

CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: Plan Commission Sub-Committee
DATE OF MEETING: July 21, 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. Review & Consideration for a Conditional Use Permit to allow a Church as a Conditional Use in a Neighborhood Business (B-1) Zoning District at 420 & 426 2nd Avenue South, Onalaska, WI 54650 submitted by Travis Becknell of New Hope Fellowship, 426 2nd Avenue South, Onalaska, WI (Parcels # 18-41-1 & 18-41-2)
5. Review & Consideration for a Conditional Use Permit to allow the operation of a child care center at 301 Main Street, Onalaska, WI 54650 submitted by Mike Volden of The Creative Child, 310 Main Street, Onalaska, WI 54650 (Parcel # 18-140-0)
6. Review & Consideration of a Discontinuance/Vacation of the Kurt Place Right-of-Way.
7. Review & Consideration of a Cooperative Plan between the City of Onalaska and the Village of Holmen.
8. Review and discussion of 2015 Comprehensive Plan Update, Chapter 9 – Land Use.
9. 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.
Travis Becknell

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

Date Notices Mailed and Posted: 07/16/15

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 – July 21, 2015

Agenda Item: Consideration of a Conditional Use Permit request.

Applicant: Travis Becknell, New Hope Fellowship
426 2nd Avenue South, Onalaska, WI 54650

Parcel Numbers: 18-41-1 & 18-41-2

Site Location: 420 & 426 2nd Avenue South, Onalaska, WI 54650

Existing Zoning: Neighborhood Business (B-1) District

Background:

The properties in question are currently owned by Eleven-11, LLC. According to the property owner, the sale of buildings to New Hope Fellowship at 420 & 426 2nd Avenue North is pending upon issuance of a Conditional Use Permit. The subject properties are located within Tax Increment Financing (TIF) District #4 and if the property owners seek tax exemption status it would have a negative financial impact on the TIF District.

New Hope Fellowship has requested a Conditional Use Permit (CUP) for both properties to allow the operation of a church and other uses including services, outreaches, counseling, meeting needs, and providing community benefits.

Standards for Review:

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

1. Compatibility. The properties are located on the northwest corner of the intersection of 2nd Avenue South (State Highway 35) and Fern Street and is zoned Neighborhood Business (B-1). The zoning of land within 250 feet of the proposed site includes both neighborhood business and community business districts. The uses within 500 feet along the same street of the proposed site include restaurants, personal service, professional service, light manufacturing (signs), retail businesses and residential.
2. Consistency with Comprehensive Plan. The Comprehensive Plan identifies this area as *Downtown Mixed Use District*. This district is intended to encompass the City's mixed-use central business district and is intended to remain a compact pedestrian-oriented area with a mix of neighborhood and recreation-oriented commercial uses, small professional offices and services, institutional, residential, civic, and park and open space uses.
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...*" This is a redevelopment project located in Downtown Mixed Use District. According to the applicant, the benefits of New Hope Church include counseling, recovery programs, and helping people in need to become productive members of the community. They also draw potential customers each week into Onalaska where they have the opportunity to interact with local businesses.

CITY OF ONALASKA

4. Neighborhood Protections. According to New Hope Church, they are vigilant in their efforts to provide a safe, secure and welcoming environment to those in and around the premises. New Hope Fellowship operates during off-peak hours from surrounding businesses lessening the burden of traffic.

Parking required for rested use shall be established by agreement with adjacent property owners to avoid future conflicts.

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:

July 21, 2015

Agenda Item 4:

Review and consideration of Conditional Use Permit request to allow a Church as a Conditional Use in the Neighborhood Business (B-1) Zoning District at 420 & 426 2nd Avenue South filed by Travis Becknell of New Hope Fellowship, 426 2nd Avenue South, Onalaska, WI 54650, (Tax Parcels #18-41-1 & 18-41-2).

1. Conditional Use Permit Fee of \$150.00 (PAID).
2. No outdoor storage of articles, goods, materials, finished or semi-finished products or like equipment shall be permitted unless such items are completely screened by city-approved fencing or structural enclosures.
3. A list of uses with building square footage shall be provided to the Plan Commission for existing and proposed uses to determine amount of required parking, in accordance to minimum standards established by the Unified Development Code. A permanent parking agreement shall be established for required parking spaces that cannot be located on the parcels to which the CUP is being issued. Parking agreement shall be in a form approved by the City Attorney and recorded with the Register of Deeds. If the use ceases in the future, the Plan Commission would be required to approve a change to the permanent parking agreement.
4. Property owner to consider entering into a Payment in Lieu of Taxes (PILOT) in form and substance acceptable to the City.
5. Owner/developer shall pay all fees and have all plans reviewed 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.
6. 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.
7. Any omissions of any conditions not listed in minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.



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:

- | | | |
|--|---|--|
| <input type="checkbox"/> Fence | <input type="checkbox"/> Two Structures on one parcel | <input type="checkbox"/> Parking Lot |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Automotive Repair / Sales | <input type="checkbox"/> Use _____ |
| <input type="checkbox"/> Bed & Breakfast | <input type="checkbox"/> Warehousing / Storage | <input checked="" type="checkbox"/> Other <u>CHURCH + MINISTRY FUNCTIONS</u> |

Brief Description of Proposed Conditional Use:

USES of 420 + 426 will be FOR CHURCH FUNCTIONS AND SERVICES, OUTREACHES, COUNSELING, MEETING NEEDS, + PROVIDING COMMUNITY BENEFITS

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.

June 17, 2015

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

Eleven-11, LLC is in agreement of all Conditional Use Permit line items submitted by New Hope Fellowship for property located at 420 2nd St. S, Onalaska, Wisconsin.

The property is currently under ownership of Eleven-11, LLC. Sale of 420 and 426 2nd St. S buildings to New Hope Fellowship pending upon completion of Conditional Use Permit requirements.



**Jean Donohoe
ELEVEN-11, LLC**

May 20, 2015

New Hope Fellowship
420 2nd Avenue South
Onalaska, WI 54650

**RE: Letter of Intent to Purchase Real Property at 420 and 426 2nd Avenue South,
Onalaska, Wisconsin**

TO: New Hope Fellowship

FROM: Eleven-11, LLC

Property: 420 and 426 2nd Avenue South, Onalaska, Wisconsin, legally described on the
attached Exhibit "A"

Buyer: New Hope Fellowship

Seller: Eleven-11, LLC

Purchase

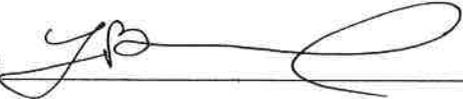
Price: \$800,000.00 cash, plus the cost of improvements and alterations to be
made by Seller. Estimated costs of improvements and alterations are
\$176,670.00. The total purchase price will be \$976,670.00.

Other Terms: The closing date shall be on or before July 31, 2015. Closing is contingent upon
Buyer obtaining all governmental approvals for use of the property consistent with
Buyer's intended use.

The terms and conditions contained herein are **non-binding** on either party.

Respectfully submitted:

NEW HOPE FELLOWSHIP

By:  _____

ELEVEN-11, LLC

By:  _____
Laura McCormick, President

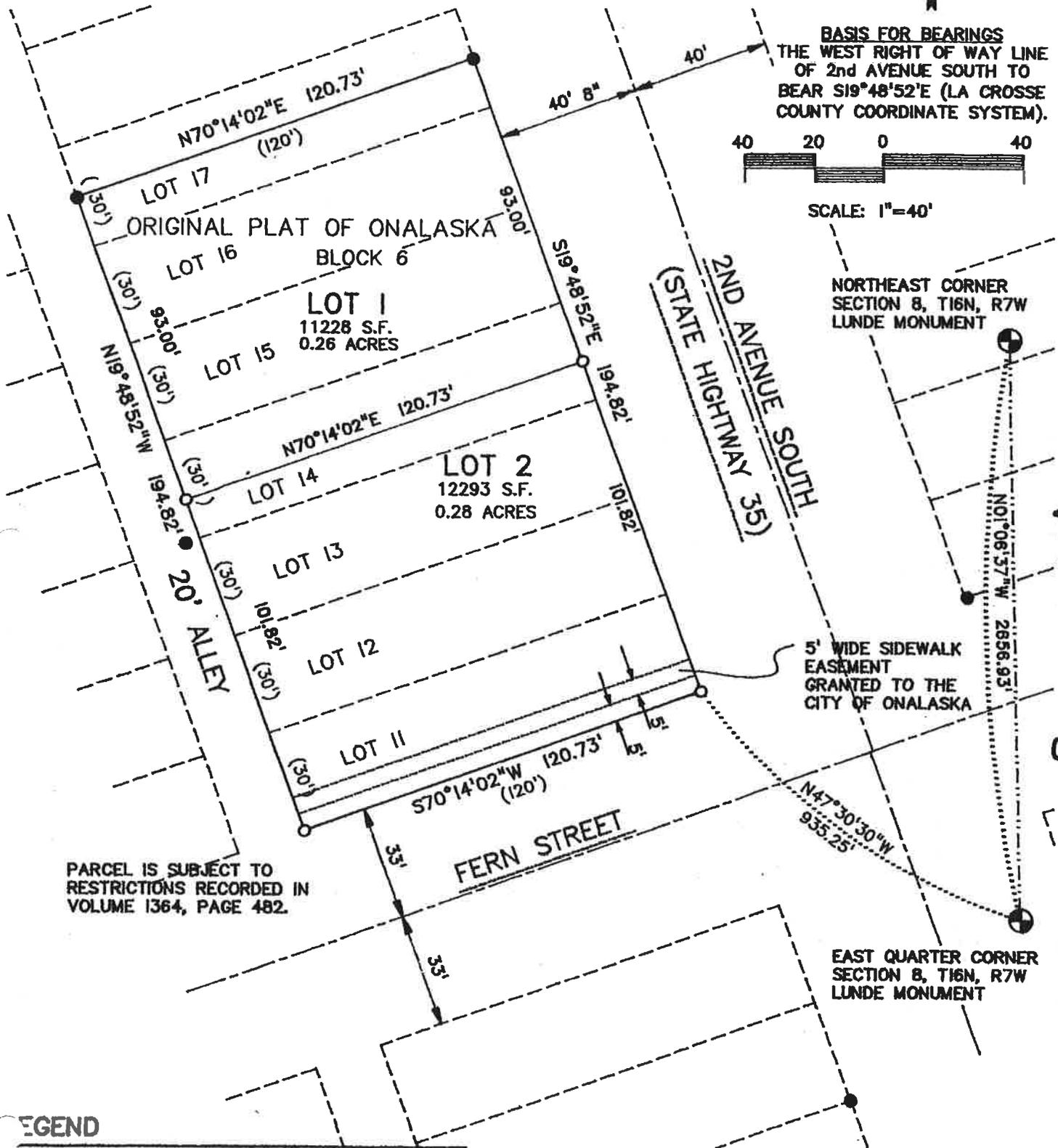
LOT 11, LOT 12, LOT 13, LOT 14, LOT 15, LOT 16, AND THE SOUTH HALF OF LOT 17, OF BLOCK 6, OF THE ORIGINAL PLAT OF ONALASKA, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.



BASIS FOR BEARINGS THE WEST RIGHT OF WAY LINE OF 2ND AVENUE SOUTH TO BEAR S19°48'52"E (LA CROSSE COUNTY COORDINATE SYSTEM).



SCALE: 1"=40'



NORTHEAST CORNER SECTION 8, T16N, R7W LUNDE MONUMENT

5' WIDE SIDEWALK EASEMENT GRANTED TO THE CITY OF ONALASKA

EAST QUARTER CORNER SECTION 8, T16N, R7W LUNDE MONUMENT

Vol 13 Page 51

PARCEL IS SUBJECT TO RESTRICTIONS RECORDED IN VOLUME 1364, PAGE 482.

LEGEND

- SET 3/4" x 18" IRON BAR (1.5 LBS/LIN FT)
- FOUND 1" IRON PIPE (UNLESS NOTED)
- ⊕ SECTION CORNER



Constitution and Bylaws of New Hope Onalaska, Inc. and New Hope Fellowship

September 25, 2014

1. NAME: New Hope Fellowship

2. STATEMENT OF FAITH: These theological convictions represent our foundational belief system:

a. God

We believe in one God, Creator of all things, holy, infinitely perfect, and eternally existing in a loving unity of three equally divine Persons: the Father, the Son and the Holy Spirit. Having limitless knowledge and sovereign power, God has graciously purposed from eternity to redeem a people for Himself and to make all things new for His own glory.

b. The Bible

We believe that God has spoken in the Scriptures, both Old and New Testaments, through the words of human authors. As the verbally inspired Word of God, the Bible is without error in the original writings, the complete revelation of His will for salvation, and the ultimate authority by which every realm of human knowledge and endeavor should be judged. Therefore, it is to be believed in all that it teaches, obeyed in all that it requires, and trusted in all that it promises.

c. The Human Condition

We believe that God created Adam and Eve in His image, but they sinned when tempted by Satan. In union with Adam, human beings are sinners by nature and by choice, alienated from God, and under His wrath. Only through God's saving work in Jesus Christ can we be rescued, reconciled and renewed.

d. Jesus Christ

We believe that Jesus Christ is God incarnate, fully God and fully man, one Person in two natures. Jesus—Israel's promised Messiah—was conceived through the Holy Spirit and born of the virgin Mary. He lived a sinless life, was crucified under Pontius Pilate, arose bodily from the dead, ascended into heaven and sits at the right hand of God the Father as our High Priest and Advocate.

e. The Work of Christ

We believe that Jesus Christ, as our representative and substitute, shed His blood on the cross as the perfect, all-sufficient sacrifice for our sins. His atoning death and victorious resurrection constitute the only ground for salvation.

f. The Holy Spirit

We believe that the Holy Spirit, in all that He does, glorifies the Lord Jesus Christ. He convicts the world of its guilt. He regenerates sinners, and in Him they are baptized into union with Christ and adopted as heirs in the family of God. He also indwells, illuminates, guides, equips and empowers believers for Christ-like living and service.

g. The Church

We believe that the true church comprises all who have been justified by God's grace through faith alone in Christ alone. They are united by the Holy Spirit in the body of Christ, of which He is the Head. The true church is manifest in local churches, whose membership should be composed only of believers. The Lord Jesus mandated two ordinances, baptism and the Lord's Supper, which visibly and tangibly express the gospel. Though they are not the means of salvation, when celebrated by the church in genuine faith, these ordinances confirm and nourish the believer.

h. Christian Living

We believe that God's justifying grace must not be separated from His sanctifying power and purpose. God commands us to love Him supremely and others sacrificially, and to live out our faith with care for one another, compassion toward the poor and justice for the oppressed. With God's Word, the Spirit's power, and fervent prayer in Christ's name, we are to combat the spiritual forces of evil. In obedience to Christ's commission, we are to make disciples among all people, always bearing witness to the gospel in word and deed.

i. Christ's Return

We believe in the personal, bodily and premillennial return of our Lord Jesus Christ. The coming of Christ, at a time known only to God, demands constant expectancy and, as our blessed hope, motivates the believer to godly living, sacrificial service and energetic mission.

j. Response and Eternal Destiny

We believe that God commands everyone everywhere to believe the gospel by turning to Him in repentance and receiving the Lord Jesus Christ. We believe that God will raise the dead bodily and judge the world, assigning the unbeliever to condemnation and eternal conscious punishment and the believer to eternal blessedness and joy with the Lord in the new heaven and the new earth, to the praise of His glorious grace. Amen.

3. STANDING: New Hope Fellowship is a non-denominational church that is autonomous in its decision-making and governance as adhered to in the Constitution and Bylaws.

4. PURPOSE: New Hope Fellowship is a Church whose purpose is to conduct activities, ministries, services, and outreach within the local community to help share the good news of the Gospel of Jesus Christ, through the leading of the Holy Spirit, and in a manner that brings glory to God.

5. MEMBERSHIP: No membership to the church is currently being offered.

6. PROPERTY: Any property or assets owned by **New Hope Fellowship** or donated to New Hope Fellowship will be used for the purposes listed in Article 4. No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article Four hereof. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

Upon the dissolution of the corporation, assets shall be distributed for one or more exempt purposes *within the meaning of section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.* Any such assets not so disposed of shall be disposed of by a Court of Competent Jurisdiction of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

7. CONFLICT OF INTEREST: Staff and Board Members must recuse themselves from finalizing any decision that qualifies as a Conflict of Interest. A decision qualifies as a Conflict of Interest when if it is a decision which brings personal benefit to the decision maker. Such decision would include, but not be limited to: a. Salary and/or benefits b. Compensation beyond contracted amounts c. Use of leftover materials d. Work-equity e. For-profit endeavors f. Advertisement or marketing of person or persons that exceeds the purpose or mission of the church g. Decisions regarding parsonage(s) for staff.

In the event that a Conflict of Interest involves the Head Pastor, authority for the decision making resides in the Board of Trustees with a simple majority vote.

8. GOVERNMENT: All direction and decision-making authority rests upon the position of the Head Pastor position with the exception of where said decisions would be deemed a Conflict of Interest as defined in Article Seven. A Board of Trustees will evaluate and have final say over matters that are deemed a possible Conflict of Interest. The Board of Trustees will be a minimum of three people, nominated by the Head Pastor. Board of Trustees members will serve indefinite terms so long as they feel they are capable of handling the responsibilities of monthly meetings, frequent church attendance, tithing to the church, and judicious, autonomous, but not divisive voicing of counsel within meetings and unified stances in the public forum.

Board of Trustees members can be removed at the discretion of the Head Pastor, but a replacement must be made to Board within 14 days. Board of Trustee members may also resign in good standing.

Staff and Church Representatives operate under the oversight and authority of the Head Pastor with the ability for a staff member to request a Trustee member to mediate an issue that has reached an impasse.

All Board of Trustee members, Staff, or Church Representatives must agree to the Statement of Faith listed in Article Two and whose public lives conform to the teaches of Bible, specifically as related in the New Testament, as listed in the book of Romans. Deviations from these provisions may result in removal from position.

In the event of a resignation of the Head Pastor, the Board of Trustees is empowered to begin the process of a replacement search and may, at their discretion, assemble a nominating committee or conduct the replacement search autonomously within the authority given to the Board of Trustees.

Business Meetings are conducted monthly and are attended by the Board of Trustees and the Head Pastor. Staff may attend on an invitation-only basis where Conflict of Interest issues allow.

A Quorum for these meetings is reached when a simple majority of the Board of Trustees and the Head Pastor is in attendance.

9. OFFICERS: Officers of the Church are defined by being the Head Pastor or a Board of Trustee member. If a Board of Trustee member resigns or is removed, the officer position is filled by the new Board of Trustee member. Additional Officers can be added only through the unanimous vote of the residing officers. The current officers of the church are as follows:

HEAD PASTOR: Travis Becknell, 1250 Red Cedar Ct., Onalaska, WI 54650

BOARD OF TRUSTEE MEMBERS:

Amy LeClaire, 705 Granum St Holmen 54636

Erik Malvik, W7731 Country Ave., Holmen WI 54636-9418
Jason Santos, 1056 Terrace Dr, Onalaska WI 54650

10. FINANCIAL ACCOUNTABILITY: Head Pastor will provide the Board of Trustees monthly reports of the current financial status of New Hope Onalaska, Inc. All weekly giving will be counted, reported and independently verified by TWO (2) non-officer attenders of New Hope Fellowship. While spending decisions reside within the authority of the Head Pastor position, the Board of Trustees is responsible for the advising and protection of New Hope Fellowship and assumes full responsibility in matters of Conflict of Interest as laid out in Article Seven.

11. AMENDMENTS: Amendments to this Constitution and Bylaws document can be made at the monthly meetings by a majority vote if all officers are present. Amendments cannot be passed by a simple Quorum or without the knowledge of all Officers.

**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, JULY 28, 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 Travis Becknell for New Hope Fellowship, 426 2nd Avenue South, Onalaska, WI 54650 who is requesting a Conditional Use Permit to allow church functions, services, outreaches, counseling, meeting needs and community benefits at property located at 420 and 426 2nd Avenue South, Onalaska, WI 54650.

Property is more particularly described as:

Computer Number: 18-41-1
Section 08, Township 16, Range 07
CERTIFIED SURVEY MAP NO. 39 VOL. 13 LOT 1 DOC NO. 1462640 SUBJ
TO RESTR IN V1364 P482

Computer Number: 18-41-2
Section 08, Township 16, Range 07
CERTIFIED SURVEY MAP NO. 39 VOL. 13 LOT 2 DOC NO. 1462640 SUBJ
TO RESTR IN V1364 P482

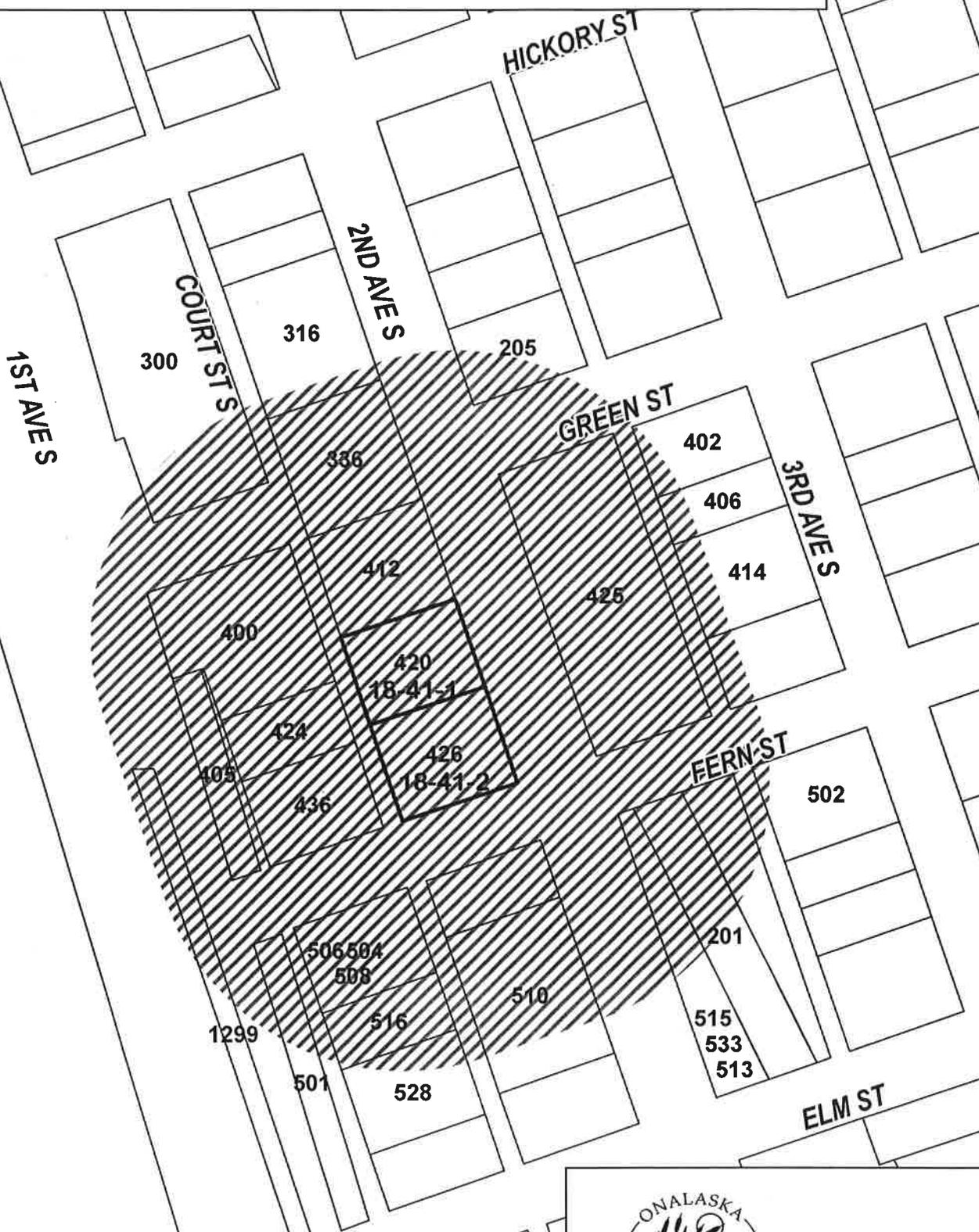
YOU ARE FURTHER NOTIFIED that the City of Onalaska Plan Commission will hear all persons interested, their agent or attorney, concerning this matter.

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 3rd day of July, 2015.

Cari Burmaster
City Clerk

Properites Within 250ft of Parcels: 18-41-1 & 18-41-2



This map is to be used for reference purposes only. Every effort has been made to make this map as accurate as possible.

ONALASKA
WISCONSIN
EST. 1851

N

1 in = 150 ft

GIS Dept
Map Designer: Joe Barstow
Date: 06/18/2015

4/21/15

PC-Sub
Handout from applicant

New Hope Fellowship

420 2nd Ave. S,
Onalaska, WI,
54650

Head Pastor: Travis Becknell
www.NewHopeOnalaska.org
608.519.3323

PARKING AGREEMENT

Attention: Miguel
Tequila's Restaurant
425 2nd Ave. S
Onalaska, WI 54650
Date: 4/14/15

608.519.3323
NewHopeOnalaska.org

420 2nd Ave. South
Onalaska, WI
54650

Title: Agreement for Overflow Parking
Terms: Non-Financial, Non-binding Agreement that New Hope Fellowship is permitted to use Tequila's parking area on an as-needed basis in exchange for special mention of Tequila's in the church's bulletin and for suggested and recommended eating, especially after church services.

This agreement can be cancelled with a written 30 day notice by either party and is an agreement intended to build community and camaraderie between the church and the restaurant as well as other business in the area.

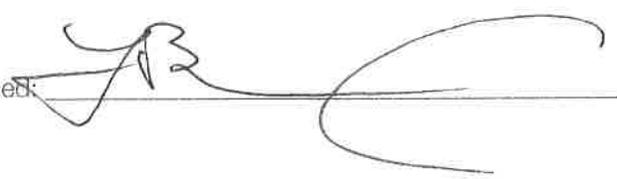
We, New Hope Fellowship very much appreciate your willingness to work with us on the parking and we will be doing everything we can to be patrons of your restaurant and give it the support that local businesses deserve.

Sincerely yours,
Travis Becknell, Pastor

New Hope Fellowship Church

Signed: 

Date: 4/14/15

Signed: 

Date: 4/14/15



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>

May 11, 2015

Eleven-11 LLC

Attn: Laura McCormick and Jean Donohue

W3044 Pleasant Valley Rd

West Salem, WI 54669

Dear Laura and Jean,

When the site plan for the Timbers development was approved 27 parking stalls were required on site. When the site was constructed only 22 parking stalls were installed. The City required that the 5 deficient parking stalls be located either on site or that an off-lot agreement be in place.

Looking at the current and proposed uses of the Timbers buildings, the following is required:

- Church – 1 stall required for every 5 chairs. The Official Occupant Load from Calvin King, the City's Commercial Building Inspector is 202 persons. Therefore 41 parking stalls will be required.
- Office – 1 stall required for every 150 square feet. Approximately 5,740 gross square feet is estimated (including bathrooms and storage). Using this number for an estimate, not more than 39 stalls would be required if the full southern building was used as office space.

Proof of parking will be required for all uses; this could be in the form of a shared parking agreement with adjacent uses.

The City's Unified Development Ordinance requires parking to be on the same parcel as the principle use, except when an agreement is in place with a neighboring property owner. The shared parking areas must be within 200' from the use the lot will serve and the on-site and off-site uses cannot substantially conflict in the principal operating hours. The parking agreement must be in a form approved by the City Attorney. The permanent parking agreement must be recorded with the Register of Deeds. If the use ceases in the future, the Plan Commission would be required to approve a change to the permanent parking agreement.

We appreciate your attention to this matter.

Sincerely,

Brea Grace, AICP

Land Use & Development Director



CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – July 21, 2015

- Agenda Item: Consideration of a Conditional Use Permit request to allow the operation of a child care center.
- Applicant: Mike Volden, on behalf of The Creative Child, 310 Main Street, Onalaska, WI 54650.
- Property Owner: Dean & Dianne Dickinson Revocable Trust, W5370 Boma Road, La Crosse, WI 54601
- Parcel Number: 18-140-0
- Site Location: 301 Main Street, Onalaska, WI
- Existing Zoning: Neighborhood Business (B-1) District

Background:

The Creative Child has requested a Conditional Use Permit (CUP) to allow the operation of a child care center in a Neighborhood Business (B-1) Zoning District. The child care center would serve up to sixteen (16) children under the age of two (2) years old. Once children turn two (2) years old, they will attend the existing child care center (The Creative Child) located across the street at 310 Main Street. The Creative Child has been in operation for 3.5 years and are licensed to care for up to 40 children between the ages of 6 weeks to 7 years old. The current building at 310 Main Street has 4,800 square feet over two floors and the proposed structure (301 Main Street) has an additional 1,000 square feet available for daycare space. Currently, The Creative Child has between 16-17 employees (part-time and full-time) and with the additional building would have between 19-20 employees, adding two teachers. The maximum shift has 10 employees at one time. There are three (3) stalls available for parent drop-off and eleven stalls for employees. The new location will have an additional stall available for parking. The maximum number of employees working at both locations would be 11 employees, with a total of twelve parking spaces for employees. The business operates Monday – Friday from 6:30AM to 5:30PM. The business owner will need to obtain a separate license for the additional infant care from the Wisconsin Department of Family Children.

Commercial daycare facilities are permitted only by Conditional Use Permit per Section 13-5-15 (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 property is located on the northeast corner of the intersection of Main Street and 3rd Avenue North and is zoned Neighborhood Business (B-1). Section 13-5-15 (c) of the City's Code of Ordinances conditionally permits children's nurseries and/or daycare centers provide all principal structures and uses have at least a six (6) foot side yard setback. The existing building in question has a six (6) foot side yard setback to the east, approximate five (5) yard setback from Main Street, a thirty-eight (38) setback to the rear, and no setback from 3rd

CITY OF ONALASKA

Avenue North. Required setbacks in the B-1 District are: none or 6 foot street yard setback if required; none or 6 foot side yard setback if required; and a 10 foot rear yard setback.

The zoning of land within 250 feet of the proposed site includes both neighborhood business and community business districts. The uses within 500 feet along the same street of the proposed site include retail, multi-family residential, service-oriented businesses, daycare, Masonic Lodge, personal service, and restaurants.

2. Consistency with Comprehensive Plan. The Comprehensive Plan identifies this area as *Downtown Mixed Use District*. This district is intended to encompass the City's mixed-use central business district and is intended to remain a compact pedestrian-oriented area with a mix of neighborhood and recreation-oriented commercial uses, small professional offices and services, institutional, residential, civic, and park and open space uses.
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...*" This is a redevelopment project located in Downtown Mixed Use District. According to the applicant, quality childcare is necessary with two parents working and parents are already reserving spots for January 2016.
4. Neighborhood Protections. The Creative Child intends to have one (1) parking stall available on-site and the remainder of the staff that will work in this location will parking in the existing staff parking lot at 301 Main Street. The intention is to construct a small fenced-in playground on the east side of the building. Parents will utilize Main Street and 3rd Avenue North for a drop-off location.
5. Conformance with Other Requirements of City/State Ordinances/Statutes: Applicant intends to obtain a separate license for the additional infant care from the Wisconsin Department of Family Children.

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:

July 21, 2015

Agenda Item 5:

Review and Consideration of a Conditional Use Permit request to allow the operation of a child care center in a Neighborhood Business (B-1) Zoning District, at 301 Main Street, Onalaska, WI 54650 submitted by Mike Volden of The Creative Child, 310 Main Street, Onalaska, WI 54650, Tax Parcel #18-140-0.

1. Conditional Use Permit Fee of \$150.00 (PAID).
2. Site Plan Permit required for any alteration to the existing parking lot and/or building footprint or accessory structure.
3. All signs require permits.
4. Owner/developer shall pay all fees and have all plans reviewed 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.
5. 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.
6. 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.



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:

- | | | |
|--|---|---|
| <input type="checkbox"/> Fence | <input type="checkbox"/> Two Structures on one parcel | <input type="checkbox"/> Parking Lot |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Automotive Repair / Sales | <input type="checkbox"/> Use _____ |
| <input type="checkbox"/> Bed & Breakfast | <input type="checkbox"/> Warehousing / Storage | <input checked="" type="checkbox"/> Other <u>CHILDCARE CENTER</u> |

Brief Description of Proposed Conditional Use:

THE PROPOSED USE IS A CHILDCARE INFANT CENTER FOR 16 CHILDREN UNDER THE AGE OF TWO. ONCE CHILDREN TURN TWO THEY WILL ATTEND OUR CHILDCARE CENTER AT 30 MAIN ST (ACROSS THE STREET)

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.



CONDITIONAL USE PERMIT APPLICATION

Property Address:
301 MAIN STREET

Parcel Number:
18-140-0

Zoning District:

Applicant: THE CREATIVE CHILD

Contact: MIKE VOLDEN

Mailing Address: 310 MAIN ST

City, State, Zip: ONALASKA, WI 54650

Phone Number: 608-769-6952

Email: Primary Contact

Business: THE CREATIVE CHILD

Owner/Contact: MIKE VOLDEN

Mailing Address: 310 MAIN ST

City, State, Zip: ONALASKA, WI 54650

Phone Number: 608-769-6952

Email: mvolden@gmail.com Primary Contact

Property Owner:

Contact: Dean Dickinson

Mailing Address: W5370 BOWA ROAD

City, State, Zip: LACROSSE, WI 54601-2437

Phone Number: 608.788.1003

Email: loganb3@aol.com 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: [Signature] Date: 6-24-2015

Signature of Property Owner: [Signature] Date: 6.24, 2015

Compatibility with Surrounding Neighborhood:
CURRENTLY WE OWN A CHILDCARE CENTER ACROSS THE STREET. WOULD SEEM TO BE A GOOD FIT WITH THE REST OF THE BUSINESS IN THE 200/300 BLOCKS OF MAIN ST.

Consistency with the Comprehensive Plan:

Importance of Services to the Community:
QUALITY CHILDCARE IS NECESSARY WITH TWO PARENTS WORKING. THERE IS DIFFICULTY TO FIND ENOUGH INFANT CHILDCARE WHICH IS IN A CONVENIENT LOCATION FOR PARENTS WE CURRENTLY HAVE FAMILIES THAT ARE RESERVING SPACES FOR JANUARY 2016 ALREADY. THIS SEEMS TO BE A COMMON FACTOR AS WE TALK TO PARENTS LOOKING FOR CARE

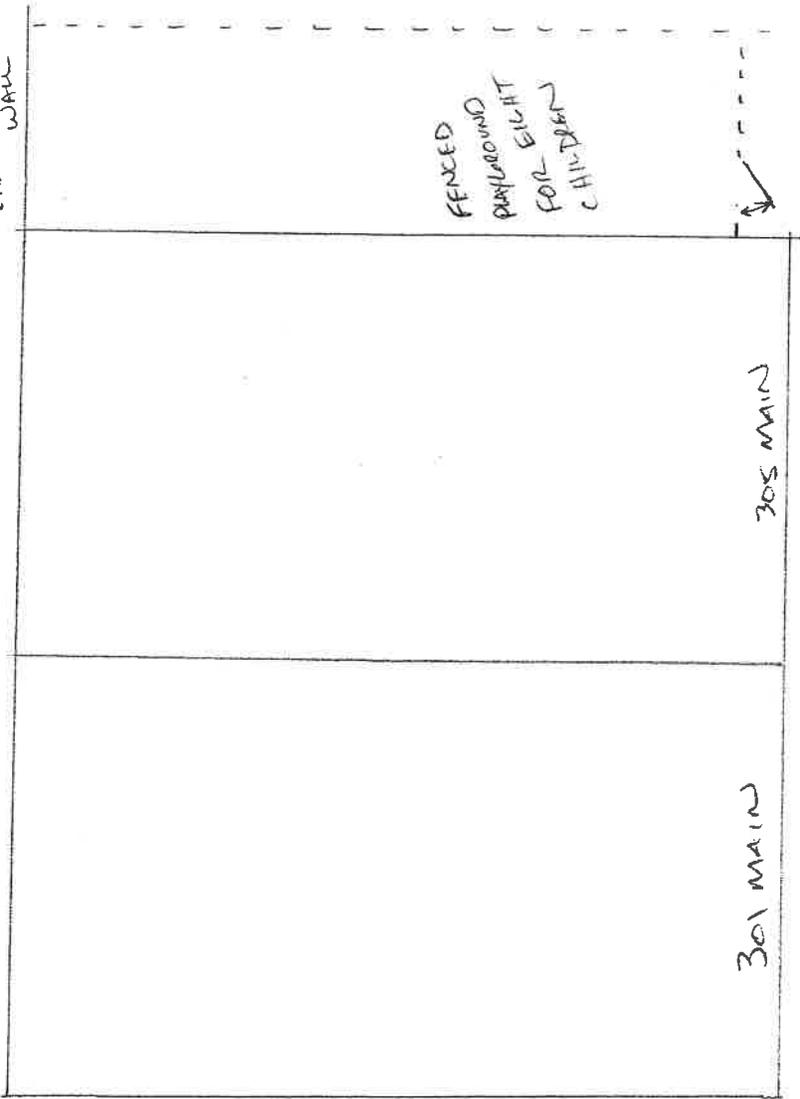
Neighborhood Protections (avoidance of negative externalities):
WE WILL HAVE FOUR EMPLOYEES WITH ONE PARKING SLOT IN BACK OF THE BUILDING. THE BALANCE WILL PARK IN OUR EMPLOYEE LOT @ 310 MAIN. PARENTS WILL PARK EITHER ON MAIN ST OR 3RD TO DROP OFF CHILDREN. THERE WILL BE A SMALL FENCED PLAYGROUND ON THE EAST SIDE OF THE BUILDING

Other Factors (pertinent to the proposed use):
WE HAVE BEEN LOCATED ON MAIN ST FOR 3 1/2 YEARS WITH OUR CURRENT CHILDCARE CENTER. I BELIEVE WE HAVE HAD A POSITIVE IMPACT ON OUR BUSINESS NEIGHBORS AND THE COMMUNITY. APPROX. 80% OF OUR FAMILIES EITHER LIVE OR WORK IN ONALASKA

OFFICE USE ONLY:	Date Submitted:	Permit Number:
Permit Fee:	<input type="checkbox"/> Cash <input type="checkbox"/> Check #	Application Received by:

CITY OF ONALASKA
 DEPT. OF PLANNING & ZONING
 06/24/2015 1:35 PM
 RECEIVED: 00010538

EXISTING RESTRICTION WALL



SIDE WALK

**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, JULY 28, 2015
APPROX. 7:10 P.M.
(or immediately following public hearing at 7:00pm)**

in Onalaska City Hall, 415 Main Street, Onalaska, WI 54650, at which time they shall consider an application filed by Mike Volden / The Creative Child, 310 Main Street, Onalaska, WI who is requesting a Conditional Use Permit to allow the operation of a child care center at 301 Main Street, Onalaska, WI 54650.

Property is more particularly described as:

Computer Number: 18-140-0

Section 08, Township 16, Range 07

ORIGINAL TOWN OF ONALASKA W1/2 LOTS 5 & 6 EX N 10FT LOT 5
BLOCK 18

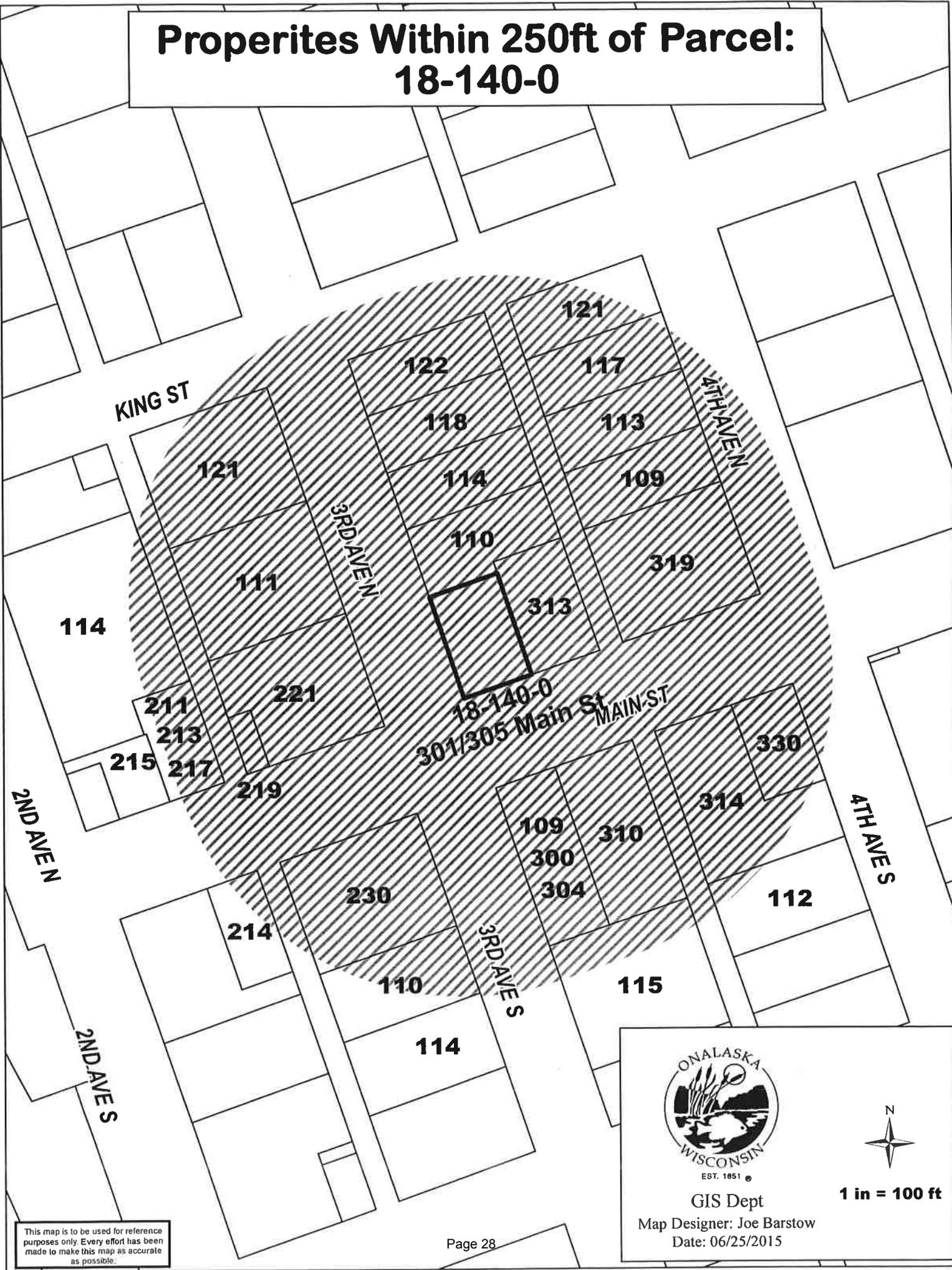
YOU ARE FURTHER NOTIFIED that the City of Onalaska Plan Commission will hear all persons interested, their agent or attorney, concerning this matter.

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 3rd day of July, 2015.

Cari Burmaster
City Clerk

Properites Within 250ft of Parcel: 18-140-0



This map is to be used for reference purposes only. Every effort has been made to make this map as accurate as possible.



1 in = 100 ft

GIS Dept
Map Designer: Joe Barstow
Date: 06/25/2015



CITY OF ONALASKA

Agenda Item:

6

STAFF REPORT

Plan Commission Sub-Committee – July 21, 2015

Agenda Item: Review and Consideration of a Discontinuance/Vacation of the Kurt Place Right-of-Way.

Property Owners: Valley View Business Park, LLP; PO Box 325, Onalaska, WI 54650

Entities with an Interest in the Property:

- Commercial Horizons, LLC; C/O Curt Mauer; 572 Sir Howard Circle, Kohler, WI 53044
- North Rock Real Estate, C/O Jeffrey R. Brown, 5125 County Road 101, Ste. 107, Minnetonka, MN 55345

Site Location: Nathan Hills Estates Plat

Background:

The property owner and the two parties with an offer to purchase the parcel adjacent to Kurt Place (Lots 1, 2, and 3) have expressed an interest in vacating/discontinuing Kurt Place. The vacation of this right-of-way would create more taxable property, easements for utilities would be retained, and future access for the development of Lots 1, 2, and 3 would be off Emerald Drive East.

Action Requested:

Recommendation by the Plan Commission to the Common Council. If the Plan Commission recommends approval, the attached conditions of approval are recommended by staff.

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

July 21, 2015

Agenda Item 6:

Review and Consideration of a Discontinuance/Vacation of the Kurt Place Right-of-Way.

1. 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.
2. 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.
3. 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.

RESOLUTION NO. 36-2015

**A RESOLUTION TO VACATE AND DISCONTINUE
KURT PLACE**

To: Honorable Mayor and Council, Onalaska, Wisconsin
Members of the Council

WHEREAS, The City of Onalaska requests vacation and discontinuance of Kurt Place particularly described in Exhibit A, as attached.

WHEREAS, The City of Onalaska has sanitary sewer main and water main within the proposed vacated area a permanent utility easement shall be retained over said vacated area as described in Exhibit A, as attached.

WHEREAS, the vacation of Kurt Place will enable the City of Onalaska and abutting property owners to better utilize the vacated land;

AND, WHEREAS, it is in the public interest to vacate Kurt Place, as it will no longer be used as a roadway and its vacation will return the land to the tax rolls;

NOW, THEREFORE, BE IT RESOLVED, that the above-described land be and is hereby vacated and discontinued and that a public hearing shall be held on said vacation and discontinuance on September 8, 2015 at 7:00p.m. in City Hall, 415 Main Street, Onalaska, Wisconsin.

Dated this 14th day of July, 2015.



CITY OF ONALASKA

BY:



Joe Chilsen, Mayor



Caroline Burmaster, City Clerk

Passed: 7/14/15
Approved: 7/14/15
Published: 7/24/15



CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – July 21, 2015

Agenda Item: Review & Consideration of a Cooperative Plan between the City of Onalaska and the Village of Holmen.

Background:

A draft Cooperative Plan has been developed between the City of Onalaska and the Village of Holmen. Among the purposes of the proposed Cooperative Plan is the establishment of long-term boundaries between the City and Village in order to reduce annexation disputes and to minimize fragmentation and irregular boundaries (pursuant to Wis. Stats. §66.0307).

The Plan Commission of the City of Onalaska and the Plan Commission of the Village of Holmen held a joint hearing on the proposed Cooperative Plan on Wednesday, June 24th, 2015. Public testimony was taken during the public hearing portion of the joint meeting.

On June 30th the Village of Holmen Plan Commission unanimously recommended that the Village Board adopt the Cooperative Plan.

Action Requested:

Recommendation by the Plan Commission to the Common Council.

City of Onalaska and Village of Holmen
Cooperative Boundary Plan
Under Section 66.0307, Wisconsin Statutes

Draft June 16, 2015

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The City of Onalaska, a Wisconsin municipal corporation with offices at 415 Main Street, Onalaska, Wisconsin 54650 (hereafter referred to as “City”), and the Village of Holmen, a Wisconsin municipality with offices at 421 S. Main Street, Holmen, Wisconsin 54636 (hereafter referred to as “Village”), enter into this Intergovernmental Cooperative Boundary Plan Agreement (hereafter referred to as “Agreement”), under the authority granted by section 66.0301 of the Wisconsin Statutes.

WHEREAS, Section 66.0301, Wisconsin Statutes, authorizes municipalities to jointly exercise powers and enter into intergovernmental agreements; and,

WHEREAS, the City and Village desire to enter into a formal agreement to define the following matters:

- (a) Specified policies for all relations between the City and Village including:
 - i. Establishing a policy of strong communication practices between the City and Village both formally and informally;
 - ii. Mutual respect for elected officials and staff of each jurisdiction;
 - iii. Consistent and equitable treatment of all issues raised between the Village and City; and
 - iv. Continued improvement to relations and current cooperation efforts between the City and Village;
- (b) Prepare and negotiate a cooperative boundary which identifies which areas of the Town of Onalaska would be subject to annexation by the City or Village during the term of this Agreement.
- (c) Develop, subject to fiscal and operational resources, plans and strategies to:
 - i. Explore new shared service opportunities between the Village and City;
 - ii. Develop a public participation strategy for intergovernmental projects;
 - iii. Coordinate on plans for corridors and roads that connect the City of Onalaska and Village of Holmen;
 - iv. Continue to involve and inform affected school districts of intergovernmental initiatives;
 - v. Continue to work with other adjacent municipalities and La Crosse County on land development policies;
 - vi. Develop preferred neighborhood design solutions for developing areas in jurisdictional border areas; and
 - vii. Work together on land preservation strategies for regional greenway, park or bluff-land protection planning;

WHEREAS, the City and Village have adopted authorizing resolutions required by State Statutes, attached hereto as Exhibit 1,

WHEREAS, Pursuant to the Wisconsin Statutes, the City adopted the City of Onalaska Comprehensive Plan 2025, May 10, 2005 to guide City decisions related to the nine elements required by State Statutes, which includes an Intergovernmental Cooperation Section. Page 41, Goal 1, Objective e states “To continue working cooperatively and maintain excellent relations with all governmental units in and around the region by creating intergovernmental agreements with the City of La Crosse, Village of Holmen, Towns of Onalaska, Medary and Hamilton, and the Village of West Salem.” The City currently exercises extraterritorial plat jurisdiction within 3 miles of the City of Onalaska corporate limits pursuant to State Statutes; and,

WHEREAS, Pursuant to the Wisconsin Statutes, the Village adopted the Village of Holmen Comprehensive Plan, December 2004 to guide Village decisions related to the nine elements required by State Statutes, which includes an Intergovernmental Cooperation Section. Page 26 of the Intergovernmental Cooperation section states the objective: “By creating intergovernmental agreements with the City of Onalaska, Town of Onalaska and Town of Holland”.

WHEREAS, The City and the Village currently cooperate in the following ways:

- (a) Metropolitan Planning Organization membership-La Crosse Area Planning Committee and
- (b) Discuss and draft Memorandum of Understanding regarding Sanitary Sewer Project;
- (c) Jurisdictional Adjacency Development Coordination;
- (d) Operate a joint municipal court; and
- (e) Joint objection to the Town’s petition to incorporate as the Village of Midway

WHEREAS, the City and Village share common borders, north and east of the City and south and east of the Village as shown in exhibit 2 as well as potential future additional borders following either the City or the Village annexing land from the Town of Onalaska; and,

WHEREAS, it is the intention of the City and Village that this Agreement be a binding and enforceable contract.

WITNESSETH:

The City of Onalaska and Village of Holmen enter into this Agreement under the authority of section 66.0301, Wisconsin Statutes as set forth below:

SECTION 1-PARTICIPATING MUNICIPALITIES

This Agreement applies to the City of Onalaska and Village of Holmen, La Crosse County, Wisconsin.

SECTION 2-MUNICIPAL CONTACTS

City of Onalaska Land Use and Development Director
Attn: Brea Grace AICP
City of Onalaska Planning Department
415 Main Street
Onalaska, Wisconsin 54650
608-781-9590
bgrace@cityofonalaska.com

Village of Holmen Administrator
Attn: Mr. Scott Heinig
421 South Main Street
Holmen, WI 54636
608-526-6307
heinig@HolmenWI.com

The persons holding the position set forth above may change from time to time. Upon a change of the position holder, this section shall be deemed amended to substitute the new position holder as the party to whose attention correspondence should be sent

SECTION 3-AREAS IN THE TOWN OF ONALASKA ARE SUBJECT TO THIS AGREEMENT

This Agreement shall affect the entire Town of Onalaska. The affected territory is shown in gray on Exhibit 3 and shown on Exhibit 4 as Village of Holmen Exclusive Area and City of Onalaska Exclusive Area.

SECTION 4-BOUNDARY AGREEMENT-RULES FOR TRANSFER OF ANNEXATION OF LAND IN THE TOWN OF ONALASKA AND THE PROVISION OF MUNICIPAL SERVICES TO SUCH LANDS.

During the Term of this Agreement:

- (a) The Village may exclusively annex any area within the territory designated as the Village of Holmen Exclusive Area on Exhibit 4 hereto and shown on Exhibit 4 hereto (the "Village Exclusive Area") in any legally permitted manner of annexation under the laws of the State of Wisconsin.
- (b) All boundary changes shall occur as the Village Board acts on each annexation petition or petitions, subject to the terms of this Agreement.
- (c) The City may exclusively annex any area within the territory designated as the City of Onalaska Exclusive Area on Exhibit 4 hereto and shown on

Exhibit 4 hereto (the “City Exclusive Area”) in any legally permitted manner of annexation under the laws of the State of Wisconsin.

- (d) All boundary changes shall occur as the Common Council acts on each annexation petition or petitions, subject to the terms of this Agreement.

SECTION 5-SEVERABILITY

If any section, paragraphs, or portion of the Agreement is deemed by any court having lawful jurisdiction of the subject matter of the Agreement to be void, voidable, or invalid for any reason, this Agreement shall be otherwise valid and enforceable as if the void, voidable, or invalid section, paragraph, or portion of the Agreement had not been part of the Agreement.

SECTION 6-MISCELLANEOUS INTERPRETATION

- (a) References. Any references in this Agreement to any particular agency, organization or officials shall be interpreted as applying to any successor agency, organization or official or to any other agency, organization or official to which contemplated functions are transferred by statute or ordinance. Any references in this Agreement to any particular statute or ordinance shall be interpreted as applying to such statute or ordinance as recreated or amended.
- (b) Governing Law. This Agreement shall be governed by, construed, interpreted and enforced in accordance with the laws of the State of Wisconsin.
- (c) Interpretation. If any term, section or other portion of this Agreement is reviewed by a court or other judicial or *quasi*-judicial entity, such entity shall treat this Agreement as having been jointly drafted by both the City and Village.
- (d) Entire Agreement. The entire Agreement of the City and Village is contained in this Agreement and it supercedes any and all oral representations and negotiations between the municipalities.
- (e) Authorization. This Agreement shall not take effect until approval from the Wisconsin Department of Administration, Village of Holmen Board and the Common Council of the City of Onalaska.

SECTION 7-IMPLEMENTATION

The Village and City shall each take such actions as may be necessary or desirable to implement and effectuate the provisions and intent of this Agreement.

SECTION 8-AGREEMENT DURATION

- (a) This Agreement shall be effectively active and in full force for a period of ten (10) years from the date of its execution by the Village of Holmen and City of Onalaska.
- (b) Following the conclusion of each 10 year term, this Agreement shall automatically renew for another like ten (10) year term, unless at least six (6) months prior to the conclusion of a term, either party provides notice to the other via certified mail of their intention not to renew the Agreement. Both the Village of Holmen and City of Onalaska, thereafter shall be required to meet and discuss the reasons for nonrenewal with the intention of seeking mutual consensus. Thereafter, if nonrenewal is still the contention of either party, the party choosing not to renew must pass a resolution through a 2/3 supermajority vote of their elected body, and a certified copy of such Resolution shall be directed via certified mail to the other party's municipal clerk at least sixty (60) days prior to the conclusion of a term at which time the agreement will terminate at the conclusion of the term.
- (c) This Agreement can be terminated or modified at any time through the mutual action of both the Village of Holmen and City of Onalaska.

IN WITNESS WHEREOF, the City and Village certify that this Agreement has been duly approved by their respective governing bodies in accordance with State and local laws, rules and regulations, and each has caused their duly authorized officers to execute this Agreement on the dates written before their respective signatures.

The above and foregoing Agreement was duly adopted by the Common Council of the City of Onalaska at a regular meeting held on _____, 2015 and Village of Holmen Village Board at a regular meeting held on _____, 2015.

CITY OF ONALASKA

ATTEST:

By: _____
Joe Chilsen, Mayor

By: _____
Caroline Burmaster, City Clerk

VILLAGE OF HOLMEN

ATTEST:

By: _____
Nancy Proctor, Village President

By: _____
Scott Heinig, Administrator

DRAFT

RESOLUTION 27-2015

AUTHORIZING PREPARATION OF COOPERATIVE BOUNDARY PLAN BETWEEN THE CITY OF ONALASKA AND VILLAGE OF HOLMEN

WHEREAS, the Common Council of the City of Onalaska has determined that in order to promote the public health, safety and welfare as well as the best interests of the City of Onalaska citizens, the City must provide for the harmonious and planned development of the City of Onalaska in conjunction with its neighbors; and

WHEREAS, the legislature has provided a means for municipalities to cooperate and plan for development and growth as well as establish boundaries among themselves under the provisions of section §66.0307 of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, by the City of Onalaska that:

1. The City, through its agents and officials, is authorized to participate in the preparation of a cooperative boundary plan with the Village of Holmen under the procedures and standards set forth in Wis. Stat. §66.0307;
2. That the City officers, staff and consultants are hereby authorized and directed to work with representatives of the Village of Holmen to prepare a cooperative plan for consideration by the City Council and Village Board and the eventual submission to the Department of Administration for review;
3. The City Clerk is directed to give written notice of the adoption of this resolution within 5 days of adoption to the following entities:
 - a. The Departments of Administration, Transportation, Natural Resources and Agriculture, Trade and Consumer Protection;
 - b. The Clerks of any municipality, school district, technical college district, sewerage district or sanitary district which has any part of its territory within 5 miles of a participating municipality;
 - c. The La Crosse County Clerk;
 - d. The La Crosse County zoning agency created under §59.63(2), Wis. Stats. and the Mississippi River Regional Planning Commission.

Passed and approved this 14th day April, 2015.

CITY OF ONALASKA



By: *Joe Chilsen*
Joe Chilsen, Mayor

By: *Caroline Burmaster*
Caroline Burmaster, Clerk

PASSED: 4/14/15
APPROVED: 4/14/15
PUBLISHED: 4/24/15

Village of Holmen
Resolution #9-2015

Authorizing Preparation of Cooperative Boundary Plan
Between the City of Onalaska and Village of Holmen

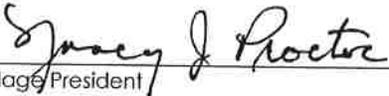
WHEREAS, the Village Board of the Village of Holmen has determined that in order to promote the public health, safety and welfare as well as the best interests of the Village of Holmen citizens, the Village must provide for the harmonious and planned development of the Village of Holmen in conjunction with its neighbors; and

WHEREAS, the legislature has provided a means for municipalities to cooperate and plan for development and growth as well as establish boundaries among themselves under the provisions of section 66.0307 of the Wisconsin Statutes.

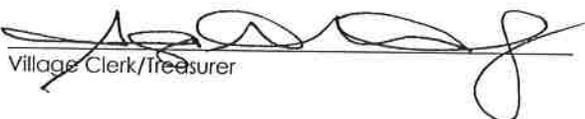
NOW, THEREFORE, BE IT RESOLVED by the Village Board, of the Village of Holmen that:

1. The Village, through its agents and officials, is authorized to participate in the preparation of a cooperative boundary plan with the City of Onalaska under the procedures and standards set forth in Wis. Stat. 66.0307;
2. That the Village officers, staff and consultants are hereby authorized and directed to work with representatives of the Village of Holmen to prepare a cooperative plan for consideration by the Village Board and City Council and the eventual submission to the Department of Administration for review;
3. The Village Clerk is directed to give written notice of the adoption of this resolution within (5) five days of adoption to the following entities:
 - a. The Department of Administration, Transportation, Natural Resources and Agriculture, Trade and Consumer Protection;
 - b. The Clerks of any municipality, school district, technical college district, sewerage district or sanitary district which has any part of its territory within (5) five miles of a participating municipality;
 - c. The LaCrosse County Clerk;
 - d. The LaCrosse County zoning agency created under 59.63(2) Wis. Stats. And the Mississippi River Regional Planning Commission.

Adopted this 21st day of April, 2015.


Village President

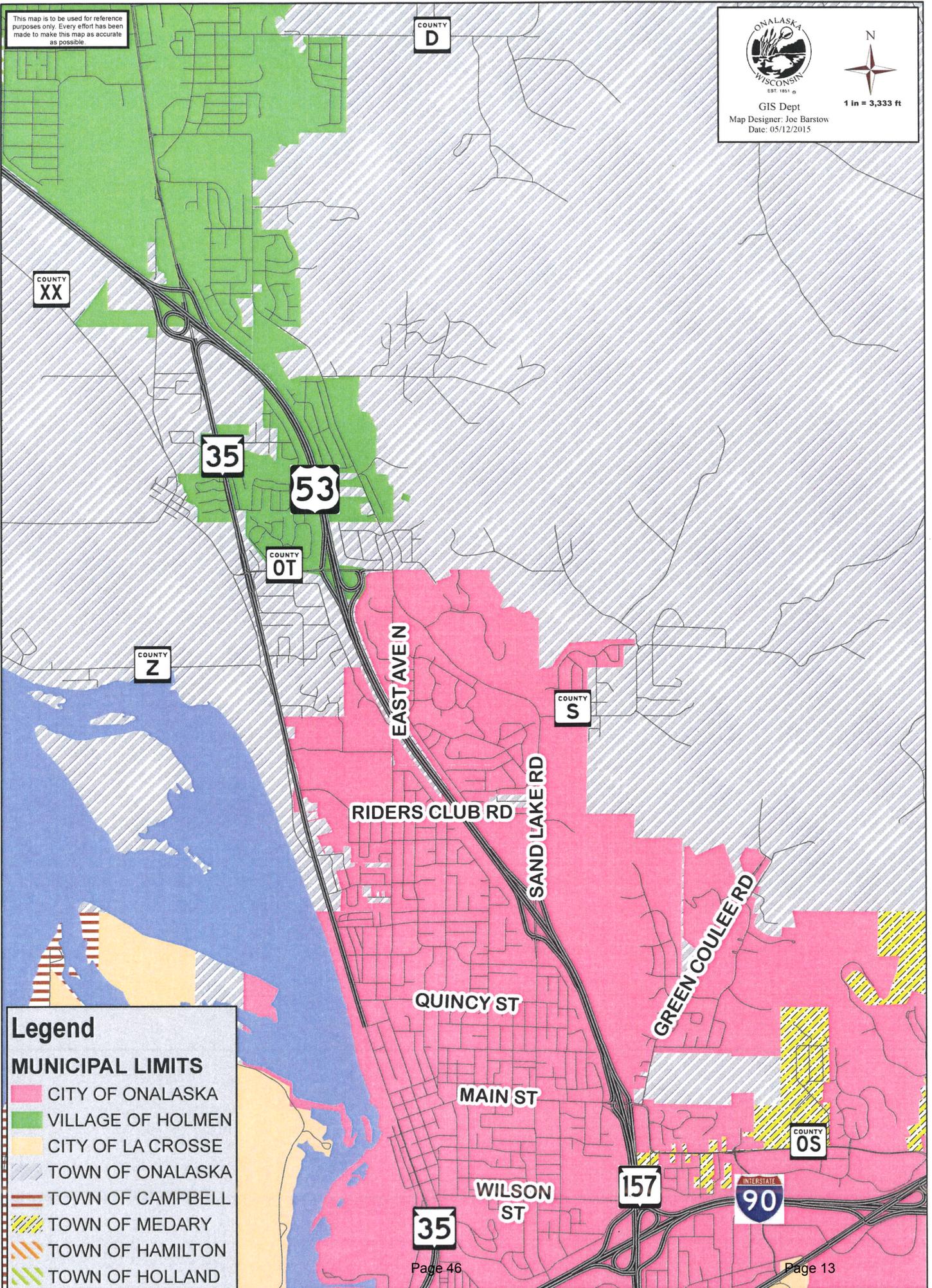
I hereby certify that the foregoing resolution was duly adopted by the Holmen Village Board at the legal meeting on the 21st day of April, 2015.


Village Clerk/Treasurer

This map is to be used for reference purposes only. Every effort has been made to make this map as accurate as possible.

GIS Dept
Map Designer: Joe Barstow
Date: 05/12/2015

1 in = 3,333 ft



Legend

MUNICIPAL LIMITS

- CITY OF ONALASKA
- VILLAGE OF HOLMEN
- CITY OF LA CROSSE
- TOWN OF ONALASKA
- TOWN OF CAMPBELL
- TOWN OF MEDARY
- TOWN OF HAMILTON
- TOWN OF HOLLAND

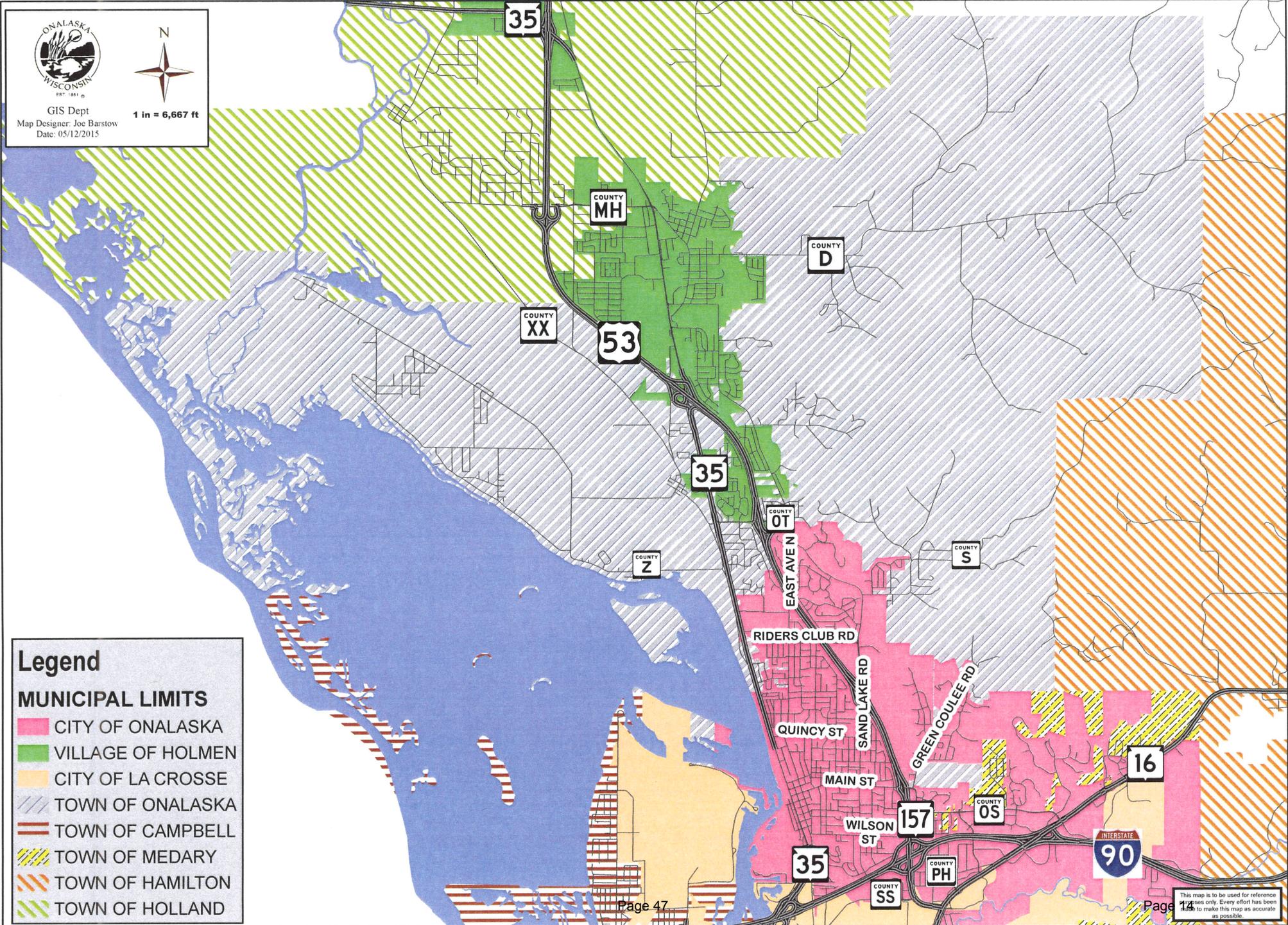
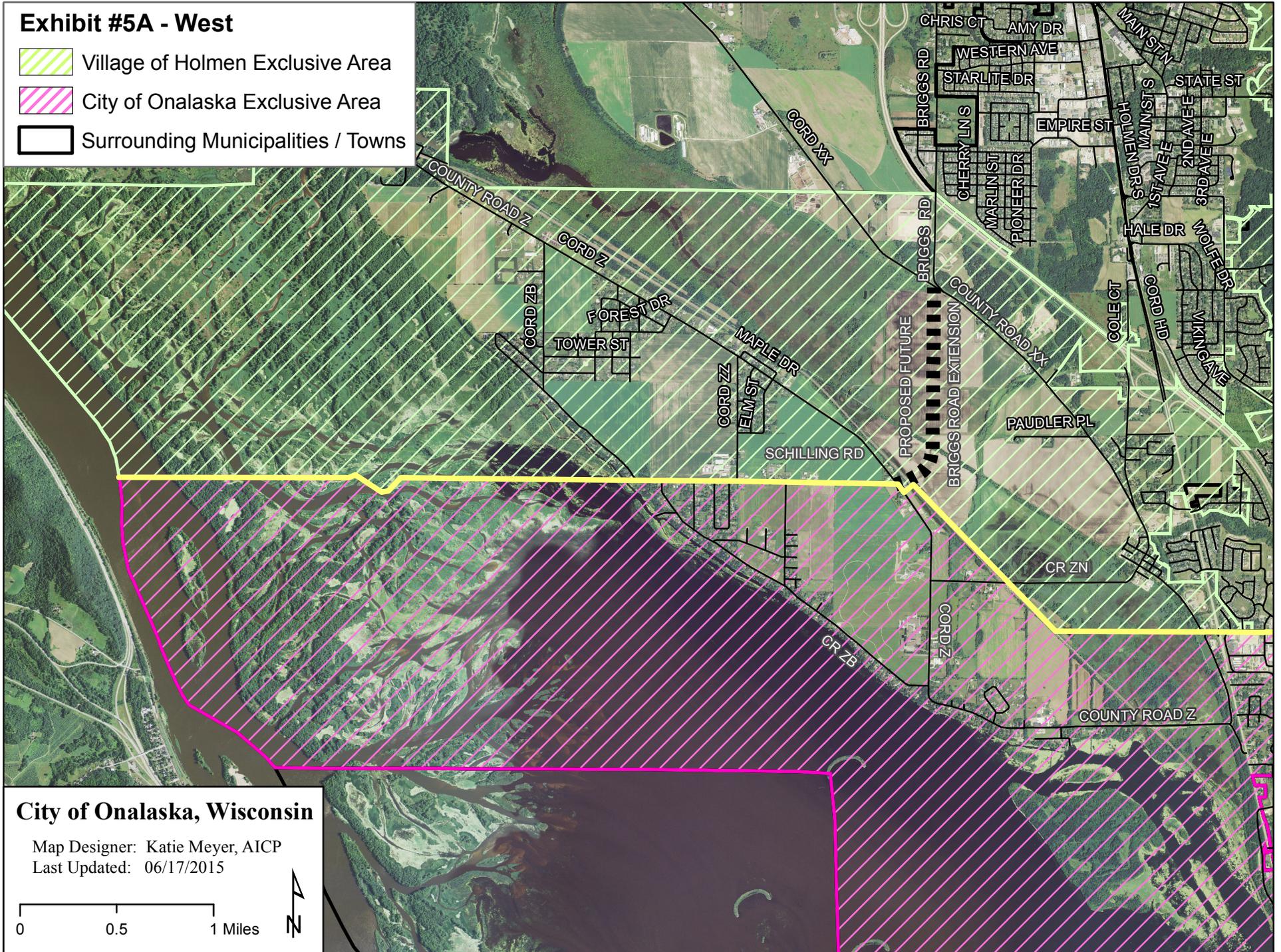


Exhibit #5A - West

-  Village of Holmen Exclusive Area
-  City of Onalaska Exclusive Area
-  Surrounding Municipalities / Towns



City of Onalaska, Wisconsin

Map Designer: Katie Meyer, AICP
Last Updated: 06/17/2015

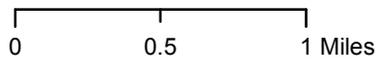
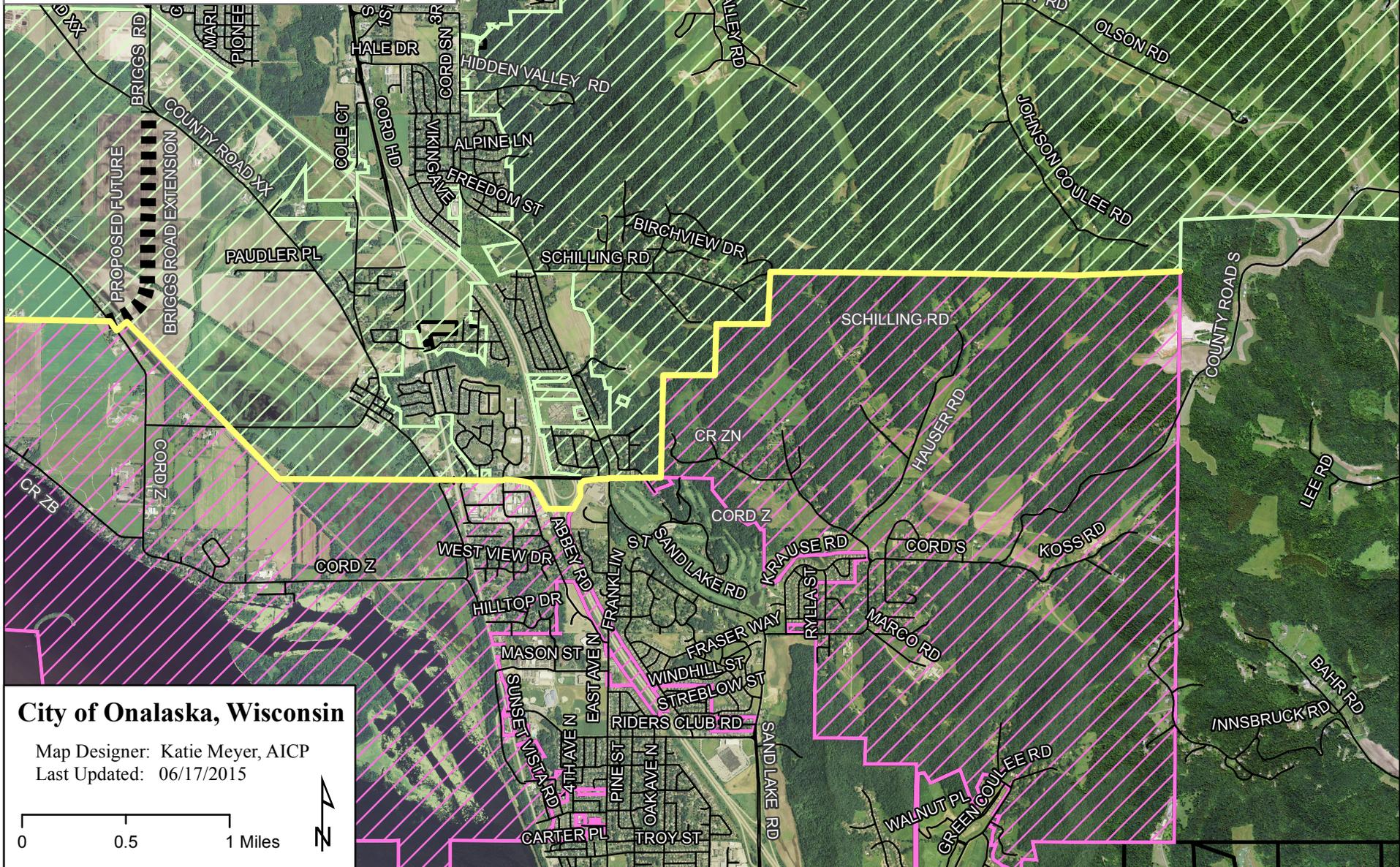


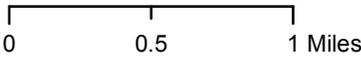
Exhibit #5B - East

-  Village of Holmen Exclusive Area
-  City of Onalaska Exclusive Area
-  Surrounding Municipalities / Towns



City of Onalaska, Wisconsin

Map Designer: Katie Meyer, AICP
Last Updated: 06/17/2015





CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – July 21, 2015

Agenda Item:

8

Agenda Item: Review and discussion of 2015 Comprehensive Plan Update, Chapter 9 – Land Use.

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; and
- Intergovernmental Cooperation.

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; and
- Land Use.

9.0 Land Use

9.1 Land Use Summary

9.2 Land Use Agencies and Programs

9.3 Goals, Objectives and Policies

*Wis. Stats. 66.1001(2)(h)
 (h) Land-use element. A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, and industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. The element shall contain projections, based on the background information specified in par. (a), for 20 years, in 5-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in par. (d), will be provided in the future, consistent with the timetable described in par. (d), and the general location of future land uses by net density or other classifications.*

The Land Use Element is intended to provide important background data, analyze trends, and define future needs related to land use. This information will serve as the foundation for the development of goals, objectives, policies, and actions. This element must be defined and utilized in conjunction with the other eight planning elements and will serve as a guide to future growth and development in the City of Onalaska.

Defining appropriate land use involves more than making ecological and economical choices. It is also about retaining values, lifestyles, cultural assets, and community character. The planning of future land uses is sometimes perceived as an intrusion on the rights of private property owners. The actual purpose of this activity is to protect rights of the individuals and to give landowners, citizens, and local communities the opportunity to define their own destiny.

Many Wisconsin communities are facing problems due to unplanned growth: pollution, a loss of community character, traffic congestion, and sprawling development. Taxes have reached all-time highs and infrastructure and maintenance costs continue to encumber local units of government. By giving communities the opportunity to define the way they wish to grow and by developing a “vision” to reach that target, the magnitude of these problems can be reduced.

This chapter contains a listing of the amount, type, and intensity of existing uses of land and discusses opportunities for redevelopment within the City of Onalaska. This chapter analyzes existing trends in the supply, demand, and price of land and contains a future land use map that identifies the City of Onalaska’s vision for future land uses.

Overall, the intensity and density of all land use activities is somewhat mixed in the City. The center of the City has smaller lot sizes for residential and commercial uses. Towards the outer boundaries, lot sizes are larger. Over the next 20-years, it is anticipated that overall density will increase as more mixed-use developments occur, as well as the boundary continuing to expand due to annexations and cooperative boundary agreements.

9.1 Land Use Summary

Onalaska is located in central La Crosse County. Predominantly residential in land use, the City also has a significant commercial component, as well as a highly treasured natural resource base.



Historically, the City has been impacted by several major issues – being in very close proximity to the City of La Crosse and major regional employers, good access via major transportation corridors, being located off Interstate 90, access to Lake Onalaska, the associated river systems, and the abundance of outdoor recreation in the surrounding area. Because of these unique features and the quality of life Onalaska has to offer, there has been a large demand for residential and commercial lots in the City.

Development Limitations

Another reason Onalaska is likely to see additional development pressure is due to the nature of its land. The City lies in a very unique geographic area of Wisconsin, and because of this, there are significant development challenges related to floodplains, wetlands, and bluffs. Development has generally occurred within Coulee’s as many bluffs with steep slopes are not developable. Using the information in the Natural Resources element, as well as working cooperatively with La Crosse County, FEMA, and Wisconsin DNR, development can be guided in a manner that protects Onalaska’s resource base.

Existing Land Use

The City of Onalaska is largely residential and commercial. According to 2014 assessment records, 52 percent of the City’s acres are residential and 25 percent are commercial. Developed uses (residential, commercial, and manufacturing) make up approximately 80 percent of Onalaska’s assessed acreage.

**Table 9-1
2004 to 2014 Land Use - City of Onalaska**

Real Estate Class	2004			2014			2004 - 2014 Change		
	Parcels	Acres	Acres - Percent of Total	Parcels	Acres	Acres - Percent of Total	Parcels	Acres	Acres Percentage Change
Residential	5,051	1,940	50.5%	5,575	2,104	51.7%	524	200	10.3%
Commercial	461	895	23.3%	575	1,040	25.6%	114	145	16.2%
Manufacturing	11	43	1.1%	16	64	1.6%	5	21	48.8%
Agricultural	34	352	9.2%	18	288	7.1%	-16	-64	-18.2%
Undeveloped	35	325	8.5%	39	308	7.6%	4	-17	-5.2%
Ag Forest	0	0	0.0%	0	0	0.0%	0	0	0.0%
Forest	21	283	7.4%	18	264	6.5%	-3	-19	-6.7%
Other	4	4	0.1%	1	1	0.0%	-3	-3	-75.0%
Real Estate Totals	5,617	3,842	100.0%	6,242	4,069	100.0%	625	227	5.9%

Source: Wisconsin Department of Revenue

Between 2004 and 2014, 524 residential parcels were created, a 10 percent increase. Commercial parcels increased by 114 parcels (16 percent), while manufacturing saw an increase of five parcels and 21 acres (48 percent). The current zoning map is located on the following page.

While residential and commercial growth has been occurring, the equalized valuation of property in the City has been increasing as well. The residential,



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commercial and manufacturing classes of real estate saw valuation increases from 2004 to 2014, while the undeveloped class more than doubled. The City has seen its equalized value increase by over 40 percent in the last ten years.

Table 9-2
2014 Valuation

Real Estate Class	Land Value	Improvement Value	Total Valuation	Percent Change Since 2004
Residential	\$205,590,900	\$830,070,600	\$1,035,661,500	34.1%
Commercial	\$148,882,600	\$403,129,600	\$552,012,200	53.7%
Manufacturing	\$2,636,300	\$11,030,400	\$13,666,700	88.6%
Agricultural	\$54,800	\$0	\$54,800	-60.4%
Undeveloped	\$1,016,100	\$0	\$1,016,100	179.1%
Ag Forest	\$0	\$0	\$0	0.0%
Forest	\$577,500	\$0	\$577,500	11.4%
Other	\$38,300	\$0	\$38,300	-78.0%
Total	\$358,796,500	\$1,244,232,900	\$1,603,029,400	40.6%

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



Commercial Land Use

As of the 2014 assessment, there were 575 commercially assessed properties in the City. There has been an increase of 114 parcels from 2004. While this is about 25 percent of the total City acreage, the commercial land class makes up over one-third of the City's valuation. These uses typically are found along Main Street and the I-90, STH 16, STH 35, Sand Lake Road and US 53 areas, as well as Theater Road.

Industrial Land Use

There are 16 manufacturing properties in the City. This was an increase of five parcels from 2004. This is less than one percent of the City's property valuation. The majority of these land uses are in the Onalaska Industrial Park, located east of Tenth Avenue and north of Redwood Street, or along the railroad in the southwest portion of the City.

Forested Land Use

There are 18 parcels of assessed forest land in the City. This is a decrease of three parcels from 2004, making up a fraction of a percent of the City's valuation.

Residential Land Use

There are 5,575 residential parcels and 2,104 acres currently devoted to residential land use in the City, which results in an average of just over one-third of an acre per residential parcel. This is by far the most valuable land class, making up nearly 65 percent of the City's assessed valuation. Additional information on the composition of the City's housing stock is included in the Housing Chapter.

Agricultural Land Use

There are 18 parcels of assessed agricultural land in the City. This is a decrease of nearly half from 2004. More information about the change in farming in the City and La Crosse County is presented in the Agricultural Resources section.

Public/Other Land Use

There are a significant number of public lands in the City of Onalaska, including several school properties, parks, the OMNI Center, the Onalaska Public Library, several medical facilities, the Onalaska Armory, several churches, and other non-profit, tax exempt organizations.

Land Demand and Prices

Land sales and prices can indicate changes in an economy and land use patterns. Particularly when agricultural and forested lands are sold and converted to alternative land uses, it is important to see if there is a desire to shift some of these lands to more intense uses, such as residential, commercial, or industrial.



Table 6-4 from the Agricultural Resources element shows that in La Crosse County, there is a small premium being paid to keep agricultural property in agricultural land uses. On an annual basis for the past 16 years, about 28 percent of agricultural acreage that is sold gets diverted to other uses.

Table 9-3
La Crosse County Forest Land Sold and Converted to Other Uses

Year	All Forest Land			Forest Land Remaining as Forest Use			Forest Land Converted to Non-Forest Uses			Percent of Forest Land Converted to Non-Forest Uses
	Transactions	Acres Sold	Dollars per Acre	Transactions	Acres Sold	Dollars per Acre	Transactions	Acres Sold	Dollars per Acre	
1998	53	3,298	\$1,005	37	2,501	\$1,015	16	797	\$972	24.2%
1999	34	2,268	\$1,255	21	1,467	\$1,054	13	801	\$1,624	35.3%
2000	29	1,716	\$1,172	21	1,337	\$1,098	8	379	\$1,435	22.1%
2001	30	1,208	\$1,500	17	764	\$1,334	13	444	\$1,787	36.8%
2005	24	980	\$2,841	10	618	\$2,379	14	362	\$3,631	36.9%
2006	26	949	\$4,066	20	682	\$2,750	6	267	\$7,426	28.1%
2007	14	586	\$4,153	7	205	\$3,042	7	381	\$4,751	65.0%
2008	18	766	\$4,131	15	679	\$4,074	3	87	\$4,575	11.4%
2009	10	582	\$3,495	8	488	\$3,520	2	94	\$3,362	16.2%
2010	10	536	\$3,403	7	432	\$3,294	3	104	\$3,856	19.4%
2011	26	1,152	\$2,641	26	1152	\$2,641	0	0	n/a	0.0%
2012	11	483	\$3,210	10	423	\$3,268	1	60	\$2,800	12.4%
2013	15	812	\$2,448	12	721	\$2,458	3	91	\$2,370	11.2%

Source: Wisconsin Agricultural Statistics Service

Forest land sales have seen a slightly different trend. In the late 1990's into the early 2000's, premiums were being paid to convert forest land to other uses. In more recent years, however, small premiums have been paid to keep forest land in forest use.

Table 9-4
Land Value per Acre

	Onalaska		City of La Crosse		La Crosse County	
	2004	2014	2004	2014	2004	2014
Residential	\$86,115	\$97,714	\$391,113	\$311,225	\$41,908	\$48,182
Commercial	\$135,455	\$143,156	\$133,256	\$156,692	\$73,903	\$96,475
Manufacturing	\$32,579	\$41,192	\$57,229	\$62,412	\$13,629	\$20,922
Agricultural	\$393	\$190	\$127	\$147	\$115	\$135
Undeveloped	\$1,120	\$3,299	\$262	\$305	\$509	\$739
Ag Forest	n/a	n/a	n/a	n/a	\$955	\$1,407
Forest	\$1,831	\$2,188	\$369	\$610	\$1,409	\$2,714
Other	\$21,475	\$38,300	n/a	n/a	\$4,277	\$8,101

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

When looking at assessments, nearly all of the land use classes are valued more in Onalaska when compared to La Crosse County. The exception is in forest lands – where per acre values slightly lag La Crosse County. Housing land values per acre in Onalaska are more than double those in La Crosse



County as a whole, as is manufacturing, which likely explains the relatively small proportion of industrial lands in Onalaska.

Land Use Analysis

The City of Onalaska has been, and is projected to continue to be a very highly sought after location for new development, particularly continued residential and commercial development. Onalaska is highly regarded as a community in which to live and raise a family, with great schools, excellent recreation resources, great access and transportation infrastructure, and increasing employment opportunities and shopping options.

The City is located in a rapidly growing metropolitan area. Incorporated communities near Onalaska, including Holmen to the north and West Salem to the east, are also rapidly expanding. Future development of these communities provide the potential for competing annexations and land use conflict. Recently, the City of Onalaska has been proactive in approaching neighboring communities to establish cooperative boundary agreements. This will help enable the communities to plan for development around their borders in a cohesive manner.

Several areas of the City appear to have the potential for significant changes in land use over the next 20 years.

Geographic Expansion

The City of Onalaska has been proactive in its willingness to expand municipal boundaries to accommodate new development. Based on population projections, this will continue to be the case. Cooperative boundary agreements with neighboring communities will help in delineating mutually agreed-upon boundaries in which the City can grow. Areas of particular high pressure that the City anticipates expanding into include Brice Prairie to the northwest of the City limits currently, east towards West Salem, and northeast as development pressure from Mayo Clinic's proposed medical facility along Sand Lake Road.

Highway 16 Corridor

As the City of Onalaska and the Village of West Salem continue to expand towards one another, the Highway 16 corridor will continue to see increased traffic as an alternative route into Onalaska and La Crosse. This is anticipated to lead to increased commercial pressure, as well associated residential pressure into the undeveloped areas of this corridor. There are also plenty of redevelopment opportunities within this area.



Sand Lake Road

A large medical facility development is anticipated along Sand Lake Road north of the US 53 interchange. The City anticipates this will create an increased interest in the revitalization and redevelopment of the areas immediately surrounding this development for associated office, retail, hotel and personal service reuse. There is also anticipation that increased commercial pressure will carry south along Sand Lake Road all the way to Main Street, with higher intensity commercial pressure anticipated immediately surrounding the higher traveled intersections.

State Highway 35 Corridor

The STH 35 area is expected to see increased development pressure with the improvement of roadways, as well as the Great River Landing development begins to get underway. The City has already begun seeing some interest in parcels near the proposed Great River Landing, and this will likely continue as incremental progress is made. In addition, there are areas throughout this corridor, particularly near the Main Street intersection, with older vacant structures that will likely be highly sought after for redevelopment opportunities.

Land Use Projections

Future land use in the City will continue to be predominantly residential. Commercial and community-based uses will likely increase in the areas described above.

Based upon the population and housing projections developed in the Issues and Opportunities Chapter, the City of Onalaska is projected to see an increase in population of nearly 33% from 2010 to 2040, resulting in a project population of 23,570. This is an increase of over 5,800 persons, and it is projected that an additional 3,300 housing units would be needed to accommodate this population rise. In 2010, there were 7,608 housing units in the City, and 2,179 acres assessed as residential. This results in 3.5 housing units per acre. At this benchmark rate, it would be projected that 942 additional acres would be needed by the year 2040 to accommodate the proposed residential growth if this were to all be new development. With some large multi-unit facilities proposed in 2014-2015, it appears that the City may even increase that density.

Commercial development and redevelopment activities are expected to be significant in the coming years. The last ten years has shown an increase of 16 percent in commercial acres, with a current average of 1.8 acres per commercially assessed parcel. Historically, commercial growth has occurred at a 10-15% rate per decade. However, given the proposed new development along Sand Lake Road, as well as ancillary development that will be expected to serve the new medical facility, commercial growth may rapidly



occur throughout Onalaska over the next 20 years. It is reasonable to expect a 20-25% growth rate over the next 10-15 years, then perhaps a leveling off at a 12-15% rate thereafter.

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

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

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

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

Table 9-5 Projected Acreage Needs

Real Estate Class	2004	2014	2020	2025	2030	2035	2040
Residential	1,940	2,104	2,292	2,480	2,668	2,856	3,046
Commercial	895	1,040	1,300	1,625	1,869	2,149	2,407
Manufacturing	43	64	70	80	88	94	100
Agricultural	352	288	236	193	158	130	107
Undeveloped	325	308	300	310	315	320	325
Ag Forest	0	0	0	0	0	0	0
Forest	283	264	255	246	237	229	220
Other	4	1	1	1	1	1	1
Total	3,842	4,069	4,454	4,935	5,336	5,779	6,206

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

Future Land Use Districts

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

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

The Land Use classifications are meant to be more general, allowing for greater flexibility in making land use and zoning decisions.



Environmentally Sensitive Residential District

The Environmentally Sensitive Residential District is intended for lower density single family development on compact lots with common open space that allows for the protection of environmentally sensitive areas, including farmland, blufflands, wetlands, forested lands, and water resources, among others.

Mixed Density Residential District

The Mixed Density Residential District is intended for residential units. The City generally encourages Traditional Neighborhood Development (TND) patterns, which typically includes mixed-density development located in close proximity to essential goods and services establishments. Higher density residential development may be appropriate in locations adjacent to transportation corridors, commercial areas, and schools. Institutional uses, clinics, senior housing and services, clinics, children's nurseries, group homes, bed and breakfast establishments, neighborhood commercial and services, and home-based offices are also appropriate in this district with proper zoning controls.

Mixed Use District ("Smart Growth Areas")

The Mixed Use District allows complementary land uses including housing (primarily multi-family), retail, offices, commercial services, and civic uses in an efficient, compact development. This may take place in both vertical development with mixed-use buildings (i.e. ground floor retail and upper residential) or horizontal development, with complementary uses adjacent to each other.

These districts are meant to be highly accessible by pedestrian and bicycle traffic, therefore additional site design review should ensure that these are comfortable areas for non-motorized transportation methods. Strip commercial development and typical big box developments are inappropriate in this district.

Prior to redeveloping these areas, detailed master plans or specific sub-area plans should be prepared to coordinate land uses, urban design, transportation circulation and functions, and open spaces. In general, Mixed Use areas should be developed as highly planned, compact activity centers or nodes rather than uncoordinated, poorly planned strip development.

Downtown Mixed Use District

The Downtown Mixed Use District is intended to include the City's mixed-use central business district. The intent of this district is to have pedestrian-focused development with a mix of uses, including residential, personal service, commercial, institutional and civic uses.

Multiple story, mixed use buildings that include high quality architecture, signage, lighting and streetscape amenities that are sensitive to and enhance the character of Onalaska's small central



business district and the waterfront are strongly encouraged.

Commercial District

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

Industrial District

The Industrial District is intended to accommodate manufacturing facilities, as well as those facilities that general heavy truck traffic frequently, and are more likely to produce nuisance odors or sounds. It is desirable to maintain separate of this District from residential development.

Medical Facility District

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

Institutional District

This district is intended to accommodate civic, institutional, and related uses including schools, churches, libraries, governmental buildings, utilities, and public parks. It is important for public and institutional developments within this district to set a high standard for architecture and site design for the community, which has been accomplished with City Hall and the library.

Parks and Open Space District

This district is intended to include environmentally sensitive areas such as wetlands, steep slopes and floodplains, publicly owned recreation facilities and other permanently protected open spaces.

Environmental Corridor

These areas are generally undevelopable due to slopes being greater than 30%.



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Figure 9-3
Generalized Future Land Use



9.2 Land Use Agencies and Programs

There are a number of available agencies and programs to assist communities with land use projects. Below are brief descriptions of various agencies and programs.

University of Wisconsin

The UW-Madison, River Falls, Milwaukee, and Stevens Point can provide research and outreach planning services to area communities.

Mississippi River Regional Planning Commission (MRRPC)

Regional planning commissions provide planning assistance, assist local interests in responding to state and federal programs, serve as a coordinating agency for programs, and provide other technical and advisory assistance to local governments. For more information visit www.mrrpc.org.

9.3 Goals, Objectives and Policies

Goals and Objectives

Goal 1: Maintain a land use plan and map that reflects current community values and identifies appropriate locations for growth.

Objectives

- a. Land use decisions to be made in a manner consistent with the Future Land Use Plan and Map.
- b. Maintain a flexible Plan while ensuring consistency between the Plan and implementing mechanisms.

Goal 2: Revitalize Downtown. Establish downtown Onalaska as a vibrant community and regional gathering place, destination, focal point, and source of City pride.

Objectives

- a. Identify core downtown area.
- b. Implementing the Great River Landing Plan.
- c. Promote infill and redevelopment downtown.
- d. Ensure the transportation system is adequately designed to serve the downtown.
- e. Ensure that new development is well designed, high quality (materials), pedestrian oriented, and environmentally friendly.



Goal 3: Enhance Transportation Corridors. Create attractive, safe and engaging transportation corridors.

Objectives

- a. Enhance the visual characters and identities of each corridor.
- b. Enhance and link commercial districts to support existing and future neighborhoods.
- c. Encourage higher density housing to be located on the edge of districts along higher traffic roadways, near transportation corridors and transit facilities.

Goal 4: Manage Growth. Promote growth and development in a way that allows Onalaska to change while preserving community character and achieving benefits throughout the City.

Objectives

- a. Involve the public in community planning efforts.
- b. Create community character while utilizing land efficiently protecting environmentally sensitive areas.
- c. Promote compatible infill development and redevelopment.
- d. Participate in regional planning efforts to achieve a well planned regional land use pattern.
- e. Coordinate extraterritorial growth policies.

Goal 5: Encourage Quality Urban Design. Maintain and establish a clear identity and sense of place for the City of Onalaska through quality building and site designs [Note: also applies to cell towers].

Objectives

- a. Employ urban design practices which reflect and enhance the City's character and natural amenities.
- b. Ensure plans and regulations facilitate quality design.
- c. Minimize or eliminate visual clutter.
- d. Ensure public improvements (e.g., signs, streets, buildings) incorporate attractive physical features in highly visible locations.



- e. Ensure streets are safe, convenient and enjoyable places for people to walk along (this means pedestrian friendly).
- f. Ensure community gateways are welcoming and attractive.
- g. Maintain the character of existing neighborhoods.
- h. Protect, promote and improve natural features and important view corridors.

Policies and Recommendations

- a. Continue to promote the infill and redevelopment opportunities, particularly downtown and along the waterfront.
- b. Consider establishing development guidelines for the downtown.
- c. Enhance the character of downtown Onalaska by encouraging the protection and rehabilitation of historic buildings.
- d. Ensure access into downtown is easy and convenient for all modes of transportation, including the Great River State Trail.
- e. Consider the views during all seasons of the City from the waterfront when planning for public improvements or reviewing private development plans.
- f. Encourage environmentally sensitive design practices for infill and redevelopment along the waterfront.
- g. Encourage waterfront land uses which will foster tourism and increase activity in the downtown, these may include recreational, entertainment, residential and office land uses.
- h. Make funding downtown improvements a City priority, and continue to identify funding sources for downtown projects.
- i. Promote the provision of public art and cultural amenities in the downtown.
- j. Coordinate planning efforts of neighboring and impacted local units of government, the County and school districts.
- k. Encourage compact growth on the City's fringe areas, while protecting natural resources. When feasible, clustered development patterns adjacent to existing development should be utilized.
- l. Ensure all development can be adequately served by critical public



facilities and services.

- m. Increase the use of alternative modes of transportation through improvements to bicycle, pedestrian and transit facilities as well as more transportation-efficient land use patterns.
- n. Develop an annual monitoring program to track the rate of growth and development in the community. Fully analyze the pros and cons of growth management strategies.
- o. Work with the neighboring communities to adjust municipal boundaries to more coherent and logical boundaries.
- p. New neighborhoods should be planned comprehensively to allow a variety of community functions to coexist in close proximity, including design for community engagement.
- q. New neighborhoods should provide various housing types and tenure (rental, ownership) options to attract residents of various household sizes, ages and income categories.
- r. New neighborhoods should include public spaces such as parks or plazas; be in close proximity to neighborhood-oriented retail and services.
- s. The Onalaska Central Greenway should be expanded to provide links to and through new neighborhoods as they develop.
- t. New neighborhoods shall be designed to facilitate use of existing and future transit alternatives.
- u. Establish and encourage City and neighborhood gateways at key locations using features such as monument signs, public art, attractive landscaping and banners.
- v. New facilities constructed in transitional commercial areas should be designed to blend in with the existing structures and building setbacks.
- w. Encourage pedestrian-oriented signs in commercial/civic districts.
- x. Mixed-use areas (“Smart Growth Areas”) are intended to accommodate neighborhood scale retail, office, service, mixed use, multifamily residential, civic, and open space uses. Limited regional commercial development may also be allowed if it is designed (architectural and site) in a manner complementary of the neighborhood or urban area in which it is proposed.
- y. Consider creating a sub-area or master plans for areas expected to



rapidly change, such as the Sand Lake Road area, the Highway 16 corridor, and the Main Street/STH 35 “Downtown” area.

- z. Create a corridor plan for the Great River Road (State Highway 35) between I-90 and OT. The purpose of this plan would be to facilitate land use types, design, and transportation improvements reflective of a "Great River Road" and a key gateway into and through the City. Meanwhile, develop criteria to evaluate land use decisions and zoning along this corridor.
 - aa. Land use patterns and site designs shall preserve the bluffs, scenic vistas, woodlands, wildlife habitat and associated rare features found only in the Driftless Area.
 - bb. Design buildings on hillsides to follow the natural terrain in a manner that minimizes earth disturbance.
 - cc. Encourage environmentally sensitive development to minimize negative impacts on the environment, including water quality and soil integrity.
 - dd. The City should continue to recruit clean businesses to the Onalaska area that contribute to the City's image as a quality employment community.
 - ee. Improve multi-modal transportation access to existing business or industrial parks and comprehensively plan new business/industrial areas to support alternative transportation options. This includes locating businesses so that employees and/or potential customers can safely walk, bike, drive or take public transportation to work or shop.
 - ff. Ensure all developments along and visible from major transportation corridors present an inviting image to the City of Onalaska and region through high quality building and site design, lighting, and landscaping, and/or significant screening year round.
 - gg. Commercial development, particularly warehousing and storage facilities in close proximity to residential neighborhoods should be designed to integrate into neighborhoods.
 - hh. Where feasible, consolidate private access drives into shared drives and improve internal circulation with shared parking areas and/or rear drives that serve multiple commercial properties where appropriate.
- ii. Employ various streetscape techniques including: landscape treatments, principle street trees; ornamental lighting; banners; and



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pedestrian amenities to enhance the visual character, identity and pedestrian atmosphere of Onalaska's commercial corridors.

- jj. Require landscaping or decorative fencing to screen parking areas where they abut public streets. Where feasible, locate parking areas to the side and rear of commercial properties. Parking areas shall incorporate lighting, landscaping and pedestrian walkways.

