

CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: Plan Commission Sub-Committee
DATE OF MEETING: September 15, 2015 (Tuesday)
PLACE OF MEETING: City Hall – 415 Main Street (Common Council Chambers)
TIME OF MEETING: 4:30 P.M.

PURPOSE OF MEETING

1. Call to Order and roll call.
2. Approval of minutes from the previous meeting.
3. Public Input (limited to 3 minutes per individual)

Consideration and possible action on the following items:

4. Consideration of an application for a Conditional Use Permit (CUP) filed by Kelly Schmitz, Wienmann Properties, LLC, 2310 Mill Street, New London, WI 54961 on behalf of US Cellular and JLP Associates II of Eden Prairie, c/o Dewey Johnson, 6500 City West Parkway, Eden Prairie, MN 55344-7701 to allow the replacement of 3 antenna, the addition of 3 remote radio units and other equipment, a Class 2 Collocation, on the existing cell tower at 9348 State Road 16, Onalaska, WI 54650 (Tax Parcel #18-4013-0).
5. Consideration of an application for a Conditional Use Permit (CUP) filed by Todd Wiedenhaft, Lost Island Wine, LLC, 570 Theater Rd, Ste 100, Onalaska, WI 54650 to allow the manufacturing and bottling of alcoholic beverages (beer and wine) at 570 Theater Road, Suite 100, Onalaska, WI 54650 (Tax Parcel #18-4017-5).
6. Consideration of an annexation application for Tax Parcel #9-110-0 (1.17 acres) at W5955 County Road OS, applicant Spencer Hegenbarth, W5955 County Road OS, Onalaska, WI 54650.
7. Consideration of a substantial modification determination to the Greens Coulee Community Park Planned Unit Development (PUD) for Zone 2 adjacent to Clearwater Farms, submitted Shari Collas, on behalf of Clearwater Farm Foundation, Inc., 760 Green Coulee Road, Onalaska, WI (Tax Parcel #18-675-125).

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
JD Manske Family Land Holdings Inc.
Kelly Schmitz – US Cellular
Todd Wiedenhaft
Spencer Hegenbarth
Shari Collas
Andy Luttcens
Plan Comm. Members
Onalaska Public Library
** Alternate Member – for City Engineer

Date Notices Mailed and Posted: 09-11-15

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.

8. Update on a Certified Survey Map (CSM) submitted by Andy Luttcens of Davy Engineering on behalf of Valley View Business Park, LLP, PO Box 325, Onalaska, WI 54650 for the purpose of realigning Lots 1, 2 and Outlot 1 in the Nathan Hills Estates Subdivision (Tax Parcels # 18-5941-0 and 18-5942-0).
9. Discussion and consideration of Changes to Zoning Fees.
10. Review and discussion of 2015 Comprehensive Plan Update & Project Schedule.
11. Discussion and consideration of setting a Public Hearing with Plan Commission for the 2015 Comprehensive Plan Update.
12. Review and discussion of 2016-2020 Capital Improvements Budget.
13. Report from Land Use & Development Director
 - a. 2015 Building Permit & Development Update.
14. Adjournment



CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – September 15, 2015

- Agenda Item: Consideration of a Conditional Use Permit request to allow the replacement of 3 antenna, the addition of 3 remote radio units and other equipment, a Class 2 Collocation, on the existing cell tower at 9348 State Road 16 (Ground Round parking lot)
- Applicant: Kelly Schmitz, Wienmann Properties, LLC, 2310 Mill Street, New London, WI 54961 on behalf of US Cellular and JLP Associates II of Eden Prairie
- Property Owner: JLP Associates II of Eden Prairie, c/o Dewey Johnson, 6500 City West Pky, Eden Prairie, MN 55344-7701
- Parcel Number: 18-4013-0
- Site Location: 9348 State Road 16
- Existing Zoning: Light Industrial (M-1) and PCID District

Background:

US Cellular is planning to modify the existing stealth telecommunications tower (light pole) at 9348 State Road 16. The modifications as drawn in the July 24, 2015 plan set identify the following:

- Installation of hybrid cable under parking lot area and through the existing telecommunication tower / light pole. (Sheet C-2 and A-5)
- Replace 3 LTE antennas with 3 LTE dual band panel antennas. (Note two of the new LTE panel antennas will be placed on new mast pipes external to the existing telecommunication tower/light pole). (Sheet A-1, A-2, A-3)
- Installation of 3 remote radio units and 1 Raycap surge protective device on new tower mounts, external to the existing telecommunication tower/light pole. (Sheet A-2, A-3)

From City staff's review, the proposed modifications fall under the category of Class 2 Collocations (as defined by State Statutes and City Ordinances). The City of Onalaska requires a Conditional Use Permit for Class 2 Collocations.

Standards for Review:

The following decision criteria were used to review the submitted conditional use application: Compatibility; Consistency with Comprehensive Plan; Importance of Services to the Community; Neighborhood Protections; and Conformance with Other Requirements of City/State Ordinances/Statutes.

- Action Requested: 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. City staff recommends approval with conditions. Conditions will be provided prior to the Plan Commission Sub-Committee meeting.

Valley View
#302329

\$100^{cc}



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

Telecommunication Tower Conditional Use Permit Application

Antenna Equipment (attach applicable specifications)	Dish Equipment - Attach applicable specifications
# of antennas: <u>3</u>	Number of dishes: <u>NA</u>
# of zones: <u>3</u>	Dish dimensions:
Antenna dimensions: <u>See attached</u>	Microwave?: (Y/N)
Antenna Type: <u>Panel</u>	Satellite?: (Y/N)
Antenna Location on Tower: <u>50 ft</u>	Dish location on Tower (N, S, E, W, etc):

Ground Equipment - Attach applicable specifications <u>No change to spec/equip.</u>	
Square feet required: _____	Number of Air Conditioners: _____
Inside tower? _____ (Y/N)	Air Conditioner Description: _____
Inside Lessee building? _____ (Y/N)	Generator on Site? _____ (Y/N)
Outside? _____ (Y/N)	If yes, provide type, size, power output, and where to be located:
# of Cabinets: _____ Cabinet Dimensions: _____	

Proposed Radio Bands:
LTE

Proposed Radio Frequency(s):
698-895 1710-2170

Type of Service (SMR, ESMR, PCS, Cellular, Two-way Paging, Microwave, WiFi, WiMax, etc.):
Cellular

Interconnected with other radio transmissions proposed or constructed? NO (Y/N)
If yes, what is the interconnection method? _____ (attach details separately)

Desired Date of Operation:
Oct 15, 2015

Other Factors (pertinent to the proposed use):
Replace (3) existing antenna
Install (3) RRU + (1) Raycap w/ hybrid cable

RECEIVED
AUG 17 2015
BY: _____
PC Sub - Page 3



Telecommunication Tower Conditional Use Permit Application

Property Address:
9348 State Rd 16 Onalaska, WI 54650

Parcel Number:
18- 3530-10

Zoning District:
M1 + PCID Overlay

Applicant: US Cellular

Contact: Kelly Schmitz agent

Mailing Address: 2310 Mill Street

City, State, Zip: New London, WI 54961

Phone Number: 920-982-3286

Email: kellyschmitz@wirelessplanning.com Primary Contact

Wireless Carrier (1):

Owner/Contact:

Mailing Address:

City, State, Zip:

Phone Number:

Email: Primary Contact

Tower Property Owner: US Cellular

Contact: Kelly Schmitz

Mailing Address: 2310 Mill Street

City, State, Zip: New London, WI 54961

Phone Number: 920-982-3286

Email: kellyschmitz@wirelessplanning.com Primary Contact

Wireless Carrier (2):

Owner/Contact:

Mailing Address:

City, State, Zip:

Phone Number:

Email: Primary Contact

Wireless Carrier (3):

Owner/Contact:

Mailing Address:

City, State, Zip:

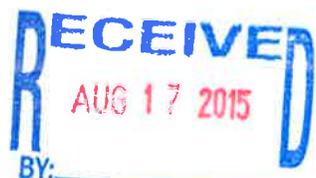
Phone Number:

Email: Primary Contact

Signature of Applicant: Kelly Schmitz agent for US Cellular **Date:** 8-5-15

Signature of Property Owner: **Date:**

OFFICE USE ONLY:	Date Submitted: 9/17/15	Permit Number:
Permit Fee: \$100	<input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check # 3369	Application Received by: [Signature]



**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, SEPTEMBER 22, 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 Kelly Schmitz, Wienmann Properties, LLC, 2310 Mill Street, New London, WI 54961 on behalf of US Cellular and JLP Associates II of Eden Prairie, 6500 City West Parkway, Eden Prairie, MN 55344-7701 to allow the replacement of three (3) antenna, the addition of three (3) remote radio units and other equipment, a Class 2 Collocation, on the existing cell tower at property located at 9348 State Road 16, Onalaska WI 54650.

Property is more particularly described as:

Computer Number: 18-4013-0

Section 10, Township 16, Range 07

VALLEYVIEW BUSINESS PARK ADD LOT 13 BLOCK 2 SUBJ TO
AGREE IN DOC NO. 1537835

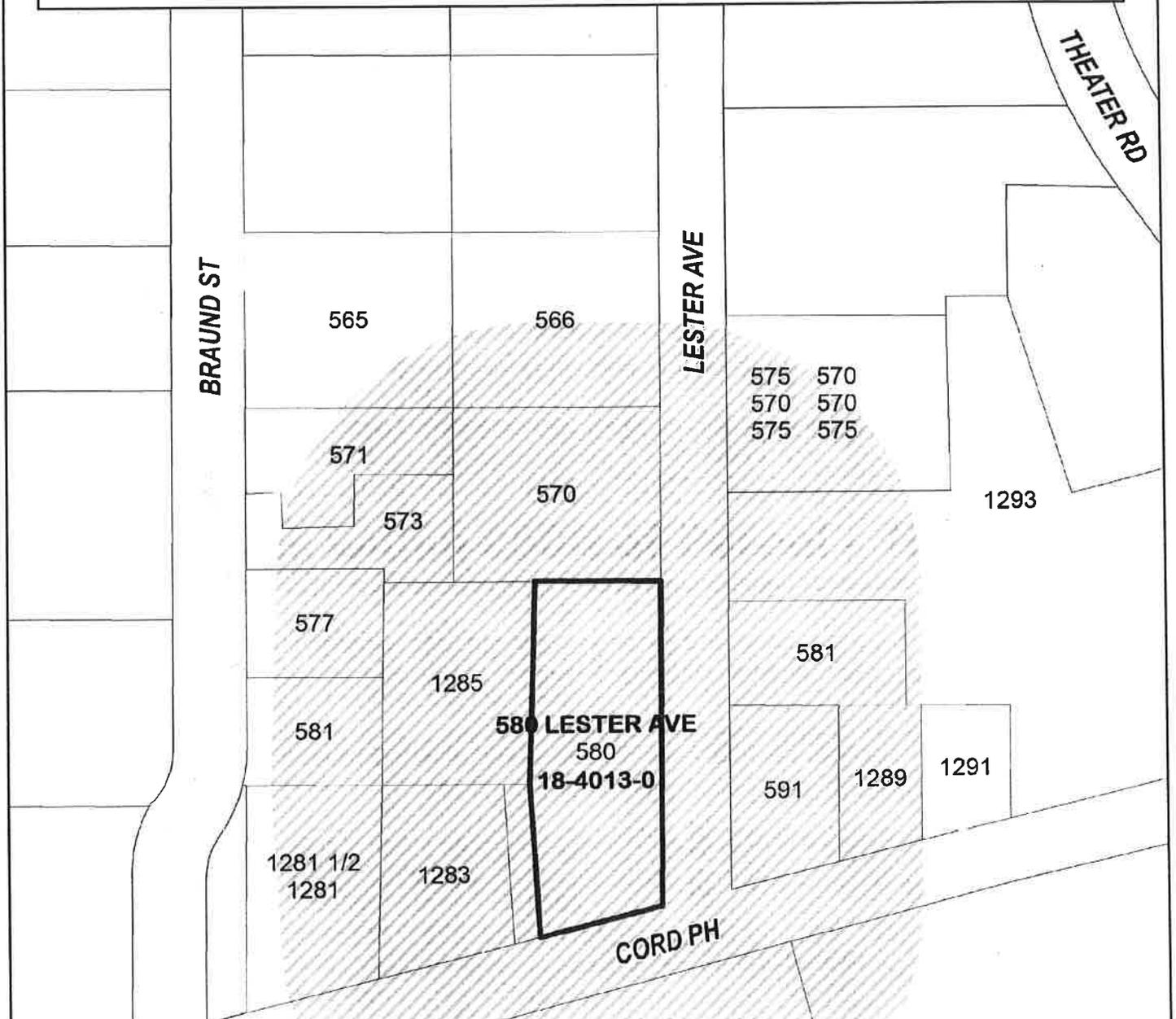
YOU ARE FURTHER NOTIFIED that the City of Onalaska Plan Commission will hear all persons interested, their agent or attorney, concerning this matter.

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 4th day of September, 2015.

Cari Burmaster
City Clerk

Properties within 250ft of Parcel - 18-4013-0



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. 1848



N

GIS Dept
Map Designer: Joe Barstow
Date: 07/23/2015

1 in = 142 ft

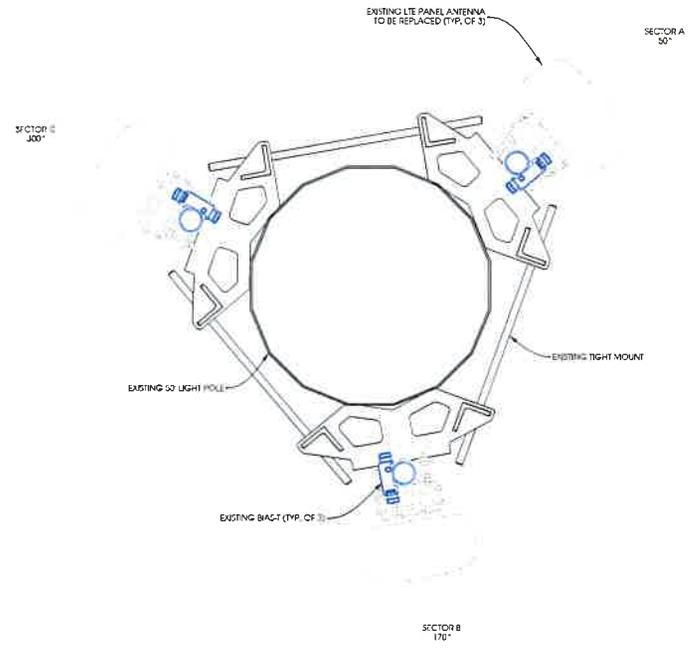
ANTENNA LEGEND:

EXISTING LITE PANEL ANTENNA TO BE REMOVED

EXISTING MAST TO REMAIN

NOTE:

ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH



Current Loading		Antenna										Cable		Support Structure/Equipment										Notes or Other Tower Top Equipment	
Sector	Ant ID	Antenna Model	Ant Qty	Chn	Beam	Height	SWL	Notes	Beam	Beam	Cable Type	Cable Qty	Cable Length	Top Base 1	TMA	BBU	Support Base	Other	Notes or Other Tower Top Equipment						
Alpha	1	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	COMP	00	Cable	7/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Alpha	2	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Alpha	3	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Alpha	4	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	COMP	00	Cable	7/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Beta	5	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Beta	6	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Beta	7	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	COMP	00	Cable	7/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Beta	8	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Gamma	9	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	COMP	00	Cable	7/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Gamma	10	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Gamma	11	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Gamma	12	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	COMP	00	Cable	7/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Gamma	13	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Gamma	14	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Gamma	15	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	COMP	00	Cable	7/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Gamma	16	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Gamma	17	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Gamma	18	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	COMP	00	Cable	7/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Gamma	19	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Gamma	20	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Gamma	21	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	COMP	00	Cable	7/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Gamma	22	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Gamma	23	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Gamma	24	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	COMP	00	Cable	7/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Gamma	25	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Gamma	26	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Gamma	27	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	COMP	00	Cable	7/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Gamma	28	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Gamma	29	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Gamma	30	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	COMP	00	Cable	7/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					

PER U.S. CELLULAR #3P DATED 04/09/2015 PROVIDED BY OTHERS

A EXISTING ANTENNA ASSIGNMENT
SCALE: 11" x 17" - 4" = 1'-0"
22" x 34" - 2" = 1'-0"
SEE A-4 FOR COLOR CODING

ANTENNA LEGEND:

PROPOSED ANTENNA TO BE INSTALLED

PROPOSED BBU TO BE INSTALLED

PROPOSED RAYCAP SPD TO BE INSTALLED

EXISTING MAST LINE TO REMAIN

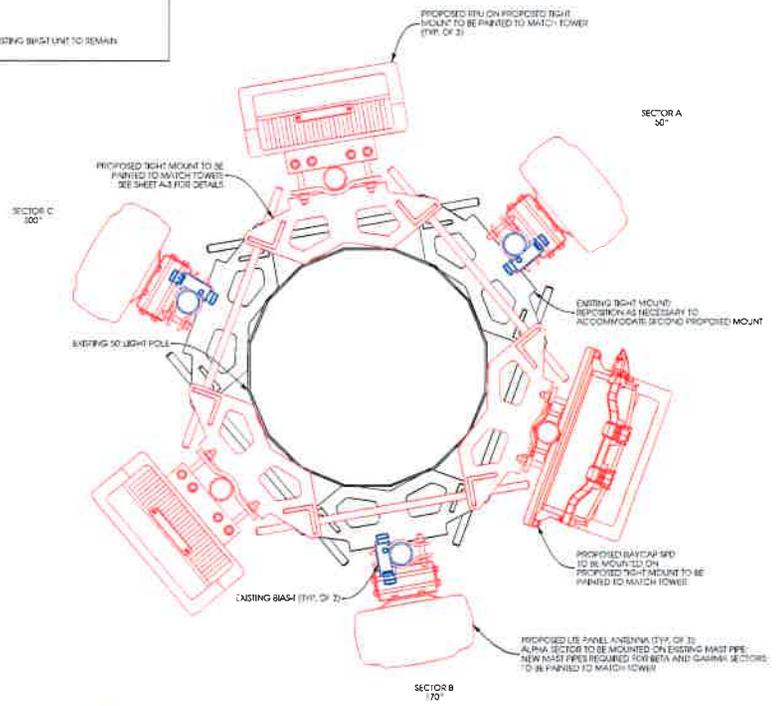
NOTE:

ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH

BBU SUPPORT IS TO BE PROVIDED BY U.S. CELLULAR

CONTRACTOR TO VERIFY MOUNT TO BE PROVIDED BY CONTRACTOR

REPLACEMENT OF EXISTING MAST LINE MAY BE REQUIRED. CONTRACTOR TO VERIFY MAST SCOPE WITH FINAL 67 ORDER.



Proposed Loading		Antenna										Cable		Support Structure/Equipment										Notes or Other Tower Top Equipment	
Sector	Ant ID	Antenna Model	Ant Qty	Chn	Beam	Height	SWL	Notes	Beam	Beam	Cable Type	Cable Qty	Cable Length	Top Base 1	TMA	BBU	Support Base	Other	Notes or Other Tower Top Equipment						
Alpha	1	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	COMP	00	Cable	7/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Alpha	2	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Alpha	3	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Alpha	4	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	COMP	00	Cable	7/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Beta	5	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Beta	6	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Beta	7	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	COMP	00	Cable	7/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Beta	8	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Beta	9	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Beta	10	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	COMP	00	Cable	7/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Beta	11	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Beta	12	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Beta	13	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	COMP	00	Cable	7/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Beta	14	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Beta	15	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Beta	16	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	COMP	00	Cable	7/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Beta	17	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Beta	18	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Beta	19	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	COMP	00	Cable	7/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Beta	20	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Beta	21	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Beta	22	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	COMP	00	Cable	7/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Beta	23	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Beta	24	HPA 11214-45-000-001	3	30	30	0	0	Unbranded	LITE	00	Cable	1/8"	0	0	0	0	0	0	0	HPA 11214-45-000-001					
Beta	25	HPA 11214-45-000-001	3	30	30	0																			

PRODUCT DESCRIPTIONS

- 1-1/4" HYBRID FIBER OPTIC CABLE WITH 4KV ENERGY FEEDER IN CONTIGATED ALUMINUM SHELING WITH UV RESISTANT PE JACKET
- MINIMUM BENDING RADIUS: 300mm (1 FT)
- MINIMUM PULLING STRNGTH: 1500 LBS
- MAXIMUM HANGER SPACING: 1.0 m
- APPROX. WEIGHT: 2300 kg/km (1.55 LB/FT)
- SHIPPED WITH PROTECTED JACKET (2.25" O.D.) AT EACH END
- NON-ARMORED ENDS ARE 3" IN LENGTH (2" O.D.)



A EUPEN HYBRID CABLE
SCALE: NTS

PRODUCT DESCRIPTIONS

- 304 STAINLESS STEEL
- STEP 1: 1" HANG IN 1/4" HSS-A FOR USE WITH 1-1/4" CABLE SIZE
- PACKAGE OF (10)



B STACKABLE SNAP-IN HANGER
SCALE: NTS

HYBRID COLOR CODING

Color	TX	RX
1	1a	1b
2	2a	2b
3	3a	3b
4	4a	4b
5	5a	5b
6	6a	6b
7	7a	7b
8	8a	8b
9	9a	9b
10	10a	10b

C HYBRID COLOR CODING
SCALE: NTS

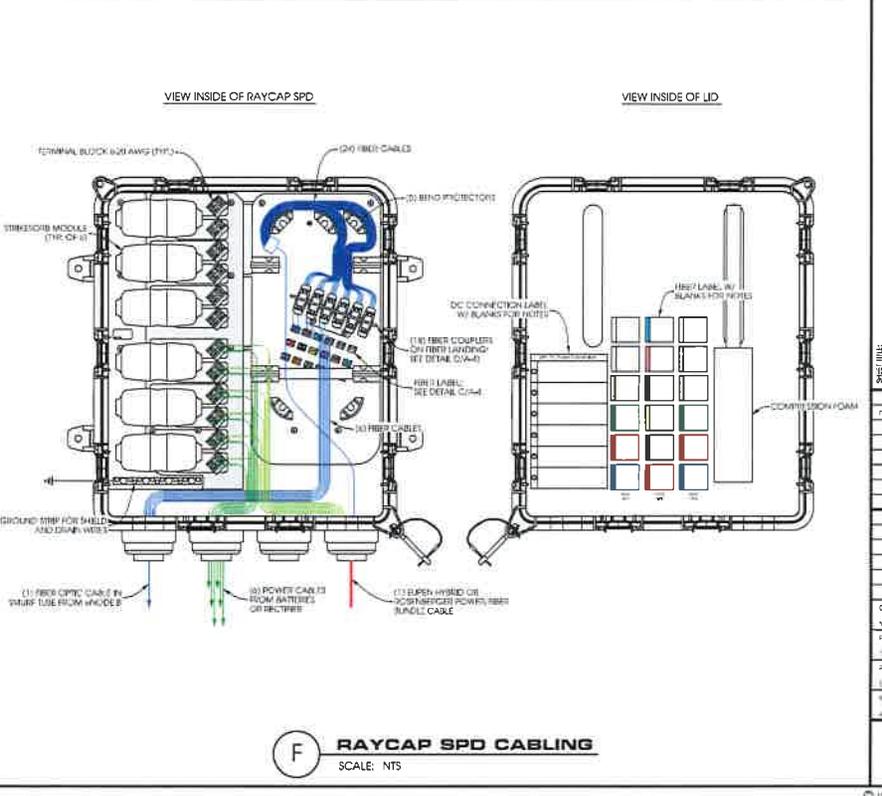
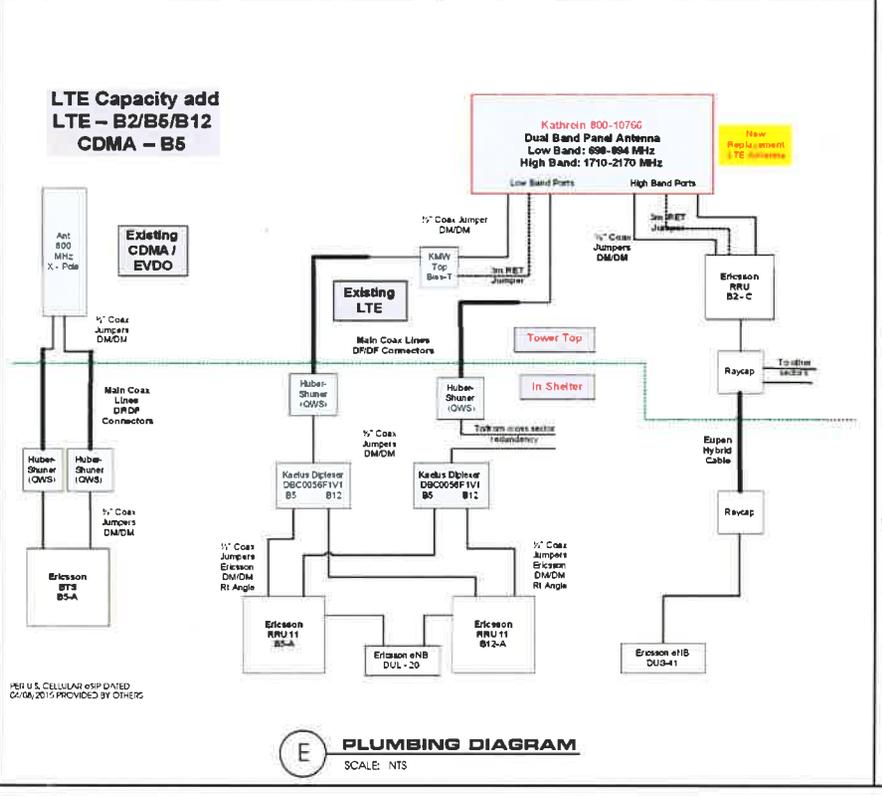
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MID ROW: 11a, 11b, 12a, 12b, 13a, 13b, 14a, 14b, 15a, 15b, 16a, 16b, 17a, 17b, 18a, 18b, 19a, 19b, 20a, 20b

BASE ROW: 21a, 21b, 22a, 22b, 23a, 23b, 24a, 24b, 25a, 25b, 26a, 26b, 27a, 27b, 28a, 28b, 29a, 29b, 30a, 30b

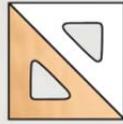
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Edge Consulting Engineers, Inc.
311 West Street
Madison, WI 53703
608.444.8888
www.edgece.com

FIBER / PLUMBING DIAGRAMS
VALLEY VIEW (302329)
ONALASKA, WISCONSIN

SHEET TITLE: _____
DATE: _____
BY: _____
CHECKED BY: _____
DATE: _____
PROJECT: _____
SHEET NUMBER: **A-4**



Edge

Consulting Engineers, Inc.

624 Water Street
Prairie du Sac, Wisconsin 53578
608.644.1449 Phone
608.644.1549 Fax
www.edgeconsult.com

STRUCTURAL ANALYSIS REPORT

PREPARED FOR:



**50 FT LIGHT POST TOWER
LTE CAPACITY
VALLEY VIEW [#302329]
ONALASKA, WISCONSIN**

**EDGE PROJECT NUMBER:
12566**

JULY 27, 2015

STRUCTURAL ANALYSIS REPORT

Site Location:

Valley View
9348 Hwy 16
Onalaska, WI 54650

Client/Tower Owner:

U.S. Cellular - Madison
5117 West Terrace Drive
Madison, WI 53718
Contact: Michelle Jackson
Phone: (608) 441-4336

Client Project Number:

302329

Consultant:

Edge Consulting Engineers
624 Water Street
Prairie du Sac, Wisconsin 53578
Contact: Michael R. Muehrer, P.E.
Phone: (608) 644-1449

Edge Project Number:

12566

Date:

July 27, 2015



Sarah K. Wichman
Structural Engineer

7/27/15
Date



Kevin T. Scharenbroch, P.E.
Structural Engineer

7/27/15
Date

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FIGURES

Figure 1: Feedline Placement Diagram

APPENDICES

Appendix A: TIA-222-G Analysis Criteria Definitions
Appendix B: Structural Calculations

SECTION 1

EXECUTIVE SUMMARY

Site Name: Valley View
Site Location: Onalaska, Wisconsin
Purpose: LTE Capacity
Tower Type: 50 ft. Light Post Tower

Per your request, we have completed a structural analysis for the above described tower. One loading scenario was considered in the analysis. The loading condition takes into account the existing tower loading along with the proposed loading. The loading condition is described in Section 3.2, with reference to the feedline placement diagram (Figure 1).

Our analysis was completed per TIA-222-G. Under TIA-222-G requirements, the performed investigation is considered a rigorous analysis.

The results of our analysis indicate that the existing tower is structurally adequate to support the proposed change in loading. Refer to Section 3.5 for additional information regarding assumptions for this analysis.

Please refer to the report which follows this summary for further information. Feel free to contact us if you have any questions or concerns.

SECTION 2 INTRODUCTION

2.1 PURPOSE OF REPORT

Edge performed a structural analysis for the existing tower to determine whether the tower is structurally adequate to support both the existing and proposed loads pursuant to the Structural Standard for Antenna Supporting Structures and Antennas, ANSI/TIA-222-G. This assessment was completed using background information provided by the client and/or obtained in the field (where noted) and in conformance with current applicable codes, client directed protocols, and the judgment of the structural engineer.

2.2 SCOPE OF SERVICES

The scope of services for this project included a structural analysis and modeling of the tower structure and foundation systems in accordance with client supplied information. This type of analysis, under the TIA-222-G standard, is considered to be a “rigorous” analysis of the tower..

This report summarizes the structural analysis results.

SECTION 3 ANALYSIS

3.1 BACKGROUND INFORMATION

The subject tower is an existing Sabre 50 foot tall, 16 sided, tapered monopole which was originally designed in January of 2006. It is our understanding that the tower geometry has not been altered from the original design. We were provided the following information at the project outset:

1. Tower & foundation drawings: Sabre Eng. File: 06-01110 dated 1/25/2006
2. Structural analysis: Edge Eng. File: 8798 dated 05/13/2013
3. Tower inventory confirmation per Edge site visit dated 6/2/2015
4. Proposed antenna and feedline loading configuration
5. Geotechnical report: Edge Eng. File: 1852 dated 11/23/2005

The tower was originally designed under TIA/EIA-222-F with a 90 mph basic wind speed and 1/2" of radial ice.

3.2 LOADING CONDITION

The listed heights for panel antennas are representative of the antenna centerline.

The following loading condition was considered during this analysis:

Antenna Height	#	Manufacturer & Model #	Mounting Type	Technology / Notes	Coax (#) Size	Owner	Status
41.5'	3	Ericsson RRU-11	Tight Mount	RRU	-	U.S. Cellular	Proposed
42.5'	2	Kathrein 800 10766	Tight Mount	LTE	(4) 7/8" (Re-use)	U.S. Cellular	Proposed
43.5'	1	Kathrein 800 10765	Tight Mount	LTE	(2) 7/8" (Re-use)	U.S. Cellular	Proposed
43.5'	3	KMW AM-X-CW-16-65-00T-RET	Tight Mount	LTE	-	U.S. Cellular	Existing (Remove Antennas)
43.5'	1	Raycap RUSDC-6267-PF-48	Tight Mount	Surge Arrestor	(1) Hybrid	U.S. Cellular	Proposed
45'	3	KMW KASCTPR82008	Tight Mount	Bias-T	-	U.S. Cellular	Existing
49'	3	KMW AM-X-CW-14-65-00T-RET	Tight Mount	CDMA	(6) 7/8"	U.S. Cellular	Existing
49'	3	KMW KASCTPR82008	Tight Mount	Bias-T	-	U.S. Cellular	Existing

The loading condition is further described in the Designed Appurtenance Loading table provided in Appendix B.

The feedline placement associated with the proposed loading condition which was considered in this analysis is attached as Figure 1.

3.3 ANALYSIS CRITERIA

This analysis was performed in accordance with TIA-222-G per the current Wisconsin Commercial Building Code (IBC 2009). The basic wind speed for La Crosse County, Wisconsin is 90 mph with

no ice, 40 mph with 0.75 inches of ice, and a 60 mph service wind speed for deflection calculations.

This analysis utilized the following Tower Structure Class, Topographic Category and Exposure Criteria:

Tower Structure Class: II
Topographic Category: 1
Exposure Criteria: C

These criteria were selected based on the location and use of the subject tower (per TIA-222-G). The client and/or tower owner **must** review these criteria for applicability and notify Edge Consulting if a different tower structure class, topographic category, or exposure criteria are warranted.

Definitions of the different categories and criteria were taken from the TIA-222-G standard and are provided in Appendix A.

3.4 ANALYSIS METHOD

Structural analysis computations and modeling of the tower structure were performed using TNX Tower Version 6.1 software. TNX Tower is a general-purpose modeling, analysis, and design program created specifically for communications towers using the TIA-222-G (including Addenda No. 1 and 2) or any previous TIA/EIA Standards back to RS-222 (1959). Steel design is checked using the AISC ASD 9th Edition or the AISC LRFD Specifications. This program automatically generates nodes and elements for a subsequent finite element analysis (FEA) for standard tower types including self-support towers, guyed towers and monopoles. It allows entry of dishes, feedlines, discrete loads (loads from appurtenances) and user defined loads anywhere on the tower. TNX Tower uses wind effects from multiple directions and ice loads to develop pressure coefficients, wind pressures, ice loads and resulting forces on the tower per TIA code requirements.

The tower foundation system was also reviewed for the resulting applied forces due to the proposed change in loading. Items reviewed include checking the global overturning and shear of the foundation system. In addition, the anchor bolts and guy anchors (where applicable) were also reviewed for structural adequacy.

3.5 ASSUMPTIONS

For the purpose of this analysis, it has been assumed that the tower and foundation have been properly installed and maintained per the manufacturer's specifications and recommendations. Further limitations and restrictions have been provided in Section 5.

SECTION 4 RESULTS

4.1 TOWER STRUCTURE

The analysis results of the existing tower structure when considering the proposed loading condition indicate the tower structure **is structurally adequate**. Refer to Section 3.5 for additional information regarding assumptions for this analysis.

The results of the analysis are shown in the following table. The ratio listed for each tower element represents the capacity ratio calculated for the controlling member(s) for each element type.

Capacity - Results		
Tower Structure Elements	Capacity Ratio (%)	Comment
Pole 3'-50'	33.3%	Adequate
Base Plate / Anchor Rods (Plate Stress)	52.6%	Adequate

Diagrams of the towers maximum deflection, tilt, and twist are provided in Appendix B.

4.2 TOWER FOUNDATIONS

The analysis results of the existing tower foundation when considering the proposed loading condition indicates the tower foundation system **is structurally adequate**. Refer to Section 3.5 for additional information regarding assumptions for this analysis.

The results of the foundation analysis using RAM Elements software indicate that the tower foundation **is structurally adequate**. From this analysis it was found that the foundation meets strength requirements per the current ACI specification. However, it was also found that the area of steel provided in the pier is less than that required by the same standard.

Refer to Appendix B for support calculations.

The reactions from the original tower design were compared against those calculated for the loading condition. The capacity ratios of proposed to original reactions were computed and are shown in the following table.

Tower Foundation Capacity Results			
Condition	Axial (Kips)	Shear (Kips)	Moment (K-Ft)
Original	4.7	6.2	225.5
Proposed	4.7	4.4	145.9
Capacity Ratio	98.7%	71.5%	64.7%

The original design reactions have been multiplied by 1.35 per TIA-222-G. The percentages provided are only for reference. The results of the rigorous structural analysis are based on the provided calculation.

4.3 RECOMMENDATIONS

The client and tower owner shall closely review this report including assumptions made, analysis criteria selected and loading conditions modeled. Any questions or discrepancies with these items shall be clarified with the engineer.

Edge recommends that qualified personnel assess the physical condition of the tower, in accordance with the guidelines and frequency provided in the TIA-222-G standard.

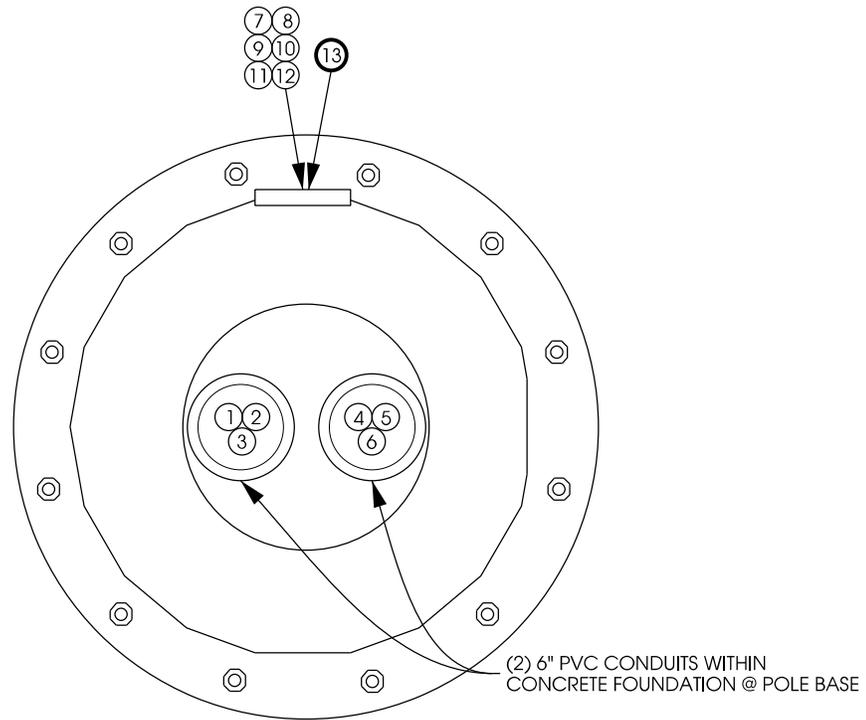
If the proposed loading condition is altered from that analyzed, this report shall be deemed obsolete and further analysis will be required.

SECTION 5

LIMITATIONS AND RESTRICTIONS

1. This report was prepared in accordance with generally accepted structural engineering practices common to the tower industry and makes no other warranties, either expressed or implied, as to the professional advice provided under the terms of the agreement between Engineer and Client. This report has not been prepared for uses or parties other than those specifically named, or for uses or applications other than those enumerated herein. The report may contain insufficient or inaccurate information for other purposes, applications, and/or other uses.
2. This report is intended for the use of the client, and cannot be utilized or relied upon by other parties without the written consent of Edge Consulting Engineers.
3. Edge consulting Engineers is not responsible for any, and all, tower modifications completed prior to, or hereafter, which Edge Consulting Engineers was not, or will not, be directly involved.
4. The model, conclusions, and recommendations contained within this report are based upon the supplied and attained information as described within the report. If it is known, or becomes known, that any item(s) are in conflict with what is described within this document, this report should be considered void and Edge Consulting Engineers should be contacted immediately.
5. Edge Consulting Engineers disclaims all liability for any information, conclusion, or recommendation that is not expressly stated or represented within this report.
6. Edge Consulting Engineers shall not be liable for any incidental, consequential, indirect, special or punitive damages arising out of any claim associated with the use of this report.
7. The scope of worked performed for this analysis is limited to the items in which we were furnished complete and accurate information.
8. Accessories and appurtenances such as antenna mounts, feed line ladders, climbing ladders, lighting mounts, etc. were not analyzed as part of this work, and Edge Consulting Engineers, Inc. makes no claim as to their adequacy of their design or their installation.
9. This analysis was performed under the assumption that all tower elements are in like new condition, free from rust and other deterioration. It is also assumed the tower was properly installed per construction documents, and that the tower and all associated appurtenances were originally designed and fabricated in accordance with all applicable codes and standards. Edge Consulting Engineers cannot account for, nor be held responsible, if tower elements are deteriorated, damaged, and/or missing.
10. This tower analysis was performed based upon the antenna, feed line and other appurtenance loading and placement as described within this report. Any alterations to the described loading or placement will require re-analysis of the tower, and the findings contained in this report are not valid.
11. The loading conditions utilized for this analysis is based on information provided by the client, and readily available manufacturer/vendor information (antenna and mount projected areas, weight and shape factors). However, if the described loading criteria and design assumptions within this report are not accurate, are altered, or changed in any form, this analysis shall be considered void and an additional analysis must be performed.
12. It is the responsibility of the client and the tower owner to thoroughly review the existing and proposed loading, and bring any discrepancy to the attention of Edge Consulting Engineers.
13. Modification designs are to be based upon a rigorous analysis per the TIA-222-G standard. As such designs assume any suggested modifications are installed as recommended and are not intended to address temporary conditions on the tower as modifications are being performed. It is strongly recommended that the Installer of any tower modification thoroughly assess installation procedures and how temporary conditions present while modifications are being performed influence tower members. Installer is responsible for sequence of operation and any required temporary bracing or strengthening of tower during modification operations.
14. Site-specific loading or local building code requirements may be more stringent than the minimum loading requirements specified in the Standard. These and other unique loads or loading combination requirements are to be specified by the owner (in the procurement specifications).
15. Supplementary rime ice and in-cloud ice loadings (including thickness, density, escalation with height and corresponding wind speed) are to be included in the procurement specification when appropriate for a given site location.
16. The service loads and deformation limits specified in the Standard are the minimum requirements for communication structures. When more stringent requirements are required for a specific application, the serviceability limit state basic wind speed and, if required, the serviceability limit state design ice thickness; the deformation limitations (twist, sway and horizontal displacement) and the location/elevation where the deformation limitations apply are to be included in the procurement specification.

FIGURE 1
FEEDLINE PLACEMENT DIAGRAM



TOWER COAX ROUTING
[POLE BASE CROSS-SECTION]

Coax #	Size	Mounting Type	Carrier / Owner	Termination Height	Status
1 - 6	7/8"	Pole Interior	U.S. Cellular	49.0'	Existing
7 - 12	7/8"	Pole Interior	U.S. Cellular	43.5'	Existing
13	Hybrid	Pole Interior	U.S. Cellular	43.5'	Proposed

APPENDIX A

TIA-222-G ANALYSIS CRITERIA DEFINITIONS

Feasibility Structural Analysis

A feasibility structural analysis is used as a preliminary review to identify the impact of proposed changed conditions. This type of analysis determines the overall stability and the adequacy of the main structural members to support a proposed changed condition. A feasibility structural analysis does not include the evaluation of connections and may consider that the structure has been properly installed and maintained.

The reactions from a feasibility structural analysis may be compared to the original design reactions to identify the impact on foundations due to proposed changed conditions. When the original design reactions are based upon an Allowable Stress Design procedure, the original reactions shall be multiplied by a 1.35 factor for comparison to the reactions determined in accordance with this Standard.

Rigorous Structural Analysis

A rigorous structural analysis is used to determine the final acceptance of proposed changed conditions and/or required modifications. This type of analysis determines the overall stability and the adequacy of structural members, foundations and connection details. A rigorous structural analysis may consider that the structure has been properly installed and maintained.

For a rigorous analysis of a foundation, site specific geotechnical and foundation data are required.

Note: Certain foundation details and connection details (such as inside weld sizes of flanged leg connections) cannot be determined without dismantling the structure or extensive field nondestructive testing. The assumptions regarding these types of details shall be documented along with the results of the rigorous structural analysis.

Tower Structure Class:

Class I

Structures that due to height, use or location represent a low hazard to human life and damage to property in the event of failure and/or used for services that are optional and/or where a delay in returning the services would be acceptable.

Class II

Structures that due to height, use or location represent a substantial hazard to human life and/or damage to property in the event of failure and/or used for services that may be provided by other means.

Class III

Structures that due to height, use or location represent a high hazard to human life and/or damage to property in the event of failure and/or used primarily for essential communications.

Topographic Categories:

Category 1

No abrupt changes in general topography, e.g. flat or rolling terrain, no wind speed-up consideration shall be required.

Category 2

Structures located at or near the crest of an escarpment. Wind speed-up shall be considered to occur in all directions. Structures located vertically on the lower half of an escarpment or horizontally beyond 8 times the height of the escarpment from its crest, shall be permitted to be considered as Category 1.

Category 3

Structures located in the upper half of a hill. Wind speed-up shall be considered to occur in all directions. Structures located vertically on the lower half of a hill shall be permitted to be considered Category 1.

Category 4

Structures located in the upper half of a ridge. Wind speed-up shall be considered to occur in all directions. Structures located vertically on the lower half of a ridge shall be permitted to be considered as Category 1.

Exposure Criteria:

Exposure B

Urban and suburban areas, wooded areas, or other terrain with numerous closely spaced obstructions having the size of single-family dwellings or larger. Use of this exposure shall be limited to those areas for which terrain representative of Exposure B surrounds the structure in all directions for a distance of at least 2,600 ft. or twenty times the height of the structure, whichever is greater.

Exposure C

Open terrain with scattered obstructions having heights generally less than 30 ft. This category includes flat, open country, grasslands and shorelines in hurricane prone regions.

Exposure D

Flat, unobstructed shorelines exposed to wind flowing over open water (excluding shorelines in hurricane prone regions) for a distance of at least 1 mile. Shorelines in Exposure D include inland waterways, lakes and non-hurricane coastal areas. Exposure D extends inland a distance of 660 ft. or twenty times the height of the structure, whichever is greater. Smooth mud flats, salt flats and other similar terrain shall be considered as Exposure D.

APPENDIX B

STRUCTURAL CALCULATIONS

DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
Lightning Rod 5/8x4' (Tower)	50	800 10765 w/ Mount Pipe (U.S. Cellular)	43.5
AM-X-CW-14-65-00T-RET w/ Mount Pipe (U.S. Cellular)	49	Tri-Collar Bracket (10" to 30" OD) (U.S. Cellular)	43
AM-X-CW-14-65-00T-RET w/ Mount Pipe (U.S. Cellular)	49	800 10766 w/ Mount Pipe (U.S. Cellular)	42.5
AM-X-CW-14-65-00T-RET w/ Mount Pipe (U.S. Cellular)	49	800 10766 w/ Mount Pipe (U.S. Cellular)	42.5
KMW KASCTPR82008 (Bias-T) (U.S. Cellular)	49	Ericsson RRU-11 (U.S. Cellular)	41.5
KMW KASCTPR82008 (Bias-T) (U.S. Cellular)	49	Ericsson RRU-11 (U.S. Cellular)	41.5
KMW KASCTPR82008 (Bias-T) (U.S. Cellular)	49	Tri-Collar Bracket (10" to 30" OD) (U.S. Cellular)	41.5
Tri-Collar Bracket (10" to 30" OD) (U.S. Cellular)	48	5x2" Antenna Mount Pipe (U.S. Cellular)	41.5
KMW KASCTPR82008 (Bias-T) (U.S. Cellular)	45	5x2" Antenna Mount Pipe (U.S. Cellular)	41.5
KMW KASCTPR82008 (Bias-T) (U.S. Cellular)	45	5x2" Antenna Mount Pipe (U.S. Cellular)	41.5
KMW KASCTPR82008 (Bias-T) (U.S. Cellular)	45	Ericsson RRU-11 (U.S. Cellular)	41.5
KMW KASCTPR82008 (Bias-T) (U.S. Cellular)	45	Box Light (Tower)	40
Raycap RUSDC-6267-PF-48 (U.S. Cellular)	43.5		

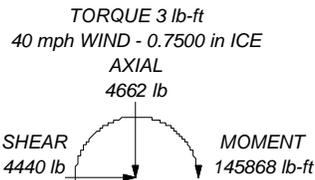
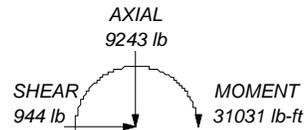
MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
A572-65	65 ksi	80 ksi			

TOWER DESIGN NOTES

1. Tower is located in La Crosse County, Wisconsin.
2. Tower designed for Exposure C to the TIA-222-G Standard.
3. Tower designed for a 90 mph basic wind in accordance with the TIA-222-G Standard.
4. Tower is also designed for a 40 mph basic wind with 0.75 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60 mph wind.
6. Tower Structure Class II.
7. Topographic Category 1 with Crest Height of 0.00 ft
8. Weld together tower sections have flange connections.
9. Connections use galvanized A325 bolts, nuts and locking devices. Installation per TIA/EIA-222 and AISC Specifications.
10. Tower members are "hot dipped" galvanized in accordance with ASTM A123 and ASTM A153 Standards.
11. Welds are fabricated with ER-70S-6 electrodes.
12. TOWER RATING: 52.6%

ALL REACTIONS
ARE FACTORED



TORQUE 41 lb-ft
REACTIONS - 90 mph WIND

50.0 ft

3.0 ft

Section	1
Length (ft)	47.00
Number of Sides	16
Thickness (in)	0.1875
Top Dia (in)	24.0000
Bot Dia (in)	24.0000
Grade	A572-65
Weight (lb)	2391.8



Edge Consulting Engineers Inc.

624 Water Street
Prairie du Sac, WI 53578
Phone: (608) 644-1449
FAX: (608) 644-1549

Job: **Valley View (302329)**

Project: **12566**

Client: **U.S. Cellular** Drawn by: **swichman** App'd:

Code: **TRC-2216** Page **02** of **02** Scale: **NTS**

Path: Dwg No. **E-1**



CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – September 15, 2015

- Agenda Item: Consideration of a Conditional Use Permit request to allow the manufacturing and bottling of alcoholic beverages (beer and wine)
- Applicant: Todd Wiedenhaft, Lost Island Wine, LLC, 570 Theater Rd, Ste. 100, Onalaska, WI 54650
- Property Owner: Valley View Business Park, PO Box 325, Onalaska, WI 54650
- Parcel Number: 18-4017-5
- Site Location: 570 Theater Rd, Ste. 100
- Existing Zoning: Light Industrial (M-1) District

Background:

Todd Wiedenhaft of Lost Island Wine has requested a Conditional Use Permit (CUP) to allow the manufacturing and bottling of alcoholic beverages (beer and wine) at their business at 570 Theater Road. The business currently is making and bottling wine, and is planning a business expansion to brew beer. It is not intended that the beer will be sold off-site rather the beer will be put into kegs and sold by the glass at the business. Enclosed is a letter from the applicant with a detailed description of the proposed business.

Standards for Review:

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

1. Compatibility. Lost Island Wine is located between Theater Road and Lester Avenue. Surrounding lands are zoned Light Industrial (M-1) District. Uses within 250 feet of the proposed site include a mix of service-base and office businesses, retail, automobile sales, and the US Fish and Wildlife facility. Uses within 500 feet along the same street are commercial in nature.
2. Consistency with Comprehensive Plan. The Comprehensive Plan identifies this area as *Mixed Use District*. This district is intended to allow a mixture of complementary land uses including housing, retail, office, service and civic uses in an efficient, compact, and relatively dense development pattern.
3. Importance of Services to the Community. According to the Comprehensive Plan, an Economic Development Objective of the City states, “*By attracting firms that complement the existing industries and increase business for established companies.*” The Lost Island Winery opened in 2012 and produces approximately 30 different wines. The applicant is proposing to expand the existing business to include brewing and bottling beer.
4. Neighborhood Protections. The addition of brewing and bottling beer is a natural extension of the existing business. The applicant is proposing a similar use with the addition of a “small brewing system” and support equipment that would be stored inside the facility. The applicant

CITY OF ONALASKA

intends to coordinate with a local farmer to utilize spent brewing material (i.e., hops). Please see the attached cover letter provided by the applicant that details the proposed business.

5. Conformance with Other Requirements of City/State Ordinances/Statutes: Applicant to obtain all required City, State, and Federal licenses as needed.

Action Requested: 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:

September 15, 2015

Agenda Item 5:

Review and Consideration of a Conditional Use Permit application filed by Todd Wiedenhaft, Lost Island Wine, LLC, 570 Theater Rd, Ste 100, Onalaska, WI 54650 to allow the manufacturing and bottling of alcoholic beverages (beer and wine) at 570 Theater Rd, Ste 100, Onalaska, WI 54650 (Tax Parcel #18-4017-5).

1. Conditional Use Permit Fee of \$150.00 (*PAID*).
2. Site Plan Permit Approval required for any exterior improvements. Building Permits required for any structural modifications, electrical, plumbing or HVAC modifications.
3. No outdoor storage.
4. Applicant agrees to install odor mitigation measures as dictated by negative impacts to adjacent land uses as required by the Land Use & Development Director or Plan Commission.
5. Compliance with City Ordinance 9-2 including but not limited to obtaining a Discharge Permit.
6. Removal of spent grain and other byproducts from the premise in a timely manner as determined by the Land Use & Development Director.
7. CUP to be re-reviewed by the Plan Commission prior to on-site business expansions (i.e., packaging operations) and at the time of any significant expansions in quantities brewed (either as a singular expansion or a cumulative effect).
8. 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.
9. 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.
10. Any omissions of any conditions not listed in the minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.



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

CONDITIONAL USE PERMIT APPLICATION

Property Address:
570 Theater Rd, Ste. 100

Parcel Number:
18-4017-5

Zoning District:
M1

Applicant:

Contact:

Mailing Address:

City, State, Zip:

Phone Number:

Email: Primary Contact

Business: LOST ISLAND WINE, LLC

Owner/Contact: Todd Wiedenhaft

Mailing Address: 570 THEATER RD STE 100

City, State, Zip: ONALASKA WI 54650

Phone Number: 715-570-9463

Email: TOW@LOSTISLANDWINE.COM Primary Contact

Property Owner: Valley View Business Park

Contact: Jeff Pralle

Mailing Address: PO Box 325

City, State, Zip: Onalaska, WI 54650

Phone Number: 797-5097

Email: factstepmgt@gmail.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: *Todd Wiedenhaft* **Date:** 8/20/15

Signature of Property Owner: **Date:**

Compatibility with Surrounding Neighborhood:

Consistency with the Comprehensive Plan:

Importance of Services to the Community:

Neighborhood Protections (avoidance of negative externalities):

Other Factors (pertinent to the proposed use):

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



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 polices)
 - ▶ 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 type="checkbox"/> Other _____ |

Brief Description of Proposed Conditional Use:

MANUFACTURING & BOTTLING OF ALCOHOLIC BEVERAGE

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.

Lost Island Wine, LLC
570 Theater Rd STE 100
Onalaska, WI 54650
715-570-9463
info@lostislandwine.com
www.lostislandwine.com



SEPTEMBER 7TH 2015

City Of Onalaska, Department of Planning & Zoning

415 Main Street Onalaska, WI 54650

Dear Planning and Zoning Department Members,

This letter is to provide additional details of our Conditional Use (CU) request along with descriptions of how the proposed CU meets the Unified Development Ordinance Standards listed below. Lost Island Wine currently manufactures and bottles wine for our tasting room and local wholesale accounts. We are in the process of expanding to include Skeleton Crew Brew (DBA – Lost Island Wine), a small craft brewery operation that will employ a ½ barrel brewing system to produce beer for on premise consumption and retail sales (64 oz. growlers).

Compatibility with Surrounding Neighborhood: The parcels that surround our facility are all commercially zoned properties. The impact on those properties would essentially be no different than the impact of our existing winery.

Consistency with the Comprehensive Plan: It is our perspective that part of the comprehensive plan is to focus on tourism and how to attract those dollars to our community. The craft beer industry is one of the fastest growing segments of the economy and people will travel extensively to visit craft breweries. Those customers not only spend money at the breweries, they spend money on local hotels, restaurants and shopping centers during their visit. Our winery already attracts visitors from all over the Midwest. The addition of Skeleton Crew Brew to our facility will expand on that attraction resulting in increased tourism dollars for our community.

Importance of Services to the Community: Lost Island Wine is the 1st and only winery in the City of Onalaska and we are excited to be one of the first breweries in Onalaska as well. Over the last three years, we have experienced tremendous growth (50-60% year over year) and are drawing in tourism dollars from all over the Midwest. We've recently added our first employee and look to grow our staff with the addition of the brewery. All of these components add value to the community and give Onalaska the ability to promote boutique wineries and craft breweries as a tourist attraction.

Neighborhood Protections (avoidance of negative externalities): As mentioned previously, Skeleton Crew Brew plans to employ the use of a ½ barrel brewing system which is a very small system by industry standards. The intent is to manufacture 5 flagship beers along with 1-2 seasonal beers for consumption on premise along with retail sales of growlers. The most common non-positive aspects of the brewing process are: odor and prompt disposal of spent grains. We consulted with the manufacturer of the brewing system and they recommended a commercial ventilation system. We contracted Schneider Heating and Cooling to design and install a ventilation hood that will exhaust through a vent on the roof (permit is pending CUP). We anticipate brewing 2-3 days per week with 4-8 hour brew days. The small amount of vapor created by the brewing system should have little impact on the surrounding area.

In regards to the spent grains, we intend to connect with local hobby farmers who would be interested in utilizing the grains for feed and/or compost. We plan to give it away for free and deliver in a timely fashion as to maintain the value as feed to the farmer.

Warm regards,

Todd Wiedenhaft

PRESIDENT

**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, SEPTEMBER 22, 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 Todd Wiedenhaft, Lost Island Wine, LLC, 570 Theater Road, Suite 100, Onalaska, WI who is requesting a Conditional Use Permit to allow the manufacturing and bottling of alcoholic beverages (beer and wine) at property located at 570 Theater Road, Suite 100, Onalaska, WI 54650.

Property is more particularly described as:

Computer Number: 18-4017-5

Section 10, Township 16, Range 07

CERTIFIED SURVEY MAP NO. 74 VOL 15 LOT 4 DOC NO. 1592138 SUBJ
TO AGREE IN DOC NO. 1594500

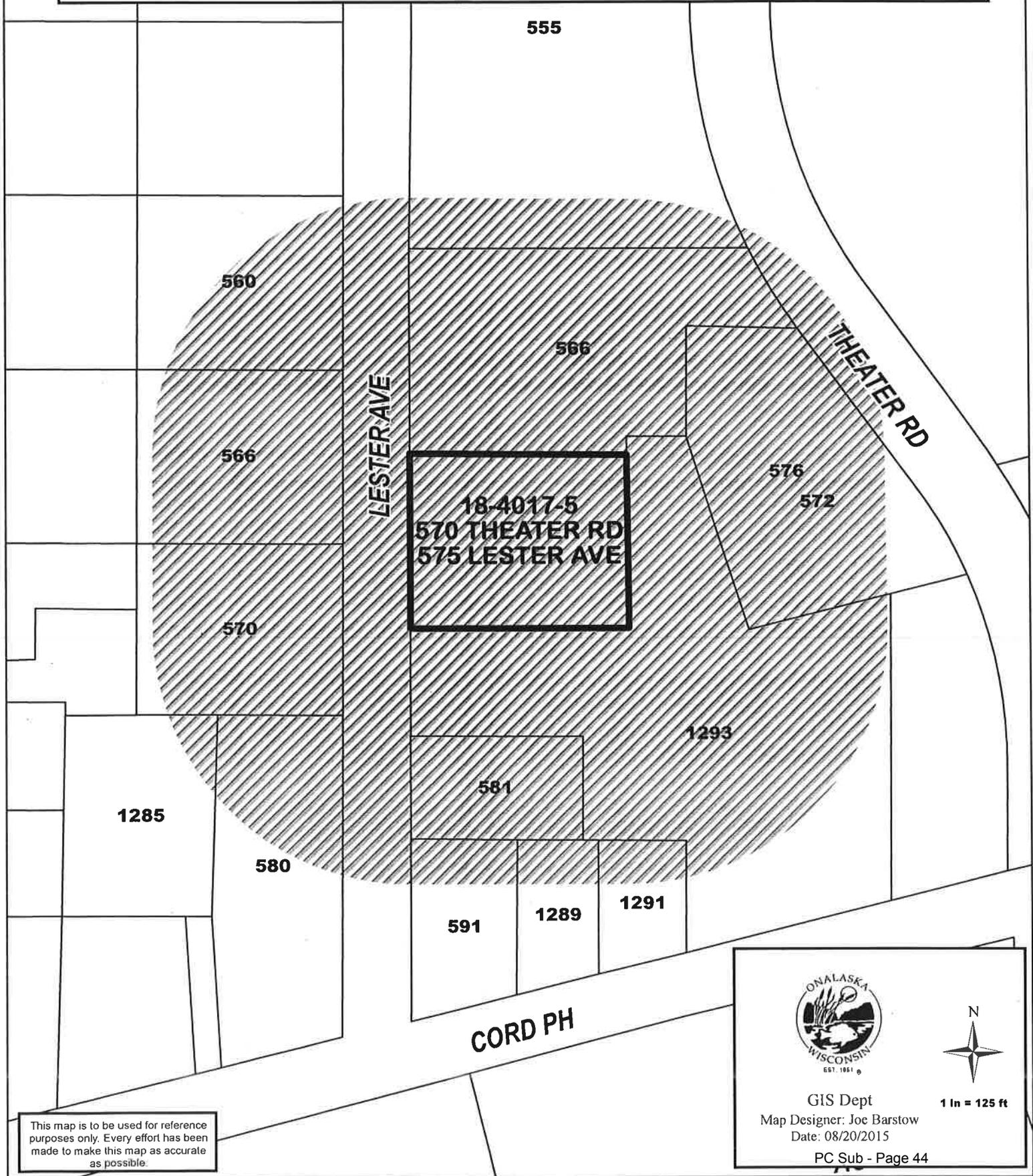
YOU ARE FURTHER NOTIFIED that the City of Onalaska Plan Commission will hear all persons interested, their agent or attorney, concerning this matter.

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 4th day of September, 2015.

Cari Burmaster
City Clerk

Properties within 250ft of Parcel 18-4017-5



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: 08/20/2015

1 in = 125 ft

PC Sub - Page 44



CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub Committee – September 15th, 2015

- Agenda Item: Consideration of an annexation application for W5955 County Road OS
- Applicant: Spencer Hegenbarth, W5955 County Road OS, Onalaska
- Property Owner: Spencer Hegenbarth, W5955 County Road OS, Onalaska
- Parcel Number: 9-110-0
- Site Location: W5955 County Road OS – Corner of Pralle Rd & County Road OS
- Existing Zoning: La Crosse County Zoning is Residential A: Single-Family
- Neighborhood Characteristics: Single-Family Residential
- Conformance with Comprehensive Plan: The Comprehensive Plan identifies this area as being within the City’s smart growth planning area, as well as in the Mixed Density Residential/TND district. The Comprehensive Plan identifies review criteria for annexations, of which the follow are applicable:
- The City should approve proposals for annexation into the City of Onalaska only when meeting the following utilities and community facilities criteria, or if other important community goals are met:*
- The area proposed for annexation has access to or can be easily connected to areas already served by the City, thereby allowing efficient delivery of services, facilities and utilities.*
 - The increased tax base and overall benefit to the City of approving the annexation outweigh the actual financial impact on the community for providing police, fire, road maintenance and other public improvements and services to the annexation area.*
- The Comprehensive Plan also states that decision on annexations should also address the following criteria/standards: *i) Economic impacts; ii) Social impacts; and iii) Environmental impacts.*
- Background: The property at W5955 County Road OS (1.17 acres) is within an island of Town of Medary properties, south of County Road OS. The applicant’s septic system is failing and the applicant would like to connect to City sanitary sewer. It is likely that the property owner will connect to City water service as well in the future.
- Action Requested: Applicant is requesting approval of the annexation application and subsequent R-1: Single-Family Residential Zoning of the property.
- Staff supports this annexation request as City water & sewer services are readily available to serve this parcel. Approval is recommended with the conditions listed on the following attachment.

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

September 15, 2015

Agenda Item 6:

Consideration of an annexation application for W5955 County Road OS, Parcel 9-110-0 (1.17 acres), applicant Spencer Hegenbarth, W5955 County Road OS, Onalaska

1. Payment of all fees including ACT 317 fees (\$722 for first installment).
2. Payment of Deferred Special Assessments:
 - a. Deferred Water Special Assessment from 1991 for County Rd OS = \$728.64
 - b. Deferred Sanitary Sewer Special Assessment from 1991 for County Rd OS = \$1,401.24
 - c. Deferred Water Special Assessment from 1983 for Pralle Road = \$1,844.89
3. Greens Coulee Sanitary Sewer Fee = \$317 per acre * 1.17 acres = \$370.89
4. Topography Map Fee - \$10 per acre * 1 acre = \$10.
5. Park Fee - \$922.21 per residential unit.
6. Annexed land to be placed in the R-1 Single-Family Residential Zoning District.
7. Owner/developer must notify City prior to any utility connection to City-owned utilities takes place.
8. 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.
9. 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.
10. Any omissions of any conditions not listed in Plan Commission Minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison WI 53703
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview/>

Petitioner Information

Name: Spencer Hegenbarth
Address: W 5955 County Rd OS
Onalaska, WI 54650
Email: Spencer.Hegenbarth@gmail.com

Office use only:

1. Town where property is located: Medary Township
2. Petitioned City or Village: City of Onalaska
3. County where property is located: LaCrosse County
4. Population of the territory to be annexed: 2
5. Area (in acres) of the territory to be annexed: 1
6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel): 9-110-0

Petitioners phone:

608-797-4993

Town clerk's phone:

City/Village clerk's phone:

Contact Information if different than petitioner:

Representative's Name and Address:

Surveyor or Engineering Firm's Name & Address:

Phone: _____

E-mail: _____

Coulee Region Land Surveyors
917 S 4th Street
LaCrosse, WI 54601

Phone: 608-784-1614

E-mail: _____

Required Items to be provided with submission (to be completed by petitioner):

1. Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
2. Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
3. Signed Petition or Notice of Intent to Circulate is included
4. Indicate Statutory annexation method used:
 - Unanimous per s. 66.0217 (2), or,
 - OR
 - Direct by one-half approval per s. 66.0217 (3)
5. Check or money order covering review fee [see next page for fee calculation]

AFFIDAVIT OF CIRCULATOR

I, Spencer Hegenbarth being duly sworn, state: I reside at WS 955 County Rd OS Onalaska, Wisconsin.

I personally circulated the attached petition in the town(s) of Medary/Onalaska, La Crosse County, Wisconsin, commencing on the 16 day of Aug, 20 15 and terminating on the 16 day of Aug, 20 15, and personally obtained each signature on this petition. I

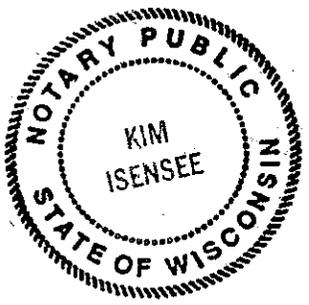
know that each person who signed is an elector or owner of the property located in the territory proposed for annexation and signed the petition with full knowledge of its content of the date indicated opposite his or her name. I know their respective residences given. I reside in the area described above. I am aware that falsifying this affidavit is punishable under Sections 12.13(3)(a) and 946.32(1)(a) of the Wisconsin statutes.

Subscribed and sworn to before me this

19~~th~~ day of Aug, 20 15.

Kim Iensee
Notary Public Expires: 12-4-14
State: WI County: La Crosse

[Signature]
Signature of Circulator



PETITION FOR ANNEXATION

TO: City Clerk
City of Onalaska
415 Main Street
Onalaska, WI 54650

TO: City Clerk
Town of Medary
N3393 Smith Valley Road
La Crosse, WI 54601

We, the undersigned, Spencer Hegenbarth
(Printed Name(s))

do hereby respectively petition the City of Onalaska, Wisconsin, to annex the real estate described hereinafter to the City of Onalaska, which is to be detached from the township of Medary, County of LaCrosse, Wisconsin to the City of Onalaska and that the subject property be zoned residential (R-7) upon annexation.

The property, which is the subject of this petition, is contiguous to the current boundaries of the City of Onalaska. A complete and accurate legal description and a scaled map of the area is attached hereto and incorporated herein by reference as EXHIBIT "A".

This instrument constitutes a Petition for direct annexation pursuant to Section 66.0217(2), Wisconsin Statutes. The number of electors residing within the boundaries of this property is 2 (two) and the undersigned are the sole owners and fee title holders to these properties. Therefore, pursuant to Section 66.0217(4), no notice or publication is required.

A copy of this Petition is being mailed to the State of Wisconsin, Department of Administration, for review as required by Section 66.0217(6), Wisconsin Statutes along with the requisite Department of Administration annexation fee. See Annexation Review Fee Guide.

A complete and detailed legal description and map must accommodate this petition at the time of application in order for it to be placed on the Plan Commission Meeting agenda. Short forms or abbreviated legal descriptions will not be accepted. Maps must be to scale and dimensioned.

<u>SIGNATURES OF PETITIONERS</u>	<u>ADDRESS OF PROPERTY</u>	<u>DATE OF SIGNATURE</u>
	<u>W5955 County Road OS</u>	<u>19 Aug 2015</u>

Tax Parcel Identification Numbers: 9-110-0
Contact Person: Spencer Hegenbarth Telephone (608) 797-4993
Address: W5955 County Rd OS Email: SpencerHegenbarth@gmail.com

For office use:	Date: _____	Initials: _____	
Enclosures:	<input type="checkbox"/> Petition	<input type="checkbox"/> Legal Description	<input type="checkbox"/> Map

415 Main Street, Onalaska, WI 54650 Land Use & Development Director 608-781-9590

Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

Required Fees

There is an initial filing fee and a variable review fee

\$200 **Initial Filing Fee** (required with the first submittal of all petitions)
 \$200 - 2 acres or less
 \$350 - 2.01 acres or more

\$200 **Review Fee** (required with all annexation submittals except those that consist ONLY of road right-of-way)
 \$200 - 2 acres or less
 \$600 - 2.01 to 10 acres
 \$800 - 10.01 to 50 acres
 \$1,000 - 50.01 to 100 acres
 \$1,400 - 100.01 to 200 acres
 \$2,000 - 200.01 to 500 acres
 \$4,000 - Over 500 acres

\$400 **TOTAL FEE DUE** (Add the Filing Fee to the Review Fee)

Attach check or money order here, payable to: **Department of Administration**

SPENCER B HEGENBARTH
W5955 OS
ONALASKA, WI 54650

79-8121
2918 1

174

DATE 16 Aug 2015

PAY TO THE ORDER OF Department of Administration (Onalaska) \$ 400⁰⁰
Four Hundred Dollars ⁰⁰/₁₀₀

Altra
Federal Credit Union
800-755-0055 | www.altra.org

MEMO Annexation

MP

⑆ 291881216⑆ 4102946870⑆ 00174

SECURITY GRAY

D
/ FEE



**WISCONSIN DEPARTMENT OF
ADMINISTRATION**

SCOTT WALKER

GOVERNOR

SCOTT A. NEITZEL

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

Web: <http://doa.wi.gov/municipalboundaryreview/>

August 27, 2015

PETITION FILE NO. 13884

CAROLINE L. BURMASTER, CLERK
CITY OF ONALASKA
415 MAIN ST
ONALASKA, WI 54650-2953

TERRY J HOULIHAN, CLERK
TOWN OF MEDARY
N3393 SMITH VALLEY RD
LA CROSSE, WI 54601-2988

Subject: SPENCER HEGENBARTH ANNEXATION

Section 66.0217 (6), Wis. Stats., provides that the annexation of lands to cities and villages within a county having a population of 50,000 or more shall be reviewed by the Department of Administration in order to determine if the proposed annexation is in the public interest or against the public interest. The proposed annexation from the TOWN OF MEDARY to the CITY OF ONALASKA (see attached description) must be reviewed pursuant to the statute.

To assist us in making this determination, we urge that you promptly supply the data requested on the enclosed questionnaire (where possible) and return the questionnaire to the department.

The purpose of this questionnaire is to assist the department in determining "Whether the governmental services, including zoning, to be supplied to the territory could clearly be better supplied by the town...." The statute further stipulates that the department shall study the "shape of the proposed annexation and the homogeneity of the territory with the annexing municipality." In addition, we would appreciate receiving from you any comments or information bearing on governmental services or shape and homogeneity that would indicate whether the annexation is in or against the public interest.

Please return the questionnaire as soon as possible so that the information can be reviewed prior to the department's statutory deadline of September 15, 2015. Direct any questions and comments to Erich Schmidtke at (608) 264-6102. Thank you for your cooperation.

For additional information on annexation or other land use issues, visit our web site at <http://doa.wi.gov/municipalboundaryreview/>.

Sincerely,

Erich Schmidtke

Enclosures

Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison WI 53703
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview/>

Petitioner: **Spencer Hegenbarth**

Petition Number: **13884**

1. Territory to be annexed: From **TOWN OF MEDARY** To **CITY OF ONALASKA**

2. Area (Acres): 1.17 acres

3. Pick one: Property Tax Payments **OR** Boundary Agreement

a. Annual town property tax on territory to be annexed:
\$ 136.39

a. Title of boundary agreement _____

b. Total that will be paid to Town
(annual tax multiplied by 5 years): \$681.95

b. Year adopted _____

c. Paid by: Petitioner City Village

c. Participating jurisdictions _____

Other: _____

d. Statutory authority (pick one)
 s.66.0307 s.66.0225 s.66.0301

4. Resident Population: Electors: 2 Total: 2

5. Approximate **present land use** of territory:

Residential: 100 % Recreational: _____ % Commercial: _____ % Industrial: _____ %
Undeveloped: _____ %

6. If territory is undeveloped, what is the **anticipated use**?

Residential: _____ % Recreational: _____ % Commercial: _____ % Industrial: _____ %
Other: _____ %

Comments: _____

7. Has a preliminary or final plat been submitted to the Plan Commission: Yes No
Plat Name: _____

8. What is the **nature of land use adjacent** to this territory in the city or village?
Residential in the City of Onalaska & Town of Medary
In the town?: Medary - Residential

9. What are the **basic service needs** that precipitated the request for annexation?

Sanitary sewer Water supply Storm sewers
 Police/Fire protection EMS Zoning
Other _____

10. Is the city/village or town capable of providing needed utility services?

City/Village Yes No Town Yes No

If yes, approximate timetable for providing service: City/Village Town

Sanitary Sewers immediately
or, write in number of years. _____ _____

Water Supply immediately
or, write in number of years. _____ _____

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

Yes No

If yes, identify the nature of the anticipated improvements and their probable costs: _____

11. Planning:

a. Do you have a comprehensive plan for the City/Village/Town? Yes No

Is this annexation consistent with your comprehensive plan? Yes No

Describe: Comp Plan designates area as "Mixed Density Residential or TND".
The existing single-family residence is compatible with the future Land Use Map.

b. Annual appropriation for planning? \$ 177,271

c. How is the annexation territory now zoned? Residential - A

d. How will the land be zoned and used if annexed? R-1 Single Family Residential

12. Other relevant information and comments bearing upon the public interest in the annexation:

Prepared by: Town City Village

Name: Brea Grace, AICP

Email: bgrace@cityofalaska.com

Phone: 608-781-9590

Date: 8/31/2015

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

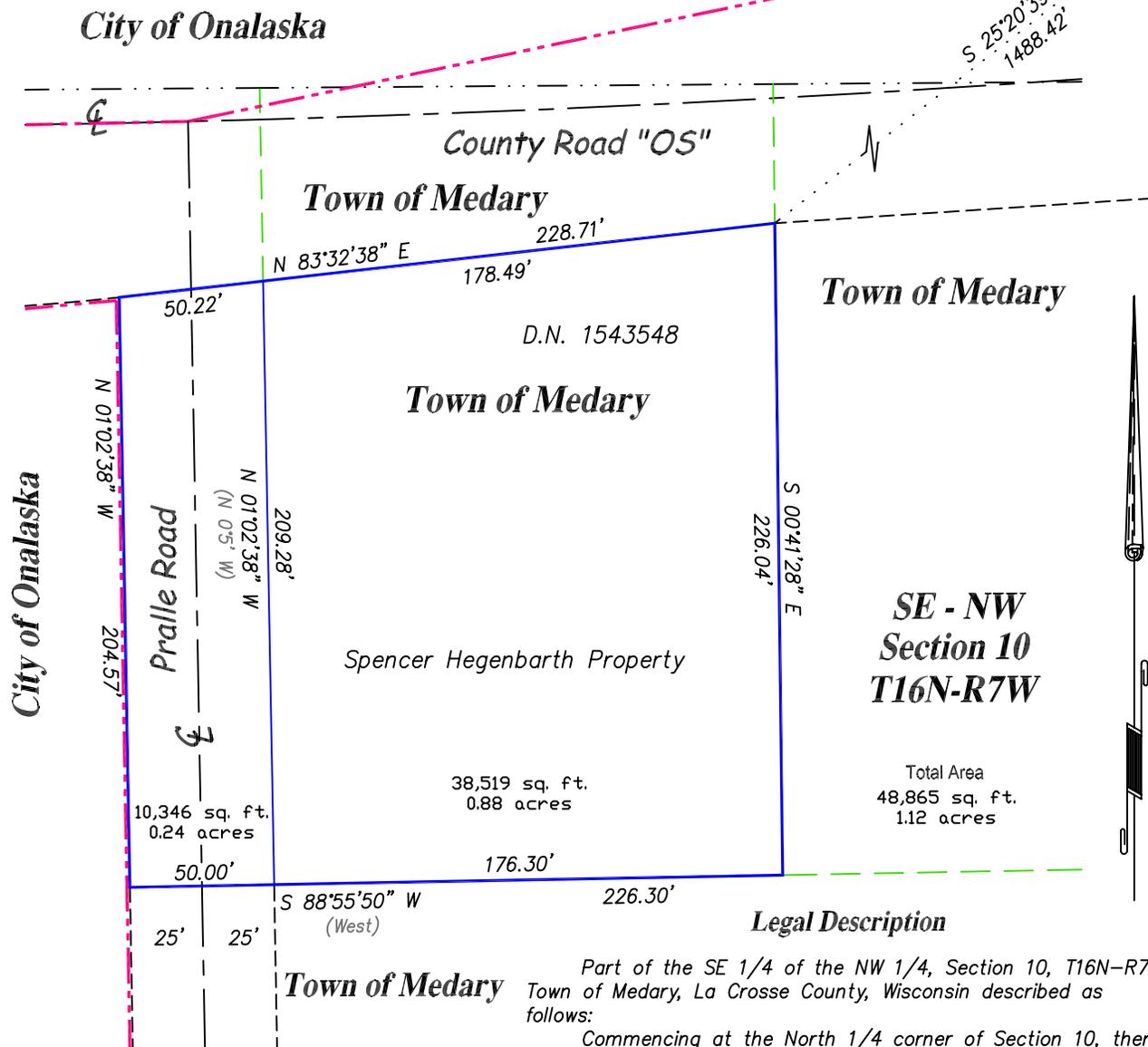
Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

Description for Annexation

N 1/4 Corner
Section 10
T16N-R7W



Town of Medary

Town of Medary

Town of Medary

City of Onalaska

Pralle Road

**SE - NW
Section 10
T16N-R7W**

Spencer Hegenbarth Property

38,519 sq. ft.
0.88 acres

10,346 sq. ft.
0.24 acres

Total Area
48,865 sq. ft.
1.12 acres

Legal Description

Part of the SE 1/4 of the NW 1/4, Section 10, T16N-R7W, Town of Medary, La Crosse County, Wisconsin described as follows:

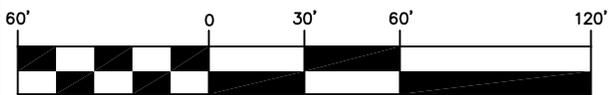
Commencing at the North 1/4 corner of Section 10, thence S 25°20'39" W 1488.42 feet to the South right-of-way line of County Road "OS" and the point of beginning of this description; thence S 00°41'28" E 226.04 feet to the southeast corner of that parcel described in Document Number 1543548; thence, along the South line of said parcel and its westerly prolongation, S 88°55'50" W 226.30 feet to the West right-of-way line of Pralle Road; thence, along said West line, N 01°02'38" W 204.57 feet to the South right-of-way line of County Road "OS"; thence N 83°32'38" E 228.71 feet to the point of beginning.

Subject to any easements, covenants and restrictions of record.

LEGEND

- = Boundary of this Description
- = Centerline
- - - = City Limits

Graphic Scale



(IN FEET)
1 inch = 60 ft.

Coulee Region Land Surveyors, LLC
917 S. 4th Street - PO Box 1954
La Crosse, WI 54601
Phone (608) 784-1614 Fax (608) 784-1408
www.couleeregionlandsurveyors.com

S-6793A

SURVEYOR'S CERTIFICATE

I, Christopher W. Fechner, Professional Land Surveyor, hereby certify that the survey shown and represented above is accurate and true to the best of my knowledge and belief and that there are no visible encroachments other than those shown.

Christopher W. Fechner PLS 2448



CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – September 15, 2015

- Agenda Item: Consideration of a substantial modification determination for the Greens Coulee Community Park Planned Unit Development (PUD) for Zone 2 adjacent to Clearwater Farm Foundation, Inc., 760 Green Coulee Road
- Applicant: Shari Collas, on behalf of Clearwater Farms, 760 Green Coulee Road, Onalaska, WI
- Property Owner: Clearwater Farm Foundation, Inc.
- Parcel Numbers: 18-167-125
- Address(es): 760 Green Coulee Road
- Site Location: Grazing request is for City owned land south and east of the Clearwater Farm parcel.
- Existing Zoning: Public Institutional District (P1) and Planned Unit Development (PUD)

Background:

This application is a request to review and determine whether the proposed change to the Clearwater Farm Planned Unit Development (PUD) constitutes a substantial modification. The substantial alteration determination is for grazing on City park property within Zone 2 of the PUD.

The PUD approved in 2002 identified 3 use zones. Zone 1 includes the Clearwater Farm Foundation parcels (which include all farm buildings and auxiliary uses), Zone 2 includes City of Onalaska lower parkland, and Zone 3 includes City of Onalaska upper parkland. Within Zone 1 permitted uses include agriculture, grazing, livestock raising, paddocks, pasturage, poultry raising, stables, floriculture, horticulture, nurseries, orchards, parks, playgrounds, parking lots, restaurant, business offices/professional offices, fruit/vegetable store, gift store, and limited residential. Within Zone 2 permitted uses include parks, arboretums, playgrounds, fishing, wading, skating, sledding, sustained-yield forestry, wildlife preserves, solid and water conservation, water measurement and water control facilities, public facilities, horticulture, and orchards.

The proposal is to allow grazing is proposed on City property which is within Zone 2. After reviewing the PUD for these lands, staff has determined that grazing would not be permitted on the City parklands.

Onalaska's Parks & Recreation Board has reviewed this request and at their July 27, 2015 recommended approval of the request to use City parkland property for pasture and grazing provided a lease agreement is entered into between the Clearwater Farm Foundation and the City of Onalaska. The Board also favored holding a public hearing for this request.

CITY OF ONALASKA

Enclosed please find:

- PUD Modification Application.
- Proposal from Clearwater Farm Foundation (starting with a 6/25/15 email from Dan Wick through a New York Times article).
- August 27, 2002 Plan Commission staff report & Greens Coulee Community Park P.U.D. document.
- July 27th, 2015 Parks & Recreation Board minutes from Agenda Item 4.
- Land Grazing Lease agreement drafted by the City Attorney.

Action Requested: The applicant is requesting approval of grazing on City parkland, within Zone 2. The Plan Commission should first determine if the change is substantial or non-substantial. If determined that the change is non-substantial, the requested modification may be approved or denied by the Plan Commission. If determined that the change is substantial, a public hearing will be scheduled for a subsequent Plan Commission, where Plan Commission review and determination would also occur.

Staff recommendation is that the decision on the requested PUD modification takes into consideration the initial reasoning for the PUD, compatibility with the existing and long-range future neighborhood, as well as vegetative management in City Parks.

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

September 15, 2015

Agenda Item 7:

Consideration of a substantial modification determination to the Greens Coulee Community Park Planned Unit Development (PUD) for Zone 2 adjacent to Clearwater Farms, submitted Shari Collas, on behalf of Clearwater Farm Foundation, Inc., 760 Green Coulee Road, Onalaska, WI (Tax Parcel #18-675-125).

1. Applicant to enter into a Grazing Land Lease agreement with the City of Onalaska.
2. Applicant shall abide by all requirements and conditions of the previously approved Greens Coulee Community Park Planned Unit Development and with previous City approvals.
3. A 10-foot buffer to be maintained along wetlands.
4. 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.
5. Any omissions of any conditions not listed in the minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.



PUD / PCID AMENDMENT APPLICATION

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

➔ **Overview/ Cover Letter Describing the following:**

- ▶ Detailed Description of Proposed Amendment
- ▶ Plan Set including: Grading/Drainage, Utilities, Site Layout, Landscaping, etc.

➔ **\$700 Permit Application Fee** (Payable to the City of Onalaska) if a Public Hearing is requested or required*.

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

An amendment to an approved Planned Unit Development (PUD) or Planned Commercial Industrial District (PCID) may be proposed at any time. Amendments shall be initiated by submitting a completed application by owners of the parcels in question. Depending on the degree of the amendment, a public hearing may be required by the Plan Commission.

*Any changes to the PUD/PCID requires Plan Commission and if determined a substantial change, the Plan Commission and Common Council will review the amendment with a public hearing.

Brief Description of Request to Amend a PUD or PCID.

To allow Clearwater Farm animals to graze this overgrown field by eliminating weeds & thistles within the area and also supplement animals of CWF (Shari Collas)

See Attached

Property Address: 760 Green Conlee Rd
 Parcel Number: 18- 167-125
 Zoning District:

Applicant: Clearwater Farm
 Mailing Address: 760 Green Conlee Rd
 City, State, Zip: Onalaska WI 54650
 Phone Number: 608-780-5682
 Email: SLCOLLAS@yahoo.com Primary Contact

P.O. Box 352

Business:
 Owner/Contact:
 Mailing Address:
 City, State, Zip:
 Phone Number:
 Email: Primary Contact

Property Owner:
 Contact:
 Mailing Address:
 City, State, Zip:
 Phone Number:
 Email: Primary Contact

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

Signature of Applicant: *Shari Collas* Date: 8-17-15
 Signature of Property Owner: Date:

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



Frank Collas <frcollas@gmail.com>

Fw: Clearwater requests

1 message

Shari Collas <slcollas@yahoo.com>
To: Frank <frcollas@gmail.com>

Thu, Jun 25, 2015 at 12:54 PM

Can u make 3 copies of this?

[Sent from Yahoo Mail on Android](#)

From: "Wick, Dan" <dwick@cityofalaska.com>
Date: Wed, Jun 24, 2015 at 11:15 AM
Subject: Clearwater requests

Shari,

The Park and Rec Board discussed your request at our meeting this past Monday night. Below are the items the Park Board would like to see in a proposal prior to making a decision.

- Summary of the proposed use of City land.
- Number & type of animals proposed to be grazing.
- Map with location of the request identified.
- Map identifying where any fencing would be located. Also identify the type and height of proposed fencing (either with fencing images and/or narrative).
- Who would be responsible for the maintenance of the fence
- Map identifying where storm water is currently draining and description of how the proposed use may impact adjacent waterways and/or wetlands, and if any grassy buffers are proposed to remain.
- Will the land being used/leased by Clearwater remain open to the public? If so what types of conflicts may arise (i.e., human/animal interactions) and how can they be prevented?
- Copy of Clearwater Farms Liability Insurance, and would they have the ability to name the City additional insured.

It you have any questions please let me know.

Dan

Daniel D. Wick

Park and Rec Board....Responses to questions and concerns

1. The adjacent parcel south of Clearwater Farm shall be used as pasture and grazing for the Clearwater Farm animals. This will benefit the animals by providing additional green grass to eat. The city will benefit as well by not having to maintain the parcel and will prevent the land from becoming overgrown and weed ridden as it currently stands. Attached are pictures of the current state of this parcel and the three foot thistle plants that plague the neighborhood.
2. Animals grazing would consist of donkeys, horses or goats, limited to 2 – 4 at a time. Grazing would occur only when there is an abundance of grass to be eaten. Animals will be taken to the fenced area and removed by nightfall. The fenced area will be cleaned twice daily when in use by the Clearwater Farm animal team. Our animals do not get fed any other feed or grain. Their diet is strictly grass or hay that is baled by Gary Humfeld, owner of the farm across the street.
3. Fencing would be installed and maintained by Clearwater Farm. Fencing would be 4 ft. tall and be consistent with the fencing pictured.
4. Fenced area would not be open to the public when animals are present. Gate leading to the area would be padlocked like all our fenced areas. If access is needed for city use, gates will be opened and keys provided to the city. The land bordering the fenced area would be accessible for animal viewing. This border area is several feet wide and quite a distance between the handicap blacktop path and the proposed fencing. There have been no accidents or injuries on Clearwater Farm property since its inception 16 years ago. Signage would be discussed concerning no admittance to the fenced area.
5. No change in storm water drainage is expected. The east side of the farm is currently marsh and provides a buffer and filter for drainage. Fields will be cleaned daily and grassy barriers around fences will remain the same.
6. Copy of Clearwater Farm insurance is attached and the City of Onalaska may be added as additional insured.



SECURA INSURANCE, A Mutual Company
 P. O. BOX 819 APPLETON, WI 54912-0819
COMMERCIAL GENERAL LIABILITY
 RENEWAL DECLARATION

POLICY NO. 20-CP-003218254-5/000
 RENEWAL OF 20-CP-003218254-4

ACCOUNT NUMBER: 00007284784
NAMED INSURED AND MAILING ADDRESS

AGENCY AND MAILING ADDRESS 484189 01

CLEARWATER FARM
 CLEARWATER FARM FOUNDATION INC DBA
 760 GREEN COULEE RD
 ONALASKA WI 54650

MERITRUST INS GRP LLC
 1523 ROSE ST #1
 LA CROSSE WI 54603

POLICY PERIOD: From 02/06/2015 to 02/06/2016 AT 12:01 A.M. STANDARD TIME AT YOUR MAILING ADDRESS SHOWN ABOVE.
 ATTACH THIS RENEWAL DECLARATION TO YOUR POLICY.

LIMITS OF INSURANCE		
GENERAL AGGREGATE	\$	1,000,000
PRODUCTS-COMPLETED OPERATIONS AGGREGATE	\$	1,000,000
PERSONAL INJURY & ADVERTISING INJURY	\$	1,000,000
EACH OCCURRENCE	\$	1,000,000
DAMAGE TO PREMISES RENTED TO YOU	\$	100,000 ANY ONE PREMISES
MEDICAL EXPENSE	\$	EXCLUDED ANY ONE PERSON

PROPERTY DAMAGE DEDUCTIBLE: See Manuscript Forms.

STATE - 1

LOCATION OF ALL PREMISES YOU OWN, RENT OR OCCUPY:
 LOC # 1: 760 GREEN COULEE RD, ONALASKA WI 54650

LOC CLASSIFICATION	CODE	PREMIUM BASIS	PMS RATE	PDTS RATE
1 ZOOS - NOT-FOR-PROFIT ONLY PRODUCTS-COMPLETED OPERATIONS ARE SUBJECT TO THE GENERAL AGGREGATE LIMIT	49903	EACH	1 336.893	INCL
1 HALLS - NOT-FOR-PROFIT ONLY PRODUCTS-COMPLETED OPERATIONS ARE SUBJECT TO THE GENERAL AGGREGATE LIMIT	44277	AREA	3,500 69.900	INCL



Frank Collas <frcollas@gmail.com>

Fw: Field South of Clearwater Farms

1 message

Shari Collas <scollas@yahoo.com>

Tue, Jul 7, 2015 at 2:36 PM

To: Frank <frcollas@gmail.com>

Two copies please

**copy of Jaycee email*

Sent from Yahoo Mail on Android

From: "Andy Speropulos" <Andy@tristatesound.com>

Date: Tue, Jul 7, 2015 at 2:16 PM

Subject: Field South of Clearwater Farms

To whom it may concern,

The Onalaska Jaycees have been using the field south of Clearwater Farms for the use of parking for some time now. I believe it was Mr. Bialecki who gave us the opportunity to use it. However, in the past few years the field has become more problematic because of the nature of the field. During the month of October for the past 3-4 years it has been very wet and unusable. We've had to push multiple vehicles out of the field due to them being stuck, which creates a hazard for us and the public. Last year, we opted to use street parking along Green Coulee Road and adjacent streets, and found parking to be a lot easier on us and to haunted house goers. As you can imagine a family getting out of their vehicle, and walking through mud does not make for a positive experience. We hope to continue our stay at Clearwater Farms and continue our annual food drive to benefit the Onalaska Food Shelter that is desperately in need during the month of October.

Thank you,

Andy Speropulos

Onalaska Jaycees

Membership VP

*woven Field Fencing - 4 feet tall - proposed

Standing guard since 1889.™

RED-BRAND®



AMERICAN MADE

WOVEN FIELD FENCE

CLÔTURE À GRILLAGE TRESSÉ POUR GRANDS ESPACES
MALLA GRADUADA PARA CAMPO

English

- Protect your investment with our most reliable confinement for cattle, hogs, horses and other large animals
 - Able to withstand the demands of corralling large animal herds and pastures
 - Fencing that is ideal for all-terrains, as well as corrals
 - Special wire crimps withstand even the most severe weather
 - Class 1 galvanized wire expands and contracts
 - Made in the United States with 100% American steel
- Wear safety glasses and protective eyewear when handling this product

Français

- Protégez votre investissement avec notre barrière d'isolement des plus solides pour bovins, porcs, chevaux et autres gros animaux
- Offre la résistance requise pour confiner des troupeaux de gros animaux
- Clôture parfaite pour tous les terrains, corrals et pâturages
- Peut résister aux pires conditions météorologiques, car le sertissage spécial du fil permet l'expansion et la contraction
- Fil galvanisé de catégorie 1 résistant aux intempéries, à l'usure et à la détérioration

Consulte

- Capaz de resistir a las condiciones mas severas del tiempo
- Cercas ideales para corrales y praderas
- Las ondulaciones de alambre especiales resiste y soporta el viento que el alambre de clase 1 resista las intempéries, a la usura y el desgaste

* current corner posts and bracing that would be used in pasture!



* T posts that would be used & picture of gate



* Aerial view of parcel being discussed.
At this time it is overgrown with grass
and thistles.

Clearwater
↓
Garden

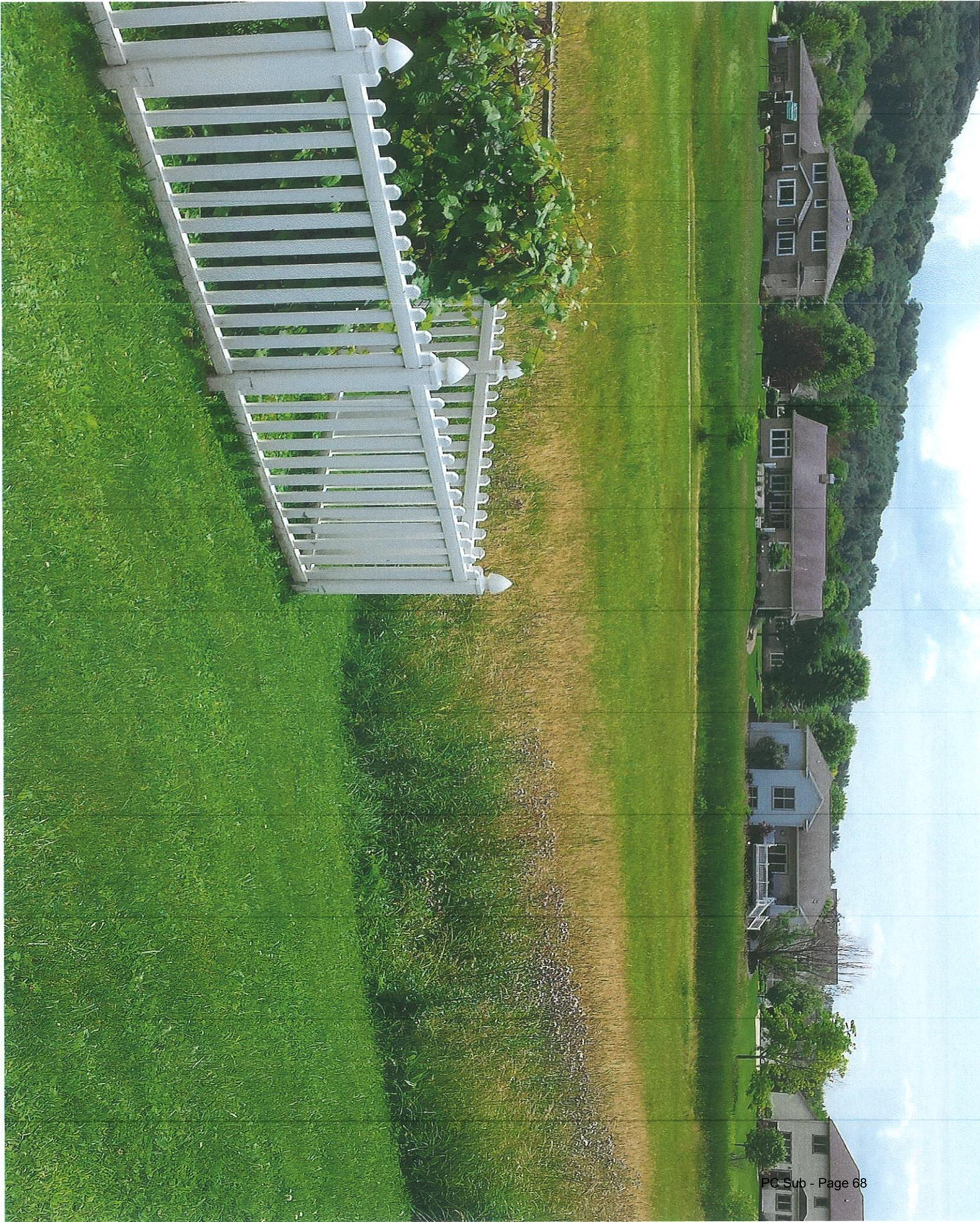
10' Gate



* Fore ground pic of thistles in field - Clearwater
in Background



clearwater whitefeaning - field being discussed and
marsh area in front of houses



* Field from blacktop path view!



* We have been cutting down these thistles, as they spread to our community garden in fenced area



Charwater area that we now to keep a barrier
from the field!



* Road View of Clearwater Farm garden area and potting shed





The New York Times | <http://nyti.ms/KQtIzB>

N.Y. / REGION

To Tackle an Invasive Weed, Bringing In the Hooved Pros

By **LISA W. FODERARO** JUNE 21, 2012

On a sweltering afternoon on Staten Island, the New York City parks department unveiled its latest weapon in the war on phragmites, an invasive weed that chokes the shoreline: goats. Twenty Anglo-Nubians, to be exact. With names like Mozart, Haydn and Van Goat, and with floppy ears and plaintive bleats, they did not seem fearsome. But on Thursday they were already munching inexorably through the long pale leaves in the first phase of a wetland restoration at what will soon be Freshkills Park.

Known for their unending, indiscriminate appetites, the goats are being rented by the city for the next six weeks from a farmer in the Hudson Valley. Parks officials are counting on the goats to clear the phragmites across two acres of wetlands that will eventually be cultivated with native grasses like spartina and black needle rush. The hope is that the goats will weaken the phragmites, setting the stage for another series of assaults on their stubborn rhizomes — applying herbicide, scarifying the earth and laying down sand.

In the short term, the goats are part of an unusual experiment to eradicate the pesky reeds, which were introduced from Europe in the late 19th century and which, once rooted, are almost impossible to eliminate. They have fueled brush fires across the region and pushed out other species along the East Coast.

But the farm animals are also being tested for their lawn-mowing prowess, especially at Freshkills Park, which is in transition from its former life as the world's

largest landfill to its future one — as the largest park to be developed in New York City in more than a century.

“We want to introduce the idea of using goats to help in vegetation management,” Eloise L. Hirsh, the administrator of the park, said. “The sanitation department mows us once a year. But this is 2,200 acres. We need help.”

The goats are perhaps the most vivid example of the lengths to which the city is going to turn a symbol of environmental degradation into one of ecological redemption. As Freshkills Park is developed in phases over the next three decades, it will be a laboratory for green practices; there are plans for composting toilets, green roofs, rain gardens and a native seed farm.

The official opening of the park is two or three years off, though it is open periodically for tours. Three of the four giant mounds formed by garbage are now capped, and the parks department will soon solicit bids on the first stage of development — 21 acres with walking paths and a bird observation tower overlooking the wetlands. Already, the landscape looks impossibly bucolic, with dragonflies and swallows darting amid lanky grasses and the occasional tree.

The goats only add to the pastoral image. On Thursday, Beethoven, with long white ears and a black body, and Van Goat, sporting a black stripe down his chestnut back, were contentedly exploring their new territory, plunging their mouths into dense stands of phragmites. Others trotted down to the shore of Main Creek, a tributary of the Fresh Kill. (In yet another act of environmental rectitude, parks workers will soon arrange logs made of coconut fiber along the banks to attract mussels, which prevent erosion.)

“The first test was to see if they would eat the phragmites, and they’re eating it, so they passed,” said Terry Doss, an ecologist with Biohabitats, a company specializing in ecological restoration that is advising the parks department.

The city received a grant of \$350,000 from the state for the wetlands project. (The cost of renting the goats from Larry Cihanek of Rhinebeck, N.Y., is \$20,625 for the six weeks.) If the goats prove successful, Freshkills Park may one day have a permanent herd. “It’s exciting to be able to replace what would be a carbon-polluting

STAFF REVIEW SUMMARY
Onalaska City Plan Commission

August 27, 2002

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

Greens Coulee Community Park P.U.D.

DRAFT

Greens Coulee Community Park P.U.D.

I. INTRODUCTION

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

II. P.U.D.

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

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

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

IV. CONCLUSION/PLAN

V. ATTACHMENTS

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

I. INTRODUCTION

Background

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

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

Public Design Process

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

Site Analysis

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

II. P.U.D.

Explanation/Definition

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

PUD Use Zones

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

Zone 1

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

Zone 1 Permitted Uses:

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

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

Zone 1 Conditional Uses

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

Zone 1 setbacks

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

Zone 2

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

Zone 2 Permitted Uses

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

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

Zone 2 Conditional Uses

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

Zone 2 Setbacks

- None, other than those noted in development agreement

Zone 3

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

Zone 3 Permitted Uses

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

Zone 3 Conditional Uses

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

Zone 3 Setbacks

- None, other than those noted in development agreement

P.U.D. Management Strategies

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

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

Utility Feasibility Study

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

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

Economic Analysis

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

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

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

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

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

Deed Restrictions/Development Agreements

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

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

Development and Design Standards

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

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

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

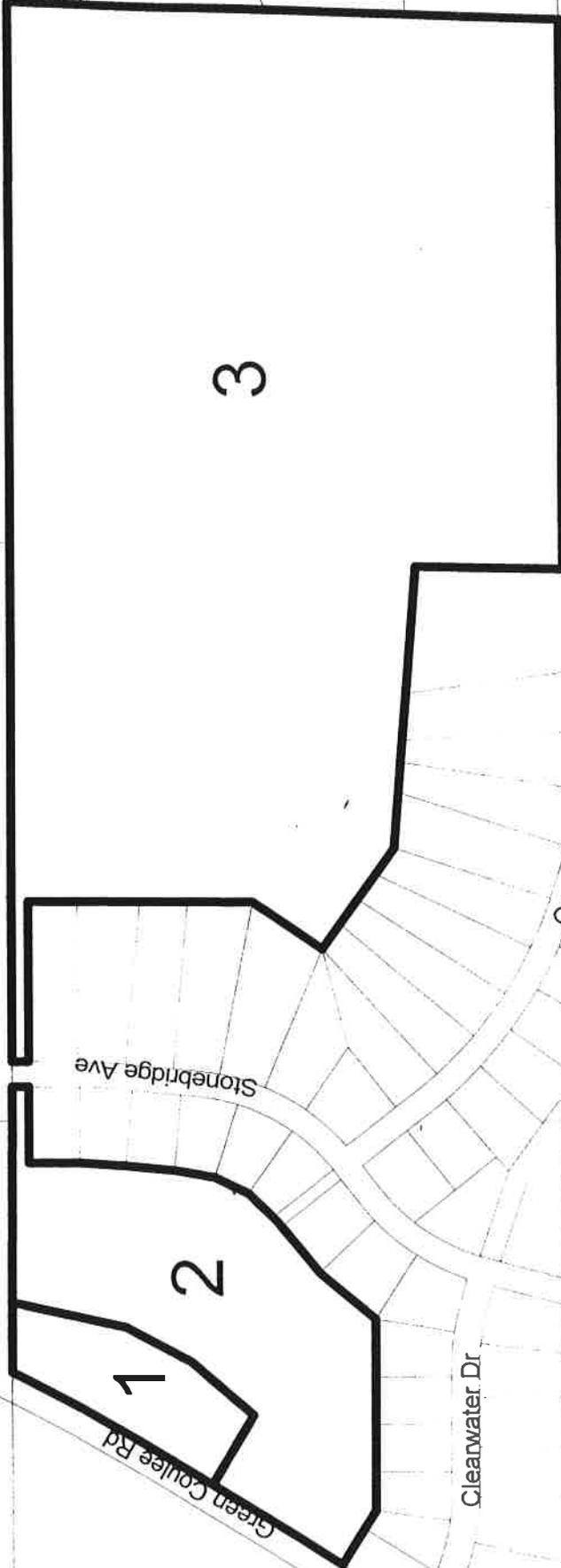
IV. CONCLUSION

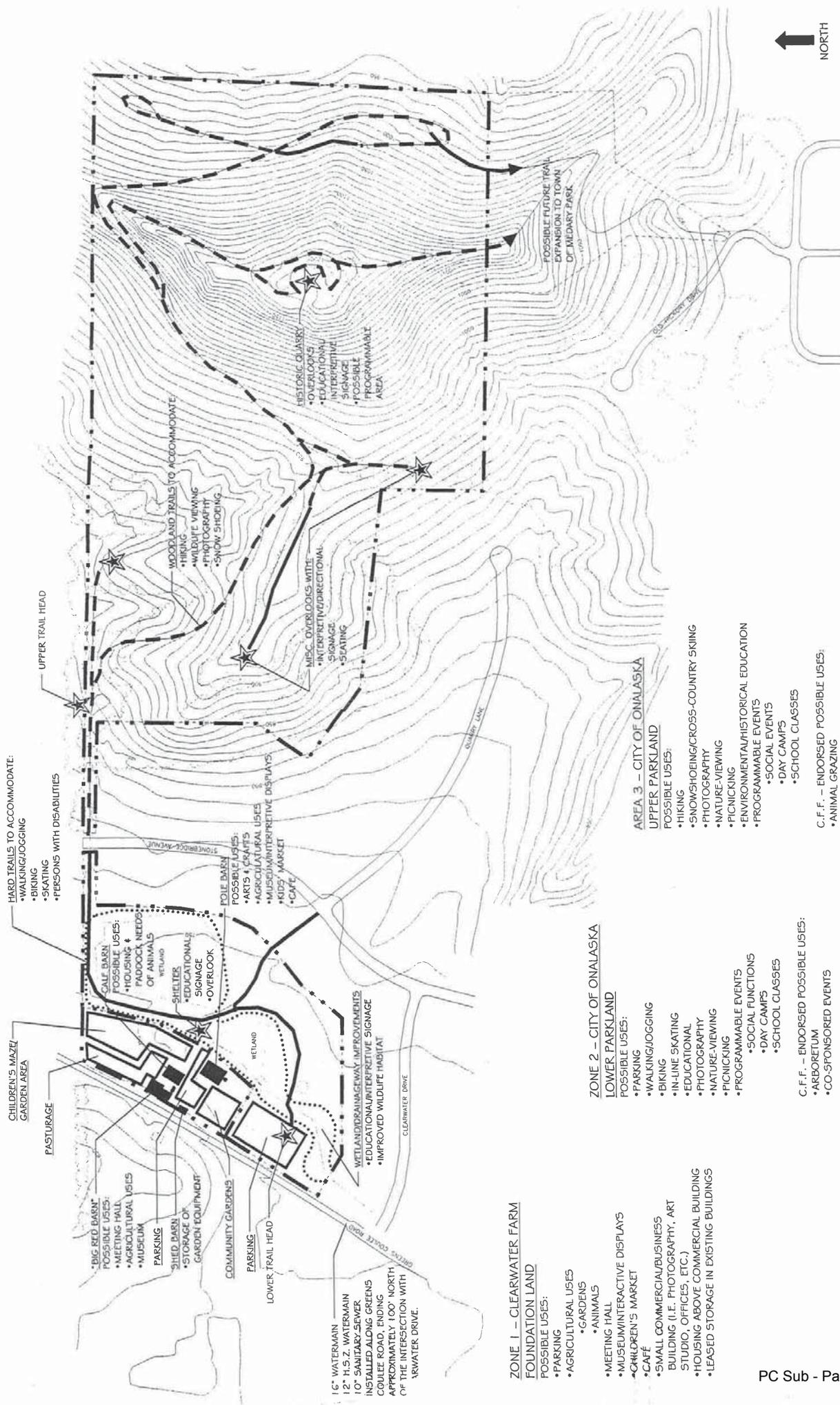
Protection, use and management of this unique area in Greens Coulee have been addressed in several of the City of Onalaska’s official plans. The City’s Comprehensive Plan recommends creating a bluffland trail system, as well as preserving the bluffs within the City. The Comprehensive Outdoor Recreation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



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

Greens Coulee Community Park P.U.D. Zones





HARD TRAILS TO ACCOMMODATE:

- WALKING/JOGGING
- BIKING
- SKATING
- PERSONS WITH DISABILITIES

CHILDREN'S MAZE/ GARDEN AREA

PASTURAGE

"BIG RED BARN"
 POSSIBLE USES:
 • MEETING HALL
 • AGRICULTURAL USES
 • MUSEUM
 • PARKING

SHED BARN
 • STORAGE OF GARDEN EQUIPMENT

COMMUNITY GARDENS
 • PARKING
 • LOWER TRAIL HEAD

16" WATERMAIN
12" H.S.Z. WATERMAIN
10" SANITARY SEWER
 INSTALLED ALONG GREENS COULEE ROAD, ENDING APPROXIMATELY 100' NORTH OF THE INTERSECTION WITH CLEARWATER DRIVE.

WETLAND DRAINAGEWAY IMPROVEMENTS
 • EDUCATIONAL/INTERPRETIVE SIGNAGE
 • IMPROVED WILDLIFE HABITAT

WETLAND

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

WETLAND

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

MISC. OVERLOOKS WITH INTERPRETIVE/DIRECTIONAL SIGNAGE
 • SEATING

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

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

UPPER TRAIL HEAD

ZONE 1 – CLEARWATER FARM FOUNDATION LAND

- POSSIBLE USES:**
- PARKING
 - AGRICULTURAL USES
 - GARDENS
 - ANIMALS
 - MEETING HALL
 - MUSEUM/INTERACTIVE DISPLAYS
 - CHILDREN'S MARKET
 - CAFÉ
 - SMALL COMMERCIAL/BUSINESS BUILDING (I.E. PHOTOGRAPHY, ART STUDIO, OFFICES, ETC.)
 - HOUSING ABOVE COMMERCIAL BUILDING
 - LEASED STORAGE IN EXISTING BUILDINGS

ZONE 2 – CITY OF ONALASKA LOWER PARKLAND

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

C.F.F. – ENDORSED POSSIBLE USES:

- ARBORETUM
- CO-SPONSORED EVENTS

AREA 3 – CITY OF ONALASKA UPPER PARKLAND

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

C.F.F. – ENDORSED POSSIBLE USES:

- ANIMAL GRAZING
- HERITAGE ORCHARDS/NURSERY
- SELECTIVE TIMBER HARVESTING
- CO-SPONSORED EVENTS





42 would be a contributor myself.”

43

44 Victor called three times for anyone else wishing to provide public input and closed that portion
45 of the meeting.

46

47 **Consideration and possible action on the following items:**

48

49 **Item 4 – Authorize Clearwater Farms to use adjacent City property as pasture area for**
50 **their animals**

51

52 This item first appeared on the March 23 Parks and Recreation Board agenda, and will be
53 discussed again tonight. Dan referred to a handout included in board members’ agendas that lists
54 items the board would like to see in a proposal prior to rendering a decision. Shari Collas of
55 Clearwater Farms responded to the board’s questions and concerns and provided a certificate of
56 insurance. Andy Speropulos of the Onalaska Jaycees also wrote an email. Dan said there would
57 have to be a change to the Planned Unit Development and that the board will need to decide
58 whether or not to move this item forward. If the Parks and Recreation Board votes to move
59 Clearwater Farms’ request forward, it will go before the Plan Commission, which will determine
60 if this is a substantial change to the PUD. Dan said Land Use and Development Director Brea
61 Grace and Katie told him a public hearing may be held if the Parks and Recreation Board
62 members wish to hold one. Dan noted staff has met with the city’s legal counsel and said a lease
63 would need to be developed since the public would not be able to access the land when the
64 animals are in the pasture area.

65

66 Dan said, “I believe they [Clearwater Farms] have done everything that they’ve been asked for
67 from the board. As I stated, I think the first month that we did this ... I support this. There are a
68 lot of communities doing these things in park areas to help with invasive [species] and the
69 mowing. My opinion and my stance on this have not changed. I still think this is something that
70 is of benefit.”

71

72 Victor asked if input from the public should be taken now or if the board should begin discussing
73 this item.

74

75 Motion by Brian, second by Andrea Vogler, to approve authorization for Clearwater Farms to
76 use adjacent City property as pasture area for their animals.

77

78 Victor invited public input at this time.

79

80 **Ann Berg**
81 **624 Stonebridge Avenue**
82 **Onalaska**

83
84 “I’ve lived in the neighborhood about 14 years. I’m pretty familiar with the area – the farm, the
85 animals that have come in, the job that Shari has done, and the turnaround that the whole barn
86 has taken since we’ve moved in. You know the property that she’s talking about. It’s tall, it’s
87 weedy. To have the animals go in there, [there would be] no tractor, no gas – just all animal-
88 powered. To have it fenced would keep people from letting their dogs run in there. There’s a lot
89 of dog waste along the sidewalk that doesn’t get picked up even though the bags are put there. I
90 think having everything trimmed down and having it fenced, it comes across as a personal piece
91 of property that I think hopefully people will take more care of that strip of land along the
92 sidewalk there. They’re not going to let their animals run up to the fence and scare the animals.
93 Everybody will be on a leash. It’s getting pretty weedy and pretty tall and becoming an eyesore.
94 From what Shari said, that farmer won’t cut hay in there anymore. ... I support it 100 percent.”

95
96 Shari noted that Clearwater Farms’ female turkey and her chicks had been pulled into the field
97 and killed by coyotes.

98
99 Katie Wellnitz, Clearwater Farms’ Education Coordinator, noted that children who visit the farm
100 see its composting system. Katie said waste is managed in a safe manner and noted that visitors
101 are taught how the marsh is ideal for filtering any runoff from the fields. Katie said the field in
102 question is overgrown and there are deer ticks living in the tall grasses. Katie said, “Just from a
103 safety standpoint for the kids that we’re bringing out to the farm, I would like to see that trimmed
104 down. The cleanup that we do in these fields and putting them into these well-managed compost
105 piles is really helping to eliminate the waste that would come from the animals out there.”

106
107 Shari noted that individuals from the Kane Street Garden in the City of La Crosse utilize the
108 compost and said it is always being utilized and put back into Clearwater Farms. Shari noted
109 that Clearwater Farms has utilized no fertilizer and has used weed control sparingly in the
110 garden. Shari also noted that Clearwater Farms’ animals primarily consume grass.

111
112 Ald. Binash said he believes the public should be informed that this land is not currently being
113 utilized for anything. Ald. Binash said, “If you were to use it for parking because of the weather
114 conditions it’s not usable for that either. I think this would be an excellent idea to go ahead and
115 let Clearwater Farms use this particular area for this reason.”

116
117 Katie said that the board must determine whether or not it wishes to hold a public hearing at the
118 Plan Commission level if it votes to approve this item. Katie also said a lease agreement could
119 easily tie into a Condition of Approval as part of the PUD process.

120
121 Andrea Benco said she was going to propose not holding a public hearing, but she also said she
122 believes a lease needs to be in place because city parkland is being utilized. Andrea Benco said
123 she hopes that Clearwater Farms eventually has enough goats in its herd so that the city may

124 lease them and have them control the invasive species on the hill. Andrea Benco said, “It seems
125 to me that we’ve been talking about this long enough, and it seems like many of the neighbors in
126 the affected area are already aware of it. I’m just wondering from a cost standpoint if there much
127 benefit to having a public hearing.”

128

129 Victor said he does not think holding a public hearing would be a negative thing from a due
130 diligence standpoint.

131

132 Andrea Benco asked what kind of radius would be needed on the public notice, noting that the
133 city would need a wider notification area than 250 feet.

134

135 Katie noted that the standard radius is 250 feet, but said the Planning Department can look into
136 expanding that distance.

137

138 Shari noted that she has spoken with several residents neighboring Clearwater Farms and said
139 they have told her they will attend a public hearing and speak in support of the request.

140

141 Victor told Shari that she has done her due diligence and said the city now must do its due
142 diligence.

143

144 Dan said he believes holding a public hearing would be wise in the sense that the public will be
145 aware of the city’s intentions. Dan noted that Zone 2 of the PUD is the entire wetland area and
146 said he believes the 250-foot radius will go around the entire Zone 2. All the residents adjacent
147 to the wetland area would be included.

148

149 Andrea Benco said she believes there have been other properties that have not been involved in
150 public hearings. Andrea Benco also said she believes the fencing should inform individuals that
151 the land is owned by the City of Onalaska and leased by Clearwater Farms.

152

153 Victor noted there a motion on the floor and that there should be an amendment to the motion to
154 include a public hearing.

155

156 Ald. Binash said he believes the motion may be restated and include the condition that a lease
157 agreement be reached and a public hearing be held. Ald. Binash said he favors holding a public
158 hearing because the land is public land and a public hearing would give citizens the opportunity
159 to raise objections. Ald. Binash said, “I doubt anybody is going to object to it, but I think it’s a
160 good idea to go ahead and have a public hearing.”

161

162 Andrea Benco asked if the discussion is about changing the PUD or changing the PUD and
163 allowing Clearwater Farms all as one action. Andrea Benco noted that the PUD must be
164 amended before the notion of grazing by Clearwater Farms may be entertained.

165
166 Dan said, “We’re strictly saying yes or no. The Plan Commission will be making that
167 determination. We could say no to the public hearing. The Plan Commission, based on the
168 determination, could say this is a substantial change and we have to do a [public hearing]. ... The
169 Plan Commission will make the determination. Once we say ‘yea’ or ‘nay’ here, if the Park
170 Board says ‘no, we’re not doing it,’ then it’s a done issue. If it goes to the Plan Commission, the
171 Park Board has washed their hands of it. We have a representative [Sue Peterson] on that
172 committee, but the Park Board has washed their hands. The Plan Commission will make the
173 determination then forward it on to the Council.”

174
175 Gretchen asked Ald. Binash if he wants to hold a public hearing and then have this item return
176 before the Parks and Recreation Board so it may make a decision.

177
178 Ald. Binash said the Parks and Recreation Board is recommending that the Plan Commission
179 hold a public hearing.

180
181 Motion by Andrea Vogler, second by Ald. Binash, to amend the previous motion and
182 recommend both holding a public hearing at the Plan Commission level and establishing a lease
183 agreement between the City of Onalaska and Clearwater Farms.

184
185 Vote on the amendment:

186
187 On voice vote, motion carried.

188
189 Original motion restated:

190
191 To approve authorization for Clearwater Farms to use adjacent City property as pasture area for
192 their animals.

193
194 On voice vote, motion failed, 4-2.

195
196 Dan explained that this item will now be turned over to the Plan Commission.

197
198 Andrea Benco asked if a lease agreement between the city and Clearwater Farms will eliminate
199 the opportunity for parking in the field. Andrea Benco said if this is not the case this item will
200 need to be placed on the August 24 Parks and Recreation Board meeting agenda because she
201 does not believe anyone should be allowed to park in the field.

202
203 Dan noted the field belongs to the city and said there had been an assumption that the field
204 belonged to Clearwater Farms. Dan said the city may impose any restrictions it so chooses.

205

206 Victor suggested that the lease may include a condition that the field may be utilized for parking
207 for events.

208
209 Andrea Benco said she believes the city must determine whether or not parking is allowed.

210
211 Dan said the city can inform individuals that they are not allowed to park in the field.

212
213 **Item 5 – Request from Tornado Youth Hockey to waive meeting room rental fee at the**
214 **Omni Center**

215
216 Dan noted that board members’ packets include a copy of an email from Tornado Youth Hockey
217 President Jamie Dirks.

218
219 Ald. Binash asked if there will be an increase in skating fees for 2016.

220
221 Dan said he has not made such a proposal, but added he believes the board will discuss this topic
222 under Item 7.

223
224 In response to a question by Ald. Binash, Dan said the cost to rent a meeting room is \$45 an
225 hour.

226
227 Ald. Binash asked if another group would utilize the meeting room if Tornado Youth Hockey
228 was not.

229
230 Dan said it is possible.

231
232 Andrea Benco noted the Omni Center is successful in booking meeting rooms.

233
234 In response to a question by Ald. Binash, Dan said he believes Tornado Youth Hockey has been
235 paying the rental fee.

236
237 Ald. Binash said, “I don’t see any reason to stop that.”

238
239 Victor asked if the board would be setting a precedent by waiving the meeting room fee for
240 Tornado Youth Hockey.

241
242 Dan noted there are two representatives from Tornado Youth Hockey present and suggested that
243 they be allowed to speak.

244
245
246



CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – September 15, 2015

Agenda Item:

Update on a Certified Survey Map (CSM) submitted by Andy Luttcens of Davy Engineering on behalf of Valley View Business Park, LLP, PO Box 325, Onalaska, WI 54650 for the purpose of realigning Lots 1, 2 and Outlot 1 in the Nathan Hills Estates Subdivision (Tax Parcels # 18-5941-0 and 18-5942-0).

Background:

Following Plan Commission's August review and approval of the Certified Survey Map, minor modifications have been made to the lots lines and easements. Staff will provide the Plan Commission with an update.

Action Requested:

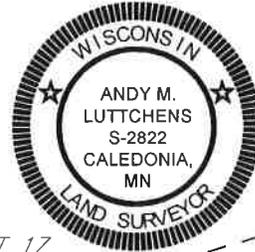
No action required.

CERTIFIED SURVEY MAP NO. _____

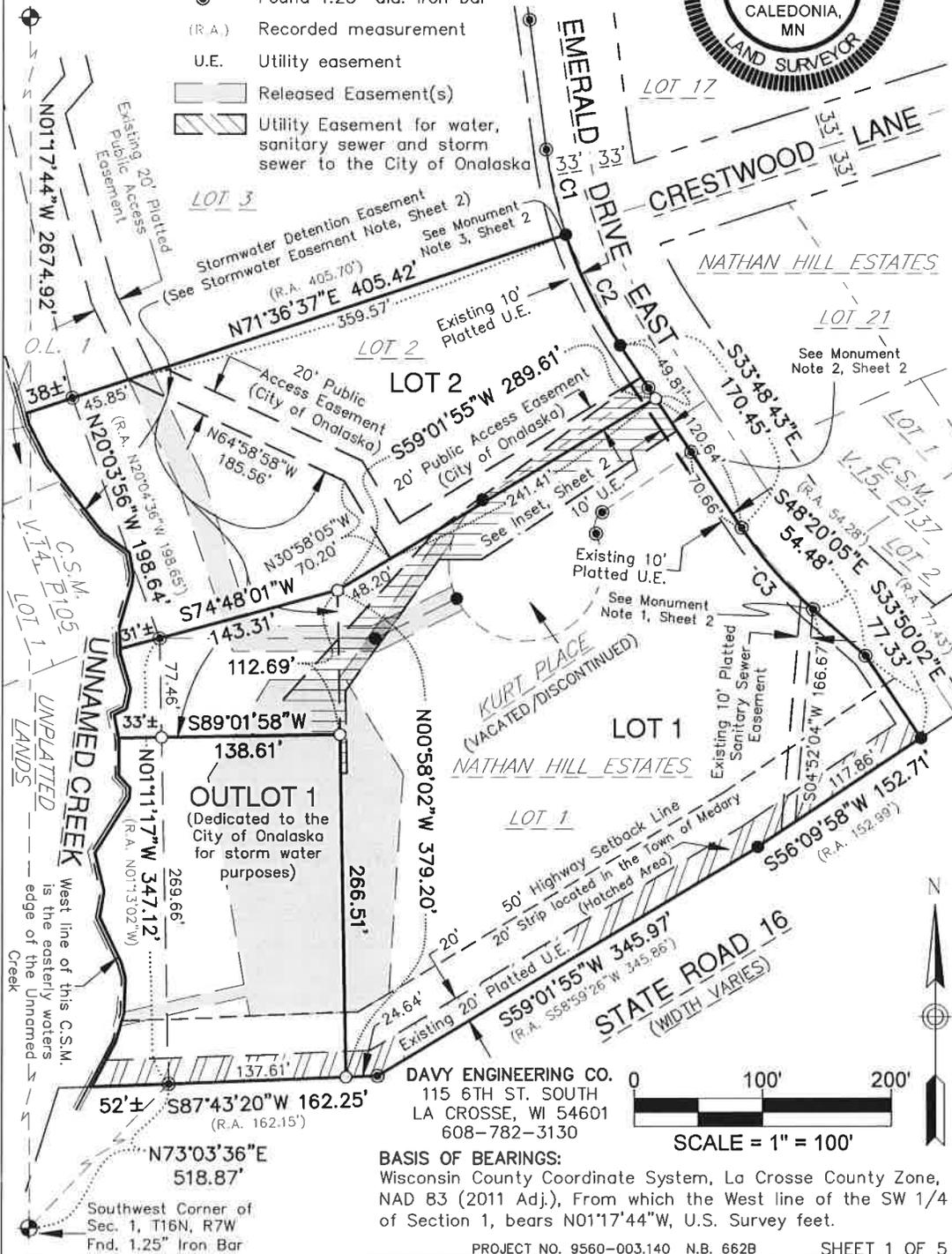
LOTS 1 AND 2 AND THE VACATED AND DISCONTINUED STREET OF KURT PLACE OF NATHAN HILL ESTATES, BEING A PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF ONALASKA AND TOWN OF MEDARY, LA CROSSE COUNTY, WISCONSIN.

LEGEND

- Set 0.75" X 24" round iron bar weighing 1.50 lbs/ft.
- Found 0.75" dia. iron bar
- ⦿ Found 1.25" dia. iron bar
- (R.A.) Recorded measurement
- U.E. Utility easement
- ▭ Released Easement(s)
- ▨ Utility Easement for water, sanitary sewer and storm sewer to the City of Onalaska

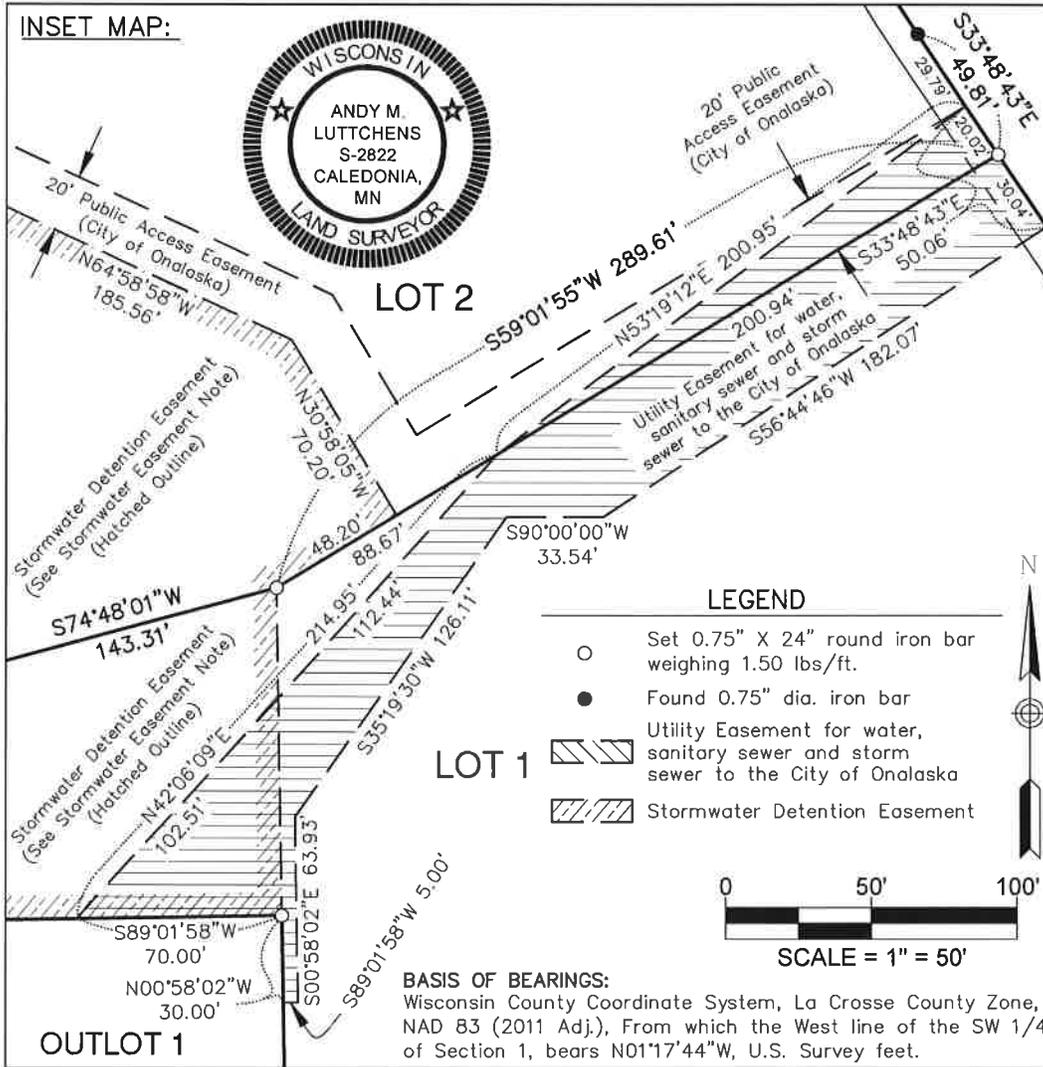


West 1/4 Corner of Sec. 1, T16N, R7W
Fnd. Bernsten Cap on 1.25" I.D. Iron Pipe



CERTIFIED SURVEY MAP NO. _____

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



MONUMENT NOTES:

- Note 1: A 0.75" iron bar of unknown origin was found S44°E 1.43' of the dimensioned original 1.25" iron bar.
- Note 2: A 0.75" iron bar set by Christopher Fechner, PLS No. 2448, was found S06°E 0.14' of the the dimensioned original 1.25" iron bar.
- Note 3: A 0.75" iron bar set by Christopher Fechner, PLS No. 2448, was found S03°E 0.37' of the the dimensioned original 0.75" iron bar.

STORMWATER EASEMENT NOTE:

For specific provisions with respect to the maintenance of the stormwater facilities located within the Stormwater Detention Easement shown on sheet 1, refer to the "Agreement to Maintain Stormwater Facilities" to be filed and recorded at the La Crosse County Register of Deeds in conjunction with this Certified Survey Map.

CERTIFIED SURVEY MAP NO. _____

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

CURVE TABLE

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

LOT AREA TABLE (Square Feet)

LOT	TOTAL	MEANDERED	UNMEANDERED
LOT 1	152,637±	150,537	2,100±
LOT 2	80,916±	76,616	4,300±
O.L. 1	48,021±	37,021	11,000±



RELEASE OF PLATTED 10' UTILITY EASEMENT ADJACENT TO AND SURROUNDING KURT PLACE:

The platted 10 foot utility easement adjacent to and surrounding Kurt Place has been formally released by the City of Onalaska, Charter Communications and CenturyTel of Wisconsin by easement release documents filed and recorded at the La Crosse County Register of Deeds. Xcel Energy has provided a formal letter to Davy Engineering stating that Xcel Energy does not occupy, and will not occupy the platted utility easement adjacent to and surrounding Kurt Place and approves the releasing of said easement. A copy of this letter is filed for record at the Onalaska City Clerk's Office.

UNNAMED CREEK WATER ELEVATION AND ORDINARY HIGH WATER MARK:

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

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

EASEMENT/RESTRICTION RELEASE BY THE CITY OF ONALASKA:

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

- 1) 10 foot storm sewer easement located within Lots 1 and 2 between the former Kurt Place and the storm sewer easement for stormwater detention pond purposes located within Lot 1 of said Nathan Hill Estates.
- 2) 10 foot storm sewer easement located within Lot 1 between the storm sewer easement for stormwater detention pond purposes and the west line of said Lot 1 of Nathan Hill Estates.
- 3) The 7 sided storm sewer easement for stormwater detention pond purposes located within Lot 1 of said Nathan Hill Estates.
- 4) The 20 foot public access easement located within Lots 1 and 2 of said Nathan Hill Estates.

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

Joe Chilsen, Mayor, City of Onalaska.

Cari Burmaster, Clerk, City of Onalaska.

CERTIFIED SURVEY MAP NO. _____

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

SURVEYOR'S CERTIFICATE:

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

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

Andy M. Luttcgens P.L.S. No. S-2822

Date



COMMON COUNCIL APPROVAL CERTIFICATE:

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

Date: _____

Joe Chilsen, Mayor

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

Cari Burmaster, City Clerk

TOWN BOARD APPROVAL CERTIFICATE:

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

Date: _____

Linda Seidel, Town Chairperson

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

Town Clerk

DEPARTMENT OF TRANSPORTATION RESTRICTIONS:

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

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

CERTIFIED SURVEY MAP NO. _____

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

OWNER'S CERTIFICATE OF DEDICATION:

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

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

this ____ day of _____, 2015.

In the presence of:

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



STATE OF WISCONSIN)
COUNTY OF LA CROSSE) ss

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

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

CONSENT OF CORPORATE MORTGAGEE:

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

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

this ____ day of _____, 2015.

In the presence of:
River Bank

Vice President Date: _____ Secretary or Cashier Date: _____

STATE OF WISCONSIN)
COUNTY OF LA CROSSE) ss

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

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



CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub Committee – September 15th, 2015

Agenda Item:

9

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

Background: City staff is recommending a review of current zoning fees and consideration of modifying those listed in the table below.

Zoning Application Permit:	Current Fee:	Proposed Fee:
Conditional Use Permit (CUP)	\$150	\$250
Rezoning and/or Text Amendment	\$150	\$300
Certified Survey Map review	\$40 plus \$10.00/lot	\$75 plus \$10/lot
Zoning Verification Letters	\$0	\$25 (residential properties) \$100 (commercial properties)
Republication Fee (for CUP, Rezoning/ PUD, Variance , Street Vacation/ROW Discontinuance applications)	\$0	\$100
Site Plan Review	\$50 (if project is under \$75,000) \$100 (if project is over \$75,000)	\$75 accessory structure with disturbed areas less than 1,200 s.f. and/or principle structure additions under 250 s.f. \$150 parking lot construction/reconstruction and/or other site improvements without principle structure modifications, as well as all other projects not listed in other categories \$250 building/structural additions (including telecommunication tower modification) \$350 new construction (including telecommunication tower construction)
Preliminary Plat Review	\$40 plus \$10.00/lot	\$200 plus \$25.00/lot
Final Plat Review	\$40 plus \$10.00/lot	\$150 plus \$10.00/lot
Street Vacations / Right-of-way Discontinuances	\$0	\$300

CITY OF ONALASKA

Additional information about the City's direct costs & amount of staff time required for each type of permit review will be provided at the Plan Commission Sub-Committee meeting.

Action Requested:

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



CITY OF ONALASKA

Agenda Item #10

PLANNING/ZONING DEPARTMENT

PH: (608) 781-9590

FAX (608) 781-9506

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

MEMO

Date: September 9, 2015
To: Plan Commission
From: Katie Meyer, Planner | Zoning Inspector
Re: 2015 Comprehensive Plan Update – Open House

The Long Range Planning Committee (LRPC) has completed a final draft of the 2015 Comprehensive Plan Update and will host a “Public Open House” at City Hall on Wednesday, **September 30, 2015 from 4:30PM – 7:30PM**. A small presentation will be made at 5:30PM that gives an overview of the comprehensive plan with major changes to the plan.

As the Plan Commission reviewed all of the draft chapters of the 2015 Comprehensive Plan Update, the LRPC would like to invite you to participate in the Public Open House meeting to provide final feedback on the document.

Below are the chapters for the 2015 Comprehensive Plan Update. The entire document is available on the City’s Webpage at www.cityofonalaska.com for review and comment by the public/city committees. Go to “Planning Department” and select “2015 Comprehensive Plan Update”.

- Chapter 1: Introduction
- Chapter 2: Issues & Opportunities;
- Chapter 3: Housing;
- Chapter 4: Transportation;
- Chapter 5: Utilities & Community Facilities;
- Chapter 6: Agriculture, Natural, and Cultural Resources;
- Chapter 7: Economic Development;
- Chapter 8: Intergovernmental Cooperation;
- Chapter 9: Land Use; and
- Chapter 10: Implementation.

The LRPC, City staff, and S.E.H. appreciate your time and effort in reviewing the 2015 Comprehensive Plan Update to ensure that goals, objectives, and policies within the plan will effectively guide the community for the next ten-twenty years.



CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – September 15, 2015

- Agenda Item: Review and discussion of 2016-2020 Capital Improvements Budget
- Background: For review and discussion, attached is the initial draft of the Capital Improvements Budget (the version that was provided to the Board of Public Works on September 2nd, 2015).
- Action Requested: No action required.

CITY OF ONALASKA
2016 Capital Improvement Projects - Proposed

DRAFT (8/24/15)

	<u>Sanitary Sewer</u>	<u>Water</u>	<u>General</u>	<u>Storm Sewer</u>	<u>Total Cost</u>	<u>Less Amount Already Bonded</u>	<u>Less Amount Other Sources</u>	<u>Amount Needed by Borrowing</u>
<u>I. Public Works Department</u>								
1. Sidewalk (NEW)								
a. Repair Program	\$ -	\$ -	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ -	\$ -
b. Well St in fill installation	\$ -	\$ -	\$ 42,000	\$ -	\$ 42,000	\$ -	\$ -	\$ -
c. Misc. In fill installation	\$ -	\$ -	\$ 43,000	\$ -	\$ 43,000	\$ -	\$ -	\$ -
2. Pavement Maintenance Program (NEW) w/ La Crosse County Hwy Dept.	\$ -	\$ -	\$ 375,000	\$ -	\$ 375,000	\$ -	\$ -	\$ -
3. Railroad quiet zone study (2013 CIP #24) 2nd Ave SW & Irvin St								
a. Design Study	\$ -	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ -	\$ -
b. Construction	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -	\$ -
4. Street repaving - Holiday Heights (2015 Proposed) East Young Dr from West Young Dr to Medary Lne	\$ -	\$ -	\$ 34,000	\$ -	\$ 34,000	\$ -	\$ -	\$ -
5. East Main St, Theater Rd Dr to Marcou Rd - mill & overlay (2014 Proposed) - PASER 3.0	\$ -	\$ -	\$ 723,000	\$ -	\$ 723,000	\$ -	\$ -	\$ -
6. Sanitary sewer combination cleaning truck (2015 Proposed)	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -
7. Green Coulee intersection improvements at East Main St (2015 Proposed)								
a. Design								
1) Preliminary	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -
2) Final	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -

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CITY OF ONALASKA
2016 Capital Improvement Projects - Proposed

DRAFT (8/24/15)

	<u>Sanitary Sewer</u>	<u>Water</u>	<u>General</u>	<u>Storm Sewer</u>	<u>Total Cost</u>	<u>Less Amount Already Bonded</u>	<u>Less Amount Other Sources</u>	<u>Amount Needed by Borrowing</u>
<u>I. Public Works Department (cont'd)</u>								
8. Crossing Meadows Dr - pavement replacement - 12th Ave S to 1,200 feet east (2014 Proposed) PASER 3.0	\$ -	\$ -	\$ 182,000	\$ -	\$ 182,000	\$ -	\$ -	\$ -
9. Green St - reconstruction (2015 Proposed) 9th Ave to 10th Ave & Horman Blvd PASER 2.0	\$ 74,000	\$ 98,000	\$ 230,000	\$ 50,000	\$ 452,000	\$ -	\$ -	\$ -
10. Fern St reconstruction, 3rd to 4th (NEW) PASER 2.0	\$ -	\$ -	\$ 94,000	\$ 28,000	\$ -	\$ -	\$ -	\$ -
11. Green Coulee Water High Service Zone Improvements (NEW)	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -
12. Public Works Facility - epoxy floor coating (2015 Proposed)	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 80,000	\$ -	\$ -	\$ -
13. Coachlite Subdivision - repaving (2015 Proposed) GrandView Blvd, Fairway Ct, Coachlite Ct N. Kevin Ct, & Coachlite Ct S PASER 2.0	\$ -	\$ -	\$ 325,000	\$ -	\$ 325,000	\$ -	\$ -	\$ -
14. Sand Lake Rd reconstruction (NEW) Redwood St to Riders Club Rd Design (construction 2017)	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -
15. King St reconstruction (2015 Proposed) 5th Ave N to 6th Ave N & 6th Ave N reconstruction - Main St to Monroe St PASER 3.5	\$ 22,000	\$ 46,000	\$ 196,000	\$ -	\$ 264,000	\$ -	\$ -	\$ -

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CITY OF ONALASKA
2016 Capital Improvement Projects - Proposed

DRAFT (8/24/15)

	<u>Sanitary Sewer</u>	<u>Water</u>	<u>General</u>	<u>Storm Sewer</u>	<u>Total Cost</u>	<u>Less Amount Already Bonded</u>	<u>Less Amount Other Sources</u>	<u>Amount Needed by Borrowing</u>
<i>I. Public Works Department (cont'd)</i>								
16.	2nd Ave/STH 35 crosswalk replacement (NEW)	\$ -	\$ -	\$ 90,000	\$ -	\$ 90,000	\$ -	\$ -
17.	Alley Paving projects (2015 Proposed)							
a.	Alley construction between Irvin St/Main St & 3rd Ave N/4th Ave N	\$ -	\$ -	\$ 30,000	\$ -	\$ 30,000	\$ -	\$ -
b.	Alley paving between Irvin/Hickory St & 3rd Ave N/4th Ave N	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -
18.	South Kinney Coulee liftstation (2015 Proposed) - reconstruction	\$ 265,000	\$ -	\$ -	\$ -	\$ 265,000	\$ -	\$ -
19.	French Rd - (2011 Proposed)							
a.	Booster Station	\$ -	\$ 600,000	\$ -	\$ -	\$ 600,000	\$ -	\$ -
b.	Watermain	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ -	\$ -
20.	I-90 sanitary sewer - WIS DOT project (NEW)	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -
21.	Street repaving (NEW)							
	10th Ave N - Park Pl to Grove St							
	Park Pl - 10th Ave N to end PASER 2.4	\$ -	\$ -	\$ 182,000	\$ -	\$ 182,000	\$ -	\$ -
22.	Country Club Lane - repaving (NEW) PASER 2.5	\$ -	\$ -	\$ 310,000	\$ -	\$ 310,000	\$ -	\$ -
23.	Street repaving (NEW) Well St, 13th Ave N, 14th Ave N, Lake St, 13th Pl, Herman Ct, Pleasant Ct, Hanson Ct, Meadow Ln & Redwood St PASER 2.6	\$ -	\$ -	\$ 663,000	\$ -	\$ 663,000	\$ -	\$ -
24.	3rd Ave N- Poplar St to cul de sac south of John St, design only (construction 2017) (NEW)	\$ -	\$ -	\$ 70,000	\$ -	\$ 70,000	\$ -	\$ -

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08/26/2015 at 10:06 AM

CITY OF ONALASKA
2016 Capital Improvement Projects - Proposed

DRAFT (8/24/15)

	<u>Sanitary Sewer</u>	<u>Water</u>	<u>General</u>	<u>Storm Sewer</u>	<u>Total Cost</u>	<u>Less Amount Already Bonded</u>	<u>Less Amount Other Sources</u>	<u>Amount Needed by Borrowing</u>
<u>I. Public Works Department (cont'd)</u>								
25. Street repaving - Oak Forest Dr (NEW) Hilltopper Pl to 12th Ave S PASER 2.5	\$ -	\$ -	\$ 401,000	\$ -	\$ 401,000	\$ -	\$ -	\$ -
26. Main St Pavement Patching (2014 Deferred)	\$ -	\$ 15,000	\$ 202,000	\$ 15,000	\$ 232,000	\$ -	\$ -	\$ -
27. Street repaving - Oak Forest Dr (NEW) 12th Ave S to Wilson St PASER 3.0	\$ -	\$ -	\$ 387,000	\$ -	\$ 387,000	\$ -	\$ -	\$ -
28. 2nd Ave SW to STH 35 cross lot (NEW) Sanitary Sewer Interceptor relay	\$ 199,000	\$ -	\$ -	\$ -	\$ 199,000	\$ -	\$ -	\$ -
29. Tractor backhoe (NEW)	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 120,000	\$ -	\$ -	\$ -
30. Cemetary Enhancements (NEW) Main St / 13th Ave S	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ -	\$ -
31. Street Sign inventory (NEW)	\$ -	\$ -	\$ 65,000	\$ -	\$ 65,000	\$ -	\$ -	\$ -
32. STH 16 - Landfill Rd to City limits (2014) WIS DOT reconstruction	\$ 10,000	\$ 50,000	\$ -	\$ -	\$ 6,000	\$ -	\$ -	\$ -
<u>II. Planning Department</u>								
1. Bluffland protection program w/ MVC (NEW)	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -	\$ -
2. Urban Forestry - general (NEW)	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -	\$ -
3. Emerald Ash Borer - tree planting (NEW)	\$ -	\$ -	\$ 215,000	\$ -	\$ 215,000	\$ -	\$ -	\$ -

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CITY OF ONALASKA
2016 Capital Improvement Projects - Proposed

DRAFT (8/24/15)

	<u>Sanitary Sewer</u>	<u>Water</u>	<u>General</u>	<u>Storm Sewer</u>	<u>Total Cost</u>	<u>Less Amount Already Bonded</u>	<u>Less Amount Other Sources</u>	<u>Amount Needed by Borrowing</u>
<u>II. Planning Department (cont'd)</u>								
4. Emerald Ash Borer – tree stump removal (NEW)	\$ -	\$ -	\$ 45,000	\$ -	\$ 45,000	\$ -	\$ -	\$ -
5. Urban forestry consulting services – tree inventory update (2nd of 3 yrs) (NEW)	\$ -	\$ -	\$ 14,000	\$ -	\$ 14,000	\$ -	\$ -	\$ -
6. Waterfront improvements – Great River Landing Project (2015 Proposed)								
a. Design	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -
b. Construction – Phase I (projects 1.0 & 1.1 including trailhead building & parking lot)	\$ -	\$ -	\$ 2,750,000	\$ -	\$ 2,750,000	\$ -	\$ -	\$ -
<u>III. Fire Department</u>								
"1. Land & Facilities (2008 Proposed)								
a. Purchase land (3 acres@\$3.00/sq ft) Fire Station #2 – STH 16 & I-90 vicinity	\$ -	\$ -	\$ 396,000	\$ -	\$ 396,000	\$ -	\$ -	\$ -
2. Fire Engine/Pumper (replaces 1992 Peterbilt) (NEW)	\$ -	\$ -	\$ 600,000	\$ -	\$ 600,000	\$ -	\$ -	\$ -
<u>IV. Parks & Recreation Department</u>								
1. Comprehensive Outdoor Recreation Plan (NEW) – rewrite	\$ -	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ -	\$ -
2. Nathan Hills area playground (2015 Proposed)	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -	\$ -
3. Van Riper Park playground replacement (2015 Proposed)	\$ -	\$ -	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ -	\$ -

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CITY OF ONALASKA

2016 Capital Improvement Projects - Proposed

DRAFT (8/24/15)

	<u>Sanitary Sewer</u>	<u>Water</u>	<u>General</u>	<u>Storm Sewer</u>	<u>Total Cost</u>	<u>Less Amount Already Bonded</u>	<u>Less Amount Other Sources</u>	<u>Amount Needed by Borrowing</u>
<u>IV. Parks & Recreation Department (cont'd)</u>								
4. Van Ripper Park - outfield fencing (west field) (2015 Proposed)	\$ -	\$ -	\$ 13,000	\$ -	\$ 13,000	\$ -	\$ -	\$ -
5. Pierce Park - shade structure (2015 Proposed)	\$ -	\$ -	\$ 30,000	\$ -	\$ 30,000	\$ -	\$ -	\$ -
6. Hilltopper Heights Park - basketball court overlay (2015 Proposed)	\$ -	\$ -	\$ 18,500	\$ -	\$ 18,500	\$ -	\$ -	\$ -
7. Bluffland protection program (2015 Proposed))	\$ -	\$ -	\$ 12,000	\$ -	\$ 12,000	\$ -	\$ -	\$ -
<u>V. Police</u>								
1. Replace squad cars (NEW)	\$ -	\$ -	\$ 96,800	\$ -	\$ 96,800	\$ -	\$ -	\$ -
<u>VI. Omni Center</u>								
1. Water heater for Zamboni room (NEW)	\$ -	\$ -	\$ 7,000	\$ -	\$ 7,000	\$ -	\$ -	\$ -
2. LED sign board for Omni Center (NEW)	\$ -	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ -	\$ -
3. Security cameras for Arena 1 (NEW)	\$ -	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ -	\$ -
4. Overhaul of chiller in Arena 2 (NEW)	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ -
5. Arena 1 bleacher work (NEW)	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -	\$ -
a. Perma-Cap bleacher seat & riser cover	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ -
b. End & front bleacher rails	\$ -	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ -	\$ -

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CITY OF ONALASKA
2016 Capital Improvement Projects - Proposed

DRAFT (8/24/15)

	<u>Sanitary Sewer</u>	<u>Water</u>	<u>General</u>	<u>Storm Sewer</u>	<u>Total Cost</u>	<u>Less Amount Already Bonded</u>	<u>Less Amount Other Sources</u>	<u>Amount Needed by Borrowing</u>
<u>VI. Omni Center (cont'd)</u>								
6. Omni Center roof (NEW)	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -	\$ -
7. Arena 1 sound system (NEW)	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ -
<u>VII. Library</u>								
1. NONE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>IX. City Hall</u>								
1. NONE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS:	\$ 1,420,000	\$ 1,259,000	\$ 10,476,300	\$ 443,000	\$ 13,122,300	\$ -	\$ -	\$ -

CITY OF ONALASKA

2017 Capital Improvement Projects - Proposed

DRAFT (rev 8-25-2015)										
	<u>Sanitary</u> <u>Sewer</u>	<u>Water</u>	<u>General</u>	<u>Storm Sewer</u>	<u>Total Cost</u>	<u>Less Amount</u> <u>Already</u> <u>Bonded</u>	<u>Less Amount</u> <u>Other Sources</u>			
<u>I. Public Works Department</u>										
1. Single axle dump truck w/ plow, spreader and wing	\$ -	\$ -	\$ 145,000	\$ -	\$ 145,000	\$ -	\$ -			
2. King St reconstruction - 2nd Ave to 4th Ave	\$ 8,000	\$ -	\$ 104,000	\$ -	\$ 112,000	\$ -	\$ -			
3. 3rd Ave N - King St to Locust St	\$ 40,000	\$ -	\$ 85,000	\$ 12,000	\$ 137,000	\$ -	\$ -			
4. Street repaving - Pinecrest Ln, Rosewood Trl, Valley Ct, 13th Ave S, Green St, La Crosse St, Green Bay St & Fairfield Pl.	\$ -	\$ -	\$ 546,000	\$ -	\$ 546,000	\$ -	\$ -			
5. Sand Lake Rd - reconstruction Redwood St to Riders Club Rd including lighting	\$ -	\$ -	\$ 2,000,000	\$ -	\$ 2,000,000	\$ -	\$ -			
6. Mini excavator	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 100,000	\$ -	\$ -			
7. Traffic Study - Sand Lake Rd/12th Ave S	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -			
8. Reconstruction - 2nd Ave SW - STH 35 to railroad tracks & Oak Forest Dr - 2nd Ave SW to STH 35 w/ watermain under railroad tracks	\$ 15,000	\$ 180,000	\$ 310,000	\$ 40,000	\$ 530,000	\$ -	\$ -			
9. East Main ST / North Kinney Coulee Rd - concrete pavement repairs	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -			
10. Midwest Dr Repaving - National Dr to west	\$ -	\$ -	\$ 392,000	\$ -	\$ 392,000	\$ -	\$ -			
11. Sidewalk repair program	\$ -	\$ -	\$ 60,000	\$ -	\$ 60,000	\$ -	\$ -			

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CITY OF ONALASKA
2017 Capital Improvement Projects - Proposed

DRAFT (rev 8-25-2015)	<u>Sanitary</u> <u>Sewer</u>	<u>Water</u>	<u>General</u>	<u>Storm Sewer</u>	<u>Total Cost</u>	<u>Less Amount</u> <u>Already</u> <u>Bonded</u>	<u>Less Amount</u> <u>Other Sources</u>
<u>I. Public Works Department (cont'd)</u>							
12. Pavement maintenance program w/ La Crosse County Hwy Dept.	\$ -	\$ -	\$ 225,000	\$ -	\$ 225,000	\$ -	\$ -
13. Stormwater quality management Pond 5 dry pond to wet pond conversion	\$ -	\$ -	\$ -	\$ 2,300,000	\$ 2,300,000	\$ -	\$ -
14. Alley Paving Projects	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -
15. Sanitary sewer slip lining	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16. End loader	\$ -	\$ -	\$ 175,000	\$ -	\$ 175,000	\$ -	\$ -
17. Court St liftstation - replacement	\$ 150,000	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -
18. Watermain extension - Well St reservoir to 2,500 feet north	\$ -	\$ 300,000	\$ -	\$ -	\$ 300,000	\$ -	\$ -
19. Franklin St lift station upgrades	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ -
20. Troy St reconstruction - Hwy 35 to East Ave	\$ 111,000	\$ 94,000	\$ 312,000	\$ 472,000	\$ 989,000	\$ -	\$ -
21. Shared Ride maintenance/storage facility	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ -
22. Single-axle dump truck w/plow, spreader & wing	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -
23. 6th Ave lift station - reconstruction	\$ 400,000	\$ -	\$ -	\$ -	\$ 400,000	\$ -	\$ -

CITY OF ONALASKA
2017 Capital Improvement Projects - Proposed

DRAFT (rev 8-25-2015)	<u>Sanitary</u> <u>Sewer</u>	<u>Water</u>	<u>General</u>	<u>Storm Sewer</u>	<u>Total Cost</u>	<u>Less Amount</u> <u>Already</u> <u>Bonded</u>	<u>Less Amount</u> <u>Other Sources</u>
<u>I. Public Works Department (cont'd)</u>							
24. 6th Ave N reconstruction – Pearl St to King St	\$ 50,000	\$ 200,000	\$ 350,000	\$ 100,000	\$ 700,000	\$ -	\$ -
25. Snowblower – end loader mounted	\$ -	\$ -	\$ 60,000	\$ -	\$ 60,000	\$ -	\$ -
26. 2nd Ave SW reconstruction – railroad tracks to STH 35 including Ash St	\$ 5,000	\$ 108,000	\$ 311,000	\$ 39,000	\$ 463,000	\$ -	\$ -
27. 3rd Ave N, Poplar St to south – reconstruction – including John St	\$ 300,000	\$ 300,000	\$ 400,000	\$ -	\$ 1,000,000	\$ -	\$ -
28. Poplar St – STH 35 to 4th Ave N – reconstruction	\$ 50,000	\$ 50,000	\$ 100,000	\$ -	\$ 200,000	\$ -	\$ -
29. Cemetery – pavement replacement	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -
30. Sanitary Sewer Slip Lining (NEW)	\$ 250,000	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -
31. Fiber optic computer cable to Public Works Facility	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -
32. Scada System upgrades	\$ 50,000	\$ 50,000	\$ -	\$ 10,000	\$ 110,000	\$ -	\$ -
<u>II. Planning Department</u>							
1. Waterfront improvements	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -
2. Bluff land protection program	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -
3. Emerald Ash Borer – tree planting	\$ -	\$ -	\$ 228,000	\$ -	\$ 228,000	\$ -	\$ -

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CITY OF ONALASKA
2017 Capital Improvement Projects - Proposed

DRAFT (rev 8-25-2015)	<u>Sanitary</u>	<u>Water</u>	<u>General</u>	<u>Storm Sewer</u>	<u>Total Cost</u>	<u>Less Amount</u>	<u>Less Amount</u>
<u>II. Planning Department (cont'd)</u>	<u>Sewer</u>					<u>Already</u>	<u>Other Sources</u>
						<u>Bonded</u>	
4. Emerald Ash Borer - tree stump removal	\$ -	\$ -	\$ 35,400	\$ -	\$ 35,400	\$ -	\$ -
5. STH 16 Bike Trail - S Kinney to Landfill Rd	\$ -	\$ -	\$ 750,000	\$ -	\$ 750,000	\$ -	\$ -
6. Ordinance updates for Comprehensive Plan	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -
7. Urban Forestry - General	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -
8. Downtown/waterfront - bury existing overhead power lines	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ -
9. Aerial Photography	\$ -	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ -
 <u>III. Fire Department</u>							
1. 1st Responder Truck - replacement	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ -
2. Firestation - I-90/STH 16 vicinity (NEW)	\$ -	\$ -	\$ 1,700,000	\$ -	\$ 1,700,000	\$ -	\$ -
 <u>IV. Parks & Recreation Department</u>							
1. Van Riper Park - co-op w/ OHS on baseball field improvmenets	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ -
2. Rowe Park - parking lot for shelter #1	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -
3. Van Riper Park - shade structure	\$ -	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ -

CITY OF ONALASKA 2017 Capital Improvement Projects - Proposed

DRAFT (rev 8-25-2015)	<u>Sanitary</u>		<u>Water</u>		<u>General</u>		<u>Storm Sewer</u>		<u>Total Cost</u>		<u>Less Amount</u>	
<u>IV. Parks & Recreation Department (cont'd)</u>	<u>Sewer</u>								<u>Already</u>	<u>Bonded</u>	<u>Less Amount</u>	<u>Other Sources</u>
4. Bluffland Protection	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -
5. Parkridge Park - waterline & drinking fountain	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -
6. Park benches	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ -	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ -
7. Natural Areas Management Plan	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ -	\$ -	\$ 12,000	\$ -	\$ -	\$ -	\$ -
<u>V. Police</u>												
1. Replace Vehicles (2)	\$ -	\$ -	\$ -	\$ -	\$ 96,800	\$ -	\$ -	\$ 96,800	\$ -	\$ -	\$ -	\$ -
<u>VI. Omni Center</u>												
1. Replace concession equipment	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -
2. Flooring - Omni hallways (rubber)	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -
3. Entry flooring for Arena 2	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -
4. Water coolers w/ bottle fillers (2)	\$ -	\$ -	\$ -	\$ -	\$ 4,394	\$ -	\$ -	\$ 4,394	\$ -	\$ -	\$ -	\$ -
5. Portable basketball standards (2)	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -
<u>VII. Library</u>												
1. Replace movable wall cover	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -
<u>IX. City Hall</u>												
1. Carpet replacement - Park & Rec suite	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -

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CITY OF ONALASKA
2017 Capital Improvement Projects - Proposed

	<u>Sanitary</u> <u>Sewer</u>	<u>Water</u>	<u>General</u>	<u>Storm Sewer</u>	<u>Total Cost</u>	<u>Less Amount</u> <u>Already</u> <u>Bonded</u>	<u>Less Amount</u> <u>Other Sources</u>
DRAFT (rev 8-25-2015)							
<u>IX. City Hall (cont'd)</u>							
2. Replace electronic keyways at City Hall	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -
TOTALS:	\$ 1,816,000	\$ 1,102,000	\$ 7,797,594	\$ 2,921,000	\$ 13,386,594	\$ -	\$ -

CITY OF ONALASKA
2018 Capital Improvement Projects - Proposed

DRAFT (rev 8-25-2015)	<u>Sanitary</u> <u>Sewer</u>	<u>Water</u>	<u>General</u>	<u>Storm Sewer</u>	<u>Total Cost</u>	<u>Less Amount</u> <u>Already</u> <u>Bonded</u>	<u>Less Amount</u> <u>Other Sources</u>
<u>I. Public Works Department</u>							
1. CTH S road reconstruction - Sand Lake Rd to 1,350 ft east	\$ 48,000	\$ 72,000	\$ 410,000	\$ 53,000	\$ 483,000	\$ -	\$ -
2. Tillman, Johnson Dr, Lincoln St - pavement replacement	\$ -	\$ -	\$ 70,000	\$ -	\$ 70,000	\$ -	\$ -
3. French Rd reservoir - 300,000 gallons	\$ -	\$ 1,200,000	\$ -	\$ -	\$ 1,200,000	\$ -	\$ -
4. Sidewalk repair	\$ -	\$ -	\$ 60,000	\$ -	\$ 60,000	\$ -	\$ -
5. Pavement maintenance	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -
6. Sanitary sewer sliplining	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ -
7. Alley paving projects	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -
8. 5th Ave N - Locust to Pearl reconstruction	\$ 111,000	\$ 138,000	\$ 290,000	\$ 91,000	\$ 630,000	\$ -	\$ -
9. Public Works Facility - cold storage addn	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ -
10. Riders Club Rd repaving - STH 35 to Sand Lake Rd	\$ 5,000	\$ 5,000	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -	\$ -
11. Braund St repaving - STH 16 to PH	\$ 5,000	\$ 5,000	\$ 300,000	\$ -	\$ 310,000	\$ -	\$ -
12. PH repaving - Braund St to Theater Rd	\$ 5,000	\$ 5,000	\$ 325,000	\$ -	\$ 335,000	\$ -	\$ -
13. Street repaving - Oak Ave N from Vilas St to Westwood Dr, Parkridge Pl, Parkridge Dr, Sunset Pl, Terrace Dr & Sunrise Ct	\$ -	\$ -	\$ 640,000	\$ -	\$ 640,000	\$ -	\$ -

CITY OF ONALASKA
2018 Capital Improvement Projects - Proposed

DRAFT (rev 8-25-2015)	<u>Sanitary</u> <u>Sewer</u>	<u>Water</u>	<u>General</u>	<u>Storm Sewer</u>	<u>Total Cost</u>	<u>Less Amount</u> <u>Already</u> <u>Bonded</u>	<u>Less Amount</u> <u>Other Sources</u>
<u>I. Public Works Department (cont'd)</u>							
14. Street repaving - Wilson St from 13th Ave S to Oak Forest Dr	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -
15. Street repaving - 10th Ave S from Schafer to Green, 11th Ave S from Green to Hickory, Hickory St from 10th Ave S to 12th Ave S, Green St from 10th Ave S to 12th Ave S, Placid Ct, La Crosse St from 9th Ave S to 11th Ave S, Fairfield Pl, Fairfield St, Michael Ct, & Placid Ct	\$ -	\$ -	\$ 296,000	\$ -	\$ 296,000	\$ -	\$ -
16. Sand Lake Rd - Main St to Lake St - reconstruction	\$ 400,000	\$ 400,000	\$ 750,000	\$ -	\$ 1,550,000	\$ -	\$ -
17. East Ave N - Vilas St to Riders Club Rd - repaving	\$ -	\$ -	\$ 226,000	\$ -	\$ 226,000	\$ -	\$ -
18. Holiday Heights pavement replacement and spot watermain replacement	\$ -	\$ 150,000	\$ 500,000	\$ -	\$ 650,000	\$ -	\$ -
19. Green Coulee intersection improvements at East Main St (2015 Proposed)							
a. Construction	\$ -	\$ -	\$ 3,000,000	\$ 1,200,000	\$ 4,200,000	\$ -	\$ -
20. Street reconstruction - PH from theater Rd to STH 16 including intersection control at PH & Theater Rd	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ -

CITY OF ONALASKA
2018 Capital Improvement Projects - Proposed

DRAFT (rev 8-25-2015)	<u>Sanitary</u> <u>Sewer</u>	<u>Water</u>	<u>General</u>	<u>Storm Sewer</u>	<u>Total Cost</u>	<u>Less Amount</u> <u>Already</u> <u>Bonded</u>	<u>Less Amount</u> <u>Other Sources</u>
<u>I. Public Works Department (cont'd)</u>							
21. Street repaving - 10th Ave S from Main St to Westview Circle Dr	\$ -	\$ -	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ -
22. Sunset Vista Subdivision - reconstruction Park Ave West, 4th Ave N, Royal St, Spruce St, West Ave & Park Ave	\$ 500,000	\$ 500,000	\$ 1,000,000	\$ 250,000	\$ 2,250,000	\$ -	\$ -
23. Single axle dump truck w/ plow, spreader & wing	\$ -	\$ -	\$ 145,000	\$ -	\$ 145,000	\$ -	\$ -
24. Cemetery - fencing & retaining wall replacement	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -
25. Evenson Drive - Stormwater (NEW) Quality Enhancement	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ -	\$ -
<u>II. Planning Department</u>							
1. Waterfront improvements	\$ -	\$ -	\$ 300,000	\$ -	\$ 300,000	\$ -	\$ -
2. Urban Forestry - general	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -
3. Old City Shop site - building removal and site restoration work	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -
4. Vehicle replacement - one	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -
<u>III. Fire Department</u>							
1. Fire Engine/Quint	\$ -	\$ -	\$ 700,000	\$ -	\$ 700,000	\$ -	\$ -
2. Command Vehicles	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -

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CITY OF ONALASKA
2018 Capital Improvement Projects - Proposed

	<u>Sanitary</u>						<u>Less Amount</u>			
	<u>Sewer</u>		<u>Water</u>		<u>General</u>	<u>Storm Sewer</u>	<u>Total Cost</u>	<u>Already</u>	<u>Less Amount</u>	
								<u>Bonded</u>	<u>Other Sources</u>	
DRAFT (rev 8-25-2015)										
<u>IV. Parks & Recreation Department</u>										
1. Community Park - sports field lighting	\$ -		\$ -		\$ 95,000	\$ -	\$ 95,000	\$ -		\$ -
2. Van Ripper Park - sports field lighting	\$ -		\$ -		\$ 200,000	\$ -	\$ 200,000	\$ -		\$ -
3. Bluffland Protection	\$ -		\$ -		\$ 25,000	\$ -	\$ 25,000	\$ -		\$ -
4. Playground replacement at Rowe Park	\$ -		\$ -		\$ 35,000	\$ -	\$ 35,000	\$ -		\$ -
 <u>V. Police</u>										
1. Replace squad cars (2)	\$ -		\$ -		\$ 101,640	\$ -	\$ 101,640	\$ -		\$ -
 <u>VI. Omni Center</u>										
1. New Boards for Arena 2	\$ -		\$ -		\$ 150,000	\$ -	\$ 150,000	\$ -		\$ -
2. Shelving for storage building	\$ -		\$ -		\$ 15,000	\$ -	\$ 15,000	\$ -		\$ -
 <u>VII. Library</u>										
1. Repaint under walkway	\$ -		\$ -		\$ 10,000	\$ -	\$ 10,000	\$ -		\$ -
 <u>IX. City Hall</u>										
1. Boiler replacement	\$ -		\$ -		\$ 50,000	\$ -	\$ 50,000	\$ -		\$ -
2. Carpet - Police Dept 1st floor	\$ -		\$ -		\$ 50,000	\$ -	\$ 50,000	\$ -		\$ -
TOTALS:	\$ 1,226,000		\$ 1,203,000		\$ 13,563,640	\$ 1,561,000	\$ 17,343,640	\$ -		\$ -

CITY OF ONALASKA
2019 Capital Improvement Projects - Proposed

Rev 8-25-2015

	<u>Sanitary Sewer</u>	<u>Water</u>	<u>General</u>	<u>Storm Sewer</u>	<u>Total Cost</u>	<u>Less Amount Already Bonded</u>	<u>Less Amount Other Sources</u>	<u>Amount Needed by Borrowing</u>
<u>I. Public Works Department</u>								
1. Street pavement replacement - 16th Ave S, Kingswood Ln, Cedar Pl, Hickory St, 17th Ave S, Jennifer Ct, Cedar Pl & Hickory St	\$ -	\$ -	\$ 750,000	\$ -	\$ 750,000	\$ -	\$ -	\$ -
2. Reconstruction - Pierce St, 7th Ave N, 8th Ave N, Oak Ave N from Madison St to Well St	\$ 100,000	\$ 100,000	\$ 300,000	\$ 50,000	\$ 550,000	\$ -	\$ -	\$ -
3. Reconstruction - Lake St from 10th Ave N to Sand Lake Rd, 10th Pl, 11th Ave N from Well St to Quincy St, 12th Ave N from Well St to Quincy St, 10th Ct & Vaaler Ct	\$ 250,000	\$ 250,000	\$ 700,000	\$ 150,000	\$ 1,350,000	\$ -	\$ -	\$ -
4. Motor grader	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ -	\$ -
5. Tandem Axle Dump Truck w/ plow, wing & muni-box	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ -	\$ -
6. 11th Ave N lift station reconstruction	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -
7. Sidewalk repair	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -	\$ -
8. Pavement maintenance	\$ -	\$ -	\$ 300,000	\$ -	\$ 300,000	\$ -	\$ -	\$ -
9. Reconstruction - Green Bay St from 9th Ave S to 400 feet west of 11th Ave S	\$ 100,000	\$ 100,000	\$ 300,000	\$ 50,000	\$ 550,000	\$ -	\$ -	\$ -
10. N Kinney Coulee Rd - reconstruct to urban cross section, La Crosse City limit to 1,500 ft east	\$ -	\$ -	\$ 350,000	\$ -	\$ 350,000	\$ -	\$ -	\$ -

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CITY OF ONALASKA
2019 Capital Improvement Projects - Proposed

Rev 8-25-2015	<u>Sanitary Sewer</u>	<u>Water</u>	<u>General</u>	<u>Storm Sewer</u>	<u>Total Cost</u>	<u>Less Amount Already Bonded</u>	<u>Less Amount Other Sources</u>	<u>Amount Needed by Borrowing</u>
<u>I. Public Works Department (cont'd)</u>								
11. Repaving - Braund St, Lester Ave & Rudy St	\$ -	\$ -	\$ 314,000	\$ -	\$ 314,000	\$ -	\$ -	\$ -
12. Street paving - 6th Ave N from Quincy St to Vilas, Gail Ave, Troy St from East Ave N to Oak Ave N, Spruce St from Northern Hills to Oak Ave N	\$ -	\$ -	\$ 481,000	\$ -	\$ 481,000	\$ -	\$ -	\$ -
13. Street paving - Monica Ct, Monica Ln & Hope Ct	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -	\$ -
14. 11th Ave N - forcemain replacement - Main St to Well St	\$ 500,000	\$ 200,000	\$ 500,000	\$ -	\$ 1,200,000	\$ -	\$ -	\$ -
15. Stormwater quality management Pond 12 - engineered soil bottom	\$ -	\$ -	\$ -	\$ 800,000	\$ 800,000	\$ -	\$ -	\$ -
16. Cemetery - irrigation/watering system replacement	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -	\$ -
<u>II. Planning Department</u>								
1. Waterfront improvements	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -
2. Urban Forestry - general	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -
3. Vehicle replacement (2)	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -
<u>III. Fire Department</u>								
1. Command Vehicle	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -
2. Rescue/Engine (additional)	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ -	\$ -

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CITY OF ONALASKA
2019 Capital Improvement Projects - Proposed

	<u>Sanitary Sewer</u>	<u>Water</u>	<u>General</u>	<u>Storm Sewer</u>	<u>Total Cost</u>	<u>Less Amount Already Bonded</u>	<u>Less Amount Other Sources</u>	<u>Amount Needed by Borrowing</u>
<i>Rev 8-25-2015</i>								
<u>IV. Parks & Recreation Department</u>								
1. Bluff land protection	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -	\$ -
2. Hilltopper Heights Park - open shelter	\$ -	\$ -	\$ 38,000	\$ -	\$ 38,000	\$ -	\$ -	\$ -
3. Van Ripper Park - tennis court resurface	\$ -	\$ -	\$ 24,000	\$ -	\$ 24,000	\$ -	\$ -	\$ -
4. Glen Fox Park - shelter replacement	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -	\$ -
<u>V. Police</u>								
1. Squad cars (3)	\$ -	\$ -	\$ 152,460	\$ -	\$ 152,460	\$ -	\$ -	\$ -
<u>VI. Omni Center</u>								
1. Parking lot	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ -	\$ -
<u>VII. Library</u>								
1. Table & Chair replacement	\$ -	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ -	\$ -
2. HVAC upgrade	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -
<u>IX. City Hall</u>								
1. Generator update/upgrade	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -
2. Water heater replacement	\$ -	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ -	\$ -
3. Carpet - Police Dept basement	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -	\$ -
TOTALS:	\$ 1,450,000	\$ 650,000	\$ 7,179,460	\$ 1,050,000	\$ 10,329,460	\$ -	\$ -	\$ -

CITY OF ONALASKA 2020 Capital Improvement Projects - Proposed

Rev 8-25-2015	<u>Sanitary Sewer</u>	<u>Water</u>	<u>General</u>	<u>Storm Sewer</u>	<u>Total Cost</u>	<u>Less Amount Already Bonded</u>	<u>Less Amount Other Sources</u>
<u>I. Public Works Department</u>							
1. Pavement maintenance	\$ -	\$ -	\$ 300,000	\$ -	\$ 300,000	\$ -	\$ -
2. Sidewalk repair	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -
3. Repaving - S Kinney Coulee Rd from Pineview to East	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -
4. Repaving - Germann Ct from Esther Dr to end	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -
5. Repaving - 10th Ave N from Larch to Well, Larch Ave, Monroe St from 9th to end, & Pierce St from 9th Ave N to 11th Ave N	\$ -	\$ -	\$ 300,000	\$ -	\$ 300,000	\$ -	\$ -
6. Repaving - Well St from Oak Ave N to 11th Ave N	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ -
7. Theater Rd - PH to STH 16 - reconstruction (2020) with widening & signal lights	\$ -	\$ -	\$ 565,000	\$ 40,000	\$ 605,000	\$ -	\$ -
8. Elmwood Hills Subdivision - reconstruction (2020)	\$ -	\$ -	\$ 1,300,000	\$ -	\$ 1,300,000	\$ -	\$ -
9. Stonebridge Greens - repaving (2020)	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ -
10. Franklin St, Riders Club Rd to Victoria Ln (2020) - pavement replacement	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ -

CITY OF ONALASKA
2019 Capital Improvement Projects - Proposed

	<u>Sanitary</u>	<u>Water</u>	<u>General</u>	<u>Storm Sewer</u>	<u>Total Cost</u>	<u>Less Amount</u>	<u>Less Amount</u>	<u>Amount</u>
	<u>Sewer</u>					<u>Already</u>	<u>Other Sources</u>	<u>Needed by</u>
						<u>Bonded</u>		<u>Borrowing</u>
<i>Rev 8-25-2015</i>								
<u>IV. Parks & Recreation Department</u>								
1. Bluff land protection	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -	\$ -
2. Hilltopper Heights Park - open shelter	\$ -	\$ -	\$ 38,000	\$ -	\$ 38,000	\$ -	\$ -	\$ -
3. Van Ripper Park - tennis court resurface	\$ -	\$ -	\$ 24,000	\$ -	\$ 24,000	\$ -	\$ -	\$ -
4. Glen Fox Park - shelter replacement	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -	\$ -
<u>V. Police</u>								
1. Squad cars (3)	\$ -	\$ -	\$ 152,460	\$ -	\$ 152,460	\$ -	\$ -	\$ -
<u>VI. Omni Center</u>								
1. Parking lot	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ -	\$ -
<u>VII. Library</u>								
1. Table & Chair replacement	\$ -	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ -	\$ -
2. HVAC upgrade	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -
<u>IX. City Hall</u>								
1. Generator update/upgrade	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -
2. Water heater replacement	\$ -	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ -	\$ -
3. Carpet - Police Dept basement	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -	\$ -
TOTALS:	\$ 1,450,000	\$ 650,000	\$ 7,179,460	\$ 1,050,000	\$ 10,329,460	\$ -	\$ -	\$ -

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08/26/2015 at 8:34 AM

CITY OF ONALASKA 2020 Capital Improvement Projects - Proposed

Rev 8-25-2015	<u>Sanitary Sewer</u>	<u>Water</u>	<u>General</u>	<u>Storm Sewer</u>	<u>Total Cost</u>	<u>Less Amount Already Bonded</u>	<u>Less Amount Other Sources</u>
<u>I. Public Works Department</u>							
1. Pavement maintenance	\$ -	\$ -	\$ 300,000	\$ -	\$ 300,000	\$ -	\$ -
2. Sidewalk repair	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -
3. Repaving - S Kinney Coulee Rd from Pineview to East	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -
4. Repaving - Germann Ct from Esther Dr to end	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -
5. Repaving - 10th Ave N from Larch to Well, Larch Ave, Monroe St from 9th to end, & Pierce St from 9th Ave N to 11th Ave N	\$ -	\$ -	\$ 300,000	\$ -	\$ 300,000	\$ -	\$ -
6. Repaving - Well St from Oak Ave N to 11th Ave N	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ -
7. Theater Rd - PH to STH 16 - reconstruction (2020) with widening & signal lights	\$ -	\$ -	\$ 565,000	\$ 40,000	\$ 605,000	\$ -	\$ -
8. Elmwood Hills Subdivision - reconstruction (2020)	\$ -	\$ -	\$ 1,300,000	\$ -	\$ 1,300,000	\$ -	\$ -
9. Stonebridge Greens - repaving (2020)	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ -
10. Franklin St, Riders Club Rd to Victoria Ln (2020) - pavement replacement	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ -

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<u>I. Public Works Department (cont'd)</u>							
11. Pralle Rd from CTH OS to Esther Dr - sanitary, storm, curb & gutter, sidewalk, crushed rock, asphalt pavement including Germann Ct	\$ 45,000	\$ -	\$ 180,000	\$ 65,000	\$ 290,000	\$ -	\$ -
12. Main St watermain replacement	\$ -	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ -	\$ -
13. Tandem axle dump truck w/ plow, wing and muni-box	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ -
14. Sand Lake Rd/12th Ave S & Main St intersection improvements	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ -
<u>II. Planning Department</u>							
1. Waterfront improvements	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ -
2. Urban forestry - general	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -
3. Vehicle replacement (1)	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -
4. Aerial photography	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -
<u>III. Fire Department</u>							
1. Ladder truck	\$ -	\$ -	\$ 900,000	\$ -	\$ 900,000	\$ -	\$ -

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<u>IV. Parks & Recreation Department</u>							
1. Bluffland protection	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -
2. Hilltopper Heights Park - playground replacement	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -
3. Community Park - community center remodel	\$ -	\$ -	\$ 1,600,000	\$ -	\$ 1,600,000	\$ -	\$ -
<u>V. Police Department</u>							
1. Vehicle Replacement (3)	\$ -	\$ -	\$ 160,083	\$ -	\$ 160,083	\$ -	\$ -
<u>VI. Omni Center</u>							
NONE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>VII. Library</u>							
1. Air handler replacement	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -
2. Replace lighting	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -
<u>IX. City Hall</u>							
1. Carpet replacement - Inspection suite	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -
2. Roof replacement	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -
TOTALS:	\$ 45,000	\$ 500,000	\$ 8,955,083	\$ 105,000	\$ 9,605,083	\$ -	\$ -