





# CITY OF ONALASKA

Agenda Item:

# 4

## STAFF REPORT

Plan Commission – November 19, 2019

- Agenda Item: Consideration of a Planned Unit Development (PUD) request  
– Final Implementation Plan.
- Applicant: City of Onalaska, 415 Main Street, Onalaska, WI 54650
- Property Addresses: 501 20th Ave S, 509 20th Ave S, 517 20th Ave S, 525 20th Ave S,  
533 20th Ave S, 534 20th Ave S, 541 20th Ave S, 549 20th Ave S,  
557 20th Ave S, 1900 Sandalwood Dr, 1901 Esther Drive, 1904 Esther Drive,  
1906 Sandalwood Dr, 1907 Sandalwood Dr, 1909 Esther Drive,  
1912 Esther Drive, 1912 Sandalwood Dr, 1913 Sandalwood Dr,  
1916 Main Street E, 1917 Esther Drive, 1918 Sandalwood Dr,  
1919 Sandalwood Dr, 1920 Esther Drive, 1925 Esther Drive,  
1925 Sandalwood Dr, 1928 Esther Drive, 1931 Sandalwood Dr,  
1933 Esther Drive, 1934 Esther Drive, 1937 Sandalwood Dr,  
1940 Esther Drive, 1941 Esther Drive, 1943 Sandalwood Dr, 1946 Esther Drive,  
1949 Esther Drive, 1949 Sandalwood Dr, 1954 Esther Drive,  
1955 Sandalwood Dr, 1957 Esther Drive, 1961 Sandalwood Dr,  
1964 Esther Drive, 1965 Esther Drive, 1966 Sandalwood Dr,  
1967 Sandalwood Dr, 1972 Esther Drive, 1972 Sandalwood Dr,  
1973 Esther Drive, 1973 Sandalwood Dr, 1978 Esther Drive,  
1978 Sandalwood Dr, 1979 Sandalwood Dr, 1984 Sandalwood Dr,  
1985 Sandalwood Dr, 1991 Sandalwood Dr, 2002 Esther Dr, 2010 Esther Dr, and  
2018 Esther Dr.
- Existing Zoning: Special Single Family Residential (R-160) District
- Conformance with Comprehensive Plan: The Comprehensive Plan classifies this property as “Mixed Density Residential District” which is intended for residential units. Higher density residential development may be appropriate in locations adjacent to transportation corridors, commercial areas and schools.
- Background:  
The City is in the process of rewriting the Unified Development Ordinance / Zoning Ordinance and as part of this project, the City is reviewing all Zoning Districts and making modifications as needed. All properties within the “Country Air Estates” Subdivision are zoned “R-160” as approved in 1988. As part of the project, the City intends to eliminate the R-160 Zoning District as it only pertains to this one (1) neighborhood and, instead, create a “Planned Unit Development” Overlay District that has the exact same special property development regulations as the subdivision has today, just regulated by the City in a different way. Essentially, the Planned Unit Development will ensure that the way residents in this subdivision have used their properties will continue in the future.

Below are the special property development regulations for parcels within this area.

## CITY OF ONALASKA

---

(a) **Property Development Regulations:**

(1) **Lot.**

- a. **Width.** Minimum sixty (60) feet.
- b. **Area.** Minimum six thousand three hundred (6,300) square feet.

(2) **Building.**

- a. **Width.** Minimum twenty (20) feet (principal structure).
- b. **Height.** Maximum thirty-five (35) feet.

(3) **Yards.**

- a. **Street.** Minimum twenty-five (25) feet; maximum forty (40) feet, maximum sixty (60) feet on cul de sac. Street yard may be averaged between two (2) abutting property street yard setbacks as determined by the Inspection Department.
- b. **Rear.** Minimum twenty-five (25) feet.
- c. **Side.** Minimum six (6) feet.

Action Requested:

The City is requesting approval of the Final Implementation Plan for the Planned Unit Development. If the Plan Commission recommends approval, included are staff's recommendations of necessary Conditions of Approval.

Attachments:

- Map of existing properties; and
- PUD application and checklist.

# **REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:**

November 19, 2019

## **Agenda Item 4:**

### **Review and Consideration of a Final Implementation Plan for a Planned Unit Development (PUD) application filed by the City of Onalaska, 415 Main Street, Onalaska, WI 54650 to replace the R-160 Zoning District for the "Country Air Estates Subdivision" containing 57 (fifty-seven) lots for single-family dwellings.**

1. Owners shall abide by all requirements and conditions of the County Air Estates Preliminary Plat and Final Plat approved by the Common Council on April 12, 1988 and June 14, 1988, respectively.
2. Owners shall abide by all Conditions of Approval of the General Development Plan for the Country Air Estates Planned Unit Development as approved by the Common Council on October 8, 2019.
3. Any future improvements to these parcels will be subject to additional City permits (i.e., site plan approvals, building permits, zoning approvals). Owner/developer shall pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to issuance of occupancy permits.
4. 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.
5. Any omissions of any conditions not listed in minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.



# CITY OF ONALASKA

## STAFF REPORT

Plan Commission – November 19, 2019

**Agenda Item:** Review and Consideration of Invoice No: 018-021-17: Hoisington Koegler Group Inc. for UDC / Zoning Ordinance Re-write Project.

Attached is the 17<sup>th</sup> Invoice for the UDC / Zoning Ordinance Re-write Project totaling \$6,385.00 dollars.

<b>Original Contract Amount:</b>	<b>Billed to Date:</b>	<b>Payment Requested:</b>
\$108,000.00	\$96,384.25	\$6,385.00



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

October 21, 2019

Invoice No: 018-021 - 17

Project 018-021 Onalaska - UDC/Zoning Ordinance Rewrite  
**Professional Services from September 1, 2019 to September 30, 2019**

Task 04 Draft UDC and Zoning Map

- Develop draft shoreland ordinance
- GIS mapping
- Internal team collaboration
- Preparation and attendance at staff meeting
- Preparation of draft UDC document
- Project coordination
- Coordination of staff meetings
- Preparation and attendance at Plan Commission Meeting
- Preparation of potential rezoning map
- Update potential rezoning areas map
- Update principal and accessory uses tables

**Professional Personnel**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Associate				
Miller, Jeffrey	23.00	130.00	2,990.00	
Trapp, Rita	20.25	130.00	2,632.50	
Professional II				
Chamberlain, Laura	1.50	85.00	127.50	
Thorsen, Jesse	1.50	85.00	127.50	
Professional I				
Richmond, Beth	7.25	70.00	507.50	
Totals	53.50		6,385.00	
<b>Total Labor</b>				<b>6,385.00</b>
				<b>Total this Task</b>
				<b>\$6,385.00</b>

**Billing Limits**

	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>	
Total Billings	6,385.00	89,999.25	96,384.25	
Limit			108,000.00	
Remaining			11,615.75	
				<b>Total this Invoice</b>
				<b>\$6,385.00</b>