



LA CROSSE AREA PLANNING COMMITTEE TRANSPORTATION DEMAND MANAGEMENT INITIATIVE

Land Use and Development Regulation Worksheet

Overview: The members of the LAPC Policy Board are seeking viable transportation demand management (TDM) strategies that will reduce the need for new and expanded highways as growth continues across the region, consistent with Coulee Vision 2050. The Board has requested, for their February meeting, a discussion about land use and development practices and programs, including current practices and future opportunities. This includes policies and programs to expand bike and pedestrian infrastructure.

Request: Staff for each LAPC member community is requested to report out on current policies and programs regarding their consistency with Coulee Vision 2050, and also to identify changes to enhance consistency with that vision.

Please complete this worksheet and use it to support a 5-minute presentation to the Policy Board on February 15.

For your reference, an excerpt from Coulee Vision 2050 (CV2050) is attached, with the relevant Land Use Principles highlighted.

- 1) CV2050 encourages infill development that enables the more efficient use of existing infrastructure and enables more people to live within walking distance of shopping and employment opportunities. (“Infill” is development, and typically redevelopment, on sites within an existing urbanized area that need little or no new streets or pipes to other infrastructure to support the new development.)

Identify any specific policies in your comprehensive plan that encourage infill development and redevelopment. The Village of Holmen promotes higher density developments on utilities for the best use of our vital land resources and a sustainable community.

Identify any incentives or programs your community offers to facilitate redevelopment and infill development. We are currently working with land owners and developers in our TIF district, utilizing incentives for redevelopment of blighted areas that will result in job creation, as well as increased property values.

Describe infill development projects approved in your community during the past 2-3 years.

- Ryan Street development – 150 residential units on Approx. 8 acres
- Nicolai Flats – 50 residential units on Approx. 6 acres
- Rosewood – Mixed use Commercial/residential on Approx. 40 acres. This project began as a primarily residential project, but is now a more commercial orientated development.
- Field of Dreams – 100 residential units on Approx. 5 acres.
- Will Hilton Commercial/residential development – Linden Drive
- TIF #3

- 2) CV2050 encourages mixed-use development, as a strategy to promote efficient land use, and encourages communities to actively advocate for such development.

Identify any specific policies in your comprehensive plan that encourage mixed-use development. The philosophy of our comprehensive plan is to promote sustainable growth and development – thus most all our policies encourage mixed-use in the appropriate locations.

Describe how mixed-use development is handled in your zoning ordinance.

- 1) PUD 2) Unique Zoning mixes 3) Overlay Zoning

Describe any programs or incentives your community offers to encourage mixed-use development, such as TIF assistance.

This was elaborated on under question 1.

Describe any mixed-use projects approved in your community in the past 2-3 years.

This was elaborated on under question 1.

- 3) CV2050 encourages boundary agreements among neighboring jurisdictions, especially to facilitate limited urban development in Towns (instead of lower-density, more dispersed development).

Describe any boundary agreements adopted or in progress. Note any policies in those agreements that may limit urban sprawl.

The Village of Holmen has completed boundary agreements with the City of Onalaska and the Town of Onalaska, and is currently working to finalize a boundary agreement with the Town of Holland. These three agreements were developed by the associated communities, allowing them to be expedited and executed quickly.

- 4) CV2050 seeks ubiquitous bike and pedestrian facilities.

Does your community have a bike and pedestrian plan? If yes, when was it last updated?

This is outlined in our Comprehensive Plan that was updated in 2016.

Does your community have a complete streets policy, or otherwise require safe biking and walking facilities on collector and arterial streets?

Yes.

What do you require for safe pedestrian routes on local streets, within your land division ordinance?

1) Sidewalks 2) Multi-use trails, where appropriate.

Does your community require bike parking? If yes, in what districts or circumstances?

No.

- 5) Identify one specific thing your community could change in the next two years to encourage more compact development, especially infill or mixed-use development.

We do not anticipate any changes in policy at this time, but will continue to promote Infill/Redevelopment areas, similar to what we have accomplished in the past few years.

- 6) Identify one specific thing your community could change in the next two years to encourage more ubiquitous bike and pedestrian facilities.

We have worked with WisDOT and La Crosse County to develop new trail facilities associated with transportation/reconstruction projects. We continue to plan for additional enhancements to our existing facilities to promote the use of alternate transportation methods.