

CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: Plan Commission
DATE OF MEETING: July 23, 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 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 (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 East 16 Frontage Road, Onalaska, WI 54650 (Tax Parcel #: 10-1151-0).

PLEASE TAKE FURTHER NOTICE that members of the Common Council of the City of Onalaska who do not serve on the committee may attend this meeting to gather information about a subject over which they have decision making responsibility. Therefore, further notice is hereby given that the above meeting may constitute a meeting of the Common Council and is hereby noticed as such, even though it is not contemplated that the Common Council will take any formal action at this meeting.

NOTICES MAILED TO:

*Mayor Joe Chilsen– 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

Ryan Wessel

Onalaska Omni Center

Onalaska Public Library

* * Alternate Member – for City Engineer

Date Notices Mailed and Posted: 7-11-19

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

6. Review and Consideration of Invoice No: 018-021-14 from Hoisington Koegler Group inc. for UDC / Zoning Re-write Project.
7. Discussion related to Onalaska Unified Development Code (UDC) / Zoning Re-write Project ~ Discussion about regulations for Accessory Structures.
8. Discussion related to Onalaska Unified Development Code (UDC) / Zoning Re-write Project ~ Discussion about regulations for Accessory Dwelling Units (ADUs).
9. Adjournment



CITY OF ONALASKA

STAFF REPORT

Plan Commission – July 23, 2019

Agenda Item:

4

- Agenda Item: Public Hearing & 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: Chase 2010 LLC
3819 Creekside Lane, Holmen, WI 54686
- 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 Court, Town of Medary
- Existing Zoning: 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 offices, 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 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:

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.

CITY OF ONALASKA

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:

July 23, 2019

Agenda Item 4:

Public Hearing 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 (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

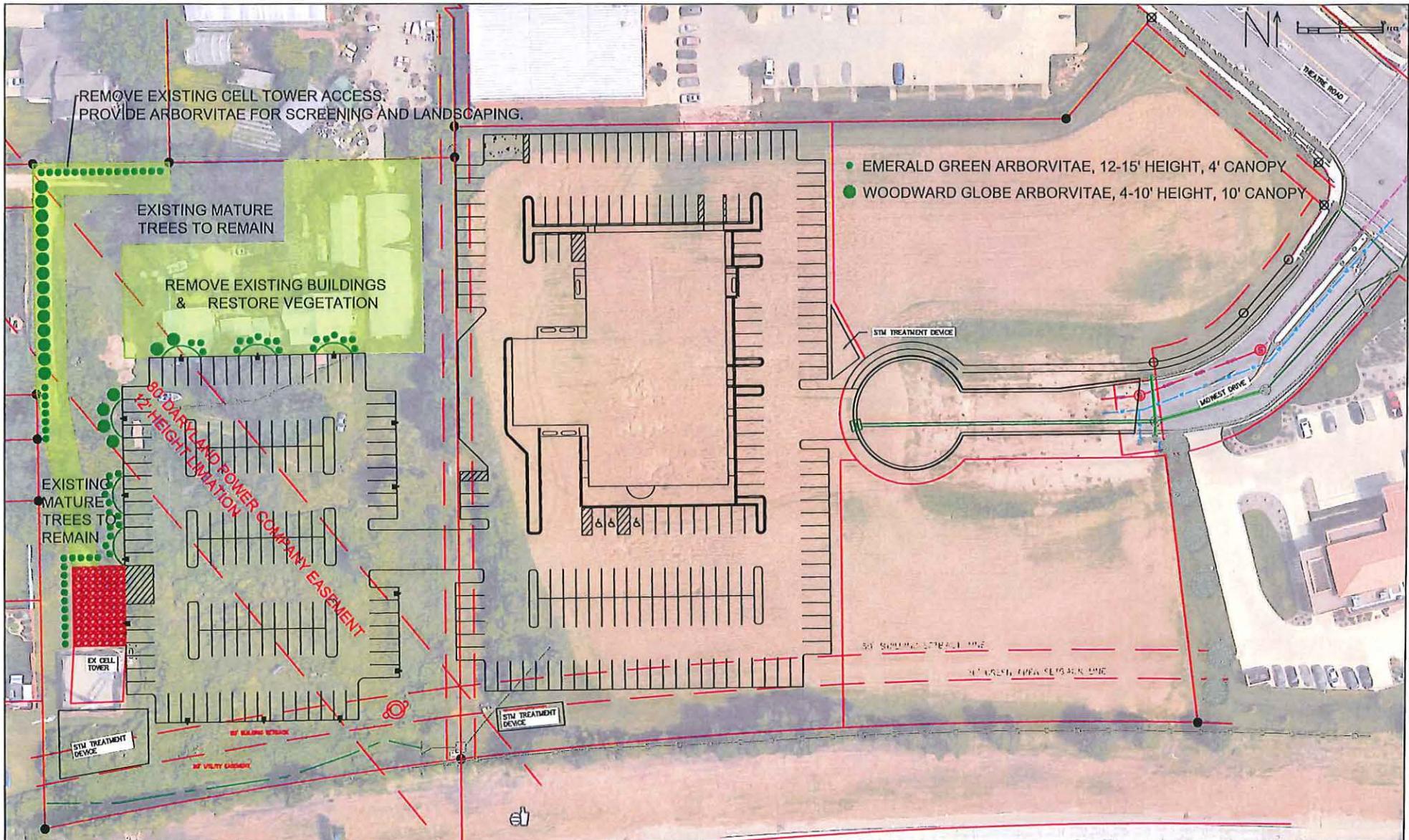
Our engineers, architects, and landscape designers will create plans consistent with the City of Onalaska codes and comprehensive plans. The perimeter to the west and north around the lower parking lot area will contain vegetation consistent with reaching the required 80% opaqueness. This area will primarily 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.



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

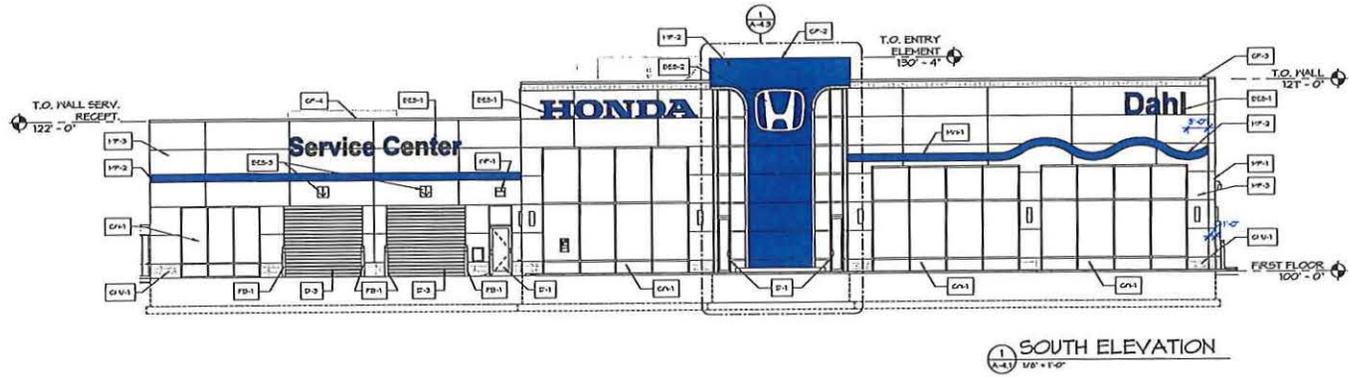
NEW AUTOMOTIVE DEALERSHIP
DAHL HONDA
ONALASKA, WI

06/17/2019

LANDSCAPE PLAN

DATE	REVISION	DESCR.

C103



1 SOUTH ELEVATION
A-4.1 1/8" = 1'-0"

EXTERIOR FINISH KEY NOTES		KEY NOTE		KEY NOTE		KEY NOTE		KEY NOTE	
KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY
CP-1	WALL FACE GULLY FINISH SEE: KAWNEER BRASS OF EED-01 FINISH: POLISHED PFA, POLARUM H.F.D. CLEAR LOCATIONS: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS	CP-1	ALUMINUM ENTRANCE WALL SYSTEMS SEE: KAWNEER BRASS OF EED-01 FINISH: POLISHED PFA, POLARUM H.F.D. CLEAR LOCATIONS: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS	D-1	ALUMINUM ENTRANCE OR WALL DOOR IN WALL SYSTEMS FINISH: POLISHED PFA, POLARUM H.F.D. CLEAR LOCATIONS: EXTERIOR, REFER TO PLANS & ELEVATIONS	D-1	FRONTAL AND DOOR SEE: REFER TO DOOR SCHEDULE & ELEVATIONS LOCATIONS: EXTERIOR, REFER TO PLANS & ELEVATIONS	RES-1	BUILDING EXTERIOR FINISHES (BY OTHERS) UNLESS SPECIFIED BY PATTERNS OR GROUP, FINISHES SHALL BE VENEER. REFER TO EXTERIOR ELEVATIONS FOR FINISH SCHEDULES. FOR EXTERIOR FINISHES, REFER TO ELECTRICAL DRAWINGS.
FP-1	WALL PANEL FINISH SEE: ALPOLIG COLOR: HO OR SILVER METALLIC, 4MM FINISH SYSTEMS: - DRY JOINT SYSTEM (MANUFACTURED) LOCATIONS: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS	FP-1	ALUMINUM ENTRANCE WALL SYSTEMS SEE: KAWNEER BRASS OF EED-01 FINISH: POLISHED PFA, POLARUM H.F.D. CLEAR LOCATIONS: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS	D-2	WALL DOOR IN WALL SYSTEMS (ALUMINUM) FINISHES SEE: POLISHED PFA, POLARUM H.F.D. CLEAR LOCATIONS: EXTERIOR, REFER TO PLANS & ELEVATIONS	FP-1	WALL PANEL LIGHT FIXTURE REFER TO REFLECTED CEILING PLAN	RES-2	BUILDING EXTERIOR FINISHES (BY OTHERS) UNLESS SPECIFIED BY PATTERNS OR GROUP, FINISHES SHALL BE VENEER. REFER TO EXTERIOR ELEVATIONS FOR FINISH SCHEDULES. FOR EXTERIOR FINISHES, REFER TO ELECTRICAL DRAWINGS.
FP-2	WALL PANEL FINISH SEE: ALPOLIG COLOR: HO OR SILVER METALLIC, 4MM FINISH SYSTEMS: - DRY JOINT SYSTEM (MANUFACTURED) LOCATIONS: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS	CP-1	WALL PANEL FINISHES SEE: POLISHED PFA, POLARUM H.F.D. CLEAR LOCATIONS: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS	D-3	OVERHEAD DOOR IN WALL SYSTEMS (ALUMINUM) FINISHES SEE: POLISHED PFA, POLARUM H.F.D. CLEAR LOCATIONS: EXTERIOR, REFER TO PLANS & ELEVATIONS	FP-1	FRONT GLASS AND WINDOW GLASS SEE: POLISHED PFA, POLARUM H.F.D. CLEAR LOCATIONS: EXTERIOR, REFER TO PLANS & ELEVATIONS	RES-3	BUILDING EXTERIOR FINISHES (BY OTHERS) UNLESS SPECIFIED BY PATTERNS OR GROUP, FINISHES SHALL BE VENEER. REFER TO EXTERIOR ELEVATIONS FOR FINISH SCHEDULES. FOR EXTERIOR FINISHES, REFER TO ELECTRICAL DRAWINGS.
FP-3	WALL PANEL FINISH SEE: ALPOLIG COLOR: HO OR SILVER METALLIC, 4MM FINISH SYSTEMS: - DRY JOINT SYSTEM (MANUFACTURED) LOCATIONS: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS	CP-2	ALUMINUM ENTRANCE WALL SYSTEMS SEE: KAWNEER BRASS OF EED-01 FINISH: POLISHED PFA, POLARUM H.F.D. CLEAR LOCATIONS: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS	D-4	OVERHEAD DOOR IN WALL SYSTEMS (ALUMINUM) FINISHES SEE: POLISHED PFA, POLARUM H.F.D. CLEAR LOCATIONS: EXTERIOR, REFER TO PLANS & ELEVATIONS	FP-1	FRONT GLASS AND WINDOW GLASS SEE: POLISHED PFA, POLARUM H.F.D. CLEAR LOCATIONS: EXTERIOR, REFER TO PLANS & ELEVATIONS	RES-4	BUILDING EXTERIOR FINISHES (BY OTHERS) UNLESS SPECIFIED BY PATTERNS OR GROUP, FINISHES SHALL BE VENEER. REFER TO EXTERIOR ELEVATIONS FOR FINISH SCHEDULES. FOR EXTERIOR FINISHES, REFER TO ELECTRICAL DRAWINGS.
FP-4	WALL PANEL FINISH SEE: ALPOLIG COLOR: HO OR SILVER METALLIC, 4MM FINISH SYSTEMS: - DRY JOINT SYSTEM (MANUFACTURED) LOCATIONS: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS	CP-3	ALUMINUM ENTRANCE WALL SYSTEMS SEE: KAWNEER BRASS OF EED-01 FINISH: POLISHED PFA, POLARUM H.F.D. CLEAR LOCATIONS: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS	D-5	OVERHEAD DOOR IN WALL SYSTEMS (ALUMINUM) FINISHES SEE: POLISHED PFA, POLARUM H.F.D. CLEAR LOCATIONS: EXTERIOR, REFER TO PLANS & ELEVATIONS	FP-1	FRONT GLASS AND WINDOW GLASS SEE: POLISHED PFA, POLARUM H.F.D. CLEAR LOCATIONS: EXTERIOR, REFER TO PLANS & ELEVATIONS		
FP-5	WALL PANEL FINISH SEE: ALPOLIG COLOR: HO OR SILVER METALLIC, 4MM FINISH SYSTEMS: - DRY JOINT SYSTEM (MANUFACTURED) LOCATIONS: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS	CP-4	ALUMINUM ENTRANCE WALL SYSTEMS SEE: KAWNEER BRASS OF EED-01 FINISH: POLISHED PFA, POLARUM H.F.D. CLEAR LOCATIONS: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS	D-6	OVERHEAD DOOR IN WALL SYSTEMS (ALUMINUM) FINISHES SEE: POLISHED PFA, POLARUM H.F.D. CLEAR LOCATIONS: EXTERIOR, REFER TO PLANS & ELEVATIONS				
FP-6	WALL PANEL FINISH SEE: ALPOLIG COLOR: HO OR SILVER METALLIC, 4MM FINISH SYSTEMS: - DRY JOINT SYSTEM (MANUFACTURED) LOCATIONS: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS								

GLASS INSTALLATION NOTES:
FRONT GLASS SHALL BE INSTALLED WITH 1/4" GAP TO MATCH ALL OTHER STOREFRONT GLASS PANEL SYSTEMS.
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CONTROL JOINT NOTES:
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1100 W. Commercial Street
Milwaukee, WI 53233
Phone: 414.224.4444
Fax: 414.224.4444

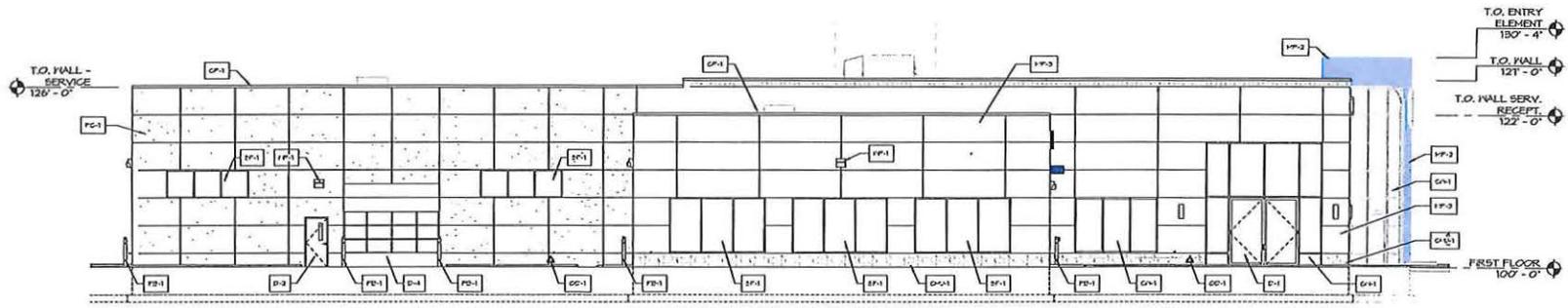
A NEW AUTOMOTIVE DEALERSHIP FOR:
DAHL HONDA
WISCONSIN
ONALASKA

DATE: 06-11-2019
JOB: 14-024
D. BY: [Signature]
REV: [Signature]

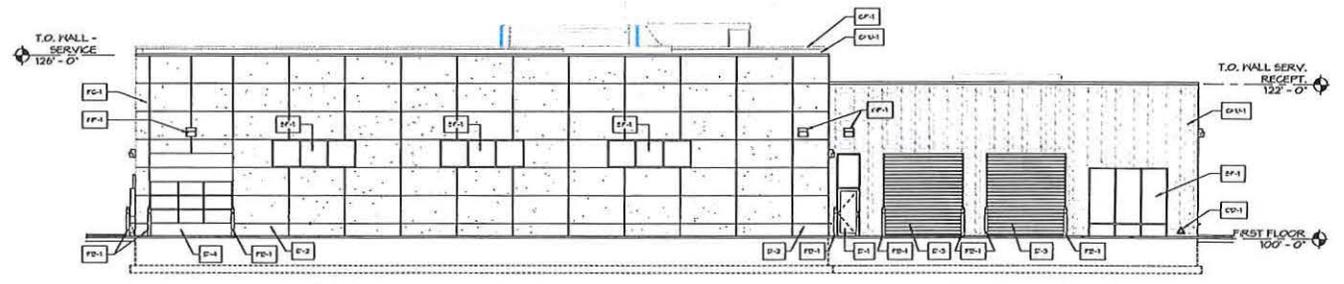
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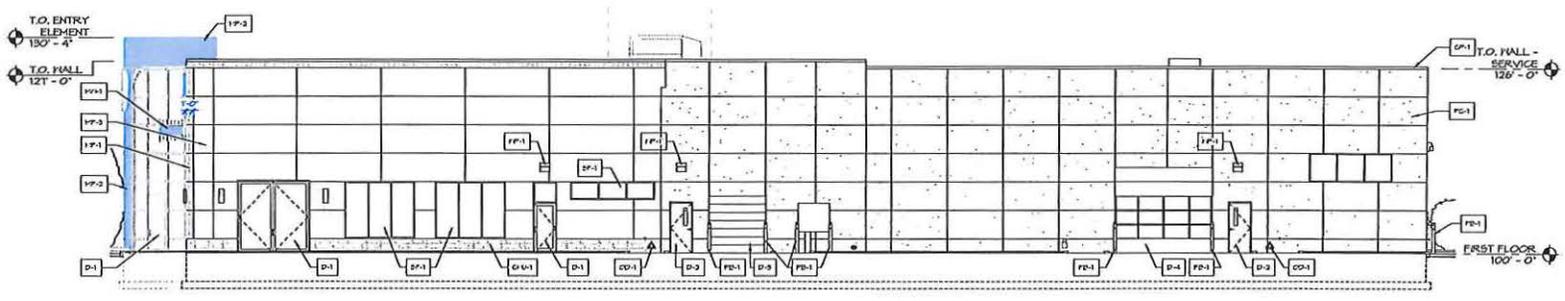
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WEST ELEVATION
1/8" = 1'-0"



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



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

Gries Architectural Group Inc.
 10100 Commercial Street
 Denver, CO 80231
 Phone: 303.733.2244
 Fax: 303.733.2249

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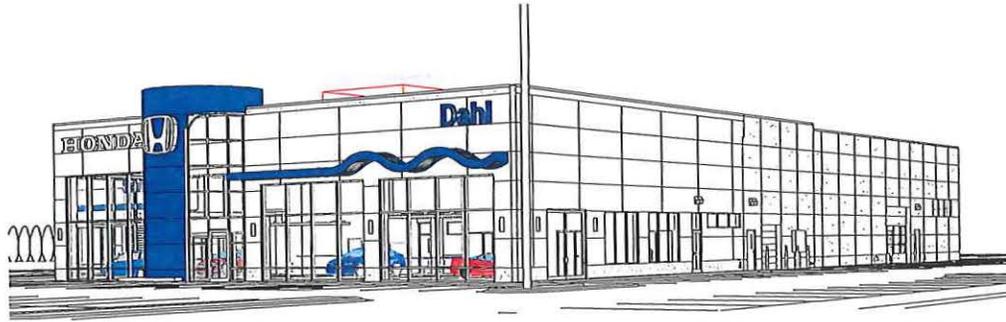
A NEW AUTOMOTIVE DEALERSHIP FOR:
DAHL HONDA
 ONALASKA, WISCONSIN

date: 06-11-2019
 job: 115424
 d. by: cef
 rev: _____

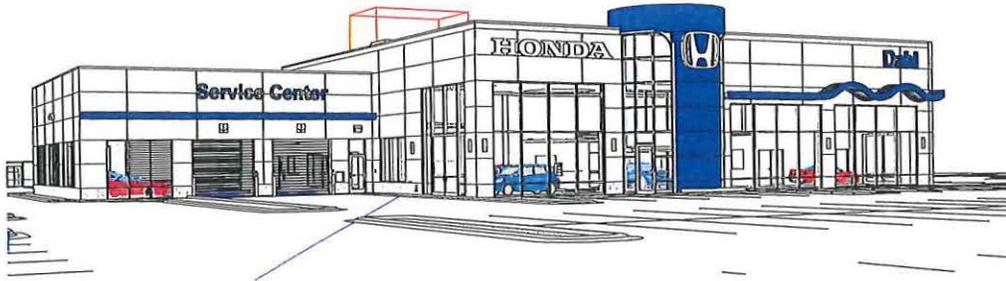
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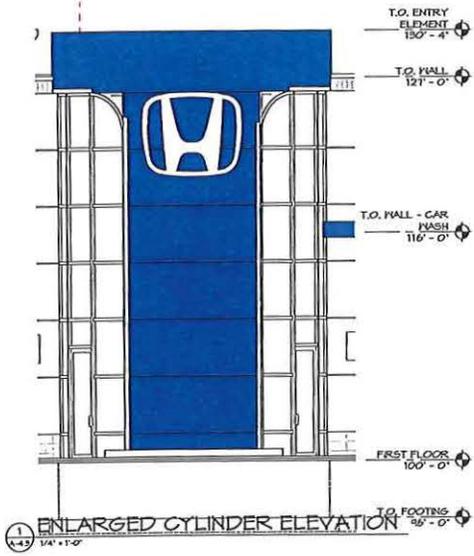
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3 EXTERIOR PERSPECTIVE 2
A-4.3



2 EXTERIOR PERSPECTIVE
A-4.3



Gries
Architectural Group Inc.
100 South Commercial Street
Denver, CO 80202
Phone: 303.733.4444
Fax: 303.733.4466

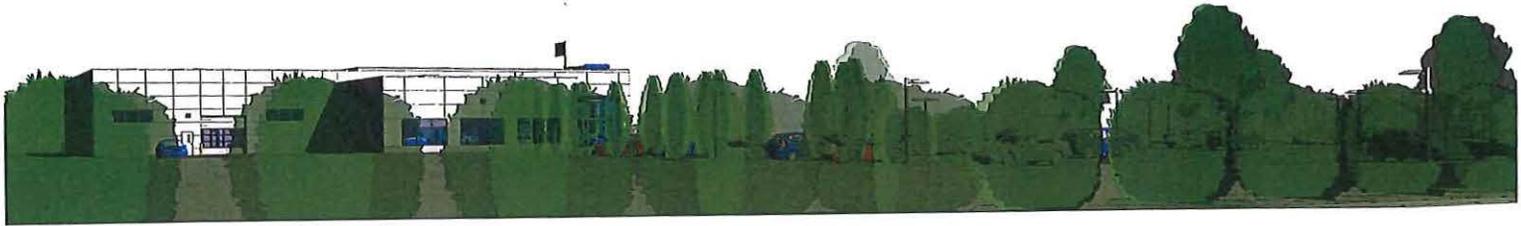


Project: 19-024
Architectural Group Inc.
100 South Commercial Street
Denver, CO 80202
Phone: 303.733.4444
Fax: 303.733.4466

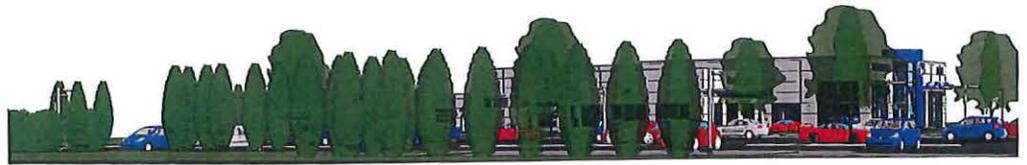
A NEW AUTOMOTIVE DEALERSHIP FOR:
DAHL HONDA WISCONSIN
ONALASKA,

date: 08-11-2018
job: 19-024
d. by: r.p.
rev: _____

A-4.3



2
15-024 EXTERIOR PERSPECTIVE- SITE



1
15-024 EXTERIOR PERSPECTIVE - SITE

A NEW AUTOMOTIVE DEALERSHIP FOR:
DAHL HONDA
ONALASKA, ALASKA, WISCONSIN

daly: 20-11-2214
job: 15-024
d.by: r_e
rev: _____

A-4.4



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
 181000-70 18-3568-0, 9-93-0 / 2520 MID
 PAK: 0000 REF: SW - 1189
 AP: 250.00
 TE: 250.00
 CH: 0.00



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:</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:

**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.

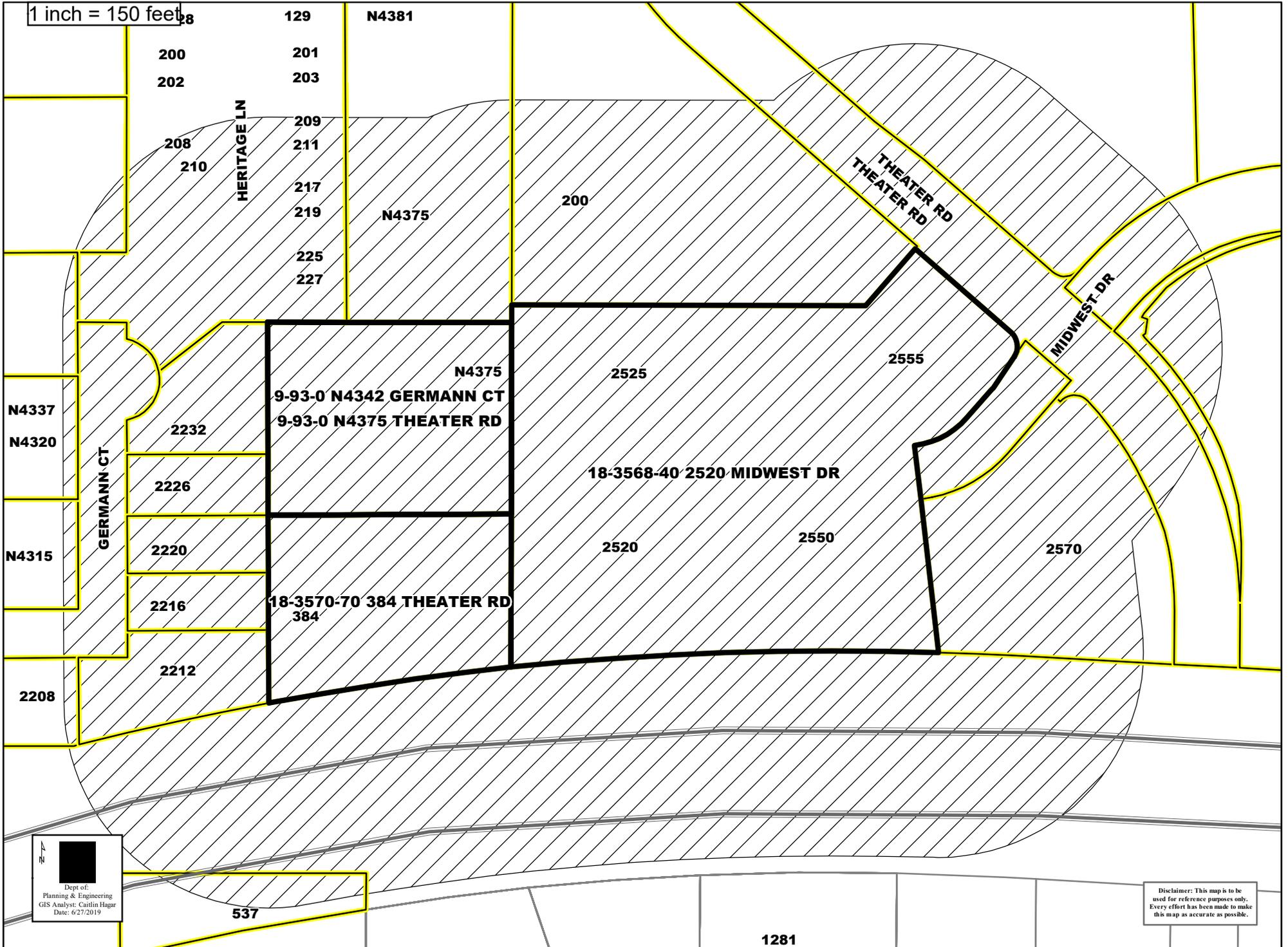
Dated this 12th day of July, 2019

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

Agenda Item:

5

STAFF REPORT

Plan Commission – July 23, 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. 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 requesting to annex 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 submit 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. The proposal includes two (2) apartments totaling 134 residential dwelling units (67-unit apartments), with a combination of underground and surface parking.
- Action Requested: Consideration of the annexation request and the attached conditions of approval.

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

July 23, 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. \$922.21 x 134 units = \$123,576.14 dollars. **UPDATED CONDITION**
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 or an approved Planned Unit Development. **UPDATED CONDITION**
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))

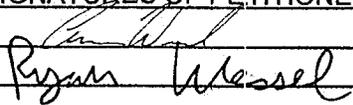
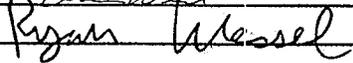
do hereby respectively petition the City of Onalaska, Wisconsin, to annex the real estate described hereinafter to the City of Onalaska, which is to be detached from the township of Onalaska, County of LaCrosse, Wisconsin to the City of Onalaska and that the subject property be zoned R4 upon annexation.

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

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: - -

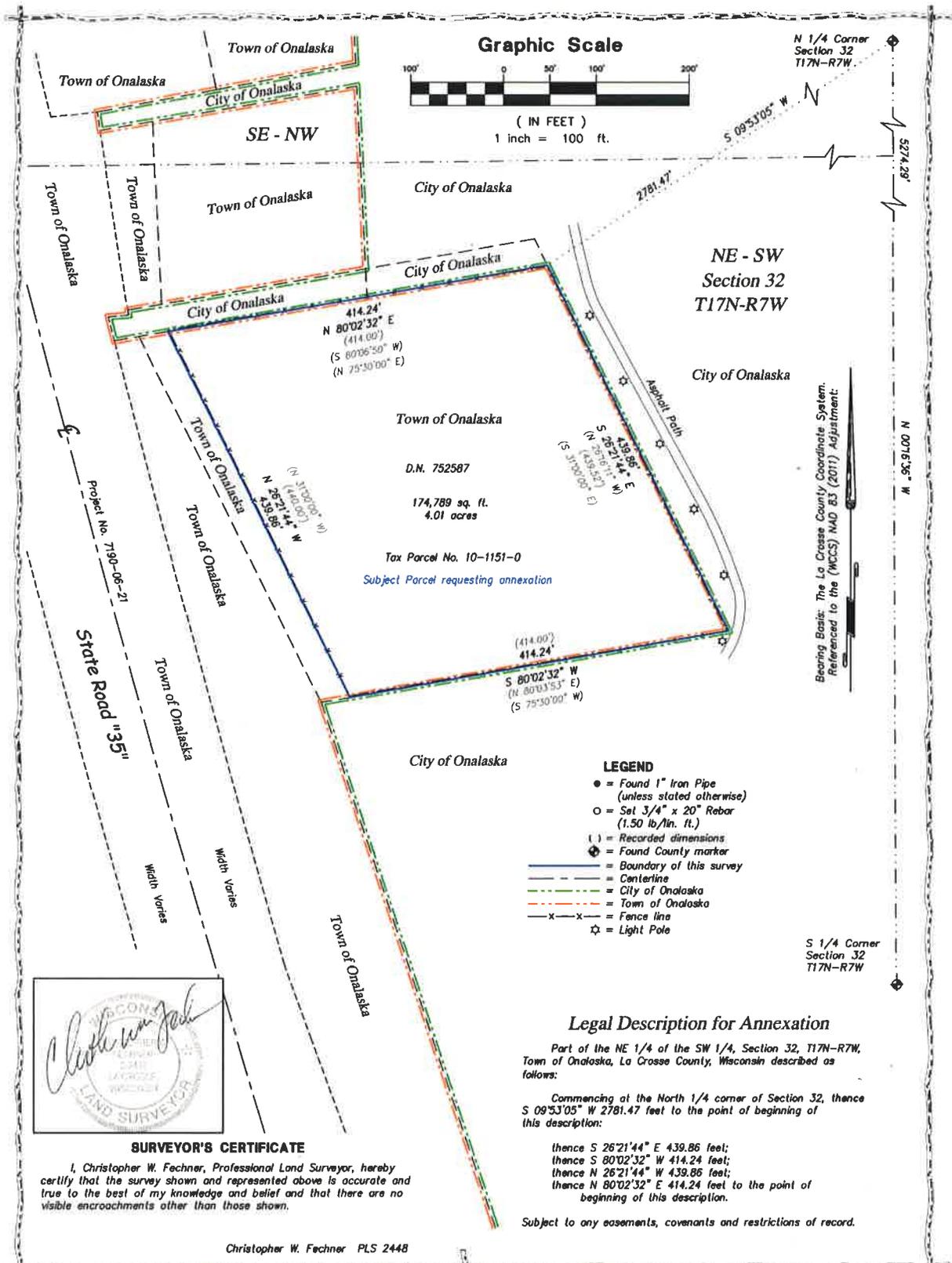
Phone: 608 - 881 - 6030

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]



Graphic Scale



(IN FEET)
1 inch = 100 ft.

N 1/4 Corner
Section 32
T17N-R7W

NE - SW
Section 32
T17N-R7W

414.24'
N 80°02'32" E
(414.00')
(S 80°06'50" W)
(N 75°30'00" E)

Town of Onalaska

D.N. 752587

174,789 sq. ft.
4.01 acres

Tax Parcel No. 10-1151-0

Subject Parcel requesting annexation

(414.00')
414.24'
S 80°02'32" W
(N 80°03'53" E)
(S 75°30'00" W)

City of Onalaska

LEGEND

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

Bearing Basis: The La Crosse County Coordinate System.
Referenced to the (MCCS) MAD 83 (2011) Adjustment.

S 1/4 Corner
Section 32
T17N-R7W



SURVEYOR'S CERTIFICATE

I, Christopher W. Fehner, 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. Fehner PLS 2448

Legal Description for Annexation

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.

SURVEY FOR
Broham Investments LLC

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

DRAWN BY: DATE:
TS CF 7/7/2019

REVISED BY: DATE:

SCALE:
1" = 100'

SHEET 1 OF 1

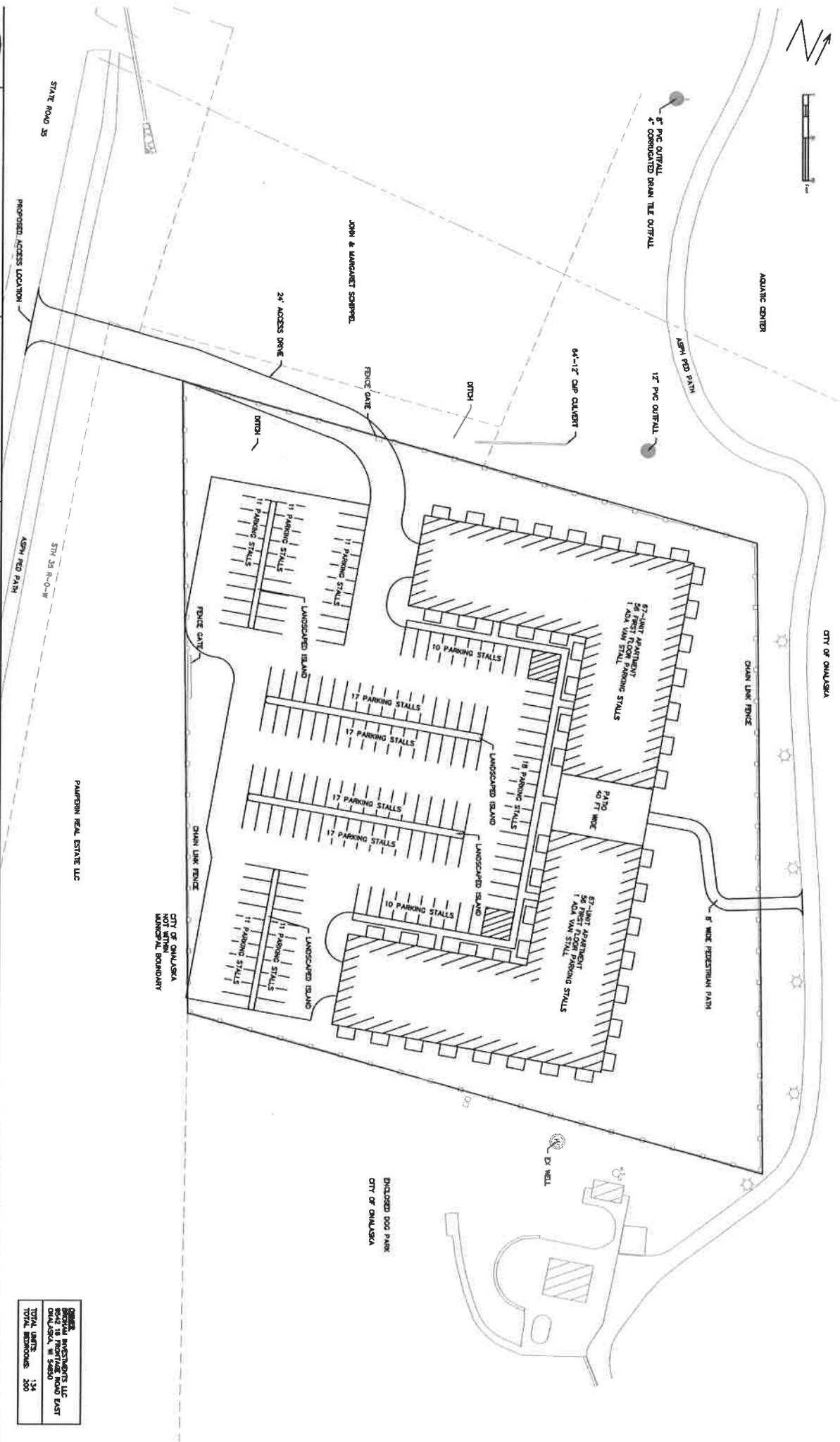
PROJECT NO.:
S-7512B

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



MAKEPEACE
ENGINEERING

816 2ND AVENUE
SOUTH
ONALASKA, WI 54850
608.881.6030

MULTI-FAMILY DEVELOPMENT
BROHAM INVESTMENTS

06/30/2019

SITE PLAN

DATE	REVISION	DESCR.
	1	

OWNER:
BROHAM INVESTMENTS LLC
200 EAST
ONALASKA, WI 54850
TOTAL SHEETS: 13
TOTAL SHEETS SHOWN: 13

PAUPERSON REAL ESTATE LLC

ENCLOSED 000 PARK
CITY OF ONALASKA

CITY OF ONALASKA
NOT WITHIN
MUNICIPAL BOUNDARY

CITY OF ONALASKA

AQUATIC CENTER

ASHY RD PATH

8' PIC OUTFALL
4' CORRODED BRICK TILE OUTFALL

12' PIC OUTFALL

87'-UNIT APARTMENT
56 FIRST FLOOR
1 ADA VAN STALL
PARKING STALLS

87'-UNIT APARTMENT
56 FIRST FLOOR
1 ADA VAN STALL
PARKING STALLS

PAD
40 FT WIDE

JOHN & MARQUET SCARPEL

24' ACCESS DRIVE

FENCE GATE

DITCH

DITCH

FENCE GATE

CHAIN LINK FENCE

CHAIN LINK FENCE

8' WIDE PEDESTRIAN PATH

EX WELL

STATE ROAD 35

PROPOSED ACCESS LOCATION

ASHY RD PATH

STR 35 R-O-W

11 PARKING STALLS
LANDSCAPED ISLAND

11 PARKING STALLS
LANDSCAPED ISLAND

10 PARKING STALLS

17 PARKING STALLS
LANDSCAPED ISLAND

10 PARKING STALLS

11 PARKING STALLS
LANDSCAPED ISLAND

11 PARKING STALLS
LANDSCAPED ISLAND



CITY OF ONALASKA

STAFF REPORT

Plan Commission – July 23, 2019

Agenda Item: Review and Consideration of Invoice No: 018-021-14: Hoisington Koegler Group inc. for UDC / Zoning Ordinance Re-write Project.

Attached is the 14th Invoice for the UDC / Zoning Ordinance Re-write Project totaling \$2,526.25 dollars.

Original Contract Amount:	Billed to Date:	Payment Requested:
\$90,000.00	\$65,072.61	\$2,526.25



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

July 9, 2019

Invoice No:

018-021 - 14

Project 018-021 Onalaska - UDC/Zoning Ordinance Rewrite

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

Task 04 Draft UDC and Zoning Map

- GIS mapping
- Internal team collaboration
- Preparation and attendance at staff meeting
- Prepare Module 2
- Prepare draft UDC document
- Prepare Module 2

Professional Personnel

	Hours	Rate	Amount	
Associate				
Miller, Jeffrey	6.00	130.00	780.00	
Trapp, Rita	11.75	130.00	1,527.50	
Professional II				
Thorsen, Jesse	1.75	85.00	148.75	
Professional I				
Richmond, Beth	1.00	70.00	70.00	
Totals	20.50		2,526.25	
Total Labor				2,526.25
				Total this Task
				\$2,526.25

Billing Limits

	Current	Prior	To-Date	
Total Billings	2,526.25	62,546.36	65,072.61	
Limit			90,000.00	
Remaining			24,927.39	
				Total this Invoice
				\$2,526.25

Outstanding Invoices

Number	Date	Balance	
13	6/15/2019	14,669.30	
Total		14,669.30	
			Total Now Due
			\$17,195.55



CITY OF ONALASKA

STAFF REPORT

Plan Commission – July 23, 2019

Agenda Item:

7

Agenda Item: Discussion about regulations for Accessory Structures.

Sec. 13-1-31 Definitions

(2) Accessory Use or Structure. A use or detached structure subordinate to the principal use of a structure, parcel of land or water and located on the same lot or parcel serving a purpose incidental to the principal use or the principal structure.

Sec. 13-6-7 Accessory Uses or Structures.

The following excerpts include only those portions of the existing code that are being proposed to be retained as specific use standards – or in this case, the standards required in order for a property owner to be allowed to have an accessory use or structure. It is anticipated that the focus of discussion will be on Section 13-6-7 9 (c) (2).

- (b) **Principal Use to be Present.** An accessory use or structure in any zoning district shall not be established prior to the principal use or structure being present or under construction on the same parcel. Any accessory use or structure shall conform to the applicable regulations of the district in which it is located, except as specifically otherwise provided.
- (c) **Placement Restrictions - Residential District.** An accessory use or structure in a Residential District may be established subject to the following regulations:
 - (1) **Examples of Accessory Structures.** In any Residential District, in addition to the principal building, the following types of accessory structures are permitted. Accessory structures greater than 25 square feet require the issuance of a Building Permit.
 - (2) **Detached Accessory Structure Setbacks.**
 - 1. Detached accessory structures shall not exceed fifteen (15) feet in height.
 - 2. Detached accessory structures shall not occupy more than twenty-five percent (25%) of the rear yard.
- (d) **Use Restrictions - Residential District.** Accessory uses or structures in Residential Districts shall not involve the conduct of any business, trade or industry except for allowed home occupations as defined herein and shall not be occupied as a dwelling unit. Accessory buildings shall not be used for residential purposes.
- (e) **Placement Restrictions - Non-Residential Districts.** An accessory use or structure in a non-residential zoning district may be established in the rear yard or side yard setback area and shall be setback a minimum of ten (10) feet from all parcel lines and setback from a principal structure as based on the construction type and classification as required in the International Building Code (Table 602). Detached accessory structures shall not exceed twenty (20) feet in height.

CITY OF ONALASKA

In 2017, legal counsel and City Staff completed a review of nearby communities and/or communities of similar sizes regarding maximum allowable amount of detached accessory structures in rear yards. Most communities have a two-fold system where a maximum percentage (like Onalaska) is determined and also a maximum overall square footage of detached accessory structures is specified, typically limiting the lesser of the two figures. Onalaska does not specify a maximum overall square footage of detached accessory structures; rather the 25% value is applied overall to each residential lot.

Municipality	Maximum Accessory Structures in Rear Yards:
Ashland	Maximum of 25% of required rear yard or 35% of any non-required rear yard.
Baraboo	Framed garage maximum of 750 SF.
Beaver Dam	Maximum of 10% of rear yard.
Fond du Lac	Detached garage is the lesser of 650 SF or ground cover of the residence, 100 SF for a shed, or you may combine the two for a total of 750 SF detached garage - provided the residence is at least 750 SF in ground cover. If the lot is 10,000 SF or greater, than the shed may be up to 200 SF and a consolidated total of 850 SF.
Holmen	Maximum of 30% of rear yard.
La Crosse	Maximum of 35% of rear yard or 1,000 SF whichever is less.
Marshfield	Shall not exceed the ground floor area of the residence, for single family residence buildings up to 1,200 square feet.
Menasha	Detached garages in R-1: 816 SF, in R-2: 624 SF, maximum size for an accessory building is 200 SF, shall not occupy more than 30% of any rear yard.
Sparta	May not occupy more than 10% of a yard area or exceed the ground floor area of the main building used for residence. Lots under .5 acre not exceed 860 SF in area for accessory structures, lots over .5 acres not exceed 960 SF. A CUP may be issued for accessory buildings of up to 1,100 square feet for these properties.
Tomah	Accessory structures may not occupy more than 10% of lot area or 1,200 SF, whichever is smaller.
Weston	Lots of 10,000 SF a maximum accessory structure of 800 SF (8%) and lots of 20,000 SF a maximum accessory structure of 1,000 SF (5%).
Wisconsin Rapids	Maximum of 20% of rear yard and shall not exceed 900 SF.



CITY OF ONALASKA

STAFF REPORT

Plan Commission – July 23, 2019

Agenda Item: Discussion about regulations for Accessory Dwelling Units.

Accessory Dwelling Uses (ADUs) ADUs are dwellings located on the same lot as a primary home and have their own entrance, kitchen, living area, and bathroom. Currently the City only specifically allows accessory dwelling units, called both secondary dwelling units and accessory dwelling units in the code, in the Traditional Neighborhood Development District. The district identifies only the following standards:

- Secondary dwelling units shall be permissible in addition to the number of dwelling units authorized under this section. However, the total number of secondary dwelling units should not be more than ten percent (10%) of the total number of single-family attached and detached units.
- In the mixed residential areas, parking may be provided on-site. One (1) off-street parking space with unrestricted ingress and egress shall be provided for each secondary dwelling unit.
- Guidelines for garages and secondary dwelling units. Garages and secondary dwelling units may be placed on a single-family detached residential lot within the principal building or an accessory building provided that the secondary dwelling unit shall not exceed eight hundred (800) square feet.

Definition

A self-contained dwelling unit with a separate entrance, kitchen, sleeping area, and full bathroom facilities, which is located within or attached to an existing residential dwelling.

Potential Standards

Topic	Sample language
Type of ADU	<ul style="list-style-type: none"> • Detached – these may be the conversion of an existing, detached garage, additions to a detached garage, or freestanding structures
Setback Requirements	<ul style="list-style-type: none"> • Meet all required setbacks for a detached accessory structure. Square footage maximum applies to ADUs.
Minimum ADU Size	<ul style="list-style-type: none"> • 300 square feet meeting minimum building code standards for efficiency unit
Maximum ADU Size	<ul style="list-style-type: none"> • 800 square feet
Owner Occupied	<ul style="list-style-type: none"> • The owner(s) of the residence in which the accessory dwelling unit is created must continue to occupy at least one of the dwelling units as their primary residence, except for a bona fide temporary absence.
Parking Spaces	<ul style="list-style-type: none"> • Off-street parking spaces must be available for use by the owner-occupant(s) and tenant(s) • 1 required for ADU, 2 required for main home
Entrance location	<ul style="list-style-type: none"> • Outside entrance(s) serving an accessory dwelling unit shall be located on the side or in the rear of the building.
Water/Sewer Connection	<ul style="list-style-type: none"> • Some communities require the water/sewer connection to be connected to the existing home while others require it to come from the street. One reason for the standard to come from the house may be to prevent the units from being separated.
Max Number of ADUs	<ul style="list-style-type: none"> • Only one accessory dwelling unit may be created with an existing single-family dwelling per parcel in R-1 & R-2 Districts. No limits for R-3 or R-4 Districts.
Independent Sale of ADU	<ul style="list-style-type: none"> • Deed restriction limiting independent sale and restrictions to the size limitations and other requirements