

MEMORANDUM

Hoisington Koegler Group Inc.



TO: Onalaska Plan Commission

FROM: Jeff Miller and Rita Trapp, Hoisington Koegler Group Inc. (HKGi)

SUBJECT: Onalaska Unified Development Code (UDC) / Zoning Re-write Project

DATE: May 22, 2019

CC: Katie Aspenson, Planner / Zoning Inspector

After a brief presentation by the consulting team on the input received at the May 6th Open House, the Plan Commission will dive into Module 1 by focusing on the restructuring of the base zoning districts for residential, business, manufacturing, and mixed use. The proposed restructuring approach and draft purpose statements for each of the districts are attached for your review. Also attached is an initial draft of the principal uses table. This draft uses the districts proposed and focuses on identifying uses as either permitted (P) or permitted with standard (PS). No conditional uses are currently proposed. At this meeting it is anticipated that the discussion about uses will be more general than a line by line review, especially since Staff and the consultant team are still discussing individual uses (shown in yellow highlight).

The discussion about zoning districts and uses will be followed by a review of the guidance provided by the Comprehensive Plan Future Land Use map relative to potential rezonings. In particular, a focus of the discussion will be on the areas designed in the Comprehensive Plan as Downtown Mixed Use and Mixed Use Smart Growth Area. As shown in the attached maps, these properties are currently in multiple zoning districts. Discussion will include the extent of the mixed use areas, the type of development envisioned, and the potential zoning districts that may be appropriate.

Accessory uses will be the final topic of discussion at the meeting. A draft Accessory Use table has been included for your review. Again, a line by line review is not anticipated. However, the consultant team would like to get initial direction regarding potential approaches or standards for accessory uses, such as accessory dwelling units, home occupations, tourist homes, and urban agriculture.

Restructuring of Zoning Districts

Residential

Approach

In an effort to provide a transition between the R-2 and R-4 district, it is proposed that a new R-3 district be created. In addition, given that the R-160 district only serves one neighborhood and is not intended to be applied to other areas, it is recommended that the district be eliminated and those properties rezoned to the most appropriate district.

Proposed District Purpose Statements

- R-1 – The purpose of the R-1 Low Density Residential District is to encourage the establishment and preservation of neighborhoods with single-household detached dwellings.
- R-2 – The purpose of the R-2 Low-Medium Density Residential District is to accommodate single-household detached dwellings, two-household dwellings, and zero lot line dwellings.
- R-3 – The purpose of the R-3 Medium Residential District is to accommodate a mixture of single-household housing types, including single-household dwellings, two-household dwellings, zero lot line dwellings, and attached townhouses and rowhouses.
- R-4 – The purpose of the R-4 High Density Residential District is to a range of medium density and high density housing types, including rowhouses, townhouses, and apartments.
- R-MMH – The purpose of the R-MMH Manufactured and Mobile Home District is to establish and preserve neighborhoods comprised of manufactured homes or mobile homes.

Business

Approach

To more clearly distinguish between the various business areas and to address the issue of many commercial business being zoned M-1, three business districts are proposed – B-1, B-2, and B-3. The districts are intended to be distinguished by the scale of the uses and the intended customer base. It is anticipated that a majority of the commercial businesses zoned M-1 will be rezoned B-3.

Proposed District Purpose Statements

- B-1 – The purpose of the B-1 Neighborhood Business District is to accommodate small-scale commercial uses that are primarily intended to serve adjacent neighborhoods.
- B-2 – The purpose of the B-2 Community Business District is to provide shopping areas along major community roadways with moderately scaled commercial uses that are primarily intended to serve the local community.

- B-3 – The purpose of the B-3 Regional Business District is to accommodate large-scale commercial uses that benefit from access and visibility to major regional highways and are primarily intended to serve the regional market area.

Manufacturing

Approach

Two manufacturing districts are proposed – one which is for light industrial and one which would be for heavy industrial. In general, most industrial businesses that are currently zoned M-1 or M-2 would be zoned M-1 and those that are currently zoned M-3 would be rezoned to M-2.

Proposed District Purpose Statements

- M-1 – The purpose of the M-1 Light Industrial District is to provide areas for light industrial uses, such as the assembly, fabrication, and processing of goods and materials, provided that industrial activities are conducted entirely within buildings and where the byproducts of industrial activities, such as noise, odors, smoke, and storage are confined entirely within the buildings and ordinarily do not have nuisance impacts on surrounding properties.
- M-2 – The purpose of the M-2 Heavy Industrial District is to provide areas for heavy industrial uses, including the manufacturing, assembly, fabrication, processing, warehousing, distribution, and related operations that generally require larger land areas, significant exterior operation or storage of equipment and materials, and/or where the byproducts of industrial activities, such as noise, odors, smoke and storage may have nuisance impacts on surrounding properties.

Mixed Use

Approach

It is suggested that the City have two mixed use districts to accommodate different scale needs. While, both districts would seek to encourage a mix of uses and pedestrian scale design, the more intense district would have higher density housing and taller buildings. While components of the existing districts (T-C, TND, etc.) will be considered, it is recommended that new districts be created for clarity.

Proposed District Purpose Statements

- MU-N – The purpose of the MU-N Mixed Use Neighborhood District is to provide areas for the development and redevelopment of land based on the design principles of traditional neighborhoods including a mix of complementary uses consisting of residential, commercial, civic, institutional, and open space uses in close proximity to each other; a mix of housing styles, types and sizes to accommodate households of all ages, sizes and incomes; compact and human scale design; an interconnected street system with sidewalks, bikeways, and transit access; retains existing buildings with historical or architectural features that enhance the community's visual character; and preserves and incorporates significant environmental features.
- MU-C - The purpose of the MU-C Mixed Use Community District is to provide areas for the development and redevelopment of land based on the design principles of pedestrian-oriented mixed-use districts that integrate retail, services, entertainment, civic, institutional, residential, and

small parks/plazas. This district is characterized by multi-story buildings, higher development densities, buildings located close to streets and sidewalks, and site and building design that create vibrant and unique places within the community.

DRAFT Principal Uses Table
5/22/2019

Use Type	Residential					Business			Mixed Use			Industrial		Agricultural	Public	Existing Definition	Number of Districts Conditional Use (non-TND)	Standards Established
	R-1	R-2	R-3	R-4	R-MMH	B-1	B-2	B-3	Neighborhood Mixed Use/TND	Community Mixed Use	MCD	M-1	M-2	A-1	P-1			
Residential																		
Household Living																		
Dwelling, single-family	P	P	P						P					P		Yes		
Dwelling, manufactured home					P											Yes		
Dwelling, mobile home					P											Yes		
Dwelling, two-family		P	P						P							Yes		
Dwelling, zero lot line		P	P						P							Yes		Y
Dwelling, attached townhouses or rowhouses			P	P					P	P						Suggested		
Dwelling, apartment mixed use							P	P	P	P						Suggested		
Dwelling, live/work				P			P	P	P	P						Suggested		
Dwelling, apartment				P					P	P						Yes		
Dwelling, apartment with residential support services			PS	PS					PS	PS						Revise		Y
Existing residences						P	P	P				P	P					
Group Living																		
Adult family home	P	P	P						P							Suggested		
Assisted living facility				PS					P	P						Suggested	2	
Community living arrangement for adults	P	P	P	P					P							Revise		
Community living arrangement for children	P	P	P	P					P							Revise		
Continuing care senior facility			PS	PS					P	P						Suggested	2	Y
Fraternity or sorority		P	P	P		P	P	P	P									
Lodging																		
Bed and breakfast establishment		PS				PS			PS							Yes	6	Y
Hotel or motel						P	P	P	P	P	PS					Revise	1	
Tourist home	PS	PS	PS	PS	PS	PS			PS							Yes	9	
Public, Social or Health Care																		
Outpatient health care center							P	P			P					Suggested		
Cemetery															PS	Suggested	2	Y
Clinic, including medical, dental or therapeutic						P	P	P			P						1	
Club, lodge or meeting place of a non-commercial nature		PS	PS	PS		P	P	P	P	P						Suggested	2	Y
Correctional facility															PS		2	Y
Day care center (child or adult)						PS	PS	PS	PS	PS	PS				PS		5	Y
Diagnostic or medical laboratory						P	P	P	P	P	P							
Funeral home or mortuary							PS	PS								Suggested	1	Y
Hospital											P							Y
Inpatient nursing, supervision, and other rehabilitative services								P			P				PS	Suggested		
Municipal social, cultural, or recreational facility						P	P	P	PS	P					PS	Suggested	13	
Municipal, county, state or federal administrative or services building						P	P	P	PS	PS	PS				P	Suggested	13	

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Place of worship						PS	PS	PS	PS	PS	P					P	Suggested		Y
School, college/university/trade/business						P	P	P			PS					P		2	Y
School, elementary or secondary						PS	PS	PS								P		4	Y
School, nursery or preschool						PS	PS									P		2	Y
Social assistance, welfare, or charitable services						P	P	P	P	P	P					P	Suggested	2	Y
Commercial																			
Food or Beverage Services																			
Bar or drinking place						P	P	P	PS	P									
Brewpub						P	P	P	PS	P								1	
Specialty food or coffee shop						P	P	P	P	P							Suggested	1	
Restaurant						P	P	P	P	P								1	
Restaurant with drive-through or drive-in						PS	P	P	PS	PS								1	
Retail Sales or Services																			
Animal/veterinary clinic or hospital							P	P		PS		P						4	Y
Animal daycare center, kennel or shelter							PS	PS				P						4	
Automobile fueling and service station						P	P	P	P	P									
Automobile repair and service, minor						P	P	P				P	P				Suggested		
Automobile repair and service, major							P	P				P	P				Suggested		
Automobile sales, leasing and service							PS	PS										3	Y
Department store								P										1	
Warehouse store								P									Suggested		
Neighborhood commercial center						PS	P	P	PS	P									
Community commercial center							P	P		P									
Regional commercial center								P									Suggested		
Retail with residential above street level						PS	P	P	P	P									
Retail with office above street level						P	P	P	P	P									
Standalone store, retail or service						P	P	P	P	P									
Standalone store with drive-through							P	P		PS									
Storage facility, personal												PS	PS						
Business or Technical Services																			
Laboratory, research/scientific/medical							P	P				P	P					1	
Office building with drive-through						PS	P	P	PS	P									
Office building						P	P	P	P	P	P	P	P						
Publishing							P	P				P	P						
Studio or gallery						P	P	P	P	P		P	P						

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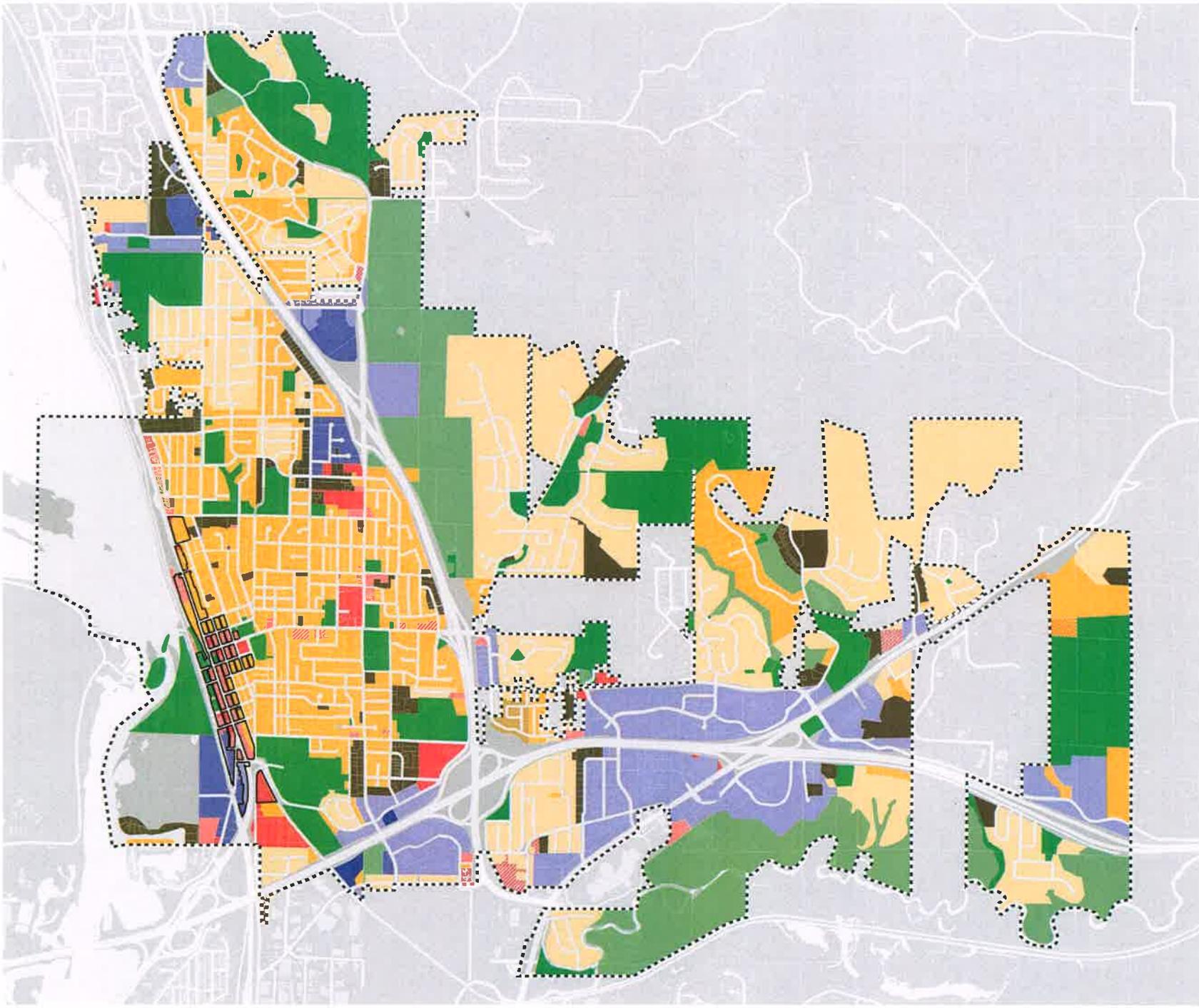
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	R-1	R-2	R-3	R-4	R-MMH	B-1	B-2	B-3	Neighborhood Mixed Use/TND	Community Mixed Use	MCD	M-1	M-2	A-1	P-1				
Manufacturing, Trade or Warehousing																			
Manufacturing, heavy													P				Suggested		
Manufacturing, light												P	P				Suggested		
Brewery, winery or distillery							PS	PS				PS	PS				2	Y	
Makerspace						P	P	P		P		P	P				Suggested		
Outside storage and manufacturing area													PS				1	Y	
Printing							P	P				P	P						
Scrap or salvage storage yard													PS				1		
Storage and sale of machinery and equipment								PS				PS	PS				1		
Construction contractor yard												PS	PS						
Warehouse and distribution facility												PS	PS						
Wholesale trade establishment												PS	PS				Suggested	1	
Arts, Entertainment or Recreation																			
Adult oriented entertainment business												PS	PS				Yes	2	Y
Indoor recreational facility, commercial							PS	PS				PS	PS				Suggested	2	
Indoor recreational facility, public							PS	PS				PS	PS		PS		Suggested	2	
Outdoor recreational facility, commercial							PS	PS				PS	PS				Suggested	2	Y
Outdoor recreational facility, public							PS	PS				PS	PS		PS		Suggested	2	Y
Active park or playground	P	P	P	P	P	P	P	P	P			P	P		P				
Theater, dance or music performance facility						PS	PS	PS								PS		7	
Theater, drive-in														PS			1	Y	
Natural Resources or Agriculture																			
Agriculture - raising of crops														P				Y	
Agriculture - raising of livestock														PS					
Arboretum														P	P				
Commercial greenhouse or nursery								PS				P	P	P					
Community garden	PS	PS	PS	PS	PS				PS	PS	PS			P	PS				
Extraction of sand, gravel, or other materials														P					
Forestry														P	P				
Wildlife or nature preserve/conservation area														P	P				
Transportation																			
Airport												PS	PS	PS	PS	Yes	4	Y	
Public passenger transportation terminal (air, bus or rail)						PS	PS	PS	PS	PS		PS	PS		PS		6	Y	
Ambulance or medical carrier service								P			P	P	P		P				
Parking facility						PS	P	P	PS	P		P	P		P				
Freight terminal or transshipment facility													P						
Freight rail yard													P						

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Utilities																		
Municipal earth or sanitary landfill operation												P	P	P			4	
Public and private utilities	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	Yes		Y
Waste collection, storage or processing (sewer, solid, hazardous)												P	P				4	Y
Stormwater Ponding															P			
Telecommunication structure or tower	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		13	Y
Water measurement and water control facilities															P			
Water reservoir															P			

City of Onalaska Zoning and Future Land Use Review

Future Land Use:
Downtown Mixed Use



□ Downtown Mixed Use
Boundary

⋯ City of Onalaska
Boundary

Zoning

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



City of Onalaska Zoning and Future Land Use Review

Future Land Use:
Mixed Use "Smart Growth
Areas"

"Mixed Use Smart
Growth Areas"
Boundary

City of Onalaska

Zoning

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

