

CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: Community Development Authority (CDA)
DATE OF MEETING: February 14, 2018 (Wednesday)
PLACE OF MEETING: City Hall – 415 Main Street – Rm 112
TIME OF MEETING: 4:00 P.M.

PURPOSE OF MEETING

1. Call to Order and Roll Call
2. Approval of minutes from the previous meetings
3. Public Input (limited to 3 minutes/individual)

Consideration and possible action on the following items:

4. Report on 2017 Year End: Building Permit Data and Residential/Commercial Development.
5. Review and consideration of CDA 2017 Year End Financials.
6. Adjournment.

PLEASE TAKE FURTHER NOTICE that members of the Common Council of the City of Onalaska or other City committees who do not serve on the CDA 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. Jerry Every
Ald. Ron Gjertsen
*Ald. Harvey Bertrand
Ald. Bob Muth
City Attorney City Administrator
Department Heads
La Crosse Tribune Coulee Courier
WKBT WXOW WKTY WLXR WLAX FOX
*Committee Members

*Mike Gargaro – Chair
*Joe Bucheger – Vice Chair
*Ron Johnson
*Ann Brandau
*John Lyche

Omni Center
Onalaska Public Library

Notices Posted and Mailed: 2/7/18

In compliance with the Americans with Disabilities Act of 1990, the City of Onalaska will provide reasonable accommodations to qualified individuals with a disability to ensure equal access to public meetings provided notification is given to the City Clerk within seventy-two (72) hours prior to the public meeting and that the requested accommodation does not create an undue hardship for the City.



CITY OF ONALASKA

INSPECTION/PLANNING/ZONING DEPARTMENTS

PH: (608) 781-9590

FAX (608) 781-9506

415 MAIN STREET

ONALASKA, WI 54650-2953

<http://www.cityofonalaska.com>

BUILDING PERMIT DATA: Year End 2017

01/18/2018 Update

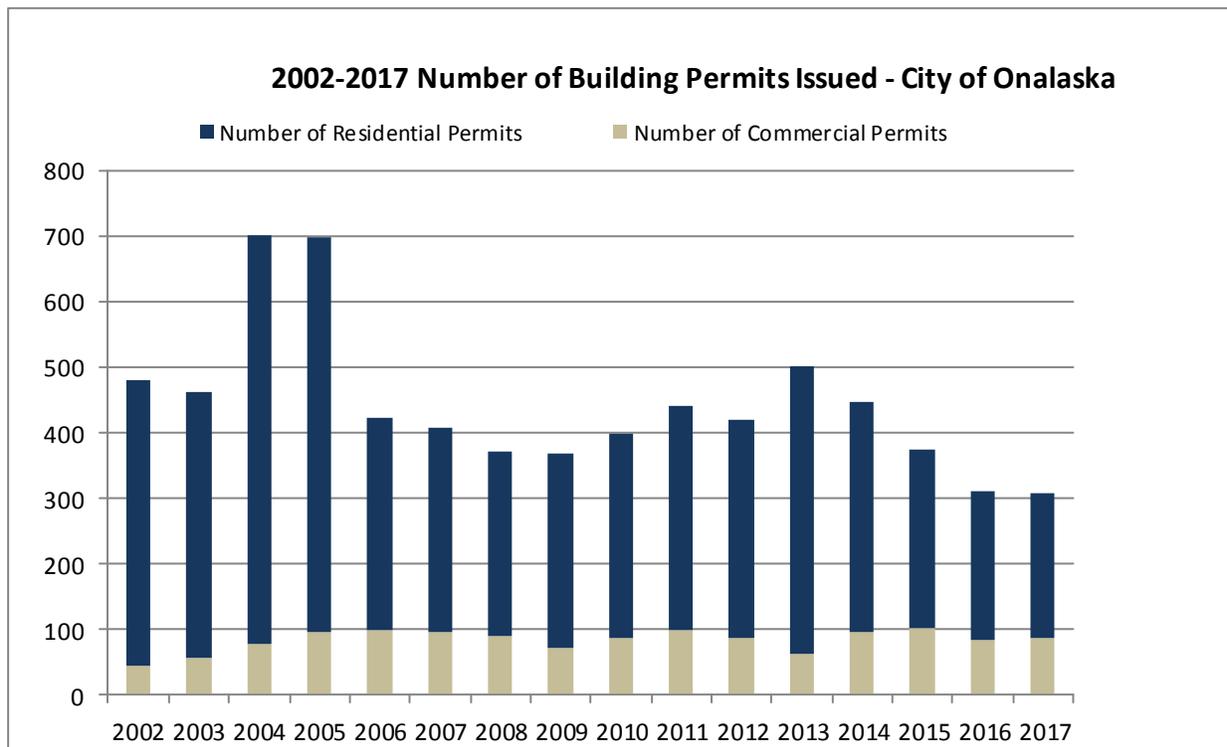
Total Number of Building Permits: Year End 2017

| Year | Number of Permits | Number of Residential Permits | Number of Commercial Permits |
|-----------------------|-------------------|-------------------------------|------------------------------|
| 2008 | 371 | 284 | 87 |
| 2009 | 368 | 297 | 71 |
| 2010 | 396 | 310 | 86 |
| 2011 | 440 | 341 | 99 |
| 2012 | 419 | 333 | 86 |
| 2013 | 498 | 440 | 61 |
| 2014 | 443 | 351 | 94 |
| 2015 | 372 | 270 | 102 |
| 2016 | 309 | 228 | 81 |
| 2017 | 305 | 222 | 83 |
| 5-year Average | 385 | 302 | 84 |

Compared to data from the previous years, the total number of residential building permits issued in 2017 (222 permits) is less than the five-year average.

However, as outlined later in this document, permits are being issued for larger, higher valued projects.

The number of commercial permits issued in 2017 just missed the five-year average with 83 permits. With recent trends of construction, we anticipate continued commercial development and permit issuance in 2018.

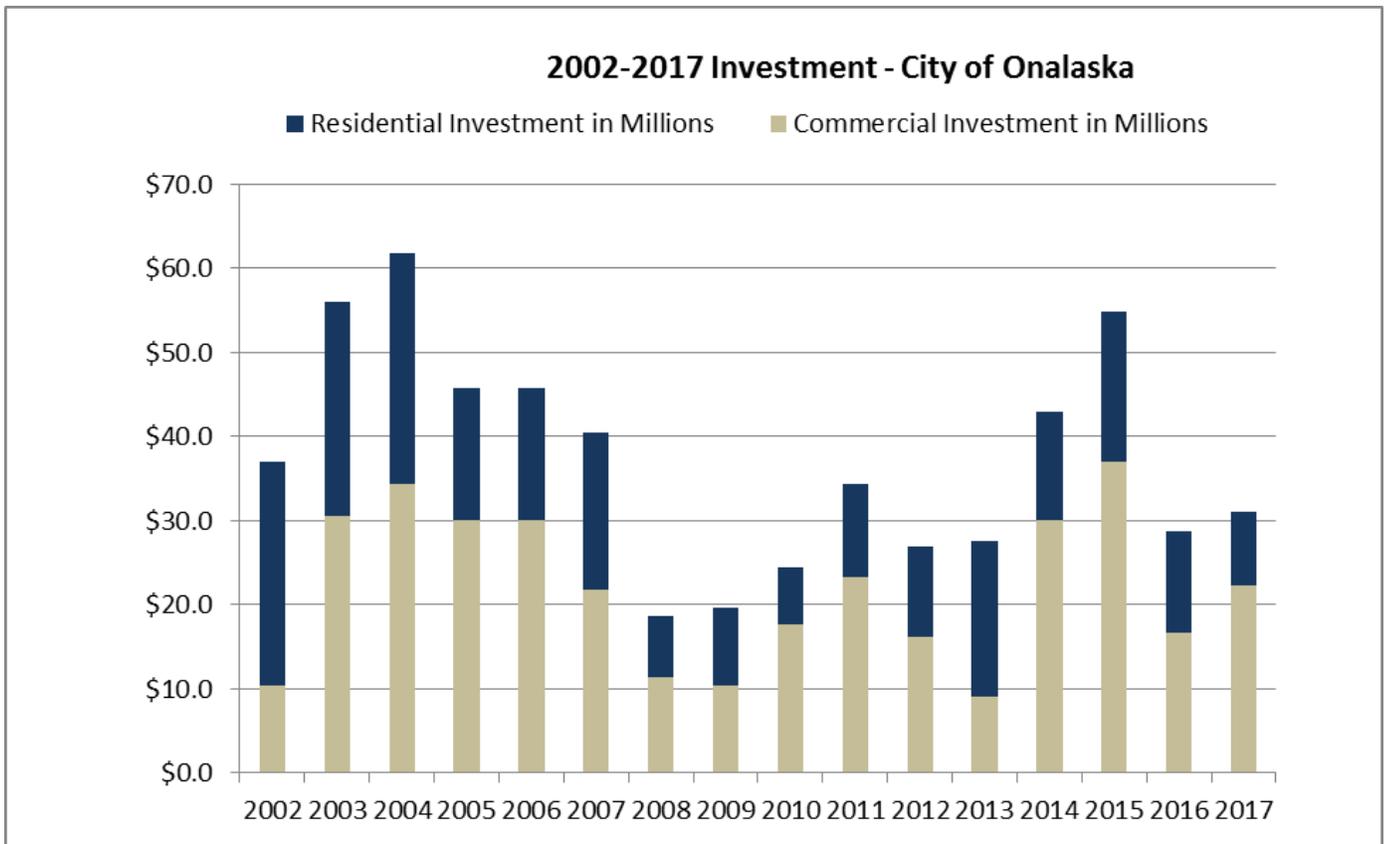


Total Investment as Reported by Building Permit Applications

| Year | Investment in Millions | Residential Investment in Millions | Commercial Investment in Millions |
|-----------------------|------------------------|------------------------------------|-----------------------------------|
| 2008 | \$18.7 | \$7.4 | \$11.4 |
| 2009 | \$19.7 | \$9.3 | \$10.4 |
| 2010 | \$24.5 | \$6.8 | \$17.7 |
| 2011 | \$34.4 | \$11.0 | \$23.4 |
| 2012 | \$27.0 | \$10.8 | \$16.2 |
| 2013 | \$27.5 | \$18.4 | \$9.1 |
| 2014 | \$42.9 | \$12.8 | \$30.1 |
| 2015 | \$54.8 | \$17.8 | \$37.0 |
| 2016 | \$28.7 | \$12.1 | \$16.7 |
| 2017 | \$33.2 | \$8.7 | \$22.3 |
| 5-year Average | \$37.4 | \$14.0 | \$23.0 |

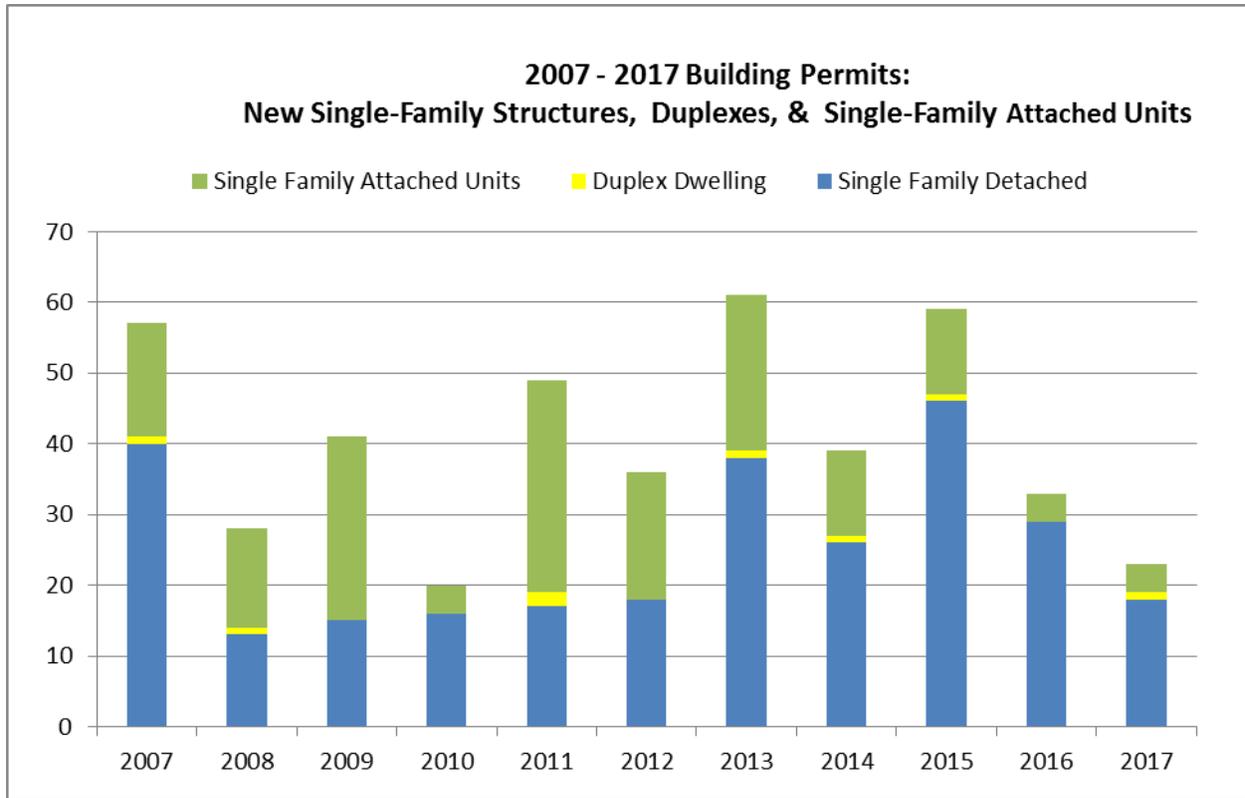
Compared to the five-year average for total investment (at \$37.4 million), in 2017 total investment (\$33.2 million) is under average – but increased from 2016 in commercial building permits.

Total investments is less than the five-year average for both residential and commercial, however the pace of total investments is being led by commercial investments (\$22.3 million).

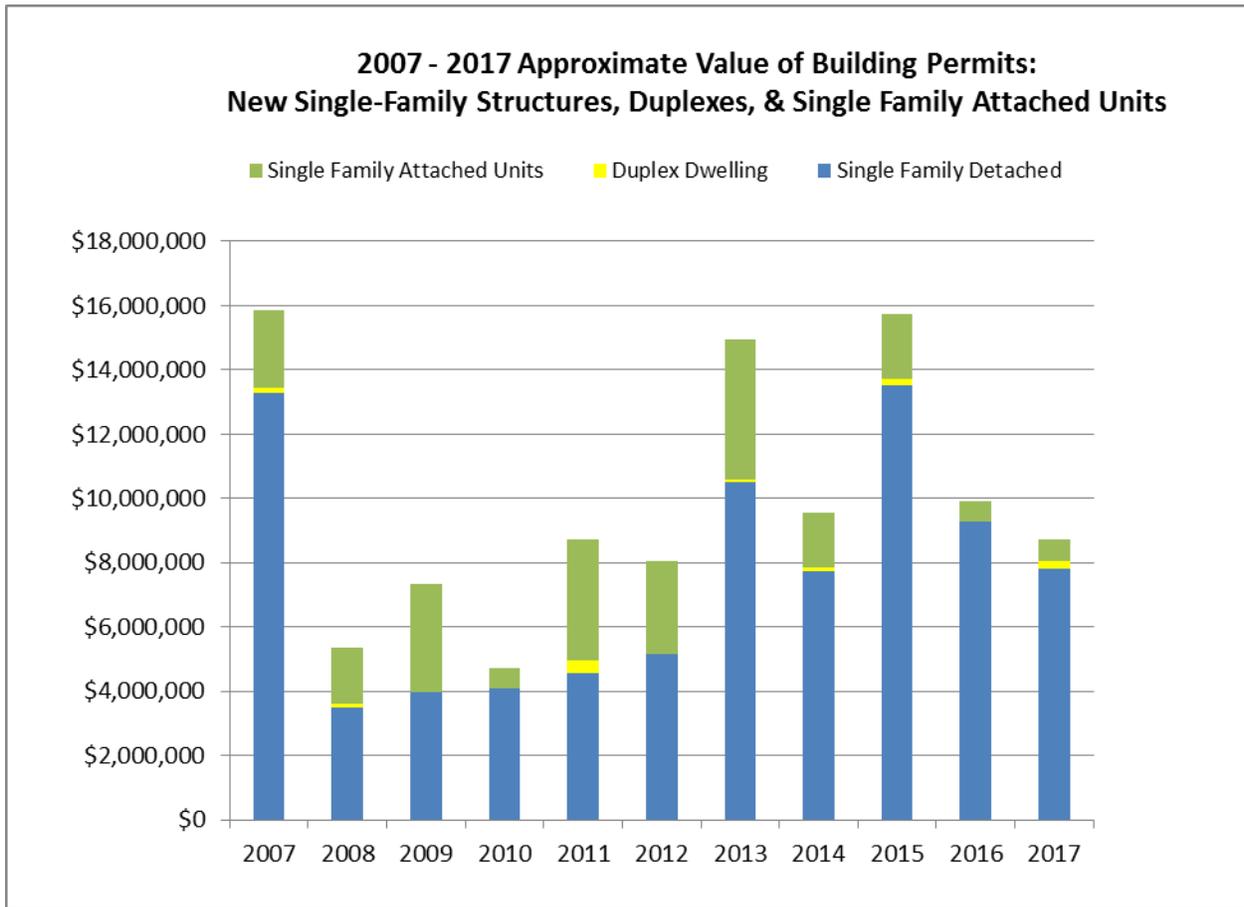


Residential Building Permits: Single-and Two-Family Construction

- The five-year average for the number of building permits issued for single-family homes, duplexes, and single family attached units is 43 permits issued, with an average value of \$11.7 million. Note the five-year average extends from 2013 – 2017.
- In 2017, the Inspection Department issued 23 permits for single-family homes, duplexes, and single family attached units with a total approximate value of \$8.7 million dollars.

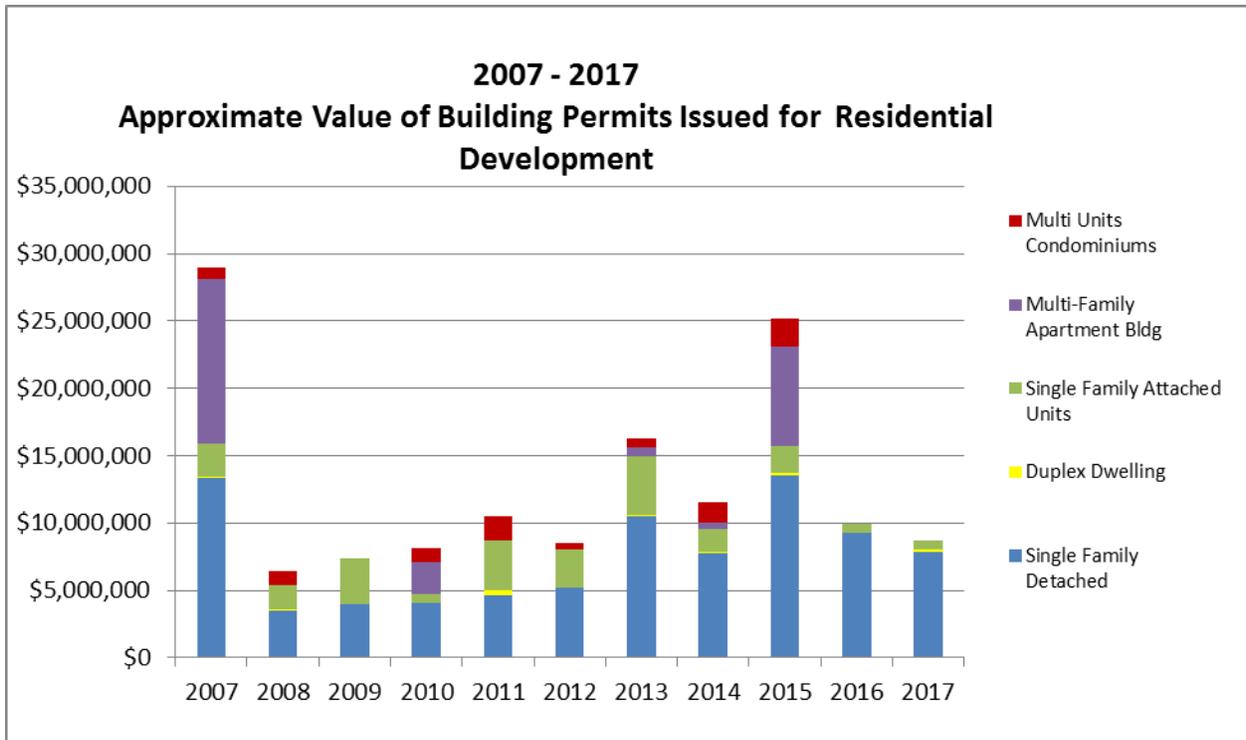
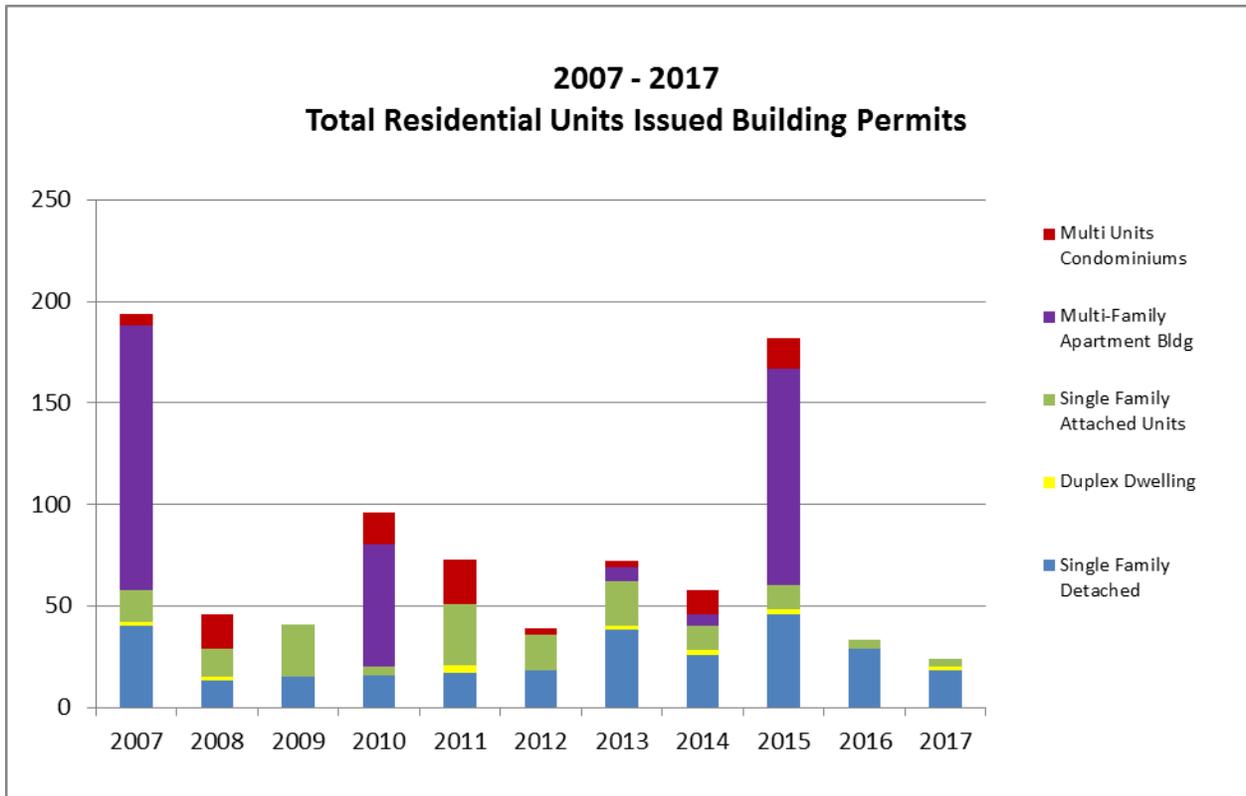


| RESIDENTIAL CONSTRUCTION | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
|--------------------------|-------------|-------------|-------------|-------------|-------------|--------------|-------------|--------------|-------------|-------------|
| Single Family Detached | 13 | 15 | 16 | 17 | 18 | 38 | 26 | 46 | 29 | 18 |
| Approx value | \$3,515,000 | \$3,964,151 | \$4,104,900 | \$4,583,000 | \$5,160,574 | \$10,500,894 | \$7,739,000 | \$13,527,470 | \$9,281,000 | \$7,818,000 |
| Duplex Dwelling | 1 | 0 | 0 | 2 | 0 | 1 | 1 | 1 | 0 | 1 |
| Approx value | \$80,000 | \$0 | \$0 | \$390,000 | \$0 | \$100,000 | \$100,000 | \$191,000 | \$0 | \$215,000 |
| Total no. of units | 2 | 0 | 0 | 4 | 0 | 2 | 2 | 2 | 0 | 2 |
| Single Family Attached | 14 | 26 | 4 | 30 | 18 | 22 | 12 | 12 | 4 | 4 |
| Total no. of units | \$1,780,000 | \$3,370,000 | \$630,000 | \$3,758,000 | \$2,890,000 | \$4,364,000 | \$1,730,000 | \$2,008,000 | \$628,000 | \$690,000 |
| Total Permits | 28 | 41 | 20 | 49 | 36 | 61 | 39 | 59 | 33 | 23 |



Residential Building Permits: Multi-Unit Construction

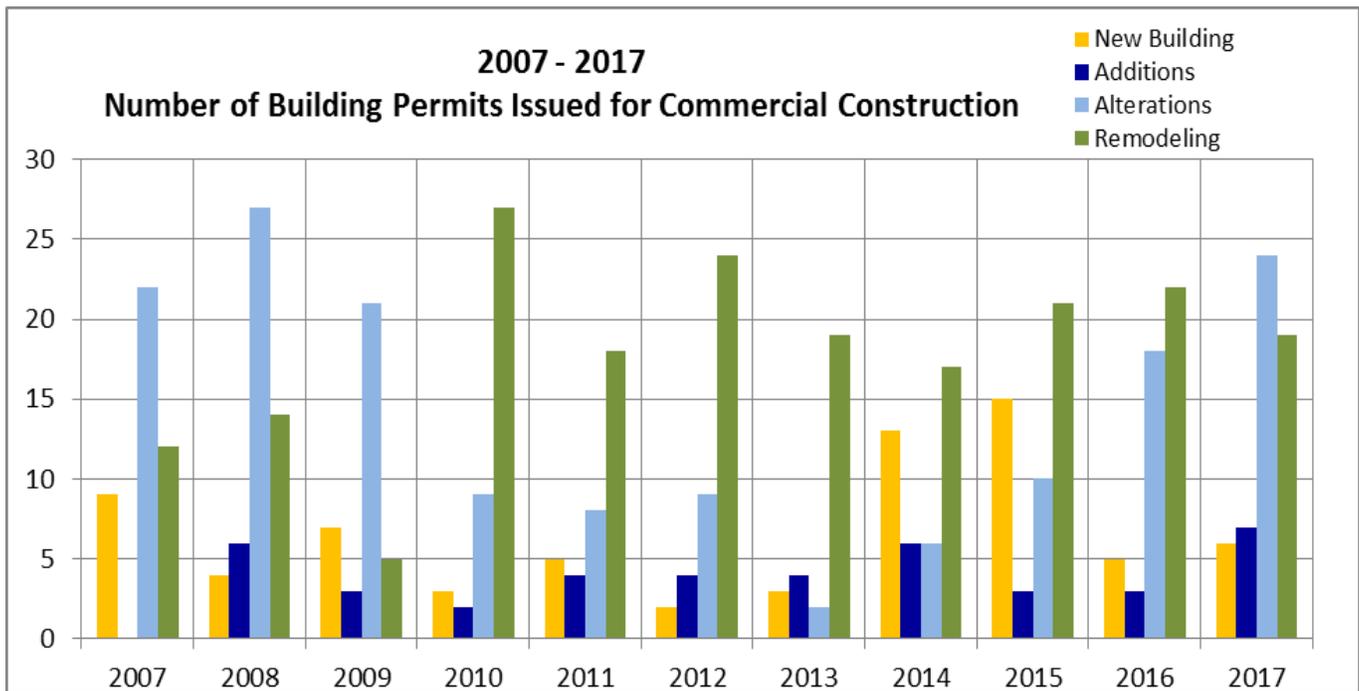
- In 2017, like 2016, there were no new multi-family apartments buildings constructed; however, a large expansion of an existing multi-family apartment (3-story and 33 dwelling units) did occur at the Sand Lake Road Luxury Apartments.
- Also to note, the Final Implementation Plan for a Planned Unit Development (PUD) on Abbey Road was approved by the Common Council which includes six (6) multi-family apartment buildings, expected to total 328 dwelling units. The first apartment building (3-story and 24-dwelling units) is scheduled for construction in spring 2018.

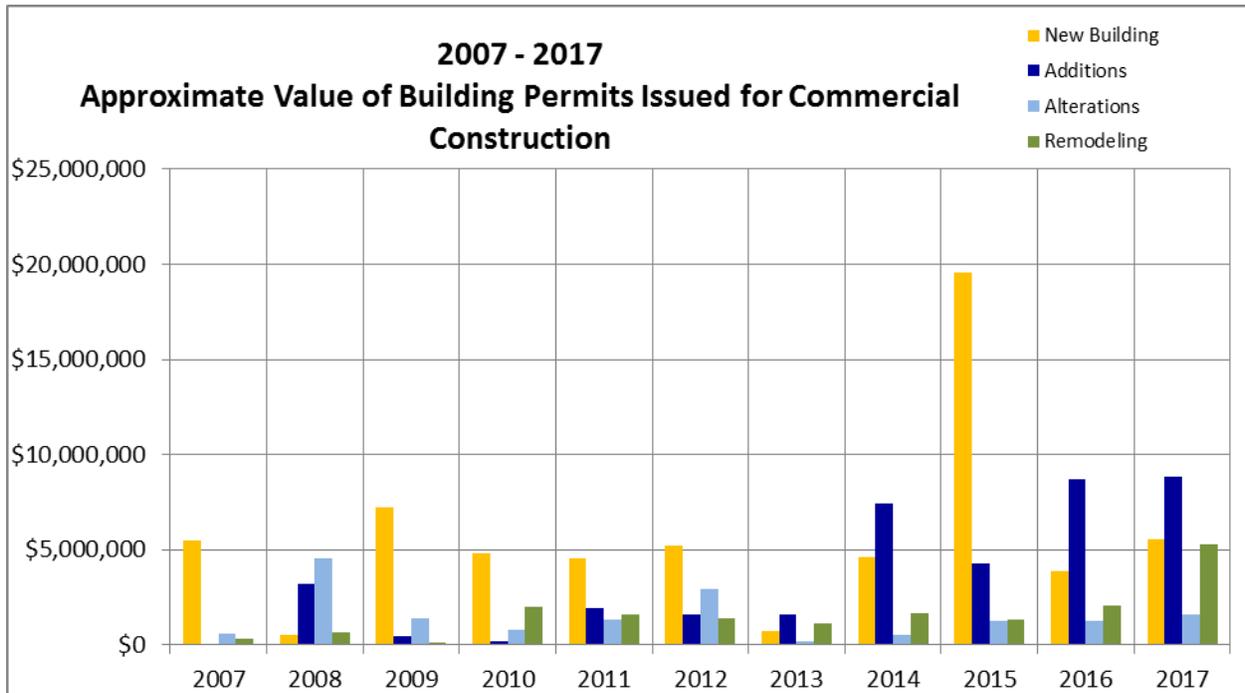


Commercial Building Permits

- For commercial construction, the total investment in 2017 is \$22.2 million, which falls just below the five-year average of \$23 million (2013-2017).
- In 2017, 6 permits have been issued for new commercial structures, exceeding construction from 2016. Major additions and remodeling activities account for over 60% of the total construction value in 2017, illustrating that commercial entities are investing in their current infrastructure.

| COMMERCIAL CONSTRUCTION | | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
|--------------------------|--------------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|-------------|-------------|
| Multi-Family | No. of bldgs | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 5 | 0 | 0 |
| Apartment Bldg | Approx value | \$12,285,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$500,000 | \$7,350,000 | \$0 | \$0 |
| | No. of bldgs | 4 | 3 | 0 | 4 | 6 | 1 | 0 | 1 | 3 | 0 | 0 |
| Multi Units Condominiums | Approx value | \$825,000 | \$1,021,000 | \$0 | \$962,268 | \$740,000 | \$450,000 | \$0 | \$700,200 | \$2,059,920 | \$0 | \$0 |
| | Total no. of units | 6 | 17 | 0 | 16 | 11 | 3 | 0 | 6 | 15 | 0 | 0 |
| New Building | No. of bldgs | 9 | 4 | 7 | 3 | 5 | 2 | 3 | 13 | 15 | 5 | 6 |
| | Approx value | \$5,487,937 | \$527,927 | \$7,204,362 | \$4,838,325 | \$4,555,355 | \$5,190,000 | \$719,000 | \$4,585,575 | \$19,532,683 | \$3,857,678 | \$5,554,265 |
| Additions | No. of permits | 0 | 6 | 3 | 2 | 4 | 4 | 4 | 6 | 3 | 3 | 7 |
| | Approx value | \$0 | \$3,217,006 | \$415,000 | \$167,000 | \$1,937,000 | \$1,595,480 | \$1,610,000 | \$7,442,250 | \$4,300,000 | \$8,683,000 | \$8,816,200 |
| Alterations | No. of permits | 22 | 27 | 21 | 9 | 8 | 9 | 2 | 6 | 10 | 18 | 24 |
| | Approx value | \$611,600 | \$4,530,300 | \$1,400,273 | \$771,000 | \$1,297,000 | \$2,947,767 | \$161,000 | \$493,500 | \$1,235,800 | \$1,261,610 | \$1,608,800 |
| Remodeling | No. of permits | 12 | 14 | 5 | 27 | 18 | 24 | 19 | 17 | 21 | 22 | 19 |
| | Approx value | \$309,100 | \$663,174 | \$94,700 | \$1,968,700 | \$1,578,800 | \$1,374,000 | \$1,123,900 | \$1,670,908 | \$1,313,005 | \$2,069,487 | \$5,280,600 |
| Miscellaneous | No. of permits | 14 | 8 | 16 | 10 | 10 | 23 | 10 | 22 | 33 | 33 | 27 |





2017 Commercial Projects

Prior to the issuance of a commercial building permit, site plan review is required for new commercial development. Below is a list of larger commercial projects.

- In 2017, Site Plan Reviews completed include:
 - 1) Misty’s International Dance Studio (Mixed Use Structure), 923 12th Avenue South: 21,187 SF New Building (\$3.2 million value).
 - 2) Sand Lake Road Luxury Apartments – Phase 2: 51,552 SF Building Addition (33 dwelling units) (\$2.99 million value).
 - 3) First Evangelical Free Church, 123 Mason Street, 20,132 SF Building Addition (\$2.7 million value).
 - 4) ALDI’s, 3133 Market Place: 3,283 SF Building Addition (\$1.4 million value).
 - 5) David Reay’s, 214 Main Street: 4,542 SF New Building (\$1.1 million value).
 - 6) Professional Office Building (Gavin), 1613 Main Street: 15,400 SF New Building (\$1.1 million value).
 - 7) Coulee Region Cremation, 131 Mason Street: 7,300 SF Building Addition (\$325,000 value) and Parking Lot Expansion.
 - 8) Dash Park, 206 Main Street.
 - 9) Sand Lake Road Luxury Apartments Addition (Mixed Use Structure) by Traditional Trades – Phase 3: 1631 Sand Lake Road: Building Addition – 29 dwelling units and 4,700 SF retail space.

- 10) Kwik Trip, 1276 Crossing Meadow Drive: 104 SF Building Addition.
 - 11) Downtown City Parking Lot, 209 Irvin Street.
 - 12) Schneider Heating – Parking Lot expansion.
- Other Building Permits which have been issued for larger commercial projects, which have had Site Plan Review prior to 2017 include:
 - 1) Menards, 1301 Sand Lake Road: 10,240 SF Warehouse Addition and Loading Dock (\$1.1 million value).
 - 2) MOKA Coffee Shop, 9348 State Road 16: 400 SF New Building (\$218,000 value).
 - 3) La Crosse Sign Company, 1450 Oak Forest Dive: 6,000 SF Building Addition (\$200,000 value).
 - Other larger commercial projects in 2017 which applied for a Building Permit, but did not require Site Plan Review include:
 - 1) Mayo Clinic Health System, 191 Theater Road: 14,099 SF Interior Remodel (\$2 million value).
 - 2) Gander Outdoors, 1200 Crossing Meadow Drive: Interior Renovations/Updates, and Roofing (\$1.1 million value).
 - 3) Crossroads Center, 9348 State Road 16: Interior Alterations / Remodel (\$911,000 value).
 - 4) Gundersen Health System, 3111 Gundersen Drive: Solar Photovoltaic System (\$700,000 value).
 - 5) US Fish & Wildlife, 555 Lester Avenue: 4,450 SF Interior Renovations (\$640,000 value).
 - 6) Onalaska School District, 237 2nd Avenue South: 683 SF Interior Remodel (\$367,000 value).
 - 7) Altra Federal Credit Union, 1821 East Main Street: 3,470 SF Interior Remodel (\$320,000 value).
 - 8) St. Patrick's Parish, 127 11th Avenue North: 400 SF Interior Remodel (\$100,000 value).

Note: Values are as reported on Building Permit applications.

Report compiled by: Katie Aspenson, AICP, Planner / Zoning Inspector

Data compiled by: Cindy Genz, Office Clerical Support, Inspection Department



City of Onalaska

**FINAL
DRAFT**

**Balance Sheet
Account Summary**

As Of 12/31/2017

*Final
2-14-18*

| Account | Name | Balance |
|---|------------------------------|--------------------------|
| Fund: 992 - COM DEV AUTH MGMT | | |
| Assets | | |
| 992-11100 | CASH | 5,296.56 |
| 992-11300 | INVESTMENTS | 294,655.09 |
| 992-13150 | ACCOUNTS RECEIVABLE | 7,855.86 |
| Total Assets: | | 307,807.51 |
| | | <u>307,807.51</u> |
| Liability | | |
| 992-21100 | ACCOUNTS PAYABLE | 166.86 |
| 992-21110 | AP PENDING (DUE TO CDA POOL) | 0.00 |
| Total Liability: | | 166.86 |
| Equity | | |
| 992-34100 | FUND BALANCE | 306,982.25 |
| Total Beginning Equity: | | 306,982.25 |
| Total Revenue | | 8,514.26 |
| Total Expense | | 7,855.86 |
| Revenues Over/Under Expenses | | 658.40 |
| Total Equity and Current Surplus (Deficit): | | 307,640.65 |
| Total Liabilities, Equity and Current Surplus (Deficit): | | <u>307,807.51</u> |



City of Onalaska

Budget Report

Account Summary

For Fiscal: 2017 Period Ending: 12/31/2017

| | | Original Total Budget | Current Total Budget | Period Activity | Fiscal Activity | Variance Favorable (Unfavorable) | Percent Remaining |
|--------------------------------------|---|--------------------------|-------------------------|--------------------|--------------------|--|----------------------|
| Fund: 992 - COM DEV AUTH MGMT | | | | | | | |
| Revenue | | | | | | | |
| 992-00000-41211 | NON-ROOM TAX | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % |
| 992-00000-48000 | MISCELLANEOUS INCOME | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % |
| 992-00000-48100 | INTEREST INCOME | 0.00 | 0.00 | 75.06 | 658.40 | 658.40 | 0.00 % |
| 992-00000-48201 | RENTAL INCOME -CITY PROPERTY | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % |
| 992-00000-49201 | OPERATING TRXFER IN | 20,550.00 | 20,550.00 | 7,855.86 | 7,855.86 | -12,694.14 | 61.77 % |
| 992-00000-49221 | TRANSFER FROM CITY (TOUR) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % |
| | Revenue Total: | 20,550.00 | 20,550.00 | 7,930.92 | 8,514.26 | -12,035.74 | 58.57 % |
| Expense | | | | | | | |
| 992-56700-290 | OTHER CONTRACTUAL SERVICES | 9,000.00 | 9,000.00 | 0.00 | 0.00 | 9,000.00 | 100.00 % |
| 992-56700-291 | TRANSCRIPTION CONTRACTUAL | 700.00 | 700.00 | 127.63 | 127.63 | 572.37 | 81.77 % |
| 992-56700-310 | OFFICE SUPPLIES | 150.00 | 150.00 | 0.00 | 0.00 | 150.00 | 100.00 % |
| 992-56700-311 | POSTAGE | 100.00 | 100.00 | 18.17 | 18.17 | 81.83 | 81.83 % |
| 992-56700-312 | COPY USAGE & PAPER | 600.00 | 600.00 | 21.06 | 21.06 | 578.94 | 96.49 % |
| 992-56700-320 | SUBSCRIPTIONS & DUES | 7,680.00 | 7,680.00 | 0.00 | 7,689.00 | -9.00 | -0.12 % |
| 992-56700-323 | GENERAL ADVERTISING | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 % |
| 992-56700-330 | SEMINARS,CONF & TRAVEL | 1,300.00 | 1,300.00 | 0.00 | 0.00 | 1,300.00 | 100.00 % |
| 992-56700-340 | OPERATING SUPPLIES | 620.00 | 620.00 | 0.00 | 0.00 | 620.00 | 100.00 % |
| 992-56700-341 | PRINTING & FORMS | 400.00 | 400.00 | 0.00 | 0.00 | 400.00 | 100.00 % |
| | Expense Total: | 20,550.00 | 20,550.00 | 166.86 | 7,855.86 | 12,694.14 | 61.77 % |
| | Fund: 992 - COM DEV AUTH MGMT Surplus (Deficit): | 0.00 | 0.00 | 7,764.06 | 658.40 | 658.40 | 0.00 % |
| | Report Surplus (Deficit): | 0.00 | 0.00 | 7,764.06 | 658.40 | 658.40 | 0.00 % |