Village of Holmen/City of Onalaska
Joint Planning Commission Minutes
June 24, 2015

Administrator Heinig called the Joint Planning Commission meeting to order at 6:00 PM on Wednesday June 24, 2015. Present were Holmen Planning Commission members Proctor, Stanek, Anderson, Kulcinski and Evenson along with advisory members Administrator Heinig, DPW Olson and Attorney Weber. Also in attendance were Onalaska Planning Commission members Chilsen, Bialecki, Holter, Breitsprecher, Gleason, Temte and Brock along with Attorney O'Flaherty, Planning Director Grace and City Clerk Burmaster.

President Proctor nominated Mayor Chilsen as Chair for this Joint meeting, seconded by Bialecki – carried unanimously.

Public Hearings

Planning Director Grace and Administrator Heinig presented the Joint commission with background regarding the development of the Cooperative Boundary Plan being considered.

Mayor Chilsen asked for all interested in speaking in favor of the proposed plan to do so. There were none that spoke in favor of the plan.

Mayor Chilsen asked for those that wish to speak against the plan to do so at this time.

Jamie Paugh – N5866 Walden Court – Was concerned the property she owns is being annexed by the Village of Holmen. Planning Director Grace clarified the plan being considered is for future annexations, and that there are no changes to existing municipal boundaries. Jamie felt the two municipalities are fighting for land they do not own.

Member Breitsprecher stated that, as a resident of the City, he is happy to have the Village of Holmen as a neighbor.

Motion by Breitsprecher, second by Bialecki to adjourn at 6:21 - carried unanimously.

Dean K. Olson
Director of Public Works

The Meeting of the Joint Plan Commissions of the City of Onalaska and the Village of Holmen was called to order at 6:00 p.m. on Wednesday, June 24, 2015. It was noted that the meeting had been announced and a notice posted at City Hall.

Item 2 was addressed first.

Item 2 – Call to order and roll call

The following individuals introduced themselves: Village of Holmen Administrator Scott Heinig, Village of Holmen Director of Public Works Dean Olson, Village of Holmen representatives Rodney Stanek, Kevin Evenson, Richard Anderson and Dawn Kulcinski, Village of Holmen President Nancy Proctor, City of Onalaska Mayor Joe Chilsen, City of Onalaska Alderperson Jim Bialecki, City of Onalaska Plan Commissioners Craig Breitsprecher, Paul Gleason, Skip Temte and Jan Brock, City of Onalaska Engineer Jarrod Holter, City of Onalaska Land Use and Development Director Brea Grace, City of Onalaska Attorney Sean O'Flaherty, City of Onalaska Clerk Cari Burmaster, Village of Holmen Attorney Brian Weber

Item 1 – Election of Chairperson for the Joint Plan Commission Meeting

Motion by Nancy Proctor, second by Craig, to nominate and elect City of Onalaska Mayor Joe Chilsen as Chairperson for the Joint Plan Commission Meeting.

On voice vote, motion carried.

Consideration and possible action on the following items:

Item 3 – Presentation by Brea Grace & Scott Heinig with overview of proposed Cooperative Plan

Utilizing a PowerPoint presentation, Brea shared the following benefits of inter-municipal collaboration:

- Historically, a competitive approach between municipalities is not beneficial in the long term. Collaboration and partnership is essential for future success.
- Revenue streams are restricted and are difficult to increase.
- Collaboration offers savings both with costs and efficiencies.
- Legal battles would be eliminated.
- Complexities in political dynamics require policies that are overall beneficial to communities.
- Building a cooperative working relationship builds better communities.

Brea said, "What we're trying to do is we're trying to build the best community we can build for Onalaska and for Holmen and for all our surrounding regions. That's a big driver for collaboration. We want our communities to be great places to live, and the more that we can partner and avoid legal battles, that's really what we're trying to do."

Scott noted there currently are partnerships and collaborations between the City of Onalaska and the Village of Holmen in the following areas:

- Joint Municipal Court
- Shared Ride
- Mutual Aid with Emergency Services
- Partnership with Tourism and Events
- Partnership with Economic Development
- Corridor Planning and Infrastructure Improvements on County and State Roadways
- Partnership in Regional Waste Water Treatment

Brea said the inspiration for a cooperative plan is the desire to partner and create an agreement that addresses inter-municipal growth. Goals include:

- Formalizing previous verbal agreements
- Reaching a consensus on future annexations
- Avoiding future legal battles
- Achieving zoning and development compatibility
- Increasing efficiencies with municipal operations
- Sharing in the development and design of sense of place
- Establishing a united presence in north La Crosse County

Scott addressed the next section regarding the definition of a cooperative plan. The plan would:

- Establish a policy of strong communication practices between the City of Onalaska and the Village of Holmen, both formally and informally
- Establish mutual respect for elected officials and staff of each jurisdiction
- Establish consistent and equitable treatment of all issues raised between the City of Onalaska and the Village of Holmen
- Establish continued improvement to relations and current cooperation efforts between the City of Onalaska and the Village of Holmen

Scott said a cooperative plan develops plans and strategies (subject to fiscal and operational resources to):

- Explore new shared service opportunities between the Village of Holmen and the City of

Onalaska

- Develop a public participation strategy for intergovernmental projects
- Coordinate on plans for corridors and roads that connect the City of Onalaska and the Village of Holmen
- Continue to involve and inform affected school districts of intergovernmental initiatives
- Continue to work with other adjacent municipalities and La Crosse County on land development policies
- Develop preferred neighborhood design solutions for developing areas in jurisdictional border areas
- Work together on land preservation strategies for regional greenway, park or bluffland protection planning

Scott said the other major aspect of this agreement is the actual municipal boundary line, or an annexation growth line. Scott referred to a map on display and noted the areas shaded in green are the Village of Holmen, and the areas shaded in pink are the City of Onalaska. Scott noted that the area where the two municipalities will border one another is in the Town of Onalaska, which is the area on the map shaded in gray. Scott referred to a map on the next slide and pointed out the two municipalities touch at the U.S.Highway 53/County Trunk OT interchange. Scott noted this is the first time the municipalities have been connected and said it is very likely there will be annexations and other activities occur in these areas "in a relatively short timeframe."

Brea said the cooperative plan would create a cooperative boundary. It would be a mutual growth boundary that clarifies to which municipality future property owner-driven annexations are implemented. The Village of Holmen will have future authority to annex everything north of the boundary line. The City of Onalaska will have future authority to annex everything south of the boundary line.

Scott noted there has been a verbal understanding between the two municipalities that CTH OT would be the agreed-upon line. However, there is a difference both east and west of the CTH OT corridor. But Scott noted there is natural topography as well as highway lane separations that are logical for connectivity and division as where as the line could go. Scott referred to a slide with a map and pointed out the bluffline. Scott noted that neither municipality could serve this area better than the other with utilities. Following the CTH OT line into the western portion, Scott there had been discussions regarding how this territory would be divided appropriately. Scott said, "We followed what I think really is a very, very sound, fair and equitable decision [based on] county highways and natural features that are in the area, including the lake and lands that are probably best suited for attachment to the Village of Holmen utility system."

Scott noted that the agreement's duration is for a period of 10 years from its execution by the Village of Holmen and the City of Onalaska. Following each 10-year term, the agreement shall

renew for another like 10-year term unless, at least six months prior, either party provides notice to the other of their intention not to renew the agreement. Both the Village of Holmen and the City of Onalaska shall be required to meet and discuss the reasons for nonrenewal, with the intention of seeking mutual consensus. If nonrenewal is still the contention of either party, the party choosing not to renew must pass a resolution through a two-thirds supermajority vote of its elected body, and a certified copy of the resolution shall be sent to the other party's municipal clerk at least 60 days prior to the conclusion of a term. The agreement can be terminated or modified at any time through the mutual action of both the Village of Holmen and the City of Onalaska.

Brea said what is before both commissions tonight is an agreement that was crafted by staff with the assistance of Mayor Chilsen, Village President Proctor, and both municipalities' attorneys. Brea said, "We feel this is a very fair and reasonable agreement, and it's exciting to get to this point of consensus. Agreements such as this are very rare in Wisconsin. It's the first of its kind in western Wisconsin. And what this agreement is doing is setting the platform for future partnerships and consensus on future projects."

Brea said the process for the cooperative plan is as follows:

Tonight's public hearing, which is required by State of Wisconsin Statutes, allows this agreement to be adopted. At future meetings, each municipality's Plan Commission will consider action on the plan. Following Plan Commission action, the Village of Holmen Board and the City of Onalaska Common Council will consider recommendations from the respective Plan Commissions. If adopted by the City of Onalaska Common Council and the Village of Holmen Board, the plan will be reviewed and ratified by the State of Wisconsin Department of Administration.

Item 4 – Public Hearing: Approximately 6:00 P.M. – Pertaining to a Cooperative Plan between the City of Onalaska and the Village of Holmen

Scott noted that the purpose of the hearing is to take public comment, not respond to questions or discuss the topic with the public. The respective Plan Commissions will take all the public comment into consideration. No action is planned for this evening. Scott said public comments are to be 5 minutes or less in length.

Brea said written comments also are welcome and asked that they be given to Cari this evening. Brea said these comments will be part of the official record and noted that comments received within 20 days of this evening's public hearing also will be added to the official record. These comments may be sent either to Brea or Scott.

Mayor Chilsen opened the public hearing and called for anyone wishing to speak in favor of the Cooperative Plan.

Mayor Chilsen called three times for anyone wishing to speak in favor of the Cooperative Plan and closed that portion of the public hearing.

Mayor Chilsen called for anyone wishing to speak in opposition to the Cooperative Plan.

Jaime Paugh
N5866 Walden Ct.
Onalaska

"I just want to make sure I have my facts clear. The land that you're arguing is currently Township of Onalaska, am I correct? I'm looking at the map, and what I see is the property I own being annexed into Holmen. This is land that neither one of you has taken, am I correct? I don't understand that."

Brea said the proposed cooperative plan does not change the municipal boundaries. It does not automatically annex any land, so Jaime's property still would remain part of the Town of Onalaska.

Jaime requested a copy of the map and said, "It just looks like you're fighting over land that neither one of you owns."

Mayor Chilsen called three times for anyone else wishing to speak in opposition to the Cooperative Plan and closed the public hearing.

Item 5 – Discussion of proposed Cooperative Plan

Mayor Chilsen welcomed questions or comments from Plan Commissioners.

Craig noted he has had the opportunity to work with Village President Proctor and Scott, among others, and said he enjoys the fact the City of Onalaska and the Village of Holmen are neighbors.

Adjournment

Motion by Craig, second by Ald. Bialecki, to adjourn at 6:21 p.m.

On voice vote, motion carried.

Recorded by:

Kirk Bey
Reviewed 6/29/15 by Brea Grace