

**Long Range Planning Committee**

**of the City of Onalaska**

Thursday, May 7, 2015

1

1 The Meeting of the Long Range Planning Committee of the City of Onalaska was called to order  
2 at 5:35 p.m. on Thursday, May 7, 2015. It was noted that the meeting had been announced and a  
3 notice posted at City Hall.

4  
5 Roll call was taken, with the following members present: Debbie Clarkin, Gary Lass, Kristen  
6 Odegaard, Dana Fredrickson, Jim Warren

7  
8 Also Present: Ald. Harvey Bertrand, Planner/Zoning Inspector Katie Meyer, Land Use and  
9 Development Director Brea Grace, Brad Hentschel of Short Elliott Hendrickson

10  
11 Excused Absences: Ken Schmocker, Jennifer Brown

12  
13 **Item 2 – Approval of minutes from previous meeting**

14  
15 Motion by Gary, second by Jim, to approve the minutes from the previous meeting, as printed  
16 and on file in the City Clerk’s Office.

17  
18 On voice vote, motion carried.

19  
20 **Item 3 – Public Input (limited to 3 minutes per individual)**

21  
22 As there was no one from the public present, Item 4 was addressed next.

23  
24 **Consideration and possible action on the following items:**

25  
26 **Item 4 – Election of:**

27  
28 a. Chair

29  
30 Motion by Kristen, second by Jim, to nominate and re-elect Debbie Clarkin as Chair of the Long  
31 Range Planning Committee.

32  
33 On voice vote, motion carried.

34  
35 b. Vice-Chair

36  
37 Motion by Gary, second by Dana, to nominate and re-elect Kristen Odegaard as Vice-Chair of  
38 the Long Range Planning Committee.

39  
40 On voice vote, motion carried.

41  
42

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43 **Item 5 – Appointment of Long Range Planning member to the Great River Landing**  
44 **Committee**

45  
46 Brea noted the Great River Landing Committee is composed of a member of the Long Range  
47 Planning Committee, the Parks and Recreation Board, the Tourism Commission, one  
48 Alderperson, and three citizen members. Brea noted that former First District Alderperson Erik  
49 Sjolander, who chose not to run for reelection, served as the Parks and Recreation Board  
50 representative and said she will propose to the Common Council at its May 12 meeting that the  
51 Great River Landing Committee have four citizen members instead of three. Gary, who serves  
52 on the Great River Landing as a citizen member, would be renewed and Erik would remain on  
53 the committee and serve as a citizen member. Brea said the Long Range Planning Committee  
54 must annually reappoint a representative.

55  
56 Motion by Jim, second by Gary, to nominate and re-elect Debbie Clarkin as the Long Range  
57 Planning Committee’s representative on the Great River Landing Committee.

58  
59 On voice vote, motion carried.

60  
61 **Item 6 – Review and discussion of the following documents for the 2015 Comprehensive**  
62 **Plan Update:**

- 63  
64 a. Chapter 9: Land Use (new version) & modified goals from original chapter in 2005  
65 Comprehensive Plan

66  
67 Katie said Brad will be discussing the updated version of Chapter 9 before discussing the city’s  
68 existing land use map.

69  
70 Brad described the land use element as a “20-year picture” of the direction the committee  
71 envisions the City of Onalaska is going in terms of development, redevelopment and natural  
72 resources protection. Brad read aloud the following paragraph from the chapter: *“Defining  
73 appropriate land use involves more than making ecological and economical choices. It is also  
74 about retaining values, lifestyles, cultural assets, and community character.”* Brad noted that  
75 the intensity and density of all land use activities in the city is somewhat mixed. The center of  
76 the city, where there is a higher density of residential, is well-developed and has smaller lot  
77 sizes. By comparison, lot sizes are larger on the periphery of the city. Brad predicted that  
78 density will increase as both redevelopment and more mixed-use development occurs over the  
79 next 20 years. Brad noted that while the city is predominately residential in land use, it also has  
80 a significant commercial component and a highly treasured natural resource base. Historically,  
81 the city has been impacted by several barriers to growth, including close proximity to the City of  
82 La Crosse, located on Lake Onalaska and the associated river systems, and the abundance of  
83 outdoor recreation in the surrounding area. Brad said there has been a demand for both  
84 residential and commercial lots in the city due to the unique features and the quality of life the

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85 City of Onalaska has to offer.

86

87 Brad noted that 52 percent of the city’s acreage is residential, 26 percent is commercial, 7  
88 percent is agricultural, 7 percent is undeveloped, and 6.5 percent is forest. Developed uses such  
89 as residential, commercial and manufacturing make up approximately 80 percent of the city’s  
90 assessed acreage. Brad noted that 524 residential partials were created between 2004 and 2014.  
91 This was a 10-percent increase. Commercial parcels increased by 114 parcels, and  
92 manufacturing saw an increase of five parcels (21 acres).

93

94 Gary asked if the city has increased the number of parcels, or if the statistics listed in the chapter  
95 represent the number of parcels that were developed.

96

97 Brad said these are “as-assessed” parcels that do not necessarily have to be developed.

98

99 Brad noted that the equalized valuation of the city’s property has been increasing in addition to  
100 residential and commercial growth. Brad referred to Table 9-2 and noted residential  
101 improvements and total valuation has increased by 34 percent since 2004. Meanwhile,  
102 commercial valuation increased by nearly 54 percent, and the valuation of undeveloped lands  
103 increased by 179 percent. Brad said that as of 2014 there were 575 commercially assessed  
104 properties in the city. While this comprises approximately 25 percent of the acreage, the  
105 commercial land class makes up more than one-third of the city’s valuation. These uses are  
106 typically found along Main Street and the Interstate 90, State Trunk Highway 16, State Trunk  
107 Highway 35, Sand Lake Road, United States Highway 53 and Theater Road/Midwest Drive  
108 areas. Brad noted there are 16 manufacturing properties in the city, which is an increase of five  
109 parcels from 2004. This is less than 1 percent of the city’s property valuation. The majority of  
110 these uses are located in the Onalaska Industrial Park. Brad said he believes the struggle for  
111 industrial development is somewhat related to the high land value (high cost per acre). Brad  
112 noted there are 18 parcels of assessed forest land in the city, a decrease of three parcels since  
113 2004. Brad noted there are 5,575 residential parcels and 2,104 acres currently devoted to  
114 residential land use in the city. This results in an average of slightly greater than one-third of an  
115 acre per residential parcel. This is the most valuable land class, making up nearly 65 percent of  
116 the city’s assessed valuation. Brad noted that high-value agricultural land within the city limits  
117 is mostly being retained.

118

119 Brad addressed forest land, noting that in the late 1990s and early 2000s premiums were being  
120 paid to convert forest land to other uses. However, in recent years small premiums have been  
121 paid to keep forest land in forest use. Brad referred to Table 9-4, which compares how City of  
122 Onalaska land value, based on assessments, compares to La Crosse County. Brad pointed out  
123 that the land value per acre for residential land in the city is \$97,714, compared to \$48,182 in La  
124 Crosse County. Land value per acre for commercial land in the city is \$143,156, compared to  
125 \$96,475 in La Crosse County. Brad noted that forest land value per acre in La Crosse County is  
126 \$2,714, compared to \$2,188 in the City of Onalaska.

Reviewed 5/19/15

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127  
128 Brad discussed land use analysis, stating that the city has been, and is projected to continue to be,  
129 a very highly sought after location for new development. The City of Onalaska is located in a  
130 rapidly growing metropolitan area, which includes the Village of Holmen and the Village of  
131 West Salem. Future development of these communities could lead to competing annexations and  
132 land use conflicts. Brad referred to the City's attempt to reach a cooperative boundary  
133 agreement with the Village of Holmen and said such an agreement will help both communities  
134 plan for development on the "outer fringes." Brad said there are several areas in the city that  
135 appear to have the potential for significant changes in land use over the next 20 years. Brad  
136 addressed geographic expansion, noting that the city has been proactive in its willingness to  
137 expand municipal boundaries to accommodate new development. Brad said this likely will need  
138 to continue being the case based on population projections. Brad said by 2040 the Wisconsin  
139 Department of Administration has estimated the City of Onalaska's population to be 23,570.  
140 This is a projected increase of more than 5,800 individuals. Development pressure will likely  
141 occur from a large medical facility proposed by Mayo Clinic along Sand Lake Road and STH 16  
142 corridor as both the City of Onalaska and the Village of West Salem will continue to expand. It  
143 is possible that the two communities one day will border each other. The STH 16 corridor will  
144 continue to see increased traffic, and it is likely there will be increased commercial pressure  
145 along this route as well as associated residential pressure and increased redevelopment  
146 opportunities.

147  
148 Dana said it is likely there soon will be increased pressure along the STH 16 corridor due to  
149 reconstruction slated to begin in 2016.

150  
151 Brad said the Sand Lake Road corridor is another area where significant change is expected to  
152 occur within the next 20 years. There also is anticipation that increased commercial pressure  
153 will carry south along Sand Lake Road to Main Street, and also to the north. Brad noted that  
154 there are potential redevelopment areas located near the proposed Mayo Clinic development.  
155 Brad addressed STH 35, referencing the scheduled highway reconstruction and the proposed  
156 Great River Landing Project. Brad noted that private developers have expressed an interest in  
157 this area.

158  
159 Dana inquired about the city's discussions with Brice Prairie, asking if its residents are open to  
160 annexation.

161  
162 Brea noted that Brice Prairie is a part of the Town of Onalaska, which was close to a boundary  
163 agreement with the City of Onalaska in approximately 2010. However, there was a change of  
164 leadership within the Town of Onalaska, and the boundary agreement was tabled by request of  
165 the Town at the Common Council level. Brea said there have been attempts to renew  
166 discussions; however, the Town of Onalaska twice filed a Petition for Incorporation. The second  
167 petition was approved at the Circuit Court level, and now it heads to the Department of  
168 Administration for approval. Brea said the Town of Onalaska has not yet made the application

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169 to the DOA and must create something similar to a comprehensive plan. Brea predicted the  
170 application will be sent to the DOA within the next six to nine months. Until then, all  
171 annexations from the Town of Onalaska are frozen. Brea said the City of Onalaska and the  
172 Village of Holmen have been discussing a long-term “grow-to” boundary. The line has been  
173 established at County Trunk Highway OT. Anyone who resides north of CTH OT and wanted to  
174 petition for annexation would need to speak with Village of Holmen representatives, and vice-  
175 versa. Brea noted staff is creating a draft Cooperative Boundary Plan and said a public hearing  
176 with both the City of Onalaska Plan Commission and Village of Holmen Plan Commission is  
177 tentatively scheduled for June 24. The City of Onalaska Common Council and the Village of  
178 Holmen Board may approve the boundary plan 60 days after the public hearing. Brea said the  
179 city likely will be in mediation once the Town of Onalaska’s Petition for Incorporation reaches  
180 the DOA.

181  
182 Dana asked if the City of Onalaska will not be allowed to annex if the Town of Onalaska is  
183 allowed to incorporate into a village.

184  
185 Brea said she believes annexations may not occur. Brea also noted that if it is allowed to  
186 incorporate into a village, the Town of Onalaska could do its own zoning and would be required  
187 to provide utilities as well as extra police service and fire protection.

188  
189 Brad said there would be more security on the boundaries if the Town of Onalaska incorporates.

190  
191 Brea said she does not think the Town of Onalaska’s petition to incorporate the entire town will  
192 succeed because the DOA examines providing the most cost-effective services. Brea said it  
193 would be illogical for a Village of Onalaska to plow the farthest part of Green Coulee, which is  
194 part of the current Town of Onalaska.

195  
196 Gary said he knows the City of La Crosse has a high percentage (more than 50 percent) of tax-  
197 exempt property and asked Brea if she knows the percentage of tax-exempt property in the City  
198 of Onalaska.

199  
200 Brea said that while she does not know, Karl Green, a University of Wisconsin-Extension agent,  
201 would know. Brea said it would be possible to share this information at the June 4 Long Range  
202 Planning Committee meeting. Brea noted that the city’s land value per acre is being compared to  
203 that of La Crosse County and said she would like to see a similar comparison with the City of La  
204 Crosse. Brea also said the June 4 Long Range Planning Committee agenda will include an item  
205 pertaining to the City of Onalaska and Village of Holmen Cooperative Boundary Agreement.

206  
207 Brad addressed land use projections, stating he believes future land use in the city will  
208 predominately be residential. Brad said that based on a projected increase of 5,800 persons in  
209 the city by 2040, an additional 3,300 housing units would be needed to accommodate the  
210 increase in population. Brad said this would not necessarily have to be all new development, and

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211 also said that 942 additional acres would be needed by 2040 to accommodate the 3,300 units if  
212 they all were new development. Brad said he expects both commercial development and  
213 redevelopment activities to be significant in the coming years, noting there was a 16-percent  
214 increase in commercial acres from 2004 through 2014. The current average per commercially  
215 assessed parcel is 1.8 acres. Brad said he anticipates a majority of the commercial growth to  
216 occur along the identified redevelopment corridors. Brad said it is reasonable to assume a 10- to  
217 15-percent growth rate per decade for future commercial expansion based on past history.  
218 However, Brad also said he believes the 10- to 15-percent growth rate likely is low due to Mayo  
219 Clinic’s proposed development as well as ancillary growth due to the proposed Great River  
220 Landing Project. Brad said he is not projecting a significant increase (likely 10 percent or less)  
221 in industrial uses due to the significant cost of city land. Agricultural lands likely will continue  
222 to decrease. Undeveloped lands likely will continue to decrease, as will forested parcels.

223  
224 Brad addressed future land use districts, noting he had written this section based on discussions  
225 with the Long Range Planning Committee. Brad said he believes it is important to note that land  
226 use related decisions such as zoning, land division and annexations, among others, should be  
227 consistent with this plan. The term “consistent” has been defined at the state level as “not  
228 contrary to.” Brad noted that future land use areas and zoning districts are different. Zoning  
229 districts contain specific requirements and standards for the development of land such as height  
230 limitations, setbacks and types of uses. Meanwhile, the land use classifications are meant to be  
231 more general, allowing for greater flexibility in making appropriate land use and zoning  
232 decisions.

233  
234 Brad identified the following future land use districts:

- 235  
236 • **Conservation Residential District:** This district is intended for lower density, single-  
237 family development on compact lots with common open space that allows for the  
238 protection of environmentally sensitive areas, including farmland, blufflands, wetlands,  
239 forested lands and water resources, among others.

240  
241 Brea noted that the current future land use map has a certain number of categories and said staff  
242 has questioned whether it is necessary to add categories. Brea said she believes this section  
243 describes what the future categories will be on the new map.

244  
245 Katie noted that the data on the maps before the committee is 2013 data that came from the La  
246 Crosse Area Planning Commission.

247  
248 Brad suggested that the committee discuss the goals, objectives and policies.

249  
250 Katie noted that the Comprehensive Plan does not discuss cellular telephone towers, and also  
251 noted it barely covers the aesthetics of the city’s transportation corridors and burying lines.

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253 Brea noted that the Comprehensive Plan also does not discuss wireless, internet or broadband  
254 and said the committee should be mindful of these topics.

255  
256 Katie said she believes the Comprehensive Plan should address cell phone towers either in the  
257 Land Use Chapter or another chapter so the city may take a stance in instances where there are  
258 development proposals or the city wishes to address what it believes is an unfavorable situation.  
259 Katie noted a reference to burying power lines along transportation corridors had been removed  
260 and said it will be necessary to find another goal to incorporate those types of uses.

261  
262 Brea noted the goal to which Katie had referred about burying power lines had discussed  
263 transportation corridor improvements. Brea said this goal had been helpful to the city as it  
264 attempted to keep the Badger-Coulee line from coming through the city. Brea said she would  
265 like to see the Comprehensive Plan include the option of having buried power lines. Brea said  
266 she believes the 2005 Comprehensive Plan also had addressed preserving views to the  
267 Waterfront and stated she believes the Comprehensive Plan should address burying power lines  
268 where applicable, such as at the Waterfront and allowing an unimpeded view to the bluffs.

269  
270 Brea referred to the recent proposal to construct a cell phone tower behind Center 90, noting  
271 State of Wisconsin Statutes have limited local control of placement of such towers. Brea said  
272 she would like the Comprehensive Plan to include language that will help direct where future  
273 cell phone towers will be placed. Doing so will allow the city to begin negotiating with carriers  
274 earlier over placement of a tower. Brea noted that in the past cell phone towers used to be 20  
275 miles apart. Now, that distance has been narrowed to between 1 and 1½ miles. Brea noted that  
276 small cell phone antennas are being placed on street lightpoles and stoplights in the Twin Cities  
277 and suggested that perhaps the Comprehensive Plan include language stating cell phone towers  
278 should be placed in more commercially developed and industrially developed areas, and further  
279 away from residential properties, schools and senior housing. Brea also suggested perhaps  
280 placing a viewshed clause in the Comprehensive Plan.

281  
282 Gary said it also is important to encourage good connectivity.

283  
284 Kristen cited the example of Green Coulee and noted there would not be a location to place a cell  
285 phone tower as there are no nearby commercially developed or industrially developed areas.  
286 Kristen said she believes there needs to be a caveat for towers located in residential areas to  
287 “blend in.”

288  
289 Brea said she does not want cell phone towers to be placed in high-density areas.

290  
291 Debbie noted that it is not possible to know what options will be available 20 years from now  
292 and said she believes there should be language stating cell phone towers will be limited in high-  
293 density areas unless there is proof that there are no health risks to the population.

294

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295 Brea said the city could encourage placing future antennas on taller buildings – perhaps City  
296 Hall.

297  
298 Brad said it is his understanding committee members want to develop some goal statements that  
299 recognize the need for the service, but also be mindful of health impacts, have decent screening  
300 and follow other vital criteria such as viewsheds.

301  
302 Kristen suggested that the Comprehensive Plan encourage technological advances.

303  
304 Debbie referred to Objective ‘d’ (*“By ensuring the transportation system is adequately designed*  
305 *to serve the downtown”*) under Goal 2 (“Revitalize Downtown”) and asked why the  
306 transportation system would just serve downtown.

307  
308 Brad pointed out that this objective is part of revitalizing downtown Onalaska.

309  
310 Dana noted that downtown Onalaska does not cover a large area and the existing buildings likely  
311 will remain in place.

312  
313 Brad said he believes there are downtown buildings that could benefit from additional private  
314 investment and reinvestment. Brad said he believes this is one definition of “revitalize,” and also  
315 said he believes there are opportunities for individuals to redevelop buildings and include  
316 commercial and residential.

317  
318 Brea said she has noticed garages becoming more prominent in traditional neighborhoods. This  
319 is a change from the manner neighborhoods were constructed where front porches were  
320 dominant features. Brea said she believes it would be wise to establish a goal of creating  
321 “neighborhood camaraderie” when neighborhoods are built.

322  
323 Gary said he believes there is something already in place for older, high-density neighborhoods.

324  
325 Brea noted there are sections of the city, particularly in the new subdivisions, where nothing in  
326 the Zoning Code prohibits homeowners from designing their homes so that the garage is a  
327 prominent feature. Brea also noted that Meier Farm was approved as a Traditional  
328 Neighborhood District, where the focus to make front porches more prominent. Brea suggested  
329 that the 20-year plan include a goal asking developers to consider how a future development is  
330 going to build neighborhoods.

331  
332 Kristen noted that newer homes in Savannah Oaks are now allowed to have garages facing the  
333 street. Previously, only side-entry garages were allowed as part of the neighborhood’s  
334 covenants.

335  
336 Brea said the Comprehensive Plan sets the vision and does not have the enforcement power that

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337 the Zoning Code has. Brea said that as Planned Unit Developments, Conditional Use Permits  
338 and rezoning requests come forward to the Plan Commission, its members can refer back to the  
339 Comprehensive Plan and determine what is appropriate for a particular situation.

340

341 Debbie asked if the Long Range Planning Committee can refer back to the Housing chapter and  
342 determine whether a piece from that chapter can be reiterated in the Land Use chapter.

343

344 Brad said he has written a note to include the following: *“Consider neighborhood designs to*  
345 *encourage community engagement.”* Brad said it is acceptable to reiterate and that the goal is to  
346 remain consistent.

347

348 Debbie also suggested referring back to the Utilities chapter so there are no contradictions.

349

350 Kristen suggested including Brad’s suggestion under “Policies and Recommendations – New  
351 Neighborhoods.”

352

353 Brea referred to Item ‘a’ (*“Establish city and neighborhood gateways at key locations using*  
354 *features such as monument signs, public art, attractive landscaping and banners”*) under  
355 “Policies and Recommendations – Urban Design” and suggested rewording to read *“Establish*  
356 *and encourage.”*

357

358 Katie noted one of the goals that had been removed required upgrading the appearance of key  
359 road corridors such as STH 35 and asked if this had been discussed in a previous chapter.

360

361 Brad said he believes this likely had been covered in the Transportation and Economic  
362 Development chapters. Brad also referred to Goal No. 3 (“Enhance Transportation Corridors”)  
363 in the Land Use chapter.

364

365 Brea noted there is a significant amount of redeveloped property north of STH 35 located in the  
366 Town of Onalaska and asked what the city’s opinion should be regarding rezoning in the  
367 township. Brea asked if the goal is to establish a commercial corridor, a regional commercial  
368 corridor that includes more lights and parking lots, or perhaps something similar to the area one  
369 block north of Blue Moon where commercial property is more integrated with the neighborhood.  
370 Brea suggested including a goal related to the Great River Road, and also suggested reiterating  
371 what the Federal Highway Authority’s mission was in creating the Great River Road.

372

373 Brad referred to Item ‘a’ (*“Create a corridor plan for the Great River Road between I-90 and*  
374 *[CTH] OT. The purpose of this plan would be to facilitate land use types, design, and*  
375 *transportation improvements reflective of a Great River Road and a key gateway into and*  
376 *through the city)* under “Policies and Recommendations – Mixed Use Corridors”).

377

378 Brea said she would like to see language added to this. Doing so will be helpful until a corridor

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379 plan is established. Brea also noted several mini storage units have been constructed recently  
380 and asked if perhaps a separate goal should be created for compatibility.

381  
382 Kristen noted Item 'a' under "Policies and Recommendations – Mixed Use Districts" reads:  
383 "*Limited regional commercial development may also be allowed if it is designed (architectural*  
384 *and site) in a manner complementary of the neighborhood or urban area in which it is*  
385 *proposed.*"

386  
387 Debbie asked if the Long Range Planning Committee will examine the goals and plans and begin  
388 making recommendations once the Comprehensive Plan update has been completed.

389  
390 Brea said yes and cited the examples of the arts district and the Great River Road corridor plan.

391  
392 Kristen referred to Item 'c' ("*Ensure commercial and industrial developments along and visible*  
393 *from major transportation corridors present an inviting image to the City of Onalaska and*  
394 *region through high quality building and site design, lighting, and landscaping, and/or*  
395 *significant screening year-round*") under "Commercial/Industrial" and said she believes this fits  
396 in more than one category. Kristen suggested that perhaps subcategories are not necessary  
397 because these are general principles that apply to everything. Kristen said traffic circulation for  
398 all new developments should be examined, and these developments also should be aesthetically  
399 pleasing.

400  
401 Brea referred to the proposed Mayo Clinic development along Sand Lake Road and noted it  
402 could create up to 3,800 jobs. Brea said this will create a significant change to the land use map  
403 and noted the 3,800 employees had been included in the traffic study, the initial part of which  
404 had been presented at the May 5 Board of Public Works meeting. Brea said the transportation  
405 study recommends that another lane be added to both sides of Sand Lake Road from U.S.  
406 Highway 53 to Riders Club Road. Doing so would make Sand Lake Road a four-lane road.  
407 Brea noted that there are approximately 80 developable acres on the site, and there would be  
408 another access point looped up to the Sand Lake Road/Riders Club Road roundabout. There  
409 would be two ways of ingress/egress. Brea said the roundabout ultimately would be added on to  
410 two lanes. Brea said there would be significant changes to the U.S. Highway 53 intersection, and  
411 a roundabout would need to be constructed at each on/off ramp.

412  
413 Kristen asked if the estimate of 3,800 employees is the maximum expectation or a reasonable  
414 expectation. Kristen also referred to an estimate of 1,400 automobiles and inquired about the  
415 number of employees who would ride bicycles to work.

416  
417 Debbie pointed out that all 3,800 employees would not all be at the facility at a given time due to  
418 different shifts.

419  
420 Kristen said she does not know if the proposed facility will be a patient facility or an

421 administrative facility.

422

423 Brea said the only information Mayo has shared is the facility will be a medical facility, and also  
424 said she wanted to share the transportation piece so committee members have an idea of how the  
425 corridor will change. Brea noted Mayo still is examining infrastructure and costs.

426

427 Brea referred to the draft land use plan posters on which staff had utilized the previous future  
428 land use plan and made some projections for committee discussion. Brea said staff had created a  
429 new category (“Medical Facilities”) and placed Gundersen’s South Kinney Coulee Road and  
430 Mayo’s Theater Road clinics in this category.

431

432 The committee broke into small work groups and discussed the future land use map. Brea said  
433 staff would update the draft land use map and send committee members 11-by-17 inch copies.

434

435 **Item 7 – Pay Estimates: Short Elliott Hendrickson, Inc.**

436

437 **LONG RANGE PLANNING COMMITTEE**  
438 **MONTHLY ESTIMATES**

439

440 **May 7, 2015**

441

442	<b>Original</b>				
443	<b>Contract</b>	<b>Change</b>	<b>Paid to</b>	<b>Due this</b>	
444	<b><u>Contractor</u></b>	<b><u>Amount</u></b>	<b><u>Orders</u></b>	<b><u>Date</u></b>	<b><u>Estimate</u></b>

445

446 **1. SEH INC.**

447 Comprehensive Plan  
448 Update

449	\$ 39,500.00	\$ -	\$ 33,472.98	\$ 839.64
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450

451 Motion by Kristen, second by Dana, to approve the pay estimate of \$839.64.

452

453 On voice vote, motion carried.

454

455 **Adjournment**

456

457 Motion by Dana, second by Jim, to adjourn at 7:45 p.m.

458

459 On voice vote, motion carried.

460

461

462 Recorded By:

463

464 Kirk Bey