

# CITY OF ONALASKA MEETING NOTICE

**COMMITTEE/BOARD:** Plan Commission  
**DATE OF MEETING:** December 18, 2018 (Tuesday)  
**PLACE OF MEETING:** City Hall–415 Main Street (Common Council Chambers)  
**TIME OF MEETING:** 7:00 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. **Public Hearing: Approximately 7:00 PM (or immediately following Public Input)** and consideration of a Conditional Use Permit request filed by Ariel Stouder of SAC Wireless, 540 West Madison Street, Chicago, IL 60661 on behalf of wireless carrier AT&T, 930 National Parkway, Schaumburg, IL 60173, American Tower Corporation, 10 Presidential Way, Woburn, MA 01801, and CenturyTel of Wisconsin, LLC, 2615 East Avenue South, La Crosse, WI to replace three (3) existing antennas with three (3) new antennas, add three (3) new Remote Radio Units (RRU), add one (1) Raycap surge protection unit, and install new cabling on existing tower supports to the existing telecommunications tower located at 580 Lester Avenue, Onalaska, WI 54650 (Tax Parcel # 18-4013-0)
5. Review and Consideration to Vacate and Discontinue portions of Green Street and Hickory Street (between 1st Avenue South and Court Street South) in the City of Onalaska, WI submitted by Marvin Wanders of Three Sixty Real Estate Solutions, LLC, PO Box 609, La Crosse, WI 54602

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– Chair	* Jan Brock	*Knut Temte
*Ald. Jim Binash	*Paul Gleason	*Craig Breitsprecher
Ald. Jim Olson	*Parks & Rec Chair - Steven Nott	
Ald. Jerry Every	**Alternate – Vice Chair Parks & Rec- Dennis Aspenson	
Ald. Diane Wulf		
Ald. Ron Gjertsen	Ariel Stouder/David Lowenthal	
Ald. Kim Smith	Marvin Wanders	
* Jarrod Holter, City Engineer **Kevin Schubert		
City Attorney		
City Administrator		
La Crosse Tribune		
Dept. Heads.		
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: 12-12-18

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.

6. Discussion and Review of the Unified Development Code / Zoning Ordinance Rewrite Project as presented by Hoisington Koegler Group inc (HKGi) (Planning Consultant)
7. Review and Consideration of an Invoice from Hoisington Koegler Group inc. (HKGi) for UDC / Zoning Ordinance Re-write Project
8. Update regarding 202 3<sup>rd</sup> Avenue South, Onalaska – Intent to Raze Notice sent on November 30, 2018 to property owner
9. Adjournment



# CITY OF ONALASKA

## STAFF REPORT

Plan Commission – December 18, 2018

Agenda Item: Public Hearing & Consideration of a Conditional Use Permit (CUP) Permit to replace three (3) existing antennas with three (3) new antennas, add three (3) new remote radio units, add one (1) Raycap surge protection unit, and install new cabling on existing tower supports to the existing telecommunications tower.

Applicant: Ariel Stouder of SAC Wireless  
540 West Madison Street, Chicago, IL 60661 on behalf of

AT&T  
930 National Parkway, Schaumburg, IL 60173

American Tower Corporation,  
10 Presidential Way, Woburn, MA 01801, and

CenturyTel of Wisconsin, LLC  
2615 East Avenue South, La Crosse, WI 54601

Property Owner: American Tower Corporation,  
10 Presidential Way, Woburn, MA 01801, and

Parcel Number: 18-4013-0

Site Location: 580 Lester Avenue, Onalaska, WI 54650

Existing Zoning: Light Industrial (M-1) District

### Background:

This Conditional Use Permit (CUP) request pertains to allowing AT&T to replace three (3) existing antennas with three (3) new antennas, add three (3) new remote radio units, add one (1) Raycap surge protection unit, and install new cabling on existing tower supports to the existing telecommunications tower. The applicant has provided the following information to be considered:

- Project Plan Set;
- Narrative & Statement of Justification for Project;
- Photo simulations (existing and proposed views); and
- Conditional Use Permit Application.

The telecommunications structure is a 160-foot tall monopole and AT&T utilizes six (6) antennas mounted in three (3) sectors at a level of 110 feet. The existing AT&T cabinets are within an equipment shelter within a fenced-in facility at the base of the tower. There is no intention to make improvements to or replace the equipment cabinets as part of this application. According to the applicant, there will be no impacts to noise, air, light or water with the proposed project and no noise, light, dust or vibrations will be generated. There will be no environmental concerns as the radio frequency emissions are within applicable FCC guidelines. The height and footprint of the structure will not change.

## CITY OF ONALASKA

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The Structural Analysis Report as prepared by CLS Group, LLC states that based on the analysis results, the structure meets the requirements per the applicable codes (ANSI/TIA-222) and the tower and foundation can support the proposed equipment.

Telecommunication structures and tower are permitted only by Conditional Use Permit per Section 13-5-5 and pursuant to standards set forth in Sections 13-8-11. The City has no basis for denial of the Conditional Use Permit, but has found a basis to impose the following conditions:

### **Substantial Evidence Regarding Conditions of Approval:**

1. 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.

**Substantial Evidence:** This condition provides notice to the owner/developer that they are to follow procedure for orderly development in the City of Onalaska in order to promote the health, safety and welfare of the City.

2. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns so long as the conditional use is being actively used.

**Substantial Evidence:** This condition acknowledges and provides public notice of the term and puts the owner/developer and future owners on notice that they are bound by the conditions and that they can continue the use as long as they follow the conditions and actively use the conditional use.

3. Owner/developer shall abide by the City's Ordinances, Unified Development Code and Building Code requirements, as amended.

**Substantial Evidence:** This condition assures that the owner/developer understands they must follow the City's Unified Development Code and Building Code which they are required to follow in every way and that as they are receiving the benefit of being allowed to have a use that is not within the standards of the City's zoning code, failure to follow City ordinances may result in loss of their conditional use permit.

4. The Conditional Use Permit shall be reviewed every five (5) years to ensure continued use.

**Substantial Evidence:** This shifts the burden to the owner of the property to provide proof that the use is active and continuing. Ensuring that existing permits are still valid and being properly used ensures compliance with the City's procedures and ordinances and promotes interaction and communication with the City which further orderly development and the health, safety and welfare of the City.

### **Action Requested:**

As a public hearing will be held, testimony based on substantial evidence from the public should be listened to and considered before deciding on the requested Conditional Use Permit application. Only where no reasonable conditions could exist to allow the Conditional Use, may a Conditional Use Permit be denied.

# REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

December 18, 2018

## Agenda Item 4:

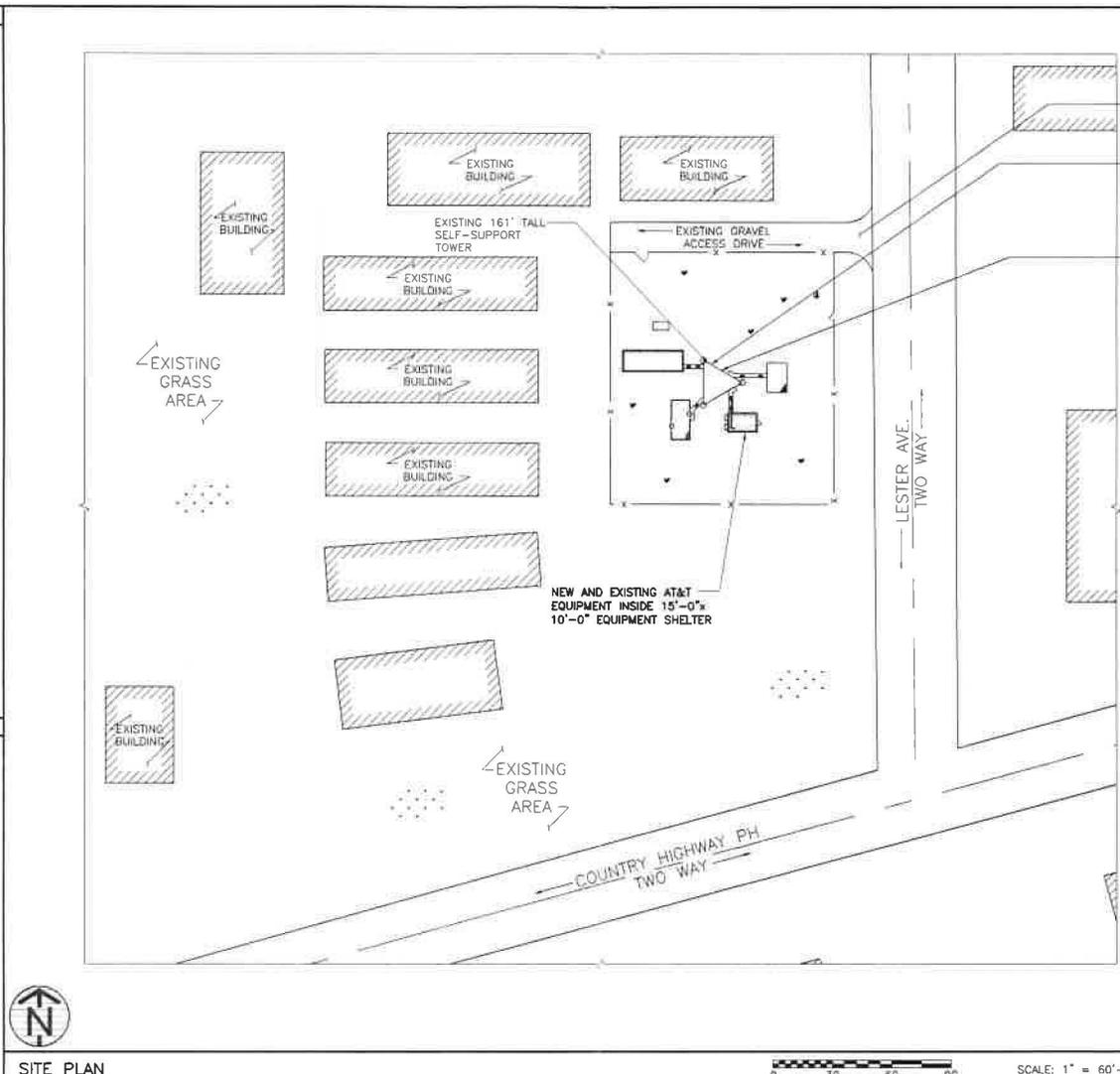
**Public Hearing and Consideration of a Conditional Use Permit request filed by filed by Ariel Stouder of SAC Wireless, 540 West Madison Street, Chicago, IL 60661 on behalf of wireless carrier AT&T, 930 National Parkway, Schaumburg, IL 60173, American Tower Corporation, 10 Presidential Way, Woburn, MA 01801, and CenturyTel of Wisconsin, LLC, 2615 East Avenue South, La Crosse, WI to replace three (3) existing antennas with three (3) new antennas, add three (3) new Remote Radio Units (RRU), add one (1) rRaycap surge protection unit, and install new cabling on existing tower supports to the existing telecommunications tower located at 580 Lester Avenue, Onalaska, WI 54650, Tax Parcel # 18-4013-0.**

1. Owner/developer shall pay all fees and have all plans reviewed and approved by the City prior to obtaining applicable building permits. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to issuance of occupancy permits.
2. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns so long as the conditional use is being actively used.
3. Owner/developer shall abide by the City's Ordinances, Unified Development Code and Building Code requirements, as amended.
4. The Conditional Use Permit shall be reviewed every five (5) years to ensure continued use.

ABBREVIATIONS	
AFF	ABOVE FINISHED FLOOR
AGL	ABOVE GRADE LEVEL
AMSL	ABOVE MEAN SEA LEVEL
APPROX	APPROXIMATE
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
BTS	BASE TRANSMISSION STATION
C	CENTERLINE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CND	CONDUIT
DWG	DRAWING
FT	FOOT(FEET)
EGB	EQUIPMENT GROUND BAR
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ELEV	ELEVATION
EQUIP	EQUIPMENT
(E)	EXISTING
EXT	EXTERIOR
FND	FOUNDATION
FI	FIBER
FI	FACILITY INTERFACE FRAME
GA	GAUGE
GALV	GALVANIZED
GPS	GLOBAL POSITIONING SYSTEM
GND	GROUND
GSM	GLOBAL SYSTEM FOR MOBILE COMMUNICATION
LTE	LONG TERM EVOLUTION
MAX	MAXIMUM
MCPA	MULTI-CARRIER POWER AMPLIFIER
MFR	MANUFACTURER
MGB	MASTER GROUND BAR
MIN	MINIMUM
MTS	MANUAL TRANSFER SWITCH
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OE/OT	OVERHEAD ELECTRIC/TELCO
PFC	POWER PROTECTION CABINET
PL	PROPERTY LINE
RBS	RADIO BASED STATION
RET	REMOTE ELECTRIC TILT
RRU	REMOTE RADIO UNIT
RCS	RIGID GALVANIZED STEEL
IN	INCH(ES)
INT	INTERIOR
LB(S)	POUND(S)
SF	SQUARE FOOT
STL	STEEL
TMA	TOWER MOUNTED AMPLIFIER
TYP	TYPICAL
UE/LT	UNDERGROUND ELECTRIC/TELCO
UNO	UNLESS NOTED OTHERWISE
UMTS	UNIVERSAL MOBILE TELECOMMUNICATION SYSTEM
VF	VERIFY IN FIELD
W/	WITH
XFMR	TRANSFORMER

SYMBOLS	
	REVISION
	WORK POINT
	UTILITY POLE
	COMPRESSED STONE
	BRICK
	CONCRETE
	EARTH
	GRAVEL
	MASONRY
	STEEL
	CENTERLINE
	PROPERTY LINE
	LEASE LINE
	EASEMENT LINE
	CHAIN LINK FENCE
	WOOD FENCE
	BELOW GRADE ELECTRIC
	BELOW GRADE TELEPHONE
	OVERHEAD ELECTRIC/TELEPHONE
	SECTION REFERENCE



- EXISTING ACCESS DRIVEWAY ENTRANCE
- (6) EXISTING AT&T ANTENNAS
- (6) EXISTING RRH UNITS
- (1) EXISTING RAYCAP UNIT
- (8) EXISTING TMA UNITS ON EXISTING SELF-SUPPORT TOWER
- REPLACE (3) EXISTING AT&T ANTENNAS WITH (3) NEW ANTENNAS
- INSTALL (3) NEW RRH UNITS
- (1) NEW RAYCAP UNIT ON EXISTING SELF-SUPPORT TOWER



SITE PHOTO 1 2



SITE PHOTO 2 3

**FULLERTON**  
ENGINEERING DESIGN

1100 E WOODFIELD ROAD, SUITE 300  
SCHAUMBURG, ILLINOIS 60173  
TEL: 847-908-8400  
CDM# 362811  
www.FullertonEngineering.com

**SO**  
WIRELESS

540 W. MADISON ST.  
17TH FLOOR  
CHICAGO, IL 60661

**AT&T**

930 NATIONAL PARKWAY  
4th FLOOR  
SCHAUMBURG, IL 60173

WI5701  
10110137  
VALLEY VIEW

580 LESTER AVE  
ONALASKA, WI 54650

DATE	REVISION	BY	CHK
02/15/18	FINAL	GT	AG
2/9/18	90% REVIEW	GT	AG

SCALE: AS SHOWN      APP'D BY: MS

SCALE: 1" = 60'-0"

1

**WISCONSIN**  
HENRY M. BELLAGAMBA  
36381-006  
SCHAUMBURG  
IL  
PROFESSIONAL ENGINEER

DRAWING NAME

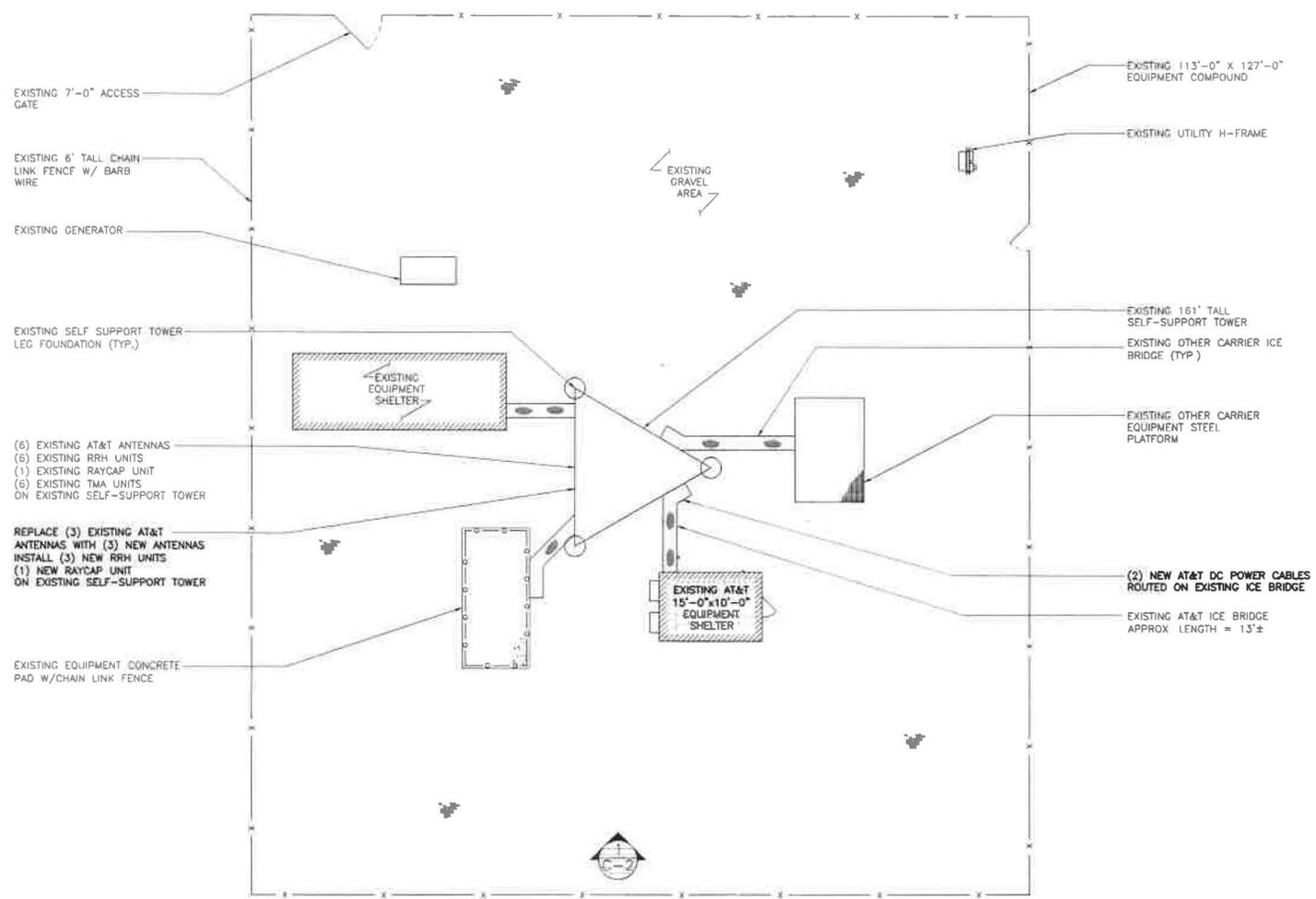
SITE PLAN

DRAWING NO.

C-1

THIS DRAWING IS THE PROPERTY OF FULLERTON ENGINEERING CONSULTANTS, INC. IT IS FOR THE EXCLUSIVE USE OF THIS PROJECT. ANY RE-USE OF THIS DRAWING WITHOUT THE EXPRESSED WRITTEN CONSENT OF FULLERTON ENGINEERING CONSULTANTS, INC. IS PROHIBITED.

**NOTE:**  
 EXISTING EQUIPMENT TO BE UPGRADED  
 AS NEEDED TO SUPPORT NEW 2C  
 EQUIPMENT INSTALLATION



ENLARGED SITE PLAN

0 4 8 16 24' SCALE: 1/16" = 1'-0" 1

**FULLERTON**  
 ENGINEERING DESIGN  
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 SCHAUMBURG, ILLINOIS 60173  
 TEL: 847-908-8400  
 CO#W 3670-11  
 www.FullertonEngineering.com

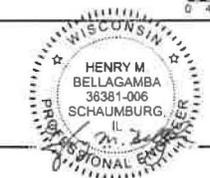
**SOC**  
 WIRELESS  
 540 W. MADISON ST.  
 17TH FLOOR  
 CHICAGO, IL 60661

**AT&T**  
 930 NATIONAL PARKWAY  
 4TH FLOOR  
 SCHAUMBURG, IL 60173

WI5701  
 10110137  
**VALLEY VIEW**  
 580 LESTER AVE  
 ONALASKA, WI 54850

#	DATE	REVISION	BY	CHK
0	2/15/18	FINAL	GT	AG
A	2/8/18	90% REVIEW	GT	AG

SCALE: AS SHOWN      APP'D BY: MB



DRAWING NAME  
**ENLARGED SITE PLAN**

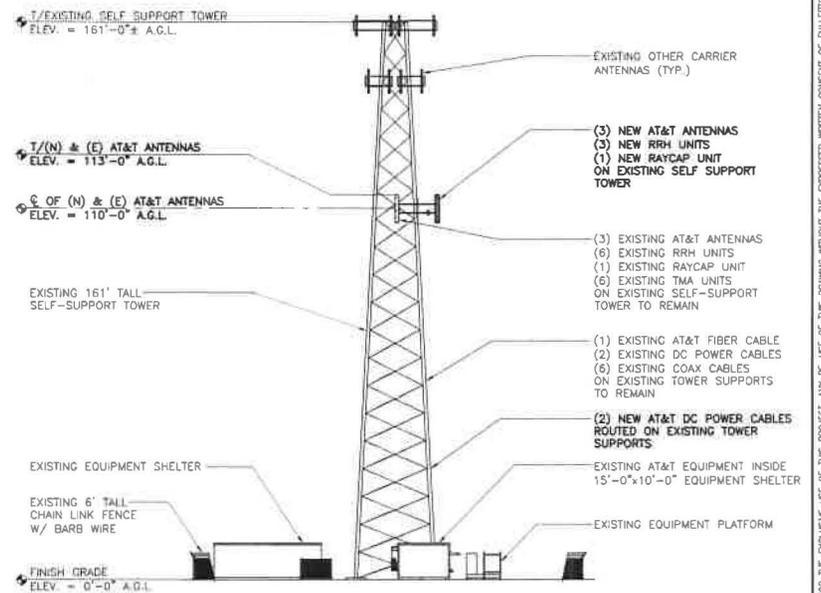
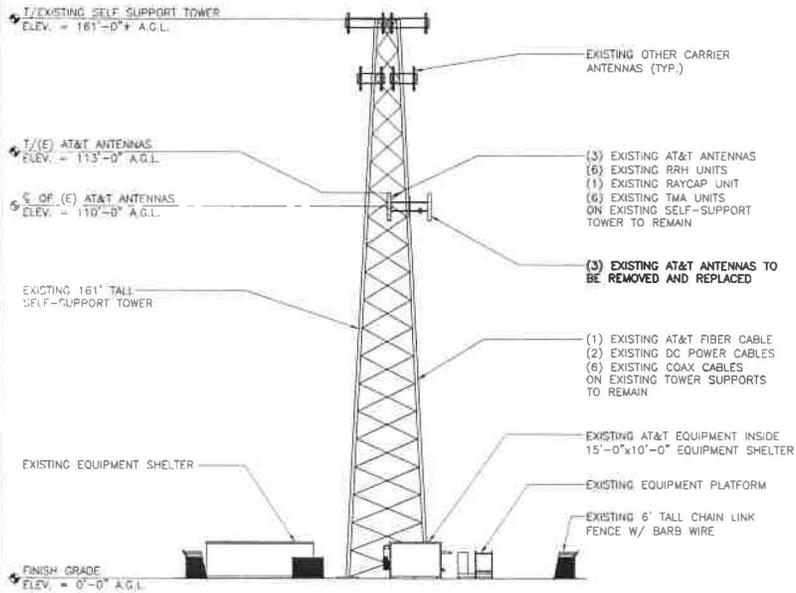
DRAWING NO.  
**C-1A**

PROJECT# 2018.0002.0018

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**NOTES:**

1. CALCULATIONS FOR THE STRUCTURE WERE PREPARED BY OTHERS AND THOSE CALCULATIONS CERTIFY THE CAPACITY OF THE STRUCTURE TO SUPPORT THE NEW EQUIPMENT
2. CALCULATIONS FOR THE ANTENNA MOUNTS WERE PREPARED BY FULLERTON AND THOSE CALCULATIONS CERTIFY THE CAPACITY OF THE STRUCTURE TO SUPPORT THE NEW EQUIPMENT
3. CABLES NOT SHOWN FOR CLARITY
4. NEW ANTENNA TIP HEIGHT NOT TO EXCEED EXISTING ANTENNA TIP HEIGHT.



EXISTING ELEVATION

SCALE: N.T.S. 1

NEW ELEVATION

SCALE: N.T.S. 2

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ENGINEERING DESIGN

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SCHAUMBURG, ILLINOIS 60173  
TEL: 847-308-8400  
CDAX 3630-11  
www.FullertonEngineering.com



WIRELESS  
540 W. MADISON ST.  
17TH FLOOR  
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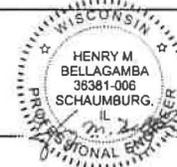
930 NATIONAL PARKWAY  
4th FLOOR  
SCHAUMBURG, IL 60173

WI5701  
10110137  
VALLEY VIEW

580 LESTER AVE.  
ONALASKA, WI 54650

NO.	DATE	REVISION	BY	CHK.
0	2/15/18	FINAL	GT	AG
A	2/8/18	DOX REVIEW	GT	AG
1				

SCALE: AS SHOWN      APP'D BY: MB



DRAWING NAME  
ELEVATION

DRAWING NO.  
C-2

PROJECT# 2018.0002.0018

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**Narrative and Statement of Justification for AT&T Site #10110137**  
**Prepared for City of Onalaska • 415 Main Street • Onalaska, WI 54650**

**Description of Proposed Location and Use**

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**Site Address:** 580 Lester Avenue, Onalaska, WI 54650

**Tax Parcel Number:** 18-4013-0

**Legal Description of Property:** LOT 13 IN BLOCK 2 OF VALLEY VIEW BUSINESS PARK ADDITION TO THE CITY OF ONALASKA, LACROSSE COUNTY, WISCONSIN.

**Description of Current Use and Proposed Modifications**

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AT&T currently has a facility at 580 Lester Avenue that is on-site and operational, utilizing six (6) antennas mounted in three (3) sectors at a level of 110 feet on an existing 160 foot tall lattice tower. The existing AT&T cabinets are within an equipment shelter located within a fenced-in facility at the base of the tower.

AT&T proposes the following minor modifications to the existing site:

- 1) Remove (3) existing antennas (one in each sector) and replace them with (3) new antennas.
- 2) Add (3) radio units (one in each sector).
- 3) Add (1) Raycap surge protection unit.
- 4) Install new DC power cables, to be routed on existing tower supports.

**Description of Proposed Equipment**

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**ANTENNAS:** Three (3) sectors currently house (2) panel antennas each, for a total of six (6) existing panel antennas. Please see the Antenna Plan on page C-3 of the enclosed plans for details. AT&T is proposing to exchange the antennas in Position 1 of each sector with newer models. The new antennas are comparable in size to the ones being removed and, once installed, will not change the height of the existing antenna array. Specifications for the new antennas (COMMSCOPE NNH4-65B-R6) are included on page C-4 of the enclosed plans.

**RADIOS:** Three (3) sectors currently house (2) remote radio heads (RRHs) each, for a total of six (6) existing radios. Please see the Antenna Plan on page C-3 of the enclosed plans for details. AT&T is proposing to increase the number of radios to nine (9) by installing one (1) on Position 1 of each sector. These radios will be mounted behind the new antennas and will not impact the height of the array. Specifications for the new radios (ALCATEL-LUCENT RRH4x25-WCS) are included on page C-4 of the enclosed plans.

**RAYCAP:** The Raycap unit is a surge protection device that provides a form of protection from surges in the electrical current. The tower currently houses (1) of these devices already and AT&T is proposing to add one (1) additional. Please see the Antenna Plan on page C-3 of the enclosed plans for details. Specifications for this unit (RAYCAP DC6-48-60-18-8C) are included on page C-4 of the enclosed plans.

**CABINETS:** AT&T has existing cabinets within an equipment shelter located at the base of the transmission tower. AT&T does not propose to install new equipment cabinets at this time.

**Description of Current and Proposed Equipment Configurations**

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<b>Current Configuration</b>		<b>Proposed Configuration</b>
Sector ALPHA		Sector ALPHA
· Position 1: (1) antenna, (1) radio unit		· Position 1: (1) antenna, <b>(2) radio units</b>
· Position 2: empty		· Position 2: empty
· Position 3: empty		· Position 3: empty
· Position 4: (1) antenna, (1) radio unit		· Position 4: (1) antenna, (1) radio unit
Sector BETA		Sector BETA
· Position 1: (1) antenna, (1) radio unit		· Position 1: (1) antenna, <b>(2) radio units</b>
· Position 2: empty		· Position 2: empty
· Position 3: empty		· Position 3: empty
· Position 4: (1) antenna, (1) radio unit		· Position 4: (1) antenna, (1) radio unit
Sector GAMMA		Sector GAMMA
· Position 1: (1) antenna, (1) radio unit		· Position 1: (1) antenna, <b>(2) radio units</b>
· Position 2: empty		· Position 2: empty
· Position 3: empty		· Position 3: empty
· Position 4: (1) antenna, (1) radio unit		· Position 4: (1) antenna, (1) radio unit

Diagrams of these configurations can be seen on the Antenna Plan (page C-3) of the construction drawings submitted with our application package. The final proposed configuration matches that which was considered in the Structural Analysis Report submitted with our application package and dated January 29, 2018. Based on that analysis, the tower, with proposed changes, meets the requirements per the Wisconsin Commercial Building Code, the 2009 International Building Code, and the Telecommunications Industry Association 222-G standards for antenna-supporting structures.

**Anticipated Impacts**

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As this is an unmanned facility, the site will not generate excessive traffic; will not cause any noise, air, light or water pollution. No noise, lights, dust or vibrations will be generated. There will be no environmental concerns as the radio frequency emissions will be within applicable Federal Communications Commission (FCC) guidelines. No lighting is proposed. The visual impact to the adjoining properties will not be altered by the exchange and installation of equipment as there will be no net increase in the number of antennas. The height and footprint of the structure will not be changing.

**Other Information**

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If you have any further questions or comments concerning this application, please feel free to contact me at (312) 858-6539, or via email at: Jaysen.Kralovetz@sacw.com. I thank you in advance for your kind courtesies and attention with respect to this application.



at&t

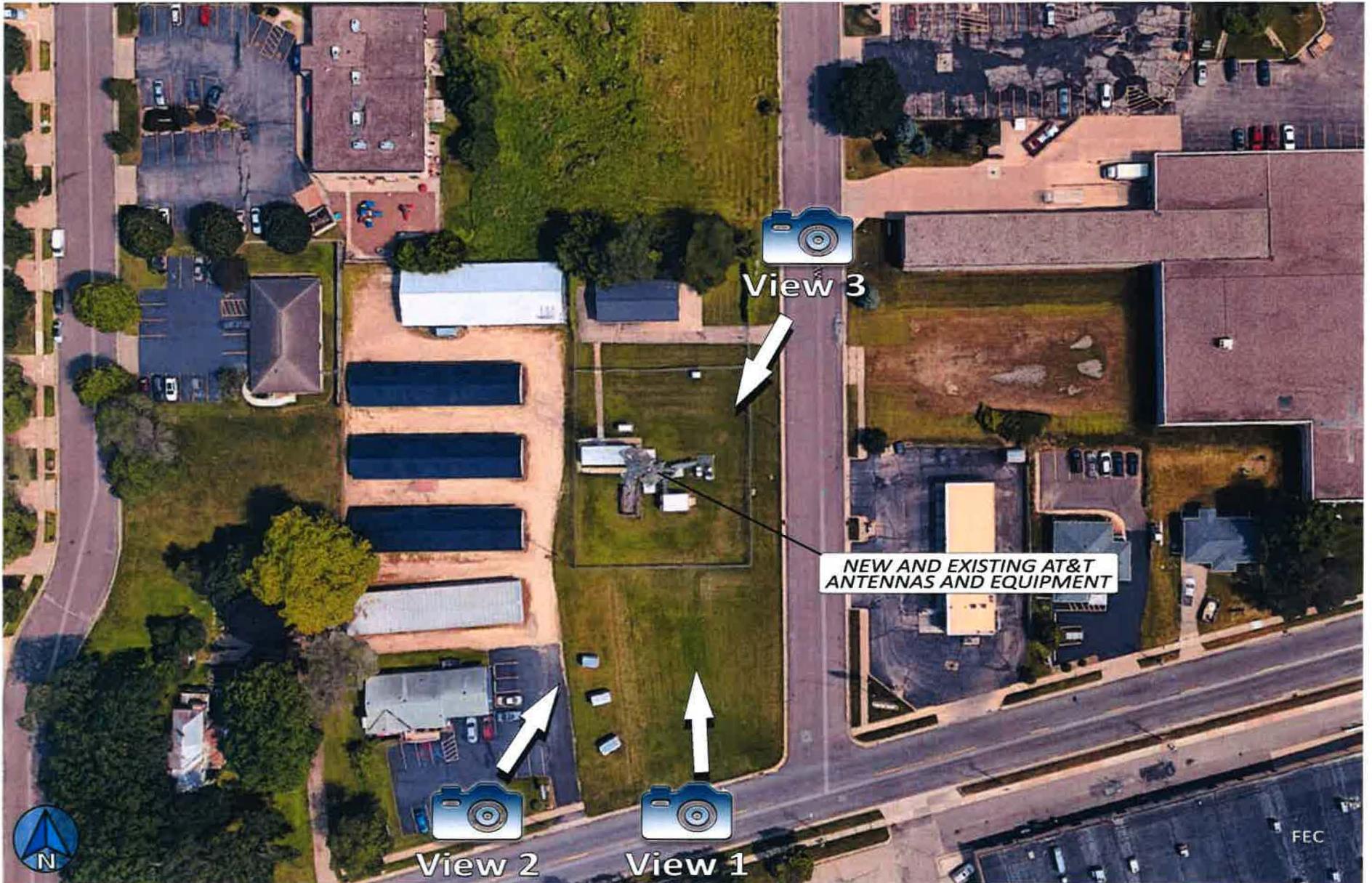
Site Name: Valley View

Site Number: WI5701-10110137

Address: 580 Lester Ave.

FULLERTON

Onalaska, WI 54650 ENGINEERING · DESIGN



Vicinity Area

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.



at&t

Site Name: Valley View

Site Number: WI5701-10110137

Address: 580 Lester Ave.

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Onalaska, WI 54650 ENGINEERING · DESIGN



View 1- Before [Looking North from 200']

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.



at&t

Site Name: Valley View

Site Number: WI5701-10110137

Address: 580 Lester Ave.

FULLERTON

Onalaska, WI 54650

ENGINEERING · DESIGN



View 1- After [Looking North from 200']

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.



at&t

Site Name: Valley View

Site Number: WI5701-10110137

Address: 580 Lester Ave.

Onalaska, WI 54650

**FULLERTON**  
ENGINEERING · DESIGN



View 2- Before [Looking Northeast from 250']

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.



at&t

Site Name: Valley View

Site Number: WI5701-10110137

Address: 580 Lester Ave.

Onalaska, WI 54650

**FULLERTON**  
ENGINEERING · DESIGN



NEW AND EXISTING AT&T  
ANTENNAS AND EQUIPMENT

View 2- After [Looking Northeast from 250']

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.



at&t

Site Name: Valley View

Site Number: WI5701-10110137

Address: 580 Lester Ave.

Onalaska, WI 54650

FULLERTON

ENGINEERING • DESIGN



EXISTING AT&T ANTENNAS  
AND EQUIPMENT

View 3- Before [Looking Southwest from 150']

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.



at&t

Site Name: Valley View

Site Number: WI5701-10110137

Address: 580 Lester Ave.

Onalaska, WI 54650

**FULLERTON**  
ENGINEERING · DESIGN



*View 3- After [Looking Southwest from 150']*

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.



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

### Telecommunication Tower Conditional Use Permit Application

**Property Address:**  
580 Lester Avenue Onalaska, WI 54650

**Parcel Number:**  
18- 4013-0

**Zoning District:**  
M-1

**Applicant:** SAC Wireless/Ariel Stouder

Contact: Ariel Stouder

Mailing Address: 540 W. Madison Street

City, State, Zip: Chicago, IL 60661

Phone Number: 312-971-7588

Email: Ariel.Stouder@SACW.com  Primary Contact

**Wireless Carrier (1):**

Owner/Contact: AT&T Wireless

Mailing Address: 930 National Parkway

City, State, Zip: Schaumburg, IL 60173

Phone Number:

Email:  Primary Contact

**Property Owner:** American Tower Corporation

Contact: David Lowenthal

Mailing Address: 10 Presidential Way

City, State, Zip: Woburn, MA 01801

Phone Number:

Email: David.Lowenthal@AmericanTower.com  Primary Contact

**Wireless Carrier (2):**

Owner/Contact:

Mailing Address:

City, State, Zip:

Phone Number:

Email:  Primary Contact

**Wireless Carrier (3):**

Owner/Contact:

Mailing Address:

City, State, Zip:

Phone Number:

Email:  Primary Contact

<b>Signature of Applicant:</b> <i>Ariel Stouder</i>	<b>Date:</b> 10/17/18
<b>Signature of Property Owner:</b> see document	<b>Date:</b>

<b>OFFICE USE ONLY:</b>	Date Submitted: 10/18/18	Permit Number:
Permit Fee:	<input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check # 77819	Application Received by: <i>KA</i>

00.00

250.00  
250.00

TENDERED  
APPLIED

Paid By: SAC WIRELESS LLC  
CK 250.00 REF: SW - 77819

18-4013-0 / 580 LESTER AVE 250.00

=====  
 CITY OF ONALASKA  
 REC#: R00128078 10/18/2018 2:18 PM  
 TRAN: 450 PLANNING & ZONING  
 OPER: 02 TERM: 2  
 TKBY: CASH 02



### Telecommunication Tower Conditional Use Permit Application

**Antenna Equipment (attach applicable specifications)**

# of antennas: 6

# of zones: \_\_\_\_\_

Antenna dimensions: \_\_\_\_\_

Antenna Type: Panel

Antenna Location on Tower: Top

**Dish Equipment - Attach applicable specifications**

Number of dishes: \_\_\_\_\_

Dish dimensions: \_\_\_\_\_

Microwave?: (Y/N)

Satellite?: (Y/N)

Dish location on Tower (N, S, E, W, etc): \_\_\_\_\_

**Ground Equipment - Attach applicable specifications**

Square feet required: _____	Number of Air Conditioners: _____
Inside tower? <u>(Y/N)</u>	Air Conditioner Description: _____
Inside Lessee building? <u>(Y/N)</u>	Generator on Site? <u>(Y/N)</u>
Outside? <u>(Y/N)</u>	If yes, provide type, size, power output, and where to be located:
# of Cabinets: _____ Cabinet Dimensions: _____	

**Proposed Radio Bands:**

\_\_\_\_\_

Band 30

\_\_\_\_\_

**Proposed Radio Frequency(s):**

\_\_\_\_\_

2305-2315 MHz 2350-2350 MHz

\_\_\_\_\_

**Type of Service (SMR, ESMR, PCS, Cellular, Two-way Paging, Microwave, WiFi, WiMax, etc.):**

\_\_\_\_\_

Cellular

\_\_\_\_\_

**Interconnected with other radio transmissions proposed or constructed? \_\_\_\_\_ (Y/N)**

**If yes, what is the interconnection method? \_\_\_\_\_ (attach details separately)**

**Desired Date of Operation:**

TBD

\_\_\_\_\_

**Other Factors (pertinent to the proposed use):**

\_\_\_\_\_

\_\_\_\_\_

**NOTICE OF PUBLIC HEARING  
BEFORE THE CITY OF ONALASKA**

Please take notice that the City Plan Commission for the City of Onalaska will hold a public hearing on

**TUESDAY, DECEMBER 18, 2018  
APPROX. 7:00 P.M.  
(or immediately following public input)**

in Onalaska City Hall, 415 Main Street, Onalaska, Wisconsin 54650 at which time they will consider an application submitted by Ariel Stouder of SAC Wireless, 540 West Madison Street, Chicago, IL 60661 on behalf of wireless carrier AT&T, 930 National Parkway, Schaumburg, IL 60173, American Tower Corporation, 10 Presidential Way, Woburn, MA 01801, and CenturyTel of Wisconsin, LLC, 2615 East Avenue South, La Crosse, WI who are requesting a Conditional Use Permit to replace three (3) existing antennas with new antennas, add three (3) remote radio units, add one (1) Raycap surge protection unit, and install new cabling on existing tower supports to the existing telecommunications tower located at 580 Lester Avenue, Onalaska, WI 54650.

Property is more particularly described as:

Computer Number: **18-4013-0**  
Section 10, Township 16, Range 07

VALLEYVIEW BUSINESS PARK ADD LOT 13 BLOCK 2 SUBJ TO AGREE IN  
DOC NO. 1537835

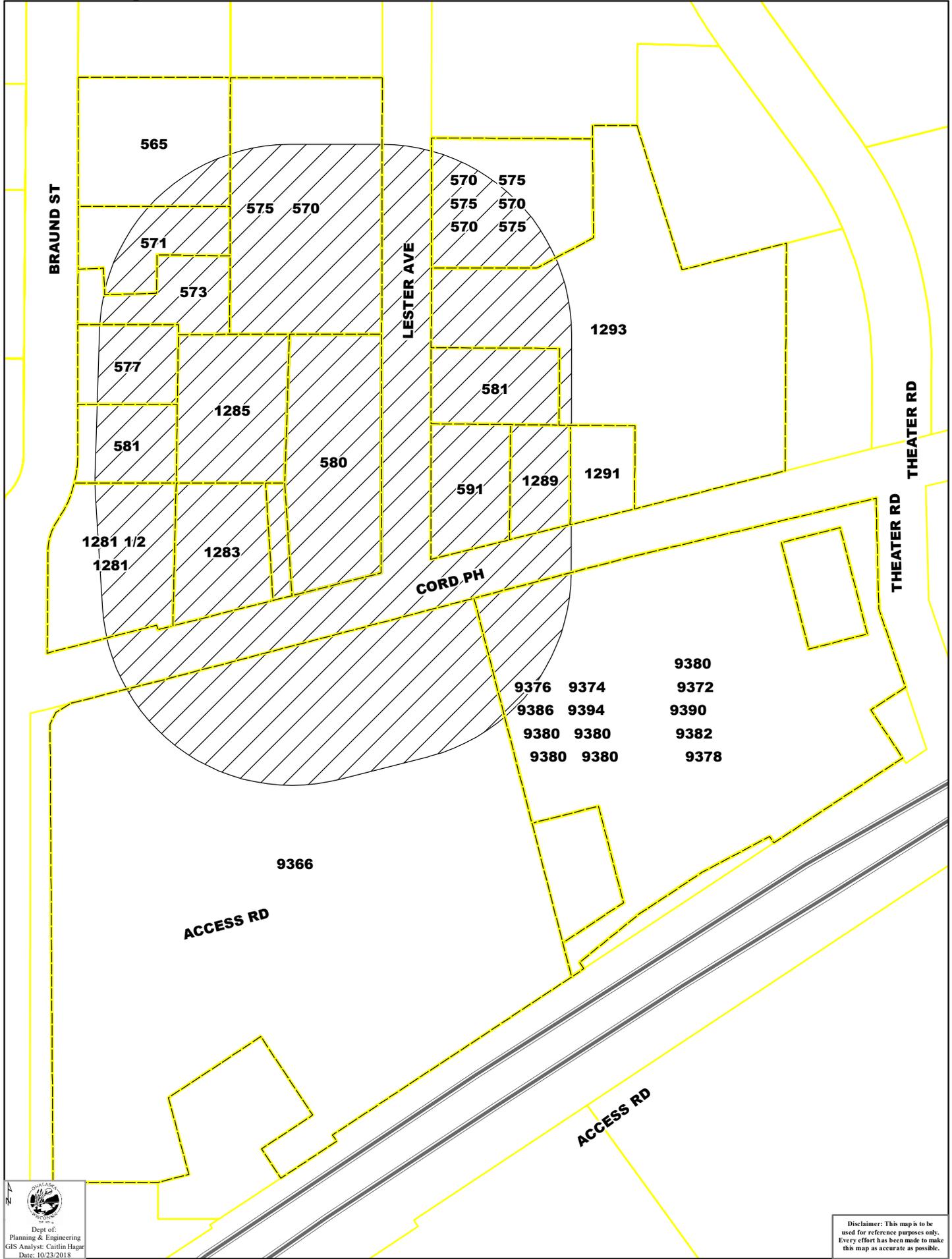
YOU ARE FURTHER NOTIFIED that the City of Onalaska Plan Commission will hear all persons interested their agent or attorney concerning this matter.

More detailed information on this item will be posted to the City of Onalaska website [www.cityofonalaska.com](http://www.cityofonalaska.com) the Friday before the scheduled meeting under Agendas & Minutes/Plan Commission. This posting will contain the Plan Commission Agenda and all attachments referencing this item.

Dated this 7<sup>th</sup> day of December, 2018.

Cari Burmaster  
City Clerk

# Properties within 250 ft of Parcel No. 18-4013-0





# CITY OF ONALASKA

## STAFF REPORT

Plan Commission – December 18, 2018

Agenda Item: Review and Consideration to Vacate and Discontinue portions of Green Street and Hickory Street (between 1st Avenue South and Court Street South)

Property Owner: City of Onalaska, WI 54650

Applicant: Marvin Wanders of Three Sixty Real Estate Solutions, LLC,  
PO Box 609, La Crosse, WI 54602

Background:

On October 22, 2018 Marvin Wanders of Three Sixty Real Estate Solutions, LLC requested the City of Onalaska vacate portions of Green Street and Hickory Street (between 1st Avenue South and Court Street South). The applicant is requesting the vacation/discontinuance to allow the land to be utilized for future development by Three Sixty Real Estate Solutions, LLC (if the Common Council approves the proposed project).

On November 13, 2018 the Common Council approved a Preliminary Resolution to vacate and discontinue portions of Green Street and Hickory Street (between 1st Avenue South and Court Street South). A public hearing has been scheduled for review and consideration of the proposed vacation request on January 8, 2019 at 7:00PM at the Common Council meeting.

Attachments:

- Applicant letter request; and
- Exhibit showing proposed vacation/discontinuance area & Legal Description.

Action Requested:

Recommendation by the Plan Commission to the Common Council. If the Plan Commission recommends approval, the attached conditions of approval are recommended by staff.

**REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY  
PLAN COMMISSION:**

December 18, 2018

**Agenda Item 5:**

**Review and Consideration to Vacate and Discontinue portions of Green Street and Hickory Street (between 1st Avenue South and Court Street South) in the City of Onalaska, WI submitted by Marvin Wanders of Three Sixty Real Estate Solutions, LLC, PO Box 609, La Crosse, WI 54602.**

1. Vacation / Discontinuance Request Fee \$300.00 dollars (PAID).
2. 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.
3. Any omissions of any conditions not listed in committee minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

October 22, 2018

Onalaska City Council  
 City of Onalaska  
 415 Main Street  
 Onalaska WI 54650

Dear Onalaska City Council:

This letter is to advise you that I am respectfully requesting to discontinue/vacate Green Street and Hickory Street (between 1<sup>st</sup> Avenue South to Court Street South).

The purpose to discontinue/vacate these two streets is to develop the parcels into The Great River Residences. The newly constructed residences will have 98 units with a variety of layouts and sizes to fit an array of lifestyles.

Included with this letter is a check for \$300.00 for the street vacation process fee and a map describing the streets to be vacated. The final legal description of the property will be provided by Christopher Fechner with Coulee Region Land Surveyors.

If you have any questions regarding this request, please call 608-317-4678.

Thank you,

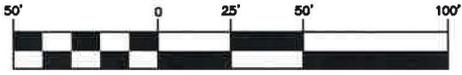


Marvin Wanders  
 Three Sixty Real Estate Solutions LLC  
 1243 Badger Street  
 La Crosse WI 54601

CITY OF ONALASKA  
 REC#: R00128953 10/24/2018 8:54 AM  
 TRAN: 450 PLANNING & ZONING  
 OPER: 02 TERM: 2  
 TRBY : CASH 02  
 -----  
 GREEN STREET/HICKORY STREET ROW VACATION  
 PAID BY: THREE SIXTY REAL ESTATE SOLUTIONS  
 OK 300.00 REF:SW - 19919  
 -----  
 APPLIED 300.00  
 TENDERED 300.00  
 -----  
 CHANGE 0.00



### Graphic Scale



( IN FEET )  
1 inch = 50 ft.

### Legal Description for Hickory Street Vacation

All that portion of platted Hickory Street lying easterly of platted First Avenue South and westerly of the platted alley, now known as South Court Street; lying South of Block 4 and North of Block 5, Original Plat of Onalaska, located in the SE 1/4 of the NE 1/4, Section 8, T16N-R7W, City of Onalaska, La Crosse County, Wisconsin described as follows:

Commencing at the northeast corner of Section 8, thence S 36°21'03" E 1718.40 feet to the southeast corner of Lot 10, Block 4, Original Plat of Onalaska and the point of beginning of this description:

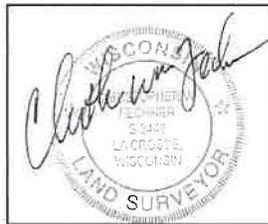
thence southeasterly to the northeast corner of Lot 1, Block 5, Original Plat of Onalaska;  
thence southwesterly to the northwest corner of said Block 5;  
thence northwesterly to the southwest corner of said Block 4;  
thence northeasterly to the point of beginning of this description.

Subject to any easements, covenants and restrictions of record.

### SURVEYOR'S CERTIFICATE

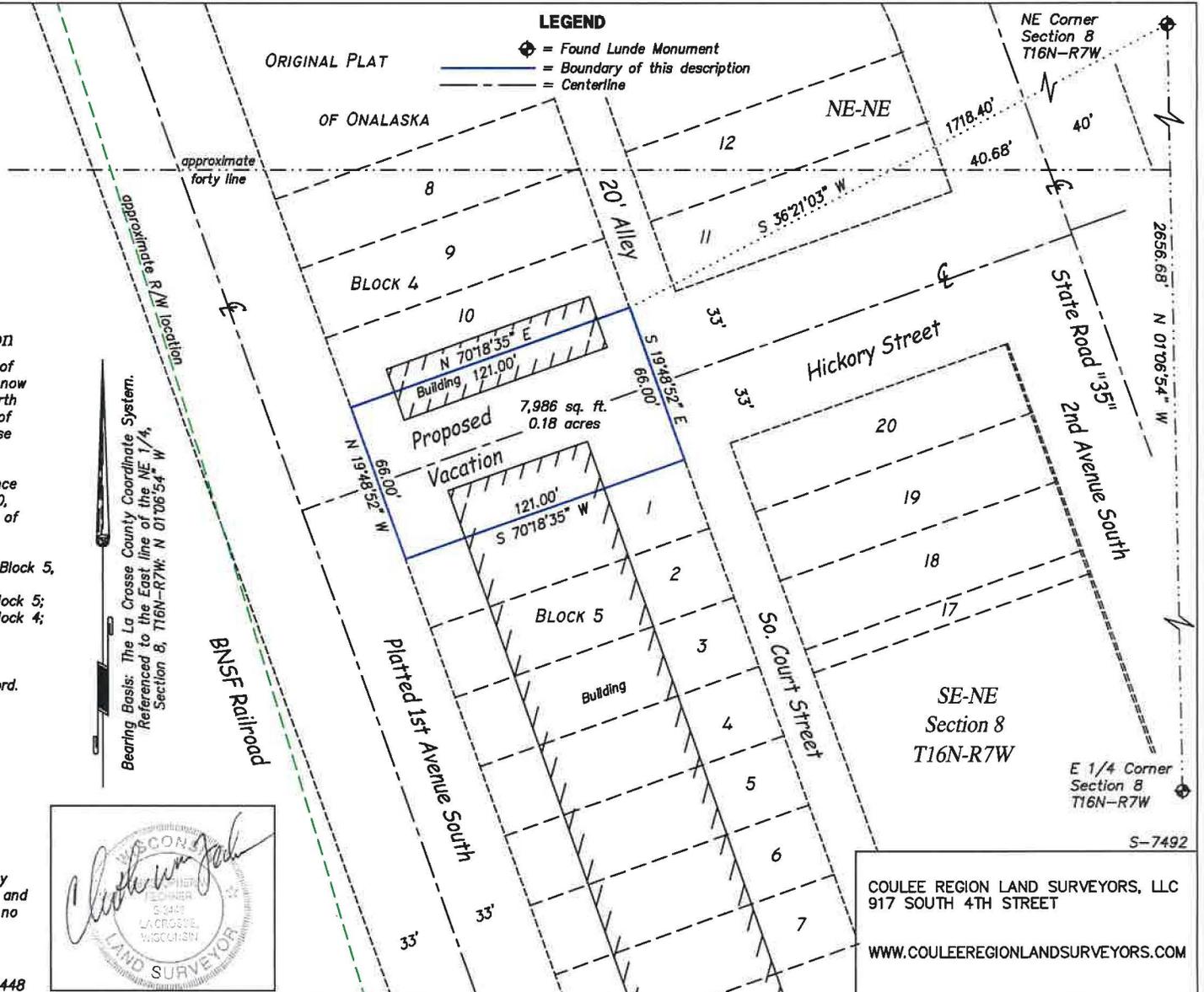
I, Christopher W. Fechner, Professional Land Surveyor, hereby certify that the survey shown and represented above is accurate and true to the best of my knowledge and belief and that there are no visible encroachments other than those shown.

Christopher W. Fechner PLS 2448



### LEGEND

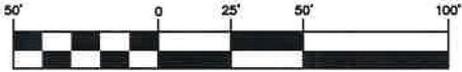
- ⊕ = Found Lunde Monument
- = Boundary of this description
- - - = Centerline



S-7492

COULEE REGION LAND SURVEYORS, LLC  
917 SOUTH 4TH STREET  
WWW.COULEEREGIONLANDSURVEYORS.COM

### Graphic Scale



( IN FEET )  
1 inch = 50 ft.

### LEGEND

- = Found Lunde Monument
- = Boundary of this description
- = Centerline

### Legal Description for Green Street Vacation

All that portion of platted Green Street lying easterly of platted First Avenue South and westerly of the platted alley, now known as South Court Street; lying South of Block 5 and North of Block 6, Original Plat of Onalaska, located in the SE 1/4 of the NE 1/4, Section 8, T16N-R7W, City of Onalaska, La Crosse County, Wisconsin described as follows:

Commencing at the northeast corner of Section 8, thence S 27°21'54" E 1946.04 feet to the southeast corner of Lot 10, Block 5, Original Plat of Onalaska and the point of beginning of this description:

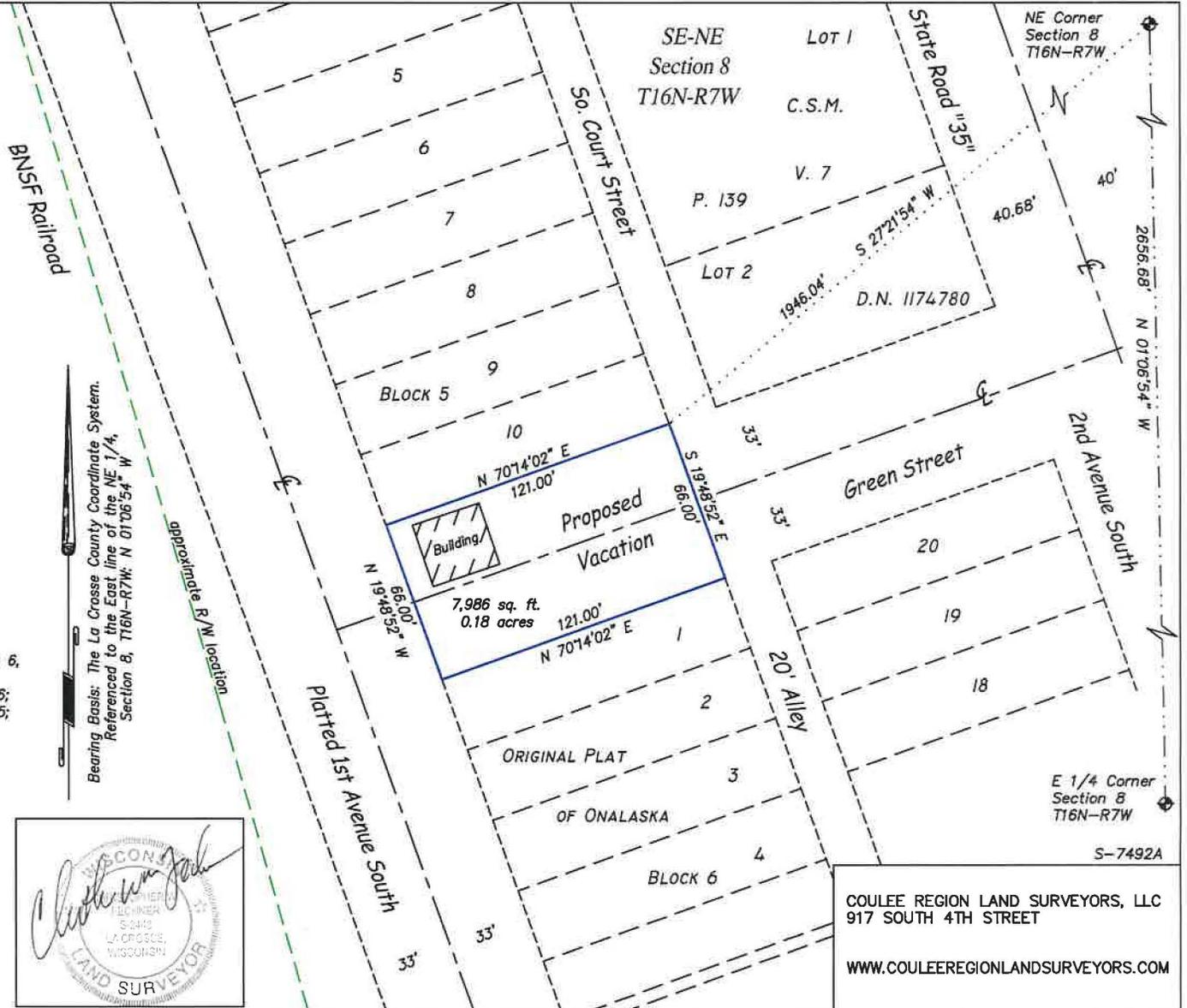
thence southeasterly to the northeast corner of Lot 1, Block 6, Original Plat of Onalaska;  
thence southwesterly to the northwest corner of said Block 6;  
thence northwesterly to the southwest corner of said Block 5;  
thence northeasterly to the point of beginning of this description.

Subject to any easements, covenants and restrictions of record.

### SURVEYOR'S CERTIFICATE

I, Christopher W. Fechner, Professional Land Surveyor, hereby certify that the survey shown and represented above is accurate and true to the best of my knowledge and belief and that there are no visible encroachments other than those shown.

Christopher W. Fechner PLS 2448



COULEE REGION LAND SURVEYORS, LLC  
917 SOUTH 4TH STREET  
WWW.COULEEREGIONLANDSURVEYORS.COM



# *CITY OF ONALASKA*

## *STAFF REPORT*

Plan Commission – December 18, 2018

Agenda Item:

# 6

Agenda Item: Discussion and Review of the Unified Development Code / Zoning Ordinance Rewrite Project as presented by HKGi (Planning Consultant).

1. Review and Discussion of Major UDC Issues Identified by Consultants for Each Chapter

Chapter 1: General Provisions

Chapter 2: Zoning Districts (includes Basic Zoning Map)

Chapter 3: Special Districts (includes Overlay Zoning Map)

Chapter 4: General Land Use Performance Standards

Chapter 5: Conditional Uses

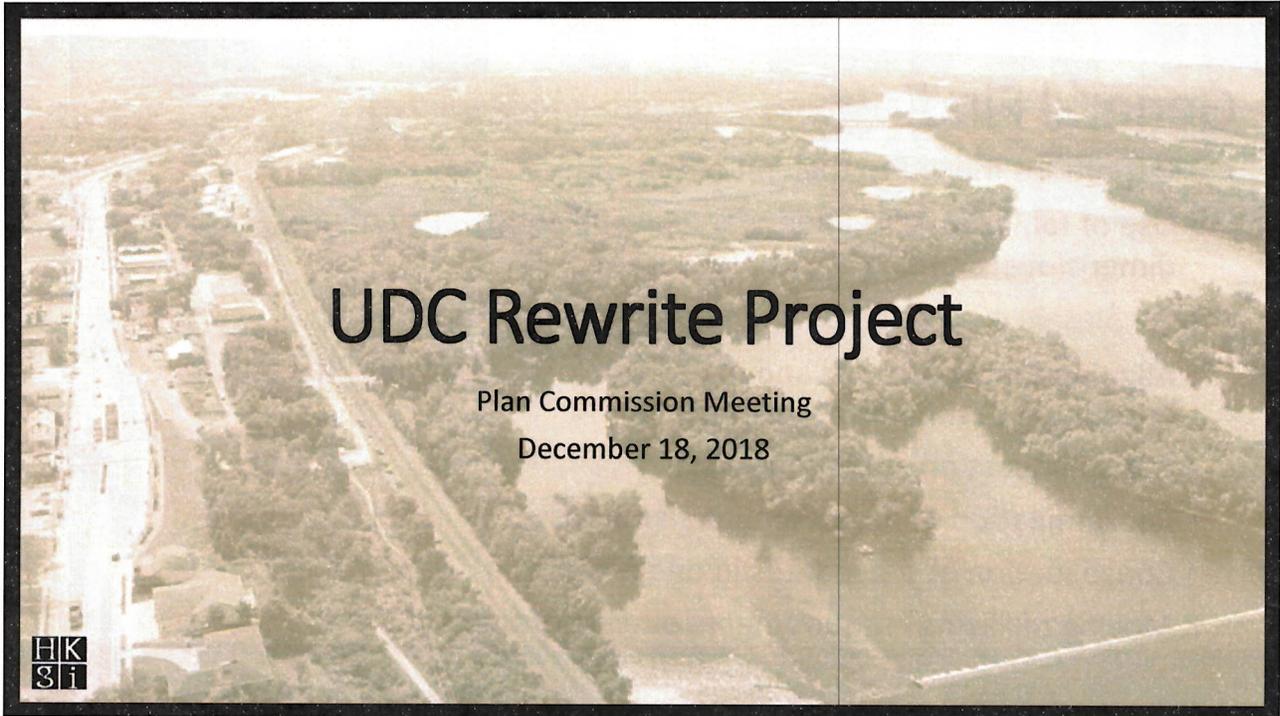
Chapter 6: Accessory Uses and Miscellaneous Standards

Chapter 7: Mobility Standards

Chapter 8: Development Review Procedures

Chapter 9: Subdivision Regulations

2. Preliminary Outline for New UDC Chapters



## Key Project Objectives

- Make the development code easier to understand and use
- Implement the 2016 Comprehensive Plan
  - Address inconsistencies
  - Revise, create, and eliminate zoning districts as needed
- Update zoning map
  - Minimize non-conforming uses and structures
- Modernize development standards to achieve high-quality, context-sensitive projects
  - Allow for mixed use
  - Incorporate form-based provisions
- Meet Wisconsin State Statutes



## General Findings

- Definitions moved to the end of the code
- Use of tables to ease understanding and consistency of uses, dimensional standards and procedures
- Wholesale evaluation of zoning districts beneficial
- Aligning zoning districts and map with Comprehensive Plan and to encourage desired development
- Act 67 impact on conditional uses
- Reexamination of development standards
- Consolidation of procedures in one location
- Moving of “living” requirements outside of the UDC



## Chapter 1 General Provisions

### Findings:

- Sections with specific regulations  
*(Use and Site Regulations, Height and Area Exceptions, Screens and Buffers)*
- Official Map Amendment Procedures
- Transition Standards
- Definitions to be updated
  - Some have standards embedded in definition (e.g. corner lot/setback)
  - Two sections of definitions (definitions and floodplain definitions)
  - Diagrams added as need – such as building height and types of lots
  - There are also definitions scattered through other chapters
- Nonconforming uses regulations reviewed and updated as needed



## Chapter 2 Zoning Districts - Basic

- R-1 Single-Family Residential District
- R-160 Special Single-Family Residential District
- R-2 Single-Family and/or Duplex Residential District
- R-4 Multi-Family Residential District
- R-MMH Manufactured and Mobile Home District
- TMD Traditional/Mixed Neighborhood District
- T-C Transitional Commercial/Business District
- B-1 Neighborhood Business District
- B-2 Community Business District
- M-1 Light Industrial District
- M-2 Industrial District
- M-3 Heavy Industrial District
- A-1 Agricultural District
- P-1 Public and Semi-Public District
- FW Floodway District
- FF Flood Fringe District
- GDP General Floodplain District



## Chapter 2 Zoning Districts

Zoning Districts' regulations organized into tables

- Principal Uses Table
- Accessory Uses Table
- Dimensions Standards Table

Zoning Map updated



Use Type	Residential					Commercial			Industrial			Agricultural	Public	Special		
	R-1	R-160	R-2	R-4	R-MMH	T-C	B-1	B-2	M-1	M-2	M-3	A-1	P-1	TMD/TND	CCD*	MCD
<b>Residential</b>																
<b>Household Living</b>																
One family dwelling	P	P	P	P											P	
Manufactured and mobile homes (excluding those constructed before Oct. 1, 1974) "One-Family Detached Manufactured and Mobile Homes (Residential Mobile Home and Manufactured Home)"					P										P	
Duplex dwellings			P	P												
Zero lot line housing			P													
Single family attached dwellings including duplexes, townhouses, row houses															P/C	
Residential units located on upper floors above commercial uses or to the rear of storefronts															C	
"Live/work" units that combine a residence and the resident's workplace															C	
Multi-family dwellings					P	C	C	C	C							
Multi-family dwellings, including senior housing				P											P/C	
Planned Residential Developments such as cluster developments, garden apartments and group housing				C												
Planned Residential Developments such as Independent Living Senior Housing			C	C		C										
Existing residences shall comply with provisions of R-2 or R-4						P	P	P	P	P	P					
<b>Group Living</b>																
Community living arrangements	P	P	P	P												
Rest Homes, nursing homes, homes for the aged and clinics, and such similar facilities as defined under Chapter 50 of the Wisconsin State Statutes			C	C												
Special needs housing such as community living arrangements and assisted living facilities															P/C	
<b>Lodging</b>																
Apartment hotels						P										
Bed and breakfast establishment	C	C	C			P	C	C							C	
Hotels								P	P							C
Lodges								P	P							
Motels								P	P							
Small hotels or inns															C	
Tourist homes	C	C	C	C	C			P								
Tourist Homes						C	C	C								



Zoning District	Onalaska Lot Dimensions			Notes
	Lot Width Minimum (ft.)	Lot Area Minimum (sq. ft.)		
<b>R-1 Single Family Residential</b>	70	7,200		
<b>R-160 Special Single Family Residential</b>	60	6,300		
<b>R-2 Single Family and/or Duplex Residential</b>	70	7,700		
<b>R-4 Multi-Family Residential</b>	100	10,000; with minimum 2,000 SF per 1-BR unit, 2,500 SF per 2-BR unit, and 3,000 SF per 3-BR unit		
<b>R-MMH Manufactured and Mobile Home</b>	40	15 acres per mobile home community; 10 spaces per acre; 4,000 SF per individual space	Cover maximum: 25% area (13-2-9 (1) (2))	
<b>TMD Traditional/Mixed Neighborhood</b>				
<b>TC Transitional Commercial/Business</b>				
<b>B-1 Neighborhood Business</b>				
<b>B-2 Community Business</b>				
<b>M-1 Light Industrial</b>	100 lot frontage			
<b>M-2 Industrial</b>	100 lot frontage			
<b>M-3 Heavy Industrial</b>	100 lot frontage			
<b>A-1 Agricultural</b>	200 lot frontage	10 acres		
<b>P-1 Public and Semi-Public</b>				

Zoning District	Onalaska Site Dimensions					
	Building Width (min, ft.)	Building Depth (min, ft.)	Street front setback (min, ft.)	Rear front setback (min, ft.)	Side front setback (min, ft.)	Notes
<b>R-1 Single Family Residential</b>	25	35	Minimum: 25 Maximum: 40 Setback not less than 40 feet and must be averaged between 2 abutting property street front setbacks	25	5	25' minimum for lots 70 feet wide and narrower; otherwise 5', 8', 10', 12', 14', 16', 18', 20', 22', 24'
<b>R-160 Special Single Family Residential</b>	25	35	Minimum: 25 Maximum: 40 Setback not less than 40 feet and must be averaged between 2 abutting property street front setbacks	25	5	25' minimum for lots 70 feet wide and narrower; otherwise 5', 8', 10', 12', 14', 16', 18', 20', 22', 24'
<b>R-2 Single Family and/or Duplex Residential</b>	25	35	Minimum: 25 Maximum: 40 Setback not less than 40 feet and must be averaged between 2 abutting property street front setbacks	25	5	25' minimum for lots 70 feet wide and narrower; otherwise 5', 8', 10', 12', 14', 16', 18', 20', 22', 24'
<b>R-4 Multi-Family Residential</b>	25	35	Minimum: 25 Maximum: 40 Setback not less than 40 feet and must be averaged between 2 abutting property street front setbacks	25	5	25' minimum for lots 70 feet wide and narrower; otherwise 5', 8', 10', 12', 14', 16', 18', 20', 22', 24'
<b>R-MMH Manufactured and Mobile Home</b>	25	35	Minimum: 25 Maximum: 40 Setback not less than 40 feet and must be averaged between 2 abutting property street front setbacks	25	5	25' minimum for lots 70 feet wide and narrower; otherwise 5', 8', 10', 12', 14', 16', 18', 20', 22', 24'
<b>TMD Traditional/Mixed Neighborhood</b>						25' minimum for lots 70 feet wide and narrower; otherwise 5', 8', 10', 12', 14', 16', 18', 20', 22', 24'
<b>TC Transitional Commercial/Business</b>						25' minimum for lots 70 feet wide and narrower; otherwise 5', 8', 10', 12', 14', 16', 18', 20', 22', 24'
<b>B-1 Neighborhood Business</b>						25' minimum for lots 70 feet wide and narrower; otherwise 5', 8', 10', 12', 14', 16', 18', 20', 22', 24'
<b>B-2 Community Business</b>						25' minimum for lots 70 feet wide and narrower; otherwise 5', 8', 10', 12', 14', 16', 18', 20', 22', 24'
<b>M-1 Light Industrial</b>						25' minimum for lots 70 feet wide and narrower; otherwise 5', 8', 10', 12', 14', 16', 18', 20', 22', 24'
<b>M-2 Industrial</b>						25' minimum for lots 70 feet wide and narrower; otherwise 5', 8', 10', 12', 14', 16', 18', 20', 22', 24'
<b>M-3 Heavy Industrial</b>						25' minimum for lots 70 feet wide and narrower; otherwise 5', 8', 10', 12', 14', 16', 18', 20', 22', 24'
<b>A-1 Agricultural</b>						25' minimum for lots 70 feet wide and narrower; otherwise 5', 8', 10', 12', 14', 16', 18', 20', 22', 24'
<b>P-1 Public and Semi-Public</b>						25' minimum for lots 70 feet wide and narrower; otherwise 5', 8', 10', 12', 14', 16', 18', 20', 22', 24'



## Chapter 2 Zoning Districts

### Findings:

- Redundancies / variation in terms used for same/similar uses across the different zoning districts, e.g. duplex, senior housing, hotel, clinic, community living arrangements
- Inconsistency between use terms in districts and the glossary
- Need for additional use definitions, e.g. planned residential development, family care homes
- Need for some definitions to be improved, e.g. definitions that essentially refer to State Statutes, independent living senior housing

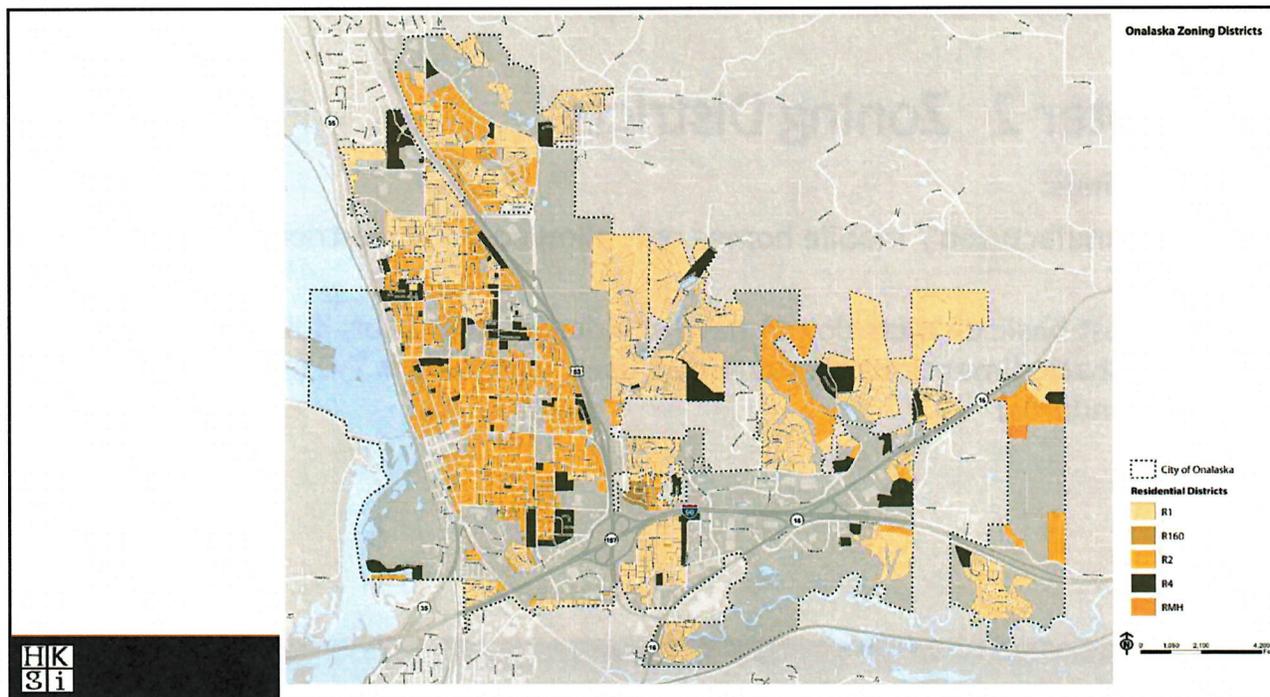
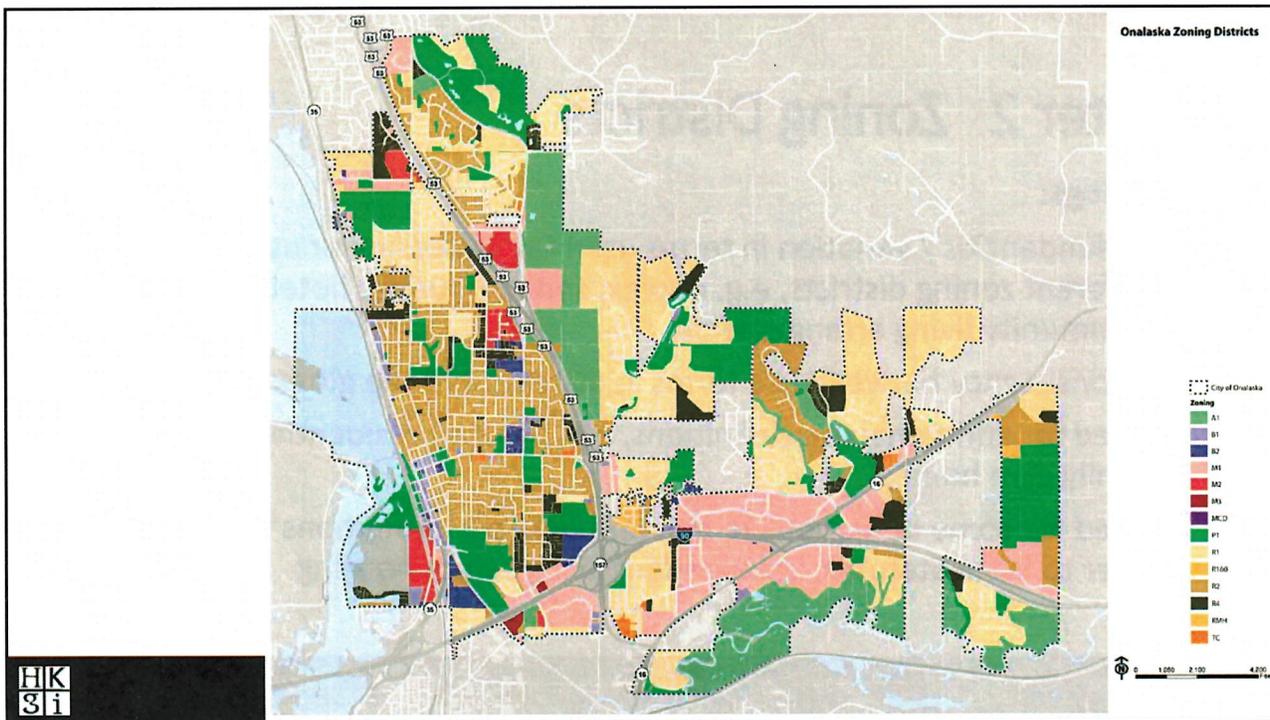


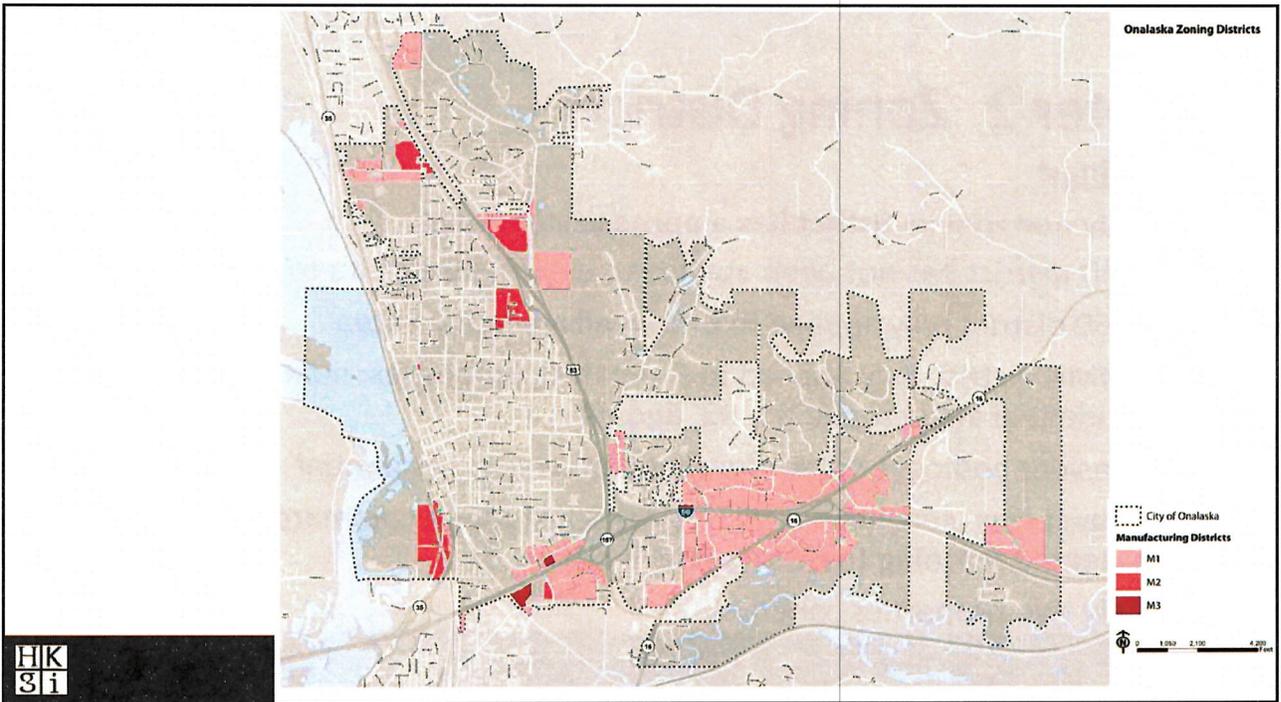
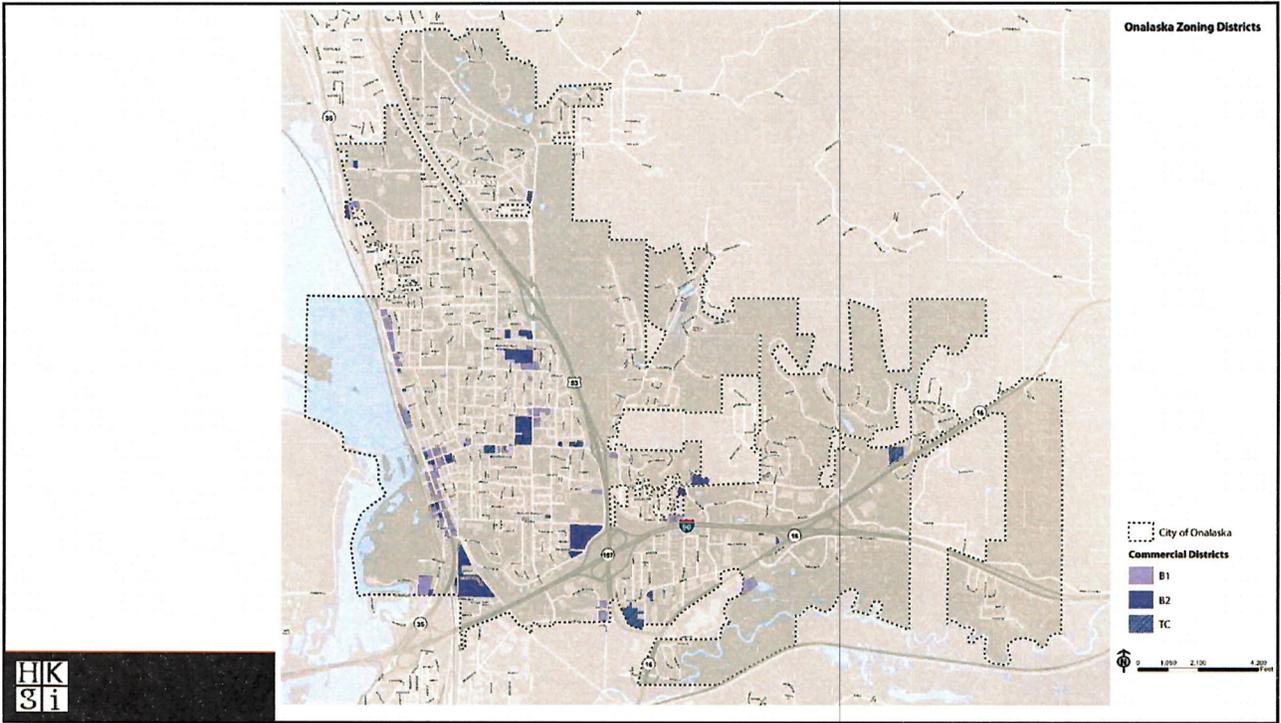
## Chapter 2 Zoning Districts

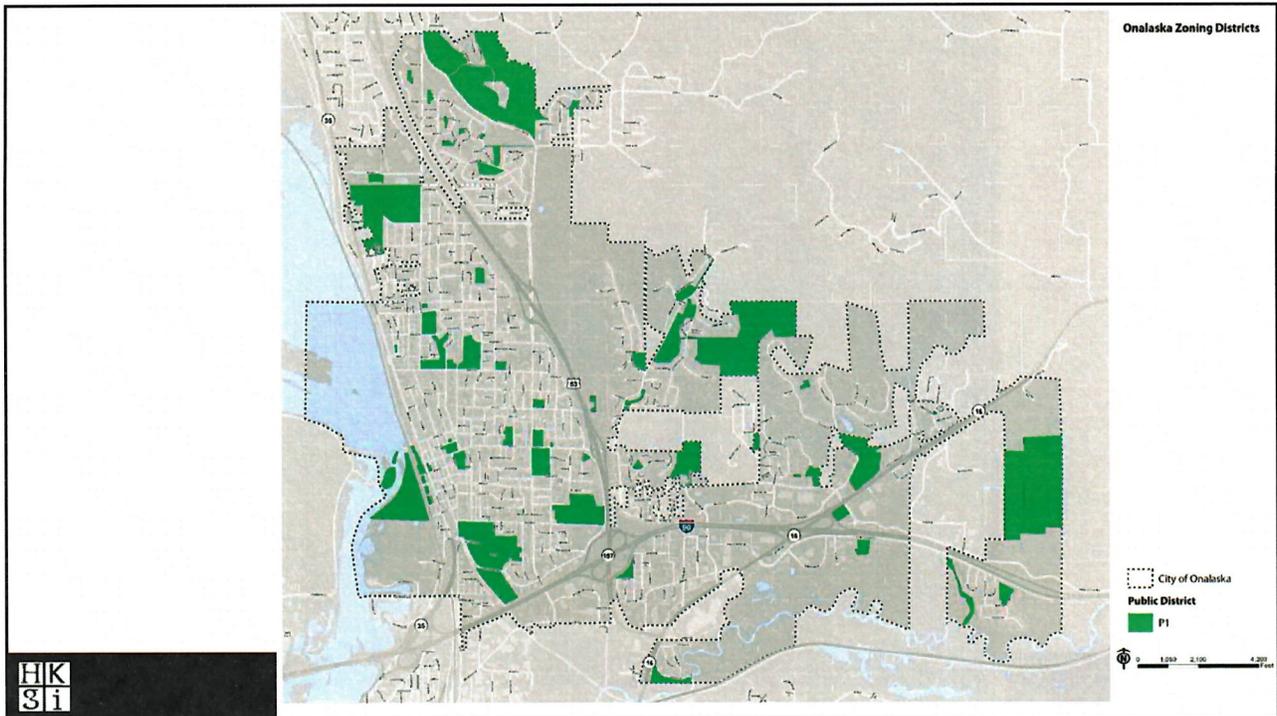
### Findings:

- Manufactured / mobile homes only allowed in two districts – RMMH and T-C
- Most basic districts do not have standards beyond lot, building and setback dimensions for permitted uses, exception is T-C (aesthetic standards)









## Chapter 2 Zoning Districts

### Findings:

- Only one zoning district has a purpose statement
- TMD district has not been applied to any properties up to now
- R160 district only applied to one small residential area
- RMMH district only applied to 3 separate properties; manufactured home residential areas zoned R1, R2, and R4
- Consider adding R district for medium density residential
- Largest commercial area (mall area) is not zoned commercial; consider for potential rezoning to B2 or a new B district
- Only two properties zoned M3

## Chapter 2 Zoning Districts

**Findings:**

- P1 district includes parks, open spaces and developed public properties; consider adding an Institutional district
- Consider addition of mixed use district(s) for areas outside of downtown to implement the 2016 Comprehensive Plan Land Use Map



## Chapter 3 Special Districts

The Special Districts Chapter includes custom zoning districts and overlay districts.

**Custom Districts**

- TND Traditional Neighborhood Development
- CCD Conservation/Cluster Development
- MCD Medical Campus District

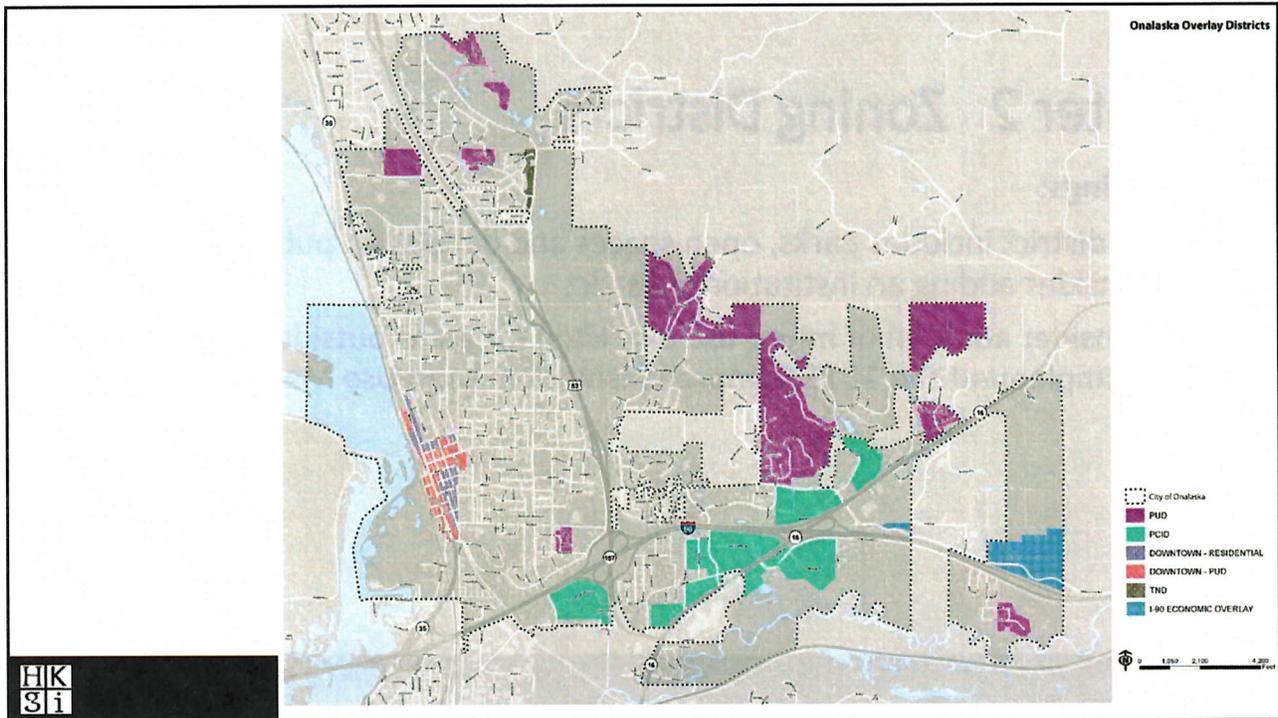
**No Longer in UDC**

- PCID *Planned Commercial and Industrial Development*

**Overlay Districts**

- BP Bluff Protection Overlay District
- WHP Municipal Well Recharge Area Overlay District / Groundwater Protection Overlay District
- D-R Downtown Form-Based Overlay Districts (Two types: Residential Neighborhood and PUD)
- EDA Economic Development Area Overlay Zoning District
- AO City of La Crosse Airport Overlay Zoning District
- PUD Planned Unit Development (can be used as a custom or overlay district)





## Chapter 3 Special Districts

### Findings:

- Special Districts Chapter includes custom zoning districts and overlay districts
- PUD can be used as either a custom district (basic) or an overlay district
- PUD - appears that it has only been used as an overlay district, primarily for residential – R1, R2 and R4
- PUD – consider reduction of the 5-acre minimum development size
- PCID no longer a district in the current UDC; consider replacing PCIDs with PUDs and/or rezoning from M-1 to a B district

## Chapter 3 Special Districts

### Findings:

- EDA overlay district may not be needed – standards could potentially be addressed in M-1 basic district
- MCD and CCD districts have not been applied to any properties up to now
- CCD district should be evaluated for its usefulness
- TND (special) vs. TMD (basic) – redundant districts, need to restructure and potentially eliminate one of them
- Interest in developing a Shoreland overlay district



## Chapter 4 General Land Use Performance Standards

### Findings:

- Only two pages
- Statute citations outdated
- Additional Air Quality Information in Chapter 7



## Chapter 5 Conditional Uses

### Findings:

- Some uses are allowed only as conditional uses, not permitted uses in any district
- Some uses are listed in the Chapter, while others are in districts
  - Basic zoning districts also list conditional uses – T-C, TMD
  - Custom zoning districts also list conditional uses – TND, MCD
  - Overlay districts also list conditional uses – WHP, PUD, D-PUD
- Wind Energy Systems and Telecommunications & Facilities are a conditional use but located in Accessory Uses
- This does not need to be in its own chapter



## Chapter 5 Conditional Uses

### Residential Conditional Uses (R Districts):

- Bed & breakfast establishments
- Planned residential developments
- Clubs, fraternities, lodges, and meeting places
- Rest homes
- Home occupations
- Tourist homes



## Chapter 5 Conditional Uses

### Highway-Oriented Conditional Uses (B Districts):

- Drive-in theaters
- Drive-in food and beverage establishments
- Funeral homes
- Tourist homes
- Vehicle-related establishments
- Brewpubs, wineries, and microbreweries
- Conversion of static billboards to digital billboards



## Chapter 5 Conditional Uses

### Industrial and Agricultural Conditional Uses (A-1 and M Districts):

- Animal hospitals and veterinary clinics
- Dumps, disposal areas, incinerators, sewage disposal plants (municipal earth and sanitary landfill operations may be permitted)
- Commercial raising, propagation, or butchering of animals; commercial production of eggs; hatching, raising, fattening or butchering of fowl
- Manufacture and processing
- Outside storage and manufacturing areas
- Cold storage warehousing



## Chapter 5 Conditional Uses

### **Public & Semipublic Conditional Uses (R-1, R-160, R-2, B-1, B-2 Districts):**

- Airports, airstrips, and landing fields
- Governmental and cultural uses
- Utilities
- Public passenger transportation terminals
- Public and private schools and churches in R districts and P-1
- Colleges, universities, hospitals, etc. in A-1 and P-1 districts
- Parking lots, daycares, and businesses in P-1



## Chapter 5 Conditional Uses

### **Adult-Oriented Conditional Uses (M-2, M-3 Districts)**

### **Recreational Conditional Uses (P-1, B-2, M-1 Districts):**

- Archery ranges, etc.
- Commercial recreation facilities



## Chapter 5 Conditional Uses

### Special Conditional Uses:

- Animal boarding and small engine sales and repairs (B-1, B-2, M-1)
- Parking lots (B-1, B-2)
- Caterers, department stores, fish/meat markets, hotels, printing/publishing, trade supplies (B-1)
- Pet shops (B-1)
- Churches (B-1)



## Chapter 6 Accessory Uses

### Findings:

- Mix of standards for accessory uses and permitting process for some accessory uses (e.g. antennas)
- This does not need to be its own chapter
- Organization of standards for accessory uses could be improved for ease of use
- Potential new accessory uses to consider include accessory dwelling unit, chickens, food trucks/seasonal roadside, outdoor dining, and solar panels
- Address residential accessory structures/garage height requirements
- Regulating short-term residential rentals



# Chapter 6 Accessory Uses

## Current Accessory Uses:

1. Satellite Earth Stations
2. Radio or Television Antenna Towers
3. Wind Energy Systems
4. Telecommunication Structures and Towers
  - a. Mobile Service Support Structures and Facilities
  - b. Radio Broadcast Services and Other Telecommunication Facilities and Structures
5. Accessory Uses or Structures
6. Outside Storage of Firewood
7. Outside Storage
8. Fences and Hedges
9. Residential Swimming Pools
10. Home Occupations
11. Garage Sales
12. Outdoor Displays, Sales Areas, Tents, and Storage
13. Refuse and Recycling Containers
14. Signs



Accessory Use	Residential					Commercial			Industrial			Agricultural	Public	Special			
	R-1	R-160	R-2	R-4	R-MMH	T-C	B-1	B-2	M-1	M-2	M-3	A-1	P-1	TMD/TND	CCD	MCD	
Bicycle and pedestrian improvements, including bicycle racks																	P
Central Utility Plans and electrical generators subject to noise mitigation in accordance with City Ordinances and State requirements																	P
Chapels																	P
Community rooms																	P
Customary accessory uses and structures					P												P
Daycare (child and adult)																	P
Educational facilities, such as conference rooms, classrooms, laboratories or libraries																	P
Examples include: detached garages, detached decks, storage sheds, gazebos, greenhouses, pergolas, outdoor saunas, solar equipment, children's play structures permanently anchored to ground, swimming pools larger than 15' in diameter, etc.	P	P	P	P	P												P
Family day care homes	P	P	P	P	P												P
Garage Sales	P	P	P	P	P												P
Home Occupations	P	P	P	P	P												P
Off-street parking and loading areas																	P
Outdoor displays, sales areas, temporary tents						P	P	P	P	P	P	P	P	P			P
Outpatient services such as chiropractic, massage, acupuncture, counseling and other similar services																	P
Parking decks and ramps subject to parking ramp performance standards																	P
Parks and playgrounds																	P
Public transportation facilities																	P
Radio or Television Antenna Towers	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Satellite Earth Stations (larger than 36" in diameter)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Secondary dwelling units "granny flats"																	P
Signs																	P
Supporting retail and services uses up to 20% of the building's gross floor space including, but not limited to, pharmacies, coffee shops, deli's, flower shops, bookstores, gift shops, cafeterias, banking or automated banking machines, and laundry and/or dry cleaning services																	P
Telecommunication Structures and Facilities																	P
Temporary accessory uses: tents, canopies, or similar membrane-material structures	P	P	P														
Walkways, enclosed, covered or uncovered and spans connecting building over building or private streets or parking lots																	P
Warehousing an interior storage of equipment, supplies																	P
Wellness, fitness or exercise facilities																	P
Wind Energy Systems	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P



## Chapter 7 Mobility Standards

### Findings:

- Subdivision design standards
- Specifications for streets and roads
- Required application materials for driveway permit should be moved to applications document
- Fees should be moved to a fee schedule
- Parking requirements updated, established for new uses, and standards for accessory uses moved
- Traffic impact study and air quality analysis provisions updated and moved to procedures section



## Chapter 8 Development Review Procedures

### Findings:

- Certificate of Compliance and Zoning Permit not used
- Confirm if Site Plan Review process follows current practice
- Platting process out of date from Department of Administration Rules
- Summary table showing the type of application, public hearing requirements, and review/decision-making bodies could be helpful
- Includes fees and application submission requirements
- Includes provisions for operation of Board of Appeals
- Tree preservation regulations



## Chapter 9 Subdivision

### Findings:

- Duplicative general provisions to zoning sections
- Includes procedures that should be consolidated with Chapter 8
- Simplify by moving
  - Application materials
  - Fees
  - Specifications

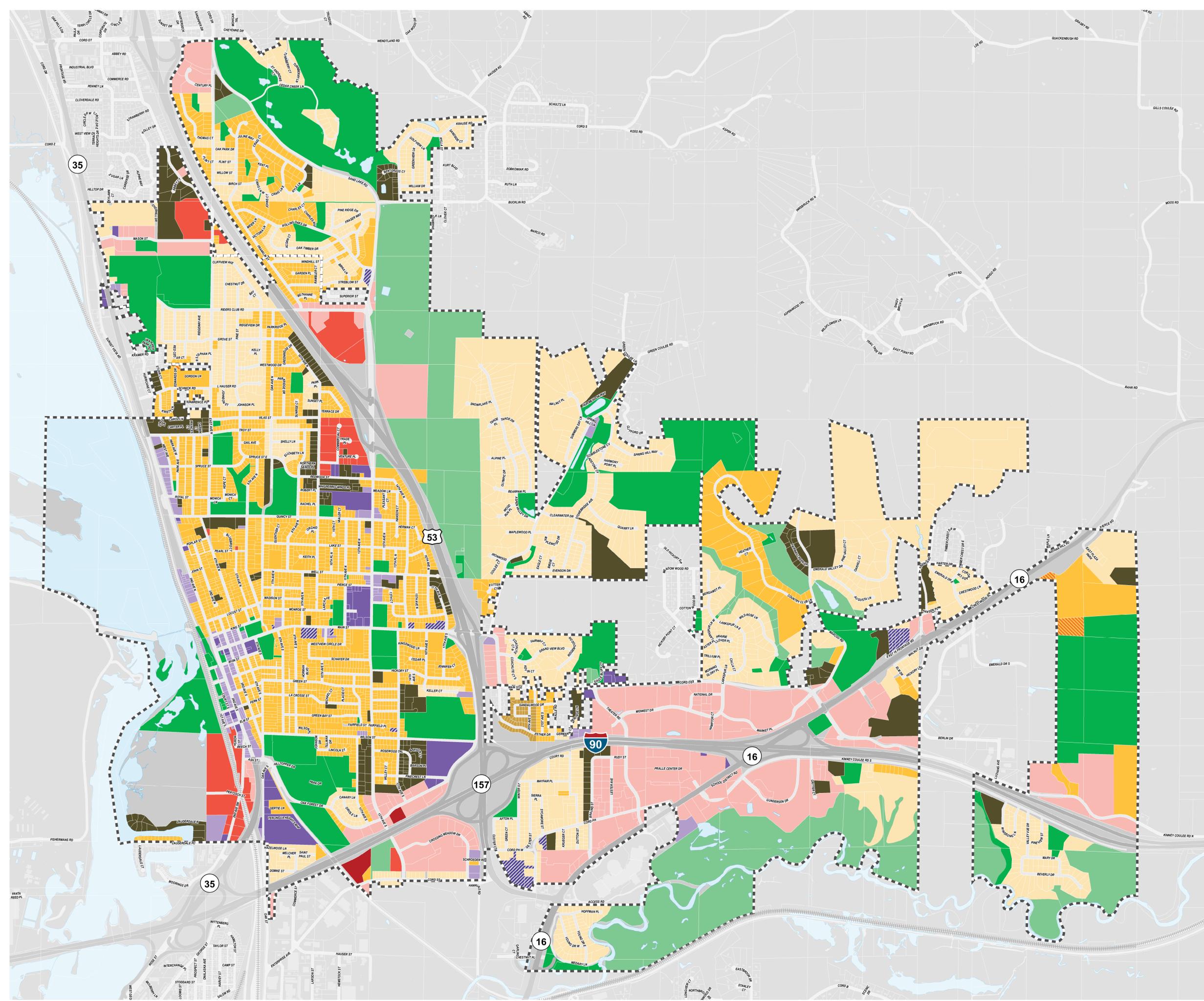


## Preliminary UDC Outline

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• General Provisions</li> <li>• Zoning Districts           <ul style="list-style-type: none"> <li>• Basic</li> <li>• Overlays</li> </ul> </li> <li>• Development Standards           <ul style="list-style-type: none"> <li>• General</li> <li>• Parking</li> <li>• Landscaping/Screening/Tree Preservation</li> <li>• Lighting</li> <li>• Use Specific<br/>(permitted/conditional/accessory)</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Subdivision Standards</li> <li>• Development Procedures</li> <li>• Definitions</li> <li>• Components to be Moved           <ul style="list-style-type: none"> <li>• Application material requirements</li> <li>• Fees</li> <li>• Engineering Specifications</li> <li>• Signage?</li> <li>• Outdoor storage?</li> </ul> </li> </ul> |
|---|---|



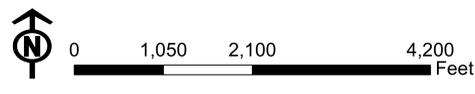
# Onalaska Zoning Districts



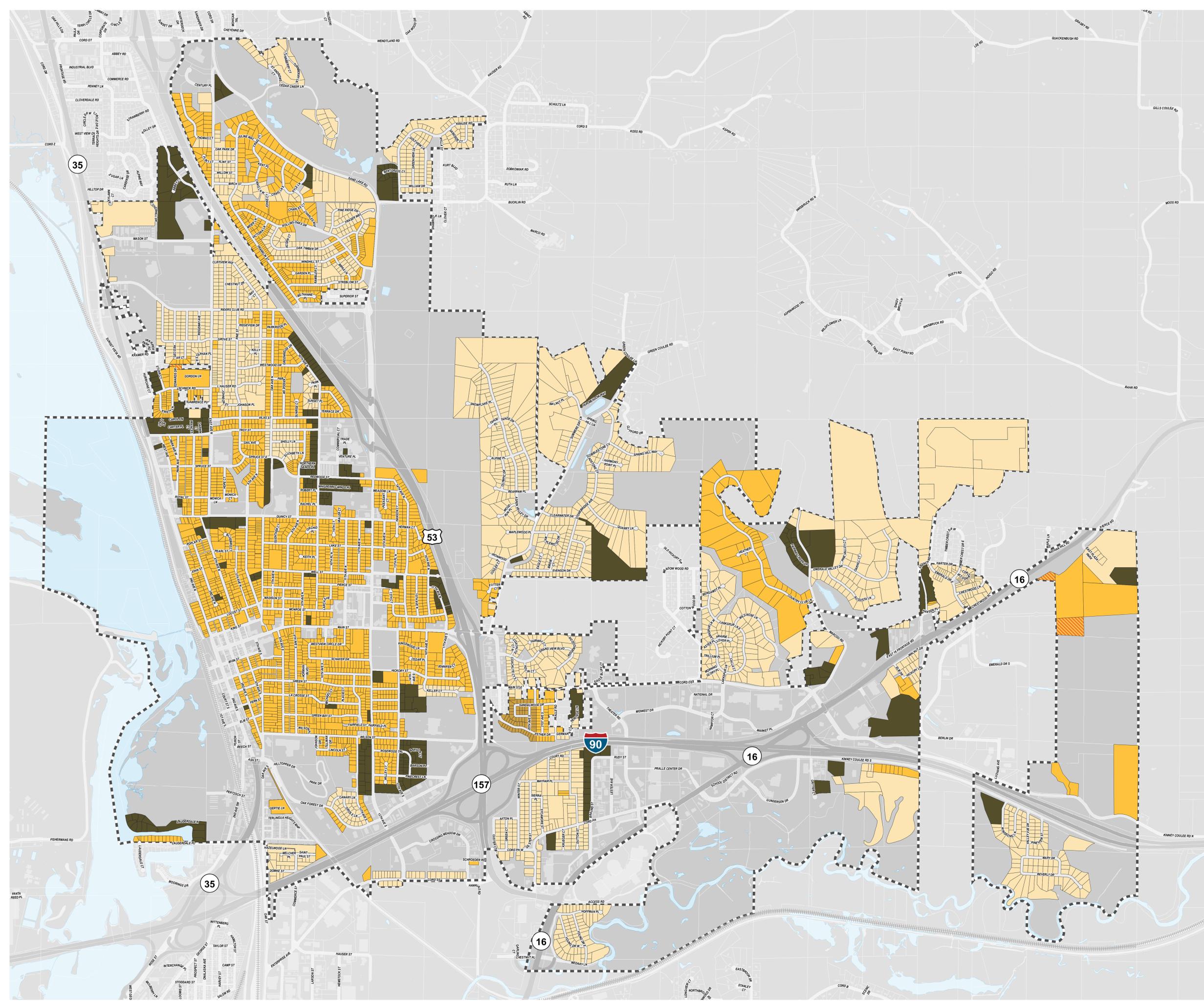
 City of Onalaska

## Zoning

-  A1
-  B1
-  B2
-  M1
-  M2
-  M3
-  MCD
-  P1
-  R1
-  R160
-  R2
-  R4
-  RMH
-  TC



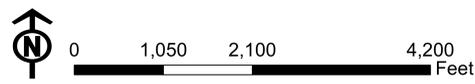
# Onalaska Zoning Districts



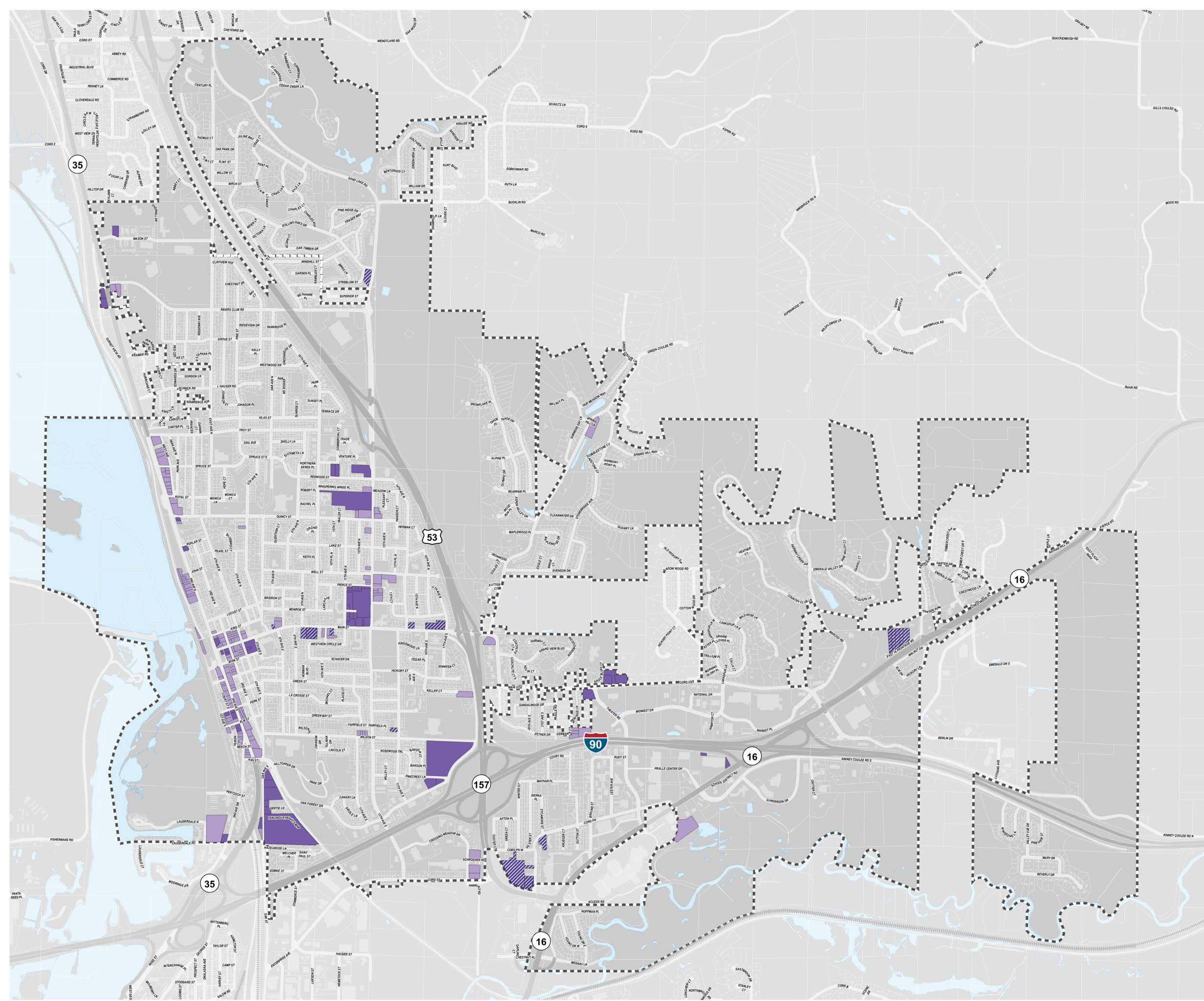
 City of Onalaska

## Residential Districts

-  R1
-  R160
-  R2
-  R4
-  RMH



# Onalaska Zoning Districts



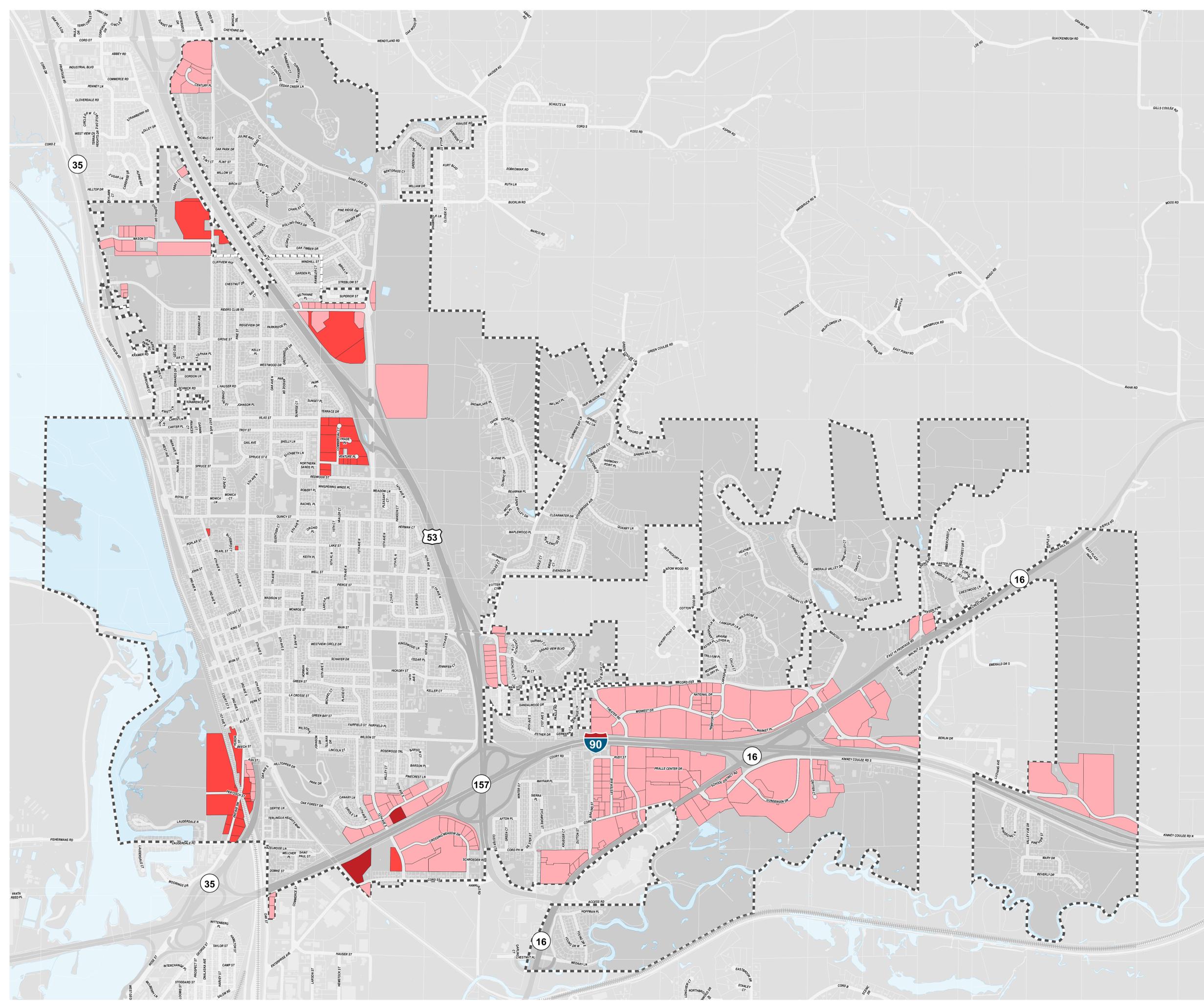
City of Onalaska

## Commercial Districts

- B1
- B2
- TC



# Onalaska Zoning Districts



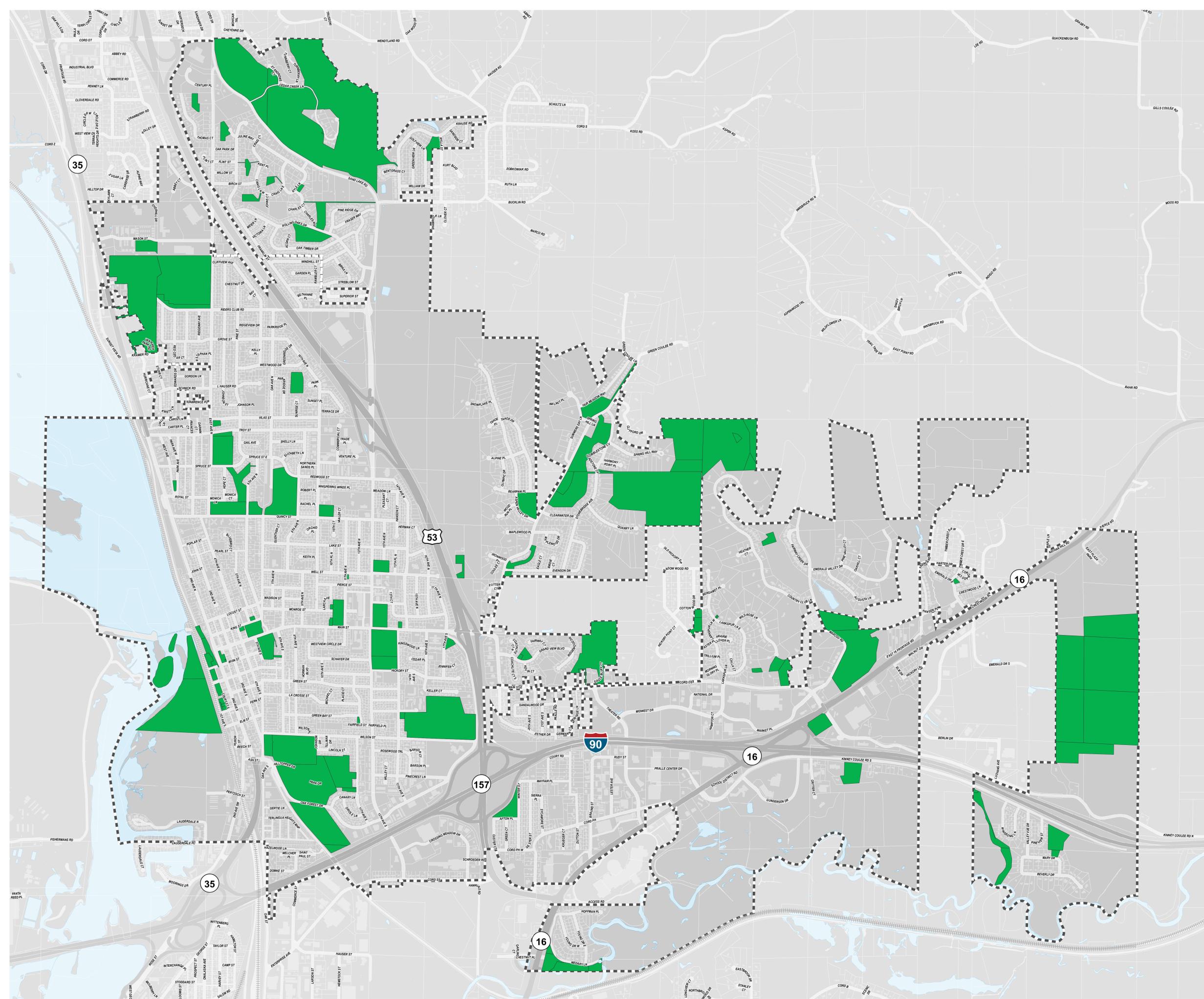
City of Onalaska

## Manufacturing Districts

- M1
- M2
- M3



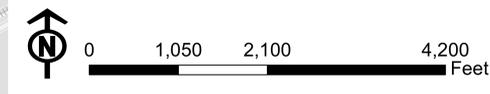
# Onalaska Zoning Districts



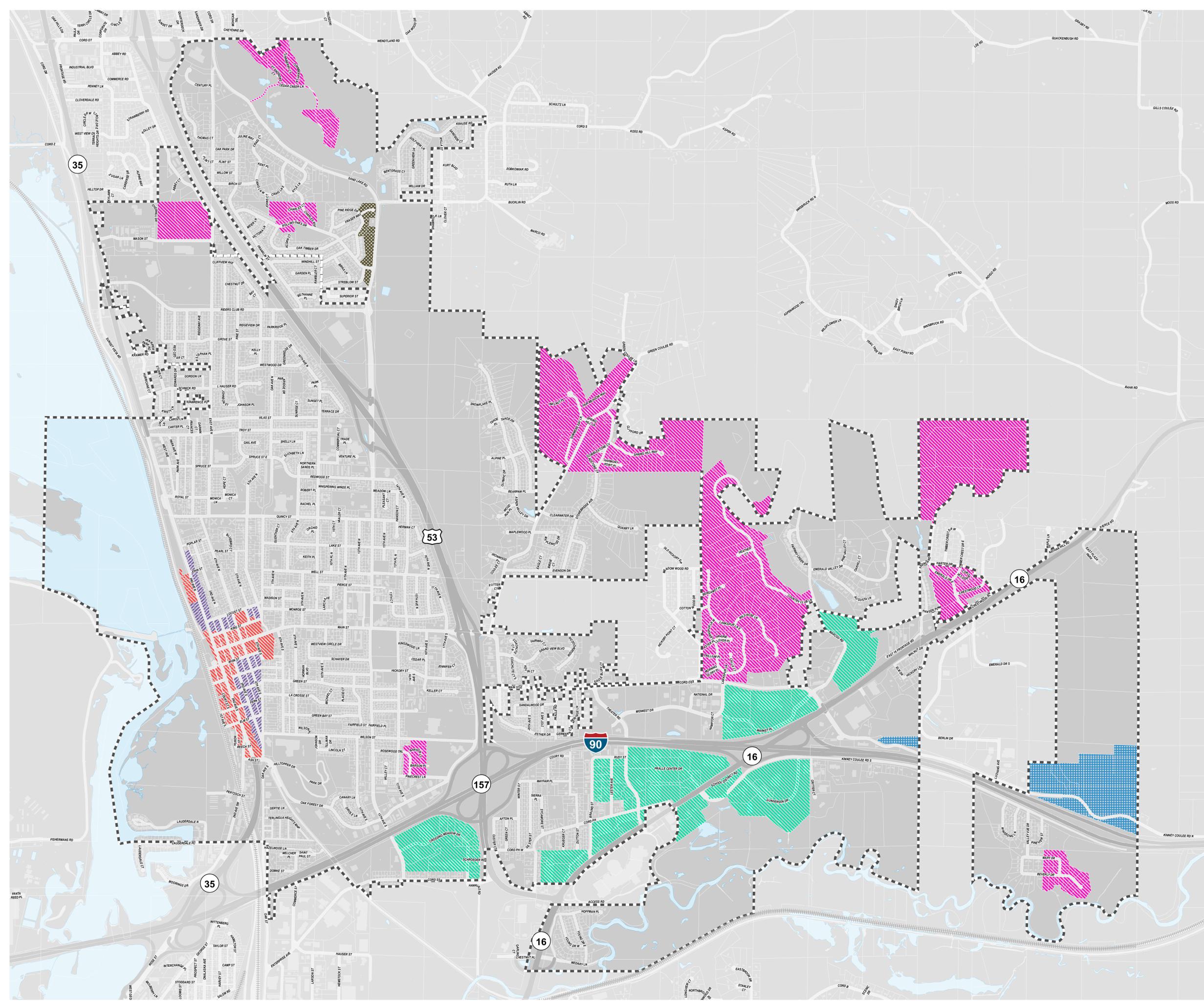
 City of Onalaska

**Public District**

 P1



# Onalaska Overlay Districts



-  City of Onalaska
-  PUD
-  PCID
-  DOWNTOWN - RESIDENTIAL
-  DOWNTOWN - PUD
-  TND
-  I-90 ECONOMIC OVERLAY









Use Type	Residential					Commercial			Industrial			Agricultural	Public	Special		
	R-1	R-160	R-2	R-4	R-MMH	T-C	B-1	B-2	M-1	M-2	M-3	A-1	P-1	TMD/TND	CCD*	MCD
Pawn shops								P	P							
Pet shops						C	C	P	P							
Retail stores						P	P		P							
Retail uses: florists or nurseries, hardware stores, stationery stores, book stores, studios and shops of artists and artisans														C		
Variety stores								P	P							
<b>Personal Services</b>																
Animal hospitals and veterinary clinics									C	C	C	C				
Automobile body repairs										P	P					
Automotive upholstery										P	P					
Children's nurseries, daycare centers, preschool centers and school-age daycare programs requiring licensing from the Department of Children and Families or under Wis. Stat. 48.65																
Day Care facilities														P		
Financial institutions and credit unions						P	P		P							
Funeral homes								C								
Laundry and dry cleaning establishments - self serve and pickup						C										
Personal Service Establishments						P	P		P							
Pharmacies and Optical Shops																P
Self service and pickup laundry and dry cleaning establishments (less than 7 employees)										P	P					
Services: day care centers, music, dance or exercise studios, offices including professional and medical offices, barber, hair salon, dry cleaning														C		
Vehicle sales, service, washing and repair systems, garages, taxi stands, refueling stations										C	C					
<b>Business &amp; Technical Services</b>																
Laboratories									P	C						
Laboratories performing medical or dental research, diagnostic testing or analytic clinic work having a direct relationship to the provision of health services																P
Medical equipment supply, leasing, or rental																P
Painting										P	P					
Printing										P	P					
Printing and/or publishing								P	P							
Professional offices						P	P		P							
Professional, medical and administrative offices																P
Publishing										P	P					
Radio broadcasting studios						C		P	P							
Research and development of items including, but not limited to: software, pharmaceuticals, communications, medical devices, and the like																P
Trade and contractors' offices and supply stores								P	P							
<b>Industrial</b>																

Use Type	Residential					Commercial			Industrial			Agricultural	Public	Special		
	R-1	R-160	R-2	R-4	R-MMH	T-C	B-1	B-2	M-1	M-2	M-3	A-1	P-1	TMD/TND	CCD*	MCD
Bag cleaning, bleacheries, canneries, electric and steam generating plants, electroplating, enameling, forges, foundries, garbage, incinerators, lacquering, lithographing, offal, rubbish or animal reduction, oil, coal and bone distillation, refineries, road test facilities, slaughterhouses, smelting, stockyards, tanneries, and weaving											C					
Breweries											P					
Cleaning, pressing and dyeing establishments									P	C						
Cold storage warehousing									C							
Creameries and condenseries									C	C	C	C				
Crematories											P					
Distributors										P	P					
Dumps, Disposal areas, incinerators and sewage disposal plants									C	C	C	C				
Farm machinery										P	P					
Food locker plants										P	P					
Inside storage											P					
Machine shops										P	P					
Manufacture, fabrication, packing, packaging and assembly of products from: furs, glass, leather, metals, paper, plaster, plastics, textiles, wood (could each be separate item).										P	P					
Manufacture, fabrication, processing, packaging and packing of: confection, cosmetics, electrical appliances, electronic devices, food, except cabbage, fish and fish products, meat and meat products and pea vining, instruments, jewelry, pharmaceuticals, tobacco, toiletries (could each be separate item)										P	P					
Manufacturing and bottling of alcoholic beverages as a regional craft brewery and/or contract brewing company										C	C					
Manufacturing and bottling of nonalcoholic beverages										P	P					
Manufacturing and processing of: abrasives, acetylene, acid, alkalis, ammonia, asbestos, asphalt, batteries, bedding, bleach, bone, cabbage, candle, carpeting, celluloid, cement, cereals, charcoal, chemicals, chlorine, coal tar, coffee, coke, cordage, creosote, dextrin, disinfectant, dye, excelsior, felt, fish, fuel, furs, gelatin, glucose gypsum, hair products, paint, paper, peas, perfume, pickle, plaster of paris, plastics, poison, polish, potash, pulp, pyroxylin, radium, rope, rubber, sausage, shoddy, shoe and lampblackening, size, starch, stove polish, textiles, and varnish										C	C					
Manufacturing, processing and storage of: building materials, explosives, dry ice, fat, fertilizer, flammables, gasoline, glue, grains, grease, lard, plastics, radioactive materials, shellac, soap, turpentine, vinegar and yeast											C	C				
Municipal earth and sanitary landfill operations									C	C	C	C				
Outside storage and manufacturing areas											C					
Storage and sale of machinery and equipment									P	C						
Upholsters' shops								P	P							
Warehousing										P	P					
Wholesaling									P	C						

Use Type	Residential					Commercial			Industrial			Agricultural	Public	Special		
	R-1	R-160	R-2	R-4	R-MMH	T-C	B-1	B-2	M-1	M-2	M-3	A-1	P-1	TMD/TND	CCD*	MCD
Wineries and Microbreweries								C	C							
<b>Recreation &amp; Open Space</b>																
Amusement Parks													P			
Arboretums													P			
Archery ranges, amusement parks, beaches, boating, camps, conservatories, driving ranges, firearm ranges (enclosed or outdoor), golf courses, gymnasiums, hunting, ice boating, marinas, polo fields, riding academies, skating rinks, sports fields, stadiums, swimming pools and zoological and botanical gardens, and related facilities													C			
Beaches													P			
Central square														C		
Commercial recreation facilities such as arcades, amusement parks, bowling alleys, clubs, indoor rock climbing facilities, indoor inflatable and trampoline parks, live action, real-life escape and live action role playing (LARP) games, driving ranges, gymnasiums, lodges, miniature golf, pool and billiard halls, race tracks, rifle ranges, skating rinks, theaters/theatres and related facilities								C	C							
Community parks														C		
Fishing													P			
Neighborhood Park														C		
Parks													P			
Playgrounds													P	C		
Skating													P			
Sledding													P			
Swimming													P			
<b>Natural Resources &amp; Agriculture</b>																
Agriculture												P				
Commercial greenhouses										P	P					
Commercial production of eggs												C				
Commercial raising, propagation, or butchering of animals												C				
Dairying												P				
Farm dwellings for those resident owners and laborers actually engaged in the permitted uses are accessory uses and shall comply with R-2 provisions												P				
Floriculture												P				
Forestry												P				
General farming												P				
Grazing												P				
Greenhouses												P				
Hatcheries												P				
Hatching, raising, fattening or butchering of fowl												C				
Horticulture												P				
Livestock raising												P				
Nurseries												P				
Orchards												P				
Paddocks												P				

Use Type	Residential					Commercial			Industrial			Agricultural	Public	Special		
	R-1	R-160	R-2	R-4	R-MMH	T-C	B-1	B-2	M-1	M-2	M-3	A-1	P-1	TMD/TND	CCD*	MCD
Pasturage												P				
Poultry raising												P				
Solid and water conservation													P			
Stables												P				
Sustained-yield forestry													P			
Truck farming												P				
Wildlife preserves													P			
<b>Utilities &amp; Transportation</b>																
Airports, airstrips, landing fields									C	C	C		C			
Ambulance or medical carrier services																P
Freight terminals and trans-shipment depots											P					
Freight yards											P					
Helipads or helistops in conjunction with a medical purpose																P
Public passenger transportation terminals: heliports, bus and rail depots						C	C	C	C	C	C					
Telecommunications structures and towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Transit shelters														C		
Utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
<b>Miscellaneous</b>																
Animal boarding and small engine sales and repairs							C	C	C							
Caterers, department stores, fish/meat markets, hotels, printing/publishing, trade supplies							C									
Conversion of static billboards into digital billboards fronting Federal Aid Primary Highways								C	C	C						
Parking lots							C	C								
Parking lots, daycares, and located businesses													C			



# CITY OF ONALASKA

## STAFF REPORT

Plan Commission – December 18, 2018

Agenda Item:

# 7

Agenda Item: Review and Consideration of Invoice No: 018-021-7: Hoisington Koegler Group inc. for UDC / Zoning Ordinance Re-write Project.

Attached is the 7<sup>th</sup> Invoice for the UDC / Zoning Ordinance Re-write Project totaling \$1,670.00 dollars.

<b>Original Contract Amount:</b>	<b>Paid to Date:</b>	<b>Payment Requested:</b>
\$90,000.00	\$14,411.41	\$1,670.00



Hoisington Koegler Group inc.  
 123 North 3rd Street, Suite 100  
 Minneapolis, MN 55401-1659

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

December 3, 2018  
 Invoice No: 018-021 - 7

Project 018-021 Onalaska - UDC/Zoning Ordinance Rewrite  
**Professional Services from November 1, 2018 to November 30, 2018**

Task 02 UDC & Zoning Map Review and Evaluation

- Compile and review background data
- Evaluation of current UDC
- Internal team collaboration
- Evaluation of current zoning map

**Professional Personnel**

	Hours	Rate	Amount	
Associate				
Miller, Jeffrey	3.50	130.00	455.00	
Trapp, Rita	3.75	130.00	487.50	
Professional I				
Richmond, Beth	9.00	70.00	630.00	
Totals	16.25		1,572.50	
<b>Total Labor</b>				<b>1,572.50</b>

**Total this Task                   \$1,572.50**

Task 03 Annotated UDC Outline

- Internal team collaboration

**Professional Personnel**

	Hours	Rate	Amount	
Associate				
Trapp, Rita	.75	130.00	97.50	
Totals	.75		97.50	
<b>Total Labor</b>				<b>97.50</b>

**Total this Task                   \$97.50**

**Billing Limits**

	Current	Prior	To-Date
Total Billings	1,670.00	14,411.41	16,081.41
Limit			90,000.00
Remaining			73,918.59

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Project	018-021	Onalaska - UDC/Zoning Ordinance Rewrite	Invoice	7
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<b>Total this Invoice</b>	<b>\$1,670.00</b>
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**Outstanding Invoices**

<b>Number</b>	<b>Date</b>	<b>Balance</b>
6	11/6/2018	1,005.00
<b>Total</b>		<b>1,005.00</b>

<b>Total Now Due</b>	<b>\$2,675.00</b>
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