

**TOWN OF ONALASKA
LA CROSSE COUNTY, WISCONSIN
AN ORDINANCE AMENDING THE CODE OF ORDINANCES
CHAPTER 38, SECTION 38-19 ENTITLED "ADOPTION OF COMPREHENSIVE PLAN"**

The Town Board of the Town of Onalaska, La Crosse County, Wisconsin, do ordain as follows:

WHEREAS, on May 26, 2005, the Town Board of Onalaska adopted the *Town of Onalaska Comprehensive Plan*, divided into Volume One and Volume Two, as the Town's comprehensive plan under Section 66.1001(4) of Wisconsin Statutes; and

WHEREAS, on May 22, 2006, the Town Board of Onalaska adopted the *Brice Prairie Master Plan* as a detailed element of, and amendment to, its 2005 comprehensive plan; and

WHEREAS, Section 66.1001(4) of Statutes, the "Action Plan" chapter of Volume One of the *Town of Onalaska Comprehensive Plan*, and public participation procedures adopted by the Town Board on March 7, 2017 establish procedures for the Town to amend its comprehensive plan; and


WHEREAS, on March 7, 2017, the Town Board directed the Commission to prepare and consider amendments to the comprehensive plan to address the establishment and expansion of industrial uses within the Town; and

WHEREAS, the Town Plan Commission, by a majority vote of the entire Commission recorded in its official minutes, on March 13, 2007 adopted a resolution recommending to the Town Board the adoption of certain amendments to the Town's Comprehensive Plan reflected in Exhibits A and B; and

WHEREAS, the Town Board held a public hearing on the proposed amendments on May 25, 2017 in compliance with the requirements of Section 66.1001(4)(d) of Statutes, considered the public comments made and the recommendations of the Commission, and has determined to approve the recommended amendments.

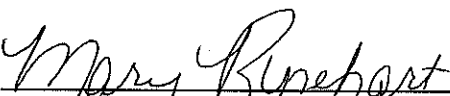
NOW, THEREFORE, BE IT RESOLVED that the Onalaska Town Board does ordain that the amendments described in Exhibits A and B are hereby adopted as amendments to the Town of Onalaska comprehensive plan, and directs the Town Clerk to distribute the adopted plan amendments in accordance with the requirements of Section 66.1001(4)(b) of Wisconsin Statutes.

Enacted this 25th day of May, 2017.

By: 

Rolly Bogert, Town Chairman

ATTEST:



Mary Rinehart, Clerk

EXHIBIT A: Amendments to Volume One of the 2005 *Town of Onalaska Comprehensive Plan*

1. Amend Actions 1-2f and 1-2g on page 39 of Chapter 6—Economic Development to read as follows:

“Action 1-2f: Manage the amount of land zoned and used for industrial development in the Town. Work with interested property owners to rezone vacant industrial zoned land in the Town to a less intensive zoning district, where the Town determines that such rezoning is consistent with the Town’s comprehensive plan and would not interfere with existing industrial operations in the vicinity.”

Action 1-2g: Discourage heavy industrial development in the Town, which is generally defined as industrial development conducted partially or wholly outside of an enclosed building (not including loading/unloading operations or screened outdoor storage); associated with nuisances such as odor, noise, heat, vibration, and radiation detectable at the property line; and/or involving materials that pose a significant safety hazard (such as danger of explosion). ~~and~~ Establish and implement guidelines for appropriate light industrial site design to mitigate potential negative environmental impacts associated with such development, such as those included in the *Brice Prairie Master Plan* as amended.”

2. Amend Objective 3.1 on page 49 of Chapter 8—Land Use to read as follows:

“1. By making land use decisions based on the Future Land Use Plan and Map. Where the existing zoning of a property does not match the recommendations contained within the Town comprehensive plan, including the Proposed Land Use Plan map and policies in this chapter, the Town will either work with the property owner(s) and County to rezone such lands or consider development proposals under the existing zoning district that are consistent with the recommendations within the comprehensive plan to the extent the Town determines practical.”

3. Amend purpose 4 on page 59 of Chapter 8—Land Use [Section 5.4—Conservation-Mixed Use proposed land use category] to read as follows:

“4. To provide for an alternative development option for the existing industrial zoned properties on Brice Prairie, while recognizing the rights of property owners to develop their lands for industrial purposes while such lands are zoned industrial, following standards in the zoning ordinance and *Brice Prairie Master Plan* as amended.”

4. Amend policy 2 on pages 59-60 of Chapter 8—Land Use [Section 5.4—Conservation-Mixed Use proposed land use category] to read as follows:

“2. ~~The mix of compatible uses and development standards should be established in a new Conservation Subdivision Ordinance.~~ In general, the uses should be compatible internally within the Town Center or development, and externally with existing and surrounding uses. In general, appropriate uses include:

- a. Public and non-profit
- b. Office

- c. Commercial
- d. Recreation
- e. Residential
- f. Open space
- g. Education
- h. Agriculture

i. Light industrial/manufacturing, on lands previously zoned for industrial use and per standards in the zoning ordinance and Brice Prairie Master Plan as amended.

5. Amend policy 4 on page 60 of Chapter 8—Land Use [Section 5.4—Conservation-Mixed Use proposed land use category] to read as follows:

“4. Ensure that the level and/or type of development does not require major expansion of roads or provision of services at the Town’s expense.”

6. Repeal Section 6.1—Brice Prairie District on pages 64 to 66 of Chapter 8—Land Use, and replace such section with the following:

“6.1 Brice Prairie District

In 2006, the Town adopted the *Brice Prairie Master Plan* as a detailed element of, and amendment to, the Town’s comprehensive plan. The *Brice Prairie Master Plan* provides a vision, development/preservation concepts, master development plan map and policies, and suggested implementation actions for the Brice Prairie District. The Town will use the *Brice Prairie Master Plan*, as amended in 2017 and potentially thereafter, to provide its goals, objectives, and policies for the Brice Prairie District.”

EXHIBIT B: Amendments 2006 Brice Prairie Master Plan Component of Comprehensive Plan

1. Amend the second full paragraph on page 3 to read as follows:

“The other two future land use categories accommodate growth and change on the Prairie:

- Conservation Residential: residential with open space
 - Minimum 60% open space must be preserved
- Conservation Mixed Use: mixed-use areas with open space
 - Where Prairie residents and visitors can live, work and recreate
 - Potential mix of compatible uses: Public and Non-Profit, Office, Commercial, Recreation, Residential, Open space, Education, Agriculture, **Light Industrial/Manufacturing on industrially-zoned lands, with carefully managed noise, odor, lighting, storage, trucking, road, water usage, stormwater, groundwater, and other environmental impacts**

2. Add the following paragraph after paragraph 4 on page 11:

“As of March 2017, much of the ‘U.S. Fish and Wildlife Center & Adjacent Parcels,’ delineated as Area 3 on the Brice Prairie, WI Master Plan map, was zoned Industrial under the County zoning ordinance. While downzoning of these areas to a non-industrial zoning district would be consistent with this Master Plan, no land owner to date has unilaterally applied for the downzoning of such parcels. The Town may approve new and expanded light industrial/manufacturing uses on lands that were zoned Industrial as of March 2017 and remain so, provided that the Town Board determines that:

- Such uses are generally consistent with the ‘Brice Prairie Vision’ on page 2 of this Plan.
- Impacts on nearby residents, traffic, roads, utilities, ground and surface water, and other environmental features are carefully managed or mitigated. Such impacts should be managed and mitigated through proper location of the industrial use; thoughtful and high-quality building, site, and landscape design; ‘dark-sky’ exterior lighting; screening of outdoor storage areas; and operational plans that may limit noise, odors, outdoor activities, hours of operation, hazardous materials, and other operational aspects.
- Such uses will rely on roads specifically designed for industrial traffic and/or County and State highways with adequate capacity for projected traffic, including upgrades by the user or other non-Town sources where necessary.
- Such uses do not warrant connection to public sewer and water utilities (i.e., no heavy water users).”

3. On page 19, add the following bullet point to the list that begins on the previous page with "The Master Plan recommends the following Town actions":

- "o The Town shall accommodate new and expanded light industrial/manufacturing uses on lands already zoned Industrial, provided that the Town Board determines that applicable criteria in this Plan and the County zoning ordinance are met. As of the date of Plan adoption and its 2017 amendment, much of the County Road Z corridor in Brice Prairie was zoned Industrial under the County zoning ordinance."