

CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: Plan Commission Sub-Committee
DATE OF MEETING: July 9, 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 Conditional Use Permit application to allow the construction of an automotive dealership / vehicle sales / repairs facility at 2520 Midwest Drive, Onalaska, 384 Theater Road, Onalaska, N4375 Theater Road / N4342 Germann Court, Town of Medary , submitted by Jansen Dahl of CHASE 2010 LLC, on behalf of CHASE 2010 LLC, 3819 Creekside Lane, Holmen, WI 54636 and Judith Rockwood, N9495 Radcliffe Road, Mindoro, WI 54644 (Tax Parcel #'s: 18-3568-40, 18-3570-70, and 9-93-0).
5. Review and Consideration of an annexation application for a La Crosse County Parcel (Located North of Onalaska Dog Park), (4.01 acres total) filed by Ryan Wessel of Broham Investments LLC, 9542 Frontage Road E Highway 16, Onalaska, WI 54650 (Tax Parcel #: 10-1151-0).
6. 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

* Ald. Tom Smith – Chair

Ald. Jim Olson

Ald. Dan Stevens

Ald. Diane Wulf

Ald. Boondi Iyer

Ald. Kim Smith

* Jarrod Holter, City Engineer

City Attorney City Administrator

La Crosse Tribune Dept. Heads.

Coulee Courier

WKTY WLXR WKBT WXOW WLAX

*Committee Members

*Knut Temte

* *Kevin Schubert

Ryan Wessel

Jansen Dahl

Plan Commission Members

Onalaska Omni Center

Onalaska Public Library

* * Alternate Member – for City Engineer

Date Notices Mailed and Posted: 7-3-19

In compliance with the Americans with Disabilities Act of 1990, the City of Onalaska will provide reasonable accommodations to qualified individuals with a disability to ensure equal access to public meetings provided notification is given to the City Clerk within seventy-two (72) hours prior to the public meeting and that the requested accommodation does not create an undue hardship for the City.



CITY OF ONALASKA

Agenda Item:

4

STAFF REPORT

Plan Commission Sub-Committee – July 9, 2019

- Agenda Item: Consideration of a Conditional Use Permit request to allow dealership facility for vehicle sales/service (Dahl Honda).
- Applicant: Jansen Dahl of Chase 2010 LLC
3819 Creekside Lane, Holmen, WI 54686
- Property Owner: Jansen Dahl of Chase 2010 LLC
3819 Creekside Lane, Holmen, WI 54686
- Judith Rockwood, N9495 Radcliffe Road, Mindoro, WI 54644
- Parcel Numbers: 18-3568-40, 18-3570-70, and 9-93-0 (*In process of being merged into one (1) parcel*)
- Site Locations: 2520 Midwest Drive, Onalaska, 384 Theater Road, Onalaska, and N4375 Theater Road/ N4342 Germann, Town of Medary
- Existing Zoning: Light Industrial (M-1) District (18-3568-40);
Neighborhood Business (B-1) District (18-3570-70) *In process of being rezoned to Light Industrial (M-1) District; and*
La Crosse County Zoning: “Commercial” (9-93-0) *In process of being annexed and rezoned to Light Industrial (M-1) District.*

Background:

The applicant is requesting a Conditional Use Permit to construct a new light motor vehicle sales and service facility (Dahl Honda) to be located at 2520 Midwest Drive, Onalaska, 384 Theater Road, Onalaska, N4375 Theater Road/ N4342 Germann, Town of Medary. All three (3) parcels will be merged into a single parcel at time of consideration. The proposed development includes an approximate 24,000 square foot facility which will contain office, retail showroom, service facilities, and guest amenities. The exterior will have heavily landscaped display areas for new and used inventory. On-site parking will be provided for retail inventory, wholesale inventory, customers, employees, and service vehicles. The building architecture will include aluminum composite material (ACM), masonry, and glass curtain wall systems. Hours of operations for service and maintenance will be from 7:00AM to 6:00PM, Monday through Friday, and 7:00AM to 1:00PM on Saturdays. All service work will be performed indoors. Hours of operation for sales will be open Monday and Thursday 8:30AM to 8:00PM, Tuesday, Wednesday, and Friday from 8:30AM to 6:00PM, and Saturday from 8:00AM to 5:00PM. Parts and vehicle deliveries will occur daily with multiple parts and vehicle deliveries per day. The vehicles performing said deliveries will vary from 18-wheel semi-trucks to box trucks and vans.

The sale of vehicles, vehicle repairs, etc. on a parcel in the Light Industrial (M-1) District is permitted only by Conditional Use Permit per Section 13-5-16 (g) and pursuant to standards set forth in Sections 13-8-11. See attached letter, site plan, and correspondence for additional details. The City has no basis for denial of the Conditional Use Permit, but has found a basis to impose the following conditions:

CITY OF ONALASKA

Substantial Evidence Regarding Conditions of Approval:

1. Owner/developer shall pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to issuance of occupancy permits.

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

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

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

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

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

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

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

Action Requested:

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

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

July 9, 2019

Agenda Item 4:

Review and Consideration of a Conditional Use Permit application to allow the construction of a automotive dealership/vehicle sales/repairs facility at 2520 Midwest Drive, Onalaska, 384 Theater Road, Onalaska, N4375 Theater Road/ N4342 Germann Court, Town of Medary submitted by Jansen Dahl of CHASE 2010 LLC, on behalf of CHASE 2010 LLC, 3819 Creekside Lane, Holmen, WI 54636 and Judith Rockwood, N9495 Radcliffe Road, Mindoro, WI (Tax Parcel # 18-3568-40, 18-3570-70, and 9-93-0)

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

Dahl Honda

Project Narrative for Conditional Use Permit

6/25/2019

Location

A new tax parcel will be created out of Tax Parcels #18-3570-70, 18-3568-40, and 9-93-0 upon change in ownership from Rockwood to Chase 2010, llc, as performed by La Crosse County Land Records.

The new address will be 2520 Midwest Drive, Onalaska, WI 54650

Zoning

The Property currently owned by the Rockwood's that we are under contract to purchase will be annexed into the city of Onalaska and rezoned M1 to match adjoining property. Once these three parcels are combined into one, the resulting single property will have the proper zoning M1.

Project

To construct and operate an automotive sales and service dealership exclusive to the Honda Franchise.

The single structure on the property will be a one story dealership approximately 24,000 square feet in size that will contain sales offices, retail showroom, service facilities, and guest service amenities. The exterior will have heavily landscaped display areas for new and used inventory. All parking will be kept on site for retail inventory, wholesale inventory, guests, team members, and service vehicles. No off-site parking will be required.

The dealership will incorporate all current, Honda Generation III designs with large glass curtain wall systems, Aluminum Composite Materials, and masonry.

Operations

Hours of operations for service and maintenance will be Monday-Friday from 7am to 6pm and Saturdays from 7am to 1pm. Sales will be open Monday and Thursday from 8:30am to 8pm, Tuesday, Wednesday, and Friday from 8:30am to 6pm, and Saturday from 8:30am to 5pm. The parking lot will be used for new and used inventory, guest parking, team member parking, and cars that are awaiting service work to be performed. Inventory vehicles will be displayed in an orderly fashion with all doors closed, not on large display or rotating platforms, and cleaned twice per month as weather allows. All service work on vehicles will be performed within the interior of the service department. Traffic patterns on the site will vary throughout the year based on seasonal shopping trends. Typically, we will see 10-25 guests present on the site for sales or service at one time. Deliveries for parts and supplies will take place throughout the day during the week. Trucks will vary in size from a small delivery van to large 18-wheel semi-trailers.

Site Details and Neighborhood Protections

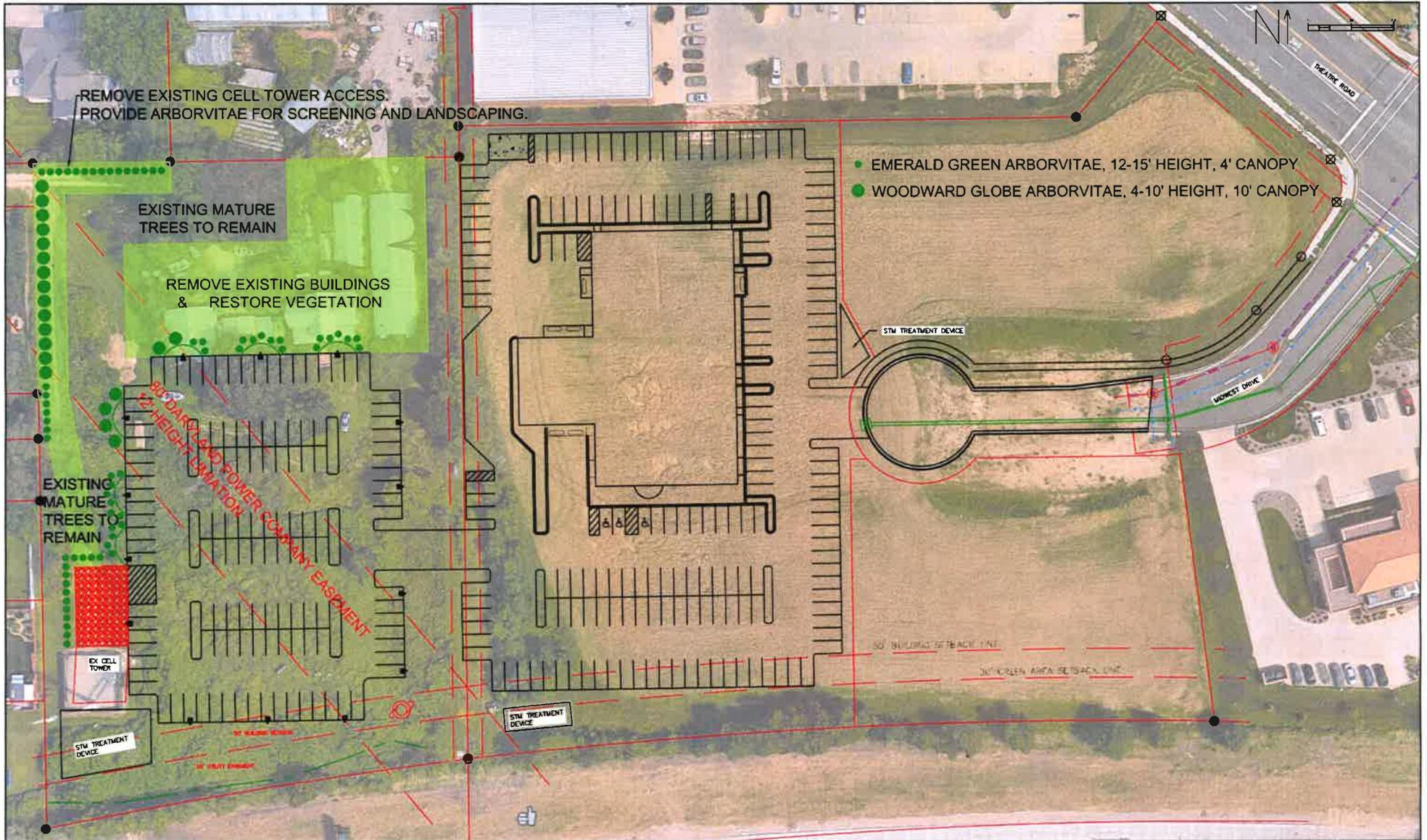
Our engineers, architects, and landscape designers will create plans consistent with the City of Onalaska codes and comprehensive plans. The perimeter to the west and north around the lower parking lot area will contain vegetation consistent with reaching the required 80% opaqueness. This area will primarily utilize Arborvitae trees to screen the residential properties that border our lot. Furthermore, we have increased the setback from these properties to reduce any negative impacts from our daily operations. Lighting will be in conformance to the City of Onalaska standards and codes. We utilize directional LED lighting on poles mounted to concrete bases. This lighting is designed to minimize light pollution in the night sky and also light trespass on neighboring properties. In the evenings the lights dim to 10% of their power. The lower west parking area is ideally suited for this use as there are height and structure restrictions due to the Dairyland Power lines and associated easement governing the property.

Compatibility with Surrounding Neighborhood

The area we propose to build our site is surrounded to the north, east, and south by retail, commercial, and professional business operations. Additional automotive uses are going across theater road and two other similar automotive dealerships are just to the south. Because our zone is adjacent to residential commercial, additional steps are being proposed to minimize any negative impact on these neighbors. These steps include and are not limited to: increased setback from property line, increased visual screening, improved storm water control that will benefit residents, and removal and restoration of the easement road from German Ct.

Importance of Services to the Community

This project will add significant tax revenue to the City of Onalaska in relation to what the property does currently. Adding approximately 50 well-paying, full time jobs to the city of Onalaska will bring additional business to services, restaurants, and retail in the surrounding area. In addition, Dahl Automotive as a company is a large supporter of local non-profit organizations. Having a larger presence in Onalaska will allow our company to increase our reach to help local organizations and their missions.



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

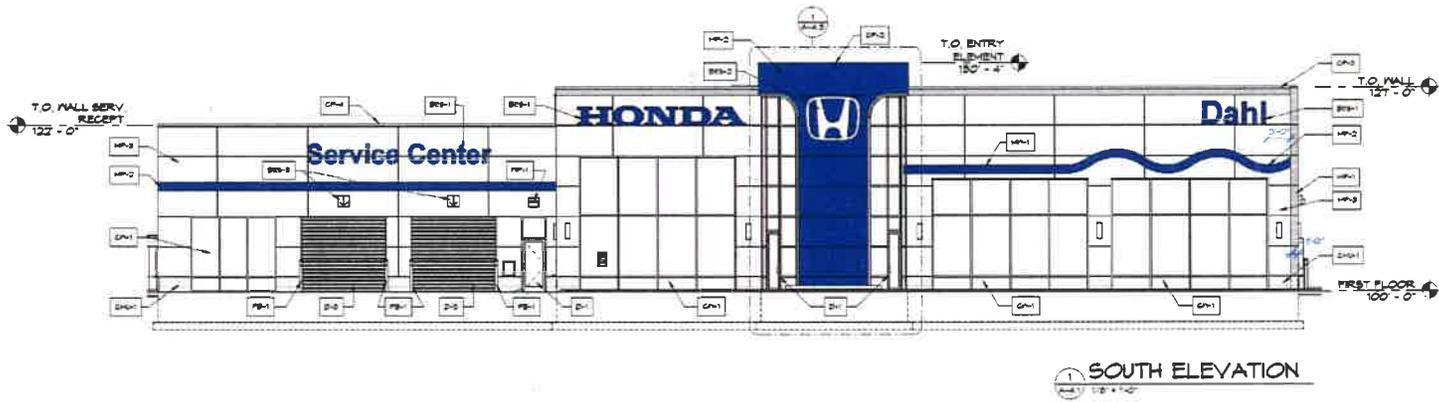
NEW AUTOMOTIVE DEALERSHIP
DAHL HONDA
ONALASKA, WI

06/17/2019

LANDSCAPE PLAN

DATE	REVISION	DESCR.

C103



KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY
SP-1	MULTI-PANE GLAZED PANELS GLAZING LOCAL SUPPLIER PAINTS/COLOURS/EMULSIONS PAINT WHITE COLOUR FINISHES - STD. GREY LOCATION: EXTERIOR WALLS REFER TO PLANS & ELEVATIONS	EP-1	ALUMINUM OVER-HEAD DOOR USE HANDBOOK RANGE OF DESIGN FINISH: HANDBOOK SYSTEM GLAZING: T-INSULATED PFB SOLARBAN 60 CLEAR FINISHES: CLEAR ANODIZED LOCATION: EXTERIOR WALLS REFER TO PLANS & ELEVATIONS	D-1	MANUFACTURED OVER-HEAD DOOR MANUFACTURED HANDBOOK OR EQUAL FINISH: REFER TO DOOR SCHEDULE ELEVATIONS (SEE EP-1) GLAZING: T-INSULATED PFB SOLARBAN 60 CLEAR GLAZING CLEAR ANODIZED LOCATION: EXTERIOR REFER TO PLANS & ELEVATIONS	OP-1	OVERHEAD DOOR GLAZING: BRASS LAMBS TONER IN STD. SCREEN	BS-1	BLINDS EXTERIOR WALLS (BY OTHERS) MANUFACTURED BY PLYMOUTH BRASS GROUP INC. FINISHES: VARIES REFER TO EXTERIOR ELEVATIONS NOTE: CONTRACTOR TO PROVIDE REQUIRED BLOCKING (BLOCKING TO BE PAINTED THESE EXPOSED TO MATCH WALL PANEL COLOR)
MP-1	METAL PANEL (GLAZED) USE ALPOLC GLAZING: HONDA BLUE METALLIC 4MM P.N. #8 FINISHES: - DRY JOINT SYSTEM (MAN-GREEN) LOCATION: EXTERIOR WALLS REFER TO PLANS & ELEVATIONS	EP-2	ALUMINUM STOREFRONT SYSTEM USE HANDBOOK RANGE OF DESIGN FINISH: STD. T-INSULATED FRAMING GLAZING: T-INSULATED PFB SOLARBAN 60 CLEAR FINISHES: CLEAR ANODIZED LOCATION: EXTERIOR WALLS REFER TO PLANS & ELEVATIONS	D-2	OVERHEAD DOOR OVER-HEAD DOOR FINISH: HANDBOOK REFER TO DOOR SCHEDULE ELEVATIONS PAINT: COLOURS PAINTED BY SLODGEN PROFESSIONAL 150TV 8000P NATURAL WHITE LOCATION: EXTERIOR REFER TO PLANS & ELEVATIONS	MP-2	GLAZED PANELS GLAZING: HONDA BLUE METALLIC 4MM P.N. #8 FINISHES: - DRY JOINT SYSTEM (MAN-GREEN) LOCATION: EXTERIOR WALLS REFER TO PLANS & ELEVATIONS	EP-3	BLINDS EXTERIOR WALLS (BY OTHERS) MANUFACTURED BY PLYMOUTH BRASS GROUP INC. FINISHES: VARIES REFER TO EXTERIOR ELEVATIONS NOTE: CONTRACTOR TO PROVIDE REQUIRED BLOCKING (BLOCKING TO BE PAINTED THESE EXPOSED TO MATCH WALL PANEL COLOR)
MP-3	METAL PANEL (GLAZED) USE ALPOLC GLAZING: HONDA BLUE METALLIC 4MM P.N. #8 FINISHES: - DRY JOINT SYSTEM (MAN-GREEN) LOCATION: EXTERIOR WALLS REFER TO PLANS & ELEVATIONS	EP-4	METAL PANEL STOREFRONT SYSTEM USE HANDBOOK RANGE OF DESIGN FINISH: STD. T-INSULATED FRAMING GLAZING: T-INSULATED PFB SOLARBAN 60 CLEAR FINISHES: CLEAR ANODIZED LOCATION: EXTERIOR WALLS REFER TO PLANS & ELEVATIONS	D-3	OVERHEAD DOOR OVER-HEAD DOOR FINISH: HANDBOOK REFER TO DOOR SCHEDULE ELEVATIONS PAINT: COLOURS PAINTED BY SLODGEN PROFESSIONAL 150TV 8000P NATURAL WHITE LOCATION: EXTERIOR REFER TO PLANS & ELEVATIONS	MP-3	METAL PANEL (GLAZED) USE ALPOLC GLAZING: HONDA BLUE METALLIC 4MM P.N. #8 FINISHES: - DRY JOINT SYSTEM (MAN-GREEN) LOCATION: EXTERIOR WALLS REFER TO PLANS & ELEVATIONS	EP-4	BLINDS EXTERIOR WALLS (BY OTHERS) MANUFACTURED BY PLYMOUTH BRASS GROUP INC. FINISHES: VARIES REFER TO EXTERIOR ELEVATIONS NOTE: CONTRACTOR TO PROVIDE REQUIRED BLOCKING (BLOCKING TO BE PAINTED THESE EXPOSED TO MATCH WALL PANEL COLOR)
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EP-1	PRECAST CONCRETE WALL PANEL (INSULATED) USE HANDBOOK CONCRETE FINISHES: 1/2" THICK PRECAST PANEL SYSTEM GLAZING: ELASTIC PAINT WHITE COLOUR TO MATCH GUY LOCATION: EXTERIOR WALLS REFER TO PLANS & ELEVATIONS	EP-6	ALUMINUM STOREFRONT SYSTEM USE HANDBOOK RANGE OF DESIGN FINISH: STD. T-INSULATED FRAMING GLAZING: T-INSULATED PFB SOLARBAN 60 CLEAR FINISHES: CLEAR ANODIZED LOCATION: EXTERIOR WALLS REFER TO PLANS & ELEVATIONS	D-5	OVERHEAD DOOR OVER-HEAD DOOR FINISH: HANDBOOK REFER TO DOOR SCHEDULE ELEVATIONS PAINT: COLOURS PAINTED BY SLODGEN PROFESSIONAL 150TV 8000P NATURAL WHITE LOCATION: EXTERIOR REFER TO PLANS & ELEVATIONS	MP-5	METAL PANEL (GLAZED) USE ALPOLC GLAZING: HONDA BLUE METALLIC 4MM P.N. #8 FINISHES: - DRY JOINT SYSTEM (MAN-GREEN) LOCATION: EXTERIOR WALLS REFER TO PLANS & ELEVATIONS	EP-6	BLINDS EXTERIOR WALLS (BY OTHERS) MANUFACTURED BY PLYMOUTH BRASS GROUP INC. FINISHES: VARIES REFER TO EXTERIOR ELEVATIONS NOTE: CONTRACTOR TO PROVIDE REQUIRED BLOCKING (BLOCKING TO BE PAINTED THESE EXPOSED TO MATCH WALL PANEL COLOR)
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EP-3	PRECAST CONCRETE WALL PANEL (INSULATED) USE HANDBOOK CONCRETE FINISHES: 1/2" THICK PRECAST PANEL SYSTEM GLAZING: ELASTIC PAINT WHITE COLOUR TO MATCH GUY LOCATION: EXTERIOR WALLS REFER TO PLANS & ELEVATIONS	EP-8	ALUMINUM STOREFRONT SYSTEM USE HANDBOOK RANGE OF DESIGN FINISH: STD. T-INSULATED FRAMING GLAZING: T-INSULATED PFB SOLARBAN 60 CLEAR FINISHES: CLEAR ANODIZED LOCATION: EXTERIOR WALLS REFER TO PLANS & ELEVATIONS	D-7	OVERHEAD DOOR OVER-HEAD DOOR FINISH: HANDBOOK REFER TO DOOR SCHEDULE ELEVATIONS PAINT: COLOURS PAINTED BY SLODGEN PROFESSIONAL 150TV 8000P NATURAL WHITE LOCATION: EXTERIOR REFER TO PLANS & ELEVATIONS	MP-7	METAL PANEL (GLAZED) USE ALPOLC GLAZING: HONDA BLUE METALLIC 4MM P.N. #8 FINISHES: - DRY JOINT SYSTEM (MAN-GREEN) LOCATION: EXTERIOR WALLS REFER TO PLANS & ELEVATIONS	EP-8	BLINDS EXTERIOR WALLS (BY OTHERS) MANUFACTURED BY PLYMOUTH BRASS GROUP INC. FINISHES: VARIES REFER TO EXTERIOR ELEVATIONS NOTE: CONTRACTOR TO PROVIDE REQUIRED BLOCKING (BLOCKING TO BE PAINTED THESE EXPOSED TO MATCH WALL PANEL COLOR)
EP-4	PRECAST CONCRETE WALL PANEL (INSULATED) USE HANDBOOK CONCRETE FINISHES: 1/2" THICK PRECAST PANEL SYSTEM GLAZING: ELASTIC PAINT WHITE COLOUR TO MATCH GUY LOCATION: EXTERIOR WALLS REFER TO PLANS & ELEVATIONS	EP-9	ALUMINUM STOREFRONT SYSTEM USE HANDBOOK RANGE OF DESIGN FINISH: STD. T-INSULATED FRAMING GLAZING: T-INSULATED PFB SOLARBAN 60 CLEAR FINISHES: CLEAR ANODIZED LOCATION: EXTERIOR WALLS REFER TO PLANS & ELEVATIONS	D-8	OVERHEAD DOOR OVER-HEAD DOOR FINISH: HANDBOOK REFER TO DOOR SCHEDULE ELEVATIONS PAINT: COLOURS PAINTED BY SLODGEN PROFESSIONAL 150TV 8000P NATURAL WHITE LOCATION: EXTERIOR REFER TO PLANS & ELEVATIONS	MP-8	METAL PANEL (GLAZED) USE ALPOLC GLAZING: HONDA BLUE METALLIC 4MM P.N. #8 FINISHES: - DRY JOINT SYSTEM (MAN-GREEN) LOCATION: EXTERIOR WALLS REFER TO PLANS & ELEVATIONS	EP-9	BLINDS EXTERIOR WALLS (BY OTHERS) MANUFACTURED BY PLYMOUTH BRASS GROUP INC. FINISHES: VARIES REFER TO EXTERIOR ELEVATIONS NOTE: CONTRACTOR TO PROVIDE REQUIRED BLOCKING (BLOCKING TO BE PAINTED THESE EXPOSED TO MATCH WALL PANEL COLOR)

OVERHEAD DOOR NOTE:
PROVIDE PRE-FINISHED ALUMINUM BLIND HEAD TO MATCH ALUMINUM STOREFRONT SYSTEM WALL SYSTEM.
FINISHES: HANDBOOK SYSTEM
PROVIDE PRE-FINISHED BY POLYMER ALUMINUM.
TYPICALLY BROWN BELL FINISH WITH TWO COAT METALLIC WITH A POSITIVE BLOK ARMY FROM EXTERIOR AND SET IN BLIND PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
PROVIDE ALL BARS, BLINDS & BACKER ROD PER MANUFACTURER'S SPECIFICATIONS

INSULATION FACTORS NOTE:
FURNISH ALL INSULATED PANELS TO GOLD-FORM FRAMING IN SELF-TAPPING CORROSION RESISTANT SCREWS MECHANICALLY DRIVEN PER FOR POWER-BASED PANEL ATTACHMENT WILL NOT BE ACCEPTED.

NOTE:
HANDBOOK PREP TO INCLUDE DRY-BLOCK IN EXTERIOR WALLS REPELLANT - BLOCKING, IF PRICE TO ALSO INCLUDE FULL INSULATION BLOCKING AND SMARTY CONTROL, BARS BY PROWOOD SUPPLIED BY HANDBOOK CONTRACTOR

CONTROL JOINT NOTE:
PROVIDE HANDBOOK CONTROL JOINTS AS RECOMMENDED BY HANDBOOK CONTRACTOR AND BLOCK SUPPLIER. CONTROL JOINTS NOT TO EXCEED 30" O-MAX AND 30" O-MIN. SEE DETAIL MP-1.

PROVIDE E.P.S. CONTROL JOINTS AS RECOMMENDED BY E.P.S. INSTALLER AND SUPPLIER.

ALL CONTROL JOINT LAYOUTS TO BE REVIEWED BY ARCHITECT/ENGINEER AT THE TIME OF CONSTRUCTION SHOP DRAWING SUBMITTAL.

ALL ELEVATIONS AND LAYOUT ARE BASED ON STANDARD MODULAR BLOCK SIZE. CONTRACTOR RESPONSIBLE FOR ANY ADJUSTMENTS & BLOCKS REQUIRED IF THEY CHANGE MATERIAL SIZE.

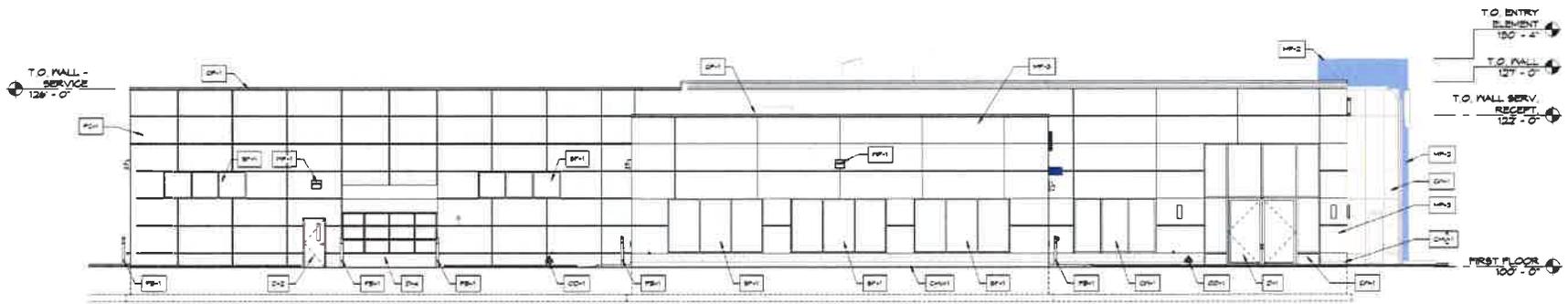
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100 West 10th Street, Suite 100
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Fax: (204) 786-1112

DAHL HONDA

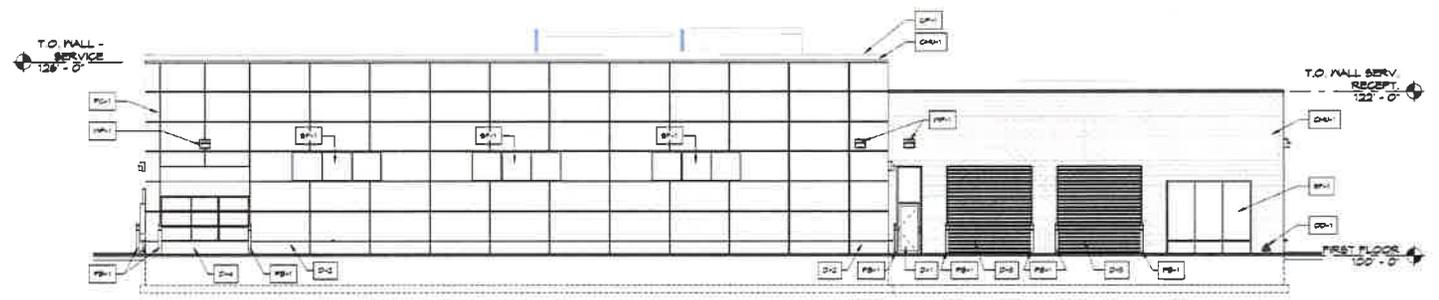
A NEW AUTOMOTIVE DEALERSHIP FOR:

date: 2017-03-08
job: 10000
d. by: JLP
rev: _____

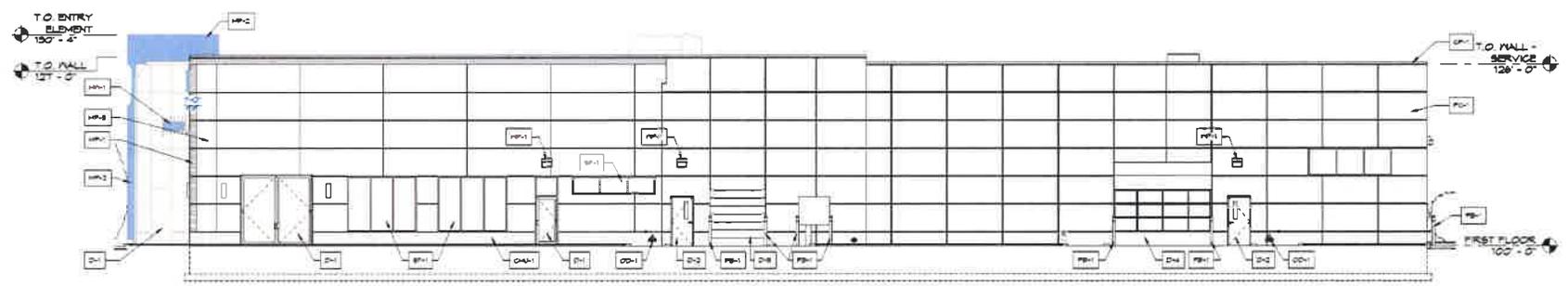
A-4.1



WEST ELEVATION
A-4.2 1/8" = 1'-0"



NORTH ELEVATION
A-4.2 1/8" = 1'-0"



EAST ELEVATION
A-4.2 1/8" = 1'-0"



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A NEW AUTOMOTIVE DEALERSHIP FOR:

DAHL HONDA

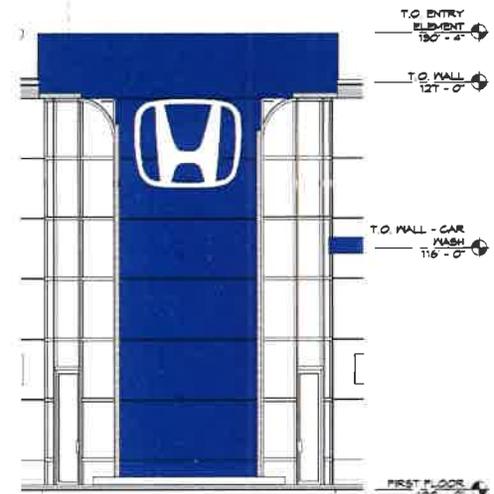
date: 09-13-2011
job: A-4.2
d. by: JF
rev:



EXTERIOR PERSPECTIVE 2



EXTERIOR PERSPECTIVE



ENLARGED CYLINDER ELEVATION



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A NEW AUTOMOTIVE DEALERSHIP FOR:

DAHL HONDA

Date: 08-17-2004
Proj: 10024
d. by: JCP
rev:



2 EXTERIOR PERSPECTIVE- SITE



1 EXTERIOR PERSPECTIVE - SITE

Gries
Architectural Group, Inc.
110 West 10th Street
New York, NY 10011
Phone: (212) 213-2441 FAX: (212) 213-2446



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A NEW AUTOMOTIVE DEALERSHIP FOR:

DAHL HONDA

date: 08-17-2014
job: 14-024
d by: JF
rev: _____

A-4.4



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

CONDITIONAL USE PERMIT APPLICATION

Property Address:
2520 MIDWEST DRIVE

Parcel Number:
18-3570-70, 18-3568, 9-93-0

Zoning District:
M1

Applicant: DAHL HONDA

Contact: JANSEN DAHL

Mailing Address: 3819 CREEKSIDE CANYE

City, State, Zip: HOLMEN, WI 54636

Phone Number: 608-791-6452

Email: JANSEN@DAHLAUTO.COM Primary Contact

Business: DAHL HONDA

Owner/Contact: JANSEN DAHL

Mailing Address: 3819 CREEKSIDE LN

City, State, Zip: HOLMEN, WI 54636

Phone Number: 608-791-6452

Email: JANSEN@DAHLAUTO.COM Primary Contact

Property Owner: CHASE 2010, LLC & Judith Rockwood

Contact: JANSEN DAHL & Judy Rockwood

Mailing Address: 3819 CREEKSIDE LN + N9495 Rudcliffe Road

City, State, Zip: HOLMEN, WI 54686 + Mindoro, WI 54684

Phone Number: 608-791-6452

Email: JANSEN@DAHLAUTO.COM 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:	Date: 6-25-19
Signature of Property Owner: <small>DocuSigned by: Jansen Dahl</small>	Date: 6/25/2019

Compatibility with Surrounding Neighborhood:

Consistency with the Comprehensive Plan:

Importance of Services to the Community:

Neighborhood Protections (avoidance of negative externalities):

Other Factors (pertinent to the proposed use):

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



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

CONDITIONAL USE PERMIT APPLICATION

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

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

- ▶ Detailed Description of Proposed Conditional Use
- ▶ Description of how Proposed Conditional Use Meets Unified Development Ordinance Standards (use form on next page or attach an explanation each of the following:):
 - ▶ 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)
 - ▶ Importance of Services to the Community (provided by the proposed use)
 - ▶ Neighborhood Protections (avoidance of negative impacts)
 - ▶ Other Factors (pertinent to the proposed use)

➔ **Site Sketch and Photographs** (if applicable)

➔ **\$250 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 Conditional Use is a land use or development that would not generally be appropriate within a district but might be allowed in certain locations within the district if specific requirements are met. The compatibility must be judged on the basis of the particular circumstances and may require additional conditions set by the Plan Commission & Common Council before development or occupancy is permitted. The intent is to allow a reasonable degree of discretion in determining the suitability of a particular development at a specific location.

Application for:

- | | | |
|--|---|--------------------------------------|
| <input type="checkbox"/> Fence | <input type="checkbox"/> Two Structures on one parcel | <input type="checkbox"/> Parking Lot |
| <input type="checkbox"/> Home Occupation | <input checked="" type="checkbox"/> Automotive Repair / Sales | <input type="checkbox"/> Use _____ |
| <input type="checkbox"/> Bed & Breakfast | <input type="checkbox"/> Warehousing / Storage | <input type="checkbox"/> Other _____ |

Brief Description of Proposed Conditional Use:

CONSTRUCTION OF A NEW HONDA-SPECIFIC SALES AND SERVICE DEALERSHIP.

Proposed conditional use must meet the requirements of the Unified Development Ordinance. 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 Councilors are unable to discuss this matter outside of a scheduled public meeting. Thank you.

CITY OF ONALASKA
 REC#: R00148498 6/25/2019 4:49 PM
 TRAN: 450 PLANNING & ZONING
 OPER: M TERM: 1
 TKBY: CASH 01
 181-3568-0, 9-93-0 / 2520 MID
 P: 15-3568-0, 9-93-0 / 2520 MID
 CK: 0.00 REF: SW - 1189
 AP: 250.00
 TE: 250.00
 CH: 0.00

**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, JULY 23, 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 Dahl Honda, 3819 Creekside Lane, Holmen, WI 54636 on behalf of CHASE 2010, LLC, 3819 Creekside Lane, Holmen, WI 54636 and Judith Rockwood, N9495 Radcliffe Road, Mindoro, WI 54644 for review and consideration of a request for a Conditional Use Permit (CUP) for the purpose of allowing vehicle sales / repairs at the property located at 2520 Midwest Drive, Onalaska, WI 54650 (M-1/Light Industrial District).

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

Computer Number: 18-3568-40

Section 10, Township 16, Range 07

CERTIFIED SURVEY MAP NO. 4 VOL 16 LOT 4 DOC NO. 1630080 SUBJ TO ESMT IN
DOC NO. 1630096

Computer Number: 9-93-0

Section 10, Township 16, Range 07

PRT SE-NW COM SW COR E ALG S LN 852FT TO POB N0D5MW 565FT E 468FT TO E
LN SE-NW S ALG E LN 565FT TO SE COR SE-NW W 468FT TO POB EX CSM NO. 155
VOL 2 DOC NO. 948519 & EX CSM NO. 131 VOL 4 DOC NO. 1034349 T/W ESMT IN DOC
NO. 1650138

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.

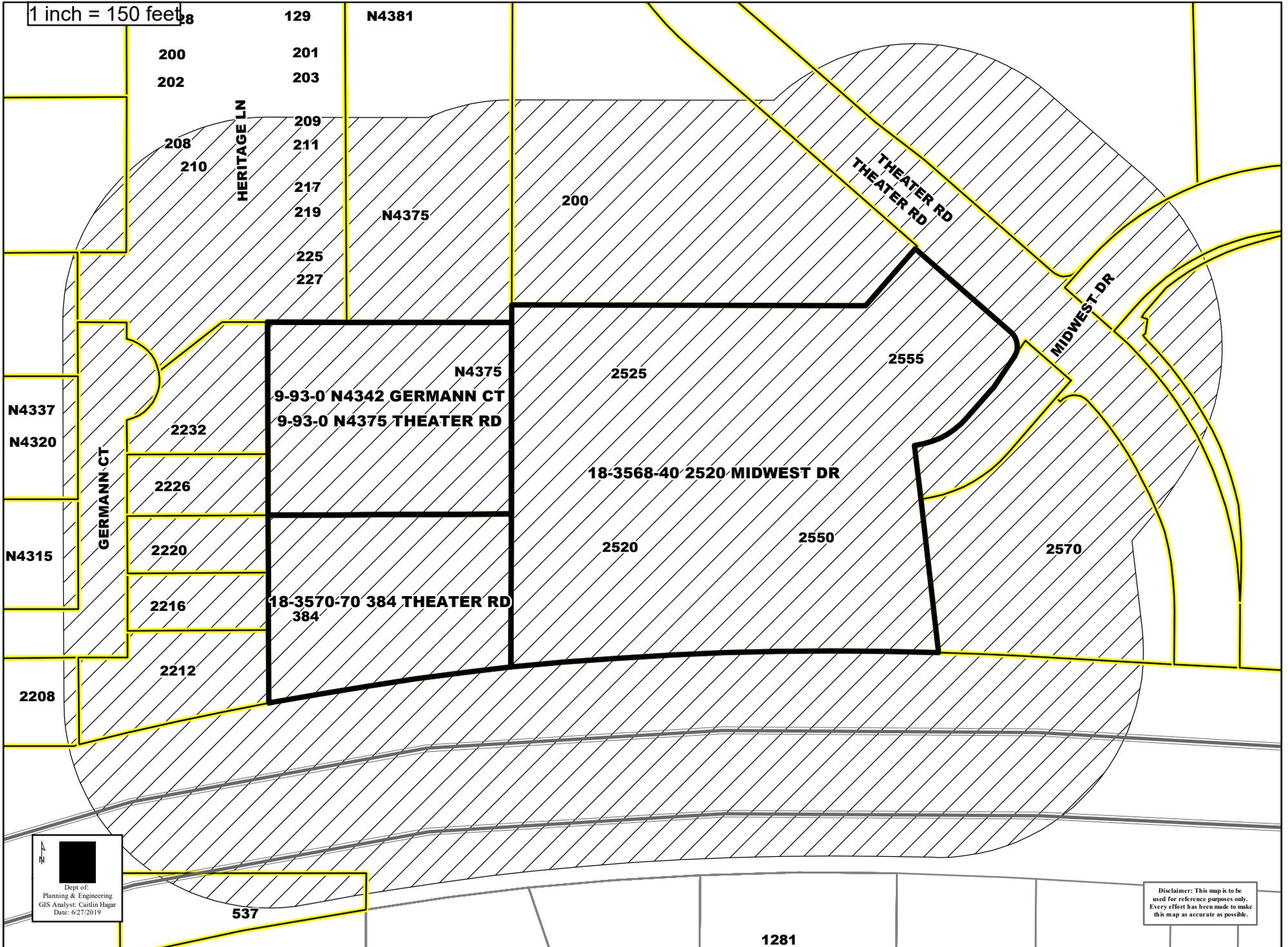
Dated this 12th day of July, 2019

Cari Burmaster
City Clerk

Pursuant to Act 67 passed in December 2017 the standard for review of Conditional Use Permits by Planning Commissions has changed in two significant ways. First, the burden of proof for denying a permit or imposing a condition is on the City and not on the applicant. In other words, unless there is a substantial reason to impose a condition or deny a permit, the permit must be issued without conditions. Second, any condition imposed must be based upon substantial evidence. Substantial Evidence must be fact based and cannot be based upon personal feeling, emotion or conjecture.

Properties within 250ft of 9-93-0, 18-3570-70 & 18-3568-40

1 inch = 150 feet



Dept of:
Planning & Engineering
GIS Analyst: Caitlin Hagar
Date: 6/27/2019

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

STAFF REPORT

Plan Commission Sub-Committee – July 9, 2019

- Agenda Item: Review and Consideration of an annexation application for a La Crosse County Parcel (Tax Parcel #10-1151), Town of Onalaska, WI 54650 (4.01 acres).
- Applicant/Owner: Ryan Wessel, of Broham Investments LLC, 9542 E Frontage Road Highway 16, Onalaska, WI 54650
- Parcel Number: 10-1151-0
- Site Location: No Assigned Address (Tax Parcel #10-1151-0), Town of Onalaska, WI 54650 (North of Onalaska Dog Park).
- Existing Zoning: La Crosse County Zoning: “Recreation and Natural Resources”.
- Neighborhood Characteristics: Completely surrounded by City of Onalaska owned land (except to the east). Onalaska Aquatic Center is to the north, the Onalaska dog park is to the south and east, and vacant land to the west.
- Conformance with Comprehensive Plan: The Comprehensive Plan identified this area as a *Mixed Use District* (“*Smart Growth Areas*”) which allows for complementary land uses including housing (primarily multi-family), retail, offices, commercial services, and civic uses in an efficient, compact development. This may take place in both vertical development with mixed-use buildings (i.e. ground floor retail and upper residential) or horizontal development, with complimentary uses adjacent to each other. This district is meant to be highly accessible by pedestrian and bicycle traffic, therefore additional site design review should ensure that these are comfortable areas for non-motorized transportation methods.
- Comprehensive Plan:
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: Ryan and Aaron Wessel are managing partners of Broham Investments LLC. The Wessel’s own the property located at La Crosse County Tax Parcel # 10-1151-0, in the Town of Onalaska, WI 54650. They are currently looking to have their property annexed into the city in order to propose a project to construct a multi-family residential project in the City of Onalaska. Later this summer, they will be submitting a capital improvement request to have the city sewer and water extended to the parcel in order to serve the proposed multi-family development.
- The applicant is requesting to have the property annexed into the City with the Multi-Family (R-4) District for zoning to accommodate future proposed development.
- Action Requested: Consideration of the annexation request and the attached conditions of approval.

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

July 9, 2019

Agenda Item 5:

Review and Consideration of an annexation application for a La Crosse County Parcel, (Located North of Onalaska Dog Park), (4.01 acres total) filed by Ryan Wessel of Broham Investments LLC, 9542 Frontage Road E Highway 16, Onalaska, WI 54650 (Tax Parcel #10-1151-0)

1. Topography Map Fee: \$10.00 per acre * 4.01 acres = \$40.01 dollars (minimum fee).
2. Owner/applicant to be aware of a Park Fee in the amount of \$922.21 (per unit) to be paid prior to the issuance of a building permit.
3. Development is contingent upon City installation of water and sanitary sewer. Installation of water and sanitary sewer is contingent upon City funding the project through the City of Onalaska Capital Improvements Budget.
4. Developer to be aware that a development agreement will be needed to cover such items as infrastructure costs, land transfer between developer, and parcel access, etc.
5. Annexed land to be placed in the Multi-Family (R-4) Zoning District upon ordinance adoption.
6. Annexation approval contingent upon future issuance of a Conditional Use Permit request for multiple principle structures on a parcel of a Planned Unit Development.
7. Owner/developer must notify City prior to any utility connection to City-owned utilities takes place.
8. 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.
9. 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.
10. 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.

James Makepeace, P.E.
Makepeace Engineering LLC
816 2nd Av S, Suite 800
Onalaska, WI 54650

June 3, 2019

**Katie Aspenson, City Planner/Zoning Inspector
City of Onalaska
415 Main Street
Onalaska, WI 54650**

Re: Annexation Petition for La Crosse County Tax Parcel 10-1151-0

Ms. Aspenson,
On behalf of my client Broham Investments LLC, I am submitting the enclosed Annexation Petition.

Ryan and Aaron Wessel are managing partners of Broham Investments. The Wessel's would like this parcel annexed into the City of Onalaska in order that they may propose a project to construct a multi-family residential project in the City of Onalaska. Later this summer-late June or early July-the Wessel's will be submitting a capital improvements request to have City sewer and water extended to the parcel in order to serve the proposed multi-family building.

The parcel proposed for annexation borders on land owned by the City of Onalaska on all four sides. The property immediately north, east, and south is already within the City of Onalaska municipal boundary. The parcel immediately to the west is within the Town of Onalaska, but is owned by the City of Onalaska.

Included in this petition are:

1. This petition Letter
2. Petition for Annexation signed by both Ryan and Aaron Wessel
3. Affidavit of Circulator signed by Ryan Wessel and notarized
4. Request for Annexation Review-Department of Administration
5. Annexation review fee of \$950 made payable to Department of Administration
6. Annexation Review Fee Schedule
7. Annexation Submittal Guide
8. Plat of Survey with Legal Description of the property

Sincerely,
James Makepeace, P.E.
Makepeace Engineering LLC

PETITION FOR ANNEXATION

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

TO: City Clerk
Town of Onalaska
W7052 Second Street
Onalaska, WI 54650

We, the undersigned, Ryan Wessel and Aaron Wessel
(Printed Name(s))

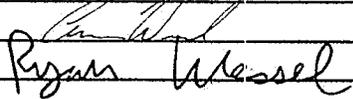
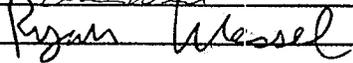
do hereby respectively petition the City of Onalaska, Wisconsin, to annex the real estate described hereinafter to the City of Onalaska, which is to be detached from the township of Onalaska, County of LaCrosse, Wisconsin to the City of Onalaska and that the subject property be zoned R4 upon annexation.

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 0 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>
	No assigned address. La Crosse County Parcel # 10-1151-0	6/3/2019
	No assigned address. La Crosse County Parcel # 10-1151-0	6/3/2019

Tax Parcel Identification Numbers: 10-1151-0
Contact Person: Ryan Wessel Telephone (608) 792 7629
Address: 9542 16 Frontage Road E, Onalaska, WI 54650 Email: Ryan@lacrosserealtor.com

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

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

AFFIDAVIT OF CIRCULATOR

I, Ryan Wessel being duly sworn, state: I reside at W7761 Devon Place, Holmen, WI 54636, Wisconsin.

I personally circulated the attached petition in the town(s) of Onalaska, La Crosse County, Wisconsin, commencing on the 3rd day of June, 20 19 and terminating on the 3rd day of June, 20 19, and personally obtained each signature on this petition. I know that each person who signed is an elector or owner of the property located in the territory proposed for annexation and signed the petition with full knowledge of its content of the date indicated opposite his or her name. I know their respective residences given. I reside in the area described above. I am aware that falsifying this affidavit is punishable under Sections 12.13(3)(a) and 946.32(1)(a) of the Wisconsin statutes.

Subscribed and sworn to before me this 4th day of June, 20 19

Sally R. Inda *sally R. Inda*
Notary Public Expires: 9-11-21

[Signature]
Signature of Circulator

State: WI County: La Crosse



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

Office use only:

Name: Ryan Wessel

Address: 9542 16th Frontage Rd E

Onalaska

WI

54650

Email: Ryan@lacrosserealtor.com

1. Town where property is located: Town of Onalaska

2. Petitioned City or Village: City of Onalaska

3. County where property is located: La Crosse

4. Population of the territory to be annexed: 0

5. Area (in acres) of the territory to be annexed: 4

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel): 10-1151-0

Petitioners phone:

608 - 792 - 7629

Town clerk's phone:

608-783-4958

City/Village clerk's phone:

608-781-9530

Contact Information if different than petitioner:

Representative's Name and Address:

Surveyor or Engineering Firm's Name & Address:
Makepeace Engineering

James Makepeace, P.E.

816 2nd Av S, Suite 800

Onalaska

WI

54650

City

State

Zip

Phone: - -

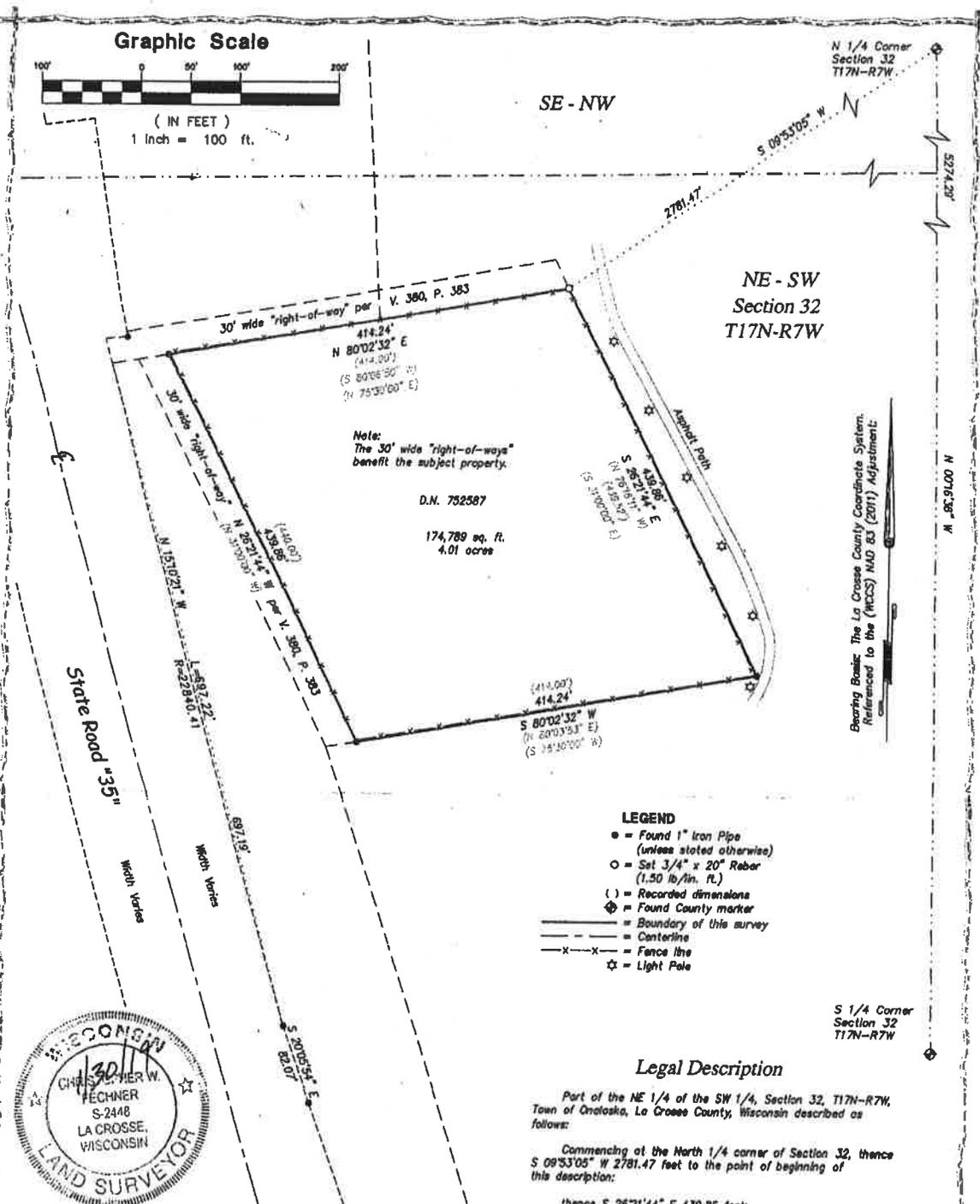
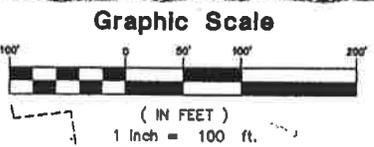
Phone: 608 - 881 - 6030

E-mail:

E-mail: james@makepeaceengineering.com

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

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



Note:
The 30' wide "right-of-ways"
benefit the subject property.

D.N. 752587
174,789 sq. ft.
4.01 acres

Bearing Basis: The La Crosse County Coordinate System,
Referenced to the (NAD 83 (2011) Adjustment)

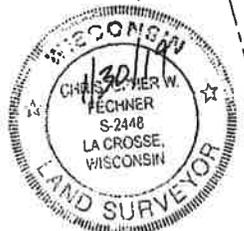
- LEGEND**
- = Found 1" Iron Pipe (unless stated otherwise)
 - = Set 3/4" x 20" Rebar (1.50 lb./in. ft.)
 - () = Recorded dimensions
 - ⊕ = Found County marker
 - = Boundary of this survey
 - - - = Centerline
 - x-x- = Fence line
 - ☆ = Light Pole

Legal Description

Part of the NE 1/4 of the SW 1/4, Section 32, T17N-R7W,
Town of Onalaska, La Crosse County, Wisconsin described as
follows:
Commencing at the North 1/4 corner of Section 32, thence
S 09°53'05" W 2781.47 feet to the point of beginning of
this description:

- thence S 26°21'44" E 439.86 feet;
- thence S 80°02'32" W 414.24 feet;
- thence N 26°21'44" W 439.86 feet;
- thence N 80°02'32" E 414.24 feet to the point of
beginning of this description.

Subject to any easements, covenants and restrictions of record.
Together with a "right-of-way" described in V. 380, P. 383,
and portrayed on the above survey drawing.



SURVEYOR'S CERTIFICATE

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

Christopher W. Fechner
Christopher W. Fechner PLS 2448

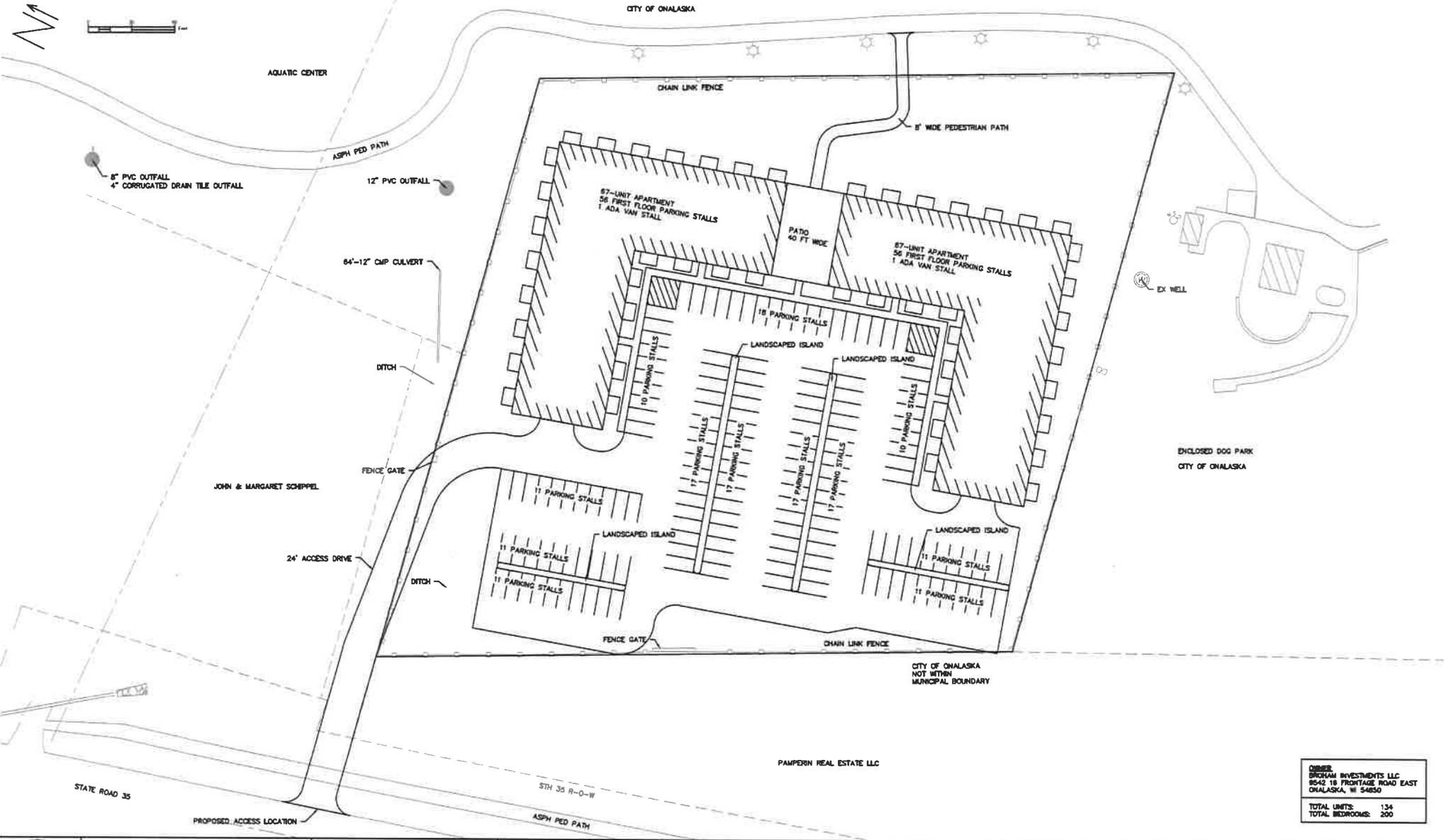
SURVEY FOR
Makepeace Engineering

Part of the NE-SW,
Section 32, T17N-R7W,
Town of Onalaska, La Crosse County, WI
State Road "35"

DRAWN BY:	DATE:
TS CF	1/30/2019
REVISD BY:	DATE:
SCALE:	
1" = 100'	
SHEET 1 OF 1	PROJECT NO.: S-7512
FIELD CREW:	RC LF



917 SOUTH 4TH STREET - P.O. BOX 1954
LA CROSSE, WISCONSIN 54601
PHONE (608) 784-1614 FAX (608) 784-1408
www.couleeregionlandsurveyors.com



OWNER:
 BROHAM INVESTMENTS LLC
 8542 18 FRONTAGE ROAD EAST
 ONALASKA, WI 54650
 TOTAL UNITS: 134
 TOTAL BEDROOMS: 200



816 2ND AVENUE
 SOUTH
 SUITE 800
 ONALASKA, WI 54650
 608.881.6030

MULTI-FAMILY DEVELOPMENT
 BROHAM INVESTMENTS

06/30/2019

SITE PLAN

DATE	REVISION	DESCR.

1
 1