

CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: Plan Commission
DATE OF MEETING: August 25, 2015 (Tuesday)
PLACE OF MEETING: City Hall – 415 Main Street (Common Council Chambers)
TIME OF MEETING: 7:00 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. **Public Hearing: Approximately 7:00 PM (or immediately following Public Input)** regarding consideration for a Conditional Use Permit to allow a commercial shrimp-raising operation in an indoor facility in a Light Industrial (M-1) District at 570 Lester Avenue, Onalaska, WI 54650 submitted by Tim Hagen, 31437 Victory Lane, La Crescent, MN 55947 (Tax Parcel # 18-4012-0).
5. Consideration of a Certified Survey Map (CSM) submitted by Andy Luttczens of Davy Engineering on behalf of Valley View Business Park, LLP, PO Box 325, Onalaska, WI 54650 for the purpose of realigning Lots 1, 2 and Outlot 1 in the Nathan Hills Estates Subdivision (Tax Parcels # 18-5941-0 and 18-5942-0).
6. Discussion and Consideration of Changes to Zoning Fees.
7. Review and discussion of 2015 Comprehensive Plan Update, Chapter 10 – Implementation.
8. Adjournment

PLEASE TAKE FURTHER NOTICE that members of the Common Council of the City of Onalaska who do not serve on the commission 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, Chair

Ald. Jim Binash

Ald. Jim Olson

*Ald. Jim Bialecki

Ald. Bob Muth

Ald. Barry Blomquist

Ald. Harvey Bertrand

* Jarrod Holter, City Engineer

City Attorney Dept Heads

La Crosse Tribune Charter Com.

Onalaska Holmen Courier Life

WIZM WKTY WLXR WKBH

*Jan Brock

*Paul Gleason

*Knutte Temte

*Craig Breitsprecher

* Sue Peterson - Chair Parks & Rec.

** Victor Hill - Vice Chair Parks & Rec.

JD Manske Family Land Holdings Inc.

Tim Hagen

Andy Luttczens

Onalaska Public Library

Date Notices Mailed and Posted: 8-14-15

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.

Coulee Shrimp

570 Lester
Onalaska, WI

Tim Hagen
608-385-6028
Darcy Hanson
563-217-0003

July 29, 2015

City of Onalaska:

The Coulee Shrimp Company will be a concept that is new to the Onalaska area. There are many new facilities in the mid-west, this will be the largest in a 70 mile range. We will be raising shrimp from the larva stage to roughly 30 grams. These full size shrimp will be sold live to the general public providing our customers with the freshest and healthiest product possible. People are much more involved in their diets and what is going into the food supply in the last few years. In doing the research for this project we have found that most of the shrimp we eat in the United States comes from the Asian market. The shrimp there are grown to full size in weeks with the use of growth hormones, steroids and antibiotics. Our shrimp facility will eliminate all of the chemicals and hormones. This leads to a great farm to table product that people are looking for. Popularity of farmers markets and whole food markets gives credence to that fact. The largest grower in Iowa now has approximately 20 pools and has a customer base in a 200 miles radius. This facility is in a very small rural area. They have been selling out regularly.

The building will be a steel building that will be 120 x 52 and will house 20 pools that will be 12' x 4'. Each pool is it's own eco-system and the water in the pool is never changed. We will be filling the pools very slowly with a standard water hose as not to tax the city water supply. We will be filling pools in increments so that the shrimp will be ready at staggered time frames (4 to 5 pools a month) to keep the supply to our customers consistent. Being a very unique business we will be bringing in new customers to the area where they will also utilize many other local business.

There is virtually no smell involved in this process. There will be no waste product except for the shell sheds as the shrimp grow. The shells are a combination of protein, ash and chitin. The shells are perfect for compost or fertilizer for many farmers. There is also a new market for the shells within the medical field. Chitin studies are underway at Universities, the newest in Louisiana and Alabama. The chitin is being researched for use in blood cholesterol lowering applications. Any remaining shells will be disposed of in the local landfill. Nothing will be stored outside of the building.

Feel free to contact us with any questions or concerns.

Sincerely,

Tim Hagen

Enclosure



CITY OF ONALASKA

STAFF REPORT

Plan Commission – August 26, 2015

Agenda Item: Discussion and Consideration of Changes to Zoning Fees.

Background:

City staff completed a survey of fifteen (15) communities nearby and of similar size with the intent to compare zoning fees. The zoning fees reviewed include the following:

- Conditional Use Permit;
- Rezoning and/or Text Amendment;
- Certified Survey Map review (minor subdivisions, lot line changes);
- Zoning Verification Letters;
- Republication Fees;
- Site Plan Review;
- Plat Review (Preliminary and Final); and
- Street Vacations / Right-of-way Discontinuances.

In general, the City of Onalaska's zoning fees are under-average and some do not fully cover City publication expenses, much less staff time to process and review application. Attached is a spreadsheet with the municipalities contacted and associated fees.

City staff recommend the following changes:

Zoning Application Permit:	Current Fee:	Approximate Proposed Fee:
Conditional Use Permit (CUP)	\$150	\$250
Rezoning and/or Text Amendment	\$150	\$300
Certified Survey Map review	\$40 plus \$10.00/lot	\$75 plus \$10/lot
Zoning Verification Letters	\$0	\$25 (residential properties) \$100 (commercial properties)
Republication Fee (for CUP, Rezoning/ PUD, Variance, Street Vacation/ROW Discontinuance applications)	\$0	\$100

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Site Plan Review	<p>\$50 (if project is under \$75,000)</p> <p>\$100 (if project is over \$75,000)</p>	<p>\$75 accessory structure with disturbed areas less than 1,200 s.f. and/or principle structure additions under 250 s.f.</p> <p>\$150 parking lot construction/reconstruction and/or other site improvements without principle structure modifications, as well as all other projects not listed in other categories</p> <p>\$250 building/structural additions (including telecommunication tower modification)</p> <p>\$350 new construction (including telecommunication tower construction)</p>
Preliminary Plat Review	\$40 plus \$10.00/lot	\$200 plus \$25.00/lot
Final Plat Review	\$40 plus \$10.00/lot	\$150 plus \$10.00/lot
Street Vacations / Right-of-way Discontinuances	\$0	\$300

Action Requested:

Recommendation by the Plan Commission regarding changes to existing zoning fees.