

CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: Common Council
DATE OF MEETING: August 14, 2018 (Tuesday)
PLACE OF MEETING: City Hall – 415 Main St. (Common Council Chambers)
TIME OF MEETING: 7:00 P.M.

PURPOSE OF MEETING

1. Call to Order and roll call.
2. Pledge of Allegiance.
3. Rules of the City of Onalaska Common Council and its Sub Committees – Harassment Free Forum
4. **PUBLIC INPUT: (limited to 3 minutes/individual)**
5. **REPORT FROM THE MAYOR:**
 - A. Swearing in of City of Onalaska Fire Chief William Hayes
 - B. Swearing in of City of Onalaska Assistant Police Chief Jeff Cavender
 - C. Library Statistics
 - D. Proclamation for Legion Riders
 - E. Report from La Crosse Area Development Corporation (LADCO)

RECOMMENDATIONS FOR APPROVAL AND/OR POSSIBLE ACTION FROM THE FOLLOWING COMMITTEES/COMMISSIONS/BOARDS:

All items listed under the consent agenda are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a council member requests removal, in which event the item will be removed from the consent agenda and considered in the order of business in the non-consent agenda.

6. **Consent Agenda**

- A. Approval of minutes from the previous meeting(s)

FINANCE COMMITTEE

- B. Accept Omni Center Financials for 2018
- C. Accept General Fund Financials 2018
- D. Accept Gundersen Health System Parking Ramp Financials for 2nd Quarter for 2018
- E. Authorization of a contribution to League of Wisconsin Municipalities in the amount of \$1,200 with usage of City's Special Project Fund-Tourism Funds

NOTICES MAILED TO:

*Mayor Joe Chilsen

*Ald. Jim Binash

*Ald. Jim Olson

*Ald. Jerry Every

*Ald Ron Gjertsen

*Ald. Diane Wulf

*Ald. Kim Smith

City Attorney City Administrator
Dept Heads La Crosse Tribune
Coulee Courier FOX
WPTY WLXR WLAX WKBT WXOW

Brenda Netwal/Mark Bolger

Nicholas Roush/Paul Gleason

Mike Volden/Mark Etrheim

Gina Kelly

Terry Weiland

Marvin Wanders

Onalaska Public Library Onalaska Omni Center

*Committee Members

Date Mailed & Posted: 8-9-18

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.

PERSONNEL COMMITTEE

- F. Approval of a one-time stipend for the Payroll/HR Assistant
- G. Authorization to replace Firefighter/EMT position
- H. Approval of changes to City Policies:
 - 1. 6.01 Anti-Harassment, Discrimination, Retaliation Policy.
 - 2. 4.13 Unmanned Aerial Devices Policy

JUDICIARY COMMITTEE

- I. Approval of **Ordinance 1619-2018** to amend Title 10 Chapter 1 Section 12 of the Code of Ordinances of the City of Onalaska relating to Through Streets Designated (Abbey Road) (Third & Final Readings)

ADMINISTRATIVE COMMITTEE

- J. Approval of Operator's Licenses as listed on report dated August 8, 2018

BOARD OF PUBLIC WORKS

- K. Denial of a request for a speed limit study / reduction in speed along Sand Lake Road

PLAN COMMISSION

- L. Conditional Use Permit filed by Nicholas Roush, Roush Rentals, 707 La Crosse Street, Office 102, La Crosse, WI 54601 on behalf of Elmwood Partners, 1859 Sand Lake Road, Onalaska, WI 54650 to allow multiple principal structures on a parcel located at 9522 / 9530 East 16 Frontage Road, Onalaska, WI 54650 (Tax Parcel # 18-3613-3) (FIO)
- M. Conditional Use Permit filed by Mike Volden of IDEA MAIN, LLC, d/b/a The Creative Child, 810 Oak Timber Drive, Onalaska, WI 54650 on behalf of Mark Etrheim of Oak Forest Partners Two LLC, 1821 Acorn Court, Onalaska, WI 54650 to allow the operation of a child care center at 1052 Oak Forest Drive, Suite 100, Onalaska, WI 54650 (Tax Parcel # 18-3087-1) (FIO)
- N. Approval of an amendment to the WAL-MART Planned Commercial Industrial District (PCID) at 3107 Market Place, submitted by Gina Kelly, SGA Design Group, 1437 South Boulder Avenue, Suite 550, Tulsa, Oklahoma, 74119-3609, on behalf of Wal-Mart R.E. Business Trust, 702 SW 8th Street, Bentonville, AR 72712 (Tax Parcel# 18-3635-8)

UTILITIES COMMITTEE

- O. Accept Shared Ride Transit Financials
- P. Approval of Amendment to Running Inc. Contract for 2019

Non-Consent Agenda

7. **RECAP ITEMS PULLED FROM THE CONSENT AGENDA**

8. **FINANCE COMMITTEE**

- A. Vouchers
- B. Revisions to the City of Onalaska Investment Policy
- C. Approval of Tax Incremental Financing Policy

9. **ADMINISTRATIVE COMMITTEE**

- A. Review and consideration of installation of a nonstandard monument in City cemetery

10. **PLAN COMMISSION**

- A. Approval of a request to modify the boundaries of the "Downtown Overlay Districts" to convert a property from "Downtown Residential Neighborhood" to "Downtown – Planned Unit Development" to allow for a mixed-use development (bar & apartment combination) and the associated conceptual site plan, submitted by Terry Weiland, 600 L Hauser Road, Onalaska, WI 54650 on behalf of Paula Bentzen, 215 Elm Street, Onalaska, WI 54650 for the property located at 215 Elm Street, Onalaska, WI 54650 (Tax Parcel# 18-69-0)

11. **UTILITIES COMMITTEE**

- A. Set up public hearing regarding proposed increase in fares for September 5, 2018 at approximately 7:00 p.m. (or immediately following public input)

12. **ALDERPERSON EVERY/ALDERPERSON GJERTSEN**

- A. **Resolution 24-2018** - To Enhance the Effectiveness of the City of Onalaska's Common Council Decision Making

13. **CITYADMINISTRATOR**

- A. Discussion and consideration of proposed downtown redevelopment project on City-owned properties, presented by Marvin Wanders of Three Sixty Real Estate, LLC

14. **CLOSED SESSION**

To consider a motion to convene in closed session under Section 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

- Discussion and negotiation regarding proposed Sanitary Sewer Agreements
- Negotiation of land and access rights purchase along U.S. Highway 53 & Sand Lake Road from Wisconsin Department of Transportation

And to consider a motion under Section 19.85(1)(g) of the Wisconsin Statutes for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved:

- Ground Round Personal Property Taxes – 2017
- Claim against City regarding water lateral break on 6th Avenue North

If any action is required in Open Session, the Common Council will reconvene in Open Session to take the necessary action and/or continue with the printed agenda.

Adjournment

Burmester, Cari

From: George Tabbert <GeoTabbert@hotmail.com>
Sent: Tuesday, August 14, 2018 1:18 PM
To: Burmester, Cari
Subject: Common Council meeting/tonight

Cari, I would like this note read at the Common Council meeting tonight:

George Tabbert
809 Rachel Place, Onalaska

I do not support the request to have a stone park bench monument installed in Onalaska Cemetery. Such a monument would be unsightly and out of place. It would not pass the test of time and would eventually have to be repaired or removed from the property. Most regular cemetery monuments made out of granite last indefinitely and require little maintenance. I strongly urge anyone thinking of purchasing a monument for themselves or others to consider the consequences of their decision – for the sake of their descendants as well as cemetery staff of the future who must maintain the grounds of any cemetery. There are regular granite monuments in our cemetery that are well over 100 years old and many look practically brand new.

We already have bench monuments in the cemetery, but they are small and have no backrests. Larger bench monuments are found at the Veterans Memorial – but these too have no backrests. These types of bench monuments are stable and very much add to the lawn and garden appearance of our cemetery. The cluster of benches at the Veterans Memorial definitely helps make that area a true **landmark** that cemetery visitors enjoy.

I sat on the Onalaska Cemetery Improvement Committee for around three years. Benches in the cemetery came up several times. It was decided that benches scattered throughout the property definitely would be park benches and placed in public areas, such as the expanse of lawn along Second Avenue near Dorian, Grecian and Ionian, overlooking the hill along 13th Avenue South. The neutral colors suggested were either pine green or tan. No one ever suggested that these park benches be made of natural or artificial stone. A preliminary request to have a donated park bench installed over one grave near the front was turned down.

I ask that the Common Council vote against the above mentioned gravestone request – or at least slow down the process so that the request can be discussed at length. And once again, here is a prime example showing why a true city-sponsored cemetery board should exist in Onalaska.

Sent from [Mail](#) for Windows 10

2018 Onalaska Public Library
Monthly Use

	Jan	Feb	Mar	April	May	June	July	YTD	% of Use
Bangor	28	14	39	28	37	54	40	240	0.19%
Campbell	278	218	232	166	165	254	251	1564	1.21%
Holmen	1033	958	987	791	925	1252	1158	7104	5.49%
Onalaska	9757	9019	10194	10076	10014	15035	14726	78821	60.88%
West Salem	258	198	219	244	206	187	212	1524	1.18%
Bangor (Town)	30	31	54	53	73	50	31	322	0.25%
Barre	32	21	75	68	76	135	114	521	0.40%
Burns		21	4	21	3	27	15	91	0.07%
Farmington	49	30	60	48	108	94	180	569	0.44%
Greenfield	48	36	34	9	15	30	49	221	0.17%
Hamilton	227	198	504	287	262	181	231	1890	1.46%
Holland	208	199	354	236	181	368	405	1951	1.51%
Medary	179	166	247	150	196	352	402	1692	1.31%
Onalaska (Town)	2408	2347	2327	2266	2334	3035	2921	17638	13.62%
Rockland	40	10	5	5	6	12	10	88	0.07%
Shelby	15	40	24	1	33	75	8	196	0.15%
Washington	18	11	18	19	28	37	22	153	0.12%
Total Resident	14608	13517	15377	14468	14662	21178	20775	114585	88.50%
City of La Crosse	1254	1143	1400	1264	1091	1763	1763	9678	7.47%
WRLS									
Jackson w/o Lib	15	17	26	23	20	12	13	126	0.10%
Monroe w/o Lib	118	49	85	83	44	96	115	590	0.46%
Trempeleau w/o Lib	133	176	131	97	184	255	153	1129	0.87%
Vernon w/o Lib	1	6	54	14	2	2	6	85	0.07%
Buffalo w/o	6		21	2	4	28	28	89	0.07%
Juneau w/o			6					6	0.00%
Total w/o	273	248	323	219	254	393	315	2025	1.56%
Other WRLS	189	146	190	248	323	280	271	1647	1.27%
Total WRLS	462	394	513	467	577	673	586	3672	2.84%
Other Wisconsin	144	108	134	112	90	92	101	781	0.60%
Out of State	144	69	105	110	76	90	169	763	0.59%
Total Non-Resident	2004	1714	2152	1953	1834	2618	2619	14894	11.50%
Total Circulation	16612	15231	17529	16421	16496	23796	23394	129479	
Public Computer Use	1086	1057	1140	1075	707	1262	1272	7599	
Wireless	634	601	675	673	684	793	731	4791	
Reference Count	354	299	455	439	324	372	366	2609	
Door Count	9144	8771	9709	9945	9896	14770	14916	77151	
Meeting Room Groups	16	21	20	18	27	18	22	142	
Meeting Rm Attendance	191	189	364	405	437	953	797	3336	
Revenue	\$ 200.00	\$ 300.00	\$ 200.00	\$ 150.00	\$ 300.00	\$ 225.00	\$ 200.00	1575	
Jan-July 2017	Circ	136377				Door	75271		
Jan-July 2018	Circ	129479				Door	77151		

**PROCLAMATION
FOR
AMERICAN LEGION RIDERS LEGACY RUN**

WHEREAS, the American Legion Riders Chapters are well known for their charitable work, which has raised hundreds of thousands of dollars for local children's hospitals, schools, veteran homes, severely wounded service members, and scholarships ; and

WHEREAS, since 2006, Riders nationwide have participated in the Legion Legacy Run to annually raise money for the Legacy Scholarship Fund, established to provide scholarships to children of US Military personnel killed since September 11, 2001; and

WHEREAS, Eligibility for the American Legion Legacy Scholarship is open to children of service members who died while on active duty following 9/11 as well as children of post-9/11 veterans who have been assigned a 50% combined disability rating by the Department of Veterans Affairs, and

WHEREAS, currently 106,000 American Legion Riders meet in over one thousand chapters in every domestic state and in at least three foreign countries; and

WHEREAS, Riders in all states have escorted military units returning home from combat tours overseas, conducted massive cross-country fundraising efforts for our wounded warriors from all branches of our military and have raised millions of dollars for countless local, state, and national charities; and

WHEREAS, The City of Onalaska has a proud history of supporting heroes from all branches of the military especially those heroes that have given the last full measure of devotion and those who carry the vestiges of the Red Badges of Courage with them still.

NOW, Therefore, I Joe Chilsen, Mayor of the City of Onalaska do recognize and proclaim that Wednesday August 22, 2018 be declared The American Legion Rider's Legacy Run Day in the City of Onalaska and encourage all citizens to come out and greet and meet the American Legion Riders as they come to town.

Dated this 14th day of August 2018.

Joe Chilsen, Mayor
City of Onalaska

Caroline Burmaster, City Clerk
City of Onalaska

ORDINANCE NO. 1619-2018

#16-I

AN ORDINANCE TO AMEND TITLE 10 CHAPTER 1 SECTION 12 OF THE CODE OF ORDINANCES OF THE CITY OF ONALASKA RELATING TO THROUGH STREETS DESIGNATED

THE COMMON COUNCIL OF THE CITY OF ONALASKA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION I. Subsection (a)(24) of Section 12 of Chapter 1 of Title 10 is hereby created as follows:

Sec. 10-1-12 **Through Streets Designated**

(a) In the interest of public safety and pursuant to Section 349.07 Wis Stats. the following streets or portions thereof set forth in this Section are declared to be through highways, and traffic signs or signals giving notice thereof shall be erected by the City of Onalaska in accordance with Section 10-1-3:

(24) Abbey Road (East Avenue to Commerce Road)

SECTION II. This Ordinance shall take effect and be in force from and after its passage and publication.

Dated this ____ day of _____, 2018.

CITY OF ONALASKA, BY:

Joe Chilsen, Mayor

Caroline Burmaster, Clerk

PASSED:
APPROVED:
PUBLISHED:

FISCAL IMPACT OF ORDINANCE 1619 – 2018

Please route in this order

Eric Rindfleisch, Administrator
(let Joe Barstow review all annexation ordinances)



(signature)

No Fiscal Impact

Budgeted Item

Will need \$ _____ for _____ to meet the requirements of this ordinance.

Jarrold Holter, City Engineer



(signature)

No Fiscal Impact

Budgeted Item

Will need \$ Unknown for 1) annual street maintenance (plowing, street signs long term pavement maintenance) to meet the requirements of this ordinance.

Troy Miller, Chief of Police



(signature) 6-29-18

No Fiscal Impact

Budgeted Item

Will need \$ _____ for _____ to meet the requirements of this ordinance.

Fred Buehler, Financial Services Director



(signature) 7-7-18

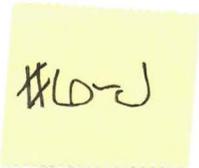
No Fiscal Impact

Budgeted Item

Will need \$ _____ for _____ to meet the requirements of this ordinance.

PACKET: 02511 August Operators August Operators

SEQUENCE: License #



ID	PERIOD	-----NAME-----		LICENSE CODE
00276	7/11/18- 6/30/20	POLLEX	KATHY	OPRATOR OPERATORS - 2 YEAR
01800	7/01/18- 6/30/19	STAWARZ	DREW	OPRATOR OPERATORS - 1 YEAR
02056	7/01/18- 6/30/20	GILBERTSON	ALEXIS	OPRATOR OPERATORS - 2 YEAR
03229	7/19/18- 6/30/20	BUSS	JENNA	OPRATOR OPERATORS - 2 YEAR
03931	7/17/18- 6/30/20	SCHNEIDER	JOHN	OPRATOR OPERATORS - 2 YEAR
03947	7/26/18- 6/30/20	HINZ	KENNETH	OPRATOR OPERATORS - 2 YEAR
04135	7/16/18- 6/30/20	SGONTZ	PAUL	OPRATOR OPERATORS - 2 YEAR
04940	8/03/18- 6/30/20	LOEWENHAGEN	TIA	OPRATOR OPERATORS - 2 YEAR
05215	7/16/18- 6/30/20	LAYTON	KATRINA	OPRATOR OPERATORS - 2 YEAR
05219	7/11/18- 6/30/20	LANGREHR	BRYN	OPRATOR OPERATORS - 2 YEAR
05225	7/12/18- 6/30/20	HAGEN	THERESA	OPRATOR OPERATORS - 2 YEAR
05226	7/16/18- 6/30/19	BRUNHOLZL	SIDNEY	OPRATOR OPERATORS - 1 YEAR
05227	7/17/18- 6/30/20	STAUFFER	JERI	OPRATOR OPERATORS - 2 YEAR
05228	7/12/18- 6/30/20	GARCIA	ISAAC	OPRATOR OPERATORS - 2 YEAR
05241	7/17/18- 6/30/19	BOARDMAN	CALEB	OPRATOR OPERATORS - 2 YEAR
05246	7/17/18- 6/30/19	FRAMKE	ANNA	OPRATOR OPERATORS - 1 YEAR
05247	7/18/18- 6/30/20	GULLIKSON	GARY	OPRATOR OPERATORS - 2 YEAR
05249	7/19/18- 6/30/19	TOTH	JILL	OPRATOR OPERATORS - 1 YEAR
05250	7/19/18- 6/30/20	HAGEN	TIMOTHY	OPRATOR OPERATORS - 2 YEAR
05255	7/24/18- 6/30/20	WATERS	VICTORIA	OPRATOR OPERATORS - 2 YEAR
05256	7/25/18- 6/30/20	SCHWIER	DAMIAN	OPRATOR OPERATORS - 2 YEAR
05260	7/26/18- 6/30/20	SULLIVAN	TAMRA	OPRATOR OPERATORS - 2 YEAR
05263	7/30/18- 6/30/20	LARSON	JEANNE	OPRATOR OPERATORS - 2 YEAR
05267	8/01/18- 6/30/20	VAN RYZIN	JESSICA	OPRATOR OPERATORS - 2 YEAR
05277	8/03/18- 6/30/20	SHALLUE	LUCAS	OPRATOR OPERATORS - 2 YEAR
05282	8/03/18- 6/30/20	HEATH	COLTON	OPRATOR OPERATORS - 2 YEAR
5227	7/17/18- 6/30/20	SMITH	CRAIG	OPRATOR OPERATORS - 2 YEAR

July 10, 2018

To: Finance and Personnel Committee
FROM: Finance Department
SUBJ: Payables and Approval

The following is a list of monies expended since the last Common Council meeting dated July 10, 2018

The total is: \$2,602,268.46

7/18/2018 AP Packet 2220 - July 2018	\$159.00
AP Packet 2217 - July 2018	\$199,311.17
7/20/2018 AP Packet 902 - City Payroll 7/20/18	\$169,144.82
AP Packet 902 - City Payroll Drafts	\$46,675.53
AP Packet 2215 - Deferred Payables	\$96,616.43
7/25/2018 AP Packet 2223 - VOIDS	-\$4,037.98
8/2/2018 AP Packet 2227 - July 2018	\$163,069.97
8/3/2018 AP Packet 910 - City Payroll 8/03/18	\$168,390.35
AP Packet 910 - City Payroll Drafts	\$13,291.37
AP Packet 2224 - Deferred Payables	\$97,683.77
8/14/2018 AP Packet - Aug 2018 (includes ACH)	\$1,651,964.03
Total	<u><u>\$2,602,268.46</u></u>

Finance Committee Signatures

118-B

CITY OF ONALASKA
INVESTMENT POLICY

General: The purpose of these investment guidelines is to formalize the framework for the City's daily investment activities to include scope, objectives, authority, standards or prudence, authorized institutions, investment types, collateralization and diversification. The guidelines are intended to be broad enough to allow the investment officer to function properly within the parameters of responsibility and authority, yet specific enough to adequately safeguard the investment assets.

Scope: This investment policy applies to all financial assets of the City of Onalaska. These funds are accounted for in the City's annual financial statements and include:

1. General Fund
2. Special Revenue Funds
3. Capital Project Funds
4. Enterprise Funds
5. Trust and Agency Funds
6. Debt Service Funds
7. Community Development Authorities

This policy is limited in its application to funds that are not immediately needed *and therefore* are available for investment. Unless prohibited by law or contract, the City may pool cash from several different funds for investment purposes should it meet the objectives of the investment program. Other funds, the investment of which is subject to special federal and/or state laws and regulations, may be invested in accordance with such laws and regulations.

Objectives: The primary objectives, in order of priority, of all investment activities involving the financial assets of the City of Onalaska shall be the following:

1. **Safety:** Safety and preservation of principal in the overall portfolio is the foremost investment objective.
2. **Liquidity:** Maintain the necessary liquidity to match expected liabilities is the second investment objective.
3. **Return on Investment:** Obtaining a reasonable return is the third investment objective.

Authority: Authority to manage the City's investment program is derived from State of Wisconsin Statutes 66.04(2) and 219.05 and City ordinance 3-1-9. The Finance Director/Treasurer or designee(s) is the investment officer and is responsible for investment decisions and activities. The Finance

Director/Treasurer shall be responsible for all transactions undertaken, and shall establish investment procedures consistent with this policy, and a system of controls to regulate the activities of subordinate officials and employees.

Ethics and Conflicts

Of Interest: Elected Officials and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of investment. Elected officials and employees shall disclose any material financial interest in financial institutions that conduct business with the City.

Prudence: Investments shall be made with judgment and care – under circumstances then prevailing – which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived (this is the “prudent person” standard). This standard requires that when making investment decisions, the investment officer shall consider the role that the investment or deposit plays within the portfolio of assets of the City of Onalaska and the investment objectives listed above, and shall be applied in the context of managing the overall investment portfolio.

Institutions: The Finance Director/Treasurer shall select and maintain a list of financial institutions authorized to be public depositories and/or provide investment services. In addition, a list of approved security broker/dealers will be maintained. The Finance Director/Treasurer shall qualify institutions by applying generally accepted industry standards (i.e. capital requirements, asset quality, earnings, liquidity, management, and local community development) using available public agency and private rating services as appropriate. An annual review of the financial condition of all qualified institutions shall be conducted. On an annual basis, (or more frequently if needed,) the Finance Director/Treasurer shall present a list of these qualified institutions to the Finance and Personnel Committee for its review and recommendation to the Common Council for approval via resolution.

Investment

Types: The investment of City funds shall be in accordance with Wisconsin statutes section 66.0603 (see excerpt attached as Exhibit A,) further limited as follows:

1. Certificates of Deposits (CD's)

CD's from any Credit Union, Bank, Savings Bank, Trust Company or Savings and Loan Association provided these time deposits must be collateralized *if they exceed Federal Deposit Insurance*

Corporation (FDIC) or the National Credit Union Share Insurance (NCUSIF) insurance limits by either

- (1) US government or its agencies securities with a maturity under ~~seven (7)~~ five (5) years; or
- (2) Limited to \$500,000 per financial institution, *if the Financial institution is a "Public depository" as defined in WI stature chapter 34.01(5).*

2. US Treasury Bonds or Notes

City funds may be invested in United States Government bonds or securities with maturities less than ten (10) years from the date of investment.

3. State of Wisconsin Local Government Investment Pool

4. Prohibited Investments

In addition to the limitations on investment types according to Wisconsin Statutes, City funds will not be invested in derivative type investments such as collateralized mortgage obligations, strips, floaters, etc. Certain types of such investments may qualify under state statute, but are not deemed appropriated for use by the City of Onalaska.

Collateralization
And Insurance:

The Federal Deposit Insurance Corporation (FDIC) *and NCUSIF* protects deposits up to ~~\$100,000~~ \$250,000. In addition, public deposits are protected against losses by Wisconsin general-purpose revenues under Statute 20.144(1)(a) and 34.08 (2) up to \$400,000 for any one public depositor in any individual public depository. The City will seek to collateralize certificates of deposit or any other time deposit in an amount equal to ~~100%~~ 102% of the investment less the amount (\$500,000) insured by the State of Wisconsin and the FDIC with appropriate collateral instruments and at levels per recommended practices of the Government Finance Officer's Association. ~~Where practicable, collateral shall be held by the City or an independent third party custodian with whom the City has a current custodial agreement. Where this is not practicable, verifiable evidence of specific pledged securities must be supplied to the City.~~

The City will seek to protect its interests in all other securities purchased by the City via appropriate insurance coverage from broker/dealers or via the use of a third party custodian approved by the Finance Director/Treasurer and evidenced by safekeeping receipts.

Diversification:

It is the policy of the City of Onalaska to diversify its investment portfolio. Assets shall be diversified to eliminate the risk of loss and balance the effect of interest rate changes affecting different types of securities. Investments will be diversified by:

- Limiting investments to avoid over-concentration in securities from a specific issuer or business sector;
 - Limiting investments in securities *with the highest or 2nd highest rating category assigned by Standard & Poor's Corporation, Moody's investors service or other similar nationally recognized rating agency or if that security is senior to, or on a parity with, a security of the same issuer which has such a rating with higher credit risks;*
 - Investing in securities with varying maturities; and
 - Continuously investing a portion of the portfolio in readily available funds such as the Local Government Investment Pool, money market funds, or overnight repurchase agreements to ensure that appropriate liquidity is maintained to meet ongoing obligations.
- 

Maximum Maturities:

To the extent possible, the City of Onalaska will attempt to match its investments with anticipated cash flow requirements. Unless matched to a specific cash flow, the City will not directly invest in securities maturing more than five (5) years from the date of purchase.

Reserve funds may be invested in securities exceeding five (5) years if the maturity of such investments is made to coincide as nearly as practicable with the expected use of funds. Any intent to invest in securities with longer maturities will be reported to the Finance and Personnel Committee and Common Council.

Internal Control:

Annually, the City of Onalaska will have an independent review by an external auditor to assure compliance with policies and procedures. This review will coincide with the City's annual audit.

Performance Standards:

The investment portfolio will be designed to obtain a market average rate of return during a market/economic environment of stable interest rates, and taking into account the City's investment risk constraints and cash flow needs. Given the passive nature of the City's investment strategy, the basis used to determine whether market yields are being achieved shall be the average Federal Funds rate.

Reporting: The Finance Director/Treasurer or designee(s) shall submit a quarterly investment report *to* the Finance and Personnel Committee. The report shall summarize investment transactions that occurred during the reporting period, and shall discuss the current portfolio in terms of maturity, rates of return, and other features.

Investment Policy

Considerations:

Any investment currently held that would not meet the guidelines of this policy shall be exempted from the requirements of the policy. At maturity or liquidation, such monies shall be reinvested only as provided under this policy.

The City of Onalaska's investment policy shall be adopted by the Common Council .The investment policy shall be periodically reviewed by the Common Council and any modifications made must be approved by the Common Council. Such review shall not occur more than annually.

EXHIBIT A

Excerpt from 2003-2004 Wisconsin Statutes

66.0603 Investments.

(1m) INVESTMENTS.

(a) A county, city, village, town, school district, drainage district, technical college district or other governing board, other than a local professional football stadium district board created under subch. IV of ch. 229, may invest any of its funds not immediately needed in any of the following:

1. Time deposits in any credit union, bank, savings bank, trust company or savings and loan association, which is authorized to transact business in this state if the time deposits mature in not more than 3 years.
2. Bonds or securities issued or guaranteed as to principal and interest by the federal government, or by a commission, board or other instrumentality of the federal government.
3. Bonds or securities of any county, city, drainage district, technical college district, village, town or school district of this state.
- 3m. Bonds issued by a local exposition district under subch. II of ch. 229.
- 3p. Bonds issued by a local professional baseball park district created under subch. III of ch. 229.
- 3q. Bonds issued by a local professional football stadium district created under subch. IV of ch. 229.
- 3s. Bonds issued by the University of Wisconsin Hospitals and Clinics Authority.
- 3t. Bonds issued by a local cultural arts district under subch. V of ch. 229.

4. Any security which matures or which may be tendered for purchase at the option of the holder within not more than 7 years of the date on which it is acquired, if that security has a rating which is the highest or 2nd highest rating category assigned by Standard & Poor's corporation, Moody's investors service or other similar nationally recognized rating agency or if that security is senior to, or on a parity with, a security of the same issuer which has such a rating.
5. Securities of an open-end management investment company or investment trust, if the investment company or investment trust does not charge a sales load, if the investment company or investment trust is registered under the investment company act of 1940, 15 USC 80a-1 to 80a-64, and if the portfolio of the investment company or investment trust is limited to the following:
 - a. Bonds and securities issued by the federal government or a commission, board or other instrumentality of the federal government.
 - b. Bonds that are guaranteed as to principal and interest by the federal government or a commission, board or other instrumentality of the federal government.
 - c. Repurchase agreements that are fully collateralized by bonds or securities under subd. 5. a. or b.

(b) 1. A town, city, or village may invest surplus funds in any bonds or securities issued under the authority of the municipality, whether the bonds or securities create a general municipality liability or a liability of the property owners of the municipality for special improvements, and may sell or hypothecate the bonds or securities. Funds of an employer, as defined by s. 40.02 (28), in a deferred compensation plan may also be invested and reinvested in the same manner authorized for investments under s.881.01.

(c) A local government, as defined under s. 25.50 (1) (d), may invest surplus funds in the local government pooled-investment fund. Cemetery care funds, including gifts where the principal is to be kept intact, may also be invested under ch. 881.

(d) A county, city, village, town, school district, drainage district, technical college district or other governing board as defined by s. 34.01 (1) may engage in financial transactions in which a public depository, as defined in s. 34.01 (5), agrees to repay funds advanced to it by the local government plus interest, if the agreement is secured by bonds or securities issued or guaranteed as to principal and interest by the federal government.

(2) DELEGATION OF INVESTMENT AUTHORITY. A county, city, village, town, school district, drainage district, technical college district or other governing board, as defined in s. 34.01 (1), may delegate the investment authority over any of its funds not

immediately needed to a state or national bank, or trust company, which is authorized to transact business in this state if all of the following conditions are met:

- (a) The institution is authorized to exercise trust powers under s. 221.0316 or ch. 223.
- (b) The governing board renews annually the investment agreement under which it delegates its investment authority, and reviews annually the performance of the institution with which its funds are invested.

TAX INCREMENTAL FINANCING

Introduction

Tax Incremental Financing (TIF) is a special governmental financing tool available to the City of Onalaska to provide funds to construct public infrastructure, promote development opportunities and expand the future tax base which would otherwise not occur. The City of Onalaska seeks to use TIF to enhance the built environment in concern with adopted plans and policies and to strengthen the City's economic foundation in an equitable manner. When a Tax Incremental District (TID) is created property owners within the district continue to pay the same property tax rates as those outside the district. The difference is that tax collections, over and above the "base value" are placed in a special fund used to pay for project costs. Once all costs incurred by the creation of the TID are recouped by the additional tax increment created the TID is closed and the additional property taxes created are shared by all taxing entities. The use of TIF varies from project to project and district to district.

TIF Goals/Objectives

The City of Onalaska's goals for the use of TIF include, in no priority of order:

1. Growing the City's property tax base;
2. Fostering the creation and retention of family-supporting jobs;
3. Encouraging adaptive re-use of obsolete or deteriorating property and promote the efficient use of land through redevelopment of blighted areas;
4. Encouraging urban in-fill projects that increase (or decrease) where appropriate density consistent with the City of Onalaska Comprehensive Plan;
5. Funding public improvements that enhance development potential, improve the City's infrastructure, enhance transportation options, and improve the quality and livability of the neighborhoods;
6. Reserving sufficient increment for public infrastructure in both TIF project plans and TIF underwriting;

Purpose

The purpose of the City of Onalaska TIF Policy is to articulate the City of Onalaska's desire to promote economic development that is consistent with the City of Onalaska Comprehensive Plan and provides a community benefit that will be shared by all taxing entities (City, School, Technical College, County and State) impacted through the establishment of Tax Incremental Districts (TID).

Notwithstanding compliance with any or all of the guidelines herein, the provision of TIF assistance is a policy choice to be evaluated on a case-by-case basis by the Common Council. The burden of establishing the public value of TIF shall be placed upon the application and the application must substantially meet the criteria contained herein. City administration reserves the right to bring any TIF proposal forward for Council consideration.

Meeting statutory requirements policy guidelines or other criteria listed herein does not guarantee the provision of TIF financial assistance nor does the approval or denial of any individual project set precedent for approval or denial of a different project.

TIF Authority

The authority and regulations for TIF and the establishment of TID are found in Wisconsin Stats. §66.1105. The City of Onalaska reserves the right to be more restrictive than provided under the statutes.

Basic Policy Provisions

In requesting TIF assistance, the developer must demonstrate that there will be substantial and significant public benefit to the community by eliminating blight, strengthening the economic and employment base of the City, positively impacting surrounding neighborhoods, increasing property values and the tax base, creating new and retaining existing jobs, and implementing the City's Comprehensive Plan.

Prior to consideration of a TIF request, the City will undertake (at the Applicant's cost) an independent analysis of the project to ensure the request for assistance is valid.

Each project and each location is unique and therefore each proposal shall be evaluated on its individual merit, including the project's potential impact on city service levels, its overall contribution to the economy and its consistency with the Comprehensive Plan, Strategic Plan or other community planning documents or policy. Each project must demonstrate probability of financial success.

"BUT FOR" Test

TIF financing is meant to assist private development in those circumstances where a proposed private project shows a demonstrated financial need and the developer has explored other financial alternative(s) prior to requesting the use of TIF. The fundamental principle of TIF financing and a requirement that the City must determine through the information provided by the applicant is that the proposed project would not occur "but for" the assistance provided through Tax Incremental Financing. The burden is on the applicant to make this case to the City and not the City to make this case for the applicant. Should the "but for" determination not be made, the Tax Incremental Financing for the project cannot be approved.

Eligible TIF Costs

Wisconsin Statute §66.1105(2)(f) defines TIF eligible project costs, which the City of Onalaska reserves the right to limit further on a project by project basis. The following are the typical eligible costs:

1. Capital costs, including actual costs of:
 - a. Construction of public works or improvements:
 - i. Construction of new buildings, structures and fixtures;

- ii. Demolition, alteration, rehabilitation, repair or reconstruction of existing buildings, structures and fixtures, other than historic buildings and structures;
 - iii. Acquisition of equipment to service the district;
 - iv. Restoration of soil or groundwater affected by environmental pollution; and
 - v. Clearing and grading of land.
2. Real property assembly costs.
 3. Professional services costs (planning, architectural, engineering and legal).
 4. Relocation costs.
 5. Environmental remediation.
 6. Organizational costs (environmental and other studies, publication and notification costs).

TID Limits

Wisconsin Statutes limit the equalized value of taxable property located in TID's to 12% of the total equalized value of taxable property in the City.

Criteria for TIF Assistance

1. **Statutory Criteria:** The City of Onalaska shall review all requests for TIF assistance against the Wisconsin statutory requirements for tax incremental financing.
2. **Payback Period:** There shall be a maximum payback period of [20] years for blighted TIDS and [15] years for industrial and mixed use TIDS. Preference will be given to blighted projects with payback periods of [15] years or less and to industrial and mixed uses with payback periods of [10] years or less.
3. **75% Rule:** No more than 75% of the net present value of the tax increment generated by a project shall be made available to the project.
4. **TIF Cap:** The total amount of TIF assistance should not exceed 35% of total project costs. This limitation may be waived upon approval by the Common Council.

Any recipient of TIF assistance may be asked to provide a guaranty or security in a form satisfactory to the City of Onalaska that the project will be developed as proposed.

Structure/Methods of TIF Funding

The City reserves the right to determine the method of financing TIF loans that is in the best interest of the taxpayer.

1. Pay-as-you-go financing is the preferred method of the City of Onalaska. The City may consider using accrued tax increment, general obligation borrowing, internal borrowing and developer-financed or pay-as-you-go financing.
2. When utilizing pay-as-you-go financing, the City reserves the right to negotiate terms such as interest costs, time frames, maximum award amounts, disbursement schedules, and the percentage of increment available to developers.

3. For projects using a substantial portion of increment or projects with multiple components or phases, the City may require pay-as-you-go financing at its discretion.
4. Regardless of the financing method, all TIF expenditures will require Common Council approval.
5. The City shall retain a maximum of 10% of any tax increment received from the project to reimburse for administrative costs. Until such as time as the project generates positive tax increment, the City may charge an administrative fee to the developer to partially offset the costs of record keeping, report preparation and accounting.
6. Development Agreement. Any entity receiving financial assistance will be required to enter into a Development Agreement with the City. All Development Agreements must be approved by the Common Council.

Exceptions to TIF Policy.

The City reserves the right to amend, modify, or withdraw these policies or require additional statements or information as deemed necessary. Any party requesting waiver from the guidelines found herein or on any other forms provided for TIF assistance may do so on forms provided by the City with the burden being on the requestor to demonstrate that the exception to these policies is in the best interests of the City.



City of Onalaska

Eric C. Rindfleisch

City Administrator

E-Mail: erindfleisch@cityofonalaska.com

415 Main Street • Onalaska, WI 54650 • (608) 781-9530 • fax (608) 781-9534 www.cityofonalaska.com

Memo:

To: Mayor and Common Council

From: Eric C. Rindfleisch, City Administrator

Date: August 14, 2018

Re: Tax Incremental Financing Policy (Agenda Item #8C)

The purpose of the Tax Incremental Financing (TIF) Policy is to establish and announce the broad guidelines the City of Onalaska wishes for any developer to follow when making a request for financial assistance on any project. As a reminder, TIF is the only major financing tool given to municipalities by the State in which the City, through the Joint Review Board, has a say. Later in this Council meeting will be a presentation by Marvin Wanders of Three Sixty Real Estate with a possible request for TIF assistance; before staff can begin the review the request and to begin to negotiate a possible agreement the Council should establish the guidelines under which TIF will be extended by the City. Therefore, I ask for approval of a policy.

Ald. Every has requested a discussion on some possible changes to the draft policy included in your packet. While I will not presume to speak entirely on his behalf, a summary of some of his points are below.

- TIF Goals/Objectives
 - Remove “(or decrease)” from #4. Decreasing density may be counterproductive when the City is looking at increasing property values and tax increment.
 - Change “transportation options” to “transportation systems” in #5. Options may indicate supporting a new form of transportation. System may better describe funding for existing and improved infrastructure of a form currently in place.
- Purpose
 - Change the first sentence in the second paragraph to read (with additions underlined): “Notwithstanding compliance with any or all of the guidelines herein, establishment of and the provision of TIF assistance is a policy choice to be evaluated on a case-by-case basis by the Common Council.
- Basic Policy Provisions
 - Move the second paragraph to be the first in this section. Include a statement that the Community Development Authority (CDA) be the independent analysis body.
 - In the current first paragraph (“In requesting TIF assistance...”) I request that we change the “and” to an “or” indicating that the City will look at all the public benefits but not necessarily require that each project provide all those benefits.
- Eligible TIF Costs
 - Clarify under #1.a.i. that construction, relocation, upgrading, or other improvements to public infrastructure and utilities are eligible costs
 - Add environmental and archeological studies as eligible costs

- TID Limits
 - Add language that adds a local 5% limitation to total equalized value that can be under TIF, an amount less than the state's allowable 12%
- Criteria for TIF assistance
 - Change the maximum payback period in #2 from 20 years to 10
 - Change the total amount of TIF assistance in #4 from 35% to 20%
- Structure/Methods of TIF Funding
 - In #5, add language that the 10% tax increment retained by the City be placed in a special budget stabilization fund for deducing the mil rate.

I look forward to your discussion and answering any questions you may have.

Eric C. Rindfleisch



MEMORANDUM

PUBLIC WORKS DEPARTMENT

#9-A

TO: Administrative and Judiciary Committee

FROM: Jarrod Holter, City Engineer/Director of Public Works *JH*

DATE: August 7, 2018

CC:

RE: Bolger request for non-standard monument

Staff has reviewed the request for a larger bench style monument to be placed on the Richard and Mary Bolger grave site. In looking at the size of the proposal it will not hinder the mowing or maintenance operations of the cemetery. Staff has confirmed it will fit on the proposed grave site.

It is noted in Section 8-4-9 that monuments are only allowed to be twelve (12) inches in width. The City has allowed special requests in the past but has never approved a bench as grave monument. My concern is where does the request for increased size and stature of monuments become too large for maintenance or context in the cemetery.

Marcon, JoAnn

From: Mark Bolger <markbolger@LIVE.COM>
Sent: Friday, July 27, 2018 6:13 PM
To: Holter, Jarrod; brendanetwal@gmail.com; Elaine Bolger; lacrossememorials@gmail.com
Subject: Richard and Mary Bolger: Request to install a 3ft chair bench grave marker
Attachments: PER-BENCHspecs_3ft-180727a.JPG

Hi there, Jarrod.

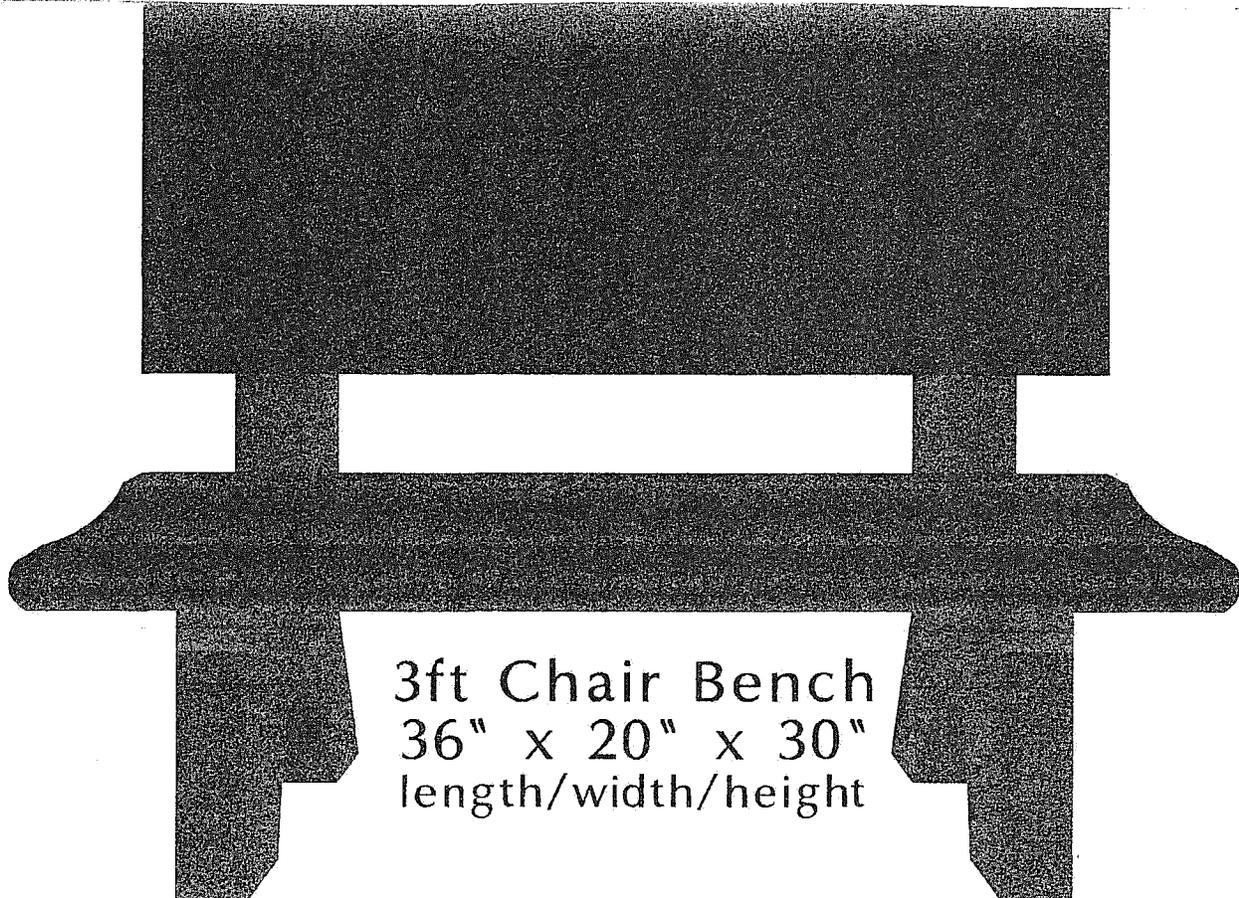
Thank you for our phone conversation today and for your consideration of my parents' request to install a 3ft chair bench as a grave marker. The story behind my parents' request is that for the 60 years that they've been best friends they've spent large amounts of time talking to one another on benches and resting spots all over the world. As such, when they saw this particular grave marker they knew it was perfect for them, and they hope that family and friends who visit the Onalaska Cemetery would make good use of the bench.

Please:

- See attached for the photo and dimensions of the bench
- Note that LaCrosse Memorials is copied on this email to answer any technical questions that you might have
- Feel free to contact my sister, Brenda Netwal, who is copied on this email and can work with you to prepare for your August 8th board review, and she has agreed to attend that specific meeting, too, if you'd like.

Please call Brenda (608.780.0608^{WI} - Onalaska) or me (206.484.9200^{WA} - Seattle) if you have questions.

Best regards,
Mark Bolger



Sec. 8-4-9 Monuments and Markers.

- (a) Grave markers and foundations will be set only by the monument company according to regulations specified by the City. Except as herein otherwise provided, under no conditions will the City construct monument or marker bases or erect monument or markers on bases. The City reserves the right to require the construction of a foundation of such size, material and design as will provide ample insurance against settlement or injury to the stone work. The top of the concrete foundation will be constructed flush with the ground line. All foundations must be six (6) inches thick with a four (4) inch overlap and have a one and one-half (1-1/2) inch diameter hole on top for placement of a flower pot holder. Large monuments may require thicker foundations unless reinforcing is used. A permit shall be available from the office of the City of Onalaska Department of Public Works. Monuments or markers are allowed on single grave sites with a maximum length of twenty-four (24) inches by twelve (12) inches wide, except in the "Infant Burial Section" where flush markers are allowed only. Two (2) grave lots can have either single or double markers or monuments of thirty-six (36) inches in length and twelve (12) inches in width. Three (3) graves may have a monument suitable to the size of the lot.
- (b) The setting and design of monuments, stones and markers and the transportation of all tools, materials, etc., within the cemetery ground shall be subject to the supervision and approval of the City of Onalaska Department of Public Works. Unless special arrangements are made with the City of Onalaska Department of Public Works, such work shall be conducted between the hours of 8:00 a.m. and 3:00 p.m., Mondays through Fridays, except on national holidays. Whenever possible, at least twenty-four (24) hours' notice shall be given to the City of Onalaska Department of Public Works that said work is to take place. Heavy trucking will not be permitted within the cemetery when, in the opinion of the City of Onalaska Department of Public Works, such work might cause damage to the driveways. Except when special permission is obtained, all work as outlined above shall be completed and debris removed immediately.
- (c) The City reserves the right to refuse permission to erect any monument work not in keeping with the good appearance of the grounds. The size of the monument and/or stone work must be given to the City of Onalaska Department of Public Works and approved before said work will be permitted on a lot. All monuments must be set in line with other monuments so far as possible as directed by the City of Onalaska Department of Public Works.
- (d) Stone work or monument work, once placed on its foundation, shall not be removed, except by permission of the City of Onalaska Department of Public Works.
- (e) The lot must be paid in full or other assurance given of payment before markers and monuments are set.
- (f) Temporary markers must be removed or replaced with a permanent marker within one (1) year.
- (g) All monuments and markers must be of granite which has a known reputation for durability and permanence in color. Veterans' Administration markers of bronze are acceptable.



CITY OF ONALASKA

STAFF REPORT

Common Council – August 14, 2018

Agenda Item:

#10-A

- Agenda Item: Consideration of a request to modify the boundaries of the “Downtown Overlay Districts” to convert a property from “Downtown Residential Neighborhood” to “Downtown – Planned Unit Development” to allow for a mixed-use development and the associated conceptual site plan.
- Applicant/Owner: Terry Weiland, 600 L Hauser Road, Onalaska, WI 54650 on behalf of Paula Bentzen, 215 Elm Street, Onalaska, WI 54650
- Parcel Number: 18-69-0
- Site Location: 215 Elm Street, Onalaska, WI 54650
- Existing Zoning: Single Family Residential (R-1) with Downtown – Residential Neighborhood Development Overlay District
- Conformance with Comprehensive Plan: The Comprehensive Plan classifies these properties as “Downtown Mixed Use District” is intended for a mixture of uses including residential, personal service, commercial, institutional and civic uses.

Background:

The applicant is requesting to complete a mixed-use project at 215 Elm Street, Onalaska that would include a bar “Spillway Bar” – 2,800 SF and a residential dwelling unit – 1,200 SF with an attached garage – 576 SF. Currently, a residence is located at this property and the project would include removal of the residence and construction of a new building with ten (10) on-site parking stalls and site landscaping. Onalaska’s “Downtown Overlay Districts” allows properties that with a minimum of a quarter-acre (0.25 acres), to convert from “Downtown Residential Neighborhood” to “Downtown – Planned Unit Development”, if approved by the Plan Commission and Common Council. The “Downtown – Planned Unit Development” District boundary is located across the alley from this property.

According to Section 13-3-16 (c) (2), the applicant/developer shall submit a letter describing the proposed project and a conceptual plan with proposed architecture, building height, and other information as requested to the Plan Commission for consideration. If the Plan Commission recommends to the Common Council to allow a Downtown – Planned Unit Development and the Common Council approves the concept, the formal review process as described in Section 13-3-20 shall apply. This process includes the two-part process of a General Development Plan (GDP) review with a public hearing notifying neighbors within 250’ of the subject property and Final Implementation Plan (FIP) review with consideration by the Plan Commission and the Common Council.

CITY OF ONALASKA

Project Summary:

The proposed building is less than thirty (30) feet in height with a hipped roof, with the residence portion of the building fronting 3rd Avenue South. The placement of the residence is purposeful to face neighboring residences and to fit into the current scale of the neighborhood. The residence portion of the building is proposed to be setback fourteen (14) feet from the 3rd Avenue South right-of-way, with the Spillway Bar portion of the building setback ten (10) feet from the Elm Street right-of-way, and the neighboring property to the north. The western portion of the building (Spillway Bar side) is proposed to be 46 feet from the alleyway.

The existing hedgerow along Elm Street and 3rd Avenue South will be retained as a buffer and the developer plans to extend the current fence along the northern property line to the building to act as a screen against headlights and a buffer to the residences along 3rd Avenue South. There are ten (10) parking spaces proposed (including one (1) ADA parking stall), in addition to five (5) on-street parking spaces along the north side of Elm Street. Parking will be directly accessed off from the alleyway. A green space / rain garden will be provided between the parking lot and the Spillway Bar portion of the property and additional landscaping will be required through the Site Plan Review process. The entrance to the Spillway Bar is proposed to be at the southwest corner of the building – furthest from the neighborhood with Spillway Bar facing the alley and other commercial businesses along 2nd Avenue South / State Road 35.

Action Requested:

Consideration of a request to modify the boundaries of the “Downtown Overlay Districts” to convert a property from “Downtown Residential Neighborhood” to “Downtown – Planned Unit Development” to allow for a mixed-use development and the associated conceptual site plan. If approved, the applicant would formally begin the process to create a “Downtown – Planned Unit Development” on this property.

City of Onalaska, Wisconsin

Planning/ Zoning
Department



Map Designer: Katie Aspenson, AICP

Date: 7/11/2018



Downtown - PUD Overlay



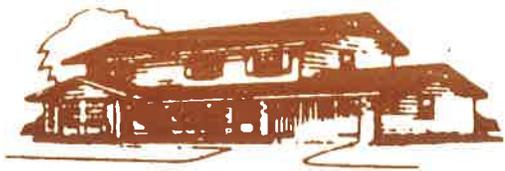
Downtown - Residential Overlay

215 Elm Street

 Parcel Lines

1 inch = 100 feet

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



WEILAND CONSTRUCTION

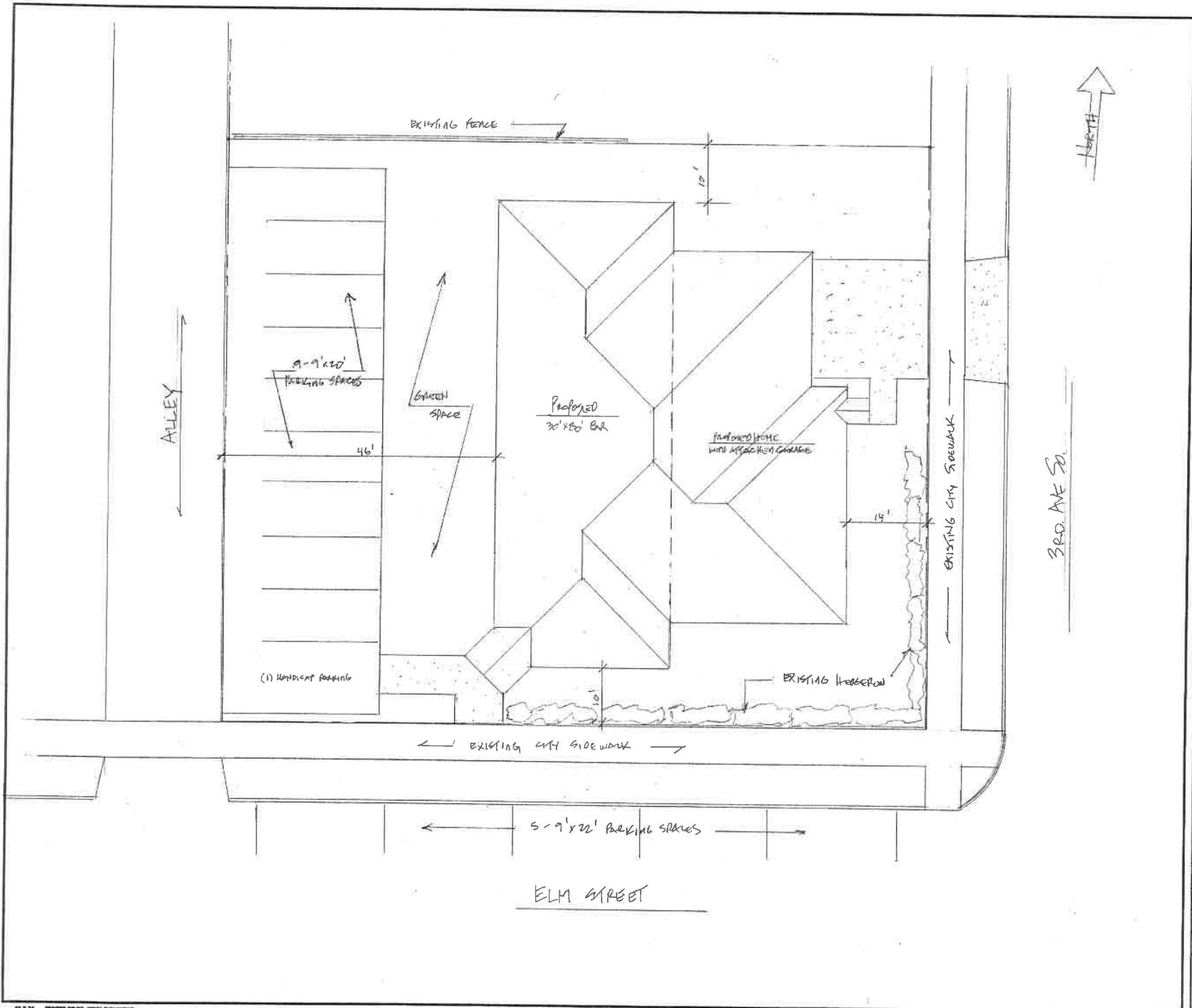
895 RIDERS CLUB RD
ONALASKA, WISCONSIN
TELEPHONE (608) 783-4220

City of Onalaska,

6/26/18

We would like to request a zoning change for 215 Elm St. to be able to remove the existing home and replace with 1200 sq ft rental unit and 576 sq ft garage. The back or west side of the building would be 2400 sq ft of commercial bar area occupied by the Spillway Bar which was removed by the Dash Park development. 10 onsite parking stalls and approx 2400 sq ft of green space for water management and landscaping.

Terry Weiland



REVISIONS	BY
06-22-18	TNT

SITE PLAN FOR WETLAND CONSTRUCTION

Date	06-19-18
Scale	1" = 10'
Drawn	TNT
Job	
Sheet	
Of	Sheets



ELM STREET VIEW



3RD. AVE SO. VIEW

REVISIONS	BY

WELAND CONSTRUCTION

Date	6/24/18
Scale	1/4" = 1'-0"
Drawn	TNT
Job	
Sheet	
Of	Sheets

#12-A

RESOLUTION NO. 24-2018

**A RESOLUTION TO ENHANCE THE EFFECTIVENESS
OF THE CITY OF ONALASKA'S COMMON COUNCIL DECISION MAKING**

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

WHEREAS, the discussion and decision making process of the common council should be inclusive and free of attempts to limit or stifle fair debate; and free of persnickety, contemptuous and adversarial atmosphere;

AND WHEREAS, the public's trust in the political process requires a transparent system;

AND WHEREAS the Council members need information in a streamlined and informative manner to maximize their effectiveness;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Onalaska adopt this resolution to establish at least two special / informal planning sessions per year which would include the mayor and city administrator, to share our mutual goals and visions for the city. These sessions would not replace any other meetings or committees and would be scheduled at convenient times separately from all other scheduled meetings. The purpose of these meetings would be to discuss, outline, plan, organize, direct, coordinate, monitor, and expedite the performance of all city services, functions and programs as needed. The agenda would be compiled by the Council president and the City Administrator with input from City department heads and Council members and would include these topics;

1. Set annual general and capital improvement budget parameters.
2. Review the City Administrator's recommendations for pay increases, benefit adjustments, and policy revisions for represented and non- represented employees.
3. Review, refine and reassign job descriptions of the Mayor and City Administrator as needed, specifically their ability to maintain an effective working relationship with Council members, employees and other governmental agencies;
4. Decide whether, when, where and how we want to grow. Determine what needs to be done to insure growth. Define what infrastructure might be needed.
5. Vetting all mayoral appointments.
6. Clarify our position regarding our membership in the Blufflands Coalition.

7. Ensure that the Common Council is continually advised by the Mayor and/or City Administrator on any event or situation that affects the delivery of municipal services or any measure deemed advantageous to the city.
8. Formulate a position regarding regional services.
9. Complete review of Roberts Rules of Order, specifically including committee chairmen introducing an agenda item with a motion to approve.
10. Establish an ethics committee;
11. Re-evaluate specific budget programs such as the shared ride and municipal court on a cost benefit basis and determine if we want to continue such programs or defer them to other sources;
12. Re-evaluate the makeup and duties of the Police and Fire Commission per state statutes and city codes.

Dated this 14th day of August, 2018.

CITY OF ONALASKA

BY:

Joe Chilsen, Mayor

Caroline Burmaster, City Clerk

Passed:
Approved:
Published:

West side (front) rendering of the Great River Residences



The Great River Residences delivers 98 beautiful residences with a variety of layouts and sizes to fit an array of lifestyles and pocketbooks while changing a once-blighted area into a desirable place to live, work and play.

Buildings will have an exterior that reflects the street presence of a single-family neighborhood in a charming row-house design with front porches, attached garages, patios and outdoor living spaces with scenic views.

- 5 Studios above 3040 square feet of Retail Space
- 12-Unit Building with two 1-bedrooms, six 2-bedrooms and four 3-bedrooms
- 21-Unit Building with five 1-bedrooms, twelve 2-bedrooms, and four 3-bedrooms
- 60-Unit Building with eight studios, twenty eight 1-bedrooms, twenty four 2-bedrooms




THREESIXTY[®]
REAL ESTATE, LLC

Plan. Develop. Manage.

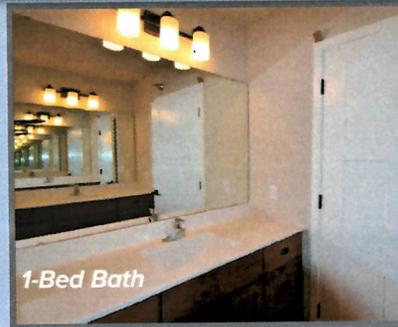


Three Sixty Real Estate Solutions realizes the need for quality housing for the young professionals, quality workforce, and empty-nesters in the Onalaska area. The *Great River Residences* development creates a community that will enhance the current revitalization efforts for the areas encompassing the *Great River Landing* and *Dash Park*.

Studio Lofts 550 - 608 sq ft
\$725 - \$750 / month



1-Bedroom at 795 - 1042 sq ft
\$850 - \$1025 / month



1-Bed Bath



Main Living Space



The Great River Residences are just steps away from trails, restaurants and convenience.

All residences are pet-friendly and created with thoughtful design to assure comfort and convenience.

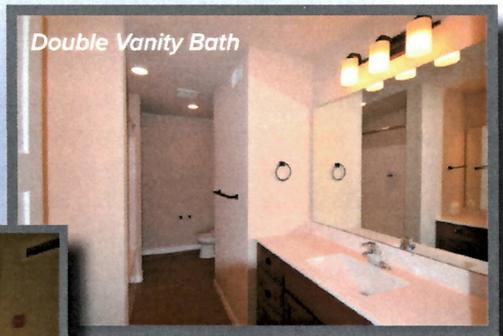
The first floor has an assortment of layouts with a zero-entry walkway from the private garage to the kitchen.

The second and third floors are home to beautiful, split level townhomes and lofted studios; each with lovely patios off of the kitchen.

2-Bedroom 1100 - 1257 sq ft
\$1199 - \$1325 month



Double Vanity Bath



Living Space



Spacious open floor plans



Beautiful, high-quality finishes and top-notch amenities are included in all of the Great River Residences, including dishwashers, washers and dryers, off-street parking, private garages, and 2nd-level walk-out patios. We create more than a place to live. We build communities that are comfortable, organized, beautiful and sustainable.

3-Bedroom at 1503 - 1715 sq ft
\$1525 - \$1575 / month



1.5 Bath



Spacious kitchens



Garages

Great River Residence parking:
• 33 garage spaces
• 43 enclosed underground spaces
• 68 surface spaces
• Totaling 144 spaces

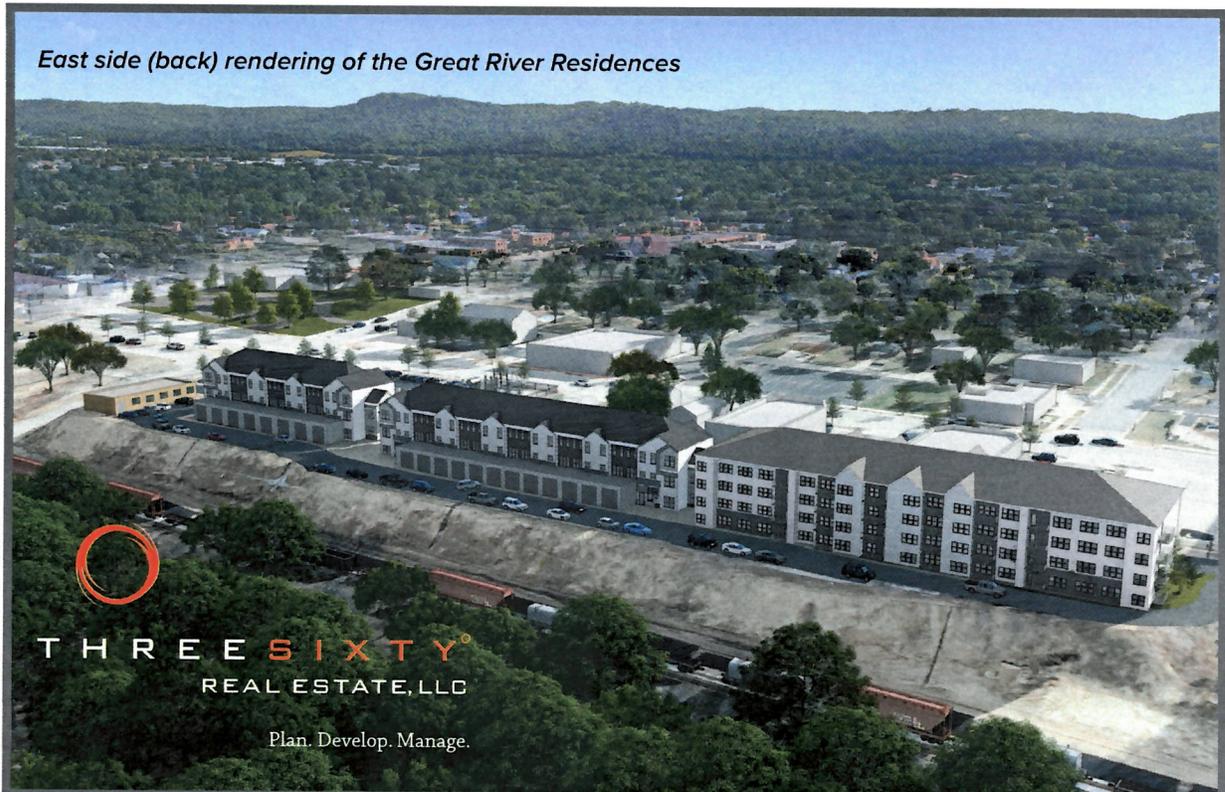
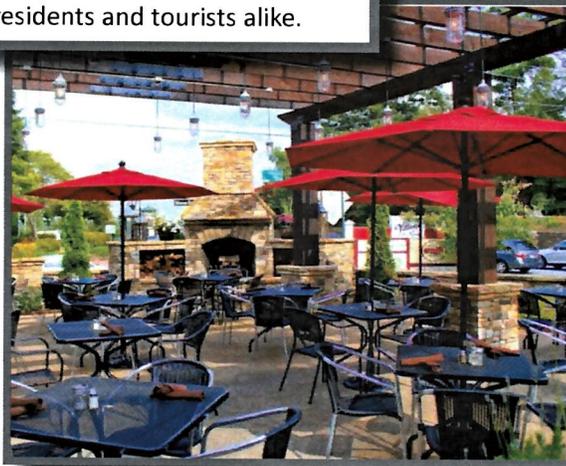


Walk-out patios



The revitalization of Onalaska's Great River Landing has begun and the Great River Residences will continue to catapult the surrounding area into a strong, thriving neighborhood that will continue to strengthen the Onalaska community.

With the addition of 3040 square feet of retail space, the Great River Residences will create a community that will attract residents and tourists alike.



For more information, contact:
Marvin Wanders, Three Sixty Real Estate Solutions
1243 Badger Street La Crosse, WI 54601
Phone: 608.782.7368 • www.threesixty.bz

