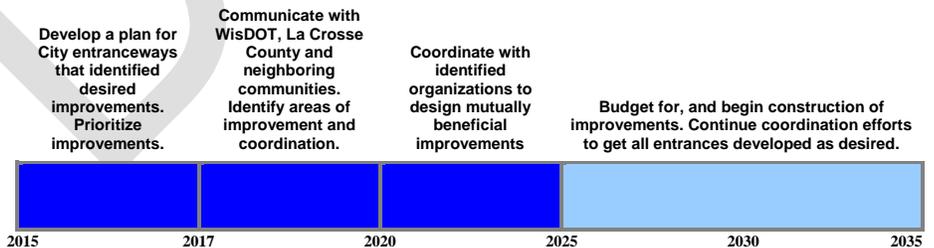
- Onalaska Long Range Planning Committee and Planning Commission
- Common Council * Board of Public Works

Key Partners

- Onalaska Public Works
- La Crosse County and neighboring communities (shared entrances)
- Wisconsin Department of Transportation
- Discover Onalaska
- La Crosse Area Planning Committee

Potential Funding Sources

- City of Onalaska (staff/meeting time)
- Neighboring communities
- Wisconsin Department of Transportation



ACTION STEPS

GOAL

The City will seek to continue attracting high quality development within the niche medical market.

Land Use

Strategy

- Identify strengths and weaknesses of Onalaska for existing medical facilities located in the City.
- Determine what, if any, changes can be made to improve marketability of Onalaska to these businesses.
- Review alternatives to amend ordinances if necessary.

Implementation Lead(s)

* Update Menard's Area Master Plan

- Onalaska Long Range Planning Committee and Planning Commission

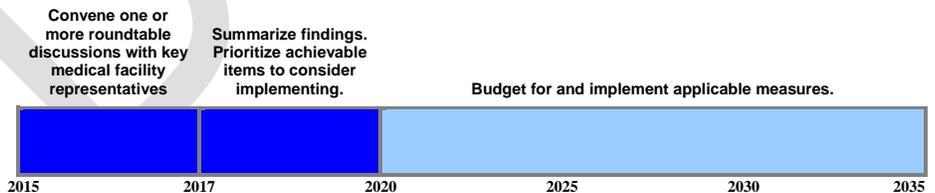
Key Partners

* CDA

- Medical businesses
- Common Council
- Onalaska Area Business Alliance (OABA)
- Economic Development groups
- Technology Committee

Potential Funding Sources

- City of Onalaska (staff/meeting time)



ACTION STEPS

10.4 Plan Amendments and Updates

Evaluating the Comprehensive Plan is an ongoing process and will, at some time, lead to the realization that the Plan requires updating and amendments. The time that elapses between the completion of the Plan and the need to amend the Plan will depend greatly on evolving issues, trends, and land use conditions. Periodic updates will allow for updates to statistical data, and to ensure the Plan's goals, objectives, and actions reflect the current conditions, needs, and concerns. The Comprehensive Planning legislation requires plan updates at least every 10 years. The City of Onalaska Long Range Planning Committee will remain flexible in determining when and how often the Plan should be updated. Generally, a Comprehensive Plan update should not be expected more often than once every five (5) years. A tremendous amount of change can occur in a community over just a couple of years and the City will be prepared to address changing conditions with timely plan updates. Amendments to the plan will follow the requirements of State law and will be evaluated for consistency with the existing plan, including all elements.

To ensure residents are involved in plan amendments, the following process and protocol should be followed to allow public involvement and comment. The City of Onalaska Long Range Planning Committee and Planning Commission shall undertake a review of the Plan and shall consider the necessary amendment(s) to the Plan resulting from property owner requests and changes to social and economic conditions. Upon the Long Range Planning Committee and Planning Commission review, recommended changes to the Plan shall be forwarded to the Common Council. The City of Onalaska Planning Commission shall call a public hearing to afford property owners time to review and comment on recommended Plan changes. A public hearing shall be advertised in accordance with the City's public meeting notice procedures. Based on public input, Long Range Planning Committee and Planning Commission recommendations, and other facts, the Common Council will then formally act on the recommended amendment(s).