

# CITY OF ONALASKA MEETING NOTICE

**COMMITTEE/BOARD:** Long Range Planning Committee  
**DATE OF MEETING:** March 5, 2015 (Thursday)  
**PLACE OF MEETING:** City Hall – 415 Main Street (Rm 112)  
**TIME OF MEETING:** 5:30 P.M.

## **PURPOSE OF MEETING**

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

### **Consideration and possible action on the following items:**

4. Review and discussion of the following documents for the 2015 Comprehensive Plan Update:
  - a) Chapter 5: Utilities & Community Facilities Update:
    - o Comments from Parks & Recreation Board; and
    - o Comments from Tourism Commission.
  - b) Chapter 6: Agricultural, Natural and Cultural Resources Update:
    - o Review of staff update to Cultural Resources Section.
    - o Comments from Historic Preservation Commission.
  - c) Chapter 8: Intergovernmental Cooperation (new version) & modified goals from original chapter in 2005 Comprehensive Plan.
5. Pay Estimate: Short Elliot Hendrickson Inc.
6. Adjournment

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

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

### **NOTICES MAILED TO:**

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

\*Committee Members

\* Gary Lass  
\* Kristen Odegaard – Vice Chair  
\* Dana Frederickson  
\* Debbie Clarkin - Chair  
\* Ken Schmocker  
\* Jim Warren  
\* Jennifer Brown  
Brea Grace  
Katie Meyer  
Onalaska Public Library

Date Notices Mailed and Posted: 2-24-15

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.



# *CITY OF ONALASKA*

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## *STAFF REPORT*

Long Range Planning Committee – March 5, 2015

**Agenda Item:** Review and discussion of the following documents for the 2015 Comprehensive Plan Update: Agricultural, Natural and Cultural Resources Update.

**Background:** City staff provided additional information for the Cultural Resources Section (enclosed).

## ***Wildlife, Wildlife Habitat and Open Space***

Scattered throughout La Crosse County are various federal, state, and local wildlife, fishery, natural and scientific areas, including private conservancy areas. These often encompass one or more of the sensitive land areas discussed previously (e.g., wetlands, forests, shorelands, prairies). These areas are managed as open space to provide important feeding, breeding, nesting, cover, and other habitat values to a wide variety of plant and animal species.

Lake Onalaska is home to and a stop-over for many animal species. Many panfish are harvested from Lake Onalaska, and waterfowl use this area as a migration rest-spot. Onalaska is known as a great bird-watching location as well, particularly near the Van Loon Wildlife Area, Perrot State Park, and Trempealeau National Wildlife Refuge, all of which are located near the City. Other birding sites include Myrick Marsh, Hixon Forest Nature Center and Goose Island.

The La Crosse River Conservancy Project contains over 1,000 acres of wetlands, floodplain and woodlands for nature-based recreation and education facilities. Access can occur through several existing community parks.

The Upper Mississippi River National Wildlife and Fish Refuge, which includes Lake Onalaska, was established in 1924 and sees many visitors annually for fishing, boating, hiking, birdwatching, hunting and general sightseeing.

The Onalaska bluffs contain over 700 acres that provide many scenic views, and have large forests and rock outcroppings.

## ***Rare and Endangered Species and Natural Communities***

According to the WDNR Natural History Inventory, La Crosse County is home to many animal and plant species, as well as natural communities that can be considered rare or endangered.

Onalaska lies within two town ranges in La Crosse County. The areas where Onalaska lies have been identified as having many endangered species and natural communities by the WDNR's Natural Heritage Inventory (NHI) (<http://dnr.wi.gov/topic/NHI/data.asp>). Due to the fluidity of this list, a comprehensive list is not provided here. References to the weblink above should be made when exploring areas and the potential for rare and endangered species presence.

These species are protected, and as such, are preserved to the extent possible.

## ***Cultural Resources Existing Conditions***

Preservation of historic and cultural resources is important to the vitality of any community. The City of Onalaska has a rich history that originally



centered on logging and railroads. While the importance of these to the region have become less prominent, they are still an important part of the City's character and history.

## Archaeological

Onalaska has a rich archeological history. Native Americans inhabited the area as early as 8,000 B.C. The Oneota arrived in the Onalaska area around 1300 A.D. and were noted for their farming methods, as well as fishing and hunting. Ancestors of the HoChunk Nation settled into the area in 1634, but most left between 1848 and 1874 because of treaties with the U.S. Government. However, some descendants still live in the area today.

Onalaska has an archaeological zoning ordinance that requires developers to hire an archeologist to conduct an inventory in certain areas before they are developed. The City has identified Sensitive Areas and Highly Sensitive Areas that require careful oversight during construction. In 2003 archeologists discovered pottery that links the Woodland people, who lived in the Onalaska area, with the legendary prehistoric city of Cahokia (in modern-day Collinsville, Illinois), which dates to about 1100 A.D. Cahokia was the largest and only known prehistoric Indian settlement north of Mexico.

Along Onalaska's Highway 35 corridor and adjacent blocks, two large uncatalogued burial sites have been identified. The Onalaska Village and Cemetery site is an Oneota village site that was initially defined based on historic records. During the reconstruction of Highway 35 in 2012 a number of artifacts were uncovered. The Boat Ramp Mound Group is a mound group that included at least one effigy, documented in the late 1800s. Scattered Woodland artifacts have been found in the area.

## Historic Preservation

Onalaska was founded in 1851 by Thomas G. Rowe from New York. The original plat for the City of Onalaska was registered at the State's Land Office in August 1851. By 1856 three steam sawmills were in operation and two more were under construction. A sash and blind factory, a brewery, a bakery, two blacksmith shops, a cooper shop and eight stores were doing business. By 1875 the population was listed as 680. Because of the wealth of White Pine to the north and the ability to send the pine down the Mississippi River to lumber mills in Onalaska and La Crosse, Onalaska became a flourishing lumber town. Onalaska's history is detailed in the book *From Sawmills to Sunfish* by John and Joan Dolbier.

The Onalaska Area Historical Society was formed in 1988 for the promotion and preservation of items having historical interest to the Onalaska area and the reinforcement and strengthening of awareness of our local heritage. The community created an Onalaska Historical Museum in 1989, which shares



the same building as the La Crosse County Public Library in Onalaska and houses artifacts and documents related to Onalaska's history.

In 1996, the City of Onalaska adopted a Historic Preservation Ordinance with the purpose and intent is to protect, enhance sites of special character or architectural or historic interest or value to the public. In 1997, the City of Onalaska established a Historic Preservation Commission to implement the Historic Preservation Ordinance.

The City of Onalaska was granted Certified Local Government Status for the Historic Preservation Program by the Wisconsin State Historical Society in 2001, which makes the City eligible for grant funding and recognition through the State Historical Society for Historic Preservation Efforts.

The City of Onalaska Common Council and Historic Preservation Commission designated three structures as historic in February 2000.

Onalaska Brewery / Onalaska Pickle & Canning Factory	841 2 <sup>nd</sup> Avenue SW	1884
F.E. Nichols House	421 2 <sup>nd</sup> Avenue N	1888
Onalaska State Bank	201 Main Street	1911

Two structures in Onalaska have been designed as historic structures on the National and State Register.

F.E. Nichols House	421 2 <sup>nd</sup> Avenue N	1888
La Crosse County School of Agriculture & Domestic Economy	700 Wilson Ave	1909

The City of Onalaska recently applied for a grant through the Wisconsin Historical Society to complete its very first historical survey to determine which structures may be eligible for future local, state, and/or national designation, as well as potential districts within City limits that may be eligible based on architecture and local historical knowledge. The City has identified a total of 943 residential and commercial structures within City limits that have a construction date prior to 1964 as well as a number of sites with interesting historical backgrounds. The proposed historical survey would survey residential and commercial structures constructed prior to 1974. As part of the historical survey project, education and outreach with the community would occur.



## 6.2 Existing Agricultural, Natural, and Cultural Programs

Numerous Federal, State, Regional, Local, and Private plans and programs exist which contribute to preservation, conservation, or management of agricultural, natural, and cultural resources in La Crosse County. Although no list can be exhaustive, a partial list is shown below.

- Farmland Value Use Assessment

This program allows farmland to be assessed based on the lands ability to produce income from agricultural uses, rather than its potential market value to developers.

- Wisconsin Farmland Preservation Program

Wisconsin farm owners are eligible to receive a state income tax credit, provided their county has a Farmland Preservation Plan in place.

- Forest Land Tax Program

These programs are run by the Wisconsin DNR and encourage sustainable forestry on private lands by offering tax incentives to landowners.

- Wisconsin Pollutant Discharge Elimination System Permits (WPDES)

This DNR operated program regulates municipal and industrial operations discharging wastewater to surface or groundwater.

- Wisconsin Historical Society

The Historical Society was founded in 1846 and helps people to connect with the past by maintaining and collecting stories and items. This organization also has grant funding available to help local communities identify and preserve historical features.

- Wisconsin's Historical Preservation Plan 2006-2015

This plan outlines specific goals and objectives to protect and enhance the state's cultural resources.

- La Crosse County Land and Water Resource Management Plan 2012-2017

Each Wisconsin county is required by state law to develop a County Land and Water Plan. It is meant to serve as a guide for local conservation efforts that are administered by various regulatory organizations.

- City of Onalaska Comprehensive Outdoor Recreation Plan 2010-2015

This plan inventoried existing recreational facilities and identified future needs.



- City of Onalaska Ordinances

Ordinances have been adopted to aid in the effort of conserving resources and protecting landowner rights, land values, and the public health and safety.

- *Building* The Great River Landing Plan

This plan discussed appropriate public investments to make Lake Onalaska more accessible and enjoyable.

## 6.3 Summary of Existing Conditions

This element provides an important foundation and vision for City land-use planning and decisions. In addition, numerous programs at the state and county level are available to assist the City in their planning efforts and in the protection of local agricultural, natural, and cultural resources. Protection of such resources needs to be balanced with, and can be complementary to, other community goals as discussed in the Issues & Opportunities, Land Use, and Economic Development elements.

### *Agricultural Resources - Existing Conditions Summary*

Agriculture is a very important part of Onalaska's history. While not a dominant land class, the region's economy, including Onalaska's to a slightly lesser degree, depends on the agricultural industry for jobs.

### *Natural Resources – Existing Conditions Summary*

The topography of Onalaska is one of slopes, some severe. Lake Onalaska, and the Black and La Crosse Rivers are the primary surface waters. These provide many recreational opportunities, but also cause hazards for building due to floodplains and wetlands.

Groundwater quality is generally good and the City has adequate capacity to serve its residents for quite some time. Land supply has been in great demand, and the City has proactively preserved the bluffs from development. These areas are also more difficult, or even impossible, to serve with the municipal water system. Wetlands play an important role in the ecology of the community, and are often viewed as unique natural amenities of the area. Future development should consider environmental features and be built in such a manner that protects them and is consistent with the character of the community.

### *Cultural Resources – Existing Conditions Summary*

The City of Onalaska is rich in history. While many historic resources are present in the City, it is a goal of the City's to continue working with the appropriate committees to continue documenting and preserving these resources.

*The effects of natural and man-made systems often resonate beyond any one community's borders."*

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



## 6.4 Goals, Objectives and Policies

### Goals and Objectives

Goal 1: Preserve the bluffs, scenic views, waterfront, wetlands, woodlands and wildlife habitat within the City and encourage the protection of these resources on surrounding lands.

#### Objectives

- a. By minimizing soil erosion through development regulation.
- b. By protecting habitats for federally threatened, endangered or state listed species and natural communities.
- c. By requiring natural resource features to be accurately depicted on all site plans, certified survey maps, preliminary plats and final plats.
- d. By promoting compact development, especially in the coulee areas and on or near bluffs.
- e. By utilizing purchase or conservation easements on environmentally sensitive lands when possible.
- f. Redevelop shoreland and wetland zoning regulations.



Goal 2: Encourage land use patterns and practices that are environmentally sensitive and complement the natural hydrologic system, including the balance between ground and surface waters.

## Objectives

- a. By requiring proper stormwater management practices to increase groundwater recharge and minimize runoff.
- b. By preserving wetlands as essential components of the hydrologic system and as valuable wildlife habitat.
- c. By continuing to enforce the City's Wellhead Protection Plan and update the plan as necessary.
- d. By discouraging the regrading of large areas that alters natural topography and drainage patterns.
- e. By continuing to protect floodplain areas and natural drainageways from being filled or altered in any way that reduces their function.

Goal 3: Enhance public access, use and enjoyment of the community's natural and recreational resources.

## Objectives

- a. By implementing the Building the Great River Landing plan.
- b. By establishing and maintaining a safe and efficient and connected system of parks, trails, pedestrian pathways, bicycle routes and greenways to provide access and safe linkage to natural and recreational resources.
- c. By promoting the cooperation and coordination of acquisition and development of natural and recreational areas among state and local agencies, individuals, businesses and foundations.

Goal 4: Identify, conserve and protect Onalaska's cultural, historical and archaeological resources.

## Objectives

- a. By encouraging the preservation or rehabilitation of historically significant buildings and sites in Onalaska.
- b. By working with the Historic Preservation Commission to create a



historic inventory as buildings and sites warrant such recognition.

- c. Continue to protect important archaeological sites in and around the City via historic tax credits.

## Policies and Recommendations

### Agricultural Resources

- 1) Encourage the use of conservation or cluster subdivisions for residential developments in agriculturally and environmentally important areas within and adjacent to Onalaska.
- 2) Support private landowners who wish to protect their land by using conservation easements and other land protection tools, unless such measures conflict with the efficient, orderly and planned expansion of the City.
- 3) Work with neighboring jurisdictions to encourage an orderly, efficient development pattern that takes into consideration productive agricultural land and minimizes conflicts between urban and rural uses.

### Natural Resources

- 1) Continue to implement tree preservation ordinance maintain a more mature urban forest post-development.
- 2) Implement the EAB Action Plan and work with property owners to encourage diverse tree plantings throughout the community.
- 3) Promote awareness of natural resources and critical resource issues in the City through public education and volunteer stewardship activities in public parks and through collaboration and partnership with local landowners, conservation groups (such as the Clearwater Farm Foundation and/or the Mississippi Valley Conservancy), public agencies, UW-La Crosse and other stakeholders.
- 4) Protect the bluffs through continued acquisition of land and/or easements along the bluff, as well as through ordinance development and enforcement.
- 5) Use the City's zoning, subdivision review and official mapping powers to protect scenic views of the bluffs and Mississippi River Valley, the downtown riverfront area, the bluffs to the east of the City and any other significant natural resources.
- 6) Maintain the City's status as a Tree City USA.



- 7) Follow the goals and guidelines in the Street Tree Inventory Report and EAB Management Plan.
- 8) The City should encourage the preservation of wildlife corridors and open space in new developments through the use of incentives and flexible regulations, such as land trusts, open space and cluster zoning, density bonuses and conservation easements.
- 9) Continue to consult the Onalaska Central Greenway Master Plan to identify and protect key linkages and provide greenway corridors and connections within Onalaska and surrounding communities.
- 10) The City should work with the DNR, the U.S. Fish and Wildlife Service and environmental groups to identify the locations where sensitive species occur within the City of Onalaska and they should cooperate with these agencies on creating maintenance plans and development guidelines to protect these species.

## Cultural Resources

- 1) Work with Centering Onalaska to continue to promote downtown Onalaska and its beautification.
- 2) Consider opportunities to develop key themes and identities for the downtown, including but not limited to a public art program.
- 3) Continue to document and protect the important archaeological sites in the City.
- 4) Consider updating the Historic Preservation chapter of the Zoning Code to include specific design guidelines for historic districts.
- 5) Inventory historic properties as identified by the Historic Preservation Commission.
- 6) Continue to encourage and support property owners who wish to rehabilitate and designate their historic properties. Adaptive reuse of historic buildings should be strongly encouraged.
- 7) Maintain Certified Local Government Status through the National Park Service.





# *CITY OF ONALASKA*

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## *STAFF REPORT*

Long Range Planning Committee – March 5, 2015

Agenda Item:

# 4C

Agenda Item: Review and discussion of the following documents for the 2015 Comprehensive Plan Update: Intergovernmental Cooperation (New version) & modified goals from original chapter in 2005 Comprehensive Plan.

Background: SEH will lead a discussion of the new Intergovernmental Cooperation Chapter (attached). The new chapter includes the Intergovernmental Cooperation Chapter goals found within Volume 1 of the original comprehensive plan.

## 8.0 Intergovernmental Cooperation

### 8.1 Existing Conditions

### 8.2 Assessment of Future Conditions

### 8.3 Growth Trends and Planning Activities in Adjacent Communities

*Wis. Stats. 66.1001(2)(g)  
(g) Intergovernmental cooperation element. A compilation of objectives, policies, goals, maps, and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts and adjacent local governmental units, and to the region, the state and other governmental units. The element shall consider, to the greatest extent possible, the maps and plans of any military base or installation, with at least 200 assigned military personnel or that contains at least 2,000 acres, with which the local governmental unit shares common territory. The element shall incorporate any plans or agreements to which the local governmental unit is a party under s. 66.0301, 66.0307 or 66.0309. The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.*

Intergovernmental cooperation is an important tool needed to operate in an efficient and cost effective manner, as well as to control and promote growth in an orderly fashion for the City of Onalaska, as well as the adjacent units of government.

### 8.1 Existing Conditions

#### *Intergovernmental Plans, Agreements, and Relationships*

The City has no cooperative boundary agreements as defined under State Statute 66.0307. A regional master plan as defined under State Statute 66.0309 has been completed by the Mississippi River Regional Planning Commission (MRRPC). Other indirect relationships exist between neighboring jurisdictions, the Onalaska School District, La Crosse County, the MRRPC, WDNR, WisDOT, and several other State agencies/departments. Enhancing the relationship of the City with all adjoining and overlapping jurisdictions can and will advance dialogue and actions necessary to ready the City for future changes in land use and growth pressures.

Other existing intergovernmental agreements include:



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Agreement Number	Parties	Title
N/A	Village of Holmen	Comprehensive Planning Grant
N/A	La Crosse County	Regional Economic Development Committee
394-03	Holmen, West Salem, Bangor, Rockland, Town of Campbell, Town of Shelby	Joint Municipal Court
396-03	City of La Crosse	Recycling Efficiency Grant
398-03	Village of Holmen	Swimming Pool Agreement 2003-2004
399-03	Wisconsin D.O.C.	Gundersen Lutheran Parking Ramp- CDBG/PFED
400-03	Wisconsin D.O.T.	12 <sup>th</sup> Avenue Repairs -STP Urban Program
368-02	Metropolitan Planning Org	Intermunicipal Agreement
355-01	Town of Onalaska	Fire Protection and First Responder Services
358-01	La Crosse County Aging Unit	Community Center Lease
359-01	Village of Holmen	Shared Ride Transit Agreement
360-01	Onalaska School District	Rowe Park Maintenance Contract
340-01	Wisconsin Historical Society	Certified Local Government Program
345-01	Winona and Houston Counties	Mutual Aid Agreement
322-00	La Crosse County	Emergency Management Documentation Guidelines
337-01	City of La Crosse	Mutual Aid Agreement-Fire Protection- 2years
306-99	Metropolitan Transit Utility	MTU Bus Service Agreement
315-99	City of La Crosse	CTH S Agreement
316-99	La Crosse County	CTH OS and SS Jurisdiction Transfer
320-2000	City of La Crosse La Crosse County	CDBG-La Crosse International Business Park
264-97	City of La Crosse	Water Line Transfer
235-95	Onalaska School District	Police Liaison Officer
223-94	La Crosse County Land Conservation	Cooperative Agreement-Erosion Control



## **Adjacent Jurisdictions**

The City of Onalaska is located in La Crosse County and borders the Towns of Onalaska and Medary. The City shares a common boundary with the City of La Crosse to the south. The Village of Holmen abuts the City to the north, while West Salem lies to the east of the City. Surface waters, including the Black River, the Mississippi River and Lake Onalaska, create a natural boundary to the west.

The City is not currently a party to any cooperative boundary agreements. However, there is a stipulated boundary agreement between the City of Onalaska and the City of La Crosse that was approved in 1997 as it related to a small portion of the Town of Medary (South Kinney Coulee area) that was involved in annexation litigation between the two Cities.

The City of Onalaska lies entirely within the La Crosse Sewer Service Area, and contracts with the City of La Crosse for all of its wastewater treatment. The Cities also work cooperatively to coordinate the Metropolitan Transit Utility as well.

The City has been in talks with the Town of Medary and the Village of Holmen to consider developing and entering into possible cooperative boundary agreements.

The City of Onalaska currently provides fire service to the Town of Onalaska. A portion of the Town is also served by the La Crosse Sewer Service Area. The Town of Onalaska has recently filed a petition to incorporate with the Wisconsin Department of Administration. If approved, the result of the incorporation would impact the ability of the City of Onalaska to grow and expand into areas of the Town in the future.

The Village of Holmen and the City have historically had a cooperative relationship. They have been working towards developing a cooperative boundary agreement, and in general, have worked cooperatively to provide utilities and services in a cost effective matter – including Shared-Ride Transit and a future sanitary sewer connection.

The Village of West Salem lies to the east of Onalaska but does not share a border. As the Village continues to grow, as does the City, it is recognized that there is a possibility that they will share a common border at some point in the future.

## **Schools**

Students in the City of Onalaska generally attend public school in the Onalaska School District, with some children attending the Holmen School District. The City's relationship with the School District is cooperative. The City has been supportive of the Onalaska School District's expansion needs when they have arisen, and will continue to work with both school districts on future needs as they arise.

### *Why Collaborate?*

- Provide a wider network of compatible businesses for clustering.
- Provide a greater array of services available to a larger market.
- Create traffic patterns that capitalize on the contributions of multiple communities, while retaining a greater number of dollars within the region.
- Pool government resources to prevent overlapping or duplicative services.
- Consolidate heavy-cost services.
- Pool government resources to achieve volumes necessary to access deep discounts not available individually.
- Share financial resources to protect natural resources.

Source: Wisconsin Economic Development Institute, Inc., *A Guide to Preparing the Economic Development Element of a Comprehensive Plan*. 2003.



## *County and Regional Agencies*

The City of Onalaska is located in La Crosse County. The County has limited jurisdiction within the City.

The relationship between the City of Onalaska and La Crosse County can be characterized as one of cooperation. Particular areas of emphasis include economic development, general mutual aid agreements with emergency services, and transportation issues.

La Crosse County and the City of Onalaska are part of the Mississippi River Regional Planning Commission (MRRPC). Regional planning commissions provide planning assistance, assist local interests in responding to state and federal programs, serve as a coordinating agency for programs, and provide other technical and advisory assistance to local governments.

### *Healthy collaborations:*

- Are less competitive than traditional decision-making.
- Are based on joint learning and fact finding.
- Feature opportunities for creative and systemic thinking.
- Encourage parties to participate jointly in the decision-making process.
- Can be ongoing processes that accept new players.
- Structure participant interaction to encourage constructive dialogue, discussion and deliberation.
  - Accommodate mutual gain negotiation.
- Address matters of procedure and relationships as well as substance.
  - Allocate implementation responsibility across as many parties in the process as the situation warrants.'

Source: Daniels and Walker, Oregon State University.

## *State Agencies*

WDNR and WisDOT are the primary state agencies the City of Onalaska must coordinate with to achieve the goals and objectives of this Plan.

WDNR has a lead role in wildlife protection and the protection and sustained management of woodlands, wetlands, and other natural wildlife habitat areas. The activities of the WDNR are discussed further in the Agricultural, Natural, and Cultural Resources Element of this Plan. Additional information is also available on-line at [www.dnr.state.wi.us](http://www.dnr.state.wi.us).

WisDOT is also a key player in the planning and development of transportation facilities in the City of Onalaska. WisDOT is responsible for the maintenance of Interstate 90, U.S. 53, and WIS 16, 35, and 157. The City will continue to coordinate with WisDOT with respect to decisions regarding all roadways under WisDOT jurisdiction. Additional information is also available on-line at [www.dot.state.wi.us](http://www.dot.state.wi.us).

Open communication and participation in land use and transportation decisions, which may impact the City, is an important priority for intergovernmental cooperation in the future.



## *Onalaska Armory*

The Onalaska Armory, located at 910 Oak Forest Drive, is home to the Wisconsin National Guard's Company A, 32<sup>nd</sup> Brigade Special Troops Battalion and U.S. Army Reserve units. The Armory recently went through a \$3 million remodel in 2013.



## **8.2 Assessment of Future Conditions**

In the future, an open and continuous dialogue between the City, La Crosse County, and other governmental jurisdictions will result in cooperative and mutually beneficial efforts. These efforts are critical to the future planning and development of public and shared services and open communications. Without the coordination and cooperation of local governmental jurisdictions, decisions critical to preserving and enhancing local and regional characteristics, activities, and natural resources will be compromised.

As growth and land use changes continue in the area, development in the City of Onalaska may be a contentious topic, as there is significant competition to attract development in many of the surrounding communities. Continued work with the Village of Holmen and the Town of Medary towards cooperative boundary agreements would reduce contention.

### *Conflict Resolution Procedures*

The City recognizes the importance of coordinating with neighboring communities. If conflicts arise, initial attempts to resolve such conflicts could



involve written or face-to-face communication between elected or appointed community officials. If these efforts do not result in a mutually satisfactory agreement, more formal conflict resolution methods could be explored, such as mediation or arbitration. Additional conflict resolution techniques are available as described in Wisconsin State Statutes 802.12.

## 8.3 Growth Trends and Planning Activities in Adjacent Communities

*Competition has been shown to be useful up to a certain point and no further, but cooperation, which is the thing we strive for today, begins where the competition leave off.*

*Franklin D. Roosevelt*

The City of Onalaska will seek to cooperate with all neighboring municipalities, the county, state agencies, and the school district for mutual benefit. To ensure compatibility with the planning goals and objectives identified in the City of Onalaska's Comprehensive Plan, the City will share their plan with adjacent communities and agencies and would like to participate in future planning efforts with these entities.

## 8.4 Goals, Objectives and Policies

### Goals and Objectives

Goal 1: Continue to work cooperatively and maintain excellent relations with all governmental units in and around the region.

#### Objectives

- a. Frequently communicate with other government officials (staff, elected and appointed officials) both formally (on committees, etc.) and informally (telephone calls, emails, etc.).
- b. Participate on regional or joint planning committees.
- c. Coordinate on planning efforts (e.g., comprehensive, land use, transportation, and natural resource protection), regulations, and specific land use decisions.
- d. Share information, equipment, resources, facilities, technology, services and possibly revenue that have cross-jurisdictional use.
- e. Evaluate the creation of intergovernmental agreements with the City of La Crosse; Village of Holmen; Towns of Onalaska, Medary, and Hamilton; and the Village of West Salem.
- f. Evaluate existing intergovernmental cooperation efforts and determine the need to maintain, improve, expand or dissolve existing agreements.



Goal 2: Work with neighboring communities to lower the costs of providing services.

## Objectives

- a. Achieve cost efficiencies, combined with excellent public service delivery, through cooperative public service arrangements.
- b. Identify opportunities to jointly provide expanded or new services such as additional recreational programs or parks facilities with neighboring communities.

Goal 3: Collaborate with all neighboring jurisdictions, La Crosse County, and organizations (e.g., Mississippi Valley Conservancy, economic development entities, etc.) to implement this Comprehensive Plan.

## Objectives

- a. Collectively protect natural resources that are particularly threatened by impending development (bluffs, water resources, etc.).
- b. Work together to create a coordinated growth and development strategy for the region.

## Policies and Recommendations

- 1) Work together with surrounding communities and La Crosse County to develop compatible land use and zoning regulations.
- 2) Cooperate with surrounding jurisdictions to improve service delivery.
- 3) Jointly plan transportation and trail (bicycle and pedestrian) improvements and connections.
- 4) Work cooperatively to implement regional planning efforts.
- 5) Continue to participate in existing intergovernmental cooperation efforts such as the Fire Department District, the Shared Ride Transit Service and the La Crosse Metropolitan Transit Utility.



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- 6) Work with the Village of Holmen, Town of Onalaska, and City of La Crosse to make the Great River Road a signature corridor that provides a sense of pride for residents and a major attraction for tourists through the region.
- 7) Involve the school districts in long range planning efforts and in reviewing current development proposals.
- 8) Consider participating in a regional Purchase of Development Rights and similar programs to preserve environmentally sensitive areas, important open spaces for recreational uses or other public purposes, and farmland.



## Long Range Planning Commission

Monthly Pay Estimates

March 5, 2015

	Contractor	Original Contract Amount	Change Orders	Paid to Date	Due this Estimate
1.	<b>Short Elliot Hendrickson, Inc. (SEH)</b> Comprehensive Plan Update	\$39,500.00	-	\$29,007.28	
	Invoice No. 293712				\$2,223.86
				<b>Total</b>	<b>\$2,223.86</b>