

CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: Plan Commission
DATE OF MEETING: May 28, 2019 (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 rezoning request filed by Jansen Dahl of CHASE 2010, LLC, 3819 Creekside Lane, Holmen, WI 54636, on behalf of Judith Rockwood, N9495 Radcliffe Road, Mindoro, WI 54644 to rezone a parcel from Neighborhood Business (B-1) to Light Industrial (M-1) District to facilitate the construction of an auto dealership and service center at 384 Theater Road, Onalaska, WI 54650 (Tax Parcel #: 18-3570-70)
5. Review and Consideration of an annexation application for N4342 Germann Court / N4375 Theater Road, Onalaska, WI (1.84 acres total) filed by Judith Rockwood, N9495 Radcliffe Road, Mindoro, WI 54644 (Tax Parcel #: 9-93-0)
6. Review and Consideration of Invoice No: 018-021-12 from Hoisington Koegler Group inc. for UDC / Zoning Re-write Project
7. Adjournment

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

*Ald. Tom Smith

Ald. Jim Olson

Ald. Dan Stevens

Ald. Diane Wulf

Ald. Boondi Iyer

Ald. Kim Smith

* Jarrod Holter, City Engineer **Kevin Schubert

City Attorney City Administrator

La Crosse Tribune Dept. Heads.

Coulee Courier

WKTY WLXR WKBT WXOW WLAX

*Committee Members

*Jan Brock *Knutte Temte

*Paul Gleason *Craig Breitsprecher

*Parks & Rec Chair - Steven Nott

**Alternate – Vice Chair Parks & Rec- Andrea Benco

Jansen Dahl / Judith Rockwood

Onalaska Omni Center

Onalaska Public Library

* * Alternate Member – for City Engineer

Date Notices Mailed and Posted: 5-23-19

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.

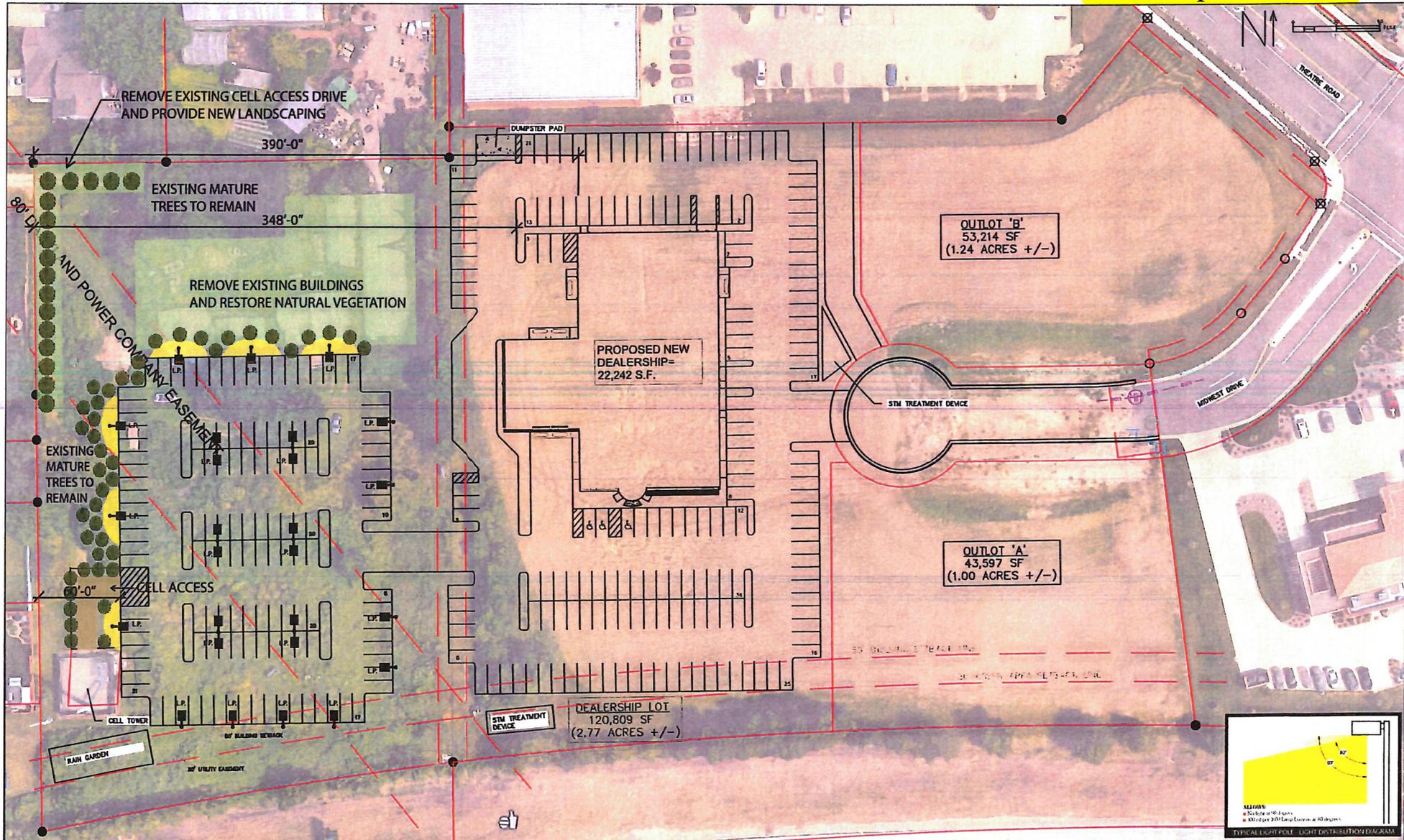
Handout #1011
Marie Congon
2216 Germann Ct.
Onalaska







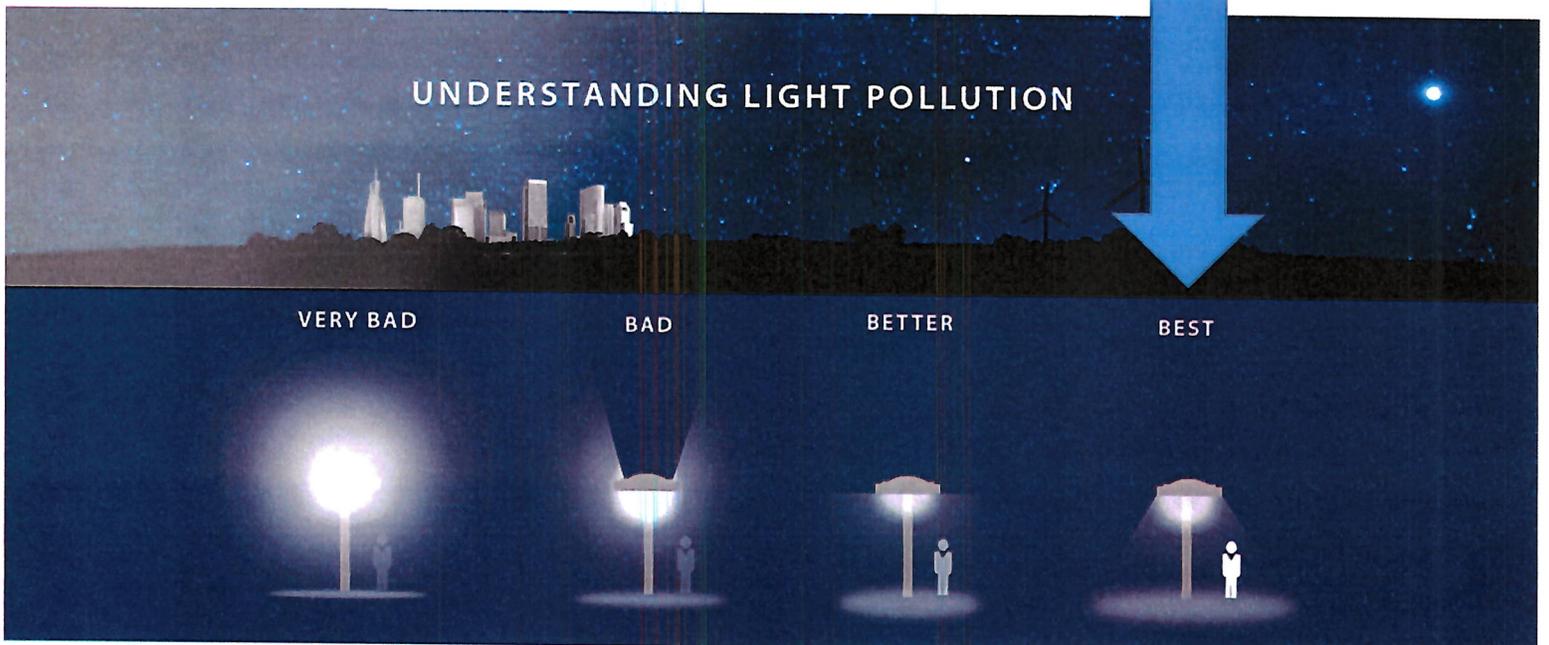




 MAKEPEACE ENGINEERING	816 2ND AV S SUITE 800 ONALASKA, WI 54650 608.797.1025	NEW AUTOMOTIVE DEALERSHIP DAHL HONDA ONALASKA, WI	05/24/2019	PROPOSED SITE	DATE	REVISION	DESCR.	C100

Lighting

We are implementing LED Outdoor light fixtures that have been certified by the International Dark-Sky Association as being *Dark-Sky Friendly*, meaning that they minimize glare while reducing light trespass and skyglow. These lights will illuminate the inventory without polluting the neighboring community and the night sky with nuisance light. To accomplish this, the light fixtures are fully shielded and direct 100% of the light to the ground. To assist further in minimizing the effects of our lighting, the exterior lights are dimmed to 10% power after hours to provide a soft glow on our inventory for display and security.





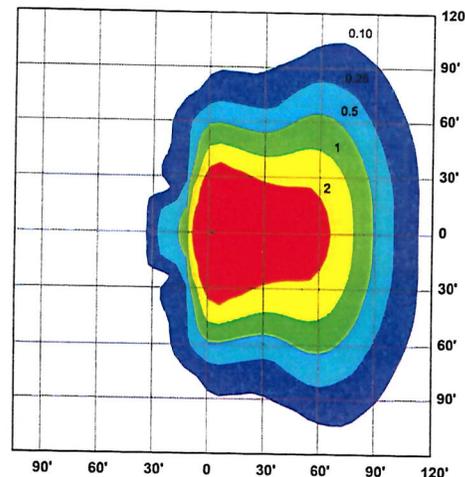
RGB RENDERING - TOP VIEW

LSI LED XLCS/XLCM Internal Louver (IL)

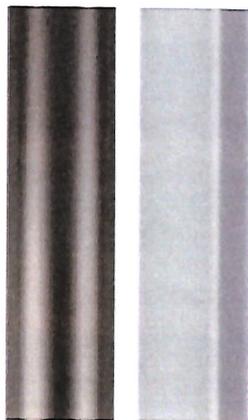
For improved back-light control without sacrificing street side performance when using the Slice XLCS and XLCM forward throw (FT) distribution, specify LSI's innovative internal louver (IL) factory installed option.



- Sharp Cutoff
- No Up-light
- Up to 28,801 total lumens -
27% more than the HSS accessory
- Up to 84% Forward Throw Efficiency
- Up to 105 lumens per watt -
27% more than the HSS accessory
- Less Cost than the HSS accessory



Low EPA = lower gauge pole



The Slice's lightweight, aerodynamic housing results in exceptionally low EPAs enabling the use of lighter-gauge, lower-price poles. Lighter-gauge poles affect your shipping cost as well. Ordering your LED fixtures and poles from LSI guarantees a continuous color match for the assemblies.

Like the Slice fixtures, each pole is finished with a baked-on polyester-powder finishing giving the pole an exceptionally attractive appearance. The process electrostatically applies and thermally fuses a polyester powder to the pole. This unique protection process provides an extremely smooth and uniform finish to withstand extreme weather changes without cracking or peeling.

Steel poles are finished with LSI's patented DuraGrip® finish process and carry a five-year limited warranty. When LSI's DuraGrip Plus finish is used a seven-year warranty applies.

Ultra-thin Means Ultra Savings!

The ultra-thin fixture housing goes way beyond aesthetics. The thin, lightweight XLCS & XLCM fixtures allow you to dual pack fixtures which means less packaging, which translates into reduced shipping costs and packing waste. Again taking a slice out of your costs while being environmentally conscious.

Smartvision®

SmartVision is how LSI harnesses the potential of LED Lighting. It is evident in all of our LED product designs and performance.



the image company



1. Water and Flooding Concerns:

a. Dahl plans to implement the DNR required Storm Water Detention, that will hold storm water runoff following storms before it enters the stream or sewer. The two main types of detention facilities our project will use are:

i. Rain Gardens

1. A rain garden is a garden which is designed to be able to withstand extreme amounts of nutrients and moisture. Rain Gardens are built to collect storm water runoff and filter it through the ground which will prevent the storm water from polluting the rivers or contributing to floods.



ii. Bio-Infiltration

1. An infiltration devise is used to also manage storm water runoff, prevent flooding and downstream erosion, and improve water quality in an adjacent river, stream or lake. It's essentially a shallow artificial pond that is designed to infiltrate storm water through permeable soils into the groundwater aquifer. Infiltration basins do not release water except by infiltration, evaporation or emergency overflow during flood conditions.





CITY OF ONALASKA

Agenda Item:

4

STAFF REPORT

Plan Commission – May 28, 2019

- Agenda Item: Public Hearing & Consideration of a rezoning request.
- Applicant: Jansen Dahl of CHASE 2010, LLC, 3819 Creekside Lane, Holmen, WI 54636
- Property Owner: Judith Rockwood, N9495 Radcliffe Road, Mindoro, WI 54644
- Parcel Number: 18-3570-70
- Site Location: 384 Theater Road, Onalaska, WI 54650
- Existing Zoning: Neighborhood Business (B-1) District
- Neighborhood Characteristics: Properties within 250 feet of the properties in question include a variety of single family dwellings, condominium development, a telecommunications structure, retail business and vacate land.
- Conformance with Land Use Plan: The Comprehensive Plan identifies this area in the *Commercial District*. This district allows is intended to accommodate a large and small-scale commercial and office development. A wide range of retail, service, lodging and office uses are appropriate.
- Background: The applicant intends to construct an automotive dealership and service center on Tax Parcels #18-3568-40 (zoned Light Industrial), Tax Parcel # 18-3570-70 (zoned Neighborhood Business under consideration), and Tax Parcel # 9-93-0 (see Agenda Item # 5). The applicant has an accepted offer to purchase from the property owner, which is required to process this application.
- The applicant will be required to complete the following activities if the rezoning request is granted: merge all three (3) parcels into a single parcel, provide required access to improve circulation from neighboring properties to funnel vehicular traffic to the signaled intersection of Theater Road and Midwest Drive, obtain a Conditional Use Permit for an automotive dealership and service center, and if future lot divisions will occur – obtain a Certified Survey Map as approved by the Common Council.
- The attached site plan is conceptual-only and additional information will be provided during the Conditional Use Permit review process. The property owner will be required to obtain a Site Plan Permit and comply with the Unified Development Code (landscaping, parking, green space requirements, setbacks, etc.) and obtain all required permits from other relevant state agencies prior to construction activities.
- Action Requested: As a public hearing will be held, testimony from the public should be listened to and considered before deciding on the requested rezoning application.

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

May 28, 2019

Agenda Item 4:

Public Hearing and Consideration of a rezoning request filed by Jansen Dahl of CHASE 2010, LLC, 3819 Creekside Lane, Holmen, WI 54636, on behalf of Judith Rockwood, N9495 Radcliffe Road, Mindoro, WI 54644 to rezone a parcel from Neighborhood Business (B-1) to Light Industrial (M-1) District to facilitate the construction auto dealership and service center at 384 Theater Road, Onalaska, WI 54650, Tax Parcel #18-3570-70.

1. Rezoning Fee of \$300.00 (PAID).
2. A Green Fee of \$638.47 per acre x 1.39 acres = \$887.47 dollars to be paid to the City prior to obtaining a Building Permit.
3. Applicant/owner to enter into an access/egress agreement for a paved, two-way access with Tax Parcel #18-3568-37 (Goodwill Industries of North Central Wisconsin INC). Applicant/owner to record the agreement at the La Crosse County Register of Deeds and provide the Engineering Department with a copy of the recorded agreement. This to occur prior to issuance of a Temporary Occupancy Permit.
4. Applicant/owner to vacate and relinquish the access/easement to Heritage Lane/German Court and record said document prior to July 23, 2019, however owner may retain a limited access easement for the sole purpose of demolition of the residential structure and access to the telecommunications structure until issuance of a Temporary Occupancy Permit.
5. Applicant/owner to adhere to all Conditions of Approval tied to the Conditional Use Permit for the construction of a 120' Stealth Flag Pole (telecommunications structure) with a 20'x 20' lease area and a 12' x 7' concrete slab with ground equipment issued on July 14, 2009 by the Onalaska Common Council.
6. Applicant/owner to install required screening/buffering through the use of berm, fencing, and/or vegetated covering with a minimum of 80% opaqueness at installation along the western boundary of the parcel as specified by the Plan Commission and by City Staff during the Site Plan Review process.
7. Prior to any construction activities, all impacted parcels shall be merged into one (1) parcel by July 23, 2019. Applicant/owner to work with La Crosse County Land Records to satisfy this condition.
8. Rezoning approval contingent upon future issuance of a Conditional Use Permit request for an automotive dealership and service center.
9. In the event of more than one (1) principal structure, the applicant will need to obtain a Conditional Use Permit issued by the Plan Commission.

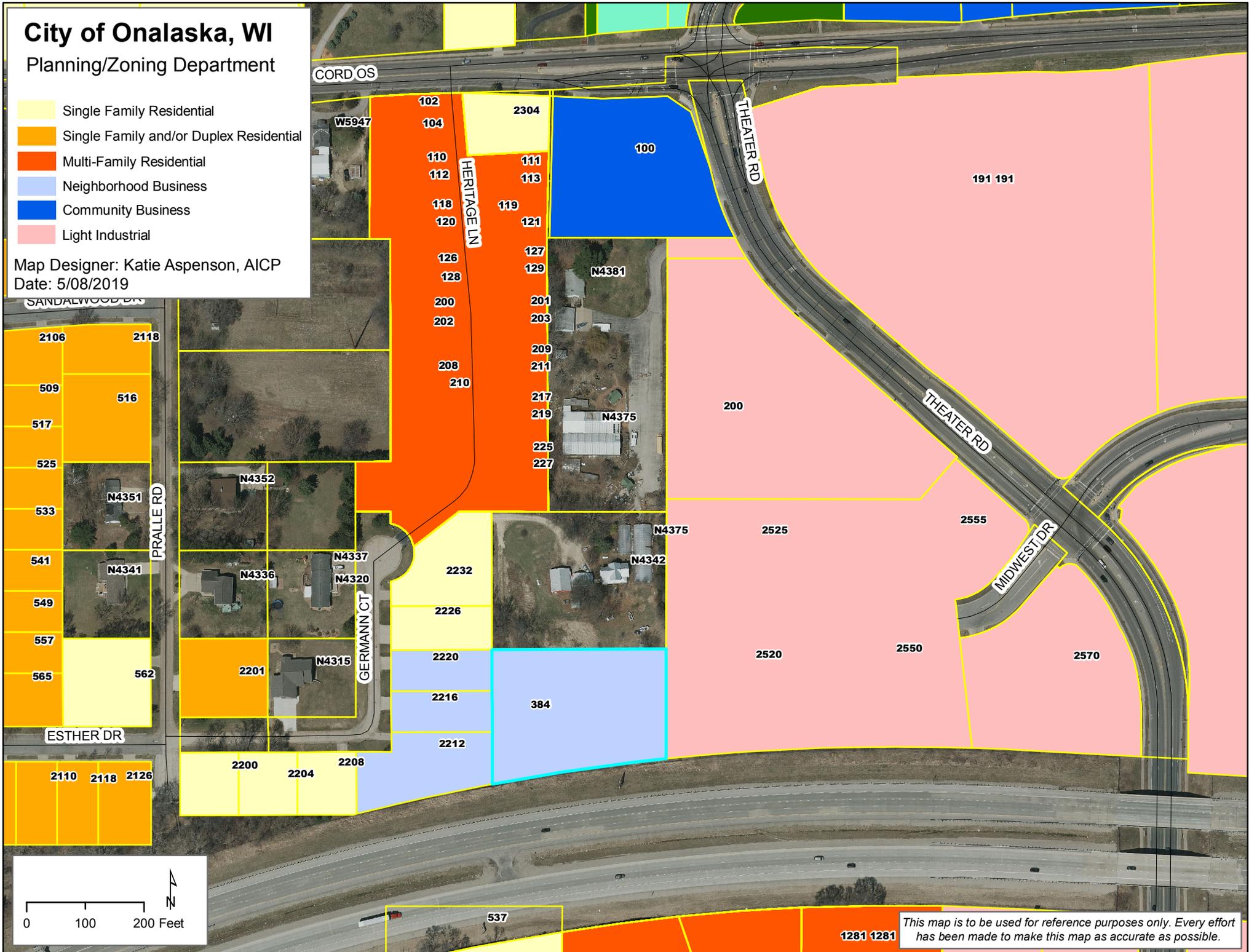
10. If future lot divisions are to occur, applicant/owner to a Certified Survey Map as approved by the Common Council.
11. Site Plan Permit required for new development in advance of building permit applications, including detailed architectural plans, landscape, drainage, erosion control, and other required information/plans (fire accessibility, hydrant locations, etc.). Any future improvements to these parcels may be subject to additional City permits (i.e., building permits).
12. 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.
13. 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.
14. 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.

City of Onalaska, WI

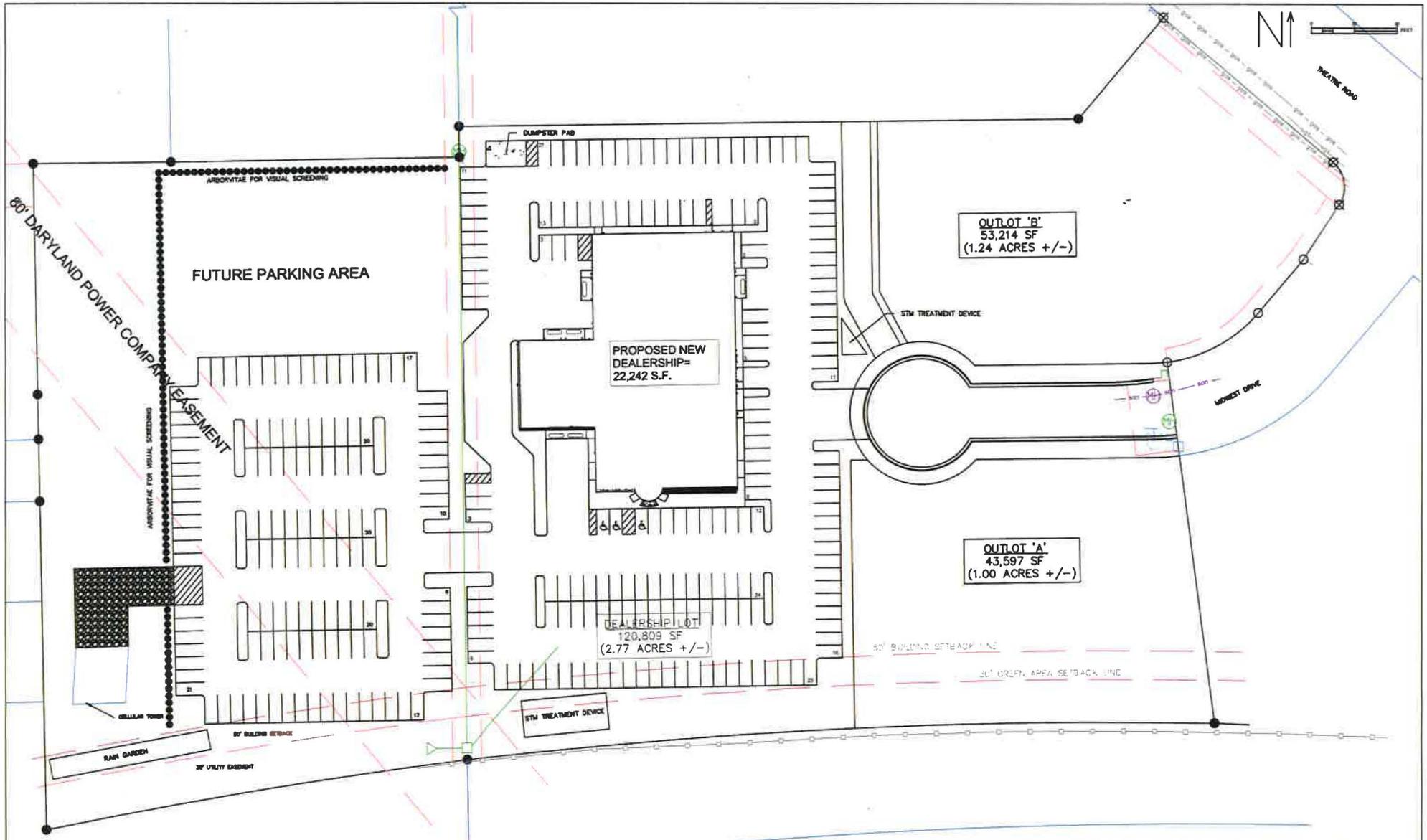
Planning/Zoning Department

- Single Family Residential
- Single Family and/or Duplex Residential
- Multi-Family Residential
- Neighborhood Business
- Community Business
- Light Industrial

Map Designer: Katie Aspenson, AICP
Date: 5/08/2019



This map is to be used for reference purposes only. Every effort has been made to make this map as accurate as possible.



**MAKEPEACE
ENGINEERING**

816 2ND AV S
SUITE 800
ONALASKA, WI 54650
608.797.1025

NEW AUTOMOTIVE DEALERSHIP
DAHL HONDA
ONALASKA, WI

05/22/2019

PROPOSED SITE

DATE	REVISION	DESCR.

C100

Leon E. Sheehan (1960-2010)
James Naugler
G. Jeffrey George*
David F. Stickler
Joseph J. Skemp, Jr. *
Kara M. Burgos §
Matthew R. Cromheecke*
Nathan P. Skemp*
Sarah E. Korte*

* also licensed in Minnesota
§ Court Commissioner



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"Trust us to be there for you."

201 Main Street, Suite 700
Post Office Box 786
La Crosse, WI 54602-0786
Telephone (608) 784-8310
Facsimile (608) 782-6611
www.msm-law.com

Financial/HR Manager
Jessica D. Hall

Paralegals
Tiffany Bolduan
Libby Hauser

April 26, 2019

Katie Aspenson, AICP
City Planning Manager
City of Onalaska
415 Main Street
Onalaska, WI 56450

Re: Rezone of parcel 18-3570-70

Dear Ms. Aspenson:

I represent CHASE 2010, LLC a Wisconsin Limited Liability Company that owns parcels 18-3568-40 and has an accepted offer to purchase parcel 18-3570-70 and parcel 9-93-0 from Judith B. Rockwood. My client desires to develop this real estate into an auto dealership and service center by the end of 2019. We understand that parcel 9-93-0 must be annexed from the Town of Medary to the City of Onalaska and parcel 18-3570-70 must be rezoned from B-1 Neighborhood Business to M-1 Light Industrial to accomplish this goal.

My understanding is that a Petition for Annexation of parcel 9-93-0 was submitted by Judith B. Rockwood on April 25, 2019. Enclosed please find our Rezoning or Text Amendment Application that requests parcel 18-3570-70 be rezoned from B-1 to M-1, a Plat of Survey, and a check in the amount of the Permit Application Fee. We request that parcel 9-93-0 be annexed to the City of Onalaska with a zoning district of M-1 and that parcel 18-3570-70 be rezoned to M1 to match the neighboring parcels and permit development of the described real estate as an auto dealership and service center.

Please consider the above described Petition for Annexation and the enclosed Rezoning Application together because they both relate to my clients attempt to develop the described property.

Please notice that Jansen Dahl will be the primary point of contact for the Rezone Application, but we would appreciate if you would include Mr. Dahl, Chuck Olsen, the client's real estate agent, and myself on all communication related to this Rezone Application and the Petition for Annexation.

Please do not hesitate to contact any of us with questions.

Page 2
April 26, 2019

Very truly yours,

MOEN SHEEHAN MEYER, LTD.



Matthew R. Cromheecke
Email: mcromheecke@msm-law.com
MRC/pv
Enclosure



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

REZONING OR TEXT AMENDMENT APPLICATION

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

➔ **Overview/ Cover Letter Describing the following:**

- ▶ Detailed Description of Proposed Rezoning or Text Amendment
- ▶ Description of how Proposed Rezoning Meets Unified Development Code Standards
 - ▶ Compatibility with Surrounding Neighborhood (existing and anticipated development within 250 ft of proposed use and within 500 ft along the same street)
 - ▶ Consistency with the Comprehensive Plan (relationship of proposed use to the goals, objectives and policies)

➔ **\$300 Permit Application Fee (Payable to the City of Onalaska)**

If incomplete, no further processing of the application will occur until the deficiencies are corrected.

A Map or Text Amendment to the City of Onalaska Unified Development Code / Zoning Ordinance may be proposed at any time. Amendments to the Zoning District Map or Overlay District Map proposed by the public shall be initiated by submitting a completed application by owners of all parcels proposed to be rezoned. The application for amendments to the Text of the UDC / Zoning Ordinance shall include the text in question as well as proposed text.

Request for Amendment to:

- Zoning District Map (Rezoning)** **Zoning Ordinance (Text Amendment)**
- Zoning Overlay District Map (Rezoning)**

Description of Request to Amend the Unified Development Code - Zoning Ordinance: (Text and/or Map(s)):

Existing Zoning District: B-1 Proposed Zoning District: M-1

See letter from Attorney Matthew R. Cromheeke to Katie Aspenson dated April 26, 2019.

Per Wisconsin's Open Meeting Law, comments on this permit application, either by the applicant or concerned citizen, shall be raised in person at the scheduled meeting or brought up to City Staff (through conversation, written letter or email) for review at the scheduled meeting. Due to Wisconsin's Open Meeting Law, Plan Commissioners and Alderpersons are unable to discuss this matter outside of a scheduled public meeting. Thank you.

CHANGE

TENDERED

APPLIED

OK 300.00 REF:SM - 5220

Paid By: CHUCK OLSON & ASSOC

18-3570-70 / 384 THEATER RD 300.00

TRBY : CASH 02

OPER: 02 TERM: 2

TRAN: 450 PLANNING & ZONING

REC#: R00145796 4/29/2019

CITY OF ONALASKA

8:50 AM



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

REZONING OR TEXT AMENDMENT APPLICATION

Property Address: 384 Theater Road
Parcel Number: 18-3570-70
Zoning District: B-1

Applicant: CHASE 2010, LLC
Contact: Jansen Dahl
Mailing Address: 3819 Creekside Lane
City, State, Zip: Holmen, WI 54636
Phone Number: (608) 784-9601
Email: JDahl@dahlauto.com <input checked="" type="checkbox"/> Primary Contact

Business:
Owner/Contact:
Mailing Address:
City, State, Zip:
Phone Number:
Email: <input type="checkbox"/> Primary Contact

Property Owner: Judith B. Rockwood
Contact: Judith B. Rockwood
Mailing Address: N9495 Radcliffe Road
City, State, Zip: Mindoro, WI 54644
Phone Number: (608) 780-5839
Email: judyrockwood@gmail.com <input type="checkbox"/> Primary Contact

The undersigned hereby makes application at the location stated herein. Ther 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: <i>Harry Dahl</i> <small>DocuSigned by: Harry Dahl</small>	Date: 4/26/2019
Signature of Property Owner: <i>Judy Rockwood</i> <small>DocuSigned by: FBBA5C09168E4C3... D16775CE1B904DF...</small>	Date: 4/26/2019

OFFICE USE ONLY:	Date Submitted:	Permit Number:
Permit Fee:	<input type="checkbox"/> Cash <input type="checkbox"/> Check #	Application Received by:

**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, MAY 28, 2019
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 Jansen Dahl of CHASE 2010, LLC, 3819 Creekside Lane, Holmen, WI 54636 on behalf of Judith B. Rockwood, N9495 Radcliffe Road, Mindoro, WI 54644 who is requesting to rezone the property located at 384 Theater Road, Onalaska, WI 54650 from B-1 (Neighborhood Business District) to M-1 (Light Industrial District) for the purpose of allowing light motor vehicle sales and service.

Property is more particularly described as:

Computer Number: **18-3570-70**

Section 10, Township 16, Range 07

CERTIFIED SURVEY MAP NO. 49 VOL 13 LOT 4 DOC NO. 1463946

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

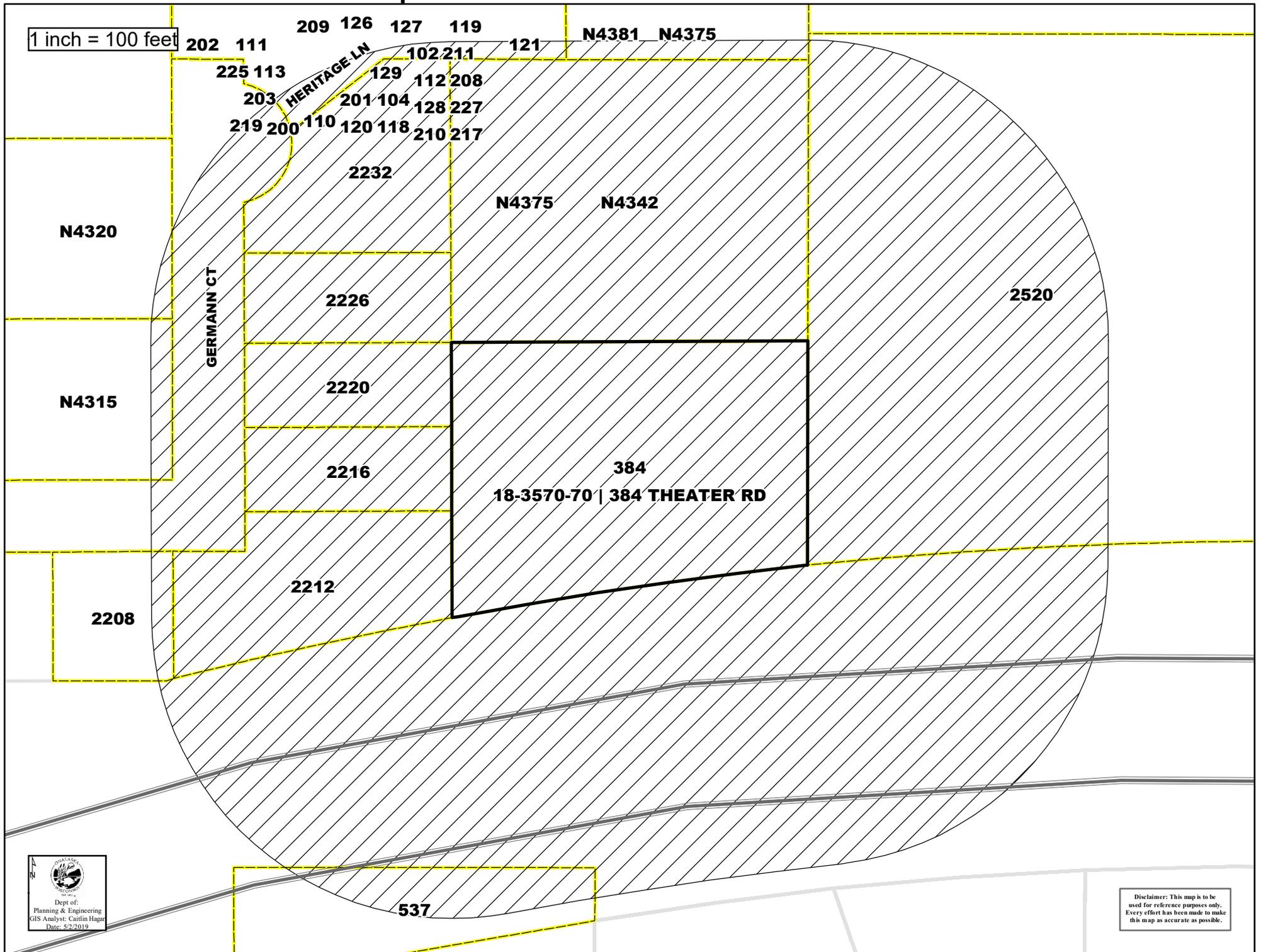
More detailed information on this item will be posted to the City of Onalaska website www.cityofonalaska.com the Friday before the scheduled meeting under Agendas & Minutes/Plan Commission. This posting will contain the Plan Commission Agenda and all attachments referencing this item.

Dated this 10th day of May, 2019.

Cari Burmaster
City Clerk

Properties within 250ft of Parcel 18-3570-70

1 inch = 100 feet



Disclaimer: This map is to be used for reference purposes only. Every effort has been made to make this map as accurate as possible.



CITY OF ONALASKA

Agenda Item:

5

STAFF REPORT

Plan Commission – May 28, 2019

- Agenda Item: Review and Consideration of an annexation application for N4342 Germann Court, Onalaska, WI 54650 (1.84 acres).
- Applicant/Owner: Judy Rockwood, N9495 Radcliffe Road, Mindoro, WI 54644
- Parcel Number: 9-93-0
- Site Location: N4342 Germann Court, Onalaska, WI 54650
- Existing Zoning: La Crosse County Zoning: “Commercial”.
- Neighborhood Characteristics: Condominium development, single family residential dwellings, vacant land, telecommunications structure, and retail establishments.
- Conformance with Comprehensive Plan: The Comprehensive Plan identified this area as *Mixed Density Residential* as a residence is located on the parcel today. The Comprehensive Plan notes all surrounding land within the City and the town is guided for *Commercial*, with which the proposed future use of the land is consistent. The Comprehensive Plan identifies review criteria for annexations, of which the follow are applicable:

The City should approve proposals for annexation into the City of Onalaska only when meeting the following utilities and community facilities criteria, or if other important community goals are met:

- The annexation is in an area designated for growth on the City’s Future Land Use Map.*
- The increased tax base and overall benefit to the City of approving the annexation outweigh the actual financial impact on the community for providing police, fire, road maintenance and other public improvements and services to the annexation area.*

Background: The property at N4342 Germann Court, Onalaska, WI 54650 is surrounded (excluding to the north) by the City of Onalaska. It is the intention of the applicant to merge this parcel upon successful annexation with Tax Parcel # 18-3570-70 & #18-3568-40 in order to facilitate the construction of an automotive dealership and service facility.

The applicant is requesting to have the property annex into the City with the Light Industrial (M-1) District for zoning to accommodate the future proposed development.

Action Requested: Consideration of the annexation request and the attached conditions of approval.

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

May 28, 2019

Agenda Item 5:

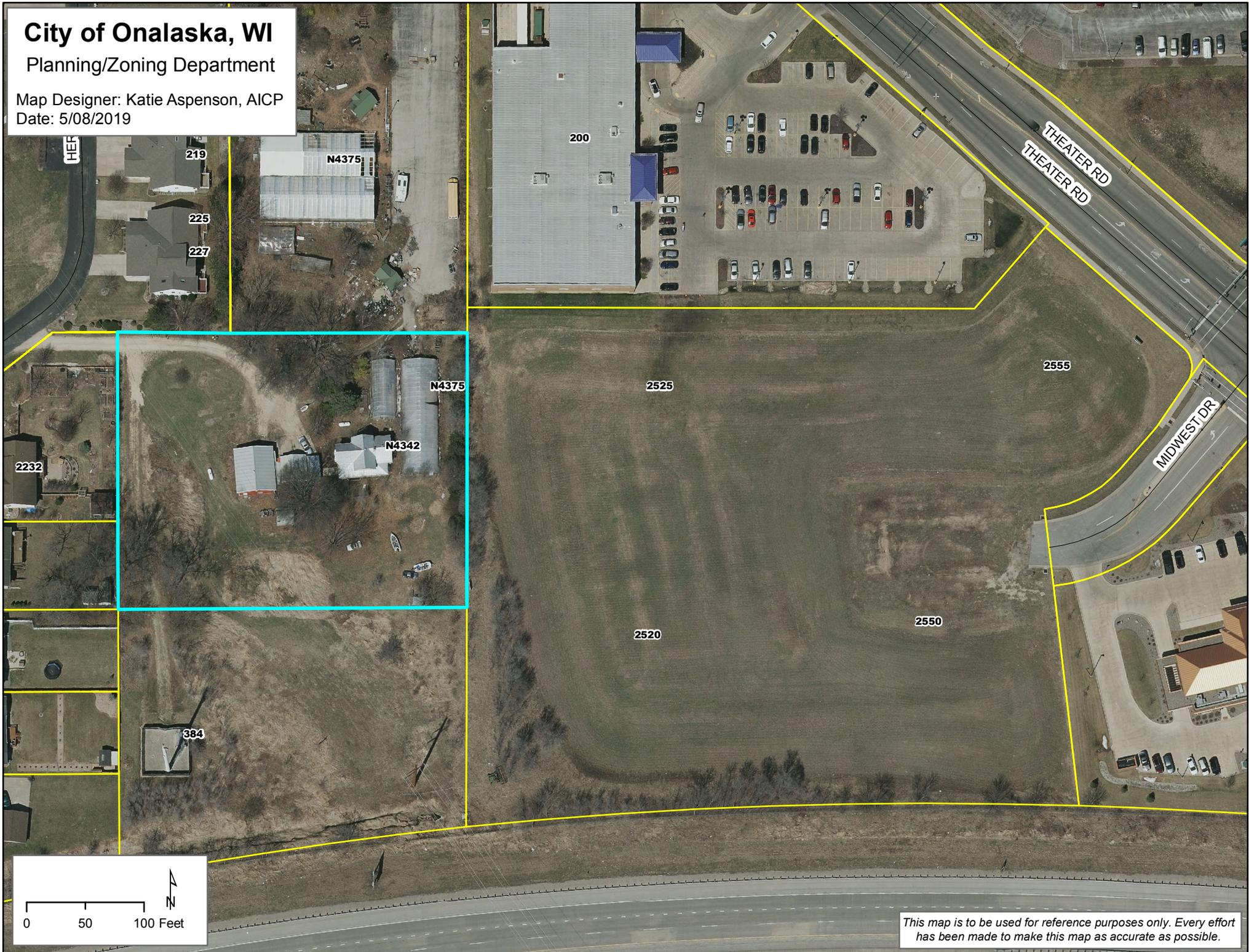
Review and Consideration of an annexation application for N4342 Germann Court / N4375 Theater Road, Tax Parcel #9-93-0 (1.84 acres total) filed by Judith Rockwood, N9495 Radcliffe Road, Mindoro, WI 54644.

1. Payment of Green Coulee Sanitary Sewer Fee: \$336.00 per acre * 1.84 acres = \$618.24 dollars.
2. Topography Map Fee: \$10.00 per acre * 1.84 acres = \$18.40 dollars (minimum fee).
3. Green Fee: \$638.47 per acre * 1.84 acres = \$1,174.78 dollars.
4. Applicant/owner to vacate and relinquish the access/easement to Heritage Lane/German Court and record said document prior to July 23, 2019, however owner may retain a limited access easement for the sole purpose of demolition of the residential structure and access to the telecommunications structure until issuance of a Temporary Occupancy Permit.
5. Applicant/owner to install required screening/buffering through the use of berm, fencing, and/or vegetated covering with a minimum of 80% opaqueness at installation along the western parcel boundary and also starting at the northwestern corner of the parcel a minimum of 100' westward along the northern parcel line as specified by the Plan Commission and by City Staff during the Site Plan Review process.
6. Annexed land to be placed in the Light Industrial (M-1) Zoning District upon ordinance adoption.
7. Prior to any construction activities, all impacted parcels shall be merged into one (1) parcel by July 23, 2019. Applicant/owner to work with La Crosse County Land Records to satisfy this condition.
8. Annexation approval contingent upon future issuance of a Conditional Use Permit request for an automotive dealership and service center.
9. Owner/developer must notify City prior to any utility connection to City-owned utilities takes place.
10. 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.
11. 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.
12. 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.

City of Onalaska, WI

Planning/Zoning Department

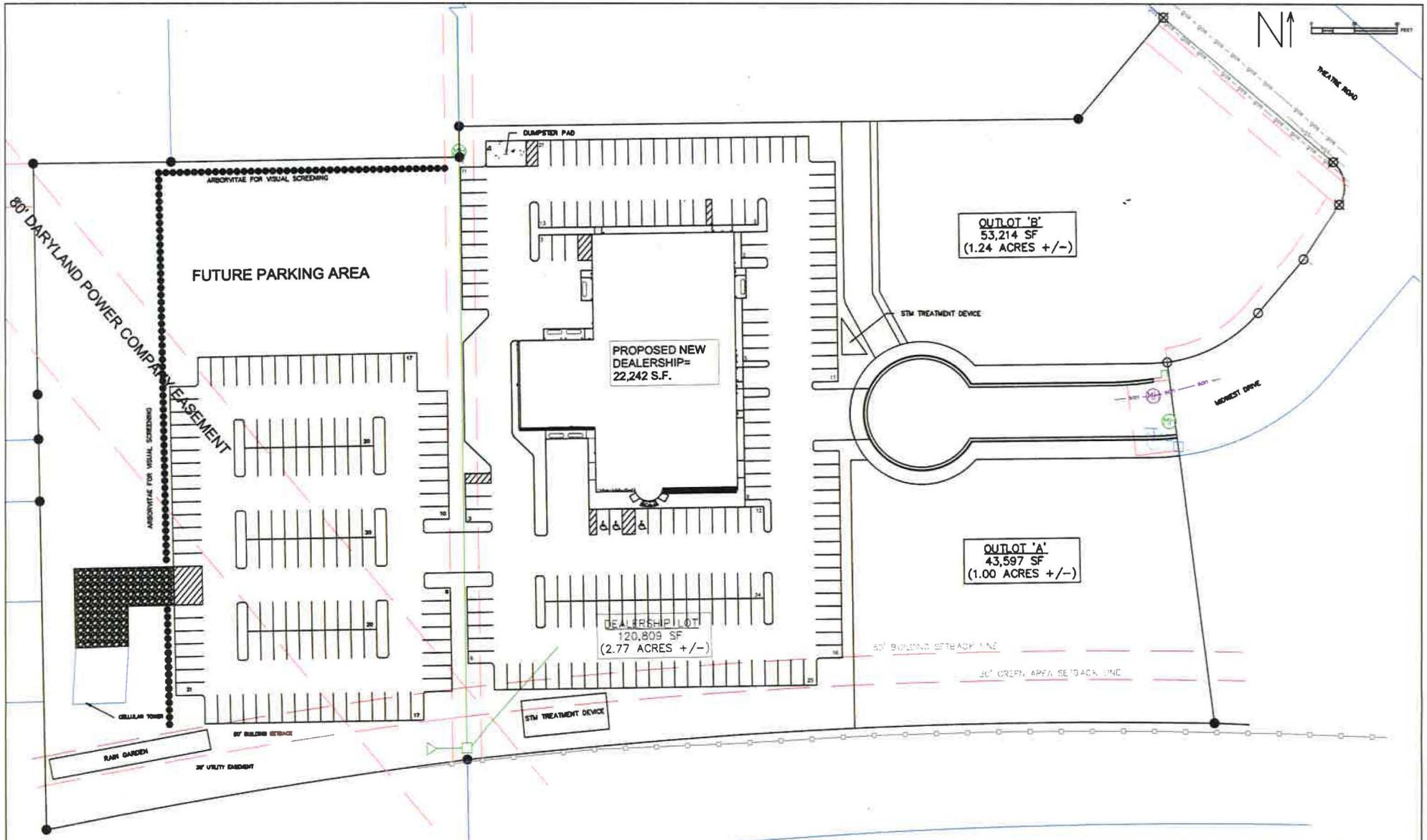
Map Designer: Katie Aspenson, AICP
Date: 5/08/2019



0 50 100 Feet



This map is to be used for reference purposes only. Every effort has been made to make this map as accurate as possible.



**MAKEPEACE
ENGINEERING**

816 2ND AV S
SUITE 800
ONALASKA, WI 54650
608.797.1025

NEW AUTOMOTIVE DEALERSHIP
DAHL HONDA
ONALASKA, WI

05/22/2019

PROPOSED SITE

DATE	REVISION	DESCR.

C100

File

PETITION FOR ANNEXATION

TO: City Clerk
City of Onalaska
415 Main Street
Onalaska, WI 54650

TO: City Clerk
Town of Medary
N3393 Smith Valley Road
La Crosse, WI 54601

We, the undersigned, Judy Rockwood
(Printed Name(s))

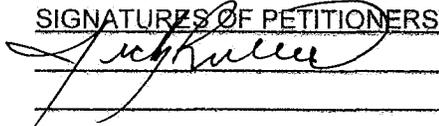
do hereby respectively petition the City of Onalaska, Wisconsin, to annex the real estate described hereinafter to the City of Onalaska, which is to be detached from the township of Medary, County of LaCrosse, Wisconsin to the City of Onalaska and that the subject property be zoned M-1 (Light Industrial) upon annexation.

The property, which is the subject of this petition, is contiguous to the current boundaries of the City of Onalaska. A complete and accurate legal description and a scaled map of the area is attached hereto and incorporated herein by reference as EXHIBIT "A".

This instrument constitutes a Petition for direct annexation pursuant to Section 66.0217(2), Wisconsin Statutes. The number of electors residing within the boundaries of this property is _____ and the undersigned are the sole owners and fee title holders to these properties. Therefore, pursuant to Section 66.0217(4), no notice or publication is required.

A copy of this Petition is being mailed to the State of Wisconsin, Department of Administration, for review as required by Section 66.0217(6), Wisconsin Statutes along with the requisite Department of Administration annexation fee. See Annexation Review Fee Guide.

A complete and detailed legal description and map must accommodate this petition at the time of application in order for it to be placed on the Plan Commission Meeting agenda. Short forms or abbreviated legal descriptions will not be accepted. Maps must be to scale and dimensioned.

<u>SIGNATURES OF PETITIONERS</u>	<u>ADDRESS OF PROPERTY</u>	<u>DATE OF SIGNATURE</u>
	N4342 GERMANN CT ONALASKA	4/10/2019

Tax Parcel Identification Numbers: 9-93-0
Contact Person: Judy Rockwood Telephone () 608-780-5839
Address: N9495 Radcliffe Rd. Mindoro, WI 54644 Email: judyrockwood1@gmail.com

For office use: Date: _____ Initials: _____
Enclosures: Petition Legal Description Map

415 Main Street, Onalaska, WI 54650 Land Use & Development Director 608-781-9590

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison WI 53703
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview/>

Petitioner Information

Name: Judy Rockwood

Address: N9495 Radcliffe Rd.
Mindoro, WI 54644

Email: judyrockwood1@gmail.com

Office use only:

1. Town where property is located: Madary
2. Petitioned City or Village: City of Onaska
3. County where property is located: La Crosse
4. Population of the territory to be annexed: Ø
5. Area (in acres) of the territory to be annexed: 1.84
6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel): 9-93-0

Petitioners phone:
(608) 780-5839

Town clerk's phone:

City/Village clerk's phone:

Contact Information if different than petitioner:

Representative's Name and Address:

Surveyor or Engineering Firm's Name & Address:

Phone:

E-mail:

Chris Running Running Land Surveying
700 Dauphin, La Crosse, WI 54603

Phone: (608) 385-8432

E-mail: runningurveying@gmail.com

Required Items to be provided with submission (to be completed by petitioner):

1. Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
2. Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
3. Signed Petition or Notice of Intent to Circulate is included
4. Indicate Statutory annexation method used:
 - Unanimous per s. 66.0217 (2), or,
 - OR
 - Direct by one-half approval per s. 66.0217 (3)
5. Check or money order covering review fee [see next page for fee calculation]

Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

Required Fees

There is an initial filing fee and a variable review fee

\$ 200 Initial Filing Fee (required with the first submittal of all petitions)
\$200 – 2 acres or less
\$350 – 2.01 acres or more

\$ 200 Review Fee (required with all annexation submittals except those that consist ONLY of road right-of-way)
\$200 – 2 acres or less
\$600 – 2.01 to 10 acres
\$800 – 10.01 to 50 acres
\$1,000 – 50.01 to 100 acres
\$1,400 – 100.01 to 200 acres
\$2,000 – 200.01 to 500 acres
\$4,000 – Over 500 acres

\$ 400 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

Attach check

WILLIAM B OR JUDY B ROCKWOOD
N9495 RADCLIFFE RD.
MINDORO, WI 54644

79-8121/2918

12426

DATE 4/10 2019

PAY TO THE ORDER OF Department of Administration \$ 400.00
Four hundred 00 DOLLARS Security Features Included. Details on Back.

Altra
Federal Credit Union
800-755-0055 • www.altra.org

MEMO _____

Judy Rockwood MP

⑆ 29188 1216 ⑆ 8100503955 ⑆ 12426

SPECIALTY GRAY

PLAT OF SURVEY

LOCATED IN LOT 4 OF CSM VOLUME 13, PAGE 49 AND IN PART OF THE
SE-NW OF SECTION 10, T16N, R7W, CITY OF ONALASKA, AND TOWN OF
MEDARY, LA CROSSE COUNTY, WISCONSIN.

PARCEL "A" LEGAL DESCRIPTION:

LOT 4 OF CSM VOLUME 13, PAGE 49 BEING PART OF THE SE-NW OF SECTION 10, T16N, R7W, CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.
PARCEL "A" IS SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, COVENANTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD.
PARCEL "A" CONTAINS 60,922± S.F. OR 1.40± ACRES.

PARCEL "B" LEGAL DESCRIPTION:

LOCATED IN PART OF THE SE-NW OF SECTION 10, T16N, R7W, TOWN OF MEDARY, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 10; THENCE S00°46'15"E ALONG THE EAST LINE OF SAID NW 1/4 1990.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°46'15"E ALONG SAID EAST LINE 234.04 FEET TO THE NORTHEAST CORNER OF LOT 4 OF CSM V. 13, P. 49; THENCE S88°49'39"W ALONG THE NORTH LINE THEREOF 296.72 FEET TO THE EAST LINE OF CSM V. 2, P. 155; THENCE N01°06'27"W ALONG SAID EAST LINE 235.71 FEET TO THE NORTHEAST CORNER OF SAID CSM; THENCE N89°21'42"E 96.51 FEET; THENCE N89°02'53"E 201.59 FEET TO THE POINT OF BEGINNING.
PARCEL "B" IS SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, COVENANTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD.
PARCEL "B" CONTAINS 69,800± S.F. OR 1.60± ACRES.

PARCEL "C" LEGAL DESCRIPTION:

LOCATED IN PART OF THE SE-NW OF SECTION 10, T16N, R7W, TOWN OF MEDARY, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 10; THENCE S00°46'15"E ALONG THE EAST LINE OF SAID NW 1/4 1559.36 FEET TO THE SOUTH LINE OF CSM V. 15, P. 90, AND THE POINT OF BEGINNING; THENCE N89°15'27"E ALONG SAID SOUTH LINE 115.31 FEET TO A POINT ON A 449.26 FOOT RADIUS CURVE, CONCAVE NORTHEAST, ON THE WESTERLY R/W OF THEATER ROAD; THENCE ALONG THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS S30°55'31"E AND MEASURES 39.10 FEET TO THE NORTH LINE OF CSM V. 14, P. 129; THENCE S89°04'24"W ALONG SAID NORTH LINE 134.76 FEET TO THE NORTHWEST CORNER OF SAID CSM; THENCE S00°46'15"E ALONG THE WEST LINE THEREOF 430.76 FEET; THENCE S89°02'53"W 201.59 FEET TO THE SOUTHEAST CORNER OF HERITAGE ESTATES CONDO PLAT; THENCE N01°12'27"W ALONG THE EAST LINE THEREOF 465.75 FEET TO THE SOUTHWEST CORNER OF CSM V. 15, P. 90; THENCE N89°15'27"E ALONG THE SOUTH LINE THEREOF 204.94 FEET TO THE POINT OF BEGINNING.
PARCEL "C" IS SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, COVENANTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD.
PARCEL "C" CONTAINS 98,881± S.F. OR 2.27± ACRES.

NOTE:

THE SHOWN CELL TOWER SITE AND GRAVEL ROAD SERVING THE CELL TOWER SITE ARE NOT DESCRIBED OTHER THAN THE CELL TOWER SITE IS TO BE 40'x40'. THE LEASE AGREEMENT APPEARS TO VAGUELY COVER PARCELS "A" AND "B"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3989.80'	298.76'	298.69'	S80°40'12"W	4°17'25"
TAN BRGS.	N78°31'30"E	N82°48'55"E			
C2	449.26'	39.12'	39.10'	S30°55'31"E	4°59'19"
TAN BRGS.	N33°25'10"W	N26°25'51"W			

I, CHRISTIAN J. RUNNING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY FOR JUDY ROCKWOOD COMPLIES WITH AE-7 OF THE WISCONSIN STATUTES AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CHRISTIAN J. RUNNING
PLS 2558
DATE: 4/17/19
608-385-8432





CITY OF ONALASKA

STAFF REPORT

Plan Commission – May 28, 2019

Agenda Item: Review and Consideration of Invoice No: 018-021-12: Hoisington Koegler Group inc. for UDC / Zoning Ordinance Re-write Project.

Attached is the 11th Invoice for the UDC / Zoning Ordinance Re-write Project totaling \$9,789.33 dollars.

Original Contract Amount:	Billed to Date:	Payment Requested:
\$90,000.00	\$47,877.06	\$9,789.33



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

May 11, 2019

Invoice No:

018-021 - 12

Project 018-021 Onalaska - UDC/Zoning Ordinance Rewrite

Professional Services from April 1, 2019 to April 30, 2019

Task 04 Draft UDC and Zoning Map

- GIS mapping
- Internal team collaboration
- Preparation and attendance at open house
- Preparation and attendance at Plan Commission Meeting
- Preparation and attendance at staff meeting
- Prepare content for city's project webpage
- Revise principal uses table
- Revise uses tables
- Update definitions and uses tables
- Meetings coordination
- Prepare draft accessory uses table
- Prepare draft principal uses table

Professional Personnel

	Hours	Rate	Amount	
Associate				
Miller, Jeffrey	41.50	130.00	5,395.00	
Trapp, Rita	28.75	130.00	3,737.50	
Professional II				
Thorsen, Jesse	3.00	85.00	255.00	
Professional I				
Richmond, Beth	2.50	70.00	175.00	
Totals	75.75		9,562.50	
Total Labor				9,562.50
				Total this Task
				\$9,562.50

Task 99 Project Expenses

Reimbursable Expenses

Mileage and Travel Expense			
4/9/2019	Trapp, Rita	Onalaska PC Meeting	18.56
4/9/2019	Miller, Jeffrey	Mileage for PC meeting trip	174.00

Meals

4/9/2019	Miller, Jeffrey	Meal for PC meeting trip	19.86	
4/9/2019	Trapp, Rita	Lunch for Staff and PC Meeting	14.41	
	Total Reimbursables		226.83	226.83
		Total this Task		\$226.83

Billing Limits

	Current	Prior	To-Date	
Total Billings	9,789.33	38,087.73	47,877.06	
Limit			90,000.00	
Remaining			42,122.94	
		Total this Invoice		\$9,789.33

Outstanding Invoices

Number	Date	Balance		
11	4/6/2019	4,736.25		
Total		4,736.25		
			Total Now Due	\$14,525.58