

# CITY OF ONALASKA MEETING NOTICE

**COMMITTEE/BOARD:** Long Range Planning Committee

**DATE OF MEETING:** June 4, 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. Chapter 8: Intergovernmental Cooperation Update: Comments from Plan Commission.
5. Review and discussion of the following document for the 2015 Comprehensive Plan Update, Chapter 9: Land Use (new version) & modified goals from original chapter in 2005 Comprehensive Plan.
6. Pay Estimate: Short Elliot Hendrickson Inc.

### Adjournment

PLEASE TAKE FURTHER NOTICE that members of the Common Council of the City of Onalaska who do not serve on the Committee 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. Bob Muth  
Ald. Harvey Bertrand  
Ald. Barry Blomquist  
City Attorney  
La Crosse Tribune  
Onalaska Holmen Courier Life  
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: 05/28/15

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



# *CITY OF ONALASKA*

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## *STAFF REPORT*

Long Range Planning Committee – June 4, 2015

**Agenda Item:** Review of new Chapter 9: Land Use (new version) and updated goals from 2005 Comprehensive Plan.

**Background:** Enclosed is a portion of the updated Land Use Chapter for discussion regarding land use category definitions. Please review the attached draft future land use map and come prepared to discuss changes.

throughout the planning period, however much of this may come in the form of redevelopment.

Industrial uses are projected to increase only slightly. The high cost of land in the City will continue to be a factor that will likely keep significant industrial growth locating elsewhere in the region. It is anticipated that this growth will be 10 percent or less into the future.

Agricultural lands will likely continue to decrease. Over the last decade these lands decreased by 18 percent. We project that this rate of recession continues throughout the planning period.

Undeveloped lands decreased by about 5 percent over the past decade. Much of the undeveloped lands are likely classified as such due natural development limitations, such as wetlands, floodplain or bluffslands. As the City continues to expand its boundaries, this acreage may actually increase as some of the annexations may include lands that are undevelopable.

Forested parcels will also continue to decline, but at a slower pace due again in part to many of these likely being undeveloped parcels due to natural limitations.

**Table 9-5 Projected Acreage Needs**

Real Estate Class	2004	2014	2020	2025	2030	2035	2040
Residential	1,940	2,104	2,292	2,480	2,668	2,856	3,046
Commercial	895	1,040	1,118	1,196	1,289	1,375	1,435
Manufacturing	43	64	70	80	88	94	100
Agricultural	352	288	236	193	158	130	107
Undeveloped	325	308	300	310	315	320	325
Ag Forest	0	0	0	0	0	0	0
Forest	283	264	255	246	237	229	220
Other	4	1	1	1	1	1	1
<b>Total</b>	<b>3,842</b>	<b>4,069</b>	<b>4,272</b>	<b>4,506</b>	<b>4,756</b>	<b>5,005</b>	<b>5,234</b>

Source: Wisconsin Department of Revenue, Statement of Assessments, Statement of Changes in Equalized Values by Class and Item & SEH

### Future Land Use Districts

This section of the Land Use Element includes descriptions of each of the recommended Land Use Plan districts. Land-use related decisions, such as zoning, land division, annexations, among others, should be consistent with this plan.

Future Land Use areas and Zoning Districts are different. Zoning districts contain specific requirements and standards for the development of land, such as height limitations, setbacks and types of uses.

The Land Use classifications are meant to be more general, allowing



for greater flexibility in making appropriate land use and zoning decisions.

### ***Conservation Residential District***

The Conservation 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.

### ***Residential District***

The Residential District is intended to for single and two-family family residential units. Limited higher density residential development may also 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.

### ***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.

These districts are 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.

### ***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.

### ***Commercial / Industrial District***

The Commercial/Industrial District is intended to accommodate large and small-scale commercial and office development, as well as clean manufacturing uses. A wide range of retail, service lodging and office uses are appropriate in this district.

Heavier industrial districts should be located in the Industrial District.

### ***Medical Facility District***

The Medical Facility District is intended to accommodate large office users that have large parkings areas that should be well designed to integrate into natural landscapes. Uses in this District will have a high degree of vehicle trips, resulting in the need for careful transportation planning. These facilities should also be located along public transportation infrastructure. Neighboring land uses will likely be other, smaller offices and retail establishments.

### ***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.

### ***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.

### ***Traditional Neighborhood Development District***

The Traditional Neighborhood District (TND) is intended for residential development of mixed densities. A TND District integrates land uses within close proximity to each other. A TND is a sustainable, long-term community that provides economic opportunity and environmental and social equity for its residents.



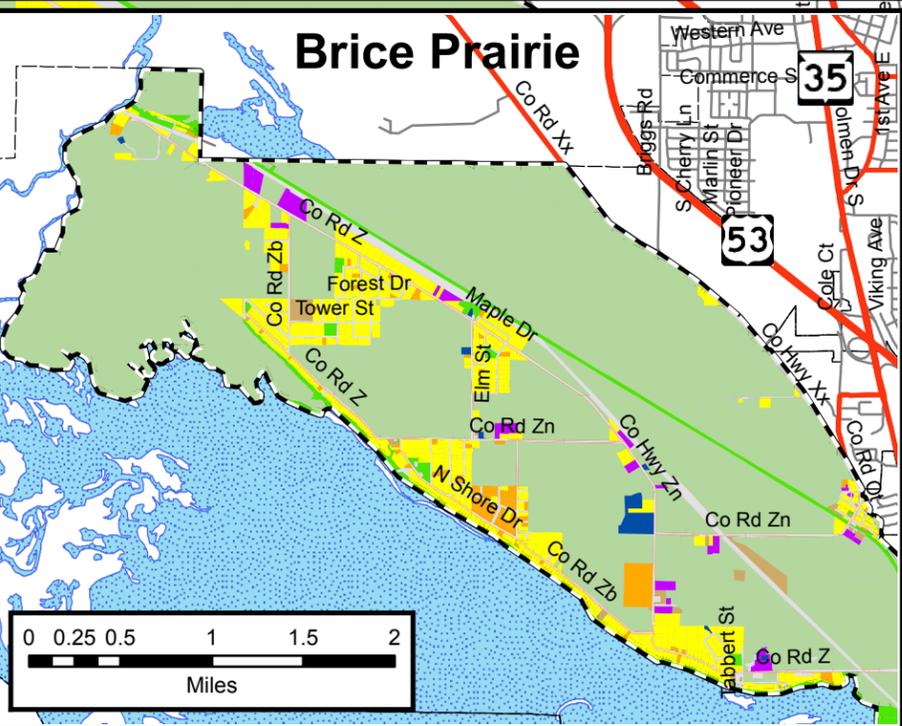
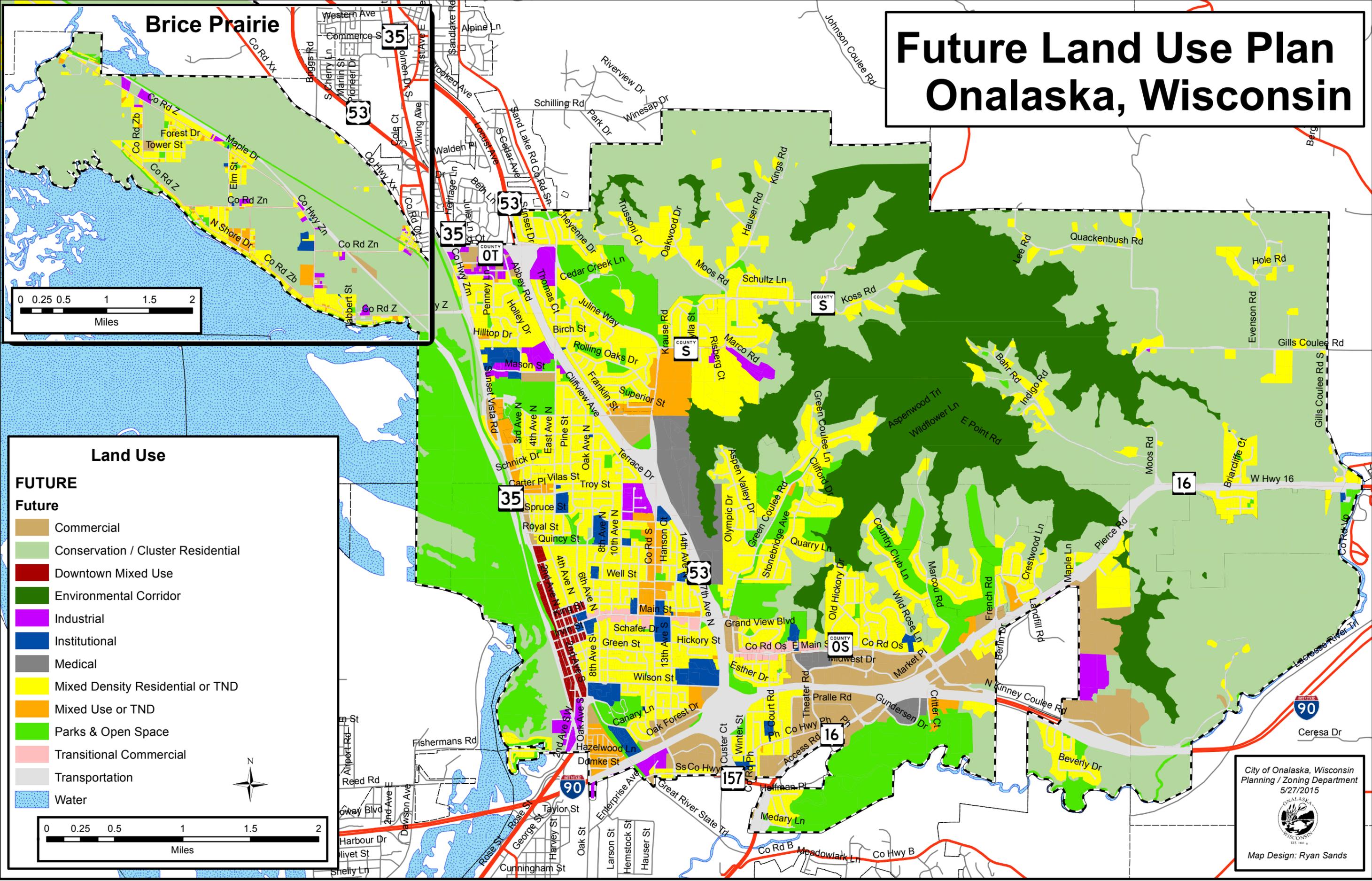
## Long Range Planning Commission

Monthly Pay Estimates

June 4th, 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	-	\$34,312.62	
	Invoice No. 297514				\$2,707.35
				<b>Total</b>	<b>\$2,707.35</b>

# Future Land Use Plan Onalaska, Wisconsin



### Land Use

**FUTURE**

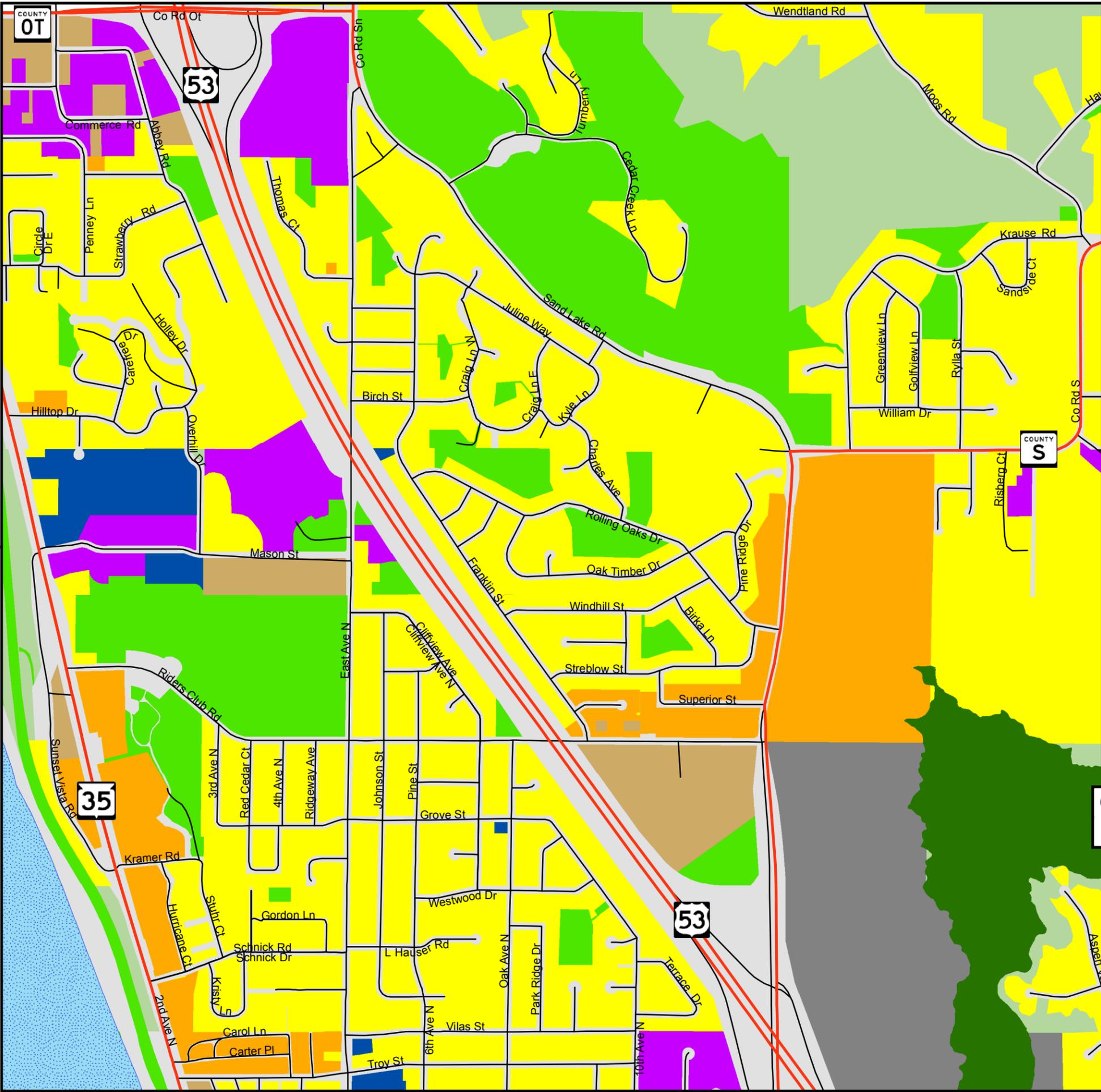
- Commercial
- Conservation / Cluster Residential
- Downtown Mixed Use
- Environmental Corridor
- Industrial
- Institutional
- Medical
- Mixed Density Residential or TND
- Mixed Use or TND
- Parks & Open Space
- Transitional Commercial
- Transportation
- Water

0 0.25 0.5 1 1.5 2 Miles

City of Onalaska, Wisconsin  
 Planning / Zoning Department  
 5/27/2015



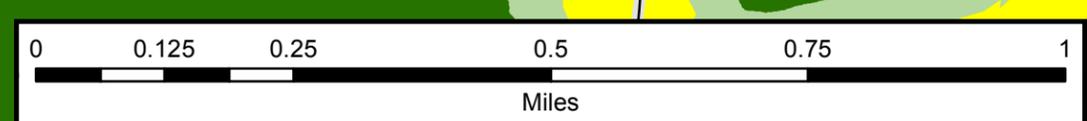
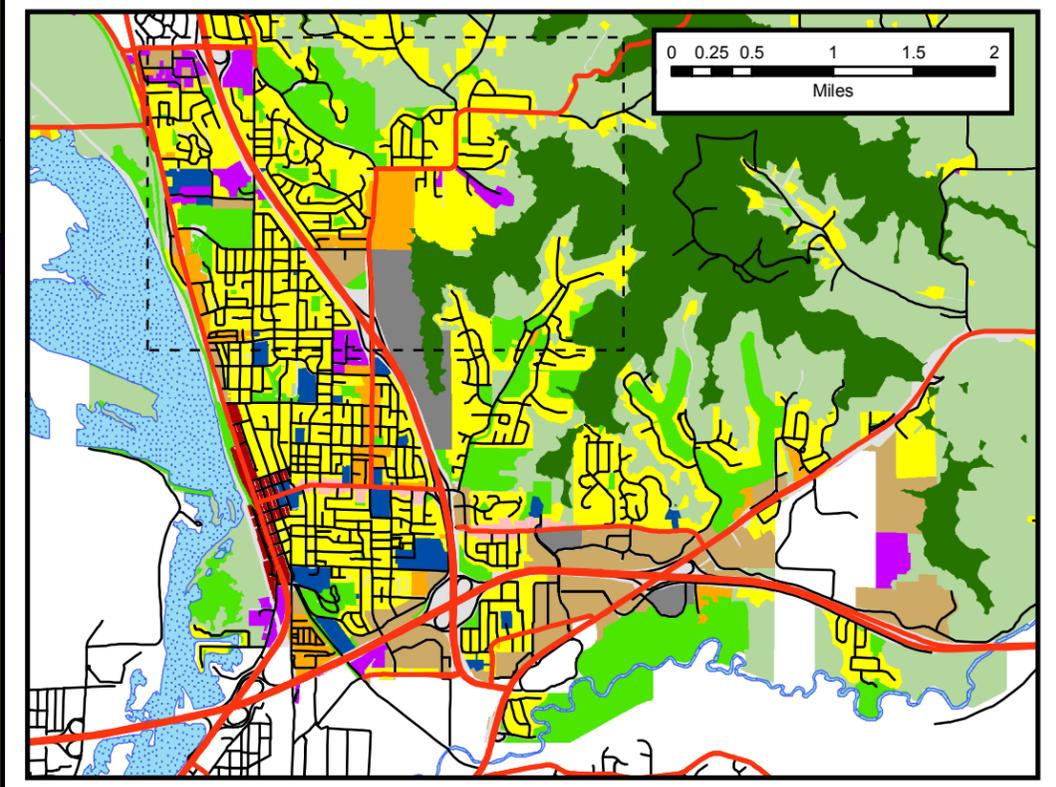
Map Design: Ryan Sands



**FUTURE**

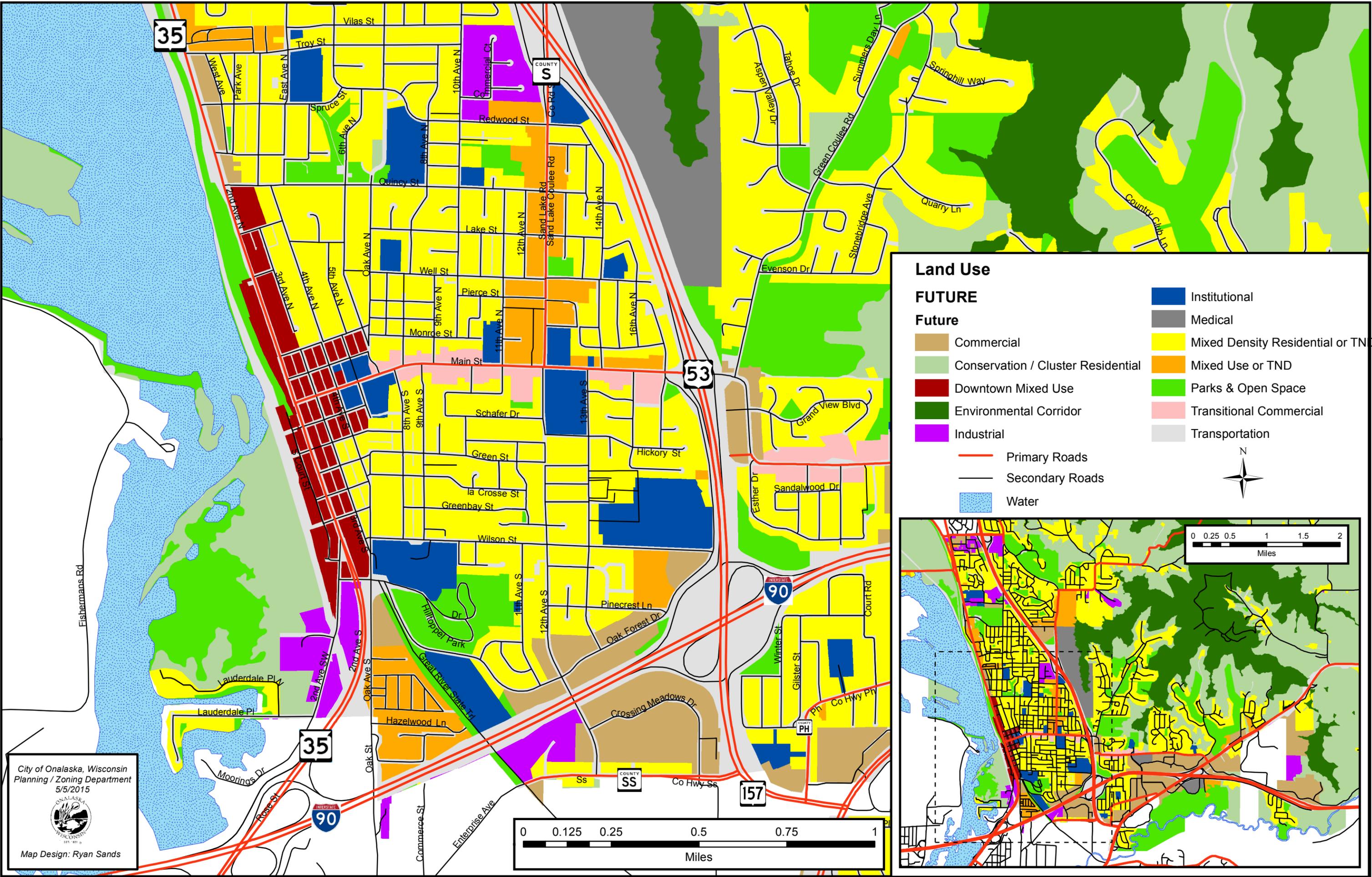
- Future**
- Commercial
  - Conservation / Cluster Residential
  - Downtown Mixed Use
  - Environmental Corridor
  - Industrial
  - Institutional
  - Medical
  - Mixed Density Residential or TND
  - Mixed Use or TND
  - Parks & Open Space
  - Transitional Commercial
  - Transportation

- Primary Roads
- Secondary Roads
- Water



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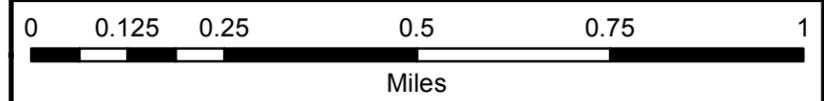
Map Design: Ryan Sands



**Land Use**

**FUTURE**

- Institutional
  - Medical
  - Mixed Density Residential or TND
  - Mixed Use or TND
  - Parks & Open Space
  - Transitional Commercial
  - Industrial
  - Transportation
- Primary Roads  
 Secondary Roads  
 Water



City of Onalaska, Wisconsin  
 Planning / Zoning Department  
 5/5/2015

Map Design: Ryan Sands

