CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: **Plan Commission Sub-Committee**

DATE OF MEETING: August 18, 2015 (Tuesday)

PLACE OF MEETING: City Hall – 415 Main Street (Common Council Chambers)

TIME OF MEETING: 4:30 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. 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 Luttchens 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 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 - Chair
Ald. Bob Muth
Ald. Barry Blomquist
Ald. Harvey Bertrand
City Attorney Dept Heads
La Crosse Tribune Charter Com.
Onalaska Holmen Courier Life
WIZM WKTY WLXR WKBH
WLSU WKBT WXOW
*Committee Members

*Skip Temte
*Jarrod Holter, City Engineer
* *Kevin Schubert
Mike Volen
JD Manske Family Land Holdings Inc.
Tim Hagen
Andy Luttchens

Plan Comm. Members
Onalaska Public Library
* * Alternate Member – for City Engineer

Date Notices Mailed and Posted: 08/12/15

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

STAFF REPORT

Plan Commission Sub-Committee – August 18, 2015

Agenda Item: # 4

Agenda Item: Consideration of a Conditional Use Permit request to allow a commercial shrimp-raising operation in an indoor facility.

Applicant: Tim Hagen of Coulee Shrimp, 31437 Victory Lane, La Crescent, MN 55947.

Property Owner: WI Development LLC, 200 Twilite Street, La Crescent, MN 55947.

Parcel Number: 18-4012-0

Site Location: 570 Lester Avenue, Onalaska, WI

Existing Zoning: Light Industrial (M-1) District

Background:
The applicant has requested a Conditional Use Permit to allow a commercial shrimp-raising operation in an indoor facility. The applicants intend to construct an approximate 6,500 square foot structure that contains an open area for shrimp-raising a small storefront area for customer requests and bathrooms. The shrimp would be raised in up to twenty (20) 12-14' foot pools from a larva stage (size of an eyelash) to 30 grams (full grown). The proposed shrimp farming is an indoor operation with no outside storage. The molted shells of the shrimp will be provided to area farms for fertilizer or go to the La Crosse County Landfill.

Shrimp-raising is a new business to the Midwest and is becoming more popular with the closest business in Westby, Wisconsin. Shrimp are raised over a four (4) month period of time and the water is recycled in the tanks in order to create a sustainable ecosystem for the shrimp to grow, with little wastewater. Shrimp are fed three (3) times a day in an oxygen-rich environment supported by pumps. The air temperature required for shrimp farming is over 90 degrees Fahrenheit. After the four-month period, the applicants would gather the shrimp to be placed on ice for sale in the front of the store with no processing of the shrimp. The business would have 3-6 part-time employees, in addition to the business owners.

Commercial raising in the Light Industrial District is permitted only by Conditional Use Permit per Section 13-5-17 (c) and pursuant to standards set forth in Sections 13-8-11.

Standards for Review:
The following decision criteria were used to review the submitted conditional use:

1. Compatibility. The zoning of land within 250 feet of the proposed site is light industrial. The uses within 500 feet along the same street of the proposed site include a car wash, telecommunication (cell tower) site, retail, a multi-tenant commercial building, US Fish & Wildlife Offices and other professional offices. The proposed use would not have outdoor storage and would be required to move through site planning process to ensure compatibility with neighboring commercial uses.

2. Consistency with Comprehensive Plan. The Comprehensive Plan identifies this area as the *Mixed Use District.* This district is intended to allow a mixture of complementary land uses including housing, retail, office, service, and civic uses in an efficient, compact, and relatively dense development pattern.

3. Importance of Services to the Community. According to the Comprehensive Plan, a Land Use Objective of the City states, *"promoting compatible infill development (infill development occurs on land that is under-developed or vacant lots in development areas) throughout the City..."* The proposed site is vacant and underutilized. According to the applicant, this business has the potential to bring new consumers into the area as other shrimp-raising facilities have customers that drive from 200 miles away. The applicant also intends to offer education tours to schools, daycares, and other interested parties.

4. Neighborhood Protections. The applicant will be required to move through the site planning process to ensure adequate parking, landscaping, lighting, architecture, in addition to other factors for the business. The applicant does not intend to have outdoor storage and that odor is limited.

5. Conformance with Other Requirements of City/State Ordinances/Statutes: N/A.

Action Requested:

If the requested Conditional Use Permit is approved by the Plan Commission Sub-Committee, staff recommends including the attached conditions of approval. As a public hearing will be held at the Plan Commission meeting, testimony from the public should be listened to and considered before deciding on the requested Conditional Use Permit application.

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION SUB-COMMITTEE:

August 18, 2015

Agenda Item 4:

Review and Consideration of a Conditional Use Permit request 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.

1. Conditional Use Permit Fee of $150.00 (PAID).
2. Outdoor storage prohibited.
3. Removal of solid waste (i.e., spent shells and other byproducts) and refuse from the premise to occur in a timely manner.
4. Parking areas to be screened through the use of landscaping or fencing from adjacent daycare playground.
5. CUP to be re-reviewed by the Plan Commission prior to on-site business expansions and at the time of any significant expansions in quantities raised (either as a singular expansion or a cumulative effect).
6. Owner/developer shall pay all fees and have all plans reviewed (through site plan review) and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to issuance of occupancy permits.
7. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns. The sale or transfer of all or any portion of the property does not relieve the original developer from payment of any fees imposed or from meeting any other conditions.
8. Any omissions of any conditions not listed in Plan Commission Sub-Committee Minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

City of Onalaska, Department of Planning & Zoning, 415 Main Street, Onalaska, WI 54650

CONDITIONAL USE PERMIT APPLICATION

The following checklist will ensure the timely processing of your permit:

- **Overview/ Cover Letter Describing the following:**
  - Detailed Description of Proposed Conditional Use
  - Description of how Proposed Conditional Use Meets Unified Development Ordinance Standards (use form on next page or attach an explanation each of the following:)
    - Compatibility with Surrounding Neighborhood (existing and anticipated development within 250 ft of proposed use and within 500 ft along the same street)
    - Consistency with the Comprehensive Plan (relationship of proposed use to the goals, objectives and policies)
    - Importance of Services to the Community (provided by the proposed use)
    - Neighborhood Protections (avoidance of negative impacts)
    - Other Factors (pertinent to the proposed use)
- **Site Sketch and Photographs** (if applicable)
- **$150 Permit Application Fee** (Payable to the City of Onalaska)

If incomplete, no further processing of the application will occur until the deficiencies are corrected.

A Conditional Use is a land use or development that would not generally be appropriate within a district but might be allowed in certain locations within the district if specific requirements are met. The compatibility must be judged on the basis of the particular circumstances and may require additional conditions set by the Plan Commission & Common Council before development or occupancy is permitted. The intent is to allow a reasonable degree of discretion in determining the suitability of a particular development at a specific location.

Application for:

☐ **Fence**	☐ **Two Structures on one parcel**	☐ **Parking Lot**
☐ **Home Occupation**	☐ **Automotive Repair / Sales**	☐ **Use**
☐ **Bed & Breakfast**	☐ **Warehousing / Storage**	☒ **Other** Shrimp Growing Facility

Brief Description of Proposed Conditional Use:

Will have 12' to 14' Pools in the growing area. Shrimp will raised from a larva stage to 30 grams, full weight.

Proposed conditional use must meet the requirements of the Unified Development Ordinance. Per Wisconsin's Open Meeting Law, comments on this permit application, either by the applicant or concerned citizen, shall be raised in person at the scheduled meeting or brought up to City Staff (through conversation, written letter or email) for review at the scheduled meeting. Due to Wisconsin's Open Meeting Law, Plan Commissioners and Councilors are unable to discuss this matter outside of a scheduled public meeting. Thank you.

Kmeyer@cityofonalaska.com

City of Onalaska, Department of Planning & Zoning, 415 Main Street, Onalaska, WI 54650

CONDITIONAL USE PERMIT APPLICATION

Property Address: 570 Lester Ave.	**Applicant:**
Parcel Number: 18-4012-0	Contact:
Zoning District: M-1	Mailing Address:
	City, State, Zip:
	Phone Number:
	Email: ☐ Primary Contact

Business: Coulee Shrimp	**Property Owner:**
Owner/Contact: Tim HAGEN	Contact:
Mailing Address: 31437 Victory Lane	Mailing Address:
City, State, Zip: LaCrescent, MN 55947	City, State, Zip:
Phone Number: 608-385-6028	Phone Number:
Email: CouleeShrimp@gmail ☑ Primary Contact	Email: ☐ Primary Contact

The undersigned hereby makes application at the location stated herein. Ther undersigned agrees that all work shall be done in accordance with the requirements of the City of Onalaska Unified Development Code / Zoning Ordinance and with all other applicable City Ordinances and the laws and regulations of the State of Wisconsin.

Signature of Applicant: Tim Hagen	**Date:** 7-20-15
Signature of Property Owner:	**Date:**

Compatibility with Surrounding Neighborhood:
Shrimp farming is done completely indoors. There will be a occupied space of building. It will contain pools for the shrimp to develope. Will include a beautiful store front that will enhance the neighborhood. No outside activity.

Consistency with the Comprehensive Plan:
The building will be a steel building with Stone or Brick front. No added Noise to the area. Could employ 3-6 part time employees. Small parking area at the front of the building.

Importance of Services to the Community:
This will be a very unique business. Will bring in new consumers to the area. Educational tours will be available for schools, daycare and other groups

Neighborhood Protections (avoidance of negative externalities):
There is no smell from the growing facility. The melted shells will go to farmers for fertilizer or to the landfill. No outside storage. Paving lot out front so there will be little on road traffic. No regular semi trucks

Other Factors (pertinent to the proposed use):
Shrimp farming is a very new business idea to the Midwest. The existing facilities based will be the towns they are in. People coming to other towns from 200 miles away. Great idea for Area!

OFFICE USE ONLY:	Date Submitted:		**Permit Number:**
Permit Fee:	☐ Cash	☐ Check #	Application Received by:

NOTICE OF PUBLIC HEARING
BEFORE THE CITY OF ONALASKA
PLAN COMMISSION

Please take notice that the City Plan Commission for the City of Onalaska will hold a public hearing on:

TUESDAY, AUGUST 25, 2015
APPROX. 7:00 P.M.
(or immediately following public input)

in Onalaska City Hall, 415 Main Street, Onalaska, WI 54650, at which time they shall consider an application filed by Tim Hagen, 31437 Victory Lane, La Crescent, MN 55947 who is requesting a Conditional Use Permit to allow a commercial shrimp-raising operation in an indoor facility in a Light Industrial (M-1) District on property located at 570 Lester Avenue, Onalaska, WI 54650.

Property is more particularly described as:
Computer Number: 18-4012-0
Section 10, Township 16, Range 07
VALLEYVIEW BUSINESS PARK ADD LOT 12 BLOCK 2

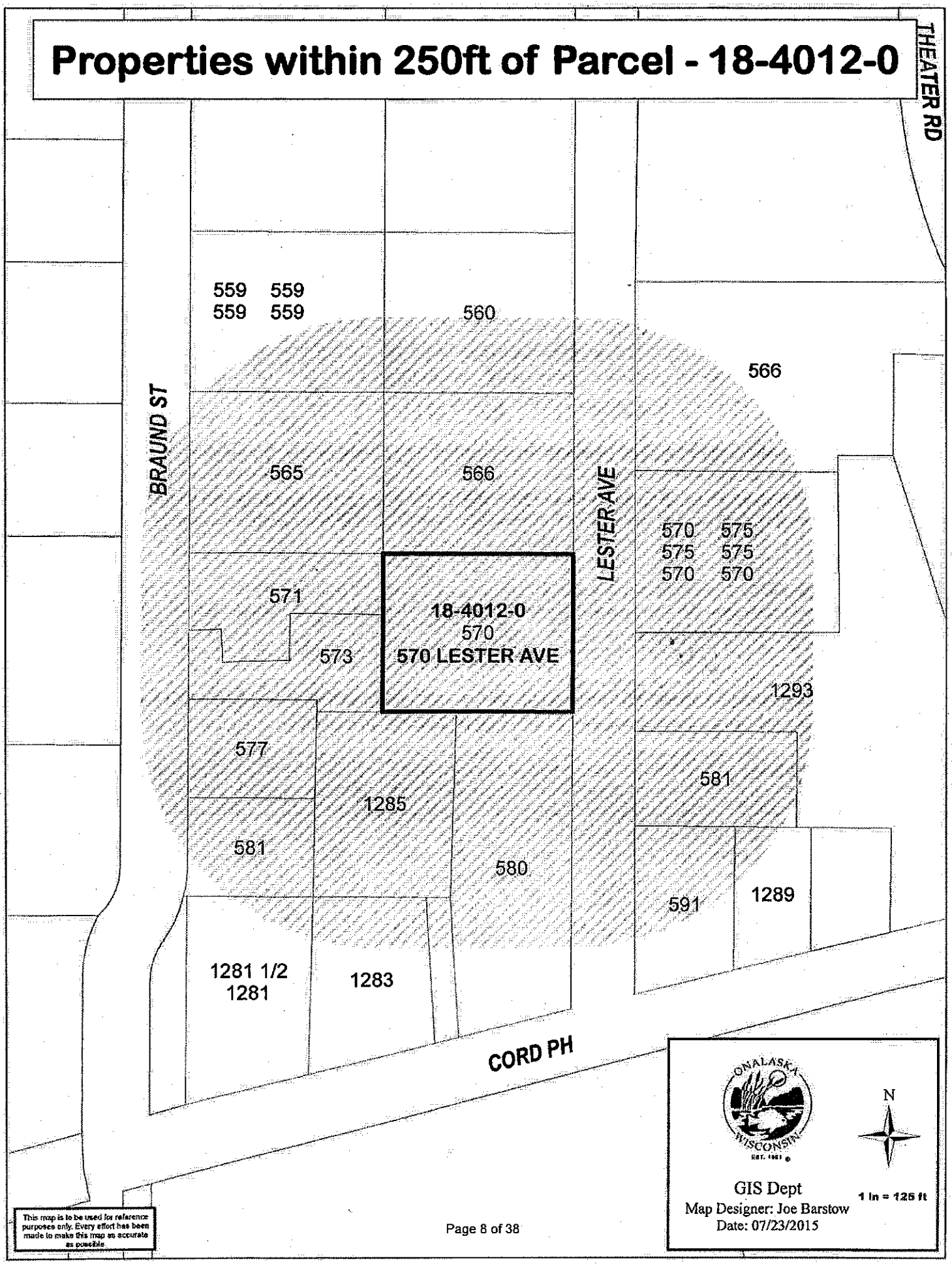
YOU ARE FURTHER NOTIFIED that the City of Onalaska Plan Commission will hear all persons interested, their agent or attorney, concerning this matter.

More detailed information on this item will be posted to the City of Onalaska website www.cityofonalaska.com the Friday before the scheduled meeting under Agendas & Minutes/Plan Commission. This posting will contain the Plan Commission Agenda and all attachments referencing this item.

Dated 7th day of August, 2015.

Cari Burmaster
City Clerk

Properties within 250ft of Parcel - 18-4012-0



CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – August 18, 2015

Agenda Item: # 5

Agenda Item:	Consideration of a Certified Survey Map (CSM) for the purpose of realigning Lots 1, 2 and Outlot 1 in the Nathan Hills Estates Subdivision
Applicant:	Andy Luttchens of Davy Engineering, Co 115 6th Street South, La Crosse, WI 54601
Property Owner:	Valley View Business Park LLP, P.O. Box 325, Onalaska, WI 54650 Contact: Jeff Pralle, Lester Pralle, Joleen Statman,
Parcel Numbers:	18-5942-0 & 18-5941-0
Site Location:	Lots 1 & 2 of Nathan Hill Estates (along Emerald Drive East)
Existing Zoning:	Planned Unit Development (PUD) Zoning District. Allowable uses on these parcels are retail/office and senior housing.
Neighborhood Family Characteristics:	The zoning of land within 250 feet of the sites includes Single and Two Residential, as well as some multi-family dwellings.
Conformance with Comprehensive Land Use Plan:	The Comprehensive Plan's Future Land Use Plan designates this area as *Conservation/Cluster Residential District.* This district is intended to accommodate primarily low density single family development on clustered compact lots with common open space and outside of environmentally sensitive areas.
Background:	The applicant is requesting approval to realign Lots 1 & 2 and existing Outlot 1. The purpose of the lot realignment is to account for the vacation/ discontinuance of the Kurt Place right-of-way and for an increased stormwater pond area in Outlot 1. Upon the vacation/ discontinuance of the Kurt Place right-of-way, the land will be divided between Lots 1 and 2, which is shown on the proposed CSM.
Action Requested:	The applicant is seeking approval of the Certified Survey Map. If approved by the Plan Commission, consideration of the CSM would occur by the Common Council only after Council approval of the vacation/discontinuance of the Kurt Place right-of-way (which is scheduled for a public hearing at the September 8th Council meeting).

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION SUB-COMMITTEE:

August 18, 2015

Agenda Item # 5:

Consideration of a Certified Survey Map (CSM) submitted by Andy Luttchens 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).

1. CSM Fee of $40.00 + $10.00 per lot x 2 lots = $60.00 due before final approval of CSM by the City.

2. Vacation/ discontinuance of the Kurt Place right-of-way.

3. Recorded copy of Final CSM to be submitted to City Engineering Department.

4. Owner shall abide by all requirements and conditions of the approval of the Nathan Hills Estates Planned Unit Development.

5. New lot pins required. Intermediate lot stakes required for all lots over 150' in depth.

6. The 10' easement utility easement around Kurt Place to be dissolved and a new permanent utility easement (i.e., for water, storm sewer, sanitary sewer) to be created over existing utilities and recorded with the Register of Deeds. A copy of the recorded document to be provided to the City prior to the issuance of a Building Permit.

7. Any future improvements to these parcels will be subject to additional City permits (i.e., site plan approvals, building permits, zoning approvals) and additional City fees (i.e., parks fees, green fee).

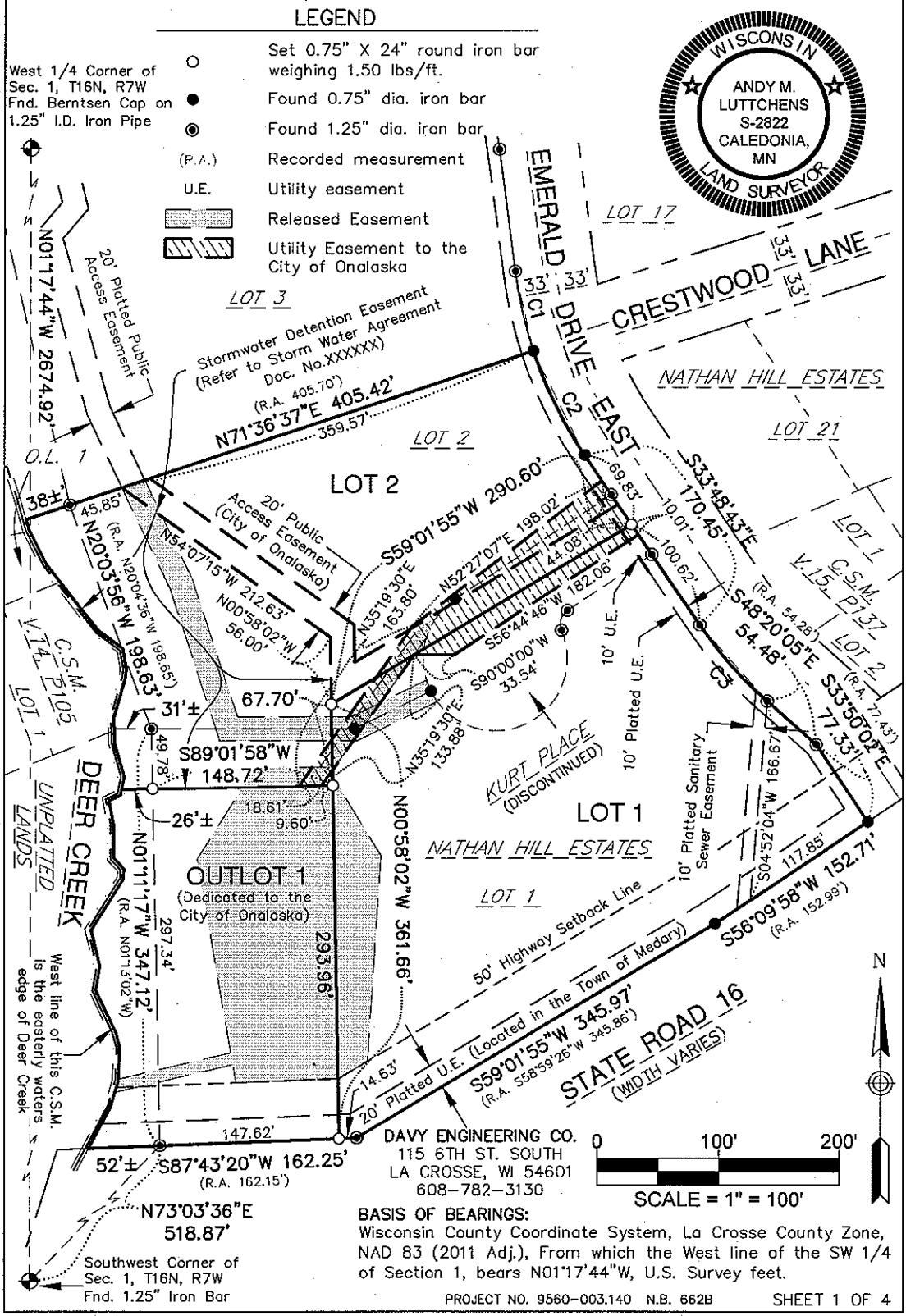
8. All conditions run with the land and are binding upon the original developer and all heirs, successors, and assigns. The sale or transfer of all or any portion of the property does not relieve the original developer from payment of any fees imposed or from meeting any other conditions.

9. Any omissions of any conditions not listed shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOTS 1 AND 2 AND THE DISCONTINUED STREET OF KURT PLACE OF NATHAN HILLS ESTATES, BEING A PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF ONALASKA AND TOWN OF MEDARY, LA CROSSE COUNTY, WISCONSIN.



BASIS OF BEARINGS:
Wisconsin County Coordinate System, La Crosse County Zone, NAD 83 (2011 Adj.), From which the West line of the SW 1/4 of Section 1, bears N01°17'44"W, U.S. Survey feet.

PROJECT NO. 9560-003.140 N.B. 662B SHEET 1 OF 4

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOTS 1 AND 2 AND THE DISCONTINUED STREET OF KURT PLACE OF NATHAN HILLS ESTATES, BEING A PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF ONALASKA AND TOWN OF MEDARY, LA CROSSE COUNTY, WISCONSIN.

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT BEARINGS
C1	358.00'	10°55'24" (R.A. 11°00'55")	S12°53'24"E (R.A. N12°52'55.5"W)	68.15' (R.A. 68.72')	68.25' (R.A. 68.83')	S07°25'42"E S18°21'06"E
C2	358.00'	15°27'37" (R.A. 15°25'20")	S26°04'55"E (R.A. N26°06'03"W)	96.31' (R.A. 96.07')	96.60' (R.A. 96.36')	S18°21'06"E S33°48'43"E
C3	333.00'	14°31'22"	S41°04'24"E	84.18'	84.41'	S33°48'43"E S48°20'05"E

LOT AREA TABLE (Square Feet)

LOT	TOTAL	MEANDERED	UNMEANDERED
LOT 1	127,833	N/A	N/A
LOT 2	98,077±	92,535	5,542±
O.L. 1	55,682±	43,802	11,880±

DEER CREEK WATER ELEVATION AND ORDINARY HIGH WATER MARK:

The normal width of the water flow of Deer Creek is approximately 5 feet. The flow of the water is controlled by a dam approximately 1,200 feet northerly of the north line of this C.S.M. The water elevation at the intersection of the north line of this C.S.M. was 711.4 feet and was 708.8 feet at the intersection of the south line of this C.S.M. on July 7th 2015. These elevations are referenced to the National Geodetic Vertical Datum of 1929 (NGVD 29). The elevation of the top nut of the fire hydrant at the northeast quadrant of State Road 16 and Emerald Drive East is equal to 747.46 feet (NGVD 29).

With the flow of this creek being controlled by a dam, the location of the ordinary high water mark for reference purposes only is approximately in the same location as the easterly waters edge as shown on sheet 1 of this C.S.M.

EASEMENT/RESTRICTION RELEASE BY THE CITY OF ONALASKA:

By approval of this Certified Survey Map, the City of Onalaska hereby releases any and all rights to the following easements originally granted to the City of Onalaska in the Subdivision Plat of Nathan Hills estates:

1) 10 foot storm sewer easement located within Lots 1 and 2 between the former Kurt Place and the storm sewer easement for stormwater detention pond purposes located within Lot 1 of said Nathan Hills Estates.

2) 10 foot storm sewer easement located within Lot 1 between the storm sewer easement for stormwater detention pond purposes and the west line of said Lot 1 of Nathan Hills Estates.

3) The 7 sided storm sewer easement for stormwater detention pond purposes located within Lot 1 of said Nathan Hills Estates.

4) The 20 foot public access easement located within Lots 1 and 2 of said Nathan Hills Estates.

IN WITNESS WHEREOF, the said City of Onalaska has caused these presents to be signed by Joe Chilsen, Mayer and Cari Burmaster, Clerk, this _____ day of _____ , 2015.

_____

Joe Chilsen, Mayer, City of Onalaska.

_____

Cari Burmaster, Clerk, City of Onalaska.

PROJECT NO. 9560-003.140 N.B. 662B SHEET 2 OF 4

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOTS 1 AND 2 AND THE DISCONTINUED STREET OF KURT PLACE OF NATHAN HILLS ESTATES, BEING A PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF ONALASKA AND TOWN OF MEDARY, LA CROSSE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I Andy M. Luttchens, Professional Land Surveyor, hereby certify that by the order of Vantage Architects, Inc. of La Crosse, Wisconsin, and in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Onalaska and the Town of Medary, that I have surveyed, divided and mapped the following lands, and that this map correctly represents all the exterior boundaries of the land surveyed, to wit:

Lots 1 and 2 and the discontinued street of Kurt Place of Nathan Hills Estates, according to the recorded plat thereof on file and of record in the Office of the Register of Deeds, La Crosse County, Wisconsin, being a part of the Southwest Quarter of the Southwest Quarter of Section 1, Township 16 North, Range 7 West, City of Onalaska and Town of Medary, La Crosse County, Wisconsin.

_____
Andy M. Luttchens P.L.S. No. S-2822

_____
Date

COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved that this Certified Survey Map, located in the City of Onalaska, is hereby approved by the Common Council of the City of Onalaska.

Date: _____.

_____,
Joe Chilsen, Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Onalaska.

_____
Cari Burmaster, City Clerk

TOWN BOARD APPROVAL CERTIFICATE:

Resolved that this Certified Survey Map, located in the Town of Medary, is hereby approved by the Town Board of the Town of Medary.

Date: _____.

_____,
Linda Seidel, Town Chairperson

I hereby certify that the foregoing is a copy of a resolution adopted by the Town of Medary.

_____
Terry Houlihan, Town Clerk

DEPARTMENT OF TRANSPORTATION RESTRICTIONS:

Access Restrictions: All Lots and Outlots are hereby restricted so that no owner, possessor, user, licensee, or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of State Road "16"; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation.

Highway Setbacks: No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation.

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOTS 1 AND 2 AND THE DISCONTINUED STREET OF KURT PLACE OF NATHAN HILLS ESTATES, BEING A PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF ONALASKA AND TOWN OF MEDARY, LA CROSSE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION:

Valley View Business Park L.L.P., a Limited Liability Partnership duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that said Limited Liability Partnership caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map.

IN WITNESS WHEREOF, the said Valley View Business Park L.L.P. has caused these presents to be signed by Joleen Stratman and Lester Pralle, members, at _____ , Wisconsin,

this _____ day of _____ , 2015.

In the presence of:

_____

Lester Pralle, Member Valley View Business Park L.L.P.

_____

Joleen Stratman, Member Valley View Business Park L.L.P.

STATE OF WISCONSIN)
COUNTY OF LA CROSSE) ss

Personally came before me this _____ day of _____ , 2015, the above named members of Valley View Business Park L.L.P. to me known to be the persons who executed the foregoing instrument and to me known to be such members of said Limited Liability Partnership, and acknowledged that they executed the foregoing instrument as such members of said Limited Liability Partnership, by its authority.

_____

Notary Public, _____ County, Wisconsin. My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE:

River Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the the herein described lands, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Valley View Business Park L.L.P., owner.

IN WITNESS WHEREOF, the said River Bank has caused these presents to be signed by Jim Thompson, its Vice President and countersigned by _____ , its Secretary (cashier), at Holmen, Wisconsin,

this _____ day of _____ , 2015.

In the presence of:
River Bank

_____ _____ _____ _____

Vice President Date: Secretary or Cashier Date:

STATE OF WISCONSIN)
COUNTY OF LA CROSSE) ss

Personally came before me this _____ day of _____ , 2015, to be the above named Vice President and Secretary (cashier) of said corporation, and acknowledge that they executed the foregoing instrument as such officers of said corporation, by its authority.

_____

Notary Public, _____ County, Wisconsin. My Commission Expires: _____

PROJECT NO. 9560-003.140 N.B. 662B SHEET 4 OF 4

City of Onalaska, Department of Planning & Zoning, 415 Main Street, Onalaska, WI 54650

SUBDIVISION APPLICATION

The following checklist will ensure the timely processing of your application:

- **Overview/ Cover Letter Describing the following:**
  - Detailed Description of Proposed Subdivision
  - Plan Set including: Plot Plan, Legal Description,Grading/Draingage, Utilities, Site Layout, Landscaping, etc.
- **Application Fee** (Payable to the City of Onalaska) = $40 + $10/lot. Other fees may apply.

If incomplete, no further processing of the application will occur until the deficiencies are corrected.

Brief Description of Request for Subdivision.

RESUBDIVISION OF LOTS 1 & 2 & VACATED KURT PLACE OF NATHAN HILL ESTATES

Easements on Property:
Access: ■ Yes □ No
Utility: ■ Yes □ No
Other: _____

Utilities Serving Property:
Water: ■ Yes □ No
Sanitary Sewer: ■ Yes □ No

Number of Lots: 2 (Existing)
Number of Lots: 3 (Proposed)

Property Address: KURT PLACE	**Applicant:** ANDY LUTTCHENS
Parcel Number: 5941-0 18- 5942-0	Mailing Address: 115 6th ST South
Zoning District: PUD	City, State, Zip: LA CROSSE, WI 54601
	Phone Number: 608-782-3130
	Email: alutchens@davyinc.com ■ Primary Contact

Business: DAVY ENGINEERING	**Property Owner:** VALLEY VIEW BUSINESS PARK LLP
Owner/Contact: ANDY LUTTCHENS	Contact: LESTER PRALLE / JOLEEN STRATMAN
Mailing Address: 115 6th ST South	Mailing Address: PO BOX 325
City, State, Zip: LA CROSSE, WI 54601	City, State, Zip: ONALASKA, WI 54650
Phone Number: 608-782-3130	Phone Number: 608 783 2279
Email: □ Primary Contact	Email: □ Primary Contact

The undersigned hereby makes an application for the location stated herein. The undersigned agrees that all work shall be done in accordance with the requirements of the City of Onalaska Unified Development Code / Zoning Ordinance and with all other applicable City Ordinances and the laws and regulations of the State of Wisconsin.

Signature of Applicant: [signature]	Date: 8/11/2015
Signature of Property Owner:	Date:

OFFICE USE ONLY:	Date Submitted:		**Permit Number:**
Permit Fee:	□ Cash	□ Check #	Application Received by:

CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – August 18, 2015

Agenda Item:

6

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
Republication Fee (for CUP, Rezoning/ PUD, Variance , Street Vacation/ROW Discontinuance applications)	$0	$100

Site Plan Review	$50 (if project is under $75,000) $100 (if project is over $75,000)	$75 accessory structure with disturbed areas less than 1,200 s.f. and/or principle structure additions under 250 s.f. $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 $250 building/structural additions (including telecommunication tower modification) $350 new construction (including telecommunication tower construction)
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.

Municipality	Conditional Use Permit	Rezoning/Text Amendment	CSM Lot Line	Zoning Verification
Appleton	$450	$450	$60	$25
Baraboo	$250	$250	$0	N/A
Beaver Dam	$100	$200	$100/lot	$25
Fond du Lac	$300	downzoning $200, or $250/$300 + $25/acre	$250	N/A
Johnston, IA	$150 +	$250 - $350 +	$25 +	$10 - $50
Marshfield	$250	$250 + $10/acre	$60 + $10/lot	$0
Menasha	$350	$350	$150 + $25/lot	$30 SF - $100 com
Middleton	$300	$400	$200 +$25/lot	$40
River Falls	$2,060	$2,270	$750	$0
Weston, WI	$250 (SF) or $250 + $10/acre if over 10 acres	$250	$50-$250	$30 for residential, $50 for commercial/industrial
Winona, WI	$197	$484	$104.50 + $15.40/lot	$0
Wisconsin Rapids	$250	$250 + $10/acre	$60 + $10/lot	$50
Ashland	$200	$200	$50 + $10/lot	$25
La Crosse	$250	$350-$500	$100	$25
Tomah	$125	$125	$0	$0
Onalaska	$150	$150	$40 +$10/lot	$0
Recommendation	**$250**	**$300**	**$75 + $10/lot**	**$25**

Municipality	Street Vacation	Preliminary Plat	Final Plat
Appleton	$0	$100 + $25/lot	$75
Baraboo	$250	$25/lot	$10/lot
Beaver Dam	$200 +$100/lot	$300 + $10/lot	$150 + $5/lot
Fond du Lac	$150	unknown	unknown
Johnston, IA	Charge cost of legal fees	$105 + $5/lot + consultant fee	$185 + $5/lot + consultant fee
Marshfield	$0	$145 + $10/lot	$25
Menasha	$0	125	$250 + $25/lot
Middleton	$0	$400 + $50/acre	$400 + $50/acre
River Falls	$2,640	$5,950 (5-50 lots); $8,925 (50+lo	$7,700 (5-50 lots); $10,725 (50+ lots)
Weston, WI	$500	$500 (1-20 lots); $750 (21-50 lots); $1,000 (50+lots)	$300
Winona, WI	$0	$104.60 + 20.90/lot	$104.60 + $15.40/lot
Wisconsin Rapids	$0	$200 + $10/lot	$50
Ashland	$250-$500	$150 + $25/lot	$75 + $5/lot
La Crosse	$500 if less than 1/2 block, $1,000	250	$150
Tomah	$0	$0	$0
Onalaska	$0	$40 + $10/lot	$40 + $10/lot
Recommendation	**$300**	**$200 + $25/lot**	**$150 + $10/lot**

2015 Site Plan Review Fee Survey of Municipalities

Appleton, WI:

- Parking Lots less than 10K SF: $100
- 10K SF bldg or 20+unit residential: $200
- All others: $150

Baraboo / Beaver Dam / Tomah, WI:

- No info found – maybe no fee.

Fond du Lac, WI:

- Plan Review: $250
- Plan Review for Commercial / Industrial greater than 10,000 SF: $500
- Plan Review for Multi-family greater than 8 units: $500

Johnston, IA:

- Plan Review: $225 + additional consultant review fee
- Plan Review & multiple-unit preliminary plat (townhome/condo): $300 + additional consultant review

Marshfield, WI:

- $200 (>25 units / 50,000 SF)
- $100 (less than above)

Menasha, WI:

- Developed Area Ratio < .21 acre: $5/10,000 SF of site area
- Developed Area Ratio.21 -.40 acre: $10/10,000 SF of site area
- Developed Area Ratio .40 -.60 acre: $15/10,000 SF of site area
- Developed Area Ratio.60 -.80 acre: $20/10,000 SF of site area
- Developed Area Ratio >.80 acre: $25/10,000 SF of site area

*Developed area ratio is area occupied by structures and parking divided by total area of the site.
**Minimum fee is $150 – Maximum fee is $650. Site Plan Amendment is $100.

Middleton, WI:

- Design Review = $200
- Design Modification = $50

River Falls, WI:

- Plan Review = $1,775

Winona, MN: Site Plan Review

- Site Plan Review: $141.60

Weston, WI: Site Plan Review

- Accessory Structure Review: $100
- Landscape Plan Review: $100
- Architectural Review: $100
- Parking Lot Plan or Drainage Review: $300
- Building Addition Plan Review (under 50% of building):$300
- New Construction (staff review):$500
- New Construction (PC review): $600
- New Construction: Large Retail with CUP fee/PC Review: $750-900 + $10/acre over 10 acres

Wisconsin Rapids, WI: Site Plan Review

- Site, Building, and Landscape Review: $150 + $20/acre (new construction)
- Site, Building, and Landscape Review: $100 + $10/acre (existing)
- Conceptual Project Review: $50

Ashland, WI: Site Plan Review

- Development less than 5,000 SF: $150
- Development between 5,000 SF and 1 acre: $250
- Development between 1-10 acres: $350
- Development more than 10 acre: $500

La Crosse, WI: Site Plan Review

- Multifamily Design Review (Duplex/Triplex): $50
- Multifamily Design Review (4 plex): $100
- Multifamily Design Review (5-8 unit): $200
- Multifamily Design Review (9-15 unit): $250
- Multifamily Design Review (16-24 unit): $350
- Multifamily Design Review (25+ units): $500
- Commercial Design Review (Notification of Neighbor): $300
- Commercial Design Review (< 50,000 cubic feet): $250
- Commercial Design Review (> 50,000 cubic feet): $500
- Commercial Design Review (3rd Party Architect): $500

Onalaska, WI: Site Plan Review

- Project less than $75,000: $50
- Project greater than $75,000: $100

CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – August 18, 2015

Agenda Item: # 7

Agenda Item: Review and discussion of 2015 Comprehensive Plan Update, Chapter 10 – Implementation.

Background: The Long Range Planning Committee (LRPC) is in the process of updating the existing 2005-2025 Comprehensive Plan into the 2015 Comprehensive Plan Update.

The committee is seeking additional feedback on the revised chapters and other City Committees will have opportunities to review relevant chapters in addition to the LRPC.

Plan Commission comments will be provided to the LRPC.

Chapters 2-8 Reviewed by Plan Commission:

- Issues & Opportunities;
- Housing;
- Transportation;
- Utilities & Community Facilities;
- Agricultural, Natural, and Cultural Resources;
- Economic Development;
- Intergovernmental Cooperation; and
- Land Use.

All revised chapters are available on the City's Webpage www.cityofonalaska.com for review and comment by the public. Go to "Planning Department" and select "2015 Comprehensive Plan Update".

Chapters Available on City Website:

- Issues & Opportunities;
- Housing;
- Transportation;
- Utilities & Community Facilities;
- Agriculture, Natural, & Community Resources;
- Economic Development;
- Intergovernmental Cooperation;
- Land Use; and
- Implementation.

10.0 Implementation

10.1 Action Plan
10.2 Plan Integration and Consistency
10.3 Plan Monitoring and Evaluation
10.4 Plan Amendments and Updates

Wis. Stats. 66.1001(2)(i)
(i) Implementation element. *A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the Comprehensive Plan will be integrated and made consistent with the other elements of the Comprehensive Plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the Comprehensive Plan. The element shall include a process for updating the Comprehensive Plan. A Comprehensive Plan under this subsection shall be updated no less than once every 10 years.*

This element serves as a "priority" list for implementing and realizing the Plan. It prescribes those actions necessary to realize the visions, goals, and objectives highlighted in previous chapters of the Plan. The Plan addresses many important components critical to sustaining a healthy community while preserving the community character and resources residents enjoy. As change is inevitable, the Plan may need to be amended to appropriately reflect land use changes.

If there is a question regarding a decision that is not clearly conveyed in the details of this Comprehensive Plan, then the decision should be based on community desires identified during the Placemaking workshop results presented in the Issues and Opportunities Element of the Plan, as well as the results from the community-wide survey conducted in 2014. All nine elements included in this Plan work to achieve the desired future for the City of Onalaska.

10.1 Action Plan

The City of Onalaska Comprehensive Plan is intended to help guide decisions within the City. The Plan is an expression of the City of Onalaska's preferences and provides a series of policies for assisting the community in attaining its goals, and objectives. The Plan is not an attempt to predict the future, but rather an attempt to document the City's values and philosophies that citizens of Onalaska share. The Plan guides a variety of community issues including housing, transportation, utilities and community facilities, economic development, intergovernmental cooperation, and land use.

Completing the plan document is only one step in the planning process. Getting complete commitment in implementing the plan involves getting all departments and key individuals involved in order to have a unified stance in matters pertaining to the plan.

The City of Onalaska's Long Range Planning Committee, Planning Commission, Board of Public Works, Common Council, Staff, and citizens should utilize the Comprehensive Plan in reviewing all proposals pertaining to development in the City. Development proposals should be examined to determine whether they are consistent with City preferences as expressed in the Plan. As part of the development review, a thorough review of the Plan is necessary with particular attention given to the goals and objectives. Where the impact of a proposed development is minimal, the evaluation may simply be a determination of whether or not the Plan provides relevant direction and whether the requested action is in conformance with the Plan. Development proposals with significant potential impacts will require a more detailed analysis in order to determine consistency.

10.2 Plan Integration and Consistency

Within this implementation element, it is required to "describe how each of the elements of the Comprehensive Plan will be integrated and made consistent with the other elements of the Comprehensive Plan." As a result of the Comprehensive Plan being developed in a coordinated and simultaneous effort, the planning process has ensured that the development and review of each element is consistent with the others; and based on that analysis, there are no known inconsistencies between the planning elements. In the future, as plan amendments occur, it is important that the City of Onalaska Long Range Planning Committee, Planning Commission, and Common Council both conduct consistency reviews. Those reviews will ensure the document continues to represent an integrated approach to planning.

To ensure consistency across jurisdictional boundaries, the City of Onalaska encourages early dialogue between all adjoining and overlapping jurisdictions (Towns of Onalaska, Hamilton, Campbell and Medary, Villages of Holmen and West Salem, City of La Crosse and La Crosse County) as they develop or revise their Comprehensive Plans and ordinances. Where inconsistencies are identified and a resolution cannot be reached, future actions can be developed to bring the parties together to address their concerns.

10.3 Plan Monitoring and Evaluation

As part of the Comprehensive Planning process, a number of goals, objectives, and policy items were developed that, when implemented, are intended to build stronger relationships and give direction to the Common Council, as well as other City Committees and residents. The goals are the "purpose or end" that provides direction for the City and other governmental organizations, such as La Crosse County. Objectives are statements that are measurable benchmarks the community works to achieve, and the policies are more specific statements that set preferred courses of action to carry out the objectives in the future. While many of the objectives and actions can be accomplished in the short term, several others will be continuous or ongoing and do not have a specific implementation target date. A Comprehensive Plan must be updated at least once every ten (10) years. However, in order to ensure that the City's plan is an effective management tool, the City of Onalaska Long Range Planning Committee will review the plan's goals and objectives annually to track those activities that have been completed to realize its accomplishments, and identify areas where additional resources or actions are needed. Part of this effort will also include addressing conflicts which may arise between the elements of the Plan.

As a means of measuring progress towards achieving the goals of the Comprehensive Plan, action steps for some of the goals have been developed that propose a timeline that may be followed to implement the goals.

GOAL

Encourage the development of a variety of housing types, styles and price ranges in the City, including special needs and senior populations.

Housing

Strategy

- Identify areas throughout the City appropriate for infill residential development (refer to Future Land Use Plan)
- Coordinate with area housing agencies and key target populations to identify key features of diverse neighborhoods.
- Coordinate with Developers on strategies to make these developments more attractive.

Implementation Lead(s)

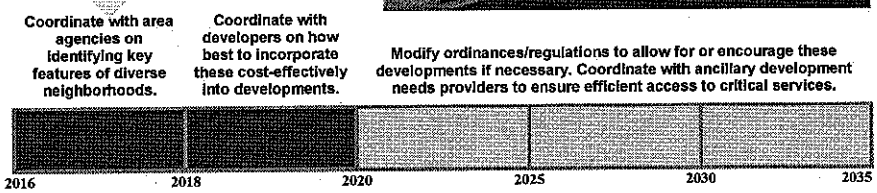
- Onalaska Long Range Planning Committee

Key Partners

- Planning Commission
- Common Council
- City residents and landowners
- Regional housing agencies (e.g. CouleeCap, La Crosse County Housing Authority, etc.)
- Developers

Potential Funding Sources

- City of Onalaska (meeting time)
- Local, regional and state housing-related non-project groups.
- WDOA – Small Cities Housing Program



ACTION STEPS

DRAFT

Transportation

Strategy

- Continue to follow Complete Streets policies and existing development regulations that include appropriate multi-modal transportation infrastructure.
- Work with MTU to consider developing alternative delivery of services to improve timing and location of transit routes.

Implementation Lead(s)

- Onalaska Long Range Planning Committee
- Onalaska Utilities and Mass Transit Committee
- Common Council
- Onalaska Department of Public Works

Key Partners

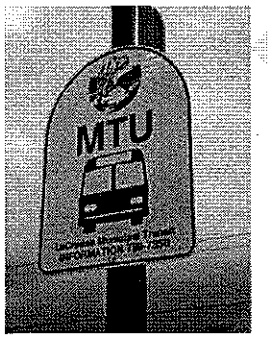
- City residents, business owners, transit users
- MTU
- Neighboring communities with connecting linkages
- Wisconsin Department of Transportation
- La Crosse Area Planning Committee

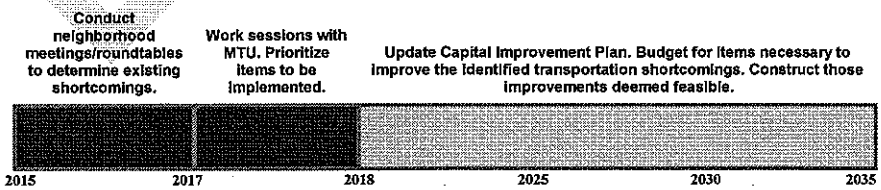
Potential Funding Sources

- City of Onalaska
- MTU
- Wisconsin Department of Transportation – Transportation Alternatives Program (TAP)
- Wisconsin Department of Natural Resources – Knowles-Nelson Stewardship Program

GOAL

The City will continue to improve alternative transportation methods, including having connected pedestrian and bicycle trails, and effective public transit.





ACTION STEPS

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Utilities and Community Facilities

Strategy

- Inventory and identify City services that may become deficient in the next 20 years.
- Identify alternatives to address identified deficiencies. Evaluate alternatives based on cost, service life, and increased capacity, among other items.
- Select preferred alternative(s) for each identified deficiency. Begin budgeting for improvements through the utilization of a Capital Improvements Plan (CIP).

Implementation Lead(s)

- Board of Public Works
- Onalaska Long Range Planning Committee and Planning Commission
- Common Council
- Onalaska Department of Public Works

Key Partners

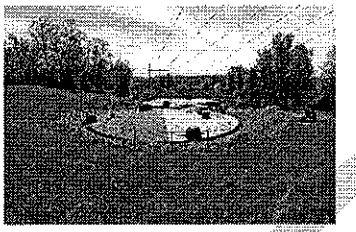
- City residents, businesses and landowners
- Wisconsin Department of Transportation
- Wisconsin Department of Natural Resources
- La Crosse County

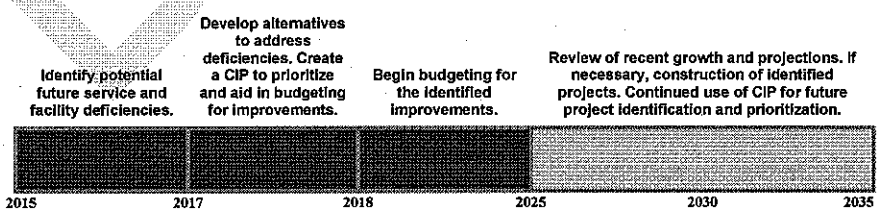
Potential Funding Sources

- City of Onalaska
- Wisconsin DOT – Transportation Alternatives Program (TAP)
- WDNR – Safe Drinking Water and Clean Water Fund Loan Programs
- Community Development Block Grant – Public Facilities

GOAL

The City will strive to make upgrades to and/or replace infrastructure systems when needed to maintain proper service levels.





ACTION STEPS

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Utilities and Community Facilities

Strategy

- Identify desired areas of utility and facility services based on future growth anticipation (refer to Future Land Use map)
- Determine costs of servicing these areas.
- Determine impacts of extending services to these areas.
- Develop a plan to meet data/cell coverage needs in an attractive and well-planned fashion.

Implementation Lead(s)

- Board of Public Works
- Onalaska Long Planning Committee and Planning Commission
- Common Council
- Onalaska Department of Public Works

Key Partners

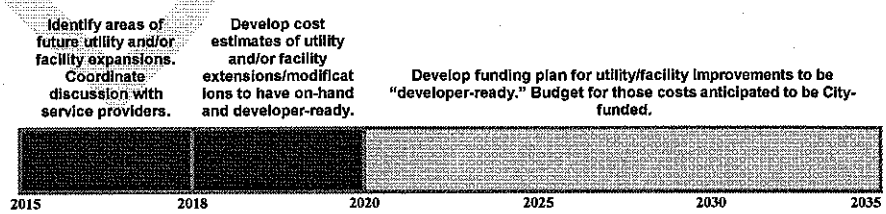
- City residents, businesses and landowners
- Possible Developers
- Private Utility Services Providers

Potential Funding Sources

- City of Onalaska
- Special Assessments
- Developers (via Developer Agreements)
- Private Utility Services Providers
- WDNR – Safe Drinking Water and Clean Water Fund Loan Programs
- Community Development Block Grant – Public Facilities

GOAL

The City will encourage environmentally friendly development with well-planned community utility and facility improvements.



ACTION STEPS

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Utilities and Community Facilities

Strategy

- Work with School Districts to determine service constraints with respect to population and geography.
- Share future development projections and learn of future School District facility needs.
- Determine if there are particular items the City can work on improving to better assist the School Districts, recognizing that the quality education offered has been identified as a key asset to the City.
- Meet regularly (annually?) to exchange updated information.

Implementation Lead(s)

- Onalaska Long Range Planning Committee Commission and Planning Commission
- Common Council

Key Partners

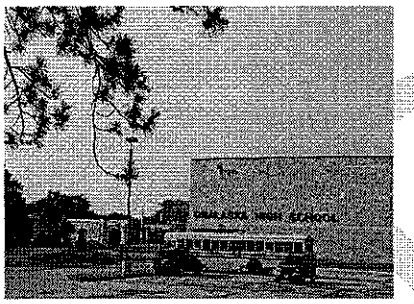
- Onalaska School District
- Holmen School District
- Private Schools

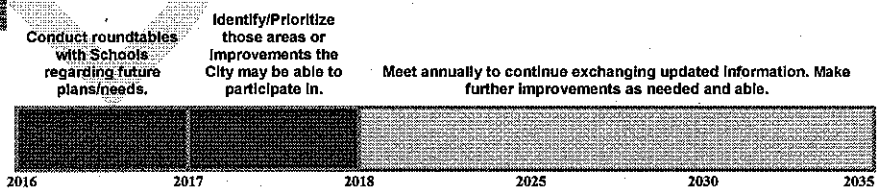
Potential Funding Sources

- City of Onalaska (meeting time and/or related improvements)
- Schools

GOAL

The City will encourage collaboration with the Onalaska and Holmen School Districts, as well as private educators on future development needs and impacts.





ACTION STEPS

DRAFT

Utilities and Community Facilities

Strategy

- Conduct a space needs study for the Fire Department
- Conduct a Response Time Study for the Fire Department
- Identify deficiencies in space or response time
- Identify alternatives to address any existing Fire Department deficiencies. Evaluate alternatives and select the alternative(s) that best suit the needs of the City and its residents.

Implementation Lead(s)

- Police and Fire Commission
- Onalaska Long Range Planning Committee Commission and Planning Commission
- Common Council
- Onalaska Fire Department

Key Partners

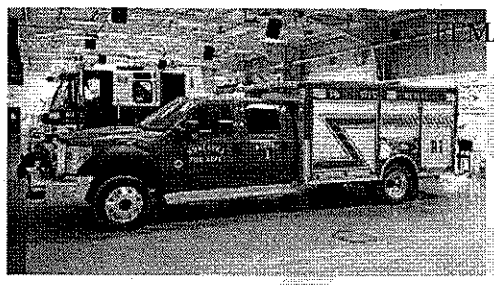
- City residents, business owners and landowners

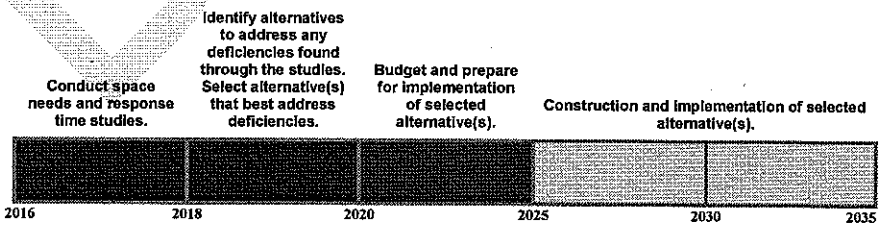
Potential Funding Sources

- City of Onalaska (meeting time and/or related improvements)
- FEMA (Assistance to Firefighter Grants (AFG))

GOAL

Maintain or Improve the City's ISO Rating (currently 3).





ACTION STEPS

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Agricultural, Natural and Cultural Resources

Strategy

- Continue to evaluate and regulate identified environmentally sensitive areas for preservation.
- Review and modify existing codes/ordinances as needed to ensure environmentally sensitive areas are protected, including their depiction on proposed development plans and proposals.
- Evaluate feasibility of continued purchase of conservation easements.
- Continue to implement the Onalaska Greenway Plan.

Implementation Lead(s)

- Park and Recreation Board
- Onalaska Long Range Planning Committee and Planning Commission
- Planning and Development staff

Key Partners

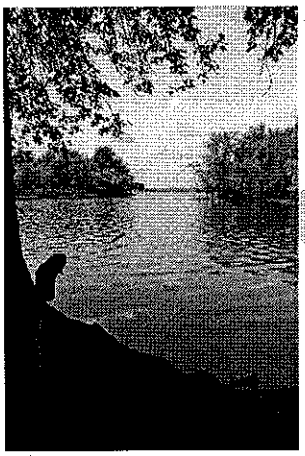
- Mississippi Valley Conservancy
- Private Developers
- Common Council
- Wisconsin Department of Natural Resources
- US Fish and Wildlife Service

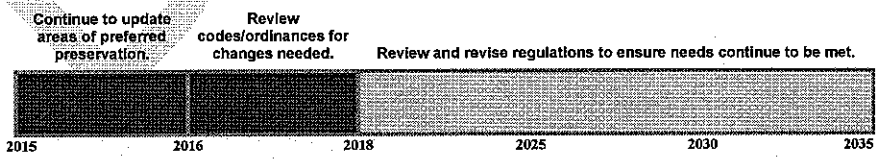
Potential Funding Sources

- City of Onalaska (staff time)
- Mississippi Valley Conservancy
- Wisconsin Department of Natural Resources
- US Fish and Wildlife Service

GOAL

Encourage environmentally sensitive land use patterns that preserve bluffs, scenic views, waterfront, wetlands, woodlands and wildlife habitat.





ACTION STEPS

DRAFT

Economic Development

Strategy

- Identify and charge a working group to complete an economic development strategy and master plan.
- Identify and evaluate techniques to aid in local economic development marketing efforts.
- Business expansion and retention surveys.

GOAL

The City will strive to create an economic development strategy and master plan to help guide public and private investment to appropriate locations.

Implementation Lead(s)

- Onalaska Long Range Planning Committee and Plan Commission
- Onalaska Community Development Authority
- Common Council

Key Partners

- City businesses and Onalaska Area Business Alliance
- Onalaska Finance Committee
- Private developers
- La Crosse Area Development Corporation
- Seven Rivers Alliance
- Local media sources

Potential Funding Sources

- City of Onalaska
- La Crosse County
- Wisconsin Economic Development Corporation

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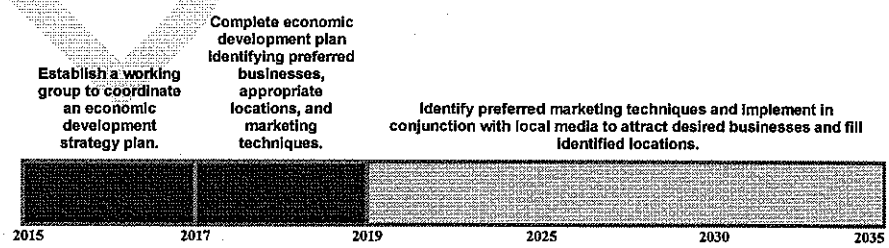


ACTION STEPS

Economic Development

Strategy

- Identify and charge a working group to complete a Downtown Redevelopment Plan.
- Identify study area and a defined "Downtown."
- Identify strategies to encourage redevelopment and reinvestment in the downtown area that builds off of the Great River Landing Plan and further improves the WIS 35/Great River Road corridor area.
- Identify and evaluate techniques to aid in local economic development marketing efforts.

GOAL

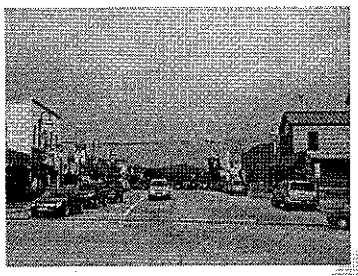
The City will strive to update or create a new Downtown Redevelopment Plan.

Implementation Lead(s)

- Onalaska Long Range Planning Committee and Plan Commission
- Onalaska Community Development Authority
- Common Council

Key Partners

- City businesses and Onalaska Area Business Alliance
- Onalaska Finance Committee
- Waterfront Committee
- Private developers
- La Crosse Area Development Corporation
- Seven Rivers Alliance
- Local media sources



Potential Funding Sources

- City of Onalaska
- La Crosse County
- Wisconsin Economic Development Corporation

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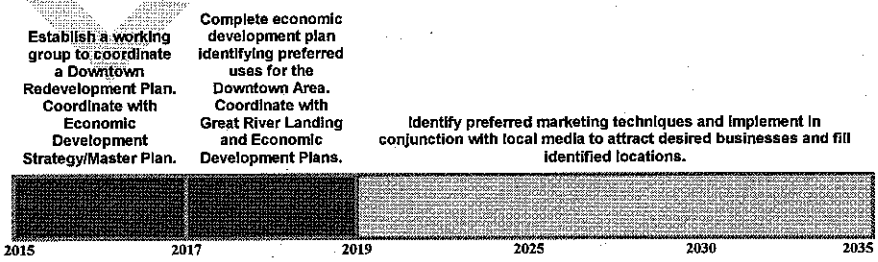

ACTION STEPS

Intergovernmental Cooperation

Strategy

- Identified planned areas of future growth for the City of Onalaska (refer to Future Land Use Map).
- Identify areas of growth for neighboring communities with their future land use maps.
- Initiate or continue discussions regarding possibilities of developing agreements for future boundaries.

Implementation Lead(s)

- Onalaska Long Range Planning Committee and Planning Commission
- Common Council
- Planning and Development and Public Works staff

Key Partners

- City Attorney
- City of La Crosse, Villages of Holmen and West Salem, Towns of Onalaska, Medary, Hamilton and Campbell.
- La Crosse Area Planning Committee
- La Crosse County

Potential Funding Sources

- City of Onalaska
- La Crosse Area Planning Committee

GOAL

The City will continue to seek and/or update cooperative boundary agreements with neighboring communities.

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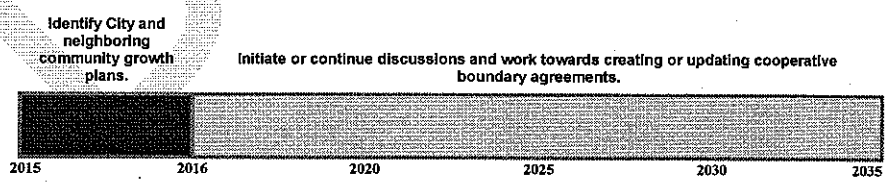


ACTION STEPS

Land Use

Strategy

- Determine key corridors to prioritize for improvements.
- Work to identify improvements needed, including visual characteristics and identity, accessibility, and welcoming image of Onalaska.
- Prioritize, budget, and implement identified improvements.
- Continue to update Capital Improvements Plan with new corridor improvements as projects are completed.

Implementation Lead(s)

- Onalaska Long Range Planning Committee and Planning Commission
- Board of Public Works
- Common Council

Key Partners

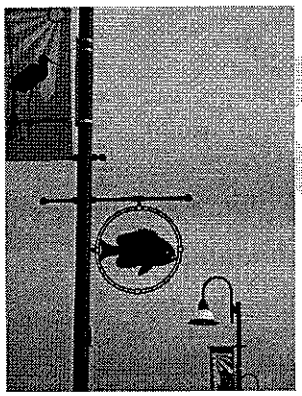
- Onalaska Public Works
- La Crosse County and neighboring communities (shared entrances)
- Wisconsin Department of Transportation
- Onalaska Tourism Department
- Centering Onalaska
- La Crosse Area Planning Committee

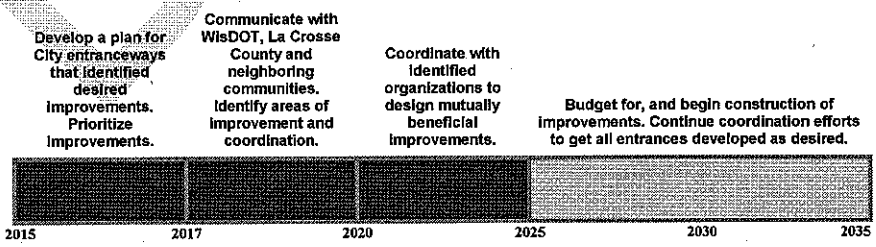
Potential Funding Sources

- City of Onalaska (staff/meeting time)
- Neighboring communities (cost sharing of common entrances)
- Wisconsin Department of Transportation

GOAL

The City will work to improve key corridors and major entranceways to provide for better community identity/image and improved multi-modal accessibility.





ACTION STEPS

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Land Use

Strategy

- Identify strengths and weaknesses of Onalaska for existing medical facilities located in the City.
- Determine what, if any, changes can be made to improve marketability of Onalaska to these businesses.
- Review alternatives to amend ordinances if necessary.
- Update Menards/Elmwood Area Master Plan

Implementation Lead(s)

- Onalaska Long Range Planning Committee and Planning Commission
- Community Development Authority

Key Partners

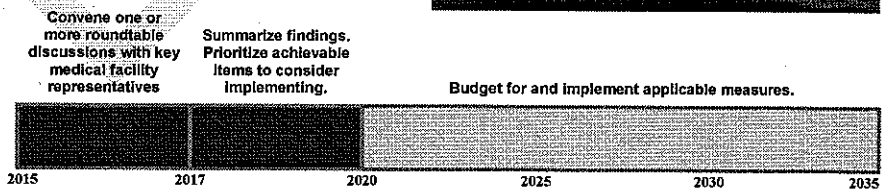
- Medical businesses
- Common Council
- Onalaska Area Business Alliance (OABA)
- Economic Development groups
- Technology Committee

Potential Funding Sources

- City of Onalaska (staff/meeting time)

GOAL

The City will seek to continue attracting high quality development within the niche medical market.



ACTION STEPS

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10.4 Plan Amendments and Updates

Evaluating the Comprehensive Plan is an ongoing process and will, at some time, lead to the realization that the Plan requires updating and amendments. The time that elapses between the completion of the Plan and the need to amend the Plan will depend greatly on evolving issues, trends, and land use conditions. Periodic updates will allow for updates to statistical data, and to ensure the Plan's goals, objectives, and actions reflect the current conditions, needs, and concerns. The Comprehensive Planning legislation requires plan updates at least every 10 years. The City of Onalaska Long Range Planning Committee will remain flexible in determining when and how often the Plan should be updated. Generally, a Comprehensive Plan update should not be expected more often than once every five (5) years. A tremendous amount of change can occur in a community over just a couple of years and the City will be prepared to address changing conditions with timely plan updates. Amendments to the plan will follow the requirements of State law and will be evaluated for consistency with the existing plan, including all elements.

To ensure residents are involved in plan amendments, the following process and protocol should be followed to allow public involvement and comment. The City of Onalaska Long Range Planning Committee and Planning Commission shall undertake a review of the Plan and shall consider the necessary amendment(s) to the Plan resulting from property owner requests and changes to social and economic conditions. Upon the Long Range Planning Committee and Planning Commission review, recommended changes to the Plan shall be forwarded to the Common Council. The City of Onalaska Planning Commission shall call a public hearing to afford the public time to review and comment on recommended Plan changes. A public hearing shall be advertised in accordance with the City's public meeting notice procedures and Wisconsin's Comprehensive Planning legislation. Based on public input, Long Range Planning Committee and Planning Commission recommendations, and other facts, the Common Council will then formally act on the recommended amendment(s).