



CITY OF ONALASKA

STAFF REPORT

Plan Commission – February 23, 2016

Agenda Item:

4

Agenda Item: Review and consideration of the Onalaska Comprehensive Plan Update.

Background: Please review the attached memo that provides modifications to Chapter 5: Utilities and Community Facilities Chapter regarding transmission lines as requested by the Plan Commission. The Long Range Planning Committee (LRPC) formally recommended Plan Commission consideration of the Onalaska Comprehensive Plan with the proposed modifications at their February 4, 2016 meeting.

The plan is available on the City's Webpage www.cityofonalaska.com for review and comment by the public. Go to "Planning Department" and select "2015 Comprehensive Plan Update".

Attached is a resolution for consideration by the Plan Commission that would recommend approval of the Onalaska Comprehensive Plan to the Common Council.



CITY OF ONALASKA

PLANNING/ZONING DEPARTMENT

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MEMO

Date: February 10, 2016

To: Plan Commission

From: Katie Aspenson, Interim Land Use & Development Director

Re: 2015 Onalaska Comprehensive Plan – Chapter 5: Utilities and Community Facilities

As directed by the Plan Commission at the December 15, 2015 meeting, City staff were asked to put forth additional information regarding overhead transmission lines, explore mapping and consider the creation of a utility corridor through Onalaska. Legal counsel, City staff, and SEH, INC completed a search of comprehensive plans across the county to find language related to transmission lines, as well as specific goals and objectives.

On February 4, 2016 the Long Range Planning Committee made a motion recommending approval of the Comprehensive Plan with the below modifications to Chapter 5: Utilities and Community Facilities for consideration by the Plan Commission.

Below are a summary of changes modifying Chapter 5: Utilities and Community Facilities as recommended by City staff and legal counsel.

- Creation of a map that notates locations of substations in the City of Onalaska and associated substation zones. City staff also mapped locations of a 161 kV and 59 kV transmission lines in the City.
- Updated Page 92 of Chapter 5 and included Dairyland Power who operates large transmission lines in the City in addition to Xcel Energy. Noted that a large natural gas pipeline runs through the City of Onalaska.
- Updated Page 100: Additional private investments in utilities, particularly electric transmission lines and cellular/data related towers will continue to be proposed in Onalaska. It is important that the City continue to evaluate these proposals on strict criteria in terms of placement, impact to residents and environmentally sensitive areas, and general aesthetics. The State of Wisconsin has a State Energy Policy, Wisconsin statute 1.12, which indicates that siting of new transmission lines should be consistent with economic and engineering considerations, reliability of the electric system, and protection of the environment, the following corridors should be utilized in the order of priority: a) Existing utility corridors; b) highway and railroad corridors; c) recreational trails, to the extent that the facilities may be constructed below ground and that the facilities do not significantly impact environmentally sensitive areas; d) new corridors. This is consistent with the City of Onalaska's preference that new transmission corridors be developed only as a last resort.

- Updated Pages 101-102 of Chapter 5 in the following manner:
 - Goal 1 (modified to read): Coordinate the location of public and private utilities and facilities with projected growth and development patterns.
 - Goal 1 Objective 4 (new): By evaluating requests to change existing or install new corridors based on such factors including but not limited to: residential impacts, neighboring land uses, bluffland impacts, preservation of cultural, historic and archaeological sites, protection of natural areas and wildlife, density, lighting, and health and safety impacts.
 - Goal 1 Objective 5 (new): By determining the practical minimum level of development or redevelopment for which utility relocation is financially feasible on a case-by-case basis.
 - Goal 1 Objective 6 (new): By considering amendments as appropriate to the subdivision / zoning ordinance for requiring utility relocation as part of development activities.
 - Goal 1 Objective 7 (new): By encouraging burying existing aerial powerlines as appropriate in older neighborhoods through redevelopment efforts or utility upgrades.
 - Goal 1 Objective 8 (new): By enforcing the Airport Overlay Zoning District Ordinance in conjunction with the City of La Crosse and the La Crosse Airport and updating the ordinance as deemed necessary.
 - Goal 3 Objective 2 (modified to read): By installing utilities underground (where and when feasible), to avoid blufflands and other environmentally sensitive areas and utilizing designs and locations that minimize ridge lining and other environmentally-sensitive areas.
 - Goal 4 Objective 4 (modified to read): By educating and involving the public in facility and utility expansion decisions, when possible, and asking for public comments and placing citizens on appropriate boards.
- It is of the opinion of City staff and legal counsel that the City does not define a specific utility corridor for transmission lines. Such corridors would likely be along HWY 35 (Great River Road), HWY 53 and Interstate 90. Previously, in 2014 the City of Onalaska successfully fought the Badger-Coulee Transmission Line that was proposed to run along HWY 53 and Interstate 90 that would have bisected the community. Had the Comprehensive Plan noted such a corridor, we would not have been able to fight the project as we would have specified that we wanted the transmission lines in those areas. Rather, the City of Onalaska believes that the process outlined in Goal 1 Objective 4 (above) will better the position the City for future proposed projects.

With the changes already made to the 2015 Comprehensive Plan to strengthen the City's position and the above modifications; City staff and legal counsel believe that the changes both prepare and protect the City of Onalaska in regard to future transmission lines.

Electrical Power

Substations



Transmission Lines

161 kV



69 kV



Substation Zones

Mayfair



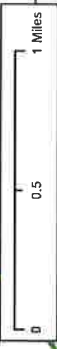
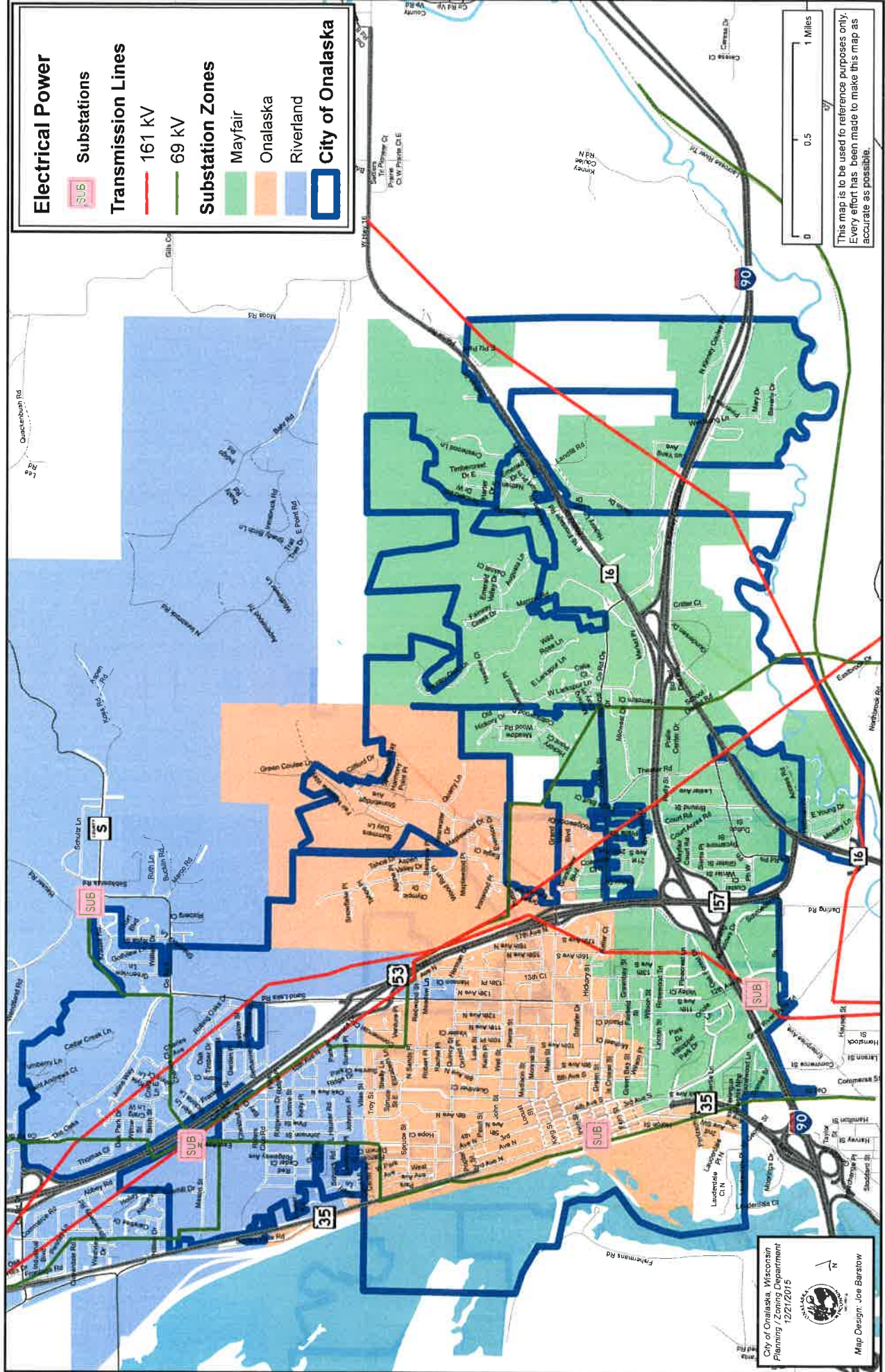
Onalaska



Riverland



City of Onalaska



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

City of Onalaska, Wisconsin
Planning / Zoning Department
12/21/2015



Map Design: Joe Barstow

CITY OF ONALASKA

Resolution No. 1-2016

A RESOLUTION OF THE PLAN COMMISSION FOR THE CITY OF ONALASKA RECOMMENDING THAT THE COMMON COUNCIL ADOPT THE COMPREHENSIVE PLAN PREPARED BY THE PLAN COMMISSION AND LONG RANGE PLANNING COMMITTEE, AND ADOPT THE COMPREHENSIVE PLAN AS

“CITY OF ONALASKA 2015 COMPREHENSIVE PLAN”

WHEREAS, sections 62.23(2) and (3) of the Wisconsin Statutes authorize the City to prepare a Comprehensive Plan and prepare amendments to Comprehensive Plans as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, section 66.1001(3) of the Wisconsin Statutes requires that a municipality must have a Comprehensive Plan that meets the state’s definition if it wants to utilize official mapping, local subdivision regulations, local zoning regulations or the zoning of shorelands or wetlands; and

WHEREAS, the Common Council directed the Plan Commission and Long Range Planning Committee to update the Comprehensive Plan known as “City of Onalaska Comprehensive Plan”; and

WHEREAS, the Long Range Planning Committee and Plan Commission undertook relevant studies, including data collection and analysis; and

WHEREAS, the Common Council adopted a public participation plan to encourage public participation in the formation and review of the Comprehensive Plan; and

WHEREAS, the Long Range Planning Committee and Plan Commission held public meetings to involve citizens in the preparation and review of the Comprehensive Plan; and

WHEREAS, proper public notice was provided for each of those meetings; and

WHEREAS, the Long Range Planning Committee and Plan Commission has completed an update to the Comprehensive Plan consisting of text and maps that is entitled “City of Onalaska Comprehensive Plan”; and

WHEREAS, the Plan Commission conducted a public hearing and meeting on December 15, 2015, to consider the above-mentioned plan; and

WHEREAS, the Long Range Planning Committee and Plan Commission considered the public input that was offered at that and all other meetings; and

WHEREAS, the Long Range Planning Committee and Plan Commission has determined that the above-mentioned Comprehensive Plan is in the public interest and that it is needed for guiding and accomplishing the coordinated, adjusted and harmonious development of the City which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the Long Range Planning Committee and Plan Commission has determined that it has met those requirements of the public participation plan for which it is responsible.

NOW THEREFORE, the Plan Commission, by resolution and majority vote of the entire Commission, respectfully recommends the following:

1. That the Common Council adopt the updated “City of Onalaska Comprehensive Plan”; and, hereafter refer to the complete and updated Comprehensive Plan as the “City of Onalaska Comprehensive Plan;” and,
2. That the City Clerk, pursuant to section 66.1001(4)(b) of the Wisconsin Statutes, send a copy of the Comprehensive Plan to the Onalaska Library, Wisconsin Department of Administration, La Crosse County, Mississippi River Regional Planning Commission, and the City of La Crosse, Village of Holmen, and the Towns of Campbell, Hamilton, Holland, Medary and Onalaska.

ADOPTED this ___ DAY OF _____, 2016, by a vote of ___ for, ___ against, and ___ abstaining.

CITY OF ONALASKA PLAN COMMISSION

(Signed Copy Available in the Clerk’s Office)

By: Mayor Joe Chilsen, Plan Commission Chair

Attest:

Cari Burmaster, City Clerk

PASSED:
APPROVED:
PUBLISHED: