CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: **Plan Commission Sub-Committee**

DATE OF MEETING: January 8, 2019 (Tuesday)

PLACE OF MEETING: City Hall–415 Main Street (Common Council Chambers)

TIME OF MEETING: 4:30 P.M.

PURPOSE OF MEETING

1. Call to Order and roll call
2. Approval of minutes from the previous meeting
3. Public Input (limited to 3 minutes per individual)

Consideration and possible action on the following items:

4. Review and Consideration of the proposed project plan, boundaries and creation of Tax Incremental District No. 5 and associated **Resolution 4-2019**
5. Review and Consideration of a request by John Pierce of HOM Furniture, Inc to host two (2) thirty (30) day tent sale events in 2019 at 9519 State Road 16, Onalaska, WI 54650 (Tax Parcel #18-3625-4)
6. Review and Consideration of a request to extend the Final Plat submittal requirement for one year, as requested by Kevin Fry, on behalf of Elmwood Partners, 1859 Sand Lake Road, Onalaska, for the 4th Addition to the Country Club Estates Plat (Tax Parcels #18-3566-100 & 18-4479-0)

PLEASE TAKE FURTHER NOTICE that members of the Common Council of the City of Onalaska who do not serve on the committee may attend this meeting to gather information about a subject over which they have decision making responsibility.

Therefore, further notice is hereby given that the above meeting may constitute a meeting of the Common Council and is hereby noticed as such, even though it is not contemplated that the Common Council will take any formal action at this meeting.

NOTICES MAILED TO:

Mayor Joe Chilsen	*Knute Temte
* Ald. Jim Binash – Chair	
Ald. Jim Olson	* *Kevin Schubert
Ald. Jerry Every	
Ald. Diane Wulf	Marvin Wanders/Three Sixty Real Estate Solutions, LLC
Ald. Ron Gjertsen	John Pierce/HOM Furniture, Inc.
Ald. Kim Smith	Kevin Fry/Elmwood Partners
* Jarrod Holter, City Engineer	Jacob Burch/Logistics Development Group, LLC
City Attorney City Administrator	
La Crosse Tribune Dept. Heads.	Plan Commission Members
Coulee Courier FOX	Onalaska Omni Center
WKTY WLXR WKBT WXOW WLAX	Onalaska Public Library

*Committee Members

* * Alternate Member – for City Engineer

Date Notices Mailed and Posted: 1-3-19

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.

7. Review and Consideration of a Final Implementation Plan for a Planned Unit Development (PUD) application submitted by Jacob Burch of Logistics Development Group, LLC, 2102 State Hwy 16, La Crosse, WI 54601 for a new residential subdivision to contain eighteen (18) buildable lots for single-family dwellings located at “State Road 16” at the end of Crestwood Lane, Onalaska, WI 54650 (Tax Parcel #9-13-5)

8. Review and Consideration of a Preliminary Plat submitted by Jacob Burch of Logistics Development Group, LLC, 2102 State Hwy 16, La Crosse, WI 54601 for the Crestwood Estates Development, an 18-parcel lot land division along Crestwood Lane located at “State Road 16” at the end of Crestwood Lane, Onalaska, WI 54650 (Tax Parcel #9-13-5)

9. 2019 Meeting Schedule for Plan Commission Sub-Committee and Plan Commission

10. Adjournment

Agenda Item:

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CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – January 8, 2019

Agenda Item: Review and Consideration of the proposed draft project plan, boundaries and creation of Tax Incremental District No. 5 and associated Resolution 4-2019.

Background: The City of Onalaska has received a Tax Increment Financing District Application Request from Marvin Wanders of Three Sixty Real Estate Solutions, LLC to create Tax Incremental District (TID) No. 5 for a mixed-use development on City-owned property located at 200 Court Street, Court Street South, 300 Court Street South, 400 Court Street South, Onalaska, WI 54650 (Tax Parcels #18-24-0, 18-25-0, 18-32-0, & 18-38-0).

The Joint Review Board will meet on January 9th to discuss the proposed project plan for TID No. 5 in Onalaska's Downtown.

Requested Action: Forward to Plan Commission to consider the creation of TID No. 5, approval of proposed draft project plan, boundaries and adoption of Resolution #4-2019.

EHLERS
LEADERS IN PUBLIC FINANCE

January 3, 2019 (DRAFT)

Project Plan for the Creation of Tax Incremental District No. 5

CITY OF ONALASKA, WISCONSIN

Organizational Joint Review Board Meeting Held:	Scheduled for: January 9, 2019
Public Hearing Held:	Scheduled for: January 22, 2019
Consideration for Approval by Planning Commission:	Scheduled for: January 22, 2019
Consideration for Adoption by Common Council:	Scheduled for: February 12, 2019
Consideration for Approval by the Joint Review Board:	Scheduled for: TBD

Tax Incremental District No. 5 Creation Project Plan

City of Onalaska Officials

Common Council

Joe Chilsen	Mayor
Jim Binash	Council President
Jim Olson	Council Member
Diane Wulf	Council Member
Jerry Every	Council Member
Kim Smith	Council Member
Ron Gjertsen	Council Member

City Staff

Cari Burmaster	City Clerk
Eric Rindfleisch	City Administrator
Fred Buehler	City Finance Director
Katie Aspenson	City Planner
Sean O'Flaherty	City Attorney

Planning Commission

Mayor Joe Chilsen, Chair	Jan Brock
Jim Binash	Craig Breitsprecher
Jarrod Holter	Paul Gleason
Kevin Schubert	Knute (Skip) Temte
Dennis Aspenson	Steven Nott

Joint Review Board

City Representative
La Crosse County
Western Technical College District
Onalaska School District
Public Member

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SECTION 1:
Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District ("TID") No. 5 (the "TID" or "District") is proposed to be created by the City of Onalaska ("City") as a blighted area district. A map of the proposed District boundaries is located in Section 3 of this plan.

Estimated Total Project Expenditures.

The City anticipates making total project expenditures of approximately $4,825,000 to undertake the projects listed in this Project Plan. The City anticipates completing the projects in 4 phases. The Expenditure Period of this District is 22 years from the date of adoption of the authorizing Resolution of the Common Council (the "Creation Resolution"). The projects to be undertaken pursuant to this Project Plan are expected to be financed on a "pay as you go" basis or with advances from the City's General Fund, however, the City may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, or provide other advantages as determined by the Common Council. A discussion and listing of other possible financing mechanisms, as well as a summary of total project financing, is located in Section 10 of this plan.

Economic Development

As a result of the creation of this District, the City projects that additional land and improvements value of approximately $9,930,701 will be created as a result of new development, redevelopment, and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the District. A table, detailing assumptions as to the timing of new development and redevelopment and associated values, is located in Section 10 of this Plan. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on the Economic Feasibility Study located in Section 10 of this plan, this District would be expected to generate sufficient tax increments to recover all project costs before the end of the 27 year maximum life of this District which would be year 2047.

Summary of Findings

As required by Wisconsin Statutes Section 66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. **That "but for" the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination, the City has considered the following information:

    - The City has conducted an independent review of the intended developer's sources and uses proforma for the initial proposed redevelopment project. This review has preliminarily concluded

that a public investment of approximately $1,650,000 is required to enable the development to occur in the manner desired by the City, while providing the developer a fair and reasonable return on their investment.

- In order to make the areas included within the District suitable for development and/or redevelopment, the City will need to make a substantial investment to pay for the costs of: property, right-of-way and easement acquisition, site preparation, installation of utilities; installation of streets and related streetscape items; development incentive payments, façade, grants and loans, and other associated costs. Due to the extensive initial investment in public infrastructure and/or rehabilitation that is required in order to allow development and/or redevelopment to occur, the City has determined that development and/or redevelopment of the area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development and/or redevelopment of the area is unlikely to occur.

2. **The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:

   - As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.

   - The development expected to occur within the District would create residential units, providing housing opportunities for workers.

3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**

   - If approved, the District's creation would become effective for valuation purposes as of January 1, 2019. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2019 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.

   - Since the development expected to occur is unlikely to take place or in the same manner without the use of TIF (see Finding #1) and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of this plan.

4. Not less than 50% by area of the real property within the District is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(ae)1.

5. Based upon the findings, as stated above, the District is declared to be a blighted area District based on the identification and classification of the property included within the District.

6. The project costs relate directly to promoting the elimination of blight consistent with the purpose for which the District is created.

7. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.

8. The equalized value of taxable property of the District, plus the value increment of all existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.

9. The City estimates that approximately none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.

10. The Project Plan for the District in the City is feasible, and is in conformity with the master plan of the City.

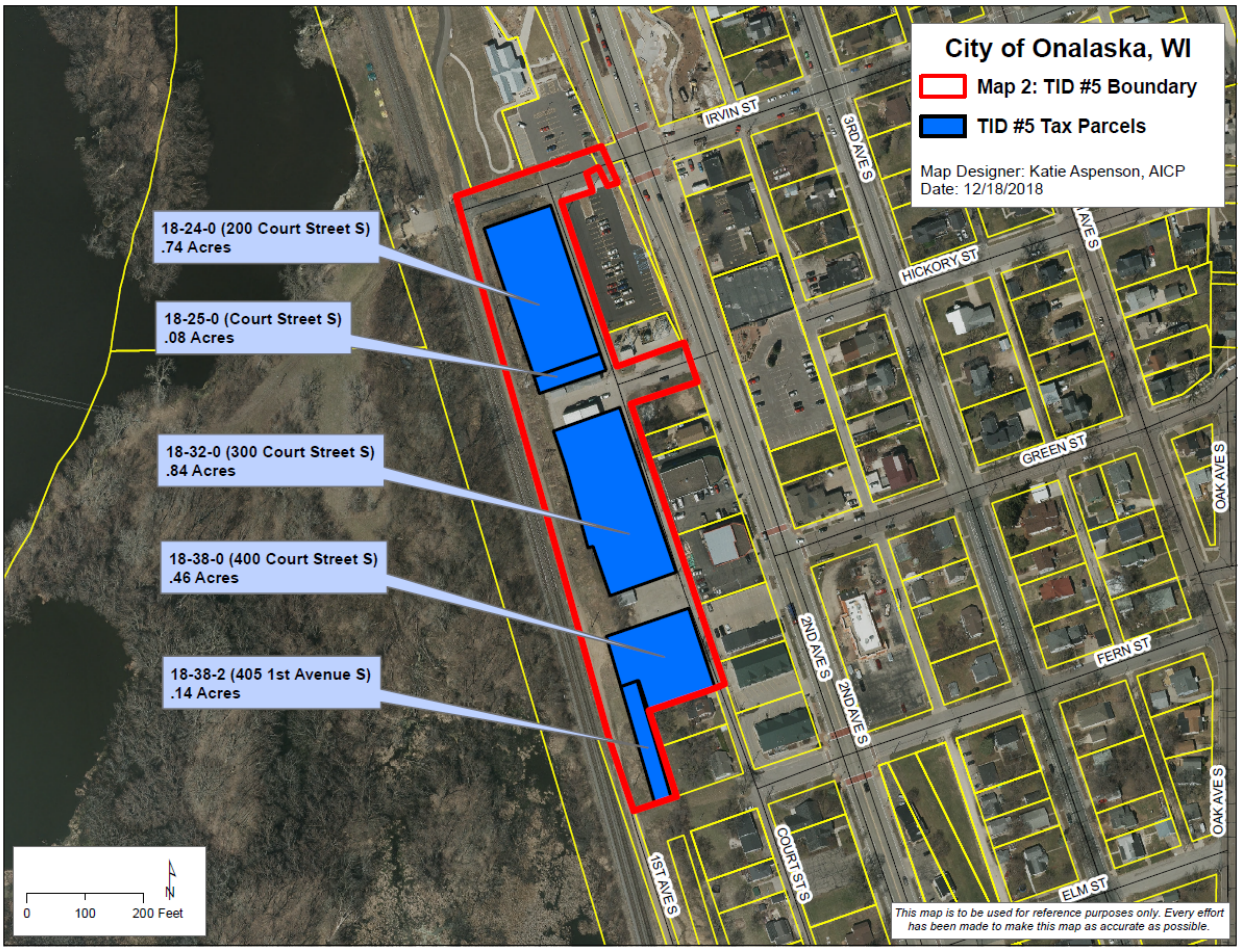
SECTION 2:
Type and General Description of District

The District is being created by the City under the authority provided by Wisconsin Statute Section 66.1105. The District is created as a "Blighted Area District" based upon a finding that at least 50%, by area, of the real property within the District is blighted. In Section 5 of this Plan, the City has identified those properties within the District that meet the criteria of "blighted areas" as defined in Wisconsin Statutes Section 66.1105(2)(ae)1 and relies on these characterizations as the basis for making the above finding.

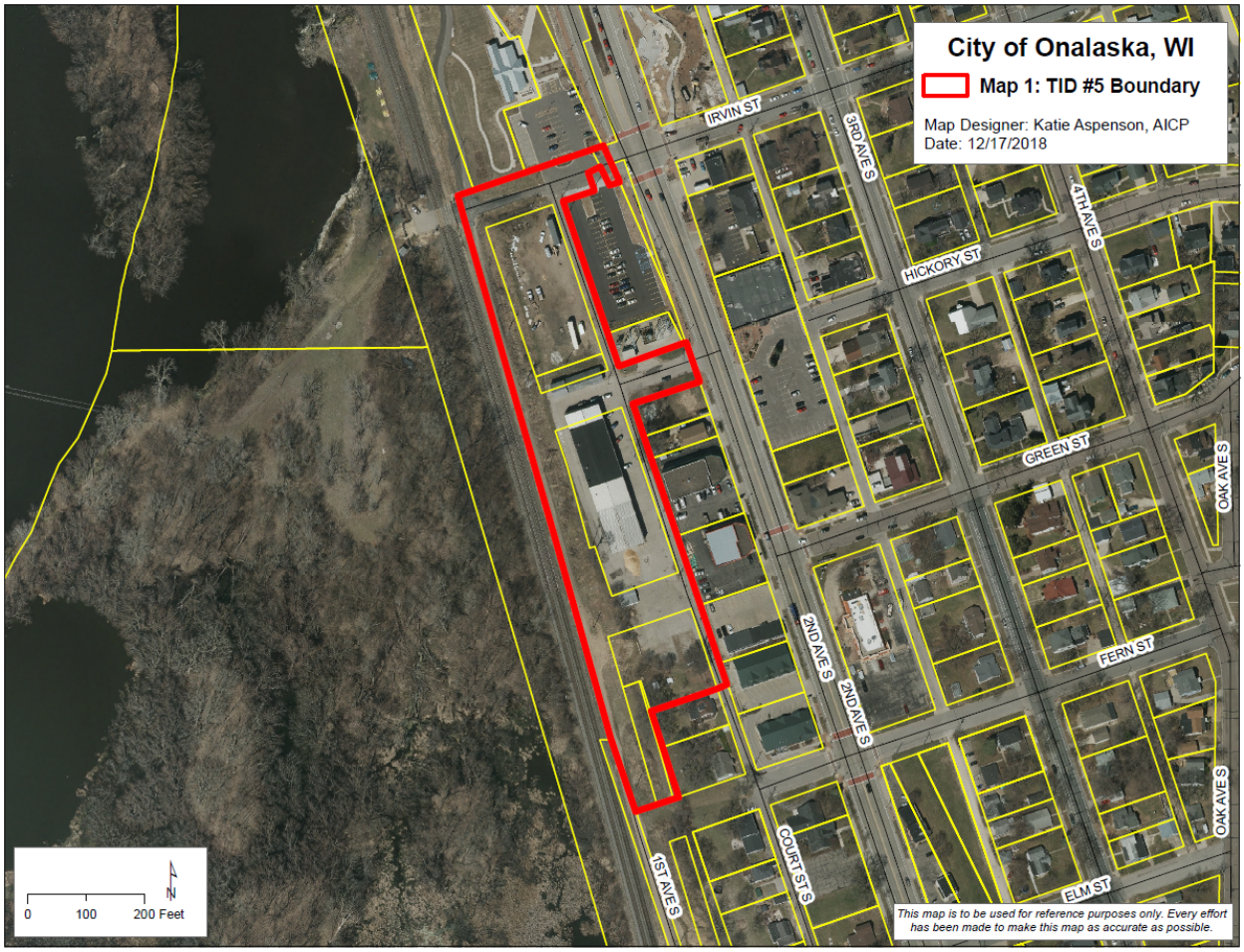
A map depicting the boundaries of the District is found in Section 3 of this Plan. A map depicting the proposed uses of the District is found in Section 8 of this plan. The City intends that TIF will be used to assure that private development occurs within the District consistent with the City's development and redevelopment objectives. This will be accomplished by installing public improvements and making necessary related expenditures to promote development and redevelopment within the District. The goal is to increase the tax base and to provide for and preserve employment opportunities within the City. The project costs included in this Plan relate directly to the elimination of blight and are consistent with the purpose for which the District is created.

Based upon the findings, as stated within this Plan, the District is declared to be a blighted area District based on the identification and classification of the property included within the district.

SECTION 3:
Preliminary Map of Proposed District Boundary



SECTION 4:
Map Showing Existing Uses and Conditions



SECTION 5:
Preliminary Parcel List and Analysis

City of Onalaska, Wisconsin

Tax Increment District # 5

Base Property Information

Property Information					Equalized Value					District Classification	
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Equalized Value Ratio	Land	Imp	PP	Total	Blighted	Vacant
	18-24-0	200 Court Street S	City	0.74	100.00%	0	0	0	0	0.74	
	18-25-0	Court Street S	City	0.08	100.00%	0	0	0	0	0.08	
	18-32-0	300 Court Street S	City	0.84	100.00%	0	0	0	0	0.84	
	18-38-0	400 Court Street S	City	0.46	100.00%	0	0	0	0	0.46	
	19-38-2	405 Ist Avenue S	City	0.14	100.00%	0	0	0	0	0.14	
			Total Acreage	**2.26**		0	0	0		2.26	0
										100.00%	0.00%
								Estimated Base Value	**0**		

SECTION 6:
Equalized Value Test

The following calculations demonstrate that the City is in compliance with Wisconsin Statutes Section.66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals $0. This value is less than the maximum of $238,601,208 in equalized value that is permitted for the City of Onalaska. The City is therefore in compliance with the statutory equalized valuation test and may proceed with creation of this District.

SECTION 7:
Statement of Kind, Number and Location of Proposed Public Works and Other Projects

The following is a list of public works and other TIF-eligible projects that the City expects to implement in conjunction with this District. Any costs necessary or convenient to the creation of the District or directly or indirectly related to the public works and other projects are considered "Project Costs" and eligible to be paid with tax increment revenues of the District.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development and/or Redevelopment

In order to promote and facilitate development and/or redevelopment the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred in order to make the property suitable for development and/or redevelopment. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development and/or redevelopment exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered “real property assembly costs” as defined in Wisconsin Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

In order to promote the objectives of this Plan, the City intends to acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195.

Site Preparation Activities

Environmental Audits and Remediation

An environmental study has been completed on the development site and there are some soil contamination issues that need to be remediated as part of this project. All costs related to environmental audits, testing, and remediations are eligible Projects Costs.

Demolition

In order to make sites suitable for development and/or redevelopment, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development and/or redevelopment, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

There are inadequate sanitary sewer facilities serving areas of the District. To allow development and/or redevelopment to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The

improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Section 66.1105(2)(f)1 k.

Water System Improvements

There are inadequate water distribution facilities serving areas of the District. To allow development and/or redevelopment to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development and/or redevelopment within the District will cause stormwater runoff and pollution. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

In order to create sites suitable for development and/or redevelopment, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

In order to create sites suitable for development and/or redevelopment, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

In order to create sites suitable for development and/or redevelopment, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

There are inadequate street improvements serving areas of the District. To allow development and/or redevelopment to occur, the City may need to construct and/or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

In order to attract development and/or redevelopment consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

CDA Type Activities

Contribution to Community Development Authority

As provided for in Wisconsin Statues Sections 66.1105(2)(f)1.h and 66.1333(13), the City may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program

To encourage private redevelopment consistent with the objectives of this Plan, the City, through its CDA, may provide loans and/or matching grants to eligible property owners in the District. Loan and/or matching grant recipients will be required to sign an agreement specifying the nature of the property improvements to be made. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the CDA in the program manual. Any funds returned to the CDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving loan fund and will continue to be used for the program purposes stated above. Any funds provided to the CDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover project costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Projects Outside the Tax Increment District

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. **The City intends to make the following project cost expenditures outside the District: Up to $2,000,000 towards the Downtown Parking Ramp, and up to $1,000,000 towards Waterfront Improvements.**

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include, but are not limited to: architectural; environmental; planning; engineering; legal, audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees in connection with the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the City for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan.

The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

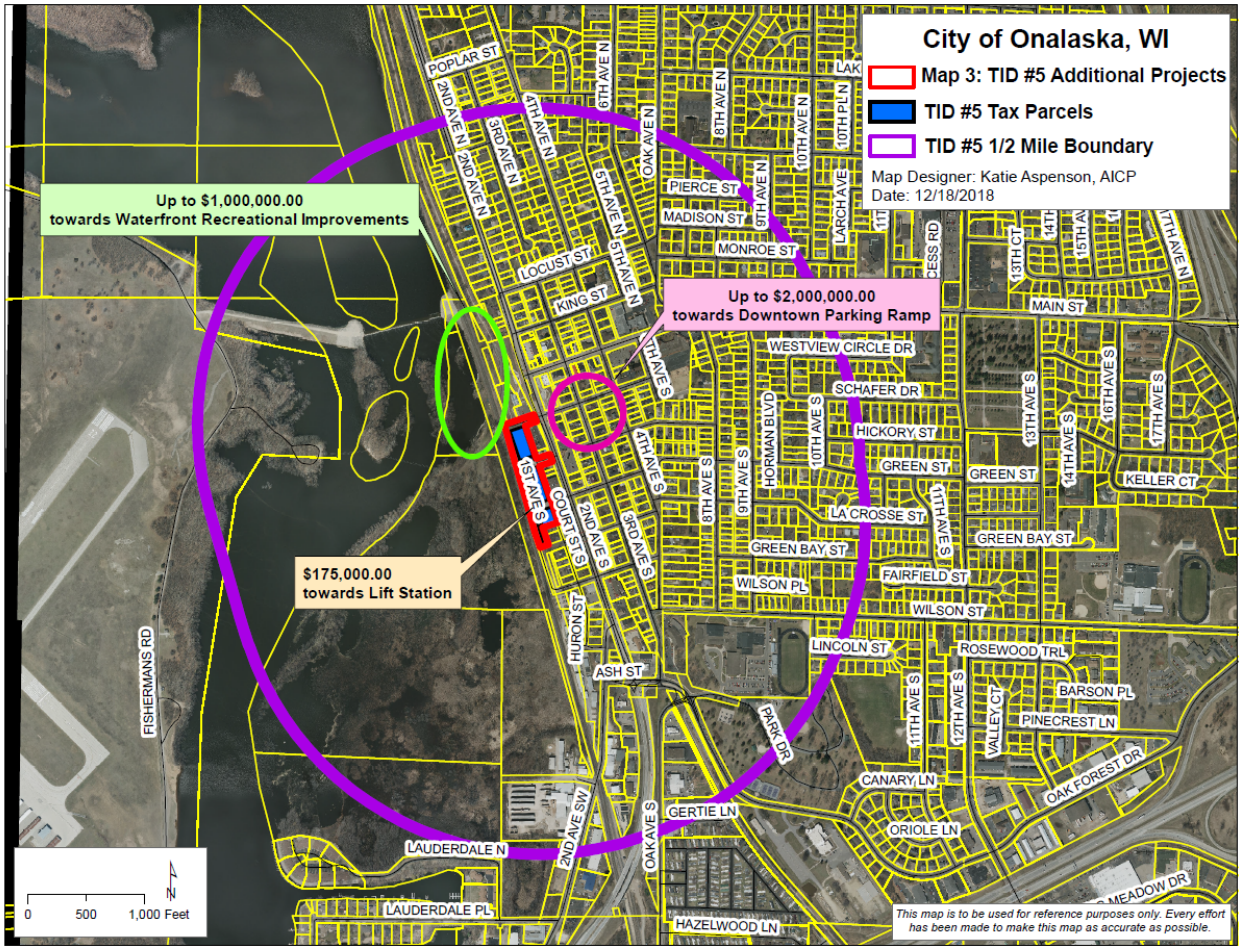
Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges. To the extent the costs benefit the municipality outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.

SECTION 8:
Map Showing Proposed Improvements and Uses

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


City of Onalaska, WI
Map 3: TID #5 Additional Projects
TID #5 Tax Parcels
TID #5 1/2 Mile Boundary
Map Designer: Katie Aspenson, AICP
Date: 12/18/2018
Up to $1,000,000.00
towards Waterfront Recreational Improvements
Up to $2,000,000.00
towards Downtown Parking Ramp
$175,000.00
towards Lift Station
POPLAR ST
2ND AVE N
3RD AVE N
4TH AVE N
6TH AVE N
OAK AVE N
8TH AVE N
9TH AVE N
10TH AVE N
10TH PL N
LARCH AVE
PIERCE ST
MADISON ST
MONROE ST
LOCUST ST
KING ST
5TH AVE N
MAIN ST
WESTVIEW CIRCLE DR
SCHAFER DR
HICKORY ST
GREEN ST
LA CROSSE ST
GREEN BAY ST
FAIRFIELD ST
WILSON PL
WILSON ST
LINCOLN ST
ROSEWOOD TRL
BARSON PL
PINECREST LN
OAK FOREST DR
CANARY LN
ORIOLE LN
GERTIE LN
LAUDERDALE N
LAUDERDALE PL
HAZELWOOD LN
MEADOW DR
KELLER CT
VALLEY CT
PARK DR
HORMAN BLVD
HURON ST
ASH ST
COURT ST S
1ST AVE S
2ND AVE S
3RD AVE S
4TH AVE S
8TH AVE S
9TH AVE S
10TH AVE S
11TH AVE S
12TH AVE S
13TH AVE S
14TH AVE S
16TH AVE S
17TH AVE S
2ND AVE SW
FISHERMANS RD
0
500
1,000 Feet
This map is to be used for reference purposes only. Every effort has been made to make this map as accurate as possible.

SECTION 9:

Detailed List of Project Costs

All costs are based on 2018 - 2019 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2018 - 2019 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without amending the Plan.

Proposed TIF Project Cost Estimates

City of Onalaska, Wisconsin

Tax Increment District # 5

Estimated Project List

Project ID	Project Name/Type	Phase I 2020	Phase II 2023	Phase III 2025	Phase IV 2027	Total (Note 1)
1	Developer Incentive	1,650,000				1,650,000
2	Lift Station		175,000			175,000
3	Downtown Parking Ramp			2,000,000		2,000,000
4	Waterfront Improvements				1,000,000	1,000,000
Total Projects		1,650,000	175,000	2,000,000	1,000,000	4,825,000

Notes:

Note 1 Project costs are estimates and are subject to modification

SECTION 10:

Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Available Financing Methods" follows.

- The City expects to complete the projects in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development and/or redevelopment. A discussion of the phasing and projected timeline for project completion is discussed under "Plan Implementation" within this Section. A table identifying the financing method for each phase and the time at which that financing is expected to be incurred is included.

- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development and/or redevelopment expected to occur, 2) a projection of tax increments to be collected resulting from that development and/or redevelopment and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Available Financing Methods

The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the City has a G.O. debt limit of $99,417,170, of which $__ is currently unused and could be made available to finance Project Costs.

Bonds Issued to Developers ("Pay as You Go" Financing)

The City may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City's obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the City and, therefore, do not count against the City's statutory borrowing capacity.

Tax Increment Revenue Bonds

The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City, or as a form of lease revenue bond by a Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City's statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of the its various systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the City utilizes utility revenues other than tax increments to repay a portion of the bonds, the City must reduce the total eligible Project Costs in an equal amount.

Special Assessment "B" Bonds

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, the City can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's statutory borrowing capacity. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined on the following page. However, public debt and expenditures should be made at the pace private development and/or redevelopment occurs to assure increment is sufficient to cover expenses.

It is anticipated developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.

The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

City of Onalaska, Wisconsin

Tax Increment District # 5

Estimated Financing Plan

		Municipal Revenue Obligation (MRO) 2020	Totals
Projects			
Phase I		1,650,000	1,650,000
Total Project Funds		1,650,000	1,650,000
Estimated Finance Related Expenses			
Municipal Advisor			
Bond Counsel			
Rating Agency Fee			
Paying Agent			
Underwriter Discount	0.00	0	
Debt Service Reserve			
Capitalized Interest			
Total Financing Required		1,650,000	
Estimated Interest	0.00%	0	
Assumed spend down (months)	0		
Rounding		0	
Net Issue Size		1,650,000	1,650,000

Notes:

Development Assumptions

City of Onalaska, Wisconsin

Tax Increment District # 5

Development Assumptions

Construction Year		Actual	Great River Residencies	Annual Total	Construction Year	
1	2019		9,930,701	9,930,701	2019	1
	Totals	0	9,930,701	9,930,701		

Notes:

Increment Revenue Projections

City of Onalaska, Wisconsin

Tax Increment District # 5

Tax Increment Projection Worksheet

Type of District	Blighted Area		Base Value	0	
District Creation Date	February 12, 2019		Appreciation Factor	0.00%	Apply to Base Value
Valuation Date	Jan 1,	2019	Base Tax Rate	$20.80	
Max Life (Years)	27		Rate Adjustment Factor		
Expenditure Period/Termination	22	2/12/2041			
Revenue Periods/Final Year	27	2047			
Extension Eligibility/Years	Yes	3	Tax Exempt Discount Rate		
Recipient District	Yes		Taxable Discount Rate	1.50%	

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2019	9,930,701	2020	0	9,930,701	2021	$20.80	**206,583**	206,583	197,559
2	2020	0	2021	0	9,930,701	2022	$20.80	**206,583**	413,166	392,198
3	2021	0	2022	0	9,930,701	2023	$20.80	**206,583**	619,749	583,961
4	2022	0	2023	0	9,930,701	2024	$20.80	**206,583**	826,332	772,890
5	2023	0	2024	0	9,930,701	2025	$20.80	**206,583**	1,032,915	959,027
6	2024	0	2025	0	9,930,701	2026	$20.80	**206,583**	1,239,498	1,142,413
7	2025	0	2026	0	9,930,701	2027	$20.80	**206,583**	1,446,081	1,323,089
8	2026	0	2027	0	9,930,701	2028	$20.80	**206,583**	1,652,664	1,501,094
9	2027	0	2028	0	9,930,701	2029	$20.80	**206,583**	1,859,247	1,676,470
10	2028	0	2029	0	9,930,701	2030	$20.80	**206,583**	2,065,830	1,849,253
11	2029	0	2030	0	9,930,701	2031	$20.80	**206,583**	2,272,413	2,019,483
12	2030	0	2031	0	9,930,701	2032	$20.80	**206,583**	2,478,996	2,187,197
13	2031	0	2032	0	9,930,701	2033	$20.80	**206,583**	2,685,579	2,352,433
14	2032	0	2033	0	9,930,701	2034	$20.80	**206,583**	2,892,162	2,515,227
15	2033	0	2034	0	9,930,701	2035	$20.80	**206,583**	3,098,745	2,675,615
16	2034	0	2035	0	9,930,701	2036	$20.80	**206,583**	3,305,328	2,833,633
17	2035	0	2036	0	9,930,701	2037	$20.80	**206,583**	3,511,911	2,989,315
18	2036	0	2037	0	9,930,701	2038	$20.80	**206,583**	3,718,494	3,142,697
19	2037	0	2038	0	9,930,701	2039	$20.80	**206,583**	3,925,077	3,293,812
20	2038	0	2039	0	9,930,701	2040	$20.80	**206,583**	4,131,660	3,442,694
21	2039	0	2040	0	9,930,701	2041	$20.80	**206,583**	4,338,243	3,643,216
22	2040	0	2041	0	9,930,701	2042	$20.80	**206,583**	4,544,826	3,789,898
23	2041	0	2042	0	9,930,701	2043	$20.80	**206,583**	4,751,409	3,934,411
24	2042	0	2043	0	9,930,701	2044	$20.80	**206,583**	4,957,992	4,076,790
25	2043	0	2044	0	9,930,701	2045	$20.80	**206,583**	5,164,575	4,217,064
26	2044	0	2045	0	9,930,701	2046	$20.80	**206,583**	5,371,158	4,355,265
27	2045	0	2046	0	9,930,701	2047	$20.80	**206,583**	5,577,741	4,491,424
	Totals	**9,930,701**		**0**			**Future Value of Increment**	**5,577,741**		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Cash Flow

City of Onalaska, Wisconsin

Tax Increment District # 5

Cash Flow Projection

Year	Projected Revenues		Expenditures							Balances			Year
			Municipal Revenue Obligation (MRO) 1,650,000			Repayments to General Fund							
	Tax Increments	Total Revenues	Principal	Est. Rate	Interest	Advance	City Expenses	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	
2019		0							0	0	0		2019
2020		0							0	0	0		2020
2021	206,583	206,583	61,083	7%	115,500		25,000	5,000	206,583	0	0		2021
2022	206,583	206,583	90,359	7%	111,224			5,000	206,583	0	0		2022
2023	206,583	206,583	96,684	7%	104,899			5,000	206,583	0	0		2023
2024	206,583	206,583	103,452	7%	98,131			5,000	206,583	0	0		2024
2025	206,583	206,583	110,693	7%	90,890			5,000	206,583	0	0		2025
2026	206,583	206,583	118,442	7%	83,141			5,000	206,583	0	0		2026
2027	206,583	206,583	126,733	7%	74,850			5,000	206,583	0	0		2027
2028	206,583	206,583	135,604	7%	65,979			5,000	206,583	0	0		2028
2029	206,583	206,583	145,097	7%	56,486			5,000	206,583	0	0		2029
2030	206,583	206,583	155,253	7%	46,330			5,000	206,583	0	0		2030
2031	206,583	206,583	166,121	7%	35,462			5,000	206,583	0	0		2031
2032	206,583	206,583	177,749	7%	23,834			5,000	206,583	0	0		2032
2033	206,583	206,583	162,730	7%	11,391	27,462		5,000	206,583	0	0		2033
2034	206,583	206,583				201,583		5,000	206,583	0	0		2034
2035	206,583	206,583				201,583		5,000	206,583	0	0		2035
2036	206,583	206,583				201,583		5,000	206,583	0	0		2036
2037	206,583	206,583				201,583		5,000	206,583	0	0		2037
2038	206,583	206,583				201,583		5,000	206,583	0	0		2038
2039	206,583	206,583				201,583		5,000	206,583	0	0		2039
2040	206,583	206,583				201,583		5,000	206,583	0	0		2040
2041	206,583	206,583				201,583		5,000	206,583	0	0		2041
2042	206,583	206,583				201,583		5,000	206,583	0	0		2042
2043	206,583	206,583				201,583		5,000	206,583	0	0		2043
2044	206,583	206,583				201,583		5,000	206,583	0	0		2044
2045	206,583	206,583				201,583		5,000	206,583	0	0		2045
2046	206,583	206,583				201,583		5,000	206,583	0	0		2046
2047	206,583	206,583				201,583		5,000	206,583	0	0		2047
Total	5,577,741	5,577,741	1,650,000		918,117	2,849,625	25,000	135,000	5,577,741				Total

SECTION 11:
Annexed Property

There are no lands proposed for inclusion within the District that were annexed by the City on or after January 1, 2004.

SECTION 12:
Estimate of Property to be Devoted to Retail Business

Pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1, the City estimates that 0% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 13:
Proposed Zoning Ordinance Changes

The City anticipates that the District will be rezoned prior to development.

SECTION 14:
Proposed Changes in Master Plan, Map, Building Codes and City of Onalaska Ordinances

It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances for the implementation of this Plan.

SECTION 15:
Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes Section chapter 32.

SECTION 16:
Orderly Development and/or Redevelopment of the City of Onalaska

The District contributes to the orderly development and/or redevelopment of the City by providing the opportunity for continued growth in tax base, job opportunities and general economic activity.

SECTION 17:
List of Estimated Non-Project Costs

Non-Project costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds.

Examples would include:

A public improvement made within the District that also benefits property outside the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.

A public improvement made outside the District that only partially benefits property within the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.

Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 18:

Opinion of Attorney for the City of Onalaska Advising Whether the Plan is Complete and Complies with Wisconsin Statutes 66.1105

January 3, 2019

SAMPLE

Mayor Joe Chilsen
City of Onalaska
415 Main Street
Onalaska, Wisconsin 54650

RE: City of Onalaska, Wisconsin Tax Incremental District No. 5

Dear Mayor:

As City Attorney for the City of Onalaska, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney Sean O'Flaherty
City of Onalaska

Exhibit A:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Statement of Taxes Data Year:	2017	
		Percentage
County	7,405,669	19.48%
Technical College	2,927,324	7.70%
Municipality	10,834,439	28.49%
School District of Onalaska	16,855,576	44.33%
Total	38,023,008	

Revenue Year	County	Municipality	School District of Onalaska	Technical College	Total	Revenue Year
2021	40,236	58,865	91,578	15,904	206,583	2021
2022	40,236	58,865	91,578	15,904	206,583	2022
2023	40,236	58,865	91,578	15,904	206,583	2023
2024	40,236	58,865	91,578	15,904	206,583	2024
2025	40,236	58,865	91,578	15,904	206,583	2025
2026	40,236	58,865	91,578	15,904	206,583	2026
2027	40,236	58,865	91,578	15,904	206,583	2027
2028	40,236	58,865	91,578	15,904	206,583	2028
2029	40,236	58,865	91,578	15,904	206,583	2029
2030	40,236	58,865	91,578	15,904	206,583	2030
2031	40,236	58,865	91,578	15,904	206,583	2031
2032	40,236	58,865	91,578	15,904	206,583	2032
2033	40,236	58,865	91,578	15,904	206,583	2033
2034	40,236	58,865	91,578	15,904	206,583	2034
2035	40,236	58,865	91,578	15,904	206,583	2035
2036	40,236	58,865	91,578	15,904	206,583	2036
2037	40,236	58,865	91,578	15,904	206,583	2037
2038	40,236	58,865	91,578	15,904	206,583	2038
2039	40,236	58,865	91,578	15,904	206,583	2039
2040	40,236	58,865	91,578	15,904	206,583	2040
2041	40,236	58,865	91,578	15,904	206,583	2041
2042	40,236	58,865	91,578	15,904	206,583	2042
2043	40,236	58,865	91,578	15,904	206,583	2043
2044	40,236	58,865	91,578	15,904	206,583	2044
2045	40,236	58,865	91,578	15,904	206,583	2045
2046	40,236	58,865	91,578	15,904	206,583	2046
2047	40,236	58,865	91,578	15,904	206,583	2047
	1,086,366	1,589,346	2,472,609	429,420	5,577,741	

Notes:

The projection shown above is provided to meet the requirments of Wisconsin Statute 66.1105(4)(i)4.

NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING REGARDING THE PROPOSED CREATION OF TAX INCREMENTAL DISTRICT NO. 5 IN THE CITY OF ONALASKA, WISCONSIN

Notice is Hereby Given that the City of Onalaska will hold an organizational Joint Review Board meeting on January 9, 2019 at 6:30 p.m. at the Onalaska City Hall, located at 415 Main Street. The purpose of this meeting is to organize a Joint Review Board for purposes of considering the proposed creation of, and proposed project plan for, Tax Incremental District No. 5 (the "District").

Notice is Hereby Given that the Planning Commission of the City of Onalaska will hold a public hearing on January 22, 2019 at 7:00 p.m.at the Onalaska City Hall, located at 415 Main Street, for the purpose of providing the community a reasonable opportunity to comment upon the proposed creation of the Project Plan for the District.

The proposed boundaries of the District would be within an area generally detailed on the map below.

The District is expected to be a blight district based on the identification and classification of the property proposed to be included within the District.

Proposed projects costs include various public improvements and cash grants to owners or lessee or developers of land located within the district (development incentives) and professional and organizational services, administrative costs, and finance costs. The proposed costs include projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District.

All interested parties will be given a reasonable opportunity to express their views on the proposed creation of the District, the proposed boundaries of the District, and the proposed Project Plan thereof. A copy of the Project Plan, including a description of the proposed boundaries, will be available for viewing in the offices of the City Clerk at the Onalaska City Hall, located at 415 Main Street, during normal business hours and will be provided upon request.

Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time.

By Order of the City of Onalaska, Wisconsin

Published January 4 & January 11, 2019

RESOLUTION NO. 4-2019

RESOLUTION DESIGNATING PROPOSED BOUNDARIES AND APPROVING A PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 5, CITY OF ONALASKA, WISCONSIN

WHEREAS, the City of Onalaska (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 5 (the "District") is proposed to be created by the City as a blighted area district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
b. An economic feasibility study;
c. A detailed list of estimated project costs;
d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
e. A map showing existing uses and conditions of real property in the District;
f. A map showing proposed improvements and uses in the District;
g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
h. A list of estimated non-project costs;
i. A statement of the proposed plan for relocation of any persons to be displaced;
j. A statement indicating how the District promotes the orderly development of the City;
k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to owners of all property in the proposed District, to the chief executive officers of La Crosse County, the Onalaska School District, and the Western Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Planning Commission, on January 22, 2019 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Onalaska that:

1. It recommends to the Common Council that Tax Incremental District No. 5 be created with boundaries as designated in Exhibit A of this Resolution.

2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.

3. Creation of the District promotes orderly development in the City.

Dated this day of January, 2019.

CITY OF ONALASKA

BY: _____
Joe Chilsen, Mayor

_____
Caroline Burmaster, City Clerk

Passed:
Approved:
Published:

EXHIBIT A -

LEGAL BOUNDARY DESCRIPTION OR MAP OF TAX INCREMENTAL DISTRICT NO. 5 CITY OF ONALASKA

THIS CAN BE FOUND IN THE PROJECT PLAN

EXHIBIT B -

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY

Agenda Item:

5

CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – January 8, 2019

Agenda Item: Consideration and review of a request by John Pierce of HOM Furniture, Inc to host two (2) thirty (30) day tent sale events in 2019 at 9519 State Road 16, Onalaska, WI Tax Parcel #18-3625-4.

Background:
The City of Onalaska allows outdoor sales and displays as a permitted accessory use in certain zoning districts subject to the following conditions (Section 13-6-14):

3) **Outdoor displays, sales areas, and temporary tents are limited to thirty (30) days per calendar year unless otherwise approved by the City Plan Commission. Temporary tent(s) may be installed for a maximum of one hundred and eighty (180) days annually.**

City staff received a request from HOM Furniture on November 28, 2018 to exceed the thirty (30) day tent sale limit at their Onalaska location in 2019. Generally, HOM Furniture holds two (2) tent sales annually during the same time period at all locations and would like to continue this practice in Onalaska. The events are generally held mid-May to June and August through Labor Day weekend in 2019.

Recommended Action:
Approve the request by HOM Furniture to allow a maximum of two (2) thirty (30) day tent sales at 9519 State Road 16, Onalaska, WI, in 2019 conditioned upon obtaining a tent permit for each event from the Onalaska Inspection Department.

HOM FURNITURE

HOM Furniture, Inc.
10301 Woodcrest Drive NW
Coon Rapids, MN 55433
763.767.3600
homfurniture.com

November 28, 2018

Katie Aspenson, AICP
Planner | Zoning Inspector
City of Onalaska
415 Main Street
Onalaska, WI 54650

RE: HOM FURNITURE 2019 TENT SALE EVENTS - 9519 STATE RD 16, ONALASKA, WI

City of Onalaska /To Whom It May Concern:

HOM Furniture, Inc. requests two 30-day tent sale events in 2019. HOM Furniture has two tent sales annually at most of our locations. The sales occur during the same time period at all locations and it is important for us to have this continuity for the advertising campaigns. The first event featuring patio furniture, is normally held mid-May to June and the second event is held in August.

If you need any additional information, please contact me at 763-300-5646.

Thank you for considering our request,

HOM Furniture, Inc.

John Pierce,
Real Estate Manager

CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – January 8, 2019

Agenda Item:

6

Agenda Item: Consideration of a request to extend the Final Plat submittal requirement for one year for the 4th Addition to the Country Club Estates Plat.

Applicant: Kevin Fry, on behalf of Elmwood Partners, 1859 Sand Lake Road, Onalaska

Property Owner: Elmwood Partners, 1859 Sand Lake Road, Onalaska

Parcel Numbers: 18-3566-100 & 18-4479-0

Site Location: North of Emerald Valley Drive

Existing Zoning: Single Family Residential (R-1)

Neighborhood Characteristics: Residential, Golf Course

Conformance with Comprehensive Land Use Plan: The Comprehensive Plan's Future Land Use Plan designate this area as *Conservation / Cluster Residential*. The proposed development is consistent with the intent of this land use category.

Background: A general timeline on approvals of this development is as follows:

March 13, 2012:	Approval of Preliminary Plat containing 56.46 acres and 23 lots by Common Council.
May 8, 2012:	Approval of Rezoning to Single Family Residential (R-1) by Common Council.
May 8, 2012:	Approval of Annexation into the City of Onalaska by Common Council.
Feb. 10, 2015:	Approval of One-Year Extension for the Final Plat Submittal
Feb. 9, 2016:	Approval of One-Year Extension for the Final Plat Submittal
Feb. 14, 2017:	Approval of One-Year Extension for the Final Plat Submittal
Feb. 13, 2018:	Approval of One-Year Extension for the Final Plat Submittal

Relevant sections from the Unified Development Ordinance:

Sec. 13-9-20 (b)(3) Final Plat Review and Approval – Plan Commission Review.

If the Final Plat is not submitted within thirty-six (36) months of the last required approval of the Preliminary Plat, the Plan Commission may refuse to approve the Final Plat. The City Plan Commission may consider requests to extend the thirty-six (36) month requirement, as set forth in 13-9-20(a)(1) above.

Sec. 13-9-20 (a)(1) Final Plat Review and Approval – Filing Requirements.

The owner or subdivider shall file thirty (30) copies of the Final Plat not later than thirty-six (36) months after the date of approval of the Preliminary Plat; otherwise, the Preliminary Plat and Final Plat will be considered void unless an extension is requested in writing by the subdivider and for good cause granted by the City.

Recommendation: Approval of a one-year extension (to February 11, 2020) allowing the 4th Addition to the Country Club Estates Plat be submitted later than the 36-months filing requirement after the approval of the Preliminary Plat.

ELMWOOD

PARTNERS

LIMITED PARTNERSHIP

December 6, 2018

City of Onalaska
Katie Aspenson
415 Main Street
Onalaska, WI 54650

RE: 4th Addition to the Country Club Estates
Final Plat Extension

Katie,

The original Preliminary Plat of the 4th Addition to the Country Club Estates was approved by the Common Council at the March 13, 2012 meeting with a one year extension approved at the February 2018 meeting. We are requesting a one year extension of the approval of the Preliminary Plat to allow more time for market conditions to improve.

If you have any questions, please let me know.

Sincerely,

Kevin E. Fry, P.E.
V.P. of the General Partner

1859 Sand Lake Road ▪ Onalaska, WI 54650 ▪ (608) 781-4777 ▪ Fax (608) 779-4970

Agenda Item:

7

CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – January 8, 2019

Agenda Item: Consideration of a Planned Unit Development (PUD) request – Final Implementation Plan.

Applicant/Owner: Jacob Burch of Logistics Development Group, LLC, 2102 State Hwy 16, La Crosse, WI 54601

Parcel Numbers: 9-13-5 (annexation complete – waiting on new tax parcel number)

Site Location: The extension of Crestwood Lane (Tax Parcel 9-13-1) from Nathan Hill Estates through the cul-de-sac to Tax Parcel 9-13-5

Existing Zoning: Rural – Undefined (proposed R-1 (Single Family Residential))

Conformance with Comprehensive Plan: The Comprehensive Plan identifies this area as being in the "Environmentally-Sensitive Residential District" and "Environmental Corridor" Land Use areas.

Background:
This Planned Unit Development (PUD) request is to facilitate the development a single-family residential development consisting of eighteen (18) lots (approximately 0.8 acres/lot) located in the bluff systems of eastern Onalaska near Nathan Hill. The property has been annexed into the City of Onalaska. The proposed organization of the development ties into the local environment, topography, and according to the application – the best use of natural landscapes. The setbacks for each lot are varied to provide the "best fit" for building pads, driveway alignments, and site-specific slopes. The applicant is proposing one (1) shared driveway to serve two (2) developable lots. The assumed vacant lot market values will range from $110,000 - $150,000 with an average lot value of $125,000 dollars. The assumed average home value (lot costs + improvements) is anticipated to be $515,000 with an average of 3 persons per household (estimated 54 residents). The applicant intends to begin utility and roadway construction in spring 2019.

Planned Unit Development (PUD)
A Planned Unit Development may be used as a custom zoning district for any land use or combination of land uses. The proposed PUD is proposed as an overlay zoning district on an 23.16-acre parcel on which the applicant is the current property owner.

Standards for Review:
The following development and design standards are used to review PUDs defined in Section 13-3-5 of the Unified Development Code. Applicant requests and staff comments on each criterion are bulleted.

(a) Permitted Uses.
- Proposed use is for Single-Family Residential.

(b) Conditional Uses:
- None Proposed.

(c) Density:
(1) Effect on adjacent properties:
- Properties north, south, east and west of the proposed PUD are generally vacant bluff lands, farmland, and some single-family residences.

(2) Adequacy of public & private services/infrastructure:
- This plan requires new water, sanitary sewer, and a booster station to provide services to the 18 lots. Stormwater drainage is expected to be discharged by culverts to existing drainage channels along natural drainage patterns. Two infiltration/detention basins are proposed as part of this plan. One basin is located outside and west of the boundary and there is an existing drainage agreement on record between the properties (Crestwood Estates and French Valley Development) which include provisions to accept drainage from Crestwood Estates. See attached Cover Letter for more detailed information regarding improvements for water, sanitary sewer, and storm sewer discharge.

(3) Overall design.
- Sample building elevations were provided for Plan Commission review.

(4) Scale and massing of structures.
- The development is for one (1) single family residence on each lot with a total of eighteen (18) developable lots.

(5) Building elevations and setbacks.
- Sample building elevations were provided for Plan Commission review.
- . Each proposed lot has a specific "building pad" location defined on the PUD (and future Preliminary/ Final Plats) where residences/garages, etc. may be constructed.

(6) Landscaping, screening and buffering.
- A full Land Preservation Plan has been provided for Plan Commission review and will be created to meet all City landscaping requirements including preservation off trees within areas of 30% slopes and greater, provisions for a minimum of two (2) trees per lot in the boulevard area with a mixture of tree species.

(7) Open space provision and design.
- The PUD intends to provide the minimum open space requirement of fifteen (15) percent of the development area (23.16 acres). These areas are primarily the bluff lands within the development.

(8) Retention of natural, cultural, and historic resources.
- Not applicable to this project.

(d) <u>Setbacks.</u> Setbacks may vary in PUD's.
- Each residence is proposed to have a ten (10) foot setback from Crestwood Lane right-of-way. The rear setback for all sites is a minimum of thirty (30) feet, with side yard setback varying from ten to twenty-five feet (10 – 25'). Each lot has specific setbacks noted on the PUD and (and future Preliminary/Final Plats) and show locations for driveways and building pads.

(e) <u>Building Height</u>:
- No proposed deviations from Zoning Ordinance.

(f) <u>Environmental Design</u>:
- The land pads for each lot have been designed to accommodate the unique slope/elevation changes found on the properties in question.

(g) <u>Open Space:</u>
- No proposed deviations from Zoning Ordinance.

(h) <u>Architecture:</u>
- Sample building elevations will be provided for Plan Commission review.

(i) <u>Parking:</u>
- No proposed deviations from Zoning Ordinance (two-stalls per dwelling - minimum).

(j) Streets, Utilities, Drainage:

- As addressed in item c (2) above, a variety of improvements related to water, sanitary sewer, storm sewer drainage, and booster station, as well as improvements to Crestwood Lane will be required to facilitate this new development. Driveways are typically non-perpendicular to the street with side house entries and slopes less than fifteen (15) percent. The proposed street section is a 32' wide urban section with curb and gutter.

(k) Circulation/Access:

- The project site is located at the end of Crestwood Lane and will extend Crestwood Lane into the development. The intention is that where Crestwood Lane will "dead end", this road will be extended into the French Valley Development to provide a second means of access to the site.

(l) Landscaping:

- As addressed in item c (6) above, a full Land Preservation Plan has been provided for Plan Commission review including tree species, slopes less than 30%, slopes greater than 30%, and 10 feet boundaries from 30% slopes. The Planning and Engineering Departments will review the proposed plan to ensure compliance with City requirements.

(m) Signs:

- No proposed deviations from Zoning Ordinance.

City Staff are currently reviewing the proposed Final Implementation Plan, in addition to the Plan Commission review. Additional conditions may be included for the Plan Commission meeting on January 22, 2019 to reflect staff comments.

Action Requested: Plan Commission to consider the Final Implementation Plan for the Crestwood Estates PUD application.

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION SUB-COMMITTEE:

January 8, 2019

Agenda Item 7:

Review and Consideration of a Final Implementation Plan for a Planned Unit Development (PUD) application filed by Jacob Burch of Logistics Development Group, LLC, 2102 State Hwy 16, La Crosse, WI 54601 for a new residential subdivision to contain eighteen (18) buildable lots for single-family dwellings located at "State Road 16" at the end of Crestwood Lane, Onalaska, WI 54650 (Tax Parcel #9-13-5).

1. Park Fee of $922.21 (per unit) due prior to issuance of building permit for each buildable lot. 18 total lots * $922.21/unit = $16,599.788 dollars.

2. Topography Map fee of $10.00 (per acre) $10/acre x 23.16 acres = $231.60 dollars to be paid prior to obtaining a Building Permit.

3. Development is contingent upon City installation of water booster station along Crestwood Lane. Installation of water booster station is contingent upon City funding the project through the City of Onalaska Capital Improvements Budget, receiving necessary permits and approvals, and obtaining lands for the water booster station.

4. All infrastructure design for development to be approved by the City Engineer. Review of street widths and pavement cross section with final approval by the City Engineer.

5. Phasing of construction of infrastructure in development to be coordinated with City infrastructure installation along Crestwood Lane.

6. Final Implementation Plan to be submitted for review and approval prior to any development activities.

7. Owner/developer shall record with the La Crosse County Register of Deeds, the legal description of the Planned Unit Development and the Conditions of Approval tied to the development. These conditions shall not lapse or be waived as a result of any subsequent change in ownership of tenancy.

8. If in the future the owner/developer creates Declaration of Covenants, Conditions and Deed Restrictions, etc. that at a minimum address maintenance, repair, and replacement of parking lots/private drives, the buildings including all common areas and green spaces, stormwater management/easement areas, as well as any ownership or use restrictions for the parcel/development; a copy shall be provided to the Planning Department and recorded at the La Crosse County Register of Deeds. Any amendments to the aforementioned document to be recorded at the La Crosse County Register of Deeds and a copy provided to the Planning Department.

9. Master Grading and Stormwater plan to be reviewed & approved by the City Engineer.

10. Thirty (30) percent slopes to be identified on a plan and also indicate a ten (10) foot buffer surrounding the identified slopes.

11. Owner/developer to submit a digital and hard copy of the WIDNR NR 216/NOI application, permit, approval letter and associated data prior to construction to the Engineering Department. A City Erosion Control Permit for greater than one (1) acre of land disturbance is required before any earth moving activities occur. Permit to be reviewed and approved a minimum of ten (10) days prior to construction activities.

12. All erosion control BMPs (Best Management Practices) to be installed prior to the start of any construction activities. Swale areas/stormwater ponds to be dug prior to start of construction and prior to initial grading to act as sediment traps. Track pad(s) to be installed with a minimum of 3 to 6 inch stones, one (1) foot deep and fifty (50) feet in length. All disturbed areas to have black dirt placed and seeded within seven (7) days of disturbance.

13. Master Utility Plan (including any phasing) to be reviewed and approved by the City Engineer including a schedule. Any utilities dedicated to the City of Onalaska shall be in a dedicated right-of-way, outlot, or easement. Master Utility Plan to note hydrant locations.

14. Land Preservation Plan (landscaping/open space/tree preservation) to be reviewed and approved by the Planning Department.

15. Note tree removal / clearing / grubbing limitations on Grading Plan.

16. City-furnished Inspector required during utility installations and developer to pay costs.

17. As-builts of all utility work required to be submitted to the Engineering Department within sixty (60) days of occupancy of first residential dwelling.

18. Owner/developer to obtain letters from utility service providers noting that there is adequate power, natural gas, and telephone/internet services available to serve this project and provided to the Engineering Department.

19. All lot pins to be installed at 150’ (maximum interval).

20. Recommend 13R sprinkler systems for residences due to anticipated topography, setbacks of homes of streets and non-direct driveways.

21. Any future improvements to these parcels will be subject to additional City permits (i.e., site plan approvals, building permits, zoning approvals). Owner/developer shall pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to issuance of occupancy permits.

22. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns. The sale or transfer of all or any portion of the property does not relieve the original developer from payment of any fees imposed or from meeting any other conditions.

23. Any omissions of any conditions not listed in minutes shall not release the property owner/developer from abiding by the City’s Unified Development Code requirements.

DAVY ENGINEERING CO.
115 6th Street S.
La Crosse, WI 54601
(608) 782-3130
FAX (608) 784-6611

December, 19 2018

City of Onalaska
415 Main Street
Onalaska, WI 54650

Attn: Katie Aspenson, City Planner/Zoning Inspector

Re: Crestwood Estates – PUD Final Implementation Plan

Dear Katie:

Please see the enclosed documents for the Application for Planned Unit Development (PUD) review for the proposed Crestwood Estates.

The application packet includes the following documents:

- Preliminary PUD Development drawing that includes:
  - Proposed Street and right-of-way alignment with dimensions
  - Detailed lot layouts with setbacks & easements
  - Building pad and driveway arrangement
  - Water and Sewer Utility layout
  - Open space plan (15% of project area)

- Preliminary construction plan set including:
  - Site layout map of proposed development
  - Grading and drainage plan
  - Utility and street plan & profile drawings
  - Typical sections
  - Street cross sections
  - Project detail drawings

The proposed PUD for Crestwood Estates will allow for residential development expansion nestled into the bluff systems of Eastern Onalaska near Nathan Hill. This property is currently located within the Town of Medary and is in the process of annexation by the City of Onalaska. The development aids in a reginal solution, compliments local environment, topography, and best use of natural landscapes. The proposed setbacks will vary within the project to provide "best fit" for safe building pads, driveway alignments, and slopes. Logistics Development Group, LLC plans to begin utility and roadway construction starting spring of 2019.

The design contains 18 proposed lots providing for a density of 0.8 lots per acre. The layout plan includes the open space requirement of 15% of the development area (23.16) Acres. There is currently one shared driveway included with the proposed PUD layout. The vacant LOT market values will range from

$110K-$150K with an average est. market value of expected of $125K per LOT. The improvements are expected to procure home values ranging from $375K-$1.25MIL. An average home value of approximately $515K is anticipated (Lot Costs + Costs of Improvements). These 18 Single Family Homes are expected to have an average of 3 persons per household, totaling an estimated 54 occupants within this area. There will be a full land preservation plan prepared for the PUD by a landscape firm in accordance with City requirements. This includes preservation of trees within areas over 30% and provisions for two trees per lot within the street right-of-way of mixed species determined by the City.

The proposed front building setback is at a minimum of 10'. This allows building pads to be situated below maximum land slope areas of 30%. Driveways shown on the PUD drawings are typically non-perpendicular to the street with side house entries and slopes less than 15%. The proposed building pad and driveway arrangement minimizes the extents for clearing of existing wooded areas.

The proposed street section is a 32' wide urban section with curb & gutter. The drainage system within Crestwood Estates includes new storm sewer with inlets at the street low points. The storm sewer will discharge to existing drainage channels with necessary energy dissipation to prevent scour. Drainage discharge rate, volume and solids runoff from the Crestwood Estates PUD will be controlled by two infiltration/detention basins as shown of the plans. One drainage basin is located outside and west of the Crestwood Estates boundary at the natural regional drainage outlet. There is currently an existing drainage agreement on record between the properties which includes provisions to accommodate drainage discharge from the developed Crestwood Estates. There are planned drainage and utility easements included with the PUD site layout. There will be a maintenance agreement prepared for the Crestwood Estates drainage system in accordance with City standards.

The PUD includes City of Onalaska water supply and Sewer service. The City is currently planning for construction of a water and sewer main extension project along Crestwood Lane north of the Crestwood Place intersection extending to the south limits of Crestwood Estates. This City project includes a water booster station that is necessary for providing for adequate water pressure in the higher elevations within Crestwood Estates and adjacent properties.

Additional PUD application information will be provided after this initial submittal as we have discussed. This includes example architectural house elevations & details, proof of financial treatment and economic analysis as required by the PUD Development Checklist.

Please contact us with any initial comments or questions.

Sincerely,

DAVY ENGINEERING CO.
CONSULTING ENGINEERS

James P. Maloney, P.E.

JPM:kja
11781-004
Enc.

cc: JB
MSD

CRESTWOOD ESTATES PUD
ONALASKA, WISCONSIN

FINAL IMPLEMENTATION PLAN

VICINITY MAP
NTS

SHEET INDEX

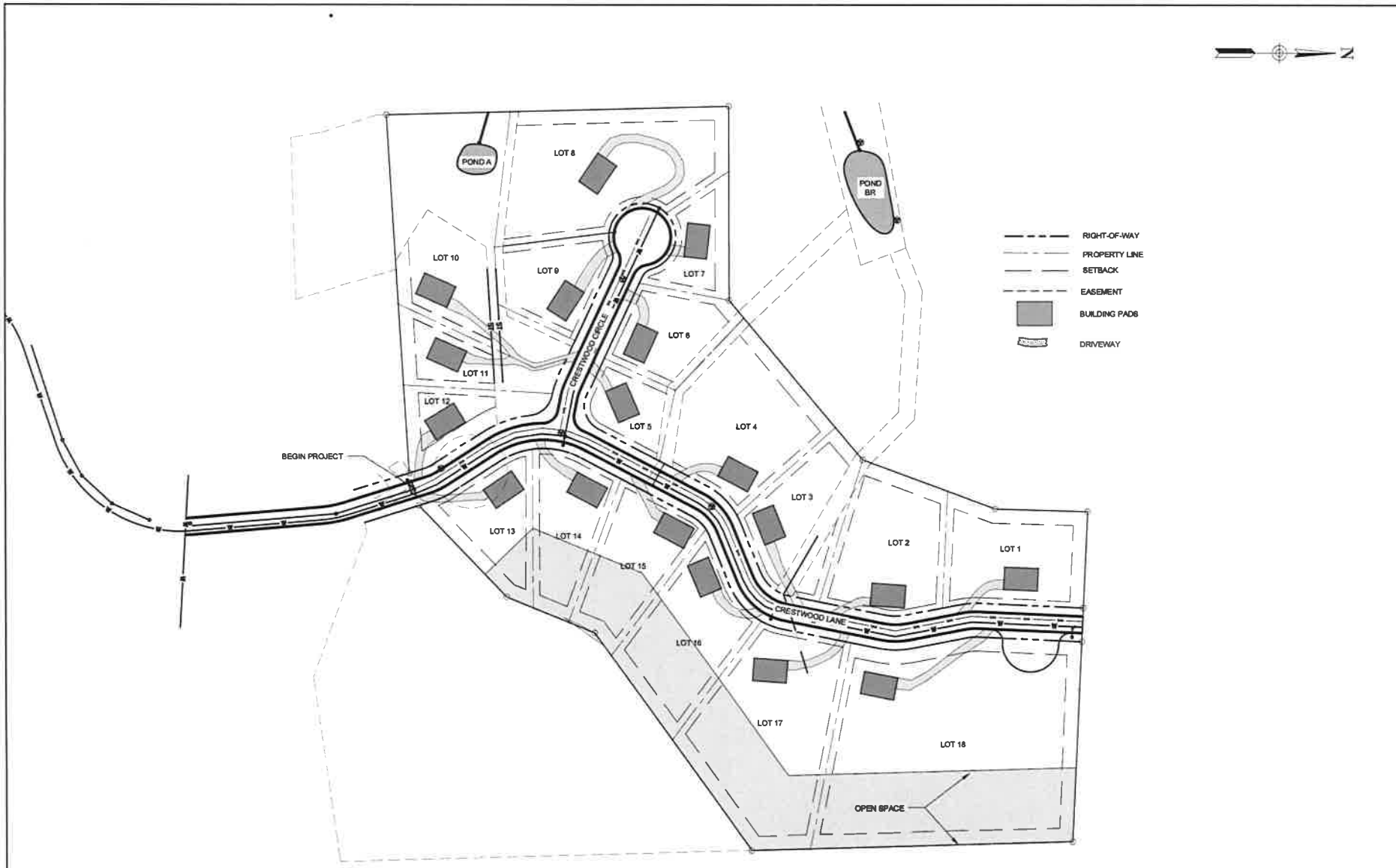
SHEET NUMBER	DESCRIPTION
1.	COVER & INDEX OF SHEETS
2.	PROJECT LOCATION MAP
3.	GENERAL NOTES
4.	OVERALL SITE PLAN
5.	SHEET REFERENCE LAYOUT
6.	EROSION CONTROL PLAN 1
7.	EROSION CONTROL PLAN 2
8.	OVERALL GRADING PLAN
9.	GRADING PLAN 1
10.	GRADING PLAN 2
11.	GRADING PLAN 3
12.	GRADING PLAN 4
13.	GRADING PLAN 5
14.	CRESTWOOD LN PLAN & PROFILE 1
15.	CRESTWOOD LN PLAN & PROFILE 2
16.	CRESTWOOD LN PLAN & PROFILE 3
17.	CRESTWOOD CR PLAN & PROFILE
18.	TYPICAL SECTIONS
19.	CRESTWOOD LN CROSS SECTIONS 1
20.	CRESTWOOD LN CROSS SECTIONS 2
21.	CRESTWOOD LN CROSS SECTIONS 3
22.	CRESTWOOD LN CROSS SECTIONS 4
23.	CRESTWOOD LN CROSS SECTIONS 5
24.	CRESTWOOD LN CROSS SECTIONS 6
25.	CRESTWOOD LN CROSS SECTIONS 7
26.	CRESTWOOD LN CROSS SECTIONS 8
27.	CRESTWOOD LN CROSS SECTIONS 9
28.	CRESTWOOD CR CROSS SECTIONS 1
29.	CRESTWOOD CR CROSS SECTIONS 2
30.	EROSION CONTROL DETAILS

WISCONSIN
JAMES P. MALONEY
E-43734
LACROSSE, WI
PROFESSIONAL ENGINEER

DAVY ENGINEERING

DAVY ENGINEERING CO.
LA CROSSE, WISCONSIN

PROJECT NO. 11781-004.010
DECEMBER 2018



REVISION DATE	REMARKS

FIELDBOOK:
SCALE: AS SHOWN
DRAWN: KK/CSM
CHECKED: JPM
DATE: 12.20.2016

DAVY ENGINEERING CO.
LA CROSSE, WISCONSIN

OVERALL SITE PLAN
CRESTWOOD ESTATES PUD
ONALASKA, WISCONSIN

PROJECT NUMBER
11781-004.010

SHEET NO.
4

EROSION CONTROL LEGEND

- SILT FENCE (ORANGE)
- RIPRAP CHANNEL PROTECTION
- INLET PROTECTION
- EROSION CONTROL MAT

THE CONTRACTOR SHALL SEED, FERTILIZE AND MULCH ALL DISTURBED TURF AREAS. DISTURBED AREAS SHALL BE STABILIZED BY TEMPORARY SEEDING WITHIN 14 DAYS.

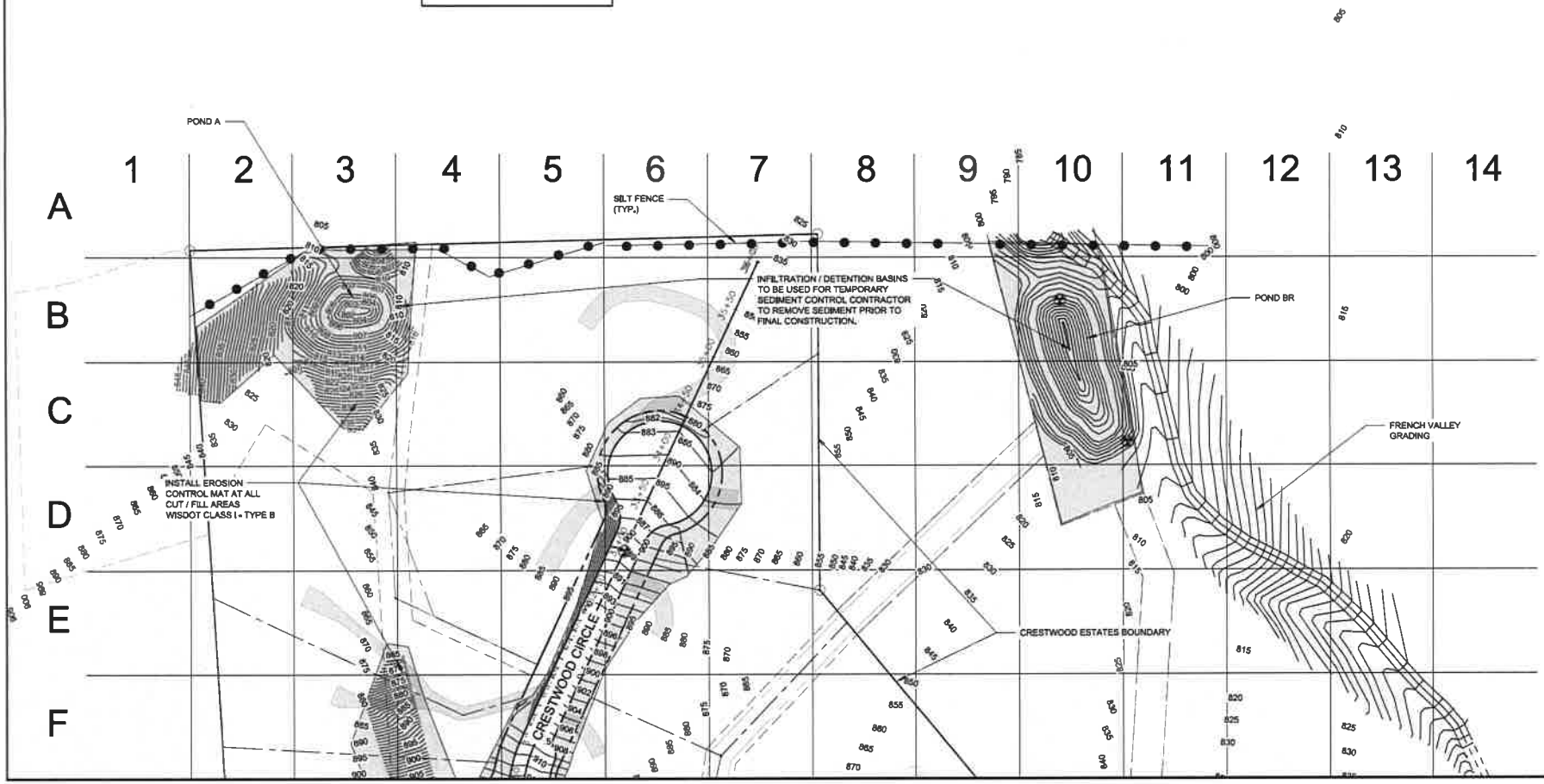
EROSION CONTROL NOTES:

1. DIGGERS HOTLINE 1-800-242-8511.
2. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THIS PLAN PRIOR TO ANY SITE DISTURBANCE. ALL INSTALLED EROSION CONTROL SHALL BE MAINTAINED IN WORKING CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
3. STORM INLET PROTECTION SHALL BE PROVIDED ON ALL ACTIVE INLETS CONNECTED TO THE TRUNK STORM SEWER.
4. THE CONTRACTOR SHALL KEEP A SWEEPER ON SITE AND SWEEP AS NECESSARY. ANY TRACKING OF SEDIMENT OFFSITE SHALL BE SWEPT IMMEDIATELY.
5. THE CONTRACTOR SHALL PROVIDE CONTINUOUS DUST CONTROL.
6. CONTRACTOR SHALL COORDINATE WITH ALL PRIVATE UTILITY COMPANIES AFFECTED BY SITE OR BUILDING CONSTRUCTION.
7. THE CONTRACTOR SHALL COORDINATE WORK WITH RESIDENTS ALONG EXISTING CRESTWOOD DRIVE DURING CONSTRUCTION.
8. CONTRACTOR SHALL OBTAIN ALL CITY PERMITS REQUIRED FOR SITE WORK.

N

0 50' 100'

11"x17" SCALE = 1" = 100'



REVISION DATE	REMARKS

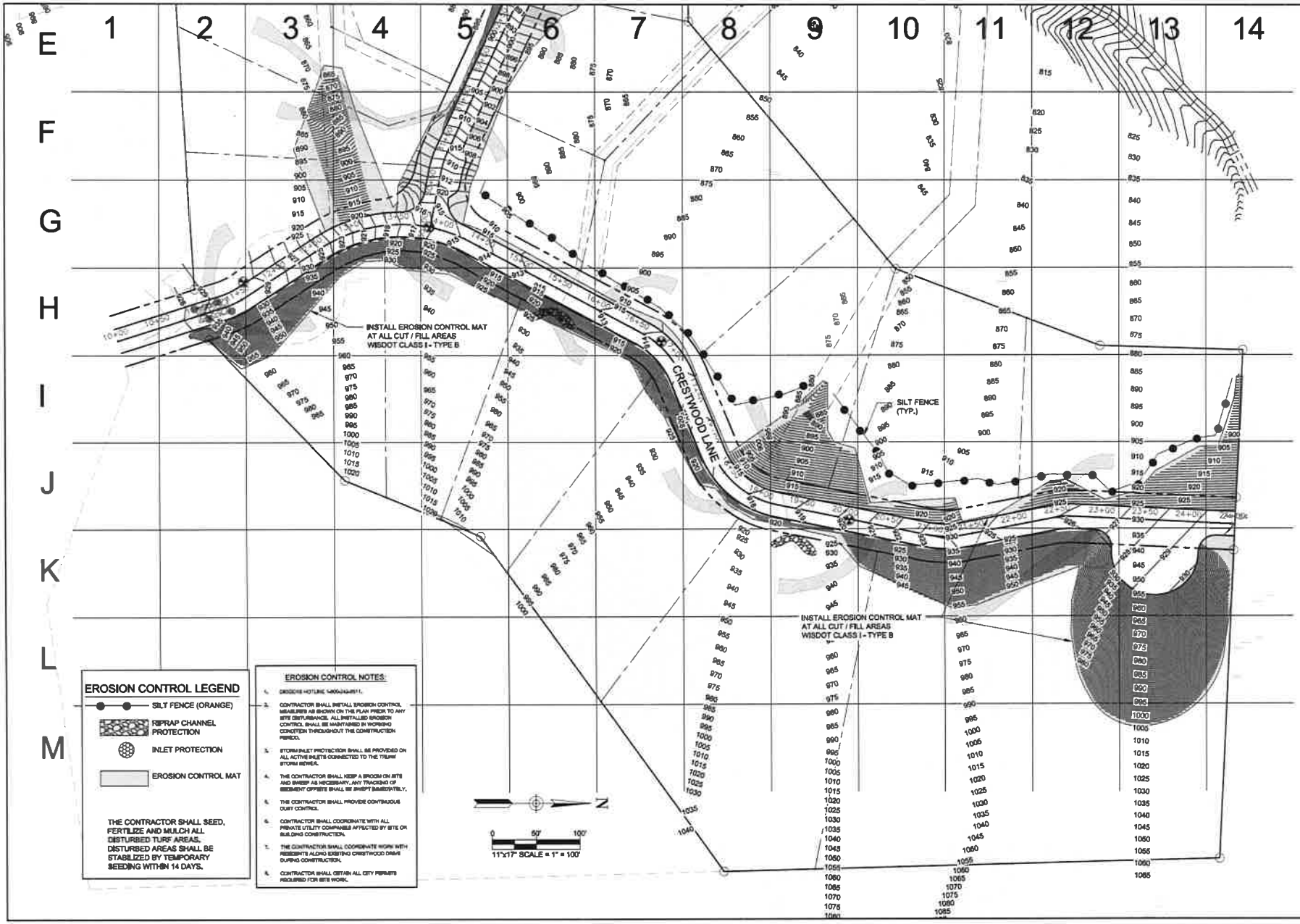
FIELDBOOK:
SCALE: AS SHOWN
DRAWN: KK/CSM
CHECKED: JPM
DATE: 10/25/2016

DAVY ENGINEERING CO.
LA CROSSE, WISCONSIN

EROSION CONTROL PLAN 1
CRESTWOOD ESTATES
ONALASKA, WISCONSIN

PROJECT NUMBER
11781-004.010

SHEET NO.
6



EROSION CONTROL LEGEND

- SILT FENCE (ORANGE)
- RIPRAP CHANNEL PROTECTION
- INLET PROTECTION
- EROSION CONTROL MAT

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8. CONTRACTOR SHALL OBTAIN ALL CITY PERMITS REQUIRED FOR SITE WORK.

REVISION DATE	REMARKS

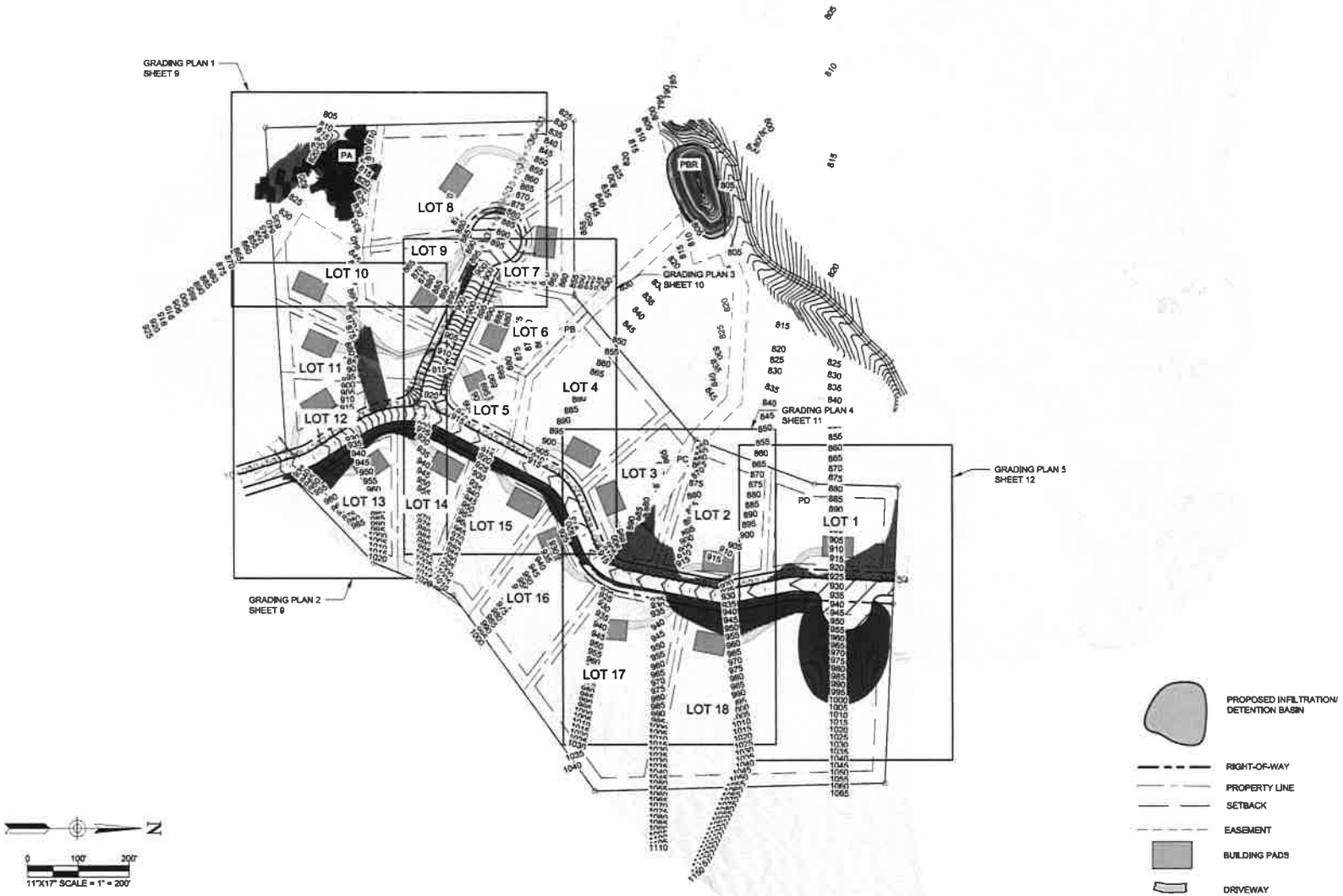
FIELDBOOK:
SCALE: AS SHOWN
DRAWN: KK/CSM
CHECKED: JPM
DATE: 10/23/2018

DAVY ENGINEERING CO.
LA CROSSE, WISCONSIN

EROSION CONTROL PLAN 2
CRESTWOOD ESTATES
ONALASKA, WISCONSIN

PROJECT NUMBER
11781-004.010

SHEET NO.
7



REVISION DATE	REMARKS

FIELDBOOK:
SCALE: AS SHOWN
DRAWN: KK/CSM
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DATE: 10/23/2018

DAVY ENGINEERING CO.
LA CROSSE, WISCONSIN

OVERALL GRADING PLAN
CRESTWOOD ESTATES
ONALASKA, WISCONSIN

PROJECT NUMBER
11781-004.010

SHEET NO.
8

Modern 1

The second floor living and master wings of this compact modern home occupy two separate square, tall volumes linked via a low-profile entry way. The living wing floor slab is set on concrete piles, floating above the sloping ground of the wooded lot. The structure integrates into the natural setting, reducing its impact. The minimalist modern design palette combines concrete foundations with a timber-framed post and beam structure, wooden roof decks, steel hardware, stucco and cedar siding, and multiple tall windows that overlook the valley. The separate wings' shed roofs lift in opposite directions, accommodating transom windows and affording panoramic views of the surrounding drama of the bluffside.

Modern 2

Features:

Great Room Living Room

Den Office Study Computer

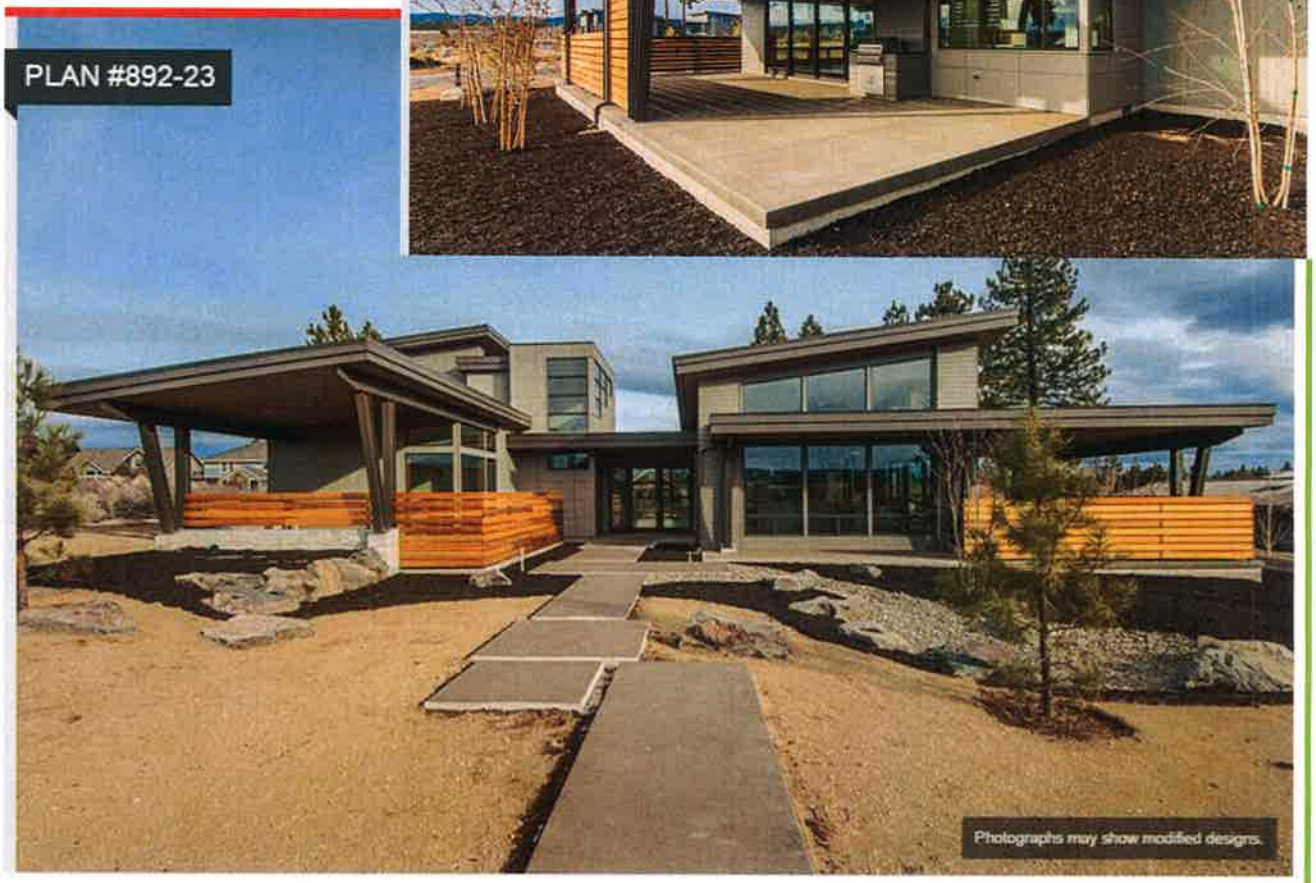
Storage Area

Main Floor Laundry

Wet Bar

Hobby Rec Room Game Room

Mud Room

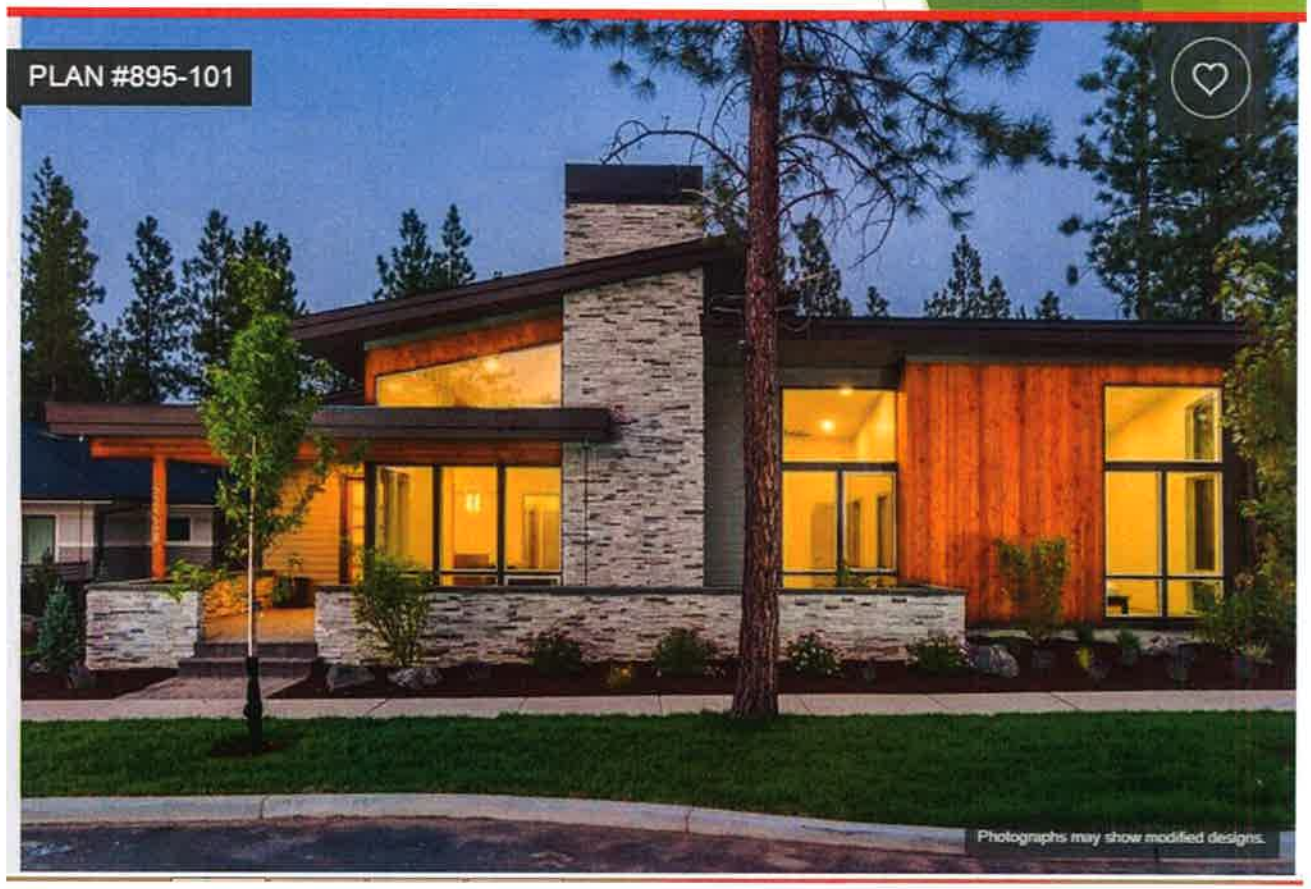


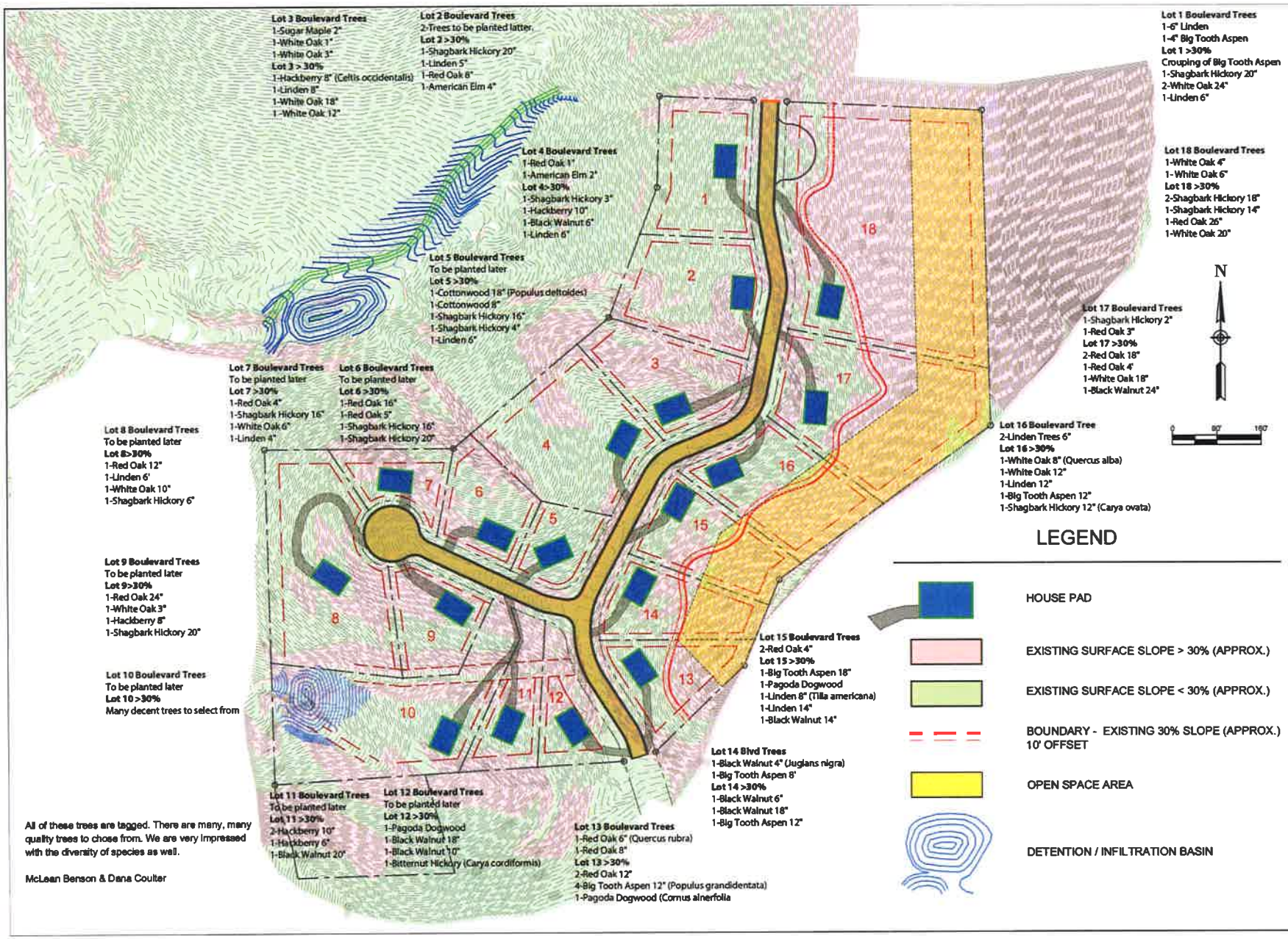
Modern 3

This 4 bedroom 3.5 bath home incorporates an open concept floor plan and large windows invites the outdoors in. Perfect for entertaining friends and family or as a getaway from it all. In addition to bringing the outdoors in, an over-sized roof brings the comfort of indoors outside for year round enjoyment.

Modern 4

Contemporary Modern plan with 3 bedrooms & 2.5 baths. Opportunity for walk-out basement with additional living/rec room space.





All of these trees are tagged. There are many, many quality trees to chose from. We are very impressed with the diversity of species as well.

McLean Benson & Dana Coulter

REVISION DATE	REMARKS

FIELDBOOK:
SCALE: AS SHOWN
DRAWN: KK
CHECKED: JPM
DATE: 12/12/2018

DAVY ENGINEERING CO.
LA CROSSE, WISCONSIN

TREE PRESERVATION PLAN - MAP
CRESTWOOD ESTATES PUD
ONALASKA WISCONSIN

PROJECT NUMBER
011781-004.020

CITY OF ONALASKA

Planned Unit Development Checklist

(Final Implementation Plan)

The submittal to your proposed project must include the following information in order to be considered an Application for Planned Unit Development (PUD) Review for Final Implementation Plan (FIP). The submittal of the proposed project must include the following information in order to be considered a complete application for a FIP. Refer to City of Onalaska's Unified Development Code for more information regarding standards, plans, and requirements (Section 13-13-3-7 (e)). **Please provide the following with the site plan application submittal: two (2) full-size copies (24" x 36"), two (2) 11" x 17" copies, and a 24" x 36" electronic version of entire plan set.**

1. Completed PUD Final Implementation Plan Application form with completed and signed checklist.
   ☒ *Attached*

2. A cover letter is required providing a statement describing the PUD character and schedule for implementing the development. Other information includes, but not limited to, permitted/ conditional uses, acreage, density, setbacks, building height, environmental design, common open space, architecture, parking, streets, utilities, drainage, circulation/ access, landscaping and signage. This information and items in plan set will be used by the Plan Commission to review the PUD.
   ☒ *Attached*

3. **Plan Set.** A plan set that contains the following detailed construction and engineering plans and related details, documents, and schedules:
   A. An accurate scaled map of the project consistent with the General Development Plan.
   B. Pattern of public and private circulation (vehicular, pedestrian, and bicycling).
   C. Detailed lot layout.
   D. The arrangement of buildings.
   E. Architectural elevations and details.
   F. A master grading and drainage plan.
   G. Utility plans.
   H. An open space plan (minimum 15% of project area) with provisions for maintenance.
   I. A master landscaping plan (including street tree provisions, screening, parking lot landscaping (where applicable), and preservation of mature, healthy trees.
   J. Proof of financial treatment.
   K. An economic analysis.
   L. A development schedule indicating construction commencement and completion, project phases, the dedication of public improvements, and the administration of covenants.

   ☒ *Attached* ☐ *Does Not Apply, Please state reason:*_____

Following the review of the Final Implementation Plan by the Plan Commission and Common Council, if approved the developer/applicant shall carry out the plans in accordance with the officially submitted and approved plans on file. The developer/applicant shall record the legal description of the PUD and the Conditions of Approval which shall run with the land at the La Crosse County Register of Deeds.

Any subsequent change to the PUD shall follow the PUD Amendment process as noted in Section 13-3-7 (f) of the Unified Development Code of the City of Onalaska.

All information listed above is attached to this application and I understand that incomplete submittals may delay the processing of the application.

Applicant Signature

12/15/2018
Date

City of Onalaska, Department of Planning & Zoning, 415 Main Street, Onalaska, WI 54650

PUD FINAL IMPLEMENTATION PLAN APPLICATION

The following checklist will ensure the timely processing of your application:

Overview/ Cover Letter Describing the following:

- A statement describing character and goals of the PUD.
- Construction & Engineering Plan Set including: scaled map consistent with GDP, pattern of public/private circulation, lot layout, building arrangement, architectural elevations, grading/drainage plan, utility plan, open space plan & landscape plan, development schedule, etc.

If incomplete, no further processing of the application will occur until the application is complete.

A Planned Unit Development (PUD) may be used as a custom zoning district for any land use or combination of land uses. A PUD is reviewed through a two-part process: 1) General Development Plan (GDP) and 2) Final Implementation Plan. The Final Implementation Plan is based off of the GDP and includes a plan set with all items noted above (or Section 13-3-7 (e) of the Unified Development Code) to the Plan Commission and Common Council for final approval. Developers are required to record a legal description of the PUD and conditions of approval that will run with the land to the La Crosse County Register of Deeds.

Brief Description of Request for a PUD:
This Application for Planned Unit Development is for the proposed Crestwood Estates. The site will provide 18 Buildable LOTs for Single Family Dewlings. This PUD has been designed to provide the best use of this land within the limits of feasibility for the nature of regional topography. It will preserve sky line, use natural landscapes, and create a regional solution for The City of Onalska Services and growth.

Property Address(es): Crestwood Lane	
Parcel Number(s): 18- 9-13-5	18-
18-	18-
18-	18-
18-	18-
Zoning District: Existing R1; R3 in the area	

Applicant/Property Owner:	Logistics Development Group, LLC
Project Contact:	Jacob Burch
Mailing Address:	2102 State Road 16
City, State, Zip:	La Crosse, WI 54601
Phone Number:	c (608) 317-3245, w (608) 793-3896
Email:	jacob.burch@associatedbank.com

The undersigned hereby makes an application for the location stated herein. The undersigned agrees that all work shall be done in accordance with the requiremments of the City of Onalaska Unified Development Code / Zoning Ordinance and with all other applicable City Ordinances and the laws and regulations of the State of Wisconsin.

Signature of Applicant:	Date: 12/15/2018
Signature of Property Owner:	Date: 12/15/2018

OFFICE USE ONLY:	Date Submitted:	Permit Number:	Application Received by:

Agenda Item:

8

CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – January 8, 2019

Agenda Item: Subdivision Review of Preliminary Plat for Crestwood Estates

Applicant/Owner: Jacob Burch of Logistics Development Group, LLC, 2102 State Hwy 16, La Crosse, WI 54601

Parcel Number: 9-13-5 (annexation complete – waiting on new tax parcel number)

Site Location: The extension of Crestwood Lane (Tax Parcel 9-13-1) from Nathan Hill Estates through the cul-de-sac to Tax Parcel 9-13-5

Existing Zoning: Single Family Residential (R-1) and Planned Unit Development (PUD) is under review.

Background:
The Preliminary Plat request is to facilitate the development a single-family residential development consisting of eighteen (18) lots (approximately 0.8 acres/lot) located in the bluff systems of eastern Onalaska near Nathan Hill. The General Development Plan for the Planned Unit Development has been approved by the Common Council and the Final Implementation Plan is under review.

Attached Documents:

- Proposed Preliminary Plat.
- Preliminary Plat Application.

City Staff are currently reviewing the proposed Preliminary Plan, in addition to the Plan Commission review. Additional conditions may be included for the Plan Commission meeting on January 22, 2019 to reflect staff comments.

Action Requested: The applicant is requesting approval of the Preliminary Plat. Staff recommend the attached conditions of approval if the Preliminary Plat is approved.

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION SUB-COMMITTEE:

January 8, 2019

Agenda Item 8:

Review and Consideration of a Preliminary Plat filed by submitted Jacob Burch of Logistics Development Group, LLC, 2102 State Hwy 16, La Crosse, WI 54601for the Crestwood Estates Development, an 18-parcel lot land division along Crestwood Lane located at "State Road 16" at the end of Crestwood Lane, Onalaska, WI 54650 (Tax Parcel #9-13-5).

1. Preliminary Plat Fee of $200.00 + $25.00 per lot x 18 lots = $650.000 dollars (PAID)

2. Park Fee of $922.21 (per unit) due prior to issuance of building permit for each buildable lot. 18 total lots * $922.21/unit = $16,599.788 dollars.

3. Topography Map fee of $10.00 (per acre) $10/acre x 23.16 acres = $231.60 dollars to be paid prior to obtaining a Building Permit.

4. Contingent upon approval of the Final Implementation Plan for the Planned Unit Development by the Common Council.

5. Development is contingent upon City installation of water booster station along Crestwood Lane. Installation of water booster station is contingent upon City funding the project through the City of Onalaska Capital Improvements Budget, receiving necessary permits and approvals, and obtaining lands for the water booster station.

6. All infrastructure design for development to be approved by the City Engineer. Review of street widths and pavement cross section with final approval by the City Engineer.

7. Phasing of construction of infrastructure in development to be coordinated with City infrastructure installation along Crestwood Lane.

8. Owner/developer shall record with the La Crosse County Register of Deeds, the legal description of the Planned Unit Development and the Conditions of Approval tied to the development (Final Implementation Plan). These conditions shall not lapse or be waived as a result of any subsequent change in ownership of tenancy.

9. If in the future the owner/developer creates Declaration of Covenants, Conditions and Deed Restrictions, etc. that at a minimum address maintenance, repair, and replacement of parking lots/private drives, the buildings including all common areas and green spaces, stormwater management/easement areas, as well as any ownership or use restrictions for the parcel/development; a copy shall be provided to the Planning Department and recorded at the La Crosse County Register of Deeds. Any amendments to the aforementioned document to be recorded at the La Crosse County Register of Deeds and a copy provided to the Planning Department.

10. Master Grading and Stormwater plan to be reviewed & approved by the City Engineer.

11. Thirty (30) percent slopes to be identified on a plan and also indicate a ten (10) foot buffer surrounding the identified slopes.

12. Owner/developer to submit a digital and hard copy of the WIDNR NR 216/NOI application, permit, approval letter and associated data prior to construction to the Engineering Department. A City Erosion Control Permit for greater than one (1) acre of land disturbance is required before any earth moving activities occur. Permit to be reviewed and approved a minimum of ten (10) days prior to construction activities.

13. All erosion control BMPs (Best Management Practices) to be installed prior to the start of any construction activities. Swale areas/stormwater ponds to be dug prior to start of construction and prior to initial grading to act as sediment traps. Track pad(s) to be installed with a minimum of 3 to 6 inch stones, one (1) foot deep and fifty (50) feet in length. All disturbed areas to have black dirt placed and seeded within seven (7) days of disturbance.

14. Master Utility Plan (including any phasing) to be reviewed and approved by the City Engineer including a schedule. Any utilities dedicated to the City of Onalaska shall be in a dedicated right-of-way, outlot, or easement. Master Utility Plan to note hydrant locations.

15. Land Preservation Plan (landscaping/open space/tree preservation) to be reviewed and approved by the Planning Department.

16. Note tree removal / clearing / grubbing limitations on Grading Plan.

17. City-furnished Inspector required during utility installations and developer to pay costs.

18. As-builts of all utility work required to be submitted to the Engineering Department within sixty (60) days of occupancy of first residential dwelling.

19. Owner/developer to obtain letters from utility service providers noting that there are adequate power, natural gas, and telephone/internet services available to serve this project and provided to the Engineering Department.

20. All lot pins to be installed at 150' (maximum interval).

21. Recommend 13R sprinkler systems for residences due to anticipated topography, setbacks of homes of streets and non-direct driveways.

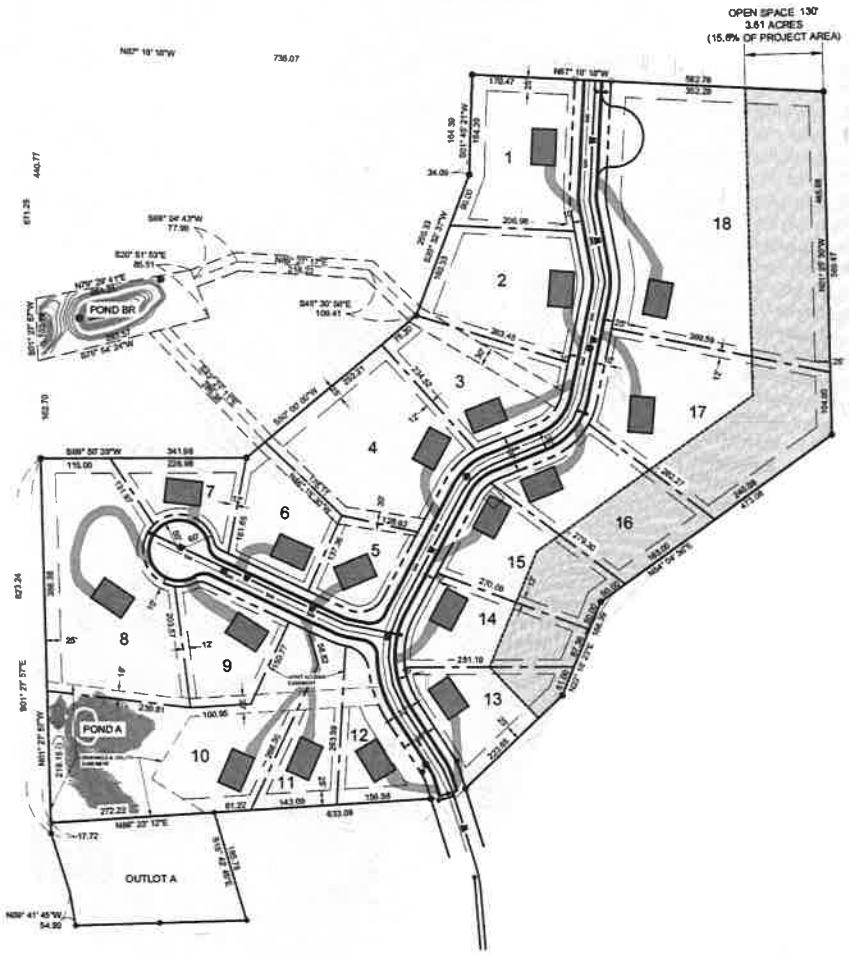
22. Any future improvements to these parcels will be subject to additional City permits (i.e., site plan approvals, building permits, zoning approvals). Owner/developer shall pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to issuance of occupancy permits.

23. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns. The sale or transfer of all or any portion of the property does not relieve the original developer from payment of any fees imposed or from meeting any other conditions.

24. Any omissions of any conditions not listed in minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

CRESTWOOD ESTATES

LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 16 NORTH, RANGE 7 WEST, TOWN OF MEDARY, LA CROSSE COUNTY, WISCONSIN



LEGEND

- Found iron monument (type and size noted)
- Existing tree line
- Existing utility pole and guy wire
- Existing overhead utility line
- Existing underground electric
- Existing underground telephone
- Existing underground gas
- Existing telephone pedestal
- Existing electric junction box
- Existing sanitary septic vent
- U.E. Utility easement
- O.L. Outlot
- SB3 Soil boring
- Recorded measurement
- D.B. Proposed detention basin
- Proposed bituminous road (28' wide)
- Proposed house and driveway
- Open Space Area

OWNER:
Logistics Development Group, LLC
2102 State Road 16
La Crosse, WI 54601

SUBDIVIDER:
Logistics Development Group LLC
2102 State Road 16
La Crosse, WI 54601

SURVEYOR:
Lucas Sonsalla
Davy Engineering Inc
115 6th Street South
La Crosse, WI 54601
(608) 787-3130

VERTICAL DATUM:
Elevations are based on the 1988 North American Vertical Datum (NAVD 88), GEOID 12A

BASIS OF BEARINGS:
Bearings are based on the Wisconsin County Coordinate System, La Crosse County Zone, NAD 83 (1991 Adj.), U.S. Survey feet.

I hereby certify that this preliminary plat is a correct representation of all existing land divisions and features and that I have complied with the provisions of the subdivision ordinance's of the City of Onalaska and La Crosse county to the best of my knowledge and belief.

Lucas Sonsalla, P.L.S. No. S-2900 Date:

CRESTWOOD ESTATES

LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 16 NORTH, RANGE 7 WEST, TOWN OF MEDARY, LA CROSSE COUNTY, WISCONSIN

Legal Description

Part of the southeast 1/4 of the northwest 1/4, and the northeast 1/4 of the southwest 1/4, of Section 1, Township 16 North, Range 7 West, Town of Medary, La Crosse County, Wisconsin described as follows:

Commencing at the North 1/4 Corner of Section 1, thence, along the East line of said northwest 1/4, S.01°25'30"E., 1277.80 feet to the northeast corner of said southeast 1/4 of the northwest 1/4 and the Point of Beginning of this description:

thence continuing along said East line, S.01°25'30"E., 569.67 feet;
thence S.54°04'36"W., 473.08 feet to the northerly prolongation of the West line of Lot 1, Certified Survey Map, Volume 3, Page 83, Document Number 969383;
thence along said prolonged West line and the West line of said Lot 1, S.22°16'23W., 168.39 feet;
thence continuing along said West line, S.46°16'14"W., 223.61 feet to the easterly right-of-way line of Crestwood Lane;
thence along said easterly right-of-way line, N.17°23'22"W., 47.70 feet to the beginning of a non-tangent curve;
thence continuing along said easterly right-of-way line, along the arc of a 65.00 foot radius curve, concave to southeasterly, the chord of which bears, S.72°36'38"W., 60.00 feet to the westerly right-of-way line of said Crestwood Lane;
thence along said westerly right-of-way line, S.17°23'22"E., 46.76 feet;
thence S.86°23'12"W., 360.87 feet;
thence S.16°42'45"E., 185.76 feet;
thence S.88°19'10"W., 284.73 feet;
thence N.09°41'45"W., 54.80 feet;
thence N.17°33'29"W., 102.14 feet to the southwest corner of said southeast 1/4 of the northwest 1/4;
thence, along the West line of said southeast 1/4 of the northwest 1/4, N.01°27'57"W., 623.24 feet;
thence N.89°50'39"E., 341.98 feet;
thence N.50°00'00"E., 368.42 feet;
thence N.20°32'37"E., 250.33 feet;
thence N.01°45'21"E., 164.39 feet to the North line of said southeast 1/4 of the northwest 1/4;
thence S.87°18'18"E., 582.76 feet to the Point of Beginning.

Subject to any easements, covenants and restrictions of record.

Outlot A
Beginning at the southeast corner of said southeast 1/4 of the northwest 1/4, thence N.86°23'12"E., 272.22 feet;
thence S.16°42'45"E., 185.76 feet;
thence S.88°19'10"W., 284.73 feet;
thence N.09°41'45"W., 54.80 feet;
thence N.17°33'29"W., 102.14 feet;
thence N.01°27'57"W., 17.72 feet to the Point of Beginning.

PUBLIC WATER SUPPLY:
Water supply for Crestwood Estates will be provided by the City of Onalaska municipal water distribution system.

SANITARY SEWER SERVICE:
Sanitary service for Crestwood Estates will be provided with a public pressure sewer system that discharges by gravity to the City collection system.

PROPOSED DRAINAGE EASEMENTS:
Drainage easements will be created around the proposed detention basins to allow for access, maintenance and repair of said basins. Access to the basins will be provided by a 20 foot easement that will be centered on the side lot lines.

UTILITY EASEMENT DEFINED:
Utility easements set forth herein are reserved for and granted to the public use of public bodies and private public utilities having the right to construct and maintain utilities to serve this subdivision and adjacent lands. No buildings shall be placed on said easements.

No utility pole, pedestal or cable shall be placed so as to disturb any survey monument or obstruct vision along any lot or street line. The unauthorized disturbance of a survey monument is a violation of S.236.32 of Wisconsin Statutes.

FLOOD ZONE CLASSIFICATION:
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for La Crosse County, Map No. 55063C0170D, Panel No. 0170D, effective January 06, 2012 (Map is not printed) the surveyed property hereon is located entirely within Zone X and is outside of the 0.2% annual chance flood area.

WETLANDS:
According to the Wisconsin Department of Natural Resources (WI DNR) digital wetland inventory maps there are no wetlands within the surveyed property.

OWNER'S CERTIFICATE OF DEDICATION

Logistics Development Group, L.L.C., a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner of this plat, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. Logistics Development Group, L.L.C., does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objections:

Wisconsin Department of Administration
City of Onalaska
La Crosse County

IN WITNESS WHEREOF, the said Logistics Development Group, L.L.C. has caused these presents to be signed by _____ and _____ members, at _____, Wisconsin,

this _____ day of _____, 2019.

In the presence of:

_____, member Logistics Development Group, L.L.C.

_____, member Logistics Development Group, L.L.C.

STATE OF WISCONSIN)
COUNTY OF LA CROSSE)

Personally came before me this _____ day of _____, 2019, the above named members of Logistics Development Group, L.L.C. to me known to be the persons who executed the foregoing instrument and to me known to be such members of said limited liability company, and acknowledged that they executed the foregoing instrument as such members of said limited liability company by its authority.

Notary Public, _____ County, Wisconsin

My Commission Expires _____.

ZONING: Rural

BUILDING SETBACKS:
Front = 10' Minimum from Right-of-Way
Side = 25' Minimum combined
12.5' Minimum one side
Rear = 25'

TOTAL AREA: 23.16 Acres

APPROVING AUTHORITIES:
1) City of Onalaska, Wisconsin
2) La Crosse County
3) Wisconsin Department of Natural Resources

VERTICAL DATUM:
Elevations are based on the 1988 North American Vertical Datum (NAVD 88), GEOID 12A

BASIS OF BEARINGS:
Bearings are based on the Wisconsin County Coordinate System, La Crosse County Zone, NAD 83 (1991 Adj.), U.S. Survey feet.

OWNER/SUBDIVIDER:
Logistics Development Group, LLC
2102 State Road 16
La Crosse, WI 54601

SURVEYOR:
Davy Engineering Inc.
115 6th Street South
La Crosse, WI 54601
(608) 782-3130

Agenda Item #9

CITY OF ONALASKA
2019 APPLICATION DEADLINES
AND CITY MEETING SCHEDULE

Subdivision Review/Rezoning/Conditional Use Permits/Annexations

Application Submittal Deadline (approximately 9 working days prior to Plan Sub meeting date)	Plan Commission Sub-Committee Meeting (4:30 P.M.)	Plan Commission Meeting (7:00 P.M.)	Common Council Meeting (7:00 P.M.)
November 19, 2018	December 11, 2018	December 18, 2018	January 8, 2019
December 19, 2018	January 8, 2019	January 22, 2019	February 12, 2019
January 30	February 12	February 26	March 12
February 27	March 12	March 26	April 9
March 27	April 9	April 23	May 14
May 1	May 14	May 28	June 11
May 29	June 11	June 25	July 9
June 25	July 9	July 23	August 13
July 31	August 13	August 27	September 10
August 27	September 10	September 24	October 8
September 25	October 8	October 22	November 12
October 30	November 12	November 19	December 10
November 18	December 10	December 17	January 14, 2020
December 16	January 14, 2020	January 28, 2020	February 11, 2020

All applications should be accompanied by a scaled site plan along with any additional information as requested on the application. Site plans must be submitted to City staff for review five (5) working days in advance of the initial Plan Commission Sub-Committee Meeting.

IMPORTANT NOTES:

Building and Occupancy Permits are subject to the completion of Conditions of Approval for the above permits. Make sure you review the approved conditions carefully so that your permit process is efficient.

Rezoning and Annexation requests require referral to the City's Judiciary Committee and publishing. This process requires additional review time beyond the final approval by the Common Council, with an approximate timeline of 4-5 months.

Conditional Use Permits are determined by the Plan Commission. If the Plan Commission should deny a Conditional Use Permit, the applicant may appeal to the Common Council for consideration.

Please contact the Planning and Zoning Department at (608) 781-9590 if you have any questions.