

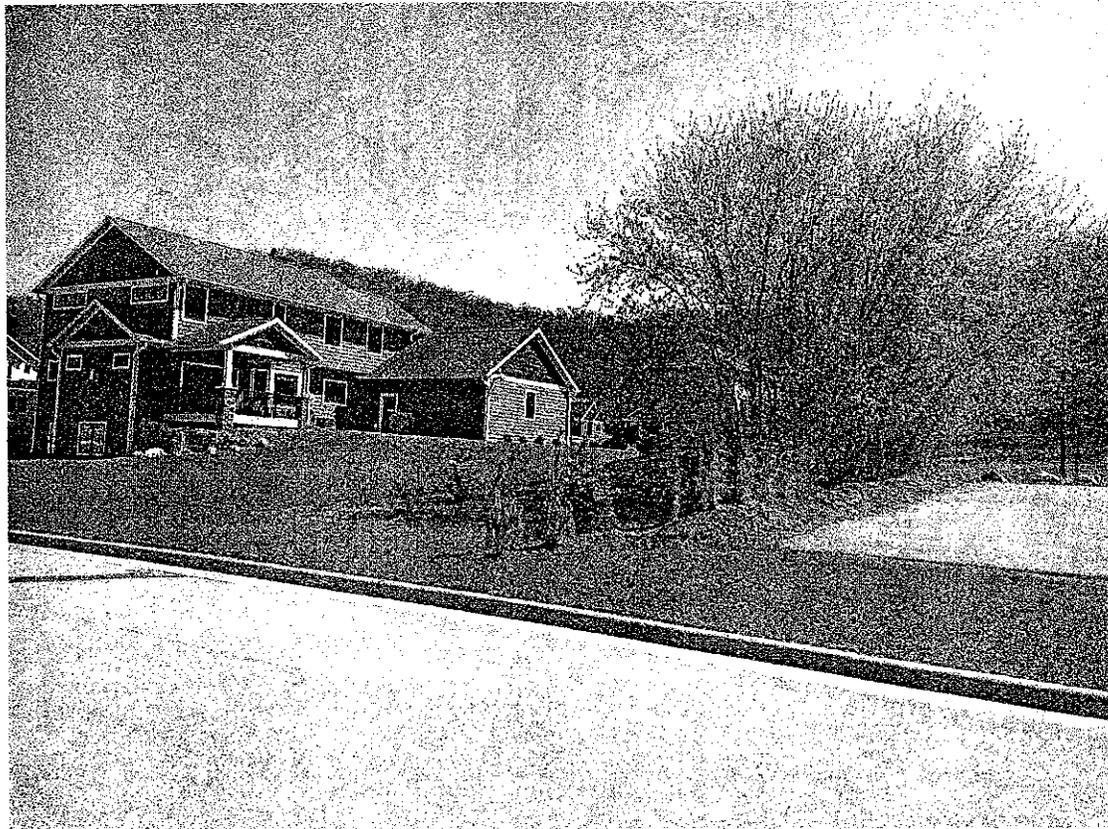
Eklund, Elizabeth

From: Melissa Stell <stellwin@hotmail.com>
Sent: Friday, May 01, 2015 12:43 AM
To: Wick, Dan
Subject: Request for budget review for fence

Hello Dan,

Thank you for speaking to me regarding my request for addition of fencing at the parking lot of Greens Coulee Park. As discussed our property backs up directly to the park with the direction of parked cars facing directly into our home. I have worked with Mark over the past year and we have together made great improvements to the area. I have attached a couple of photos showing the parking lot, the property line is right at the front of the smaller berm. The usage of the park has seen exponential growth over the last year and although we have been able to improve the aesthetics of the area, the issue of noise and bright lights still remains. I have approached the owners/developers of Savannah Oaks and in accordance with the CC & Rs of the sub-division, fencing is not allowed. It would however, be allowed on the city property, which runs along the berm. I would welcome the opportunity to speak before the Park & Recreation board to discuss addition of my request to the budget review process.

Thank you,
Melissa Stell
2404 Harmony Pt. Pl.
Onalaska, WI 54650
608 519-0508



Memo

To: Park and Recreation Board

From: Daniel D. Wick

CC: Brea Grace

RE: Clearwater Farms use of City Lands for Pasture area

The Park Board has reviewed this request the past two meetings. I have been working with Brea Grace – City Planner to see what options the Board may have with this. Attached is a Memo she sent me regarding the PUD for the Clearwater farm area. In further conversations with Brea the following was determined:

- Park and Recreation Board has two options
 - To deny the request
 - Approve it and then the request is moved on to the Plan Commission for their review of the PUD. Below is a part of the Memo that Brea drafted.
 - “After reviewing the PUD for these lands, grazing would not be permitted on the City parklands. Amendments to the PUD are possible, and would be reviewed by the Plan Commission and Common Council, potentially with holding a public hearing however the PUD amendment must take into consideration the initial reasoning for the PUD, as well as compatibility with the existing and long-range future neighborhood.”
 - If the Board would like to see a public hearing then they should make that recommendation to the Plan Commission

STAFF REVIEW SUMMARY
Onalaska City Plan Commission

August 27, 2002

Agenda Item:	4.
Applicant:	City of Onalaska
Location:	Greens Coulee
Requested Action:	Rezoning Request from interim R-1 to P.U.D. (Planned Unit Development)
Existing Zoning:	Interim R-1
Neighborhood Characteristics:	Agricultural to the north with residential uses to the south, west and east
Conformance with Comprehensive Land Use Plan:	This parcel is designated as low density residential by the comprehensive land use plan.
Staff Report:	The proposed rezoning to a planned unit development will permit flexibility in the use of the community park and associated Clearwater Farm due to the unique nature- based recreation and education uses planned for the area.
Attachments:	Draft General Development Plan and Narrative

Greens Coulee Community Park P.U.D.

DRAFT

Greens Coulee Community Park P.U.D.

I. INTRODUCTION

- A. Background
 - 1. Physical characteristics
 - 2. City/CFF partnership
- B. Public Driven Design Process
- C. Site Analysis

II. P.U.D.

- A. Explanation/Definition
- B. P.U.D. Use Zones
 - 1. Zone 1: Clearwater Farm Foundation land
 - a. description of uses
 - b. permitted common uses
 - c. conditional uses
 - d. yards
 - 2. Zone 2: City of Onalaska Park – lower area
 - a. description of uses
 - b. permitted common uses
 - c. conditional uses
 - d. yards
 - 3. Zone 3: City of Onalaska Park – upper woodland area
 - a. description of uses
 - b. permitted common uses
 - c. conditional uses
 - d. yards
- C. P.U.D. Management Strategies

III. P.U.D. GENERAL DEVELOPMENT PLAN – REQUIREMENTS

- A. Utility Feasibility Study
- B. Economic Analysis
- C. Deed Restrictions/Development Agreements
- D. Development and Design Standards

IV. CONCLUSION/PLAN

V. ATTACHMENTS

- A. Attachment A – Site Analysis
- B. Attachment B – Map indicating Zones
- C. Attachment C – Plan of Greens Coulee Community Park P.U.D.
- D. Attachment D – Development Agreement Between the City of Onalaska and Elmwood Partners, Limited Partnership
- E. Attachment E – Comprehensive Outdoor Recreation Plan Amendment – Green Coulee Planning Area

I. INTRODUCTION

Background

The area encompassing the Greens Coulee Community Park P.U.D. is located in the heart of Greens Coulee, which is centrally located within the City of Onalaska. The greens Coulee area is picturesquely situated between two predominant bluff ridgelines, Sugarloaf to the east and Richard's Peak to the west, which run in a north-south direction. The valley floor slopes gently to the east and west before it rises sharply to the steeply wooded bluffs that bound the coulee on three sides. The surrounding land-uses include open fields and farmland to the west and north, residential developments to the east, south and west and public parks to the south and west. These park sites include the City of Onalaska's Pierce Park, which is located to the west in the Aspen Valley Subdivision and the Town of Medary's park, which is located to the south in the Meadow Wood Subdivision and is contiguous to the proposed P.U.D. site. The 69-acre site contains several unique natural features, as well as a picturesque former dairy farm. The natural features include wetlands, a natural drainage way, intermittent stream, hardwood forest, open pastureland and exposed rock outcroppings. Built features include the "Big Red Barn," a structure dating back to the 1880s, several other farm buildings, and a stone quarry on top of the bluff.

The Greens Coulee Community Park P.U.D. is the result of a unique partnership between the City of Onalaska and the Clearwater Farm Foundation. The two originally partnered due to the rare opportunity to preserve both the scenic bluff top landscape and the former working dairy farm in the heart of the City, in order to provide both environmental and educational opportunities to the citizens of Onalaska. The partnership has evolved into this joint P.U.D. development.

Public Design Process

An important consideration of this project is that a large portion of the acreage is publicly owned. This means that all design processes for the park property will be publicly driven. Residents and potential stakeholders will be involved every step of the way in design to ensure all facets of the project are considered and to encourage public support of the project. Before any construction is done on City property, numerous public charettes, park board meetings, etc. will be completed.

Site Analysis

Prior to any preliminary conceptual designs, a site analysis was completed for the proposed P.U.D. area. A site analysis generally fleshes out all opportunities and constraints to the site and is a key step in the design process. A site analysis would include such information as topography, vegetation, surrounding land use, utility locations, location of water features (floodplains, wetlands, streams, ponds), soils, steep slopes, existing structures, scenic viewsheds, circulation patterns, prevailing winds, unique features, etc. This information is then combined to determine the best location of components of the design and possible constraints to the site. See Attachment A for a copy of the site analysis.

II. P.U.D.

Explanation/Definition

A P.U.D. (Planned Unit Development) is an area of land, controlled by a landowner to be developed as a single entity for a variety of dwelling units and/or other uses, the plan for which does not correspond in lot space to the regulations established in any one zoning ordinance or subdivision ordinance of the City of Onalaska (City Ordinance 13-1-50(b)(3)). The purpose of the Greens Coulee Community Park P.U.D. is to provide for unique recreational and environmental uses that may not fit within a specific zoning district in the City through a partnership between the City of Onalaska and the Clearwater Farm Foundation.

PUD Use Zones

The Greens Coulee Community Park P.U.D. has been divided into 3 zones (see Attachment B) to better define specific uses and management. Zone 1 includes the Clearwater Farm Foundation property (approximately 2.8 acres), which includes all of the farm buildings and auxiliary uses. It is bordered on the west by Greens Coulee Road, on the south and east by City of Onalaska parkland and on the north by the late Charlie Pierce's farmland. Zone 2 includes City of Onalaska property in the lower portion of the parkland (approx. 10 acres), which includes the intermittent stream and wetlands. It is bordered on the west by Clearwater Farms and Greens Coulee Road, on the south and east by the Clearwater Subdivision, and on the north by the late Charlie Pierce's farmland. Zone 3 includes the City of Onalaska property in the upper wooded portion of the parkland (approx. 57 acres), which includes the limestone quarry, rock outcroppings, woodland trails, and several plant communities including oak savanna, oak woodland, open pastureland and cultivated field remnants. It is bordered on the west by the Clearwater Subdivision, on the south by the Clearwater and Meadow Woods Subdivisions and Town of Medary Park, on the east by the Country Club Estates Subdivision and on the north by the late Charlie Pierce's farmland.

Zone 1

Zone 1's uses include all functions of the Clearwater Farm Foundation. Uses for the Big Red Barn potentially include a meeting hall, agricultural uses, and a museum and interactive displays regarding local history, geology, archaeology and farming. The Calf Barn's uses may include housing and paddock needs for animals such as free range chickens, a miniature horse, miniature goats or sheep, rabbits and a Highlander cow. The Shed Barn would be used for storage of garden implements to support the community gardens. Uses of the Pole Barn potentially include use for arts and crafts, agricultural uses, a museum and interactive display and a kid's market and modest café. A potential future building could house a café selling a small variety of fresh foods grown locally, health-related products, books, crafts, ice cream or coffee. There is also a potential for a small business building that could accommodate a photographic or arts studio, antiques dealer or offices, with limited business operator housing above. Regardless of the set up, the CFF would be intent on insuring that all business or housing activities would be an enhancement to the site, and fit in with the overall goals of the Foundation. The community gardens will be used to accommodate the kid's market, educational opportunities, edible landscaping principles and wildlife support. A children's maze will be established to potentially foster interactive learning and become a recreational destination comprised of elaborate garden pathways. Parking will be available and can currently accommodate up to 20 vehicles.

Zone 1 Permitted Uses:

- Cultural uses such as meeting halls, museums, etc.
- Agriculture
- Grazing
- Livestock raising
- Paddocks
- Pasturage

- Poultry raising
- Stables
- Floriculture
- Horticulture
- Nurseries
- Orchards
- Parks
- Playgrounds
- Parking lots
- Restaurant
- Business offices/professional offices
- Fruit store or vegetable store
- Gift store
- Limited residential

Zone 1 Conditional Uses

- Those uses listed in 13-1-73 and 13-1-77

Zone 1 setbacks

- Front: Six (6) feet
- Rear: Ten (10) feet
- Side: Six (6) feet

Zone 2

Zone 2's uses are intended to compliment the Clearwater Farm Foundation's uses and provide a trailhead and educational opportunities related to the unique ecosystems on site. Parking is planned to accommodate trail users, school children, and occasional overflow from CFF for special programs. A hard trail is planned to link the parking lot and trail head to the woodland trails in Zone 3. The trail would provide an area for people to walk, jog, bike or skate, as well as provide access to the lower park site to those with disabilities. Interpretive signage would offer educational information on the wetland system, farming history of the coulee, and other geological and environmental processes related to the coulee. Possible improvements to the wetland system, through partnerships with non-profit organizations and the DNR, could provide enhanced wildlife habitat and educational opportunities. Additional uses may include nature viewing, photography, picnicking, a shelter and related uses, possible restroom facilities, and possible programmable functions such as weddings, day camps or school classes. Possible uses endorsed by the Clearwater Farm Foundation could include an arboretum and co-sponsored functions such as educational tours, etc.

Zone 2 Permitted Uses

- Parks
- Arboretums
- Playgrounds
- Fishing
- Wading
- Skating
- Sledding
- Sustained-yield forestry

- Wildlife preserves
- Solid and water conservation
- Water measurement and water control facilities
- Public facilities
- Horticulture
- Orchards

Zone 2 Conditional Uses

- Those uses listed in 13-1-73 and 13-1-77

Zone 2 Setbacks

- None, other than those noted in development agreement

Zone 3

Zone 3's uses would be the least intensive area of use. The majority of the uses would be related to the woodland trail already existent in the park. Possible uses in the area would include hiking, snowshoeing and cross-country skiing, nature viewing, photography, picnicking and environmental and historical education. Possible programmable functions could include weddings, day camps and school classes. Possible uses endorsed by the Clearwater Farm Foundation could include animal grazing (for educational, as well as site management purposes), heritage orchards or nursery, limited timber harvesting and co-sponsored functions such as day camps or educational tours. Development of the site may include trail improvements, trail extensions, overlooks, interpretive and directional signage, boundary marking as needed, and other improvements related to the possible uses.

Zone 3 Permitted Uses

- Park
- Arboretum
- Sledding
- Sustained-yield forestry
- Wildlife preserves
- Solid and water conservation
- Water measurement and water control facilities
- Public facilities
- Agriculture
- Grazing
- Horticulture
- Nurseries
- Orchards
- Pasturage

Zone 3 Conditional Uses

- Those listed in 13-1-73 and 13-1-77

Zone 3 Setbacks

- None, other than those noted in development agreement

P.U.D. Management Strategies

Site management for the P.U.D. could be as unique as the uses themselves. Zone 1 would be managed through the Clearwater Farm Foundation and its members and board of directors. Zone 2 would be managed through the Parks and Recreation Department with possible assistance from CFF, expertise from the DNR, and support from other non-profit organizations with shared interests. Zone 3 would be managed much the same in that the Parks and Recreation Department would be responsible for the maintenance, however partnerships with CFF and other organizations could be established to develop innovative management strategies. Such suggested management techniques for Zone 3 that have been proposed include limited grazing, prescribed burning, selective cutting, etc. Due to limited staff at the City level, it would be very beneficial to partner with organizations that can offer financial and technical assistance, as well as volunteer labor to maintain the quality of the park.

III. P.U.D. GENERAL DEVELOPMENT PLAN – REQUIREMENTS

Utility Feasibility Study

Utility requirements would be minimal for each of the zones. Currently Zone 1's needs are for watering plants only. At this time they share the Humfeld well for this purpose. Future needs would include water and sewer for the Big Red Barn or Pole Barn, the café, and any other business or live/work space. Zone 2's future needs may include water and sewer for drinking fountains, irrigation and a possible restroom structure. Zone 3 would not require utilities unless a nursery was developed that would require water to maintain the plantings.

Currently City water and sewer has been installed along Greens Coulee Road to just north of the intersection of Clearwater Drive. Extending water and sewer to Zones 1 and 2 would be costly at this time, however if the land to the north of the proposed P.U.D. develops and annexes to the City, utilities would be extended further along Greens Coulee Road. At that time, it would be wise to connect to those utilities.

Economic Analysis

Numerous studies have identified the economic benefits of parkland and open space to communities. These benefits can be seen in four major areas. The first economic benefit is the reduced public costs flood protection, the water supply and pollution control. Because the majority of the park will be maintained in a natural environment, very little impervious land cover will be introduced to the site. This reduces the need for more infrastructure to handle the increased stormwater from a more intense use. That also means more water is absorbed into the ground to recharge the groundwater. Pollution and related abatement costs is lowered by contaminants being absorbed from the air and water as well.

The second economic benefit is increased property values. Studies dating back to as early as the 1800's have shown that high quality open space increases the property values of adjacent homes and businesses.

Another benefit is the increased revenues from tourism. "Tourism generates more than \$200 million in revenues in La Crosse County and creates more than 5,500 full-time jobs." (*Corporate Report Wisconsin* "Tilling the Tourism Field", March 2002, pg. 26-29). A big increase in the tourism industry is eco-tourism, in which people visit destinations of environmental significance. Greens Coulee Community Park offers many opportunities in this area, with high quality woodlands, beautiful terrain and diverse wetlands.

Lastly, and very importantly, parks and open space tend to cause a domino effect in attracting more businesses to the area. More and more companies are recognizing the importance of a community that provides outdoor recreation opportunities for their employees. In fact, according to Scenic America, "...the Joint Economic Committee of the U.S. Congress reports that a city's quality of life is more important than purely business-related factors when it comes to attracting new businesses, particularly in the rapidly growing high-tech and service industries" (*Economic Impacts of Protecting Rivers, Trails, and Greenway Corridors, A Resource Book*. National Park Service, 1995).

The Clearwater Farm Foundation land would have similar economic benefits as parkland in encouraging tourism dollars to the area. In addition, any enterprise, such as the café, would generate sales tax. Any for-profit businesses would contribute to the tax base as well. An economic benefit more difficult to measure would be the added quality of life, as well as increased educational opportunities. The site would augment the school district and increase learning opportunities in agriculture and science. The possibilities that this site has in creating meaningful connections can also encourage our kids to become very connected with this area--creating better citizens, a better community, and hopefully encouraging our young people to stay here and work together to improve their community as they become adults.

Deed Restrictions/Development Agreements

Currently, Clearwater Farm Foundation leases Zone 1. Restrictions on the lease require them to keep the property in reasonable repair, remove rubbish, etc. promptly, carry insurance and contribute to the overall quiet enjoyment (excluding an occasional planned event) of the area. They also have the right to change or alter buildings, but must have written permission from the owner to do so.

For Zones 2 and 3, a development agreement with several restrictions was established at the time of the purchase by the City (See Attachment D). Development of Zones 2 and 3 are to meet the objectives outlined in the City's Comprehensive Outdoor Recreation Plan, the Comprehensive Land Use Plan and the Park Development Master Plan. No motorized vehicles or bicycles shall be permitted in Zone 3, with the exception of City or City contracted maintenance vehicles. The City must maintain a 50-foot buffer adjacent to the Country Club Estates and Clearwater subdivisions, restricting the development of trails or other public access improvements. The City shall not install a path of any kind in Zone 2 within 50 feet of the rear lot lines in Clearwater Addition that abut Zone 2 without consent of the owners. Exempt from this restriction is the peninsula of land extending above the northern-most lot (777 Stonebridge Avenue) abutting Zone 2 and the two lots adjacent to the outlot that extends from Quarry Lane (717 and 725 Stonebridge Avenue).

Development and Design Standards

Section 13-1-54 of the Code of Ordinances for the City of Onalaska outlines the developmental and design standards in which the Plan Commission and Common Council shall address in their consideration of a P.U.D. The following is a list of those standards and how the Greens Coulee Community Park P.U.D. intends on addressing them:

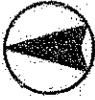
- (a) Permitted Common Uses: See "PUD Use Areas"
- (b) Conditional Uses: See "PUD Use Areas"
- (c) Density and Housing Type: n/a
- (d) Density Increase: n/a
- (e) PUD Perimeter: see Attachment B – Plan of Greens Coulee Community Park P.U.D.
- (f) Lot Area, Lot Width, Setbacks: See "PUD Use Areas" and "Deed Restrictions/Development Agreements"
- ~~(g) Building and Structure Heights: Any new buildings shall not exceed 7 feet in height~~
- (h) Environmental Design: See "P.U.D. Management Strategies" and Attachment B – Plan

of Greens Coulee Community Park P.U.D.

- (i) Common Open Space: See Attachment B – Plan of Greens Coulee Community Park P.U.D.
- (j) Non-residential Uses: The Greens Coulee Community Park P.U.D. is almost completely non-residential and will fit well with existing surrounding residential development as a natural park-like setting.
- (k) Building Spacing and Orientation: Any new buildings will conform to City ordinances and policies and applicable state codes.
- (l) Building Architecture: Building architecture in all zones will probably be of either a natural or organic theme or an agricultural theme. All proposed buildings in Zones 2 and 3 will be part of a public design process. All new buildings in Zone 1 would go through a City staff review process (Site Plan Permit) as well as Foundation review.
- (m) Off-Street Parking: Off-street parking will most likely be in Zones 1 and 2. No public parking will be permitted in Zone 3. A minimum setback of 25 feet from residential districts and 5 feet from all non-residential districts will be maintained for parking lots.
- (n) Streets, Utilities and Drainage: Any streets, utilities or drainage will be designed in accordance with City ordinances and policies.
- (o) Circulation/Access: n/a. No vehicular streets are planned.
- (p) Landscaping, Screening and Buffering: Landscaping and buffering is planned for all zones. A detailed landscape plan will be submitted with the Final Implementation Plan.
- (q) Signs: All signage in Zone 1 shall conform to the sign provisions for Residential, Conservancy and Agricultural Districts. All signage in Zones 2 and 3 will conform to an approved signage system and shall be limited to park identification, directional and educational signage.
- (r) Street Lighting: Any outdoor lighting will comply with City ordinances and policies.
- (s) Sidewalks and Pathways: See “PUD Use Areas” and Attachment B – Plan of Greens Coulee Community Park P.U.D. for locations and descriptions of sidewalks and pathways.

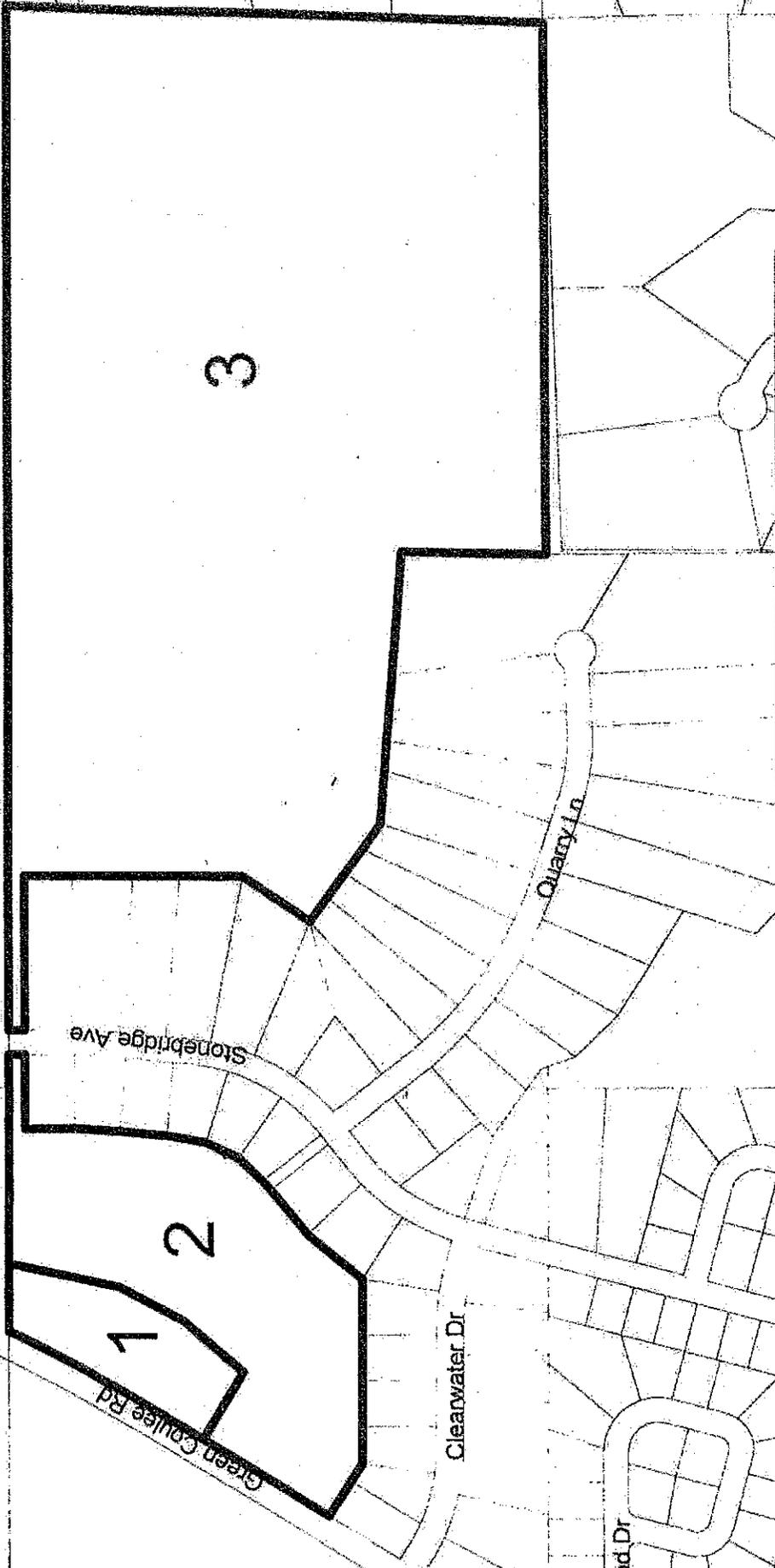
IV. CONCLUSION

Protection, use and management of this unique area in Greens Coulee have been addressed in several of the City of Onalaska's official plans. The City's Comprehensive Plan recommends creating a bluffland trail system, as well as preserving the bluffs within the City. The Comprehensive Outdoor Recreation Plan was amended to specifically address the one-of-a-kind recreational opportunities of Greens Coulee Community Park (see Attachment E). As a P.U.D., this area can provide those recreational opportunities, as well as many other opportunities through the partnership with Clearwater Farm Foundation, to create a distinctive park in the heart of the City of Onalaska.



- Zone 1: Clearwater Farm Foundation
- Zone 2: City of Onalaska - Lower Parkland
- Zone 3: City of Onalaska - Upper Parkland

Greens Coulee Community Park P.U.D. Zones



A. Madhavan B.



CITY OF ONALASKA

4

415 MAIN STREET
ONALASKA, WISCONSIN 54650-2953
FAX (608) 781-9506

PLAN/ZONING ADMINISTRATOR
(608) 781-9590

January 3, 2001

COPY

**DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF ONALASKA AND ELMWOOD PARTNERS,
LIMITED PARTNERSHIP**

For

Land Purchase and Development of 57.35 Acres for the Onalaska Central Greenway and Community Park at Clearwater Addition, Greens Coulee Road, Onalaska, Wisconsin

This agreement is entered into this 30th day of April 2001 by and between the City of Onalaska (hereinafter referred to as "City") and Elmwood Partners, Limited Partnership (hereinafter referred to as "Elmwood").

WHEREAS, Elmwood owns land adjacent to the Clearwater Addition in the City of Onalaska, which the City desires to purchase as a Community Park and part of the Onalaska Central Greenway;

AND, WHEREAS, the City and Elmwood have agreed, in principle to the land to be sold to the City and the price therefore,

AND, WHEREAS, the parties desire to set forth some terms and conditions concerning the purchase, development, and use of said lands as well as neighboring lands,

NOW, THEREFORE, in consideration of the mutual agreements herein contained, the parties agree as follows:

- Land Dedication requirements per Article H of the City of Onalaska Subdivision Code which includes 1.27 acres for the Clearwater Addition and 1.75 acres owed from the 1991 Plat for the Elmwood Hills Addition shall be satisfied as part of Parcel A. Elmwood will donate the remaining lands in parcel A, totaling 7.05 acres to the City of Onalaska.*

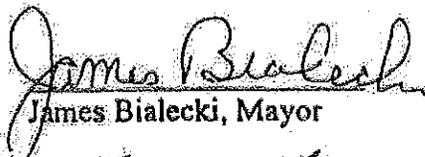
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2. Elmwood will sell to City Parcel C on the attached map consisting of approximately 57.35 acres. The purchase price for this area is to be \$197,000. The purchase price is based on the Midwest Professional Appraisal, Inc. appraisal prepared for the City on substantially the same property.
3. The closing on this transaction shall occur no later than April 30, 2001. The purchase price shall be paid in cash at closing.
4. The City agrees to the following use restrictions for trail development on all of the property described on Parcel C:
 - a. No motorized vehicles or bicycles shall be permitted on future trails in this portion of the Central Greenway including but not limited to snowmobiles, all terrain vehicles (ATV's) and motorcycles. With the exception of city or city contracted maintenance vehicles.
 - b. The City agrees to retain a minimum 50-foot buffer adjacent to the Country Club Estates and the Clearwater Addition, restricting the development of trails or other public access improvements.
5. The City shall use the land described herein for the development of a greenway and community park facility meeting the objectives outlined in the City's Comprehensive Outdoor Recreation Plan, Comprehensive Land Use Plan and Park Development Master Plan;
6. The City agrees not to install or permit a path of any kind on Parcel A within 50 feet of the rear lot line of lots 9 through 14 of Clearwater Addition, without consent of all the owners of those lots. Paths along the north line of lot 14 and one through the newly created Out-lot 3 (see below) extending easterly to Stonebridge Avenue are exempt from this restriction.
7. Parcel A will be subject to a storm water drainage easement to convey storm water runoff from the intersection of Stonebridge Avenue and Quarry Lane northwesterly to the existing drainage swale.
8. As a result of the City's purchase of Parcels A and C for park purposes, some changes to the plat of Clearwater Addition may be necessary or desirable. The City agrees to cooperate in these changes without additional costs or fees to Elmwood Partners. Since the preliminary plat has already been approved, the final plat to be submitted should contain the following variations from the preliminary plat.

- a. A new out lot (Out lot 3) will be created between lots 8 and 9 of the Clearwater Addition Plat. Out lot 3 will serve as a storm water drainage corridor and access to Parcel A from Stonebridge Avenue for pedestrian and bicycle use. Lots 8 and 9 will be reduced in size to make room for Out lot 3. This satisfies condition #40 of the preliminary plat approval conditions.
 - b. Land bordering lots 15-43 not included in this transaction maybe added to these lots as part of the final plat. Additional acreage fees will not be charged for this additional area due to the land not being developable. Parcel lines are subject to City review and approval.
9. Elmwood shall disclose all previously obtained environmental assessment information for the property described herein as a condition of the sale of said parcels to the City;
 10. The persons signing this Agreement warrant that they do so with full authority.
 11. This Agreement shall be binding upon the parties hereto, as well as their respective heirs, successors, and assigns.

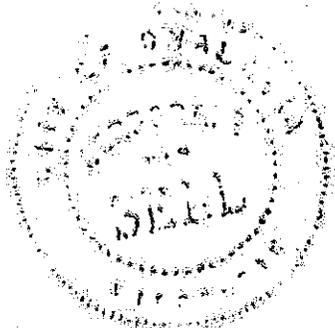
CITY OF ONALASKA, BY:

ELMWOOD PARTNERS
LIMITED PARTNERSHIP, BY:


James Bialecki, Mayor


Paul Gleason, Vice President of
the General Partner


Fred Buehler, Interim City Clerk



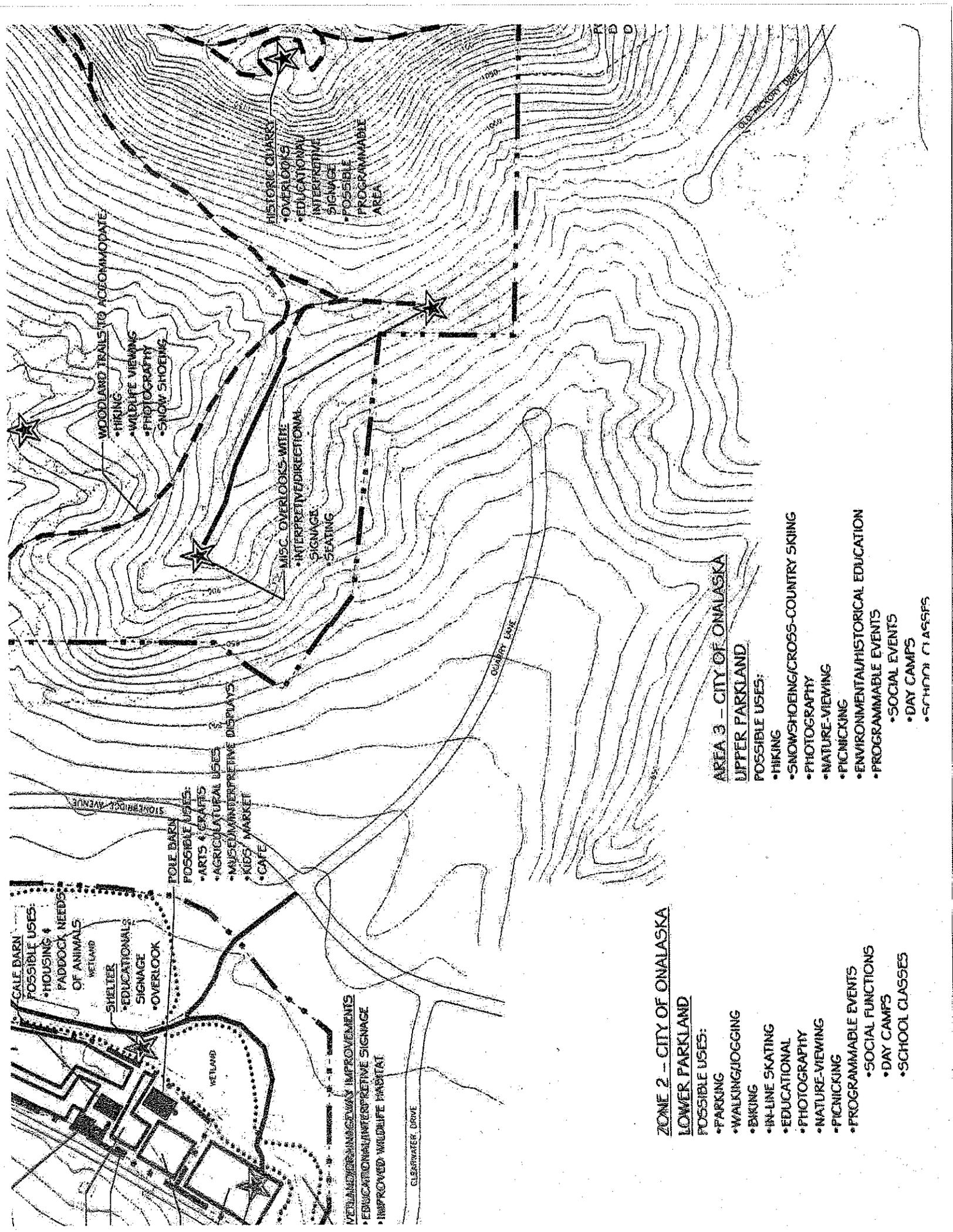
COMPREHENSIVE OUTDOOR RECREATION PLAN AMENDMENT
GREEN COULEE PLANNING AREA

The City should acquire land that is located to the east and west of the existing park (Pierce Park) as it becomes available for the purpose of establishing a community park and link to the Central Greenway System. The establishment of a community park and greenway link is consistent with the recommendations of the 1993 Twenty Year Park Development Plan and City of Onalaska Comprehensive Plan, and has also been identified on the Official City Map. The City should pursue state and federal grant programs for the acquisition and development of the community park and greenway. In addition to grant assistance the city should look to establish partnerships with conservation organization, civic groups, foundations, and state and federal agencies to plan and develop the park and greenway.

The focus of the community park will be to provide recreational opportunities that are not available at the neighborhood level, and to preserve unique landscapes or natural features within the community. The community park should be planned to provide facilities for both passive and active recreational pursuits, as well as preserving landscape and open space. The immediate focus should be to acquire available land that could provide nature based outdoor recreation activities. These activities may include but are not limited to walking, hiking, wildlife observation, nature and environmental study, picnicking, and bicycling. Support facilities for these activities would be necessary and may include parking areas, water and sanitary sewer laterals, security lighting, restrooms, shelter structures, signs, interpretive signs, and other items that would enhance the park program. Active use areas could be developed in the future as additional land is acquired from adjoining properties lying to the east and north.

The community park will also serve as an important link in the Central Greenway System that has been endorsed in other City of Onalaska planning documents. The focus of the greenway system should be to provide people with a relatively safe and uninterrupted means of traveling within the park system and the city as a whole, and to eventually link the park with other recreational facilities that include the Great River State Trail, the La Crosse River State Trail, and the La Crosse River Conservancy Project.

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CALE BARN
POSSIBLE USES:
 • HOUSING & PADDOCK NEEDS OF ANIMALS
 WETLAND
 SHELTER
 • EDUCATIONALS
 SIGNAGE
 • OVERLOOK

FOLE BARN
POSSIBLE USES:
 • ARTS & CRAFTS
 • AGRICULTURAL USES
 • MUSEUM/INTERPRETIVE DISPLAYS
 • KIDS' MARKET
 • CAFE

VERANDA/STAIRWAYS IMPROVEMENTS
 • EDUCATIONAL/INTERPRETIVE SIGNAGE
 • IMPROVED WILDLIFE HABITAT

WOODLAND TRAILS TO ACCOMMODATE:
 • HIKING
 • WILDLIFE VIEWING
 • PHOTOGRAPHY
 • SNOW SHOEING

MISC. OVERLOOKS-W/ITE
 • INTERPRETIVE/DIRECTIONAL SIGNAGE
 • SEATING

HISTORIC QUAYS
 • OVERLOOKS
 • EDUCATIONAL/INTERPRETIVE SIGNAGE
 • POSSIBLE PROGRAMMABLE AREA

ZONE 2 - CITY OF ONALASKA

LOWER PARKLAND

POSSIBLE USES:

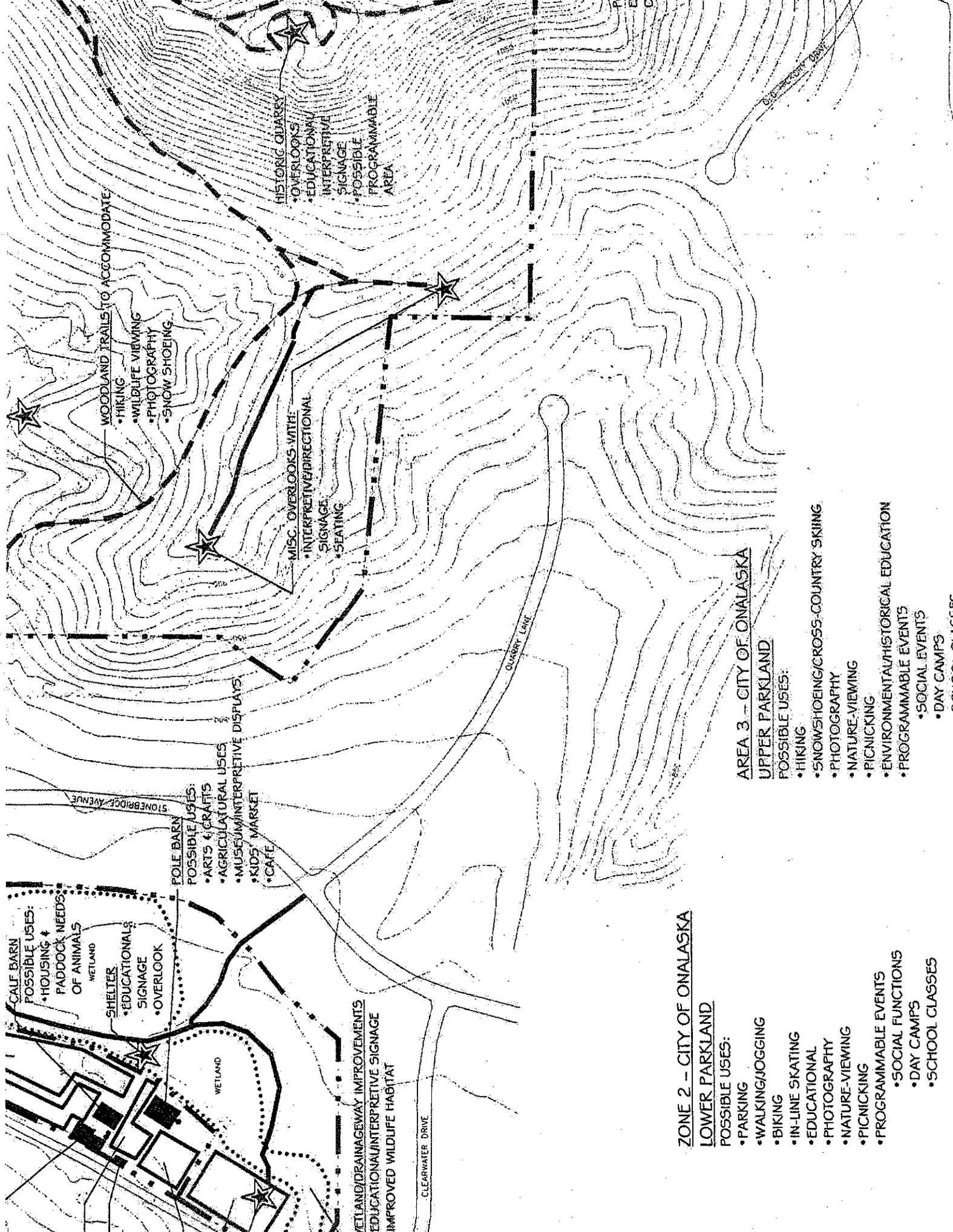
- PARKING
- WALKING/JOGGING
- BIKING
- IN-LINE SKATING
- EDUCATIONAL
- PHOTOGRAPHY
- NATURE-VIEWING
- PICNICKING
- PROGRAMMABLE EVENTS
- SOCIAL FUNCTIONS
- DAY CAMPS
- SCHOOL CLASSES

AREA 3 - CITY OF ONALASKA

UPPER PARKLAND

POSSIBLE USES:

- HIKING
- SNOWSHOEING/CROSS-COUNTRY SKIING
- PHOTOGRAPHY
- NATURE-VIEWING
- PICNICKING
- ENVIRONMENTAL/HISTORICAL EDUCATION
- PROGRAMMABLE EVENTS
- SOCIAL EVENTS
- DAY CAMPS
- SCHOOL CLASSES



CALF BARN
 POSSIBLE USES:
 • HOUSING & PADDOCK NEEDS OF ANIMALS
 WETLAND
 SHELTER
 • EDUCATIONAL SIGNAGE
 • OVERLOOK
 WETLAND
 WETLAND/DRAINAGEWAY IMPROVEMENTS
 • EDUCATIONAL/INTERPRETIVE SIGNAGE
 • IMPROVED WILDLIFE HABITAT
 CLEARWATER DRIVE

POLE BARN
 POSSIBLE USES:
 • ARTS & CRAFTS
 • MUSEUM/INTERPRETIVE DISPLAYS
 • KIDS' MARKET
 • CAFE

WOODLAND TRAILS TO ACCOMMODATE:
 • HIKING
 • WILDLIFE VIEWING
 • PHOTOGRAPHY
 • SNOW SHOEING

MISC. OVERLOOKS WITH:
 • INTERPRETIVE/DIRECTIONAL SIGNAGE
 • SEATING

HISTORIC QUARRY
 • OVERLOOKS
 • EDUCATIONAL/INTERPRETIVE SIGNAGE
 • POSSIBLE PROGRAMMABLE AREA

ZONE 2 - CITY OF ONALASKA

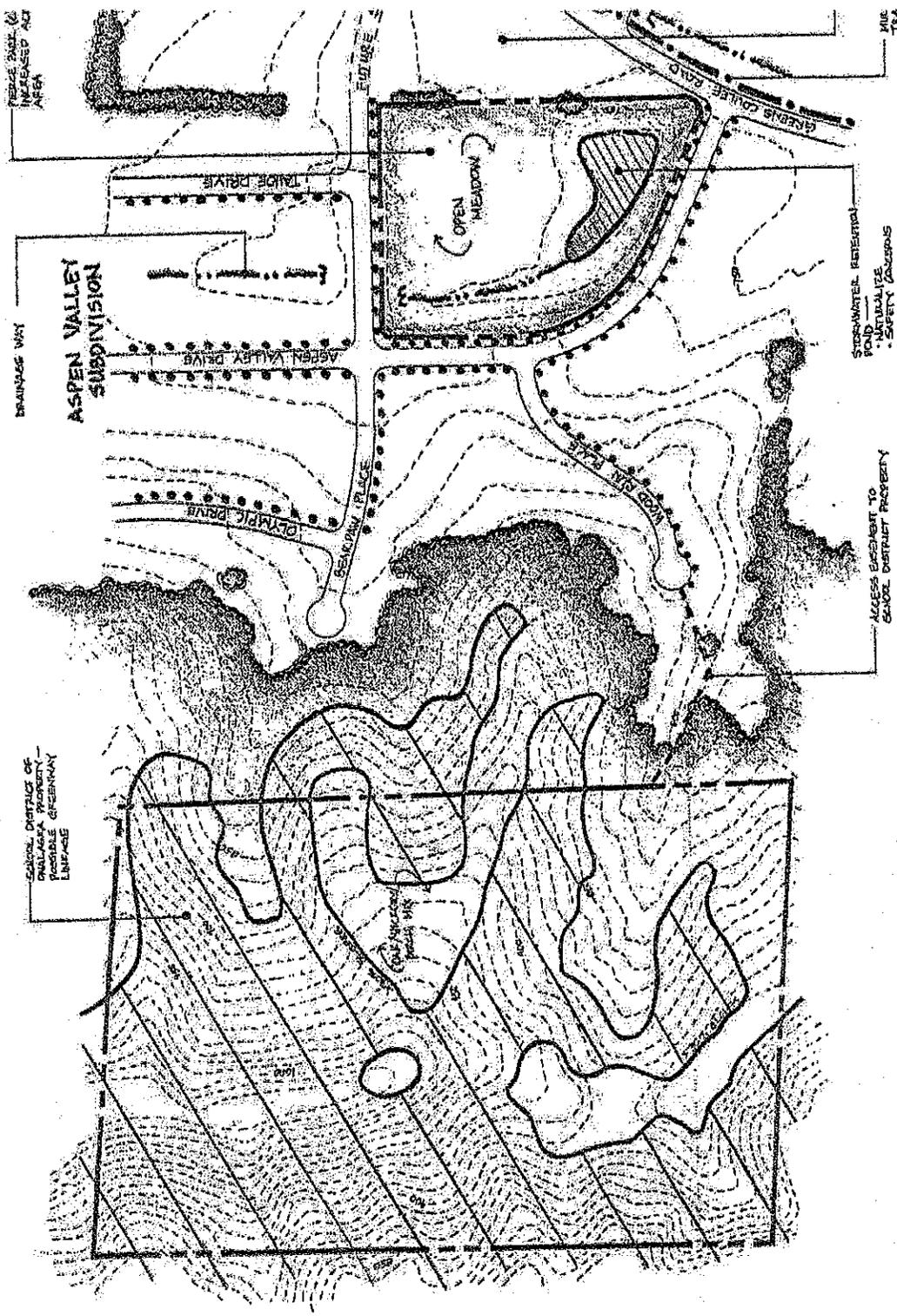
LOWER PARKLAND

- POSSIBLE USES:
- PARKING
 - WALKING/JOGGING
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AREA 3 - CITY OF ONALASKA

UPPER PARKLAND

- POSSIBLE USES:
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 - SCHOOL CLASSES



LEGEND

EXISTING CONTOUR

PROJECT BOUND

EXISTING WOOD

EXISTING FOOT



CITY OF ONALASKA

PLANNING/ZONING DEPARTMENT

PH: (608) 781-9590

FAX (608) 781-9506

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

MEMO

Date: 05/26/2015

To: Dan Wick

Cc: Katie Meyer

From: Brea Grace

Re: Clearwater Farm

Katie Meyer and I have reviewed the zoning approvals given by the City to the Clearwater Farm Planned Unit Development (PUD) in 2002.

The approved PUD identified 3 use zones with Zone 1 includes the Clearwater Farm Foundation area (which includes all farm buildings and auxiliary uses), Zone 2 includes City of Onalaska lower parkland, and Zone 3 includes City of Onalaska upper parkland. Within Zone 1 permitted uses include agriculture, grazing, livestock raising, paddocks, pasturage, poultry raising, stables, floriculture, horticulture, nurseries, orchards, parks, playgrounds, parking lots, restaurant, business offices/professional offices, fruit/vegetable store, gift store, and limited residential. Within Zone 2 permitted uses include parks, arboretums, playgrounds, fishing, wading, skating, sledding, sustained-yield forestry, wildlife preserves, solid and water conservation, water measurement and water control facilities, public facilities, horticulture, and orchards.

From my basic understanding of the current proposal, grazing is proposed on City property which is within Zone 2. After reviewing the PUD for these lands, grazing would not be permitted on the City parklands. Amendments to the PUD are possible, and would be reviewed by the Plan Commission and Common Council, potentially with holding a public hearing however the PUD amendment must take into consideration the initial reasoning for the PUD, as well as compatibility with the existing and long-range future neighborhood.

If you would like additional information or if you have additional questions, please let me know.

Thank you.

7

Eklund, Elizabeth

From: George Tabbert <geotabbert@hotmail.com>
Sent: Monday, June 15, 2015 2:14 AM
To: Wick, Dan
Cc: Holter, Jarrod; Barstow, Joe; Chilsen, Joe; Blinash, Jim; Olson, Jim; Blalecki, Jim; Grace, Brea
Subject: A little history of the Hwy 35 overlook, just off of Troy St.

My first cousin Dave Harnisch (Neillsville, WI) sent me this narrative about what he remembers about the lake overlook just off of Troy Street in Onalaska. His parents owned the restaurant that used to exist where Kwik Trip is now located. Of course BNSF railroad today would not allow a pedestrian crossing on the tracks there today, but it's nice to know a little about the history of the place:

Sent from Windows Mail

From: Dave Harnisch
Sent: Sunday, June 14, 2015 10:09 PM
To: George Tabbert

Cousin George,

Below is what I recall about the wayside and boat landing:

As I recall, there was a small rest area/wayside across from our family's restaurant, Lee and Mugs Truck Stop. If my memory serves me, the wayside was a combination of dirt and gravel. There was a path that led from the wayside down to Orr's Boat Landing, and then it branched off along the lower railroad track as a well-worn dirt path for fishermen to walk along and have access to their favorite fishing spots on shore. This path may have continued on to, and possibly beyond, the dam. The path down from the wayside, as I recall, meandered down over rocks and along sandy sections, and there may have been a post or two, or make-shift railings in spots, that walkers used to support themselves during their climb down the steep grade.

I recall a small shack on the boat landing where the Orr Family sold worms and fishing gear, and a platform and extended dock served the fishermen when docking their boats. I fail to remember how the boats got down to the dock. There may have been a dirt road along one of the tracks or the fisherman put their boats in at another location and motored over to the landing for bait and fishing paraphernalia.

There is, or was, a small island across from the lake where my parents would take us three boys to fish and swim. That is where when I dove in from shore one of my feet caught a stick in the shallows, which caused a deep cut that ended that day's fun on the lake. Also, it is between Orr's Landing and the island where dad dropped me in the lake...and I learned to sink or swim.

As a kid, I used to run---bare-foot---across the gravel. Be it in the wayside, path to the landing, or on the gravel road surrounding the restaurant, the rocks never bothered me as I spent a lot of time outside without shoes. Not that we couldn't afford good shoes, but those were mostly for school, church, or visiting relatives. Walking bare-foot in the sandy areas you had to learn to avoid the sandburs, which occasionally found the tender areas on the your feet where callouses hadn't formed.

Being only eight years old when we moved from Onalaska, I don't recall a lot of details about the wayside. I believe there was a sign located there pointing down towards Orr's Landing. I've tried to bring back a picture in my mind, and that recollection only brings back a picture of a rather bare wayside, void of a lot of beautification; mostly sandy, dry, and dusty.

I'll always remember walking down that path and crossing two sets of railroad tracks before arriving at the boat landing. With the trains coming through, I can only imagine the concern my parents had when us young boys would take that path down to Lake Onalaska. I don't recall the amount of train traffic at the time, but my memory does bring up occasion where we sat on the hillside and watched the trains, feeling the vibrations as they rumbled by. Or, sitting on the dock, we watched the tiny waves in the water around the landing's support posts as the trains' vibrations shook the wooden dock and building.

Eklund, Elizabeth

From: George Tabbert <geotabbert@hotmail.com>
Sent: Tuesday, May 26, 2015 1:06 AM
To: Wick, Dan
Subject: Thank you

Thank you, Mr. Wick. I've often thought that area would be a good candidate for some type of park development. And the parking space is already there! When I went hiking on the bike trail one morning, a train had stopped between the two overlooks. One of those old Yellowstone National Park passenger cars was attached to the train, so that really added to my memory of the place. I had visited Yellowstone when living out west. I have often thought too that Onalaska could be a gateway to Upper Mississippi Fish and Wildlife refuge, sort of like how the Town of Estes Park, Colorado is a gateway community to Rocky Mountain National Park.

Hopefully, something can be done to improve the two lake overlooks in Onalaska. George

Sent from Windows Mail

From: dwick@cityofonalaska.com
Sent: Saturday, May 23, 2015 12:00 PM
To: [George Tabbert](mailto:George.Tabbert)
Cc: jlunde@cityofonalaska.com, jchilsen@cityofonalaska.com, jbinash@cityofonalaska.com, jolson@cityofonalaska.com

George,

I will be bringing these emails forward at our next meeting on June 22nd.

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: George Tabbert <geotabbert@hotmail.com>
Date: 05/23/2015 10:19 AM (GMT-06:00)
To: "Wick, Dan" <dwick@cityofonalaska.com>
Cc: "Lunde, Jean" <jlunde@cityofonalaska.com>, "Chilsen, Joe" <jchilsen@cityofonalaska.com>, "Binash, Jim" <jbinash@cityofonalaska.com>, "Olson, Jim" <jolson@cityofonalaska.com>
Subject: Hoofenpoof Park/part 2

I just walked up to the Stellner gazebo and the new Pooler bench. Two couples had already stopped at the site as well as a fellow who was a guest at the motel across the highway. I walked the extent of the lawn area of the overlook just off of Quincy. Some thoughts:

(1) Two groups which might be asked to improve the park include the snowmobile club and the Wisconsin

Conservation Corps.

(2) The pedestrian-only trail connecting the two overlooks will need some type of trail device that allows for possible run-off from the highway. A culvert? A small bridge?

(3) There has to be a vegetation management plan for the hillside. Most of the honeysuckle (a Eurasian shrub spread west by New Englanders) has to be grubbed out. More of the lake vista has to be opened up for visitors -- but at the same time, erosion control should always be considered. Any poison ivy has to be selectively sprayed for, as long as it is near the new pedestrian trail (or even along the existing bike trail).

(4) The Boy Scouts should be asked to repair the wooden stairs that lead down to the bike trail from Sunny the Sunfish. George

Sent from Windows Mail

From: George Tabbert<<mailto:geotabbert@hotmail.com>>

Sent: Tuesday, May 19, 2015 4:47 PM

To: dwick@cityofonalaska.com<<mailto:dwick@cityofonalaska.com>>

Cc: jlunde@cityofonalaska.com<<mailto:jlunde@cityofonalaska.com>>,

jchilsen@cityofonalaska.com<<mailto:jchilsen@cityofonalaska.com>>,

jbinash@cityofonalaska.com<<mailto:jbinash@cityofonalaska.com>>,

jolson@cityofonalaska.com<<mailto:jolson@cityofonalaska.com>>

Dear Mr. Wick,

I was wondering if much thought has ever been given to naming the lake overlooks on the highway -- or if that whole hillside, to the bike trail, might be considered one park and have one name.

Just now, I read a little online article Bill Petersen (of the La Crosse Library Archives) wrote about the election held in the spring of 1937 to name Onalaska's new lake. The winner of course, was Lake Onalaska, but other suggested names on the ballot included Lake Hoofenpoof, Lake Pooler, Lake Roosevelt and several others. Perhaps a name for the linear, palisades-like park along the highway might be chosen from these. Personally, I favor the name Hoofenpoof -- the mythical and mysterious monster (mastodon or wholly mammoth) which roamed the bottomlands of what is now Lake Onalaska in the 1930s. A fishing cabin, the old Camp Hoofenpoof, was located somewhere in the former bottomlands now under the waters of Lake Onalaska (it was dismantled and moved before the lake flooded).

Improvements to the overlooks might include: Restrooms, a pedestrian-only path above the bike trail (connecting the two overlooks so that there is a full loop), a fiberglass Hoofenpoof statue at the overlook just off of Troy Street, and maybe even some Hoofenpoof tracks embedded in the trail at times (like the dinosaur tracks painted in the sidewalk down to the Children's Museum in La Crosse).

Nancy Tolvstad has told fellow cemetery committee members about the new Pooler park bench installed at the overlook just off of Quincy. Both Pooler brothers knew Mr. Showers, who I believe created the original Hoofenpoof stories for the La Crosse County Record, Onalaska's old weekly newspaper. I believe Frank Pooler also wrote about the Hoofenpoof.

I know that at one time, some group suggested Onalaska have a festival honoring the Hoofenpoof. I can also

remember wholly mammoth-like plush toys once sold at Degen Berglund when that store still sold gifts. Perhaps a Hoofenpoof Park could trigger a boom in the tourism industry here. The two overlooks have been tourism draws for decades. They are a part of passive recreation that is little mentioned by park proponents here: the simple act of enjoying a beautiful, scenic vista.

George Tabbert, Jr.
1st district resident

Sent from Windows Mail

8

Event: Three Rivers Rodeo

Event Date: July 11, 2015*

*Rain date: July 12, 2015

Date: Effective June 1, 2015

Event Activities:

- The City is providing access to the area known as the Great River Landing. The City will promote the event through its tourism and parks and recreation offices and support the event as it has previously.
- The OEF will assist with Event donations and related fiscal activities, e.g., confirmation of donations, etc.
- KRick will provide primary planning, fundraising and implementation of the Event.
- All participants in the logrolling activities shall complete a waiver and release substantially in the form attached as a condition to participation in the logrolling activities.
- KRick will procure insurance to cover the logrolling activities at the Event and name the City as an additional insured.
- After payment of Event related costs as identified in the attached budget, all remaining funds will be dispersed to KRick to cover costs related to planning and implementing the Event and the use of equipment and personnel. KRick will provide an event summary to the City and OEF following the conclusion of the Event.

Event Budget:

Three Rivers Roleo 2015 Budget Projection	
	Amount
Beginning Balance	\$ 2,413.60
Total Income: Sponsors, Entry Fee & Concessions	\$ 21,000
Expense 2015	
Media Coverage (Production & Fox Sports North)	\$ 8,000
Insurance	\$ 728
Port a Potty Rental	\$ 320
Awards	\$ 246
T-shirts	\$ 1,000
Marketing	\$ 1,400
Spike Log Rental	\$ 1,100
Supplies	\$ 450
Prize Money	\$ 7,800
Total Expense	\$ 21,044
Event Organizer	\$ 2,370

The undersigned acknowledge and agree to the above event activities & Budget:

City of Onalaska ("City"):

Onalaska Enhancement Foundation ("OEF") :

KRick, LLC ("KRick"):

ACKNOWLEDGEMENT

Event: Three Rivers Rodeo (held in Onalaska, WI)

Date: Effective June 1, 2015

The undersigned acknowledge and agree as follows: KRick, LLC has and will retain all rights to the name of the Event (i.e., Three Rivers Rodeo), the associated Event descriptions and publicity (including all materials relating thereto) and all designs or other materials that have been and will be used to promote the Event.

For so long as the City (and OEF, as the case may be) remain involved in the Event, KRick grants them a royalty-free, non-exclusive license to use the Event name and related Event designs in connection with their planning, promotion and implementation of the Event in Onalaska.

City of Onalaska ("City"):

Onalaska Enhancement Foundation ("OEF"):

KRick, LLC ("KRick"):
