

Plan Commission Sub Committee

of the City of Onalaska

Tuesday, March 17, 2015

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1 The Meeting of the Plan Commission Sub Committee of the City of Onalaska was called to order
2 at 4:30 p.m. on Tuesday, March 17, 2015. It was noted that the meeting had been announced and
3 a notice posted at City Hall.

4
5 Roll call was taken, with the following members present: Skip Temte, Ald. Jim Bialecki, Kevin
6 Shubert, Assistant City Engineer

7
8 Also Present: Land Use and Development Director Brea Grace, Planner/Zoning Inspector Katie
9 Meyer, Ald. Bob Muth

10
11 Excused Absence: City Engineer Jarrod Holter

12
13 **Item 2 – Approval of minutes from previous meeting**

14
15 Motion by Skip, second by Ald. Bialecki, to approve the minutes from the previous meeting as
16 printed and on file in the City Clerk’s Office.

17
18 On voice vote, motion carried.

19
20 **Item 3 – Public Input (limited to 3 minutes per individual)**

21
22 Ald. Bialecki called three times for anyone wishing to provide public input and closed that
23 portion of the meeting.

24
25 **Consideration and possible action on the following items:**

26
27 **Item 4 – Consideration of an application for a Conditional Use Permit (CUP) filed by R.**
28 **Shane Begley, 14114 S. Country Circle, Gordon, WI 54838 on behalf of Elinor Thorud**
29 **(Sand Lake Development, LLC); Brian Meier (Central States Tower); and Verizon**
30 **Wireless to allow the construction of a multitenant communication facility and a tower**
31 **with an overall height of 125’ at 111 Sand Lake Road, Onalaska, WI 54650**

- 32
- 33 1. Conditional Use Permit Fee of \$150.00 (PAID).
 - 34
 - 35 2. Applicant to provide a more detailed collation analysis with an explanation as to why
36 collocation is “technically infeasible,” why the proposed location was selected, including
37 details on coverage and capacity in the applicant’s search ring. To be provided to the
38 City prior to the 03/24/2015 Plan Commission meeting.
 - 39
 - 40 3. As the location of the proposed telecommunications tower and facilities are on leased
41 land, the lease agreement shall not preclude the lessee from entering into leases on the
42 site with other provider(s) and there shall not be any other lease provision operating as a

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- 43 bar to collocation of other providers.
44
45 4. The facility shall be designed to promote site sharing for collocation, with space
46 reasonably available to collocators and such that telecommunication towers and
47 necessary appurtenances, including but not limited to parking areas, access road, and
48 utilities are shared by site users whenever possible.
49
50 5. Applicant shall supply the total number of collocation positions designated and proposed
51 positions to be occupied.
52
53 6. Applicant to obtain Federal Communications Commission (FCC) license numbers and
54 registration numbers, if applicable.
55
56 7. Applicant to obtain a Findings of No Significant Impacts (FONSI) statement from the
57 FCC or Environmental Assessment or Environmental Impact Study (EIS), if applicable.
58
59 8. Applicant to obtain a determination of “no hazard” from the Federal Aviation
60 Administration (FAA) including any aeronautical study determination or other findings,
61 if applicable.
62
63 9. Applicant to obtain a report prepared by an engineer licensed by the State of Wisconsin
64 certifying the structural design of the tower and its ability to accommodate additional
65 antennas. Applicant to submit a map identifying the fall zone of the support structure,
66 including ice and snow fall zones.
67
68 10. Applicant to provide the City with proof of liability coverage, a minimum of \$2,000,000.
69
70 11. Removal. It shall be the owner of the telecommunication tower’s responsibility to
71 remove the telecommunications tower and facilities once it is no longer in use and is not
72 a functional part of providing telecommunications service. Site shall be restored to its
73 original condition or a condition approved by the Land Use and Development Director.
74 Restoration shall include removal of any subsurface structure(s) or foundation(s),
75 including concrete used to support the telecommunications tower down to 5 feet below
76 the surface. After a telecommunications tower is no longer in operation, the provider
77 shall have 180 days to effect removal and restoration unless weather prohibits such
78 efforts and an extension is granted by the Land Use and Development Director.
79 Applicant shall record a document with the La Crosse County Register of Deeds showing
80 the existence of any subsurface structure remaining below grade. Such recording shall
81 accurately set forth the location and describe the remaining structure.
82
83 12. Performance Bond. The owner of the telecommunication tower shall provide to the City
84 of Onalaska, prior to the issuance of the Conditional Use Permit, a performance bond in

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85 an amount based on a written estimate of a qualified remover of said types of structures
86 or Twenty Thousand Dollars (\$20,000) whichever is less, to guarantee that the
87 telecommunications tower will be removed when no longer in operation. The City of
88 Onalaska will be named as an obligee in the bond and must approve the bonding
89 company. The City may require an increase in the bond amount after five (5) year
90 intervals to reflect increases in the Consumer Price Index. The owner of the
91 telecommunication tower shall supply any increased bond within a reasonable time, not
92 exceeding sixty (60) days from the City's request. A letter of credit may be substituted in
93 the amount set forth above.

94

95 13. Abandonment. Any antenna, mobile service facility or mobile services support structure
96 that is not operated for a continuous period of twelve (12) months shall be considered
97 abandoned. Upon request by the owner of the antenna, mobile services facility or mobile
98 services support structure, the Land Use and Development Director may authorize one
99 extension to the time limit to abandon for an additional six (6) month period. Such
100 extension shall be based on City finding that the owner or permit holder is actively
101 seeking tenants for the site. After the expiration of the time periods established above,
102 the following shall apply:

103

104 a. The owner of such antenna, mobile service facility or mobile services support
105 structure shall remove said antenna, mobile service facility or mobile services support
106 structure, including all supporting equipment, building(s) and foundation(s) to the
107 depth as otherwise herein required within ninety (90) days of receipt of notice from
108 the Land Use and Development Director notifying the owner of such abandonment.
109 If removal to the satisfaction of the Land Use and Development Director does not
110 occur within said ninety (90) days, the Land Use and Development Director may
111 order removal utilizing the established bond as provided above and salvage said
112 antenna, mobile service facility or mobile services support structure, including all
113 supporting equipment, building(s), and foundation(s). If there are two or more users
114 of a single mobile services support structure, this provision shall not become effective
115 until all operations of the mobile services support structure cease. If a bond has not
116 been previously established or is not current, the City may perform the work and bill
117 or assess the owner or permit holder of the mobile services support structure for the
118 work performed in addition to an administrative fee.

119

120 b. The owner of the telecommunication tower or current owner or operator shall notify
121 the Land Use and Development Director within 45 days of the date when the mobile
122 services facility is no longer in operation.

123

124 14. Site Plan Permit Approval needed prior to issuance of building permit and any
125 construction activities.

126

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- 127 15. Building Permit(s) and Electrical Permit(s) required prior to any construction activities.
128
- 129 16. Mobile services facilities, support structures and antennas shall be designed and
130 constructed in accordance with the State of Wisconsin Uniform Building Code, National
131 Electrical Code, Uniform Plumbing Code, Uniform Mechanical Code, and Uniform Fire
132 Code, City of Onalaska Building Code, Electronic Industries Association (EIA),
133 American National Steel Institute Standards (ANSI), and American National Standards
134 Institute (ANSI) in effect at their time of manufacture. Mobile service facilities and
135 support structures shall not interfere with or obstruct existing or proposed public safety,
136 fire protection or Supervisory Controlled Automatic Data Acquisition (SCADA)
137 operation telecommunication facilities. Any actual interference and/or obstruction shall
138 be corrected by the applicant at no cost to the City.
139
- 140 17. Fire Prevention. All mobile services facilities shall be designed and operated in
141 accordance with all applicable codes regarding fire protection.
142
- 143 18. Compliance with Airport Overlay Zoning height limitation of 800' AMSL, or compliance
144 with variance if issued by the City of La Crosse Board of Zoning Appeals to exceed this
145 height.
146
- 147 19. Support structure shall comply with the required setbacks as established by the B-2
148 Community Business District of 6' street and side yard setbacks, and 10' rear yard
149 setback, or with an engineering certification showing that a mobile service support
150 structure, or an existing structure is designed to collapse within a smaller area than the
151 setback or fall zone area as required in the B-2 District including snow and ice fall areas.
152
- 153 20. Telecommunication tower and facilities shall be designed to reduce negative impacts on
154 the surrounding environment by implementing the following measures:
155
- 156 a. Mobile services support structures shall be constructed of metal or other
157 nonflammable material, unless specifically permitted by the City to be otherwise.
158
- 159 b. Satellite dish and parabolic antennas shall be situated as close to the ground as
160 possible to reduce visual impact without compromising their functions.
161
- 162 c. Equipment compounds shall be constructed of non-reflective materials (visible
163 exterior surfaces only). Equipment compounds shall be designed to blend with
164 existing architecture in the area or shall be screened from sight by mature
165 landscaping, and shall be located or designed to minimize their visibility. "Mature
166 landscaping" shall mean trees, shrubs or other vegetation of a minimum initial height
167 of five (5) feet that will provide the appropriate level of visual screening immediately
168 upon installation.

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21. Applicant to provide photo simulations of proposed tower prior to the 03/24/2015 Plan Commission meeting. Tower is encouraged to be designed as a stealth tower (e.g., flag pole).
 22. Chain link fence and slats shall be maintained in good repair to screen all equipment. Chain link fence shall not be permitted to have barbed wire.
 23. Building, equipment platform and equipment shall be screened by landscaping. Suitable mature landscape screening required along the western and southern boundary facing residential dwellings through the use of evergreens and deciduous materials. Plant names and locations to be indicated on a landscaping plan to be submitted to the Plan Commission or Land Use and Development Director for review and approval. Plant screening shall be sufficient to provide year-round screening within three (3) years of installation and any plant material which does not live shall be replaced within six (6) months. Screening must effectively obscure view from adjacent residential areas. The minimum width of the screened area to the north shall be ten (10) feet. Upon project completion, the owner(s)/operator(s) of the facility shall be responsible for maintenance and replacement of all required landscaping as long as a telecommunication facility is operational on the site.
 24. Telecommunication structure & facility shall be constructed and operated in such a manner as to minimize the amount of disruption (i.e., noise, traffic) caused to nearby properties.
 - a. Noise-producing construction activities shall take place only on weekdays (Monday through Saturday, non-holidays) between the hours of 7:00 a.m. and 7:00 p.m. except in times of emergency repair.
 - b. Generator shall comply with Ordinance 11-2-9 and the maximum permissible sound levels. Generator shall be designed and screened to reduce noise. Backup generators shall be operated only during power outages and for testing and maintenance purposes.
 25. Outdoor lighting installations shall not be permitted closer than three (3) feet to an abutting property line. All lighting shall be adequately downcast, shielded and hooded so that no excessive glare or illumination is cast upon the adjoining properties.
 26. All drives/parking areas to be paved with asphalt or concrete.
 27. As applicant is proposing the removal of existing parking spaces, applicant to work with City and property owner to verify parking requirements for the existing commercial

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211 businesses is maintained.

212

213 28. Exterior storage of materials is prohibited.

214

215 29. Telecommunications tower owners shall provide the Land Use and Development Director
216 a Telecommunications Facility Information Report within 45 days of Plan Commission
217 approval, which provides the City with accurate and current information concerning the
218 telecommunications facility owners and providers. The Report shall include the tower
219 owner name(s), address(es), phone number(s), contact person(s).

220

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

225

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

228

229 Motion by Ald. Bialecki, second by Skip, to advance to the March 24 Plan Commission meeting
230 for a 7 p.m. public hearing consideration of an application for a Conditional Use Permit (CUP)
231 filed by R. Shane Begley, 14114 S. Country Circle, Gordon, WI 54838 on behalf of Elinor
232 Thorud (Sand Lake Development, LLC); Brian Meier (Central States Tower); and Verizon
233 Wireless to allow the construction of a multitenant communication facility and a tower with an
234 overall height of 125' at 111 Sand Lake Road, Onalaska, WI 54650.

235

236 Ald. Bialecki said the Plan Commission Sub Committee has nothing to discuss at this time,
237 noting that the 2013 State of Wisconsin biennial budget bill included several changes regarding
238 state statutes limiting preexisting control that local communities had over telecommunication
239 towers, including cellular and broadcast. Ald. Bialecki also noted that the city's ordinances,
240 which had been outdated, are being updated by staff.

241

242 Brea said the State of Wisconsin has established standards for cellular telephone towers and
243 noted that City of Onalaska ordinances require a CUP for such towers. Brea said that while a
244 public hearing will be held at the March 24 Plan Commission meeting, she also believes she has
245 information that the Plan Commission will find useful. Brea referred to the draft list of
246 conditions included in committee members' packets and said staff is requesting additional
247 information from the applicants on the following:

248

- 249 • Brea noted there was "a very brief statement" as to how collocation is not feasible and
250 said staff is seeking additional information on this.
- 251 • Brea referred to a cellular tower located off Wilson Street and near Onalaska Luther High
252 School, noted that this tower no longer is in service and asked if perhaps this tower might

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253 be able to serve the needs of the potential telecommunication facilities.

254

255 Brea said staff also is seeking additional information on Condition Nos. 5, 6, and 9. Brea said
256 staff will be closely examining Condition No. 19 (setbacks) and Condition Nos. 20-23
257 (landscaping and design of the facility). Brea referred to Condition No. 24, which addresses
258 potential noise at the site, and said the generator will be expected to comply with the city's noise
259 ordinance. Brea referred to Condition No. 27, which addresses potentially removing existing
260 parking spaces, and said staff does not want to see Center 90 fall out of compliance with parking
261 stalls.

262

263 Ald. Bialecki asked R. Shane Begley if he is aware of the conditions.

264

265 R. Shane Begley said yes, but also noted that some of the conditions conflict with the State of
266 Wisconsin statutes.

267

268 Brea said she would confer with R. Shane Begley and noted she has been working with the city's
269 legal counsel on the conditions.

270

271 Ald. Bialecki asked if the City of La Crosse Board of Zoning Appeals has scheduled a meeting
272 regarding this item and the Airport Overlay.

273

274 R. Shane Begley said he will be meeting with the board Wednesday evening.

275

276 Brea promised to share the results of the meeting.

277

278 On voice vote, motion carried.

279

280 **Item 5 – Consideration and review of a request by Steve Bluske of Shopko to host a tent**
281 **sale in 2015 that will last until August 31, 2015 at 9366 State Road 16, Onalaska, WI (Tax**
282 **Parcel #18-3489-9)**

283

284 Katie said this application is very similar to the one that came before the Plan Commission in
285 2014, noting that Shopko has gone through the temporary tent sale event permitting process.
286 Katie said Shopko is allowed to have its first 30 days, as allowed by city ordinance, and noted
287 approval of this item would allow Shopko to exceed the 30-day timeframe yet remain under the
288 maximum, which is six months worth of outdoor sales events.

289

290 Motion by Ald. Bialecki, second by Skip, to approve a request by Steve Bluske of Shopko to
291 host a tent sale in 2015 that will last until August 31, 2015 at 9366 State Road 16, Onalaska, WI.

292

293 On voice vote, motion carried.

294

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295 **Item 6 – Consideration and review of a request by Tracy Sacia of Home Depot to host a**
296 **tent sale in 2015 that will last until August 31, 2015 at 2927 Market Place, Onalaska, WI**
297 **(Tax Parcel #18-3635-4)**

298
299 Katie noted that this is a repeat application of the one that came before the Plan Commission in
300 2014. Katie also noted that Tracy Sacia had contacted her asking that she be allowed to erect the
301 tent “as soon as possible” and take it down on July 15. Katie said the end date for the request
302 will be amended for the March 24 Plan Commission meeting.

303
304 Motion by Ald. Bialecki, second by Skip, to approve a request by Tracy Sacia of Home Depot to
305 host a tent sale in 2015 that will last until July 15, 2015 at 2927 Market Place, Onalaska, WI.

306
307 On voice vote, motion carried.

308
309 **Item 7 – Consideration of a rezoning request filed by Traditional Trades, 1853 Sand Lake**
310 **Road, Onalaska, WI 54650, to rezone the properties at 1735 Pine Ridge Drive, 1150 Oak**
311 **Timber Drive, and 1140 Oak Timber Drive, Onalaska, WI 54650 from Single Family**
312 **Residential (R-1) District to Single Family and/or Duplex Residential (R-2) (Tax Parcels**
313 **#18-6282-0, 18-6273-0, 18-6272-0)**

- 314
315 1. Rezoning Fee of \$150.00 (PAID).
316
317 2. Obtain a Certified Survey Map to amend boundaries of Tax Parcels 18-6273-0 and 18-
318 6272-0 to reflect rezoning request.
319
320 3. Park Fee of \$922.21 per residential unit prior to issuance of building permit.
321
322 4. All associated setbacks for a twindo dwelling to be followed according to Section 13-2-6
323 of the Zoning Ordinance.
324
325 5. Owner/developer shall pay all fees and have all plans reviewed and approved by the City
326 prior to obtaining a building permit. Owner/developer must have all conditions satisfied
327 and improvements installed per approved plans prior to issuance of occupancy permits.
328
329 6. All conditions run with the land and are binding upon the original developer and all heirs,
330 successors and assigns. The sale or transfer of all or any portion of the property does not
331 relieve the original developer from payment of any fees imposed or from meeting any
332 other condition.
333
334 7. Any omissions of any conditions not listed in minutes shall not release the property
335 owner/developer from abiding by the City’s Unified Development Code requirements.

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337 8. Upon sale of the units, units to remain owner-occupied. Proof of deed restriction to be
338 provided to the City prior to the issuance of Building Permits.

339
340 Brea referred to a copy of a memo addressed to the Common Council included in committee
341 members' packets and noted that at its February 24 meeting the Plan Commission had voted to
342 approve this item with the condition that, upon the sale of the units, they remain owner-occupied.
343 Brea said that following that meeting she had had a discussion with legal counsel regarding this
344 item. Staff and legal counsel are recommending that this condition (Condition No. 8) be
345 modified to read as stated above. Brea noted she also had sent the revised conditions of approval
346 to the Common Council. Brea said Elmwood Partners has expressed concern over the long-term
347 implications of the deed restriction on the property and noted that committee members' packets
348 also include a copy of a letter from Elmwood Partners that expresses the company's concerns
349 and asks the Common Council either to remove the no-rental restriction, refer the matter back to
350 the Plan Commission for further consideration, or allow the withdrawal of the rezoning request.
351 Brea said this item was returned to the Plan Commission agenda for further discussion and
352 stated, "I would like to express my concerns with Condition No. 8. As I'm looking at
353 administration of that condition and how it applies elsewhere around the city ... As you know, I
354 was unable to attend the last Plan Commission meeting. But as I read through the Plan
355 Commission minutes, one thing that struck me was that the ratio that was given at the meeting
356 was on the properties owned by Traditional Trades. The map that I handed out highlights those
357 that are rental-occupied or owner-occupied – so those that Traditional Trades developed.

358
359 To me, when I read the minutes it seemed like the Plan Commission was using that ratio as an
360 analysis as to the ratio of owner-occupied versus rental in that subdivision. When I laid the GIS
361 layer on top of this map of parcels, Meier Farm is a very large subdivision that was completed in
362 phases. You can see how the colored areas owned by Traditional Trades (blue for rental-
363 occupied, yellow for owner-occupied) is part of the Meier Farm fifth addition and part of the
364 second addition of Meier Farm. As I'm thinking about this condition of owner-occupied and
365 how it was placed on a rezoning application, I guess my concern is that when the city has done it
366 elsewhere – Nathan Hill is an example – the condition was placed for the entire subdivision. I
367 guess it would be my preference to look at an entire subdivision or phases of subdivisions or
368 some other tied to it in a geographical way. I think that was my concern – as future rezoning
369 applications come in, just how would I apply that condition to future rezoning applications? I
370 think I'd rather apply it to subdivision applications, or I would apply that uniformly across the
371 city. I think those are my concerns with the request by Elmwood Partners. We're just seeking
372 that this be reviewed again and then another recommendation be made to the Common Council."

373
374 Ald. Bialecki said, "In short, you gave a lot of scenarios. What is the endgame of that, in a few
375 less words?"

376
377 Brea said, "I expressed my concerns. What the applicants are asking is either that the condition
378 be removed or they're going to withdraw the rezoning application. From their perspective, there

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379 are a lot more people who are renting. There are different scenarios than what have happened in
380 the past. [As an example] there is a situation where some daughters and a mother own the
381 property. The daughters are essentially renting to the mother, so it's not your traditional rental
382 scenario. Home ownership has been changing with life estates and things like that. I think that's
383 overall where the applicant is coming from – there are a lot of different scenarios. That type of
384 scenario doesn't always ... Maintenance of the property is not always tied to whether it's owner-
385 occupied or rental. The city has always been a strong advocate for maintaining neighborhoods
386 and enforcing property maintenance laws. I think that's the way they're looking at things – that
387 the outcome of what the city is looking for can be achieved through the enforcement of
388 ordinances versus placing this owner-occupied condition on the land that would always run with
389 the land.”

390

391 Ald. Bialecki noted he has read Traditional Trades' memos and said, “I may be able to live with
392 doing that. The only thing I want you to check out is that if the Plan Commission, Plan
393 Commission Sub Committee and the Council do do this, is this going to conflict with anything
394 we might have done the last six months, 24 months, or not been consistent?”

395

396 Brea promised to research this and said she believes this situation is different than the one at
397 Nathan Hill because when the Nathan Hill Estates Subdivision and Planned Unit Development
398 was passed there was an owner-occupied condition present from the start.

399

400 Motion by Ald. Bialecki, second by Skip, to approve with Condition Nos. 1 through 7 a rezoning
401 request filed by Traditional Trades, 1853 Sand Lake Road, Onalaska, WI 54650, to rezone the
402 properties at 1735 Pine Ridge Drive, 1150 Oak Timber Drive, and 1140 Oak Timber Drive,
403 Onalaska, WI 54650 from Single Family Residential (R-1) District to Single Family and/or
404 Duplex Residential (R-2).

405

406 On voice vote, motion carried.

407

408 **Item 8 – Update on the Coulee Region Transportation Study**

409

410 Brea noted that the Wisconsin Department of Transportation has undertaken a significant
411 planning project. The study is a PELS (Planning Environmental Linkages Study) where
412 WisDOT is involving many stakeholders and holding several meetings. The study examines
413 traffic from Interstate 90 south to U.S. Highway 14, and it is identifying where traffic studies are
414 showing there are challenges with congestion and how to solve these challenges. Brea said there
415 are no pre-determined outcomes and that she wanted to make sure the Plan Commission and the
416 City of Onalaska's citizens are aware of the study and stay involved. Brea pointed out that a
417 potential solution to the problem might lie north of Interstate 90 even though the problem area
418 has been identified as being located south of Interstate 90. Brea noted that public meetings had
419 been held the second week of March and said committee members' packets include a document
420 that identifies the website for WisDOT's project

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421 (<http://www.dot.wisconsin.gov/projects/swregion/couleeregion/index.htm>). Visitors to the
422 website may sign up for newsletters.

423
424 Ald. Bialecki asked if a WisDOT proposal ultimately will go before the La Crosse Area Planning
425 Commission.

426
427 Brea said that would be the likely scenario.

428
429 Skip said he does not understand why WisDOT is making an effort to do a transportation study,
430 stating it appears to him those associated with “Livable Neighborhoods” in the City of La Crosse
431 want to “choke” traffic by reducing South Avenue to two lanes and creating bicycle lanes. Skip
432 predicted the City of La Crosse will face dire times if it continues on its current path. Skip
433 suggested not looking to the City of La Crosse as a role model, noting development to the south
434 is being thwarted and ultimately will instead occur closer to the City of Onalaska.

435
436 Ald. Bialecki noted that in the 1960s the federal government had sent representatives to several
437 major cities and encouraged the construction of freeways that dissected them, thus leading to
438 urban decay. Ald. Bialecki pointed out that the primary routes to the City of Indianapolis go
439 around the city rather than through it. Ald. Bialecki also referred to a past proposal that would
440 have cut off Crossing Meadows and said the City of Onalaska’s citizens did not support this
441 proposal.

442
443 Brea said WisDOT plans to complete its study by the end of 2015.

444
445 **Item 9 – Review and discussion of 2015 Comprehensive Plan Update, Chapter 6:**
446 **Agricultural, Natural & Cultural Resources and Chapter 7: Economic Development**

447
448 Katie noted that copies of Chapters 6 and 7 are included in committee members’ packets and
449 pointed out that other committees also are examining these chapters. Katie asked that Plan
450 Commission members bring these chapters to the March 24 meeting and said she will go into
451 further detail about these chapters at that time.

452
453 **Adjournment**

454
455 Motion by Ald. Bialecki, second by Skip, to adjourn at 4:57 p.m.

456
457 On voice vote, motion carried.

458
459
460 Recorded By:

461
462 Kirk Bey

Reviewed 3/20/15