

CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: Plan Commission Sub-Committee
DATE OF MEETING: March 12, 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 a request by Derek Polum, Store Manager of Home Depot, to host an extended tent sale event in 2019 at 2927 Market Place, Onalaska, WI (Tax Parcel #: 18-3635-4).
5. Review and Consideration of a Final Implementation Plan for a Planned Unit Development (PUD) application filed by Marvin Wanders of Three Sixty Real Estate Solutions, LLC, PO Box 609, La Crosse, WI 54602 for a multi-family residential development (98 units within three (3) structures) and a commercial/residential mixed-use development to be located at 200 Court Street, Court Street South, 300 Court Street South, 400 Court Street South, Onalaska, WI 54650 (land owned by the City of Onalaska) (Tax Parcel #'s: 18-24-0, 18-25-0, 18-32-0, & 18-38-0).

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

* Ald. Jim Binash – Chair

Ald. Jim Olson

Ald. Jerry Every

Ald. Diane Wulf

Ald. Ron Gjertsen

Ald. Kim Smith

* Jarrod Holter, City Engineer

City Attorney City Administrator

La Crosse Tribune Dept. Heads.

Coulee Courier FOX

WKTY WLXR WKBT WXOW WLAX

*Committee Members

*Knut Temte

* *Kevin Schubert

Derek Polum

Marvin Wanders

Plan Commission Members

Onalaska Omni Center

Onalaska Public Library

* * Alternate Member – for City

Engineer Date Notices Mailed and Posted: 3-7-19

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.

6. Notification of Closed Session to be held at Plan Commission meeting on March 26, 2019 regarding:
 - Discussion and Consideration of a Development Agreement with Marvin Wanders of Three Sixty Real Estate Solutions, LLC, PO Box 609, La Crosse, WI 54602 as associated with Tax Increment District (TID) #5.
7. Adjournment.



CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – March 12, 2019

Agenda Item:

#4

Agenda Item: Review and consideration of a request by Derek Polum, Store Manager of Home Depot, to host an extended tent sale event in 2018 at 2927 Market Place, Onalaska, WI Tax Parcel #18-3635-4.

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):

- 1) **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 Home Depot on February 7, 2019 to allow the operation of their seasonal garden center that lasts from April 10, 2019 through August 10, 2019. Home Depot will file an “Application for Temporary Outdoor Sales Tent Permit” with the City of Onalaska and intend to set up one (1) temporary tent structure that will sell plants and is 24’ by 41’ (984 SF).

Recommended Action:

Approve the request by Home Depot to allow an extended tent sale event in 2019 at 2927 Market Place, Onalaska, WI, conditioned upon obtaining a tent permit from the Onalaska Inspection Department.

Aspenson, Katie

From: Polum, Derek R <DEREK_R_POLUM@homedepot.com>
Sent: Tuesday, February 05, 2019 5:59 PM
To: Aspenson, Katie
Cc: Quackenboss, Peter M; 4905, Asm
Subject: Permit for season and sheds

Follow Up Flag: Follow up
Flag Status: Completed

Katie,

~~Any word on allowing the shed to go to back of lot for seasonal display?~~

Also we are looking at the dates for our seasonal display to be ^{4/10}~~03/25~~ thru ^{8/10}~~07/25~~.

Please let me know if this works

Derek Polum
Store Manager - La Crosse
The Home Depot
608-799-3889

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CITY OF ONALASKA

Agenda Item:

5

STAFF REPORT

Plan Commission Sub-Committee – March 12, 2019

- Agenda Item: Consideration of a Downton Planned Unit Development (D-PUD) request – Final Implementation Plan.
- Applicant: Marvin Wanders of Three Sixty Real Estate Solutions, LLC, PO Box 609, La Crosse, WI 54602
- Property Owner: City of Onalaska, 415 Main Street, Onalaska, WI 54650
- Parcel Numbers: 18-24-0, 18-25-0, 18-32-0, & 18-38-0.
- Site Location: 200 Court Street, Court Street South, 300 Court Street South, and 400 Court Street South, Onalaska, WI 54650
- Existing Zoning: Public & Semi-Public District with the Downtown Planned Unit Development Overlay
- Conformance with Comprehensive Plan: The Comprehensive Plan classifies these properties as “*Downtown Mixed Use District*” which is intended for a mixture of uses including residential, personal service, commercial, institutional and civic uses.

Background:

This Downton Planned Unit Development (D-PUD) request is to facilitate the construction of the “Great River Residences” a multi-family residential development (102 units within four (4) structures) and a commercial development. Currently, the properties in question are all owned by the City of Onalaska and the streets that separate said parcels (Hickory and Green Streets) have been vacated. The City’s Public Utilities Shop and garage(s) are located on the parcels which will need to be demolished to facilitate construction. The proposed total cost of the project is \$16,653,847.98.

The tentative schedule for implementation is as noted below:

- April 2019: Complete Entitlement Process/Approve Development Agreement.
- June 2019: Begin Construction/Demolition.
- June 1, 2020: Project Completion Date (for all structures).

The breakdown of the proposed buildings is as follows from North to South:

- **Mixed Use Building:** 2,000 square feet for a coffee shop/restaurant with three (3) efficiency apartments. A circular drive-thru is proposed for the coffee shop. Additional angular parking available along Hickory Street (one-way) 9 stalls with a pedestrian way allowing access to the commercial structure. Parking for apartments is proposed for behind the 12-unit structure. There is also proposed stair and ADA ramp accessibility from the existing eastern parking lot.
- **Multi-Family Structure #1:** 23,174 square feet with 12 units (mixture of 1, 2, and 3-bedroom units) and 13 garages with additional surface parking (15 stalls shared with Mixed Use Building).
- **Multi-Family Structure #2:** 39,025 square feet with 21 units (mixture of 1, 2, and 3-bedroom units) and 22 garages with 7 stalls east of the structure and 11 stalls west of the structure.
- **Multi-Family Structure #3:** 79,980 square feet with 66 units (mixture of studios, 1 and 2-bedroom units) and has both underground (41 stalls) and 72 stalls of surface parking.

CITY OF ONALASKA

According to the applicant, the significance of the Great River Residences is the following: result in an economic and aesthetic benefit to the City of Onalaska and the surrounding area (including a growth in tax base and creation and retention of jobs), add to existing downtown revitalization efforts, provide housing options to allure residents to Onalaska, and increase revenue for the City of Onalaska. With this development Three Sixty Real Estate Solutions LLC in conjunction with ISG Architects and Mettera, LLC (subsidiary construction company), will generate wages for approximately 80-90 jobs.

Downtown Planned Unit Development (D-PUD)

A Downtown - Planned Unit Development (D-PUD) may be used as a custom zoning district for any land use or combination of land uses. An approved D-PUD will supersede any underlying zoning district and rezoning of a combination of dissimilar parcels will not be required. D-PUDs shall be on a tract of land not less than one-quarter (1/4) acre of land (10,890 square feet). This development exceeds the minimum standard.

Standards for Review:

The following development and design standards are used to review D-PUDs defined in Section 13-3-18 of the Unified Development Code. Applicant requests and staff comments on each criterion are bulleted.

(a) Permitted Uses:

- Proposed uses include the following:
 - Multi-Family dwelling units, food-related services, retail uses, service-oriented and/or personal services (and similar) businesses.

(b) Conditional Uses:

- None Proposed.

(c) Density:

(1) Effect on adjacent properties:

- Properties west and north of the proposed D-PUD are publicly-owned lands (marsh, Great River Landing) and Railroad.
- Properties south of the proposed D-PUD include single family residences.
- Properties east of proposed D-PUD include commercial entities and a church.

(2) Adequacy of public & private services/infrastructure:

- This plan requires new water main, sanitary sewer, storm sewer, and lift station to service the proposed structure's and site. Existing water main, sanitary sewer, storm sewer and lift station will be removed and re-routed around the proposed structure to maintain service to adjacent properties. The proposed new water main will service the structures and new hydrants along Court Street South. See attached updated Utility Plan.

(3) Overall design.

- Proposed renderings of the structures have been provided for Plan Commission review.

(4) Scale and massing of structures.

- The properties from north to south drop in elevation by 18 feet. The end result is that while the proposed sixty-six (66) unit structure is four (4) stories high, the height difference between Multi-Family Structure #1 and the Multi-Family Structure #3 is very small. Further, from the east side of Court Street South (commercial businesses along 2nd Avenue South) to the properties in question, there is another drop in elevation by 6 feet. The impact of the elevation change is that the rooftops of the structures will not be substantially higher than the commercial structures along 2nd Avenue South and should not negatively impact current views. See attached site line drawings showing cross-sections of views from the perspective of a person driving a vehicle along HWY 35.

(5) Building elevations and setbacks.

CITY OF ONALASKA

- Building elevations and updated architectural renderings have been provided for Plan Commission review.
- (6) Landscaping, screening and buffering.
- The 12-unit and 21-unit structures will have individual private open spaces for residences and intend to creatively use grouped landscaping in pre-determined locations to not impact existing overhead utility lines. The developer intends to use “edible landscaping” (for example: berry bushes, etc.) for residents to enjoy. A final Landscaping Plan has been provided for Plan Commission review. There are 26 trees proposed (a mixture of low-growth and traditional trees) and approximately 20,000 SF of landscaping. Attached is the proposed Landscaping Plan for Plan Commission review. Note: during the Site Plan Review process the absolute counts of trees and total landscaping plan will be reviewed and approved by the Planning Department.
- (7) Open space provision and design.
- The Great River Landing is located just north of the proposed development, as is Dash Park allowing more visitors and residences to utilize existing City parks. The total site is 3.01 acres with 98,103 SF of impervious area (parking, concrete/walks, and structures) totaling 74.8% of the site. The remaining green space is 33,115 SF (25.2%) is open space, not including the nearly 7,000 SF of patio areas on top of the garages in the 12 & 21-unit townhome spaces.
- (8) Retention of natural, cultural, and historic resources.
- The developer will be required to obtain all necessary State Archaeological Permits and have an archaeologist on-site during ground disturbing activities.
- (d) Setbacks. Setbacks may vary in D-PUD’s.
- Each structure will “front” onto Court Street South with the Mixed Use Structure setback 60’ feet, Multi-Family Structure #1 setback 28’, and Multi-Family Structure #2 setback 46’ from east side of Court Street South. Multi-Family Structure #3 is proposed to be setback 66’ from Court Street South to allow for additional parking to be east of the structure along the alley. All structures (excluding Multi-Family Structure #3) will have a minimum of 30’ setback from the rear property line and the bulk of the Multi-Family Structure #3 would have a zero (0’) setback. The Mixed Use Structure is proposed to be setback a minimum of fifteen (15) feet from Irvin Street and setback twenty-two (22) feet from the Multi-Family Structure #1. Multi-Family Structure 1 & 2 will be separated by fifty (50) feet and Multi-Family Structure 2 & 3 will be setback approximately thirty (30) feet.
- (e) Building Height:
- The Mixed Use Structure is proposed to be two-stories (not to exceed 40’ in height) and the Multi-Family Structure #1 and #2 are proposed in stacked townhome design of approximately 2.5 stories (38’ 1 and ½” in height). The Multi-Family Structure #3 is proposed to be four (4) stories with a level of underground parking (53’ 1 and 25/32” in height).
- (f) Environmental Design:
- The project has been designed to accommodate the unique slope/elevation changes found on the properties in question.
- (g) Open Space:
- See item c (7) above.
- (h) Architecture:
- Included are architectural plans and renderings for Plan Commission review.

CITY OF ONALASKA

(i) Parking:

- Parking on-site is proposed to be a total of 149 parking stalls, 76 of which would be covered (garages or underground parking) and 73 surface parking stalls.
 - **Mixed-Use Structure:** Parking for both residences and customers found behind Multi-Family Structure #1 (15 spaces).
 - **Multi-Family Structure #1:** Thirteen (13) garages and fifteen (15) surface parking stalls. Note: these surface stalls are also available for the mixed-use structure.
 - **Multi-Family Structure #2:** Twenty-two (22) garages and twenty-seven (27) surface parking stalls. Note: these surface stalls are also available for the Multi-Family Structure #1.
 - **Multi-Family Structure #3:** Forty-one (41) garage stalls (underground parking) and thirty-one (31) surface parking stalls.

(j) Street, Utilities, Drainage:

- As addressed in item c (2) above, a variety of improvements related to water main, sanitary sewer, storm sewer, lift station, as well as improvements to Court Street South will be required to facilitate this new development. Additional details are in the updated Utility Plan. Note: during the Site Plan Review process the Engineering Department will have to approve all street, utility, and drainage plans.

(k) Circulation/Access:

- With the necessary improvements to Court Street South, City Staff and Legal Counsel are working with the applicant to ensure proper circulation for the proposed development. Currently access points are proposed off of Irvin Street (one-way access to serve a coffee shop drive-through circle), Hickory Street (one-way access with angled parking leading to Fern Street) and Fern Street. Note: during the Site Plan Review process the Engineering Department will have to approve all proposed access plans.

(l) Landscaping:

- As addressed in item c (6) above, attached is the proposed Landscaping Plan for Plan Commission review.

(m) Signs:

- The applicant is continuing to work on a Master Signage Plan that will be tied to the final circulation/access plan. A menu board sign is proposed on the east side of the drive-thru circle that will be required to follow square footage maximums of the zoning ordinance, but not the five (5) foot setback rule. However, the entire sign will be required to be on the property in question. Additional signage for wayfinding and for the Great River Residences may be proposed later in the Site Plan Review process that will be required to adhere to zoning ordinance regulations.

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 March 26, 2019 to reflect staff comments.

Action Requested:

Consideration of the request to approve the proposed Final Implementation Plan (FIP) for the Downtown Planned Unit Development (D-PUD).

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

March 12, 2019

Agenda Item 5:

Review and Consideration of a Final Implementation Plan (FIP) for a Downtown Planned Unit Development (D-PUD) application filed by Marvin Wanders of Three Sixty Real Estate Solutions, LLC, PO Box 609, La Crosse, WI 54602 for a multi-family residential development (103 units total within four (4) structures) and a commercial/residential mixed-use development to be located at 200 Court Street, Court Street South, 300 Court Street South, 400 Court Street South, Onalaska, WI 54650 (land owned by the City of Onalaska) (Tax Parcel #18-24-0, 18-25-0, 18-32-0, & 18-38-0).

1. Park Fee of \$922.21 (per unit) due prior to issuance of building permit for each building. 103 total units * \$922.21/unit x 103 units = \$94,987.63 dollars.
2. Site Plan Review will be required for individual buildings/parking lots/drives/etc. to be reviewed and approved by City Staff prior to construction activities if done on a phased approach or all at one (1) time.
3. Development is contingent upon relocation of City Sanitary Sewer Lift Station. Lift station relocation is contingent upon funding of project as negotiated with developer. Sanitary Life Station location, sizing, and design to be approved by City Engineer.
4. All infrastructure design for development to be approved by City Engineer. Water main to be looped to Irvin Street. Fire hydrants locations and number of hydrants to be approved by City Engineer. Storm sewer to be relocated and final location to be approved by City Engineer.
5. Parking within Court Street South right-of-way to be approved though lease or another form as deemed appropriate by City Legal Counsel.
6. Certified Survey Map of site to confirm locations of parcels including vacated Right-of-Way areas within Right-of-Way along 1st Avenue South.
7. Obtain Wisconsin DNR approval of soil contamination at City Shop (existing structure).
8. Hickory Street between Court Street South and 2nd Avenue South to be reconstructed as approved by City Engineer.
9. Infrastructure costs with calculations to be submitted for City Engineer review.
10. Development shall obtain proper archeological permits and have Archeologist on-site for ground disturbing activities.
11. Traffic circulation plan to be reviewed and approved by City Engineer including Fire Department apparatus access.

12. Owner/developer shall record with the La Crosse County Register of Deeds, the legal description of the Downtown-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.
13. 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.
14. Owner/developer to submit a Master Signage Plan noting location(s) of freestanding monument signs for internal traffic control as part of the Final Implementation Plan process.
15. Master Grading and Stormwater plan to be reviewed & approved by the City Engineer.
16. 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.
17. 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.
18. 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.
19. Owner/developer to request and have the vacation/discontinuance of portions of Hickory Street and Green Street between 1st Avenue South and Court Street South finalized prior to any construction activities.
20. Provide a phasing plan that determined what infrastructure/site improvements (grading, stormwater controls, landscaping, future road, utilities, etc.) are required with each phase for the development. Have scheduling include a map with a "bubble diagram" around each area noting proposed construction year.
21. Parcels to be combined into one (1) parcel for the principal and accessory structures and the parking lot to be located on one parcel. Contact La Crosse County Land Information Department to complete this condition. Parcel modification to be completed prior to issuance of a building permit.
22. City-furnished Inspector required during utility installations and developer to pay costs.
23. As-builts of all utility work required to be submitted to the Engineering Department within sixty (60) days of occupancy of each building.

24. Owner/developer to receive received written approval from Xcel Energy regarding planned development in relation to easement(s) on the parcels in question.
25. Building locations to be confirmed in relation to overhead power lines and Railroad Right-of-Way.
26. Final, colored renderings of all four (4) sides of proposed buildings noting architectural elevations with details and materials to be reviewed and approved by the Plan Commission during the Final Implementation Plan process.
27. Master Open Space Place with provision for maintenance and pedestrian accessibility plan (trails, connections, etc.) to be reviewed and approved by the Engineering & Planning Departments.
28. Master Landscaping Plan to be reviewed and approved by the Planning Department during the Final Implementation Plan process.
29. All final Master water, sewer, drainage and grading plans for the entire development are required to be submitted for review and approval prior to any site plan review requests for individual buildings.
30. 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.
31. 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.
32. 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.

GREAT RIVER Residences FINAL IMPLEMENTATION PLAN



The Great River Residences will be located at 200 - 400 S. Court Street between Irvin and Fern Streets and adjacent to the City's Great River Landing and trailhead for the Great River State Bicycle Trail. This 103 unit residential mix-use development will offer approximately 150 new residents beautifully designed apartment homes just steps from the City of Onalaska's thriving downtown.

To its residents, it will offer comfortable living with beautiful amenities and a perfect location near nature trails, lively dining and convenient shopping. But to the City of Onalaska, it will offer a transformative, high-density, mixed-use development with an influx of approximately \$200,000 a year in new tax base while continuing to catapult the recent revitalization efforts of the City of Onalaska near the Great River Landing and Dash Park.

The Great River Residences, located on 2.52 acres of land, is an efficient, spatially-smart, high-density solution to the housing shortage in Onalaska. By placing this 103-unit development on a currently vacant lot owned by the City of Onalaska, it will create equity in an area that was offering nothing to the city. The changes being brought to this site will add value to the city of Onalaska.

There will be a continuous stream of implementation while transforming the current site into the Great River Residences. Demolition of the current buildings will begin in June of 2019, followed by a rerouting of the underground utilities and soil corrections. By mid July, foundations will be laid for four of the five buildings with construction of the fifth building beginning in November of 2019. Construction in all phases will continue throughout the months, with final project completion set for June 1, 2020. This development is no small undertaking and will cost \$16,653,847.98 by the completion of the project.

The Plan Set contains the following detailed construction and engineering plans, as well as the tentative construction schedule, the financial treatment and a full economic analysis of the Great River Residences development. The back sheet of this page lists all of the information included in the Plan Set.

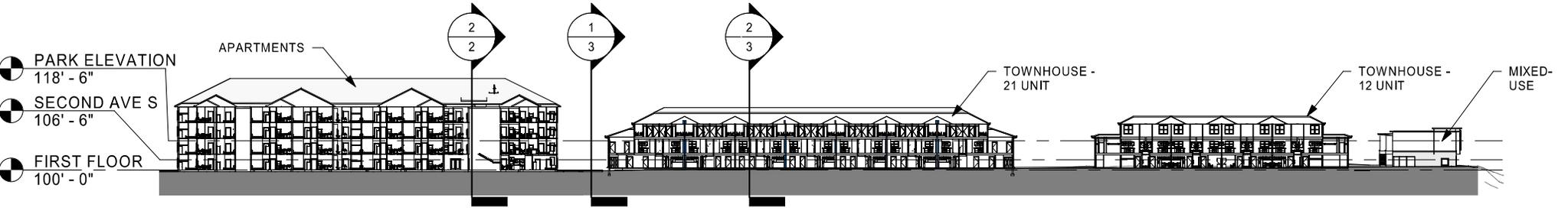


PLAN SET DETAILS:

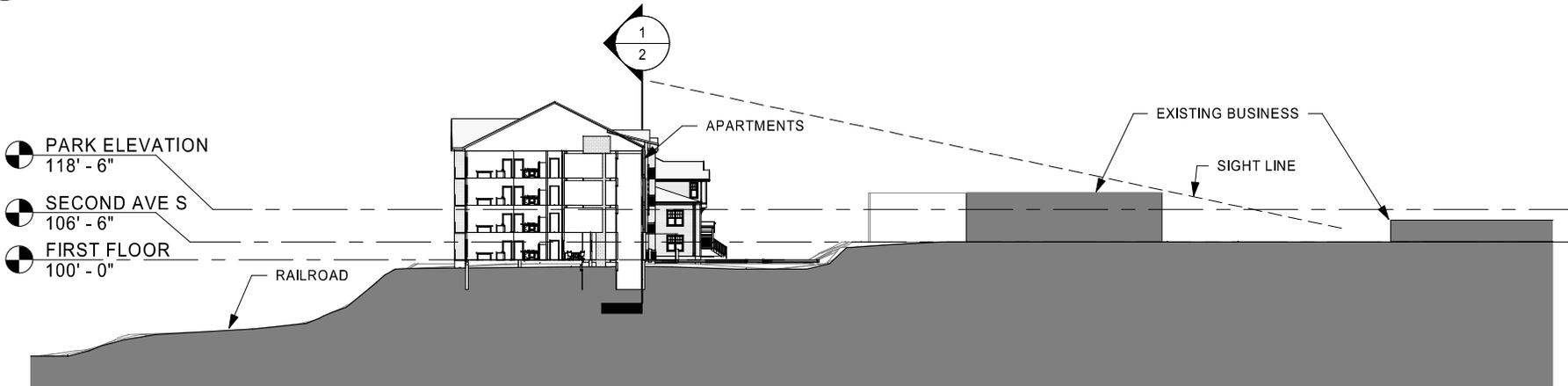
- Site Data
- Proposed Site Plan
- Emergency Vehicle Access Plan
- Proposed Site Utility Plan
- Proposed Site Utility Phasing Plan
- Utility Schedules
- Preliminary Grading Plan
- Master Landscaping Site Plan
- First, Second & Third Floor Plans of Building A (12 Unit) & B (21 Unit)
- Unit Type Plans for Buildings A & B
- Roof Plans for A & B
- Exterior Elevations of Buildings A & B
- Lower, First, & 2nd, 3rd & 4th Level Floor Plans of Building C (66 Unit)
- Unit Type Plans for Building C (66 Units)
- Roof Plan
- Exterior Elevations
- Floor Plans for the Commercial Building and Studios above
- Exterior Elevations of Commercial Space and Studios
- Certified Survey Map
- Tentative Construction Schedule
- Financial Letter of Commitment
- Rent Roll
- Projected Performa after Stabilization
- Pay-Go TIFF Schedule



SHEET NUMBER 2



1 FULL SITE SECTION
1" = 60'-0"



2 CROSS SECTION AT STREET AND DEVELOPMENT
1" = 40'-0"

SITE SECTIONS





1 SITE SECTION
1" = 40'-0"



2 SITE SECTION
1" = 40'-0"

SITE SECTIONS



1 VIEW FROM PARK

3D VIEW PERSPECTIVE



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

DOWNTOWN 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 D-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 Downtown Planned Unit Development (D-PUD) may be used as a custom zoning district for any land use or combination of land uses. A D-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 13-3-20) 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 D-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:

Attached is a brief description of the Great River Residences and the completed Plan Set. Once completed, this development will offer 103 additional rental units and a commercial space to the City of Onalaska in a blighted area of the City that has had no tax base. This will add \$200,000 of tax base to the City of Onalaska and further catapult the recent revitalization efforts near the Great River Landing, further strengthening the urban core of Onalaska.

Property Address(es): 200-400 S. Court Streets	
Parcel Number(s):	
18- 24-0	18-
18- 25-0	18-
18- 32-0	18-
18- 38-0	18-
Zoning District:	

Applicant/Property Owner: Marvin Wanders
Project Contact: Marvin Wanders
Mailing Address: P.O. Box 609
City, State, Zip: La Crosse, WI 54602-0609
Phone Number: 608-782-7368
Email: marvin@threesixty.bz

The undersigned hereby makes an application for the location stated herein. The undersigned agrees that all work shall be done in accordance with the requirements 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: 2-25-2019
Signature of Property Owner:	Date:

OFFICE USE ONLY:	Date Submitted:	Permit Number:	Application Received by:
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CITY OF ONALASKA

Downtown 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 a Downtown Planned Unit Development (D-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 (Sections 13-3-15 – 13-3-20). **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 Downtown PUD Final Implementation Plan Application form with completed and signed checklist.

Attached

2. A cover letter is required providing a statement describing the D-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 plan.
- H. Open space/Common Share Space Plan with provisions for maintenance.
- I. A master landscaping plan (including street tree provisions, screening, parking lot landscaping (where applicable)).
- 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 D-PUD shall follow the D-PUD Amendment process as noted in Section 13-3-20 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

2-25-2019
Date

GREAT RIVER RESIDENCES

ONALASKA, WI

ISG PROJECT # 18-21719

ISG



① 66 UNIT EAST ENTRY VIEW



② 66 UNIT - VIEW OF EAST SIDE



③ VIEW BETWEEN 66 UNIT & 21 UNIT



④ 21 UNIT - VIEW OF EAST SIDE (12 UNIT SIMILAR)

PROJECT INDEX:

OWNER:
THREE SIXTY REAL ESTATE
SOLUTIONS, LLC
MARVIN WANDERS
1243 BADGER STREET
LA CROSSE, WISCONSIN 54601

**PROJECT
ADDRESS:**
GREAT RIVER RESIDENCES
ONALASKA, WI ZIPCODE

ISG

LA CROSSE OFFICE
301 MAIN STREET
SUITE 1020
LA CROSSE, WI 54601
PHONE: 608.789.3824
PROJECT MANAGER: JOEY WENDROBER
EMAIL: joey.wendrober@isg.com

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PROJECT
**THREE SIXTY
REAL ESTATE
SOLUTIONS, LLC
GREAT RIVER
RESIDENCES**

ONALASKA	
DATE	DESCRIPTION

PROJECT NO	18-21719
FILE NAME	
DRAWN BY	
CHECKED BY	
APPROVED BY	
DATE	
CLIENT PROJECT NO.	

TITLE SHEET,
SHEET INDEX,
PROJECT
GENERAL NOTES

SHEET
G1-10

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



PARKING DATA	
TYP	QUANTITIES
PERMANENT SPOTS	17
PERMANENT BIKES	10
TEMPORARIES	10
TOTAL:	37

PAVEMENT LEGEND	
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	FORMER PAVED COURTYARD SURFACE



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PROJECT
THREE SIXTY REAL ESTATE SOLUTIONS, LLC GREAT RIVER RESIDENCES

DATE	REVISIONS	BY

PROJECT NO.	18-01718
FILE NAME	271515.DWG
DRAWN BY	MS
DESIGNED BY	MS
CHECKED BY	MS
DATE PLOTTED	11/14/2018
CURRENT PLOT DATE	11/14/2018
DRAWN PROJECT NO.	

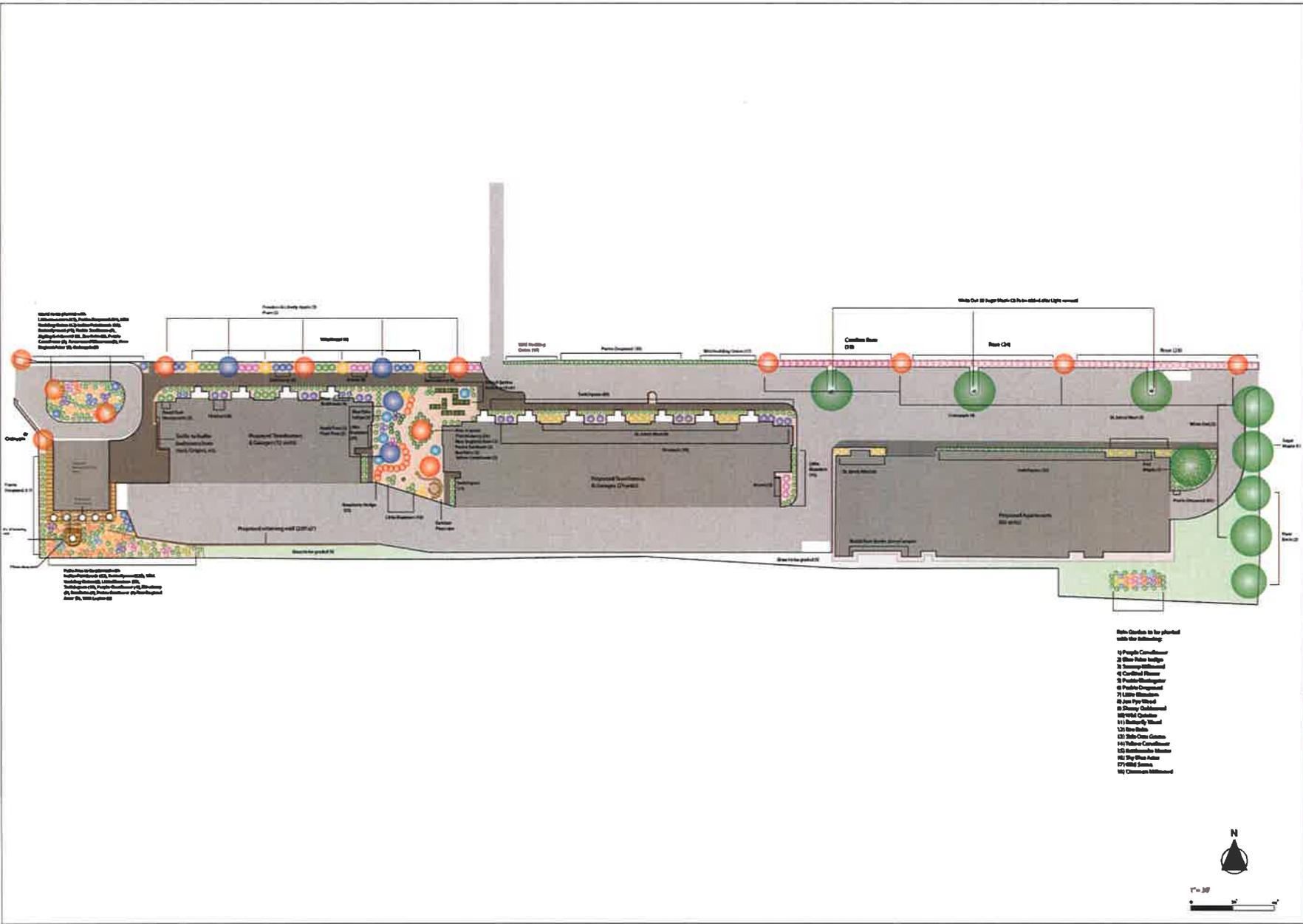
SCALE

PROPOSED SITE PLAN



DATE

C3-10



Wood Decking (100)
 100' x 100' Decking (100)

Public Area for Employment
 100' x 100' Decking (100)
 100' x 100' Decking (100)

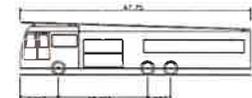
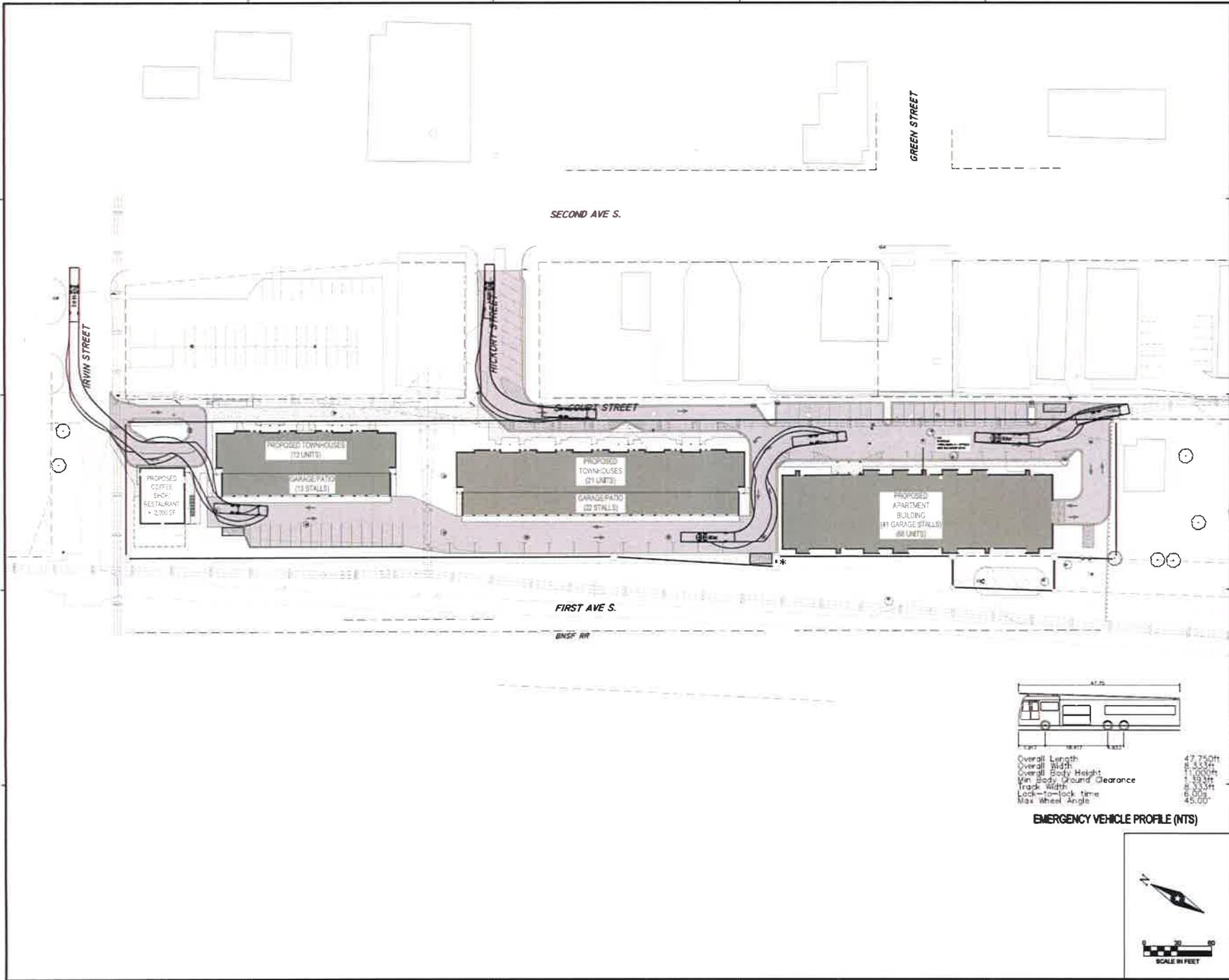
- Site Details to be provided with the following:
- 1) People Counter
 - 2) Site Name Sign
 - 3) Security Signage
 - 4) Carded Access
 - 5) Public Restroom
 - 6) Public Drop-off
 - 7) Public Drop-off
 - 8) Jan Pan Wood
 - 9) Security Checkpoint
 - 10) Security Checkpoint
 - 11) Security Checkpoint
 - 12) Security Checkpoint
 - 13) Security Checkpoint
 - 14) Security Checkpoint
 - 15) Security Checkpoint
 - 16) Security Checkpoint



Design
 02/12/2019

Great River Properties





Overall Length: 47'-0"
 Overall Width: 8'-6"
 Overall Body Height: 11'-0"
 Min Body Ground Clearance: 14'-0"
 Track Width: 8'-0"
 Lock-to-lock time: 6'-0"
 Max Wheel Angle: 45.00°

EMERGENCY VEHICLE PROFILE (NTS)



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PROJECT
**THREE SIXTY REAL ESTATE SOLUTIONS, LLC
 GREAT RIVER RESIDENCES**

OMAHA, IOWA

REVISION SCHEDULE	
DATE	DESCRIPTION

PROJECT NO.	18-01719
FILE NAME	217123-ACCESS
DRAWN BY	HW
CHECKED BY	HW
DATE	11/14/18

DATE PLOTTED: 11/14/18

SCALE: 1/8" = 1'-0"

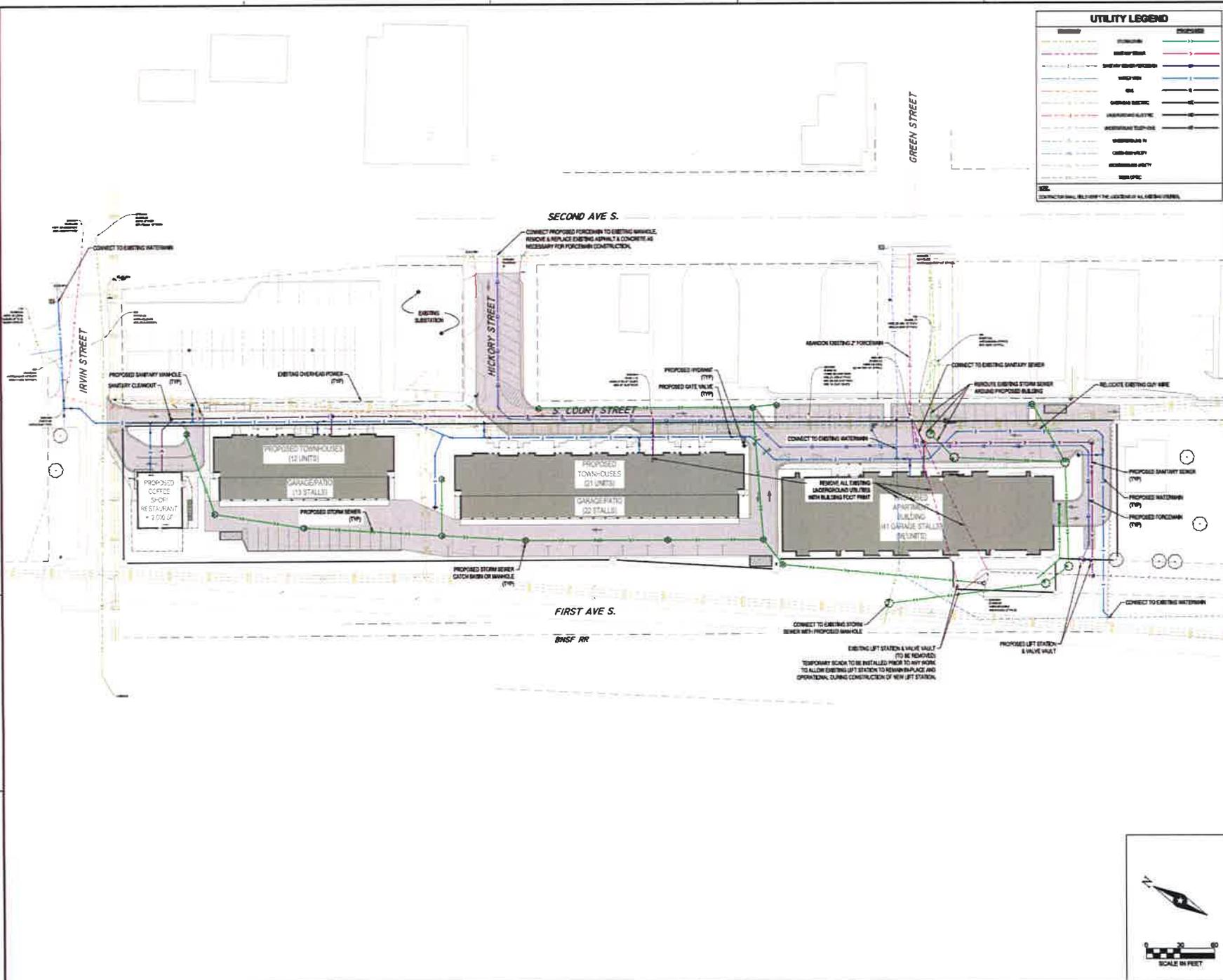
EMERGENCY VEHICLE ACCESS PLAN

C3-11



UTILITY LEGEND	
SYMBOL	DESCRIPTION
(Symbol)	STORMWATER
(Symbol)	SEWER/SANITARY
(Symbol)	SEWER/SANITARY TRENCH
(Symbol)	WATER
(Symbol)	GA
(Symbol)	OVERHEAD ELECTRIC
(Symbol)	UNDERGROUND ELECTRIC
(Symbol)	UNDERGROUND TELEPHONE
(Symbol)	UNDERGROUND FIBER
(Symbol)	CABLE TELEVISION
(Symbol)	UNDERGROUND GAS
(Symbol)	TELEPHONE

NOTES:
 CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES.



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PROJECT
**THREE SIXTY REAL ESTATE SOLUTIONS, LLC
 GREAT RIVER RESIDENCES**

OSHALOHA WISCONSIN

REVISION SCHEDULE	
DATE	DESCRIPTION

PROJECT NO.	18-01718
CLIENT NAME	THREE SIXTY REAL ESTATE SOLUTIONS, LLC
DESIGNED BY	AM
CHECKED BY	MM
DATE	10/24/2018
CORRECTIONAL MAP NO.	
LOCAL PROJECT NO.	

TITLE

**PROPOSED SITE
 UTILITY PLAN**

SCALE
C3-20

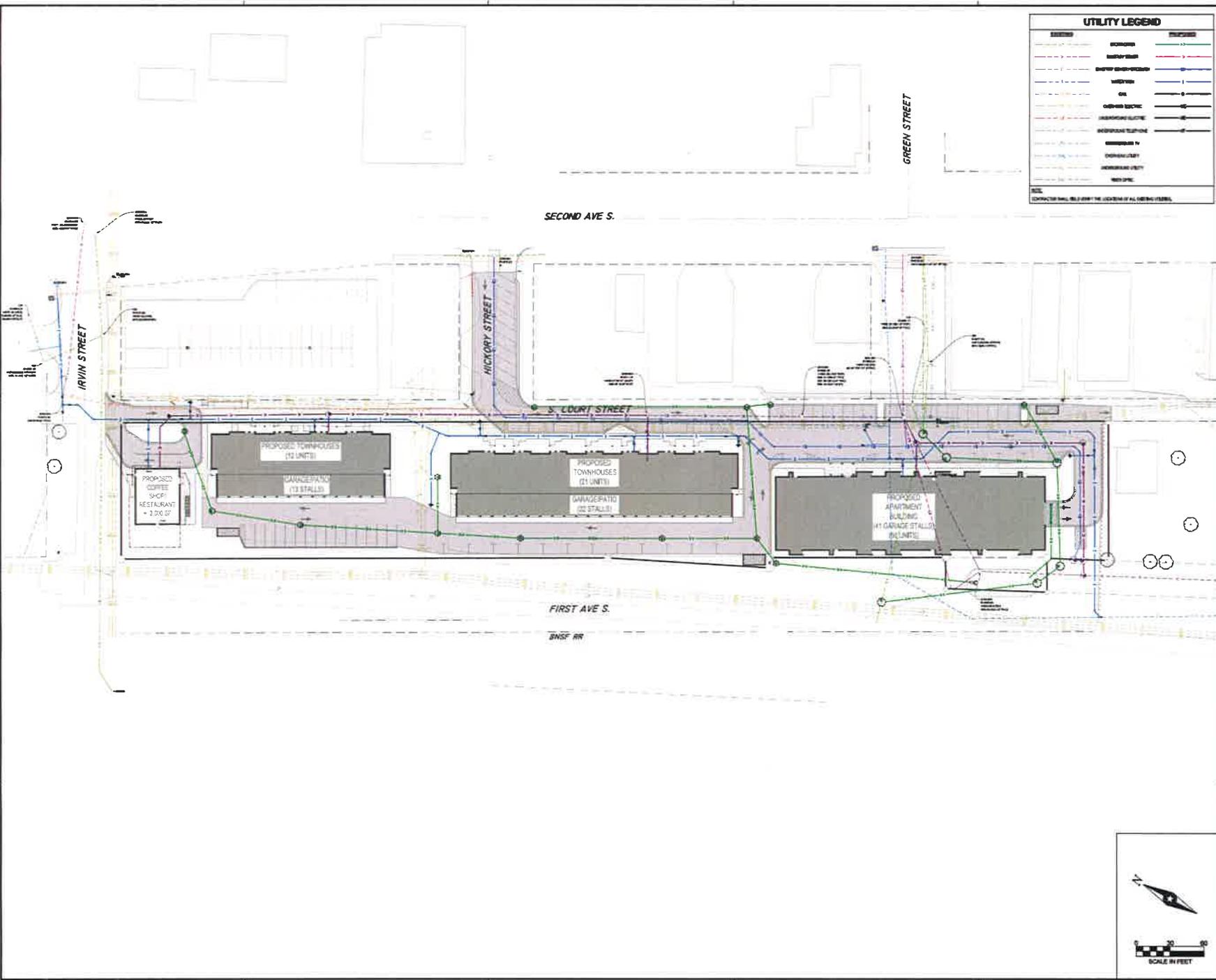




UTILITY LEGEND

EXISTING	PROPOSED
SEWER	SEWER
WATER	WATER
STORM SEWER	STORM SEWER
NATURAL GAS	NATURAL GAS
LOW VOLTAGE	LOW VOLTAGE
MEDIUM VOLTAGE	MEDIUM VOLTAGE
HIGH VOLTAGE	HIGH VOLTAGE
TELEPHONE	TELEPHONE
DATA	DATA
CONCRETE	CONCRETE
ASPHALT	ASPHALT
PAVEMENT	PAVEMENT
GRAVEL	GRAVEL
SOIL	SOIL

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.



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PROJECT
**THREE SIXTY REAL ESTATE SOLUTIONS, LLC
 GREAT RIVER RESIDENCES**

OKLAHOMA		WISCONSIN	
PERMITS SCHEDULE			
DATE	SECTION	BY	

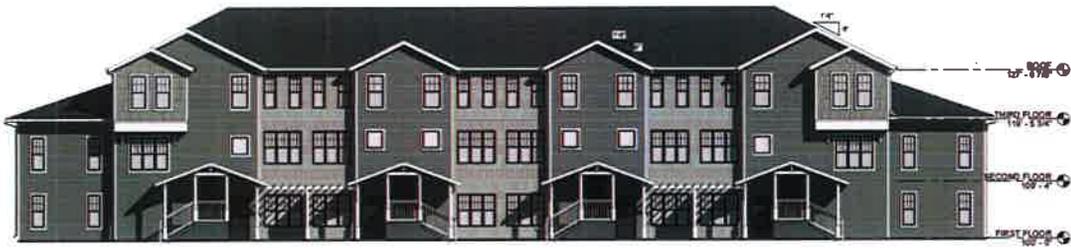
PROJECT NO.	18-01718
FILE NAME	2171810.PDF
ISSUED BY	AS
DESIGNED BY	AS
APPROVED BY	SP
DATE OF THIS SHEET	11/11/2018
DATE OF PROJECT NO.	11/11/2018

**PROPOSED SITE
 UTILITY PHASING
 PLAN**

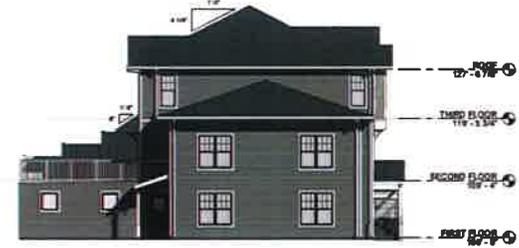
HEET
C3-21



EXTERIOR FINISH SCHEDULE						
MARK	MATERIAL TYPE	MANUFACTURER	SERIES	SIZE	COLOR	COMMENTS
01	FLAT ROOF				WHITE	
02	SHED ROOF				WHITE	
03	SHED ROOF				WHITE	
04	SHED ROOF				WHITE	
05	SHED ROOF				WHITE	



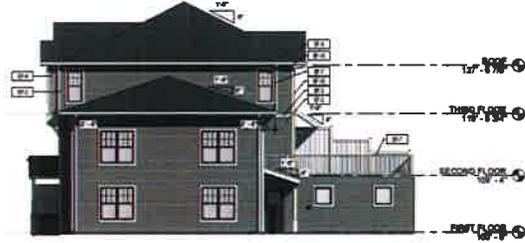
1 BUILDING A - FRONT ELEVATION
1/8" = 1'-0"



2 BUILDING A - SIDE 1 ELEVATION
1/8" = 1'-0"



3 BUILDING A - BACK ELEVATION
1/8" = 1'-0"



4 BUILDING A - SIDE 2 ELEVATION
1/8" = 1'-0"

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PROJECT
THREE SIXTY REAL ESTATE SOLUTIONS, LLC
GREAT RIVER RESIDENCES TOWNHOMES

DATE	DESCRIPTION	BY

PROJECT NO: 18-21718
 FILE NAME:
 DRAWN BY:
 CHECKED BY:
 APPROVED BY:
 DATE: 08/20/2018
 CLIENT PROJECT NO:

FILE
EXTERIOR ELEVATIONS - BUILDING A

SHEET
A2-11

PRELIMINARY NOT FOR CONSTRUCTION

IMPERVIOUS SLAB
 12'-0"
 1'-0"
 0'-0"

EXTERIOR FINISH SCHEDULE						
MARK	MATERIAL TYPE	MANUFACTURER	SERIES	SIZE	COLOR	COMMENTS
01	CLAY BRICK				DRY	
02	CONCRETE				DRY	
03	PAINTED WOOD				DRY	
04	EXPOSED INSULATION				DRY	
05	PAINTED ALUMINUM				DRY	



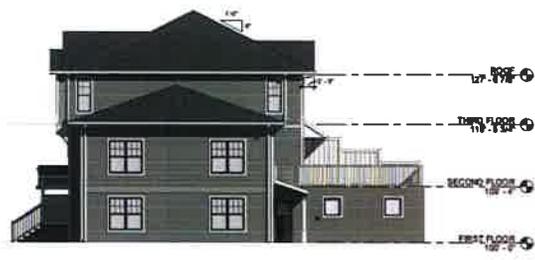
1 BUILDING B - FRONT ELEVATION
1/8" = 1'-0"



2 BUILDING B - BACK ELEVATION
1/8" = 1'-0"



3 BUILDING B - SIDE 1 ELEVATION
1/8" = 1'-0"



4 BUILDING B - NORTH ELEVATION
1/8" = 1'-0"

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PROJECT
**THREE SIXTY REAL ESTATE SOLUTIONS, LLC
GREAT RIVER RESIDENCES TOWNHOMES**

ORLANDO, FL	
DATE	REVISION / CHANGE

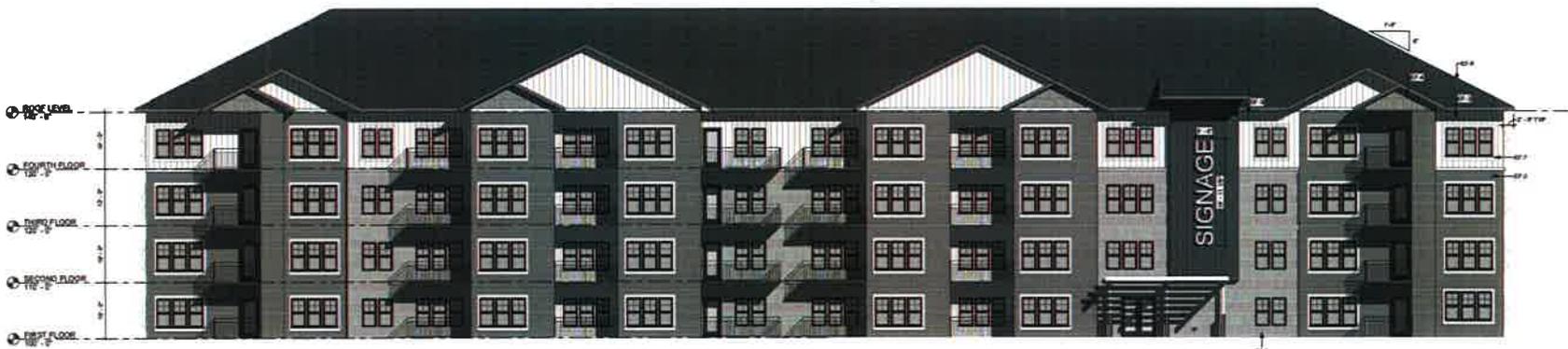
PROJECT NO. 18-217-B
FILE NAME
DRAWN BY
DESIGNED BY
CHECKED BY
DATE: 10/20/18
CADD: INDUSTRIAL

TITLE

EXTERIOR ELEVATIONS - BUILDING B

PRELIMINARY NOT FOR CONSTRUCTION

EXTERIOR FINISH SCHEDULE						
MARK	MATERIAL TYPE	MANUFACTURER	SIZES	SIZE	COLOR	COMMENTS
01	CLC BRICK				BRICK	
02	CLC BRICK				BRICK	
03	CLC BRICK				BRICK	
04	CLC BRICK				BRICK	
05	CLC BRICK				BRICK	
06	CLC BRICK				BRICK	
07	CLC BRICK				BRICK	
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09	CLC BRICK				BRICK	
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97	CLC BRICK				BRICK	
98	CLC BRICK				BRICK	
99	CLC BRICK				BRICK	
100	CLC BRICK				BRICK	



1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

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PROJECT
**THREE SIXTY REAL ESTATE SOLUTIONS, LLC
 GREAT RIVER RESIDENCES - 06 UNIT**

DATE	DESCRIPTION	BY

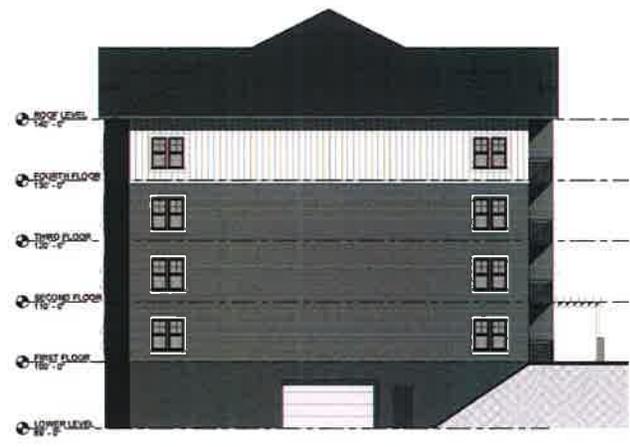
PROJECT NO. 18-21718
 FILE NAME
 DRAWN BY
 CHECKED BY
 APPROVED BY
 CUSTOMER NAME
 CLIENT PROJECT

TITLE
EXTERIOR ELEVATIONS

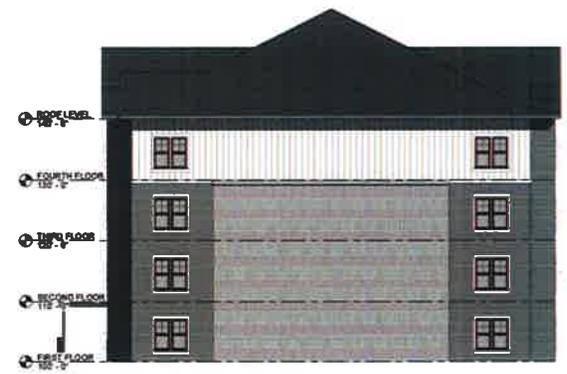
SHEET
A2-11

PRELIMINARY NOT FOR CONSTRUCTION

EXTERIOR FINISH SCHEDULE						
MARK	MATERIAL TYPE	MANUFACTURER	SERIES	SIZE	COLOR	COMMENTS
01-1	CLAY TILE				RED	
01-2	CLAY TILE				RED	
01-3	CLAY TILE				RED	
01-4	CLAY TILE				RED	
01-5	CLAY TILE				RED	
01-6	CLAY TILE				RED	
01-7	CLAY TILE				RED	
01-8	CLAY TILE				RED	
01-9	CLAY TILE				RED	
01-10	CLAY TILE				RED	



2 WEST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

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PROJECT
**THREE SIXTY REAL ESTATE SOLUTIONS, LLC
GREAT RIVER RESIDENCES - 66 UNIT**

REVISION SCHEDULE	
NO.	DESCRIPTION

PROJECT NO. 18-21718
 DATE BY
 DESIGNED BY
 REVIEWED BY
 ORIGINAL DATE SCALE 1/8"=1'-0"
 CLIENT PROJECT NO.

FILE
EXTERIOR ELEVATIONS

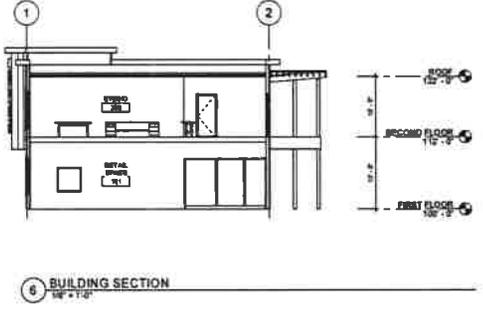
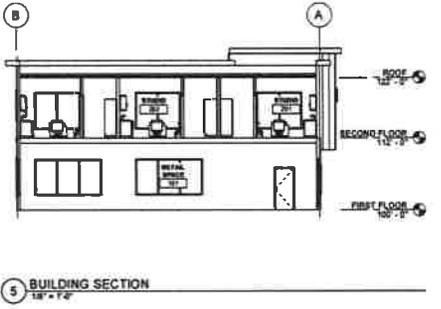
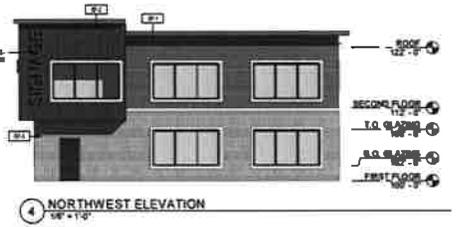
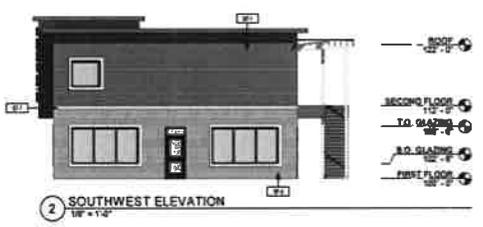
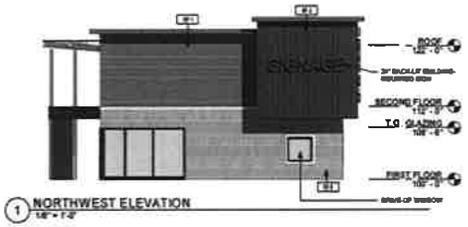
SHEET
A2-12

PRELIMINARY NOT FOR CONSTRUCTION

1/8" = 1'-0"



EXTERIOR FINISH SCHEDULE						
SYMBOL	MATERIAL TYPE	MANUFACTURER	FINISH	SIZE	COLOR	COMMENTS
SY1	UP BOND					
SY2	WALL PANEL					
SY3	BRICK/STONE					
SY7	PAINTED T&G					



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PROJECT
**THREE SIXTY REAL ESTATE SOLUTIONS, LLC
GREAT RIVER RESIDENCES -
RETAIL BUILDING**
ORLANDO, WISCONSIN

REVISION HISTORY	
DATE	DESCRIPTION

PROJECT NO. 18-21718
 FILE NAME
 DRAWN BY
 CHECKED BY
 REVISIONS BY
 ORIGINAL ISSUE DATE
 CLIENT PROJECT NO.

TITLE
EXTERIOR ELEVATIONS

SHEET
A2-11

PRELIMINARY NOT FOR CONSTRUCTION

DATE PLOTTED: 11/15/18 10:51 AM