



5. **Public Hearing: Approximately 7:10 PM (or immediately following Public Hearing at 7:00 PM)** to consider a Preliminary Plat filed by Jacob Burch of Logistics Development Group, LLC, 2102 State Hwy 16, La Crosse, WI 54601 for the Crestwood Estates Plat, a 15-parcel lot land division along Crestwood Lane located at “State Road 16” at the end of Crestwood Lane, Onalaska, WI 54650 (Tax Parcel #18-4483-1).
6. **Public Hearing: Approximately 7:20 PM (or immediately following Public Hearing at 7:10 PM)** to consider a rezoning application submitted by Adam Aspenson of Traditional Trades Inc., 1641 Sand Lake Road, Onalaska WI 54650 on behalf of Elmwood Partners Limited Partnership, 1859 Sand Lake Road, Onalaska, WI 54650, to rezone agricultural land and land without a zoning designation to Mixed Use Community (MU-C) to allow for a new mixed-use development to contain a combination of townhomes, multi-family dwellings, and commercial uses located at Sand Lake Road, 1500 Sand Lake Road, and Sand Lake Road, Onalaska, WI 54650 (Tax Parcels # 18-4515-0, 18-4516-0, and 18-4521-0).
7. **Public Hearing: Approximately 7:30 PM (or immediately following Public Hearing at 7:20 PM)** to consider a rezoning application submitted by Nick Roush of Roush Rentals, LLC, 1707 La Crosse Street, La Crosse, WI 54601 on behalf of C.C. of La Crosse, Inc., PO Box 1625, La Crosse, WI 54602, to rezone Light Industrial District to Mixed Use High Density Residential (R-4) to allow for a multi-family development on the property located at 430 Century Place/2651 East Avenue North, 475 Century Place, 455 Century Place, 435 Century Place, and 415 Century Place, Onalaska, WI 54650 (Tax Parcels # 18-6303-0, 18-6302-0, 18-6301-0, 18-6300-0, and 18-6299-0).
8. Review and Consideration of a Final Plat filed by submitted Jacob Burch of Logistics Development Group, LLC, 2102 State Hwy 16, La Crosse, WI 54601 for the Crestwood Estates Plat, a 15-parcel lot land division along Crestwood Lane located at “State Road 16” at the end of Crestwood Lane, Onalaska, WI 54650 (Tax Parcel #18-4483-1).
9. Review and Consideration of an application submitted by Scott Butler of Fitzpatrick, Skemp, and Butler, LLC, 1123 Riders Club Road, Onalaska, WI 54650 on behalf of FSB3 Properties, LLC, 1123 Riders Club Road, requesting a Special Exception Permit to the City of Onalaska Sign Code on the property located at 1123 Riders Club Road, Onalaska, WI 54650 (Tax Parcel # 18-5038-0).
10. Consideration of a Request to Release a Restriction on the Country Club Villas Plat submitted by Garrett & Alyssa Jerue, 704 Country Club Lane, Onalaska, WI 54650 to remove a setback restriction at 704 Country Club Lane, Onalaska, WI 54650 (Tax Parcel # 18-4962-0).
11. Consideration of a Call for Public Hearing to Create 2020 Tax Incremental District No. 6 (Mixed-Use Development) and associated **Resolution 32-2020**.
12. Adjournment

## **Wilk, Stacy**

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**From:** Gail Connor <connor3350@hotmail.com>  
**Sent:** Sunday, July 26, 2020 2:25 PM  
**To:** Smith, Tom; Olson, Jim; Smith, Kim; Wulf Diane; Stevens, Dan; snutt@onalaskawi.gov; Aspenson, Katie; Holter, Jarrod  
**Subject:** Century Place Proposed Project-Apartments

Dear Honorable Mayor, Common Council, Planning Commission and City Staff,

We are one of many neighbors that will be affected by the rezoning of Century Place.

Nick Roush has sent a letter out to SOME neighbors sharing his plans for proposed apartment buildings. It's disingenious of Mr Roush to send letters to certain neighbors, but NOT the ones within 250' of his project. Does not sound like he wants to be a good neighbor.

In the letter that was sent to other neighbors, he has asked to have a meeting on Aug 4th @ 6pm.

At this time, we ask the council to hold off on any rezoning plans until we can meet with Mr Roush.

We've heard there could be upwards of 280 apartments. This could easily add 800+ people to the neighborhood and at least 500 vehicles.

Are concerns:

Our neighborhood would be oversaturated with rentals, devaluing single family homes.

Crime (Whenever we've talked with the police regarding new apartment developments, there's increase in crime.)

Noise (We already live with the noise off Hwy 53, this would increase traffice noise.)

Aesthetics

Traffic

Lighting of complex

At what point do we stop sacrificing neighborhoods for revenue?

Presently, in our little pie from Hwy 53 overpass, west side of East Ave to Hwy 53 up to OT, we have 24 homes and 39 rentals and a distribution center.

We are very concerned about the noise, increased traffic & lights and the number of people in a small area.

Also, we were aware of the zoning when we bought. We've already accepted the light industrial. We do not want apartment buildings. Our little street has the noise from Hwy 53, already.

We understand the revenue the project will bring to the city, but do we want to become a rental city, only? There's more value in home ownership property then rentals to make a city viable and attractive.

Please consider your citizens who live here, pay taxes here and have been participants in the community for many decades.

Please do NOT change the zoning on Century Place.

Sincerely,

Jim & Gail Connor

2526 Thomas CT

Onalaska WI

P.S. Please present this to the Planning Commission on Tuesday.

*Connor*

## Wilk, Stacy

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**From:** Wulf Diane  
**Sent:** Sunday, July 26, 2020 5:00 PM  
**To:** Aspenson, Katie  
**Subject:** Fw: Rezoning near Thomas Court

I don't know if staff has received this but I ask that Plan Commissioners receive a copy.

Thanks.

Diane Wulf

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**From:** Becky Klungle <[b.klungle@yahoo.com](mailto:b.klungle@yahoo.com)>  
**Sent:** Thursday, July 23, 2020 6:38 PM  
**To:** Wulf Diane  
**Subject:** Rezoning near Thomas Court

We live at 2532 Thomas court. We are extremely against the rezoning for a Multifamily unit in our neighborhood. We live in a very quiet freindly neighborhood. We have lived here for many years and love our neighborhood. If they decide to build a multifamily unit our beautiful neighborhood will be no longer. If more large mutlit-family rental complexes are built then there will definitely be more chaos. The more units that will be built will increase crime , noise, pollution, and general lack of care of property. The homeowners of Thomas Court are extremely against more rental units in our vicinity. Please consider,

Thank you,

Kent and Becky Klungle

## Wilk, Stacy

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**From:** Wulf Diane  
**Sent:** Sunday, July 26, 2020 5:01 PM  
**To:** Aspenson, Katie  
**Subject:** Fw: Rezoning Public Hearing July 28th

I don't know if staff has received this but I ask that Plan Commissioners receive a copy.

Thanks.

Diane Wulf

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**From:** Newberry, C. R <bnewberry@winona.edu>  
**Sent:** Friday, July 24, 2020 11:54 AM  
**To:** Wulf Diane  
**Subject:** Rezoning Public Hearing July 28th

**Dear Council Member Wulf,**

Pertaining to the **proposed rezoning of five properties located near the intersection of East Ave N and Century Place** (Computer Numbers 18-6303-0, 18-6302-0, 18-6301-0, 18-6300-0, and 18-6299-0, all in Section 29, Township 17 Range 07) please note our **opposition to rezoning** of those properties to R4 – high density residential for the following reasons:

1. **Traditional Neighborhood:** The area between Sand Lake Road, County OT, Hwy 53 and Riders Club road, except the small light industrial zoned land under this rezoning request and mixed use zoning in the far southeast corner of said area, is comprised of single-family dwellings. This includes many families with children and many who indulge in outdoor activities utilizing the streets and green areas, i.e., there is a lot of pedestrian and bicycle traffic on East Ave N and the adjoining streets. In addition, the nature of the neighborhood is such that it is a quiet, peaceful place to live; it is a traditional neighborhood. Adding high density housing (260 to 280 households) would double the number of families in this area changing the dynamics and livability without offering any additional valuable to existing residents.

2. **Safety and Noise due to Traffic Volume:** As you are aware, the current zoning is light industrial. Once developed the amount of traffic turning in and out of Century Place off East Ave N, utilizing the East Ave N and Sand Lake Road intersection, and traffic traveling south on East Ave N will increase. However, that increase will occur primarily during business hours 8 a.m. to 5 p.m. and should be very manageable. Traffic volume will be negligible in the evening and practically non-existent overnight. On the other hand, if developed as high intensity residential with 280 new households possessing over 500 vehicles, traffic volume will increase to well over 1,000 vehicles per day entering/leaving Century Place. In addition, the traffic would flow heaviest early in the morning and during the evening. Of course, evening is primary recreation time for most families. Also, and maybe most disturbing, given the number of households being added to the neighborhood there will be substantial traffic activity overnight. 24/7 heavy traffic is not consistent with the current neighborhood composition nor with the design of roads, intersections, and traffic patterns.

3. **Crime:** It is a simple fact that doubling the number of households in an area will increase crime. Another undeniable fact is that rental properties produce more crime as the more transient residents are not as committed to the well-being of the neighborhood. Check with the Onalaska Police Department, they will confirm that crime in the

area will increase due to this development. Again, current residents receive nothing in exchange for losing livability value.

**4. Better Locations for High Density Residential:** One example is property on Abbey Road off East Ave N just south of Hwy 53 overpass where high-density housing currently exists. There appears to be additional land located in that area for high density residential that would fit much better with the existing residential community. Another location nearby is on Sand Lake Road north of Hwy 53 running all the way to County Hwy S. Again, mixed use and high density residential already exists in this area. Part of appropriate land use commands that like uses are nested together and thus developing additional high-density residential in these areas seems much more reasonable versus mixing distinctly different, conflicting uses together.

**5. Rentals Intermixed with Owner Occupied:** In general, buildings and yards of rental properties tend to lack the upkeep and appearance of owner-occupied residential units. This is simply the fact that more transient individuals are living in rentals and thus do not have the commitment to the neighborhood that owners possess, and that renters, not having a stake in the long-term value of the property, are less likely to care for the property. In addition, landlords by the very definition of owning a business must be cognizant of return on investment and thus the bottom-line matters more than keeping the property in pristine condition. Of course, the new structures and landscaping will initially look very nice (as we are sure the proposed drawings look great). Also, initially renters not having settled in will not clutter yards immediately but over a short period of time the lack of ownership will result in poor upkeep and clutter of all sorts. Simply look around at rentals versus homeowners' properties.

**6. Property Value:** Given the impact that neighboring properties have on the value of any property combined with substantially increased traffic and disruption of the traditional neighborhood, a high-density residential development next door to our property will substantially reduce the value of our property. Our property was just reassessed by the City of Onalaska and thus our taxes increased. If this rezoning is approved and development occurs, will the city reassess our property again and lower our evaluation to reflect the loss in value to our home? Approving this rezoning is taking value, real, safety and lifestyle, from the existing residence and redistributing it as financial value for a business that offers absolutely no benefits to the existing residents. Seems hard to justify this redistribution of value.

**7. Why Invest in Our Property:** On a personal note, we are working with a builder to add an addition on to our home. Now we are questioning that decision. We are the closest residence to the Century Place/East Ave N intersection. The addition is to be a master bedroom suite located on the intersection side of our home. Over 1,000 vehicles in and out of that intersection 24/7 just outside our new bedroom appears to negate any other reasons why we should build.

Sorry for the length of this letter but the situation is very threatening to our lifestyle and investment in our home. Please consider the impact on the existing residents of our neighborhood when making your decision on this rezoning application.

**As the resident living closest to the Century Place/East Ave N intersection and thus most impacted by the expected traffic increase, we would like an opportunity to speak at the rezoning meeting on Tuesday.**

Sincerely,

Shirley and Clarence Newberry  
2610 East Ave N, Onalaska, WI  
608-792-0035

## Wilk, Stacy

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**From:** Wulf Diane  
**Sent:** Sunday, July 26, 2020 5:01 PM  
**To:** Aspenson, Katie  
**Subject:** Fw: Public hearing for rezone on Century Place

I don't know if staff has received this but I ask that Plan Commissioners receive a copy.

Thanks.

Diane Wulf

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**From:** Mary Thomas <[thomasjrt4@gmail.com](mailto:thomasjrt4@gmail.com)>  
**Sent:** Saturday, July 25, 2020 2:57 PM  
**To:** Smith, Tom; Wulf Diane; Steve Nott; Olson, Jim; Stevens, Dan; Smith, Kim  
**Subject:** Public hearing for rezone on Century Place

To whom it may concern,

We will not be able to attend the public meeting scheduled for July 28, 2020 but wanted to inform you of our opinion. We are NOT IN FAVOR of the Rezone from I-1 to R-4 for the property located at 430 Century Place/2651 East Avenue North. We have concerns with the increase of traffic this will bring as well as the increase in noise. I have lived at here for 92 years and have enjoyed the nice quiet neighborhood but with the proposed increase in population, it will no longer be quiet.

Thank you

John and Mary Thomas  
2515 East Avenue North

## Wilk, Stacy

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**From:** Wulf Diane  
**Sent:** Sunday, July 26, 2020 5:02 PM  
**To:** Aspenson, Katie  
**Subject:** Fw: Rezoning proposal

I don't know if staff has received this but I ask that Plan Commissioners receive a copy.

Thanks.

Diane Wulf

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**From:** Susan Gilbertson <[suzng56@gmail.com](mailto:suzng56@gmail.com)>  
**Sent:** Thursday, July 23, 2020 9:12 AM  
**To:** Wulf Diane  
**Subject:** Rezoning proposal

I am writing to voice my opposition to the proposed rezoning on Century Place Road. I live on Thomas Court and this multi-family development would be detrimental to our neighborhood. We have worked very hard to make our street a great neighborhood and great place to live. Most of the homes on our street have been owned by the same families for many years. This speaks volumes about what a great place it is to live. We are not opposed to development of this area. However if the zoning needs to change, why not change it to single family/duplex/twin home. This would be a much better decision than what is being proposed. Just north of OT there is a development like this, and it seems they are having no problem selling. This is just another way to show that many families would be happy to live in such a neighborhood. We would greatly appreciate your assistance in keeping our neighborhood.

Susan Gilbertson  
2440 Thomas Court

## Wilk, Stacy

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**From:** Wulf Diane  
**Sent:** Sunday, July 26, 2020 5:03 PM  
**To:** Aspenson, Katie  
**Subject:** Fw: Rezoning Century Place Road Property

Another one for Plan Commissioners.

Diane Wulf

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**From:** [jonmathwig@charter.net](mailto:jonmathwig@charter.net) <[jonmathwig@charter.net](mailto:jonmathwig@charter.net)>  
**Sent:** Tuesday, July 21, 2020 1:25 PM  
**To:** Smith, Kim; Wulf Diane; Steve Nott; Olson, Jim; Stevens, Dan; Smith, Tom  
**Subject:** Rezoning Century Place Road Property

Dear Mayor and Common Council Members,

We are Jon and Brenda Mathwig of 2614 East Ave. N., Onalaska. We both are totally against the rezoning of this property to Multi-Family. It was disturbing enough to have seen the destruction of a beautiful forest (that provided a great storm / wind break, freeway traffic noise eliminator and business night lights blocker) and building of a beverage distribution center that produces traffic noise at all hours along with their blinding security lights when trying to enjoy the evening on our deck.

We are very concerned about the dramatically increased traffic (only one way in and out - directly across from us at all hours) , potential crime, additional street lights, added noise (at all hours) and non-property owners disrespecting the property values and peaceful environment we have.

We will be attending the meeting to continue our rejection of this proposal.

Thank you for your time and consideration. I'm confident we can resolve this issue and as our economy returns to normal we will have commercial businesses interested in this property.

Best Regards,

Jon & Brenda Mathwig

July 18, 2020

Eric Sorenson Petition Against Rezoning  
Neighbors of Century Place

430 Century Place/2651 East Avenue North, 475 Century Place, 455 Century Place, 435 Century Place, and  
415 Century Place, Onalaska WI 54650  
Tax Parcels # 18-6303-0, 18-6302-0, 18-6301-0, 18-6300-0, and 18-6299-0 & North East Avenue Addition Lot  
1

We ask the planning commission to DENY the rezoning request from Nicholas Roush of Roush Rentals.

Name

Address

City-State-Zipcode

- 1 Jason Blumh 2511 Thomas Ct Onalaska WI
- 2 Delores Engel 2509 Thomas Ct Onalaska, WI
- 3 Ryan R 2501 Thomas Ct Onalaska, WI
- 4 Doua Thao 2433 Thomas Ct Onalaska, WI
- 5 Wa Vang 2429 Thomas Ct. Onalaska, WI
- 6 Jarome Miller 2409 Thomas Ct "
- 7 Brad cabrielson 2409 Thomas Ct "
- 8 Mara Anderson 2403 Thomas Ct "

9 Tom Clark Karl Hill Clark

10 Brian 2309 Thomas Ct (Brett Bauer)

11 Scott Smith 2301 THOMAS, CT.

July 18, 2020

**Petition Against Rezoning**  
Neighbors of Century Place

430 Century Place/2651 East Avenue North, 475 Century Place, 455 Century Place, 435 Century Place, and  
415 Century Place, Onalaska WI 54650  
Tax Parcels # 18-6303-0, 18-6302-0, 18-6301-0, 18-6300-0, and 18-6299-0 & North East Avenue Addition Lot  
1

We ask the planning commission to DENY the rezoning request from Nicholas Roush of Roush Rentals.

Name Address City-State-Zipcode

12 Linda L. Smith 2301 Thomas Ct. Onalaska, WI 54650

13 \_\_\_\_\_

14 \_\_\_\_\_

15 \_\_\_\_\_

16 \_\_\_\_\_

July 18, 2020

## Petition Against Rezoning Neighbors of Century Place

430 Century Place/2651 East Avenue North, 475 Century Place, 455 Century Place, 435 Century Place, and  
415 Century Place, Onalaska WI 54650  
Tax Parcels # 18-6303-0, 18-6302-0, 18-6301-0, 18-6300-0, and 18-6299-0 & North East Avenue Addition Lot  
1

We ask the planning commission to DENY the rezoning request from Nicholas Roush of Roush Rentals.

Name	Address	City-State-Zipcode
1. Becky Klungle	2532 Thomas Ct.	Onalaska, WI 54650
2. Kent Klungle	2532 Thomas Ct.	Onalaska, WI 54650
3. Maria Peterson	2518 Thomas Ct	Ona, WI 54650
4. Jamie Dewitt	2418 Thomas Court	Onalaska, WI 54650
5. Mike Carriger	2418 Thomas Court	Onalaska
6. Tom Weier	2410 E AVEN	ONAS.
7. Sally Weiser	2410 East Ave N	Ona
8. Bud Schaper	2441 East Ave N	ONAS.

9 Kouraschaper 2441 East Ave N. Onalaska, WI 54650

10 Ronald Mohr 2510 Thomas Ct. Onalaska, WI 54650

11 Daniel Libutan 2440 THOMAS CT. ONALASKA 54650

July 18, 2020

**Petition Against Rezoning  
Neighbors of Century Place**

430 Century Place/2651 East Avenue North, 475 Century Place, 455 Century Place, 435 Century Place, and  
415 Century Place, Onalaska WI 54650  
Tax Parcels # 18-6303-0, 18-6302-0, 18-6301-0, 18-6300-0, and 18-6299-0 & North East Avenue Addition Lot  
1

We ask the planning commission to DENY the rezoning request from Nicholas Roush of Roush Rentals.

Name	Address	City-State-Zipcode
12 <u>Susan Gilbertson</u>	<u>2440 Thomas Ct</u>	<u>Onalaska WI 54650</u>
13 <u>Nhia S. Xiong</u>	<u>608-797-5693</u>	
14 <u>Chocua Xiong</u>		
15 <u>Joseph V. Gulic</u>	<u>2410 Thomas Ct</u>	<u>Onalaska, WI 54650</u>
16 <u>Tom Tom</u>	<u>2410 Thomas Ct</u>	<u>Onalaska WI</u>
17 <u>Alber DeBernardi</u>	<u>2316 Thomas Ct.</u>	<u>Onalaska WI.</u>
<u>Heath D. Bernardi</u>	<u>2316 Thomas Ct</u>	<u>Onalaska WI</u>

- 19 Rob Margant 2405 East AV N Onalaska WI
- 20 Nelcie Espe 2417 East Ave. N. Onalaska, WI
- 21 Sandra Anderson 2300 E Ave. North Onalaska WI
- 22 Jeffrey P. Anderson 2300 E Ave North Onalaska WI

July 18, 2020

**Petition Against Rezoning**  
Neighbors of Century Place

430 Century Place/2651 East Avenue North, 475 Century Place, 455 Century Place, 435 Century Place, and 415 Century Place, Onalaska WI 54650  
Tax Parcels # 18-6303-0, 18-6302-0, 18-6301-0, 18-6300-0, and 18-6299-0 & North East Avenue Addition Lot 1

We ask the planning commission to DENY the rezoning request from Nicholas Roush of Roush Rentals.

- | Name                          | Address                  | City-State-Zipcode               |
|-------------------------------|--------------------------|----------------------------------|
| 23 <u>Stephanie Maht</u>      | <u>2510 Thomas Ct</u>    | <u>Onalaska, WI</u>              |
| 24 <u>Meghan</u>              | <u>1125 Pierce St</u>    | <u>Onalaska WI 54650</u>         |
| 25 <u>Chloe Shuebs</u>        | <u>2502 Thomas Ct</u>    | <u>Onalaska, WI</u>              |
| 26 <u>Dr. I. E. E. E.</u>     | <u>2426 Thomas Ct,</u>   | <u>Onalaska, WI</u>              |
| 27 <u>Francis E. La-Suebs</u> | <u>2426 Thomas Ct</u>    | <u>Onalaska, WI</u>              |
| 28 <u>Cathy Maht</u>          | <u>2308 Thomas Court</u> | <u>Onalaska WI</u>               |
|                               | <u>11. 17. 00</u>        | <u>2608 EAST AVE N. ONALASKA</u> |

30 Conie J. Soffle 2604 East Ave. N. Onalaska

31 Bonnie J. Guenther 2620 East Ave. N. Onalaska

32 Jon Markovic 2614 East Ave N. Onalaska

33 Katrina Lentz & Margaret 2604 East Ave. N. Onalaska

July 18, 2020

**Petition Against Rezoning**  
**Neighbors of Century Place**

430 Century Place/2651 East Avenue North, 475 Century Place, 455 Century Place, 435 Century Place, and  
415 Century Place, Onalaska WI 54650  
Tax Parcels # 18-6303-0, 18-6302-0, 18-6301-0, 18-6300-0, and 18-6299-0 & North East Avenue Addition Lot  
1

We ask the planning commission to DENY the rezoning request from Nicholas Roush of Roush Rentals.

Name Address City-State-Zipcode

34 Kristine Zwick 2608 EAST AVE N Onalaska WI 54650

35 Shirley Newberry 2610 EAST AVE N. Onalaska WI 54650

36 Barbara K. Vanling 2610 EAST AVE N., Onalaska, WI 54650

37 Brenda Mattenij 2614 East Ave. N. Onalaska, WI 54650

38 Stewart A. Peterson 2518 Thomas Ct. Onalaska, WI. 54650

39 \_\_\_\_\_

John Edwards  
Frances Lee-Edwards  
2426 Thomas Ct  
Onalaska, WI 54650

July 28, 2020

Diane Wulf  
Onalaska City Council  
[dwulf@cityofonalaska.com](mailto:dwulf@cityofonalaska.com)

RE: July 28, 2020 . Public Hearing and consideration of a rezoning request by Roush Rentals of Parcel Numbers 18-6303-0, 18-6302-0, 18-6301-0, 18-6300-0, and 18-6299-0 430 Century Place /2651 East Ave North, 475 Century Place, 455 Century Place, 435 Century Place, and 415 Century Place, Onalaska, WI 54650

Tom:

I am opposed to the rezoning of the above listed property from the current zoning of I-1 light industrial to R-4 multi family. ( The Roush Rentals document thinks this property is Zoned M-1,it is not what the City of Onalaska lists the property be, its I-1)

My wife and I are long term residents of the City of Onalaska , and reside at 2426 Thomas Ct. When I moved to this area in 1978 the land at the North end of the street was a woods. In 2012 the woods were cut down and apartment complex, was successfully opposed by the local residents. The idea was to keep the area single family and duplex housing and to be safe place for singles and families to live. The change to zoning of to R-4 would change all this.

Additionally , the exit street from Century Place is at the top of a hill, and a new round about on East Ave and County Rd OT was installed to help with already busy traffic.

The plan presented by Roush rentals is a high density apartment complex, and is not in the best interest of this area. The plan to build according to the drawing by Makepeace Engineering , titled Conceptual Site Plan dated 6/29/2020 shows 6 buildings with a total of 280 units. If each unit has 2 cars/truck this has the potential to 560 vehicles to the East Ave road.

I also noticed the Rousch Rentals letter of June 29, 2020 it was stated that possible use of the area with the present zoning of I-1 could include an asphalt plant. This type of plant is not permitted in I-1 zoning and is an inaccurate scare tactic to get the new zoning approved.

Please do not approve the rezoning request by Roush Rentals from I-1 to R-4..

Sincerely,

John Edwards and Frances Lee-Edwards

For reference I searched what is permitted in I-1 zoning and included it below.

**17.38.010 Intent.**

The intent of the I-1 light industrial zone is to provide for wholesale and warehousing uses as well as those industrial uses that include fabrication, manufacturing, assembly or processing of materials that are in refined form and that do not in their transformation create smoke, gas, odor, dust, noise, vibration of earth, soot or lighting to a degree that is offensive when measured at the property line of subject property. (Ord. 472 § 3, 2010; Ord. 441 § 1, 2000).

**17.38.020 Permitted uses.**

Permitted uses allowed in the I-1 zone are set forth in Table 17.38-1. Any retail sales portion of such uses shall be conducted entirely within an enclosed building. (Ord. 472 § 3, 2010; Ord. 441 § 1, 2000).

**17.38.030 Conditional uses.**

Conditional uses allowed in the I-1 zone, subject to the conditional use permit regulations, are set forth in Table 17.38-1.

**Table 17.38-1**

**I-1 Light Industrial Zone**

**– Permitted and Conditional Uses**

<b>Uses</b>	<b>Permitted Use<sup>1</sup></b>	<b>Conditional Use<sup>2</sup></b>
Agricultural processing plants	X	
Bakeries	X	
Building material and lumber storage	X	
Cabinetmaking and carpenter shops	X	

Distributing plants (except petroleum products with flash point below 70 degrees Fahrenheit)	X	
Electric power transformer substations	X	
Food processing (except fish, dairy, poultry and meat products, sauerkraut, vinegar, yeast and rendering of fats and oils)	X	
Fruit or vegetable packing plants	X	
Ice and cold storage	X	
Kennels, dog and cat pounds	X	
Laboratories for research and development	X	
Light manufacturing and assembly	X	
Machine shops	X	
Mechanized equipment storage and sale	X	
Municipal waterworks	X	

Nonhazardous material, bulk storage and related uses	X	
Railroad yards and freight stations	X	
Sheet metal shops	X	
Storage building for household goods	X	
Tractor repair shops	X	
Trucking yard or terminal	X	
Wholesale and warehouse uses	X	
Towing yards and vehicle storage		X
Chemical manufacturing plants		X
Concrete products manufacturing plants		X
Grain milling		X
Treatment of wastewater		X
Uses involving handling, storage, or shipping		X

<sup>1</sup> Other similar uses shall be allowed subject to a recommendation by the planning commission and adopted by the city council.



# CITY OF ONALASKA

## STAFF REPORT

Plan Commission – July 28, 2020

- Agenda Item: Public Hearing and Consideration of an annexation application.
- Applicant/Owner: Kraig and Marcella Leppert, W6750 Cloverdale Road, Onalaska, WI 54650
- Parcel Number: 10-2365-0
- Site Location: W6750 Cloverdale Road, Onalaska, WI 54650
- Existing Zoning: County Zoning is Residential A: Single-Family
- Neighborhood Characteristics: Single Family Residential, Commercial, and Parkland land uses.
- Conformance with Comprehensive Plan: The Comprehensive Plan identifies this area as being within the City's smart growth planning area.

### Background:

The property at W6750 Cloverdale Road is directly adjacent to Abbey Road (recently annexed right of-way). The applicant is requesting that this 0.51-acre parcel be annexed into the City of Onalaska. The property currently is on a well and a failing septic system. The need for utilities is the basis for the annexation petition.

*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 area proposed for annexation has access to or can be easily connected to areas already served by the City, thereby allowing efficient delivery of services, facilities and utilities.*
- 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.*

The Comprehensive Plan also states that decision on annexations should also address the following criteria/standards: *i) Economic impacts; ii) Social impacts; and iii) Environmental impacts.*

- Action Requested: As a public hearing will be held, the Plan Commission should consider public input prior to acting on the requested annexation petition.

# REQUEST FOR ACTION & CONSIDERATION BY PLAN COMMISSION:

July 28, 2020

## Agenda Item 4:

### Public Hearing and Consideration of an Annexation Petition submitted by Kraig and Marcella Leppert, W6750 Cloverdale Road, Onalaska, WI 54650 to annex W6750 Cloverdale Road from the Town of Onalaska to the City of Onalaska (Tax Parcel #10-2365-0).

1. Annexation Application Fee: \$300.00 dollars (PAID).
2. Payment of East Avenue North Sanitary Sewer Fee: \$1,204 per acre \* .51 acres = \$614.04 dollars.
3. Topography Map Fee - \$10 per acre \* 0.51 acres = \$10 dollars minimum fee.
4. Park Fee - \$922.21 dollars per residential unit.
5. Payment of North Abbey Road Zone Charges:
  - a. Water and Sewer Hook-up Charges: \$7,663.00 dollars per hook-up and
  - b. Street Improvement Fee: \$2,616.00 dollars per hook-up.
6. Annexed land to be placed in the R-1 Low Density Residential Zoning District.
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 Plan Commission Minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

**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, Marcella Leppert, Craig Leppert,  
(Printed Name(s))  
Mason Leppert, Olivia Leppert

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 La Crosse, Wisconsin to the City of Onalaska and that the subject property be zoned R1 Low Density Residents 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.

This instrument constitutes a Petition for direct annexation pursuant to Sec. 66.0217(2), Wis. Stats. The number of electors residing within the boundaries of this property is 4 and the undersigned are the sole owners and fee title holders to this/these property(ies). Therefore, pursuant to Sec. 66.0217(4), Wis. Stats., 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 Sec. 66.0217(6), Wis. Stats., along with the requisite Wisconsin Department of Administration Annexation Fee.

**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>
<u>Marcella Leppert</u>	<u>W7050 Cloverdale Rd. Onalaska</u>	<u>7/2/2020</u>
<u>Craig Leppert</u>	<u>W6750 Cloverdale Rd. Onalaska</u>	<u>7/2/2020</u>
<u>Mason Leppert</u>	<u>W6750 Cloverdale Rd. Onalaska</u>	<u>7/2/2020</u>
<u>Olivia Leppert</u>	<u>W6750 Cloverdale Rd. Onalaska</u>	<u>7-2-2020</u>

Tax Parcel Identification Numbers: 10-2365-0  
Contact Person: Marcella Leppert Telephone (608) 317-1422  
Address: W7050 Cloverdale Rd Email: marcellleppert@gmail.com  
Onalaska WI 54650

# Request for Annexation Review

Wisconsin Department of Administration

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

Petitioner Information *Mason & Olivia*

Name: *Kraig and Marcella Leppert*  
 Address: *W6750 Cloverdale Rd.*  
*Onalaska WI 54650*  
 Email: *marcilleppert@gmail.com*

Office use only:

**RECEIVED**

**June 6, 2020**

Municipal Boundary Review  
 Wisconsin Dept. of Admin.

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: 4
5. Area (in acres) of the territory to be annexed: .51
6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel): 10-2365-0

Petitioner's phone: 608-317-1422  
 Town of Onalaska Clerk's phone: 608-783-4958  
 City of Onalaska City Clerk's phone: 608-781-9530

Representative's Name and Address:

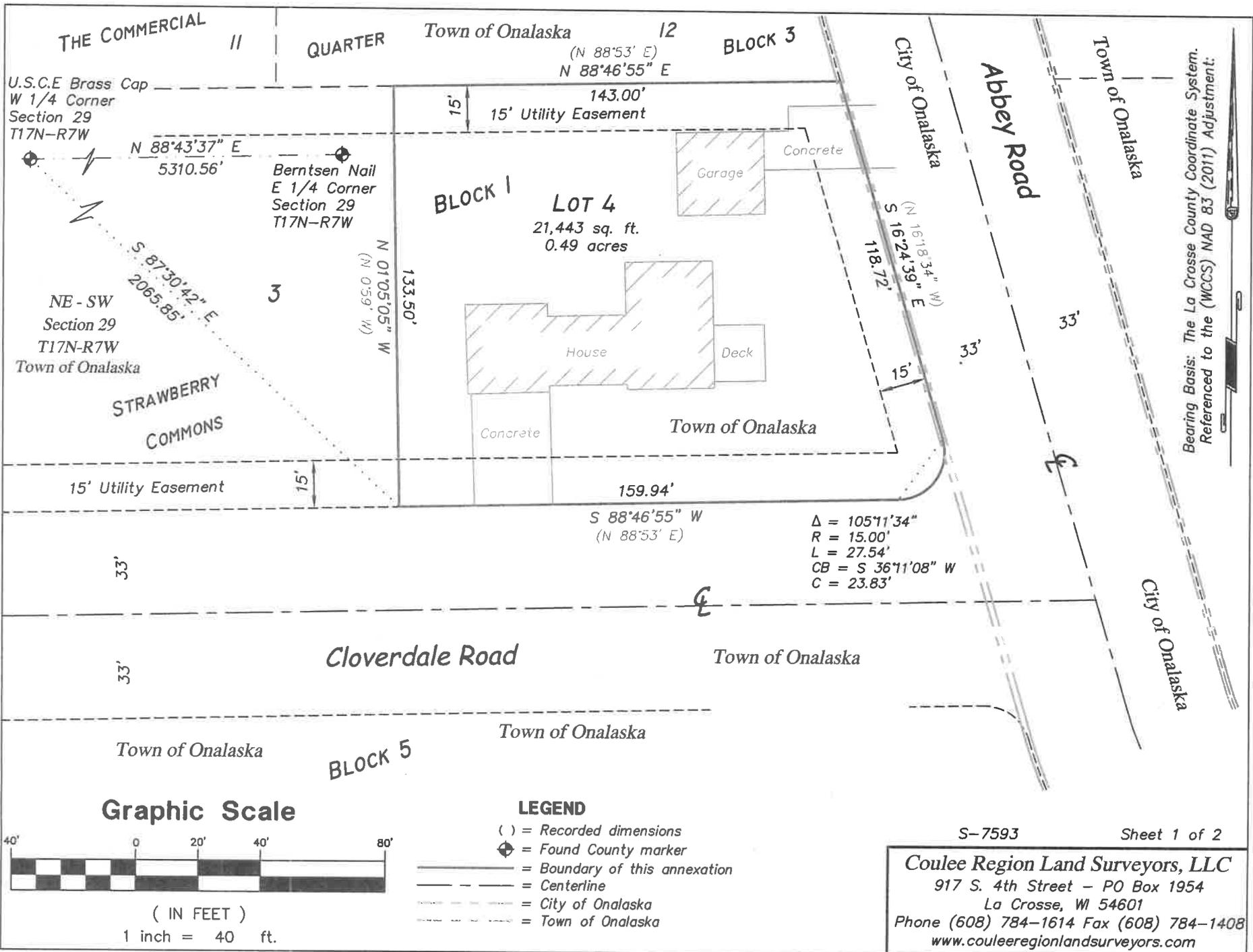
*Same as Petitioner*  
 \_\_\_\_\_  
 \_\_\_\_\_  
 City State Zip  
 Phone: - -  
 E-mail:

Surveyor or Engineering Firm's Name & Address:

*Carter Region Land Surveyors*  
*917 S. 4<sup>th</sup> St.*  
*La Crosse WI 54601*  
 City State Zip  
 Phone: *608-781-1614*  
 E-mail: *carterregionlandsurveyors.com*

**Required Items to be provided with Submission:**

1.  Legal Description meeting requirements of [Sec. 66.0217 \(1\) \(c\)](#), Wis. Stats. (see attached checklist).
2.  Map meeting the requirements of [Sec. 66.0217 \(1\) \(g\)](#), Wis. Stats. (see attached checklist).
3. Indicate Statutory annexation method used:
  - Unanimous per [Sec. 66.0217 \(2\)](#), Wis. Stats. **OR**
  - Direct by one-half approval per [Sec. 66.0217 \(3\)](#), Wis. Stats.
4.  Review Fees (see next page for Fee Calculations).



## *Legal Description for Annexation*

*All of Lot 4, Block 1, Strawberry Commons, located in the NE 1/4 of the SW 1/4, Section 29, T17N-R7W, Town of Onalaska, La Crosse County, Wisconsin described as follows:*

*Commencing at the West 1/4 corner of Section 29, thence S 87°30'42" E 2065.85 feet to the southwest corner of Lot 4, Block 1, Strawberry Commons, the North right-of-way line of Cloverdale Road and the point of beginning of this description:*

*thence N 01°05'05" W 133.50 feet to the northwest corner of said Lot 4;*  
*thence N 88°46'55" E 143.00 feet to the northeast corner of said Lot 4 and the West right-of-way line of Abbey Road;*  
*thence, along said West right-of-way line, S 16°24'39" E 118.72 feet;*  
*thence, continuing along said West right-of-way line, on the arc of a 15.00 foot radius curve, concave to the northwest, the chord of which bears, S 36°11'08" W 23.83 feet to said North right-of-way line of Cloverdale Road;*  
*thence S 88°46'55" W 159.94 feet to the point of beginning of this description.*

*Subject to any easements, covenants and restrictions of record.*

**NOTICE OF PUBLIC HEARING  
BEFORE THE CITY OF ONALASKA**

Please take notice that the Plan Commission for the City of Onalaska will hold a public hearing on:

**TUESDAY, JULY 28, 2020  
APPROX. 7:00 P.M.  
(or immediately following public input)**

The location of the public hearing will occur digitally and the Plan Commission agenda will provide information for how the public may participate remotely during the meeting and associated public hearing.

In particular at this time, the Plan Commission will consider an annexation application submitted by Kraig & Marcella Leppert, W6750 Cloverdale Road, Onalaska, WI 54650 to annex W6750 Cloverdale Road from the Town of Onalaska to the City of Onalaska, Tax Parcel # 10-2365-0.

Property is more particularly described as:

Computer Number: **10-2365-0**

Section 29, Township 17, Range 07

STRAWBERRY COMMONS LOT 4 BLOCK 1

More detailed information on this item and a map of properties within 250' of the subject property will be posted to the City of Onalaska website [www.cityofonalaska.com](http://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 10<sup>th</sup> day of July, 2020.

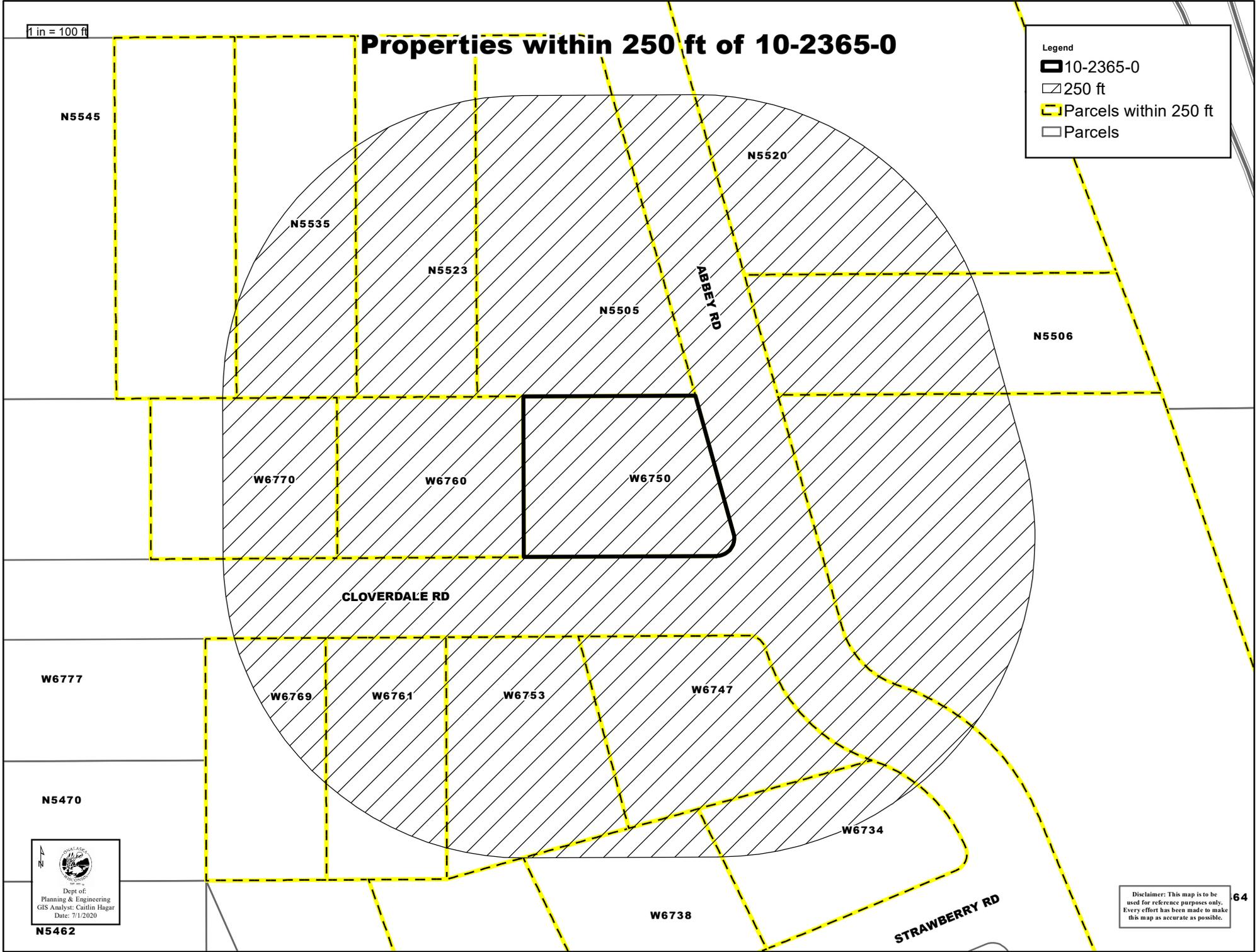
Katie Aspenson, AICP  
Planning Manager

1 in = 100 ft

# Properties within 250 ft of 10-2365-0

Legend

-  10-2365-0
-  250 ft
-  Parcels within 250 ft
-  Parcels




Dept of:  
Planning & Engineering  
GIS Analyst: Caitlin Hagar  
Date: 7/1/2020  
N5462

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 – July 28, 2020

Agenda Item:

# 5

Agenda Item: Public Hearing and Consideration of a Preliminary Plat for Crestwood Estates

Applicant/Owner: Jacob Burch of Logistics Development Group, LLC,  
2102 State Hwy 16, La Crosse, WI 54601

Parcel Number: 18-4483-1

Site Location: The extension of Crestwood Lane (Tax Parcel 18-4483-1) from Nathan Hill Estates through the cul-de-sac.

Existing Zoning: Low Density Residential (R-1) and Planned Unit Development (PUD).

### Background:

The Preliminary Plat request is to facilitate the development consisting of fifteen (15) located in the bluff systems of eastern Onalaska near Nathan Hill. Fourteen (14) of the parcels will contain single-family residences and one (1) parcel is expected to contain a condominium association allowing the installation of four (4) twindos with shared access. The Common Council approved the Planned Unit Development Amendment on June 8, 2020 as the first step to facilitate the overall development.

Additional steps to follow include the consideration of Crestwood Estates Final Plat and a Rezoning application from R-1 to the R-3 Zoning District which allows up to eight (8) units per parcel.

Subsequently, the applicant will be required to apply for a Condominium Plat with the Department of Administration.

### Attached Documents:

- Proposed Preliminary Plat.
- Preliminary Plat Application.

Action Requested: As a public hearing will be held, testimony from the public should be considered prior to acting on the proposed Preliminary Plat for Crestwood Estates.

# REQUEST FOR ACTION & CONSIDERATION BY THE PLAN COMMISSION:

July 28, 2020

## Agenda Item 5:

**Public Hearing and Consideration of a Preliminary Plat filed by submitted Jacob Burch of Logistics Development Group, LLC, 2102 State Hwy 16, La Crosse, WI 54601 for the Crestwood Estates Plat, a 15-parcel lot land division along Crestwood Lane located at "State Road 16" at the end of Crestwood Lane, Onalaska, WI 54650 (Tax Parcel #18-4483-1).**

1. Preliminary Plat Fee of \$200.00 + \$25.00 per lot x 15 lots = \$575.00 dollars (PAID).
2. US HWY 16 Sanitary Sewer of \$887.00/acre x 17.646 acres = \$15,652.00 to be paid prior to City signing Final Plat. Note: if the fee increases in the future, the property owner will be required to pay the increased fee at the time of the development.
3. Crestwood Booster Station Area Fee = \$2,266.00/acre x 17.646 acres = \$39,985.84.00 to be paid prior to City signing Final Plat.
4. Park Fee of \$922.21 (per unit) due prior to issuance of building permit for each buildable lot. Anticipated 22 units for overall development. Note: if the fee increases in the future, the property owner will be required to pay the increased fee at the time of the development.
5. Topography Map fee of \$10.00 (per acre) \$10/acre x 23.16 acres = \$231.60 dollars to be paid prior to City signing Final Plat.
6. Adhere to all conditions of the Crestwood Estates Planned Unit Development (PUD) as approved by the Common Council on February 12, 2019 and the PUD Amendment approved by the Common Council on June 8, 2020.
7. Water booster station construction has been delayed and it is projected it may not be available for use until end of 2020 (date has not been confirmed). Building permits for structures can be issued but no final occupancy will be issued until City has water booster station is in service.
8. Applicant to note on Planned Unit Development and subsequent replatting documents, shared driveway easements where applicable.
9. Owner/developer to be aware that City water system provides service to elevation 930'; meeting Wisconsin DNR minimum pressure requirements. Owner/developer to be aware Wisconsin DNR minimum water pressure supplied at a main is 35 psi, which occurs at elevation 930' in the City of Onalaska High Service Zone. Water pressure for owner satisfaction in a typical residential home is higher than the Wisconsin DNR minimum. Lots 10-15 building pad and home elevations will exceed service elevation for water system. Owner/developer to supply City with written plan for water service to these lots. Owner/developer is required to inform all lot buyers of water pressures within the Crestwood Estates development.

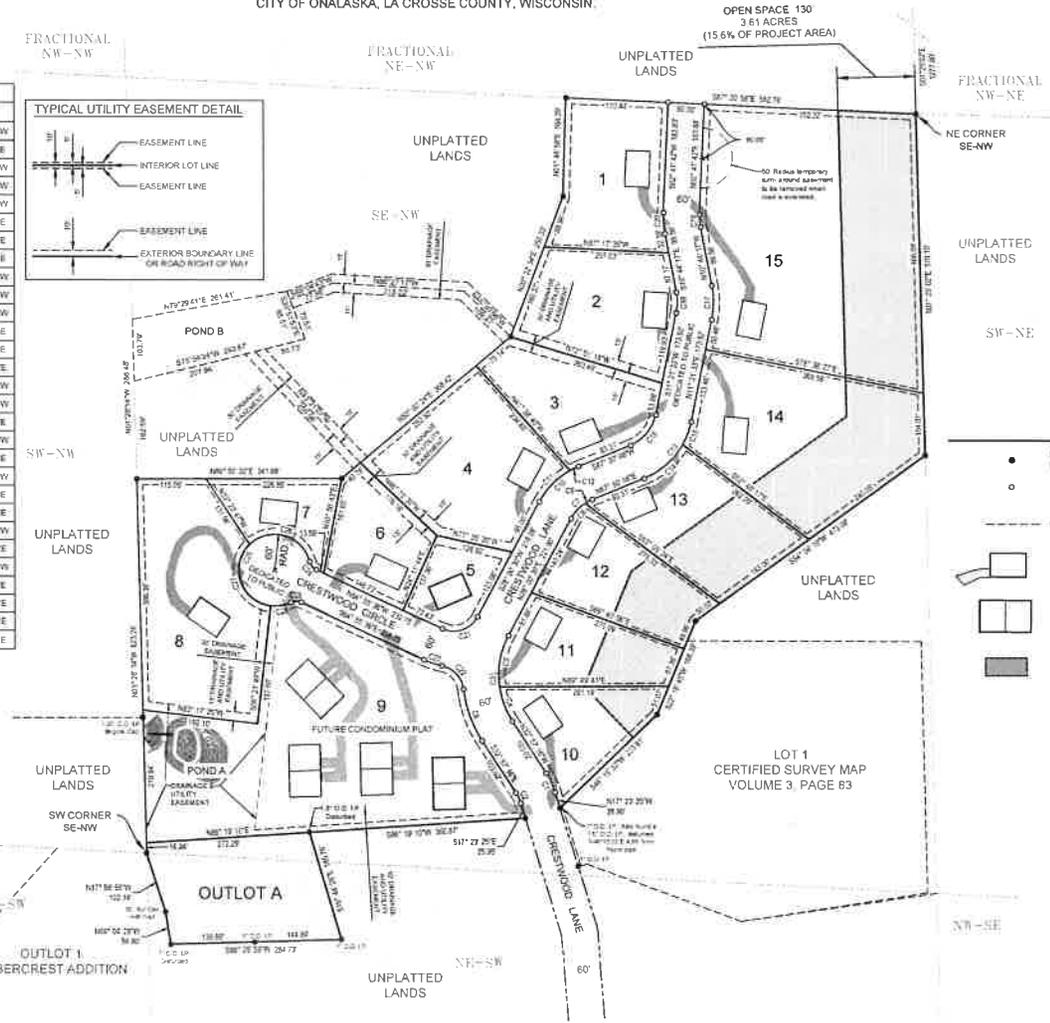
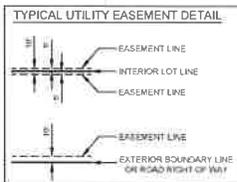
10. Residential dwellings and driveways to be located in the areas noted as “building pad” and “driveways” on the Final Plat. If modifications are to be made to proposed location the owner/developer shall either (a) follow traditional zoning setbacks for the Low Density Residential (R-1) Zoning District or (b) amend the Crestwood Estates Planned Unit Development on a lot-by-lot basis with Plan Commission and Common Council approval.
11. All infrastructure design for development to be approved by the City Engineer. Review of street widths and pavement cross section with final approval by the City Engineer.
12. Phasing of construction of infrastructure in development to be coordinated with City infrastructure installation along Crestwood Lane.
13. Master Grading and Stormwater plan for subdivision to be reviewed & approved by the City Engineer. Note tree removal / clearing / grubbing limitations on Master Grading Plan.
14. Owner/developer shall record with the La Crosse County Register of Deeds, the legal description of the Planned Unit Development and the Conditions of Approval tied to the development (Final Implementation Plan) and Final Plat and Conditions of Approval and a copy provided to the Planning Department. These conditions shall not lapse or be waived as a result of any subsequent change in ownership of tenancy.
15. If in the future the owner/developer creates Declaration of Covenants, Conditions and Deed Restrictions, etc. that at a minimum address maintenance, repair, and replacement of parking lots/private drives, the buildings including all common areas and green spaces, stormwater management/easement areas, as well as any ownership or use restrictions for the parcel/development; a copy shall be provided to the Planning Department and recorded at the La Crosse County Register of Deeds. Any amendments to the aforementioned document to be recorded at the La Crosse County Register of Deeds and a copy provided to the Planning Department.
16. Thirty (30) percent slopes to be identified on Final Plat and a ten (10) foot buffer surrounding the identified slopes. Building pads/residences/structures may not infringe upon this area.
17. Tree/Land Preservation Plan (landscaping/open space/tree preservation) to be reviewed and approved by the Planning Department. A minimum of two (2) trees to be installed in the boulevard area per lot prior to issuance of individual occupancy permits. Trees to be a minimum of 1 ½ caliper (measured by diameter as breast height).
18. Owner/developer to submit a digital and hard copy of the WIDNR NR 216/NOI application, permit, approval letter and associated data prior to construction to the Engineering Department. A City Erosion Control Permit for greater than one (1) acre of land disturbance is required before any earth moving activities occur. Permit to be reviewed and approved a minimum of ten (10) days prior to construction activities.
19. All erosion control BMPs (Best Management Practices) to be installed prior to the start of any construction activities. Swale areas/stormwater ponds to be dug prior to start of construction and prior to initial grading to act as sediment traps. Track pad(s) to be installed with a minimum of 3 to 6-inch stones, one (1) foot deep and fifty (50) feet in length. All disturbed areas to have black dirt placed and seeded within seven (7) days of disturbance.

20. Master Utility Plan (including any phasing) to be reviewed and approved by the City Engineer including a schedule. Any utilities dedicated to the City of Onalaska shall be in a dedicated right-of-way, outlot, or easement. Master Utility Plan to note hydrant locations.
21. City-furnished Inspector required during utility installations and developer to pay costs.
22. As-builts of all utility work required to be submitted to the Engineering Department within sixty (60) days of occupancy of first residential dwelling.
23. Owner/developer to obtain letters from utility service providers noting that there are adequate power, natural gas, and telephone/internet services available to serve this project and provided to the Engineering Department.
24. All lot pins to be installed at 150' (maximum interval).
25. Recommend 13R sprinkler systems for residences due to anticipated topography, setbacks of homes of streets and non-direct driveways.
26. Provided the Final Plat is approved by the City of Onalaska and Wisconsin Department of Administration and after "Lot 9" is assigned a Tax Parcel Number. Applicant to apply to rezone "Lot 9" as indicated in the proposed attachment from R-1 District to the R-3 District to allow the construction of up to eight (8) units on a single parcel.
27. Once "Lot 9" has been appropriately zoned to the R-3 District, applicant shall submit a Condominium Plat in accordance with Chapter 703, Wis. Stats. for approval by the Wisconsin Department of Administration. Applicant to provide all associated documentation submitted the Department of Administration to the City of Onalaska.
28. 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.
29. 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.
30. 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.

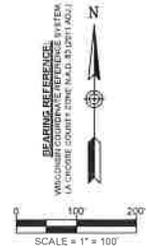
# PRELIMINARY PLAT CRESTWOOD ESTATES

LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE  
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 1, TOWNSHIP 16 NORTH, RANGE 7 WEST,  
CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	Tangent	Bearings
C1	35.51	130.07	015°33'51"	N28°42'21"W	35.21	N17°22'28"W	N22°57'58"W
C2	18.02	78.00	018°33'51"	S25°10'31"E	16.46	S17°39'20"E	S22°57'18"E
C3	148.96	140.00	007°57'48"	N22°28'23"W	142.07	N28°00'30"E	N22°57'10"W
C4	61.35	140.00	025°06'31"	N22°24'01"W	60.86	N27°50'48"W	N22°57'18"W
C5	87.81	140.00	035°51'15"	N10°04'52"E	86.19	N28°00'30"E	N27°50'45"W
C7	48.86	70.00	027°49'37"	N47°50'20"E	47.68	N57°50'48"E	N28°02'31"E
C8	25.25	70.00	028°51'18"	N42°20'18"E	24.82	N57°51'48"E	N28°02'31"E
C9	15.40	118.00	010°58'19"	N42°20'59"E	13.38	N57°50'38"E	N28°01'49"E
C10	90.36	130.00	037°49'37"	S47°58'19"W	88.56	S57°10'08"W	S28°02'31"W
C11	74.67	130.00	027°54'35"	S44°27'48"W	73.95	S57°05'08"W	S28°02'31"W
C12	15.69	130.00	007°55'02"	S34°22'37"W	15.69	S57°50'08"W	S28°02'31"W
C13	124.14	130.00	056°28'39"	N37°30'50"E	123.02	N57°50'08"E	N11°21'33"E
C14	57.42	130.00	038°32'04"	N47°34'06"E	55.79	N57°50'08"E	N28°18'04"E
C15	40.71	130.00	017°56'37"	N22°18'48"E	40.54	N28°18'04"E	N11°21'33"E
C16	55.00	70.00	056°28'35"	S38°28'50"W	66.24	S47°52'08"W	S11°21'33"W
C17	57.89	150.00	022°05'50"	N22°18'38"E	57.49	N11°21'33"E	N10°48'11"W
C18	34.31	80.00	022°08'50"	S00°18'38"W	34.50	S11°21'33"W	S10°48'11"E
C19	21.10	80.00	017°25'59"	N41°01'18"W	21.05	N22°41'42"E	N10°48'11"W
C20	35.17	150.00	013°25'59"	S34°01'18"E	35.09	S22°41'42"W	S10°44'17"E
C21	68.36	45.00	087°03'54"	S11°32'21"W	81.99	N44°56'36"W	S28°00'30"W
C22	56.68	45.00	072°10'30"	S42°40'02"E	53.01	S05°34'47"E	S78°45'10"E
C23	31.37	130.00	013°49'47"	S11°50'26"E	31.30	S64°55'36"E	S78°45'10"E
C24	17.81	20.00	051°19'04"	N28°18'54"W	17.32	N12°36'32"W	N64°55'36"W
C25	295.98	50.00	287°38'08"	S25°04'24"W	75.00	N12°36'32"W	N64°55'36"W
C26	126.50	80.00	120°47'45"	N14°00'24"W	104.34	N12°36'32"W	S45°35'43"W
C27	134.87	80.00	128°47'39"	S18°48'38"E	108.22	S45°35'43"E	S67°11'55"E
C28	34.61	80.00	032°02'45"	N00°16'42"E	34.13	S45°11'55"E	S67°40'30"E
C29	17.21	20.00	051°18'04"	N28°34'52"E	17.22	N64°55'36"E	N67°45'32"E
C30	348.04	50.00	305°10'38"	S72°37'30"W	80.00	N45°08'25"E	S78°52'12"E



- LEGEND**
- Found 0.75" Iron Bar (Unless noted otherwise)
  - Set 1.25" x 24" Iron Bar Set 0.75" x 24" Iron Bar at all other Lot corners
  - Utility Easement
  - ▭ Proposed Dwelling Unit and Driveway
  - ▭ Proposed Twin Townhome
  - Open Space Area





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

### SUBDIVISION APPLICATION - PRELIMINARY PLAT

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

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

- ▶ Detailed Description of Proposed Subdivision
- ▶ Plan Set including: Plot Plan, Legal Description, Grading/Drainage, Utilities, Site Layout, Landscaping, etc.

➔ **Application Fee** (Payable to the City of Onalaska) = \$200 + \$25/lot. Other fees may apply.

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

**Brief Description of Request for Subdivision.**

This application is for the proposed Crestwood Estates P.U.D. There are 15 Lots proposed including 1 condominium lot w 4 twin units. The individual lots will require custom home designs with features to compliment the local environment. The proposed setbacks will vary along the project to provide the "best fit" for building pads, driveways, retaining walls and slopes.

**Easements on Property:**

Access:  Yes  No

Utility:  Yes  No

Other: Drainage

**Utilities Serving Property:**

Water:  Yes  No

Sanitary Sewer:  Yes  No

**Number of Lots:** \_\_\_\_\_

(Existing)

**Number of Lots:** 15

(Proposed)

**Property Address:**

**Parcel Number:**  
18- 9-13-5

**Zoning District:**

**Applicant:** Logistics Development Group LLC -Jacob Burch

**Mailing Address:** 2102 State Road 16

**City, State, Zip:** La Crosse, WI 54601

**Phone Number:** c (608) 317-3245, w (608) 793-3896

**Email:** jacob.burch@associatedbank.com  Primary Contact

**Business:**

**Owner/Contact:**

**Mailing Address:**

**City, State, Zip:**

**Phone Number:**

**Email:**  Primary Contact

**Property Owner:** Logistics Development Group, LLC

**Contact:** Jacob Burch

**Mailing Address:** 2102 State Road 16

**City, State, Zip:** La Crosse, WI

**Phone Number:** c (608) 317-3245, w (608) 793-3896

**Email:** jacob.burch@associatedbank.com  Primary Contact

The undersigned hereby makes an application for the location stated herein. The 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.

<b>Signature of Applicant:</b>	<b>Date:</b> <u>6/23/2020</u>
<b>Signature of Property Owner:</b>	<b>Date:</b> <u>6/23/2020</u>

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

NOT IN CHARGE  
 8-4483-1  
 Paid By: L...  
 575.00  
 575.00  
 575.00  
 0.00  
 CRESTWOOD ESTATES 575.00  
 LOGISTICS DEVELOPMENT GROUP  
 626869

CITY OF ONALASKA  
 REC#: R00175208 6/25/2020 2:48 PM  
 TRAN: 450 PLANNING & ZONING  
 OPER: CI TERM: 1

**NOTICE OF PUBLIC HEARING  
BEFORE THE CITY OF ONALASKA**

Please take notice that the Plan Commission for the City of Onalaska will hold a public hearing on:

**TUESDAY, JULY 28, 2020  
APPROX. 7:10 P.M.  
(or immediately following public hearing at 7:00PM)**

The location of the public hearing will occur digitally and the Plan Commission agenda will provide information for how the public may participate remotely during the meeting and associated public hearing.

In particular at this time, the Plan Commission will consider a Preliminary Plat application submitted by Jacob Burch of Logistics Development Group, LLC, 2102 State Hwy 16, La Crosse, WI 54601 for the Crestwood Estates Plat, a 15-parcel lot land division along Crestwood Lane located at "State Road 16" at the end of Crestwood Lane, Onalaska, WI 54650, Tax Parcel # 18-4483-1.

Property is more particularly described as:

Computer Number: **18-4483-1**

Section 01, Township 16, Range 07

PRT SE-NW & PRT NE-SW COM N1/4 COR SEC 1 ALG E LN NW1/4 S1D25M30SE 1277.8FT TO NE COR SE-NW & POB S1D25M30SE 569.67FT S54D4M36SW 473.08FT TO NLY PROLONGATION OF W LN LOT 1 CSM NO. 83 VOL 3 DOC NO. 969383 ALG PROLONGED W LN & W LN LOT 1 S22D16M23SW 168.39FT ALG W LN S46D16M14SW 223.61FT TO ELY R/W LN CRESTWOOD LN ALG ELY R/W LN N17D23M22SW 47.7FT ALG ELY R/W LN ALG CURV S72D36M38SW 60FT TO WLY R/W LN CRESTWOOD LN ALG WLY R/W LN S17D23M22SE 46.76FT S86D23M12SW 360.87FT S16D42M45SE 185.76FT S88D19M10SW 284.73FT N9D41M45SW 54.8FT N17D33M29SW 102.14FT TO SW COR SE-NW ALG W LN SE-NW N1D27M57SW 623.24FT N89D50M39SE 341.98FT N50D0M0SE 368.42FT N20D32M37SE 250.33FT N1D45M21SE 164.39FT TO N LN SE-NW S87D18M18SE 582.76FT TO POB

More detailed information on this item and a map of properties within 250' of the subject property will be posted to the City of Onalaska website [www.cityofonalaska.com](http://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 10<sup>th</sup> day of July, 2020.

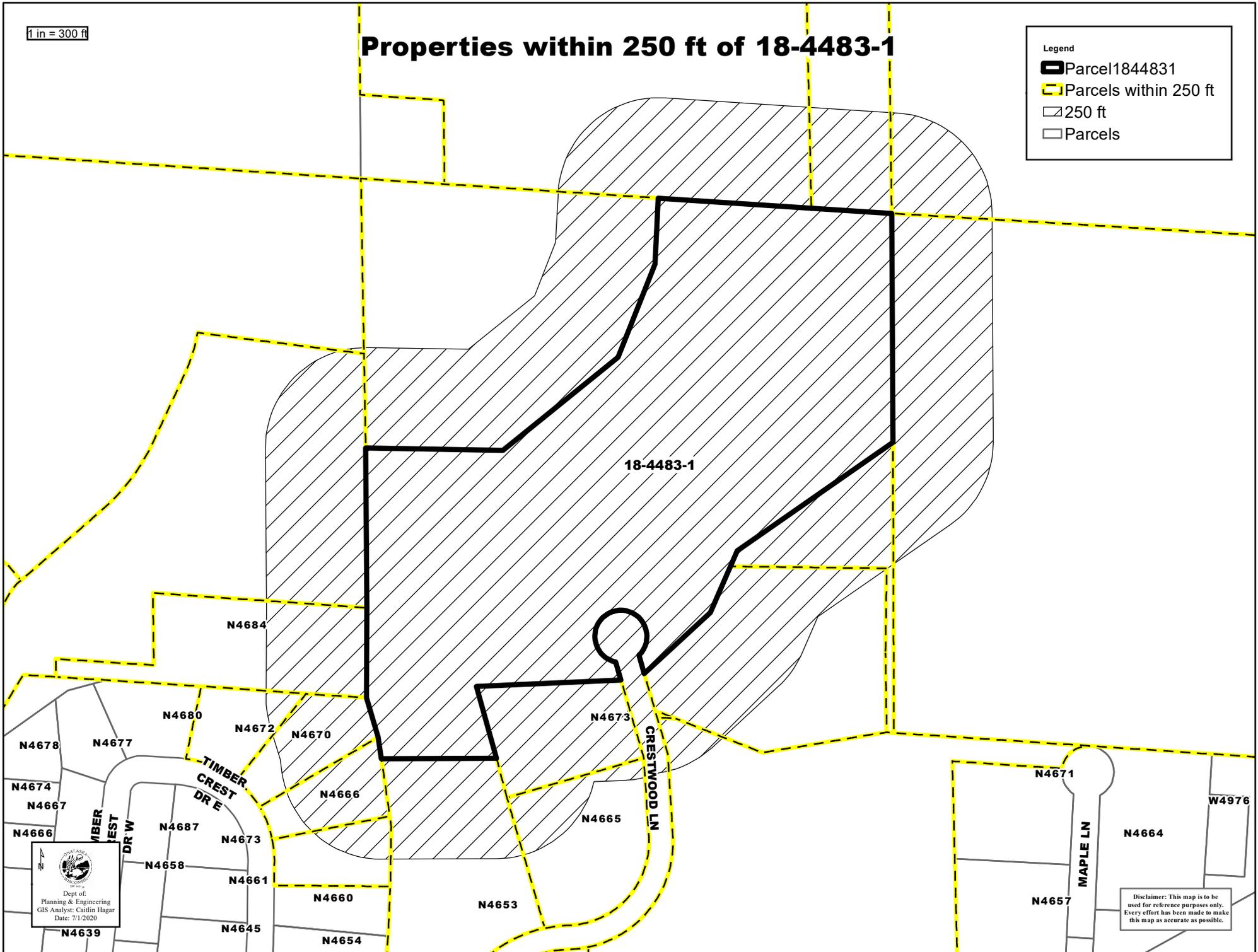
Katie Aspenson, AICP  
Planning Manager

1 in = 300 ft

# Properties within 250 ft of 18-4483-1

Legend

-  Parcel 1844831
-  Parcels within 250 ft
-  250 ft
-  Parcels



  
 Dept of:  
 Planning & Engineering  
 GIS Analyst: Caitlin Hagar  
 Date: 7/1/2020

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 – July 28, 2020

- Agenda Item: Public Hearing & Consideration of a Rezoning Request.
- Applicant: Adam Aspenson, Traditional Trades Inc.  
1641 Sand Lake Road, Onalaska, WI 54650
- Property Owner: Elmwood Partners Limited Partnership  
1859 Sand Lake Road, Onalaska, WI 54650
- Parcel Number: 18-4515-0, 18-4516-0, and 18-4521-0
- Site Location: 1500 Sand Lake Road, Sand Lake Road, & Sand Lake Road, Onalaska, WI 54650
- Existing Zoning: Agricultural (A-1) District and “Land without a Zoning District”
- Neighborhood Characteristics: Properties within 250 feet of the properties in question include a combination of single family, multi-family dwellings (apartments/condominiums), and commercial (office/personal service).
- Conformance with Land Use Plan: The Comprehensive Plan identifies this area in the *Mixed Use District* “Smart Growth Areas”. This district allows for complementary land uses including housing (primarily multi-family housing), retail, offices, commercial services, and civic uses in an efficient, compact development.
- Background: The applicant intends to rezone 1500 Sand Lake Road, Sand Lake Road, Sand Lake Road (land without a zoning designation) along Sand Lake Road from the Agricultural (A-1) zoning district to Mixed-Use Commercial (MU-C). The purpose of the rezoning is to allow for a mixture of mixed-use development of multi-family housing (rowhouses/apartments) combined with commercial uses. It is the intention that the existing parcels will be re-organized and subdivided in the future to facilitate the above the development. This rezoning is consistent with the City of Onalaska’s Comprehensive Plan. For further information, please review the attached cover letter and concept map. If approved by the Plan Commission and Common Council, the applicant intends to return with a Planned Unit Development application in the subsequent months.
- Action Requested: As a public hearing will be held, testimony from the public should be listened to and considered before deciding on the requested rezoning application.

# REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

June 28, 2020

## Agenda Item 6:

Public Hearing and Consideration of a rezoning application submitted by Adam Aspenson of Traditional Trades INC, 1641 Sand Lake Road, Onalaska WI 54650 on behalf of Elmwood Partners Limited Partnership, 1859 Sand Lake Road, Onalaska, WI 54650, rezone agricultural land and land without a zoning designation to Mixed Use Community (MU-C) to allow for a new mixed-use development to contain a combination of townhomes, multi-family dwellings, and commercial uses located at Sand Lake Road, 1500 Sand Lake Road, and Sand Lake Road, Onalaska, WI 54650, Tax Parcels # 18-4515-0, 18-4516-0, and 18-4521-0.

1. Rezoning Fee of \$300.00 (PAID).
2. Park Fee of \$922.21 (per unit) and Green Fee of \$638.47/acre will be due prior to obtaining a Building Permit, as applicable. Note: if the Green/Park Fees increase in the future, the property owner will be required to pay the increased Green/Park Fees at the time of the development.
3. If future lot divisions are to occur, applicant/owner to a Certified Survey Map and/or Preliminary and Final Plats as applicable, as approved by the Common Council.
4. Any future improvements to this property will be subject to additional City permits (Site Plan, Building Permits, etc.).
5. 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.
6. 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.
7. Any omissions of any conditions not listed in committee minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.



*Traditional Trades, Inc*

*Design | Builder | Developer | Sales & Leasing*

1641 Sand Lake Road Onalaska, WI (608) 783-4785

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June 29, 2020

RE: Sand Lake Road Concept Plan

Honorable Mayor Smith, Common Council, Planning Commission and City Staff;

Traditional Trades, Inc is bringing forward a Concept Plan and Rezoning Application for the property located north of Riders Club Road, east of Sand Lake Road and south of CTH 'S' nestled along the bluff. The plan consists of a mixture of living alternatives and a variety of neighborhood commercial uses. The timeless designed layouts incorporate existing land features and topography creating a pleasing curb appeal. Along with the private residences and the many that travel this corridor daily, we are our own neighbor and want a truly forth coming development that follows along with the vision for the Sand Lake Road Area.

We have been working with City staff for the last few months and decided to bring forward the Concept Plan and Rezoning request. The zoning is currently Agricultural A-1 and we are asking for rezoning to be mixed use MU-C which follows the city's comprehensive plan. We will also be asking for the Planned Unit Development (PUD) overlay district at the August meeting. With the new zoning and PUD overlay in place, this will allow us to move forward with the mixed use development that the community can enjoy.

The property has the backdrop of the wooded bluff extending north to south on the east side of the property and abuts Sand Lake Road on the west for a good portion of the property. The initial concept plan has multiple housing options: 2 and 3 unit town homes with attached garages (Area A) and 330 condo units in 3 to 4 story buildings with underground parking(Area C). Two commercial properties (Area B) are potentially subsidiary uses for the surrounding area (e.g. professional offices). Area D continues with mixed uses of residential and/or commercial that will tie the development together to Sand Lake Road. The location of the street(s) in Area D will depend on the types of uses, but it will provide a connection to Sand Lake Road. Area E is located at the southern edge of the property and will be adjacent to Riders Club Road extension to the West.



# Traditional Trades, Inc

*Design | Builder | Developer | Sales & Leasing*

1641 Sand Lake Road Onalaska, WI (608) 783-4785

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Most likely this portion of the development will be a supplementary commercial use. Watermain, sanitary sewer and storm sewer extensions are being coordinated with the City Engineering department and are in the preliminary design stage. We will be coordinating with the Parks Department to evaluate objectives for the area, while taking advantage of the multiple opportunities in outdoor activities.

The development will be built in phases starting in 2021 at the north end of the property with Area's A, B, and a portion of C. Beyond the initial phase, the project timeline is tied to the suitability of future market conditions. Creation and retention of jobs, availability of high-quality housing and growth within the City are anticipated. This development will have a positive social and economic impact for the City of Onalaska and the surrounding areas.

We look forward to working with the City on this project and please feel free to contact me with any questions or concerns.

Sincerely,

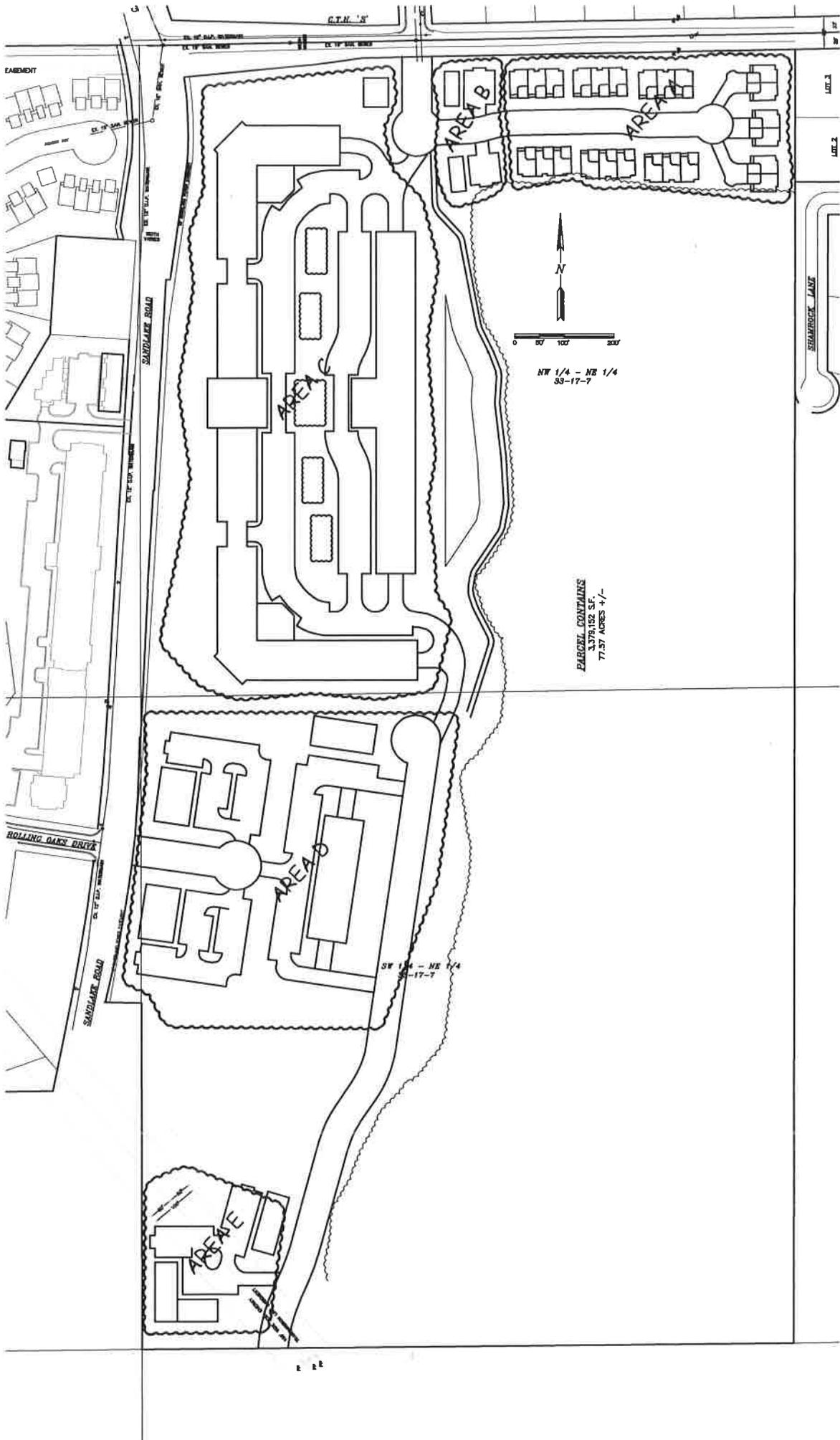
Adam Aspenson

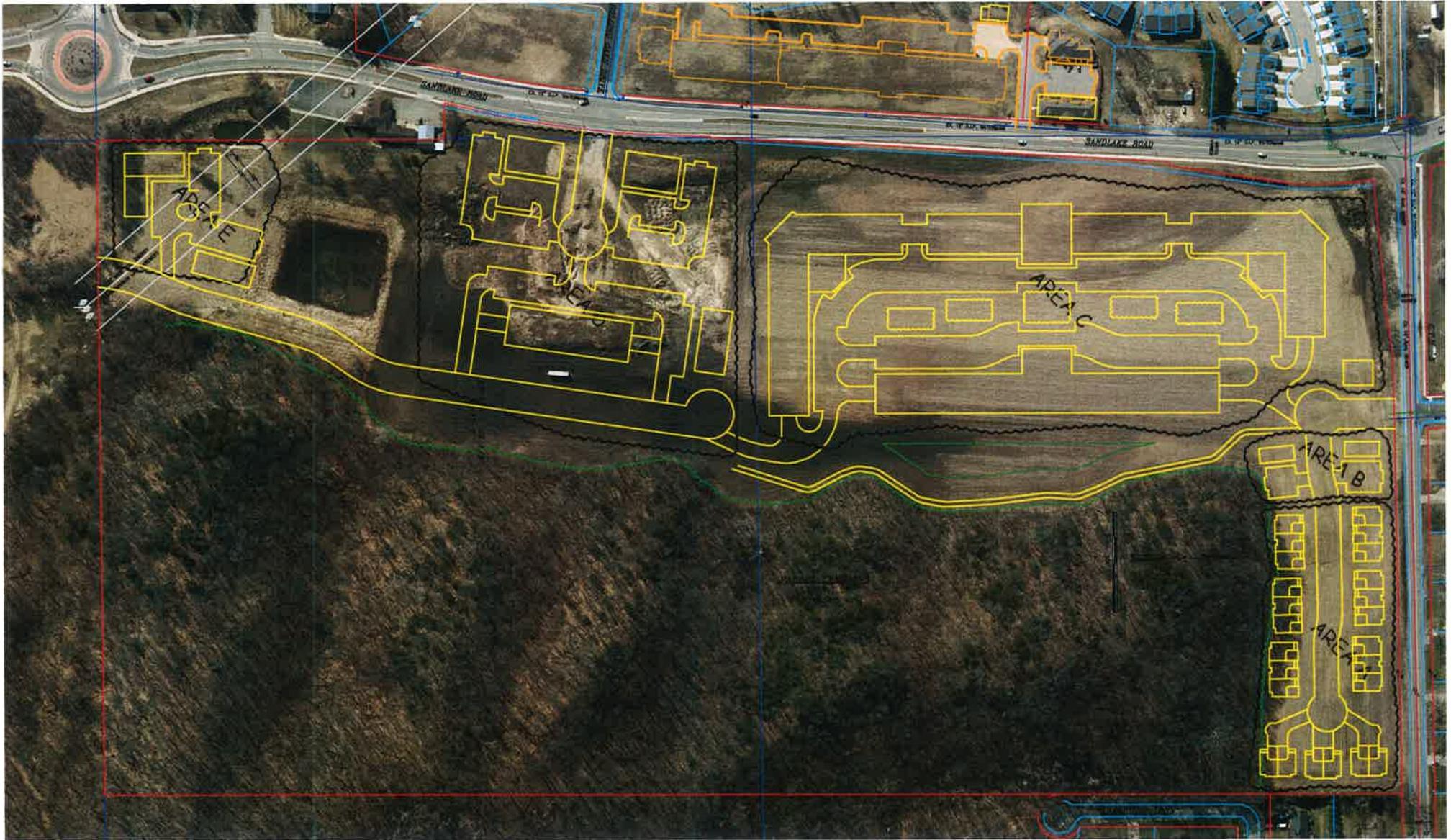
Traditional Trades, Inc

1641 Sand Lake Road

Onalaska, WI 54650

(608) 783-4785







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

### REZONING OR TEXT AMENDMENT APPLICATION

Property Address:  
1500 Sand Lake Rd.

Parcel Number:  
18-4515-0/18-4516-0

Zoning District:  
Agricultural A-1

Business:

Owner/Contact: Elmwood Partners

Mailing Address: 1859 Sand Lake Rd.

City, State, Zip: Onalaska, WI 54650

Phone Number: (608) 781-4777

Email:  Primary Contact

Applicant: Traditional Trades, Inc.

Contact: Adam Aspenson

Mailing Address: 1041 Sand Lake Rd.

City, State, Zip: Onalaska, WI 54650

Phone Number: 608-783-4785

Email: aaspenson@traditionaltrades.net  Primary Contact

Property Owner: Elmwood Partners

Contact: Kevin Fry

Mailing Address: 1859 Sand Lake Rd

City, State, Zip: Onalaska, WI 54650

Phone Number: 608-781-4777

Email:  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: 6-29-20

Signature of Property Owner: KEVIN FRY  
V.P. OF THE GENERAL PARTNER Date: 6-29-20

CITY OF ONALASKA  
 REC#: R00175378 7/1/2020 2:08 PM  
 TRAN: 450 PLANNING & ZONING  
 OPER: 01 TERM: 1  
 TKBY : CASH 01

=====

18-4515-0 & 18-4516-0 / 1500 SAND LAKE R

Paid By: TRADITIONAL TRADES INC  
 OK 300.00 REF: 9W - 19526

=====

APPLIED 300.00  
 TENDERED 300.00  
 CHANGE 0.00



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

### REZONING OR TEXT AMENDMENT APPLICATION

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

- ➔ Overview/ Cover Letter Describing the following:
  - ▶ Detailed Description of Reason for Rezoning (Map Amendment) or Text Amendment Request
  - ▶ Conceptual Site Plan (as applicable)
- ➔ \$300.00 Permit Application Fee (Payable to the City of Onalaska)

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

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

Request for Amendment to:

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

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

Existing Zoning District: Agricultural A-1 Proposed Zoning District: Mixed Use MU-C

The zoning is currently Agricultural A-1 and we are asking for rezoning to be mixed use MU-C which follows the city's comprehensive plan.

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

**NOTICE OF PUBLIC HEARING  
BEFORE THE CITY OF ONALASKA**

Please take notice that the Plan Commission for the City of Onalaska will hold a public hearing on:

**TUESDAY, JULY 28, 2020  
APPROX. 7:20 PM  
(or immediately following public hearing at 7:10 PM)**

The location of the public hearing will occur digitally and the Plan Commission agenda will provide information for how the public may participate remotely during the meeting and associated public hearing.

In particular at this time, the Plan Commission will consider a Rezoning application submitted by Adam Aspenson of Traditional Trades INC, 1641 Sand Lake Road, Onalaska WI 54650 on behalf of Elmwood Partners Limited Partnership, 1859 Sand Lake Road, Onalaska, WI 54650, rezone agricultural land and land without a zoning designation to Mixed Use Community (MU-C) to allow for a new mixed-use development to contain a combination of townhomes, multi-family dwellings, and commercial uses located at Sand Lake Road, 1500 Sand Lake Road, and Sand Lake Road, Onalaska, WI 54650, Tax Parcels # 18-4515-0, 18-4516-0, and 18-4521-0.

Properties are more particularly described as:

Computer Number: **18-4515-0**

Section 33, Township 17, Range 07

NW-NE EX PRT TAKEN FOR SAND LAKE RD AS ON SMALL PLAN & AS IN V788 P536 & AS ON PLAN 112Z & AS IN DOC NO. 1569662 & EX PRT TAKEN FOR CTH-S AS ON SMALL PLAN & AS IN V788 P536 & EX PRT TAKEN FOR RD AS DESC IN V804 P801

Computer Number: **18-4516-0**

Section 33, Township 17, Range 07

SW-NE EX PRT TAKEN FOR SAND LAKE RD AS ON PLAN NO. 112Z & AS IN DOC NO. 1569662

Computer Number: **18-4521-0**

Section 33, Township 17, Range 07

N 35AC OF SE-NW EX LOST LAKE ADDN & EX PRT IN V501 P376 & V537 P484 & EX MEIER FARM ADDN TWO & EX PRT TAKEN FOR SAND LAKE RD AS ON PLAN NO. 112Z & AS IN DOC NO. 1569662

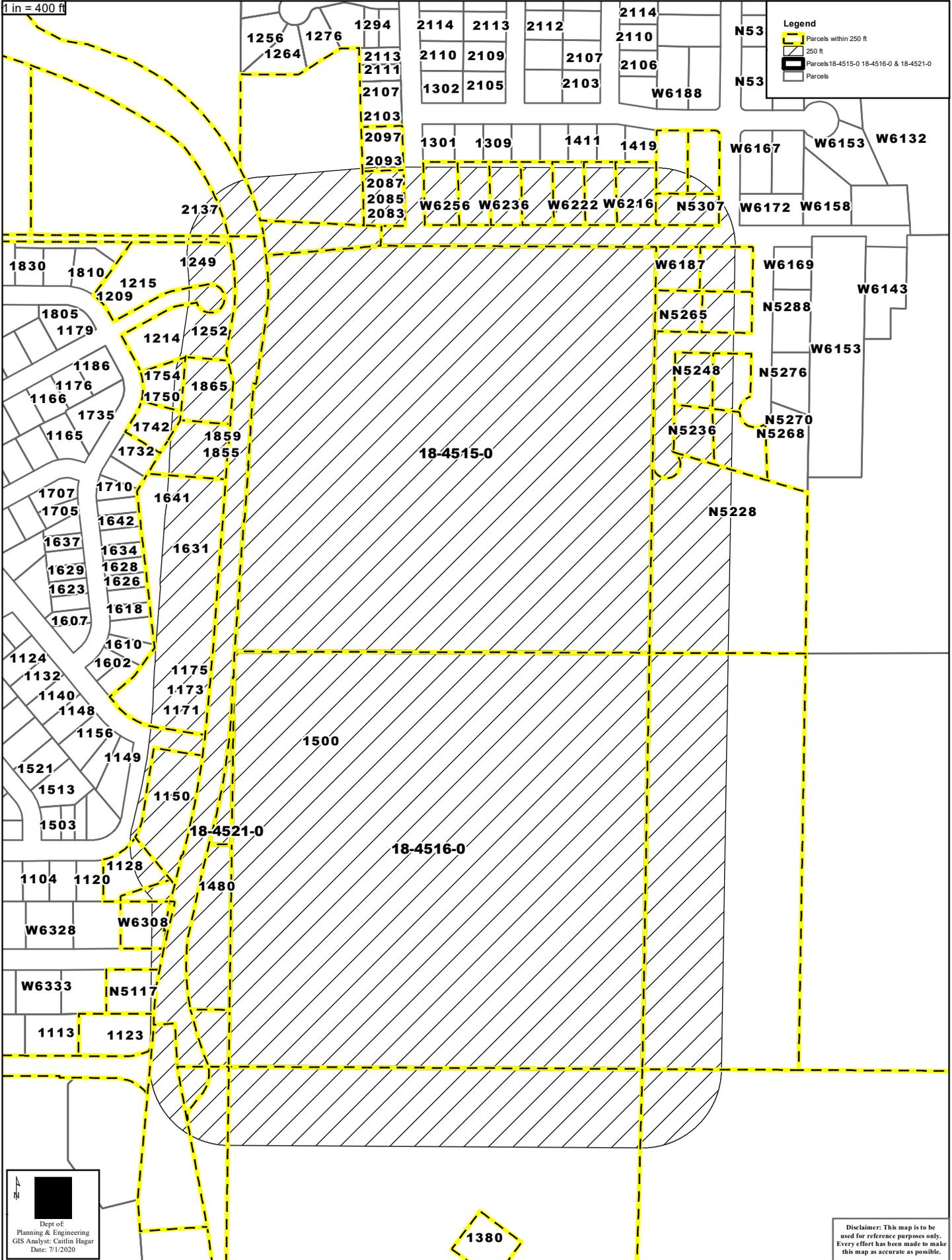
More detailed information on this item and a map of properties within 250' of the subject property will be posted to the City of Onalaska website [www.cityofonalaska.com](http://www.cityofonalaska.com) the Friday before the scheduled meeting under Agendas & Minutes/Plan Commission. This posting will contain the Plan Commission Agenda and all attachments referencing this item.

Dated this 10<sup>th</sup> day of July, 2020.

Katie Aspenson, AICP  
Planning Manager

# Properties within 250 ft of 18-4515-0, 18-4516-0 & 18-4521-0

1 in = 400 ft



**Legend**

- Parcels within 250 ft (Yellow dashed line)
- 250 ft (Yellow dashed line)
- Parcels 18-4515-0 18-4516-0 & 18-4521-0 (Diagonal hatching)
- Parcels (Black outline)

Dept of:  
 Planning & Engineering  
 GIS Analyst: Caitlin Hagar  
 Date: 7/1/2020

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:

# 7

## STAFF REPORT

Plan Commission – July 28, 2020

- Agenda Item: Public Hearing & Consideration of a rezoning request.
- Applicant: Nicholas Roush, Roush Rentals LLC, 707 La Crosse Street, Suite 102, La Crosse, WI 54601
- Property Owner: CC of La Crosse, PO Box 1625, La Crosse, WI 54602
- Parcel Numbers: 18-6303-0, 18-6302-0, 18-6301-0, 18-6300-0, and 18-6299-0
- Site Location: 430 Century Place/2651 East Avenue North, 475 Century Place, 455 Century Place, 435 Century Place, and 415 Century Place, Onalaska, WI 54650
- Existing Zoning: Light Industrial (I-1) District
- Neighborhood Characteristics: Properties within 250 feet of the properties in question include single and two-family homes, commercial bottling facility to the north, parkland and Cedar Creek Country Club to the east.
- Conformance with Land Use Plan: The Comprehensive Plan identifies this area in the *Mixed Density Residential District*. This district is intended for residential units. The City generally encourages Traditional Neighborhood Development (TND) patterns, which typically includes mixed-density development located in close proximity to essential goods and services establishments.
- Background: The applicant intends to rezone the above-mentioned properties from Light Industrial (I-1) to High Density Residential (R-4). The proposed project would have multiple phases and buildings for multi-family housing with high quality materials and a mixture of 1, 2, and 3-bedroom units to accommodate a wide variety of residential needs. The proposal includes a total of 280 dwelling units within six (6) apartment buildings and 585 parking stalls in both surface and garage stalls. Approximately 35% (just over 4.5 acres) of the total project will be green space. In order to accommodate the proposed development, the applicant will need to amend the Planned Unit Development (PUD) on-file with the City and apply to Vacate/Discontinue a portion/all of Century Place. For further information related to this development, please review the attached cover letter provided by the applicant, letter and materials sent to residents within 250' of the properties and those along Thomas Court by the applicant, and conceptual site plan map.
- Action Requested: As a public hearing will be held, testimony from the public input should be considered before acting on the requested rezoning application.

# REQUEST FOR ACTION & CONSIDERATION BY PLAN COMMISSION:

July 28, 2020

## Agenda Item 7:

**Public Hearing and Consideration of a rezoning application submitted by Nick Roush of Roush Rentals, LLC, 1707 La Crosse Street, La Crosse, WI 54601 on behalf of CC of La Crosse, PO Box 1625, La Crosse, WI 54602, rezone Light Industrial District to Mixed Use High Density Residential (R-4) to allow for a multi-family development on the property located at 430 Century Place/2651 East Avenue North, 475 Century Place, 455 Century Place, 435 Century Place, and 415 Century Place, Onalaska, WI 54650, Tax Parcels # 18-6303-0, 18-6302-0, 18-6301-0, 18-6300-0, and 18-6299-0.**

1. Rezoning Fee of \$300.00 (PAID).
2. Park Fee of \$922.21 (per unit) due prior to obtaining a Building Permit. Note: if the Park Fee increases in the future, the property owner will be required to pay the increased Park Fee at the time of the development.
3. Development contingent upon amending the Century Place Planned Unit Development to accommodate proposed uses, as approved by the Common Council.
4. If future lot divisions or lot re-configurations are to occur, applicant/owner to obtain a Certified Survey Map/Plat as approved by the Common Council. New CSM/Plat to show new street right-of-way.
5. Owner/developer to submit a Vacation/Discontinuance Request for all or a portion of Century Place to facilitate proposed development.
6. Site Plan Permit required for new development in advance of building permit applications, including detailed architectural plans, water, sewer, landscape, stormwater, drainage, erosion control, and other required information/plans (fire accessibility, hydrant locations, etc.).
7. 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.
8. 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.
9. Any omissions of any conditions not listed in committee minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.



June 29<sup>th</sup>, 2020

Dear Members of the Onalaska Planning Commission, Common Council, Mayor & City Staff,

We are writing in request that the parcels surrounding Century Place, located off East Avenue be rezoned from M-1 Industrial to R-4 Residential. I've attached our conceptual site plan for the proposed development and I couldn't be more excited about this opportunity for the City of Onalaska! Our hope for this area is a beautiful new multifamily development and a great addition to the neighborhood. Our project would have multiple phases and buildings, constructed of high quality materials and a mixture of 1, 2 & 3 bedroom high end, market rate units. Our plans incorporate units and amenities to fit the desires of many types of tenants.

Our vision for the site is a beautiful greenway along Century Place with substantial green space (approx. 35%) and a "green buffer" of landscape between the development and the neighborhood to the South surrounding Thomas Court. Regarding traffic, our plan connects ALL traffic from the development to East Ave. with absolutely no connection to Thomas Court. Therefore the majority of traffic from Century Place will head North to Cty Rd OT, creating little to no traffic impact on the neighborhoods to the South. For parking, we would provide a mixture of tuck under, garage and surface spots and our proposal meets and exceeds the parking requirements and puts no parking pressure on neighboring areas. Our proposed use of the land is in alignment with the City's long term vision to grow its housing assets and tax base and we have met with City Planning, Engineering and Administration regarding the project concept and are working in full cooperation with the process.

As we look at the benefits to the community, our proposed development would provide a substantial increase in property tax revenue, bringing the parcel to its "Highest and Best Use". Depending on final building layouts and site considerations, the value of this entire project could be in excess of \$30 Million Dollars, providing a massive boost in tax base for the City of Onalaska. Likely more tax increment than an industrial use could yield, with far less impact on the neighboring residential areas vs. an industrial use. In addition to tax base, the neighboring park will be improved as the City of Onalaska intends to utilize a portion of the park fees paid on the project to assist in improving the adjacent neighborhood park, thus providing a direct benefit to the neighborhood. As we consider the other benefits to the community as a whole, it's important to note that having great rental opportunities helps future home owners "set roots" in the Onalaska community and also help retirees stay in the community after they have sold their homes. This is why everything from Workforce to Empty Nester housing opportunities are so important in maintaining the long term fabric of a community.

In summary, we look forward to creating a beautiful new residential asset in the City of Onalaska. This location has wonderful proximity to commercial and employment opportunities in the area. It's our most sincere hope that work commence as soon as 2021. Please note, our family is directly involved with the care and management of our rental property, we are not absentee landlords. We also believe in the growth of the City of Onalaska and we are willing to invest in its future! We hope you agree our proposal for development of this site would benefit the City & Thank You for your consideration.

Most Sincerely,

Nicholas A. Roush  
President  
Roush Rentals  
707 La Crosse Street Ofc 102  
La Crosse, WI 54601  
nick@roushrentals.com



TOTAL GREEN SPACE:	4.57 ACRE
PERCENT OF LOT:	34.80 %
NUMBER OF BLDG UNITS:	280
NUMBER OF PARKING SPACES:	350
REQUIRED:	350
PROVIDED:	350
TOTAL:	585
SURFACE STALLS:	283
GARAGES:	322



200 MASON STREET #3  
ONALASKA, WI 54650  
608.881.6030

CENTURY PLACE  
ROUSH RENTALS  
ONALASKA, WI 54650

06/29/2020

CONCEPTUAL SITE PLAN

DATE	REVISION	DESCR.	X

X



July 20<sup>th</sup> , 2020

Dear Friends & Neighbors of Thomas Court & East Ave,

Please let me introduce myself. My name is Nick Roush and I'm president of our family company, Roush Rentals. We are a locally owned and operated company who is personally involved with the construction, care and management of our property in the La Crosse & Onalaska area. We are local and not absentee landlords. As the public hearing notice advised you, we are hoping to develop the parcel surrounding Century Place into a beautiful new multifamily development and a great addition to the neighborhood. We also understand these plans may bring up lots of concern based on the last rezoning conversation for this parcel in 2012 and you needing more information regarding our plans. Let me say, I fully understand the concerns that were voiced in 2012, which is why we worked with the City of Onalaska to "over notify" all the neighbors on Thomas Court. I'm hoping my letter today can share our approach to the parcel, hopefully easing your concerns and explain the potential benefits to you as neighboring property owners and residents of Onalaska.

As I reviewed the public meeting notes from 2012, the main concerns I heard were;

1. Traffic (as the plan at that time was to connect Century Place to Thomas Court, which we are not)
2. Potential Disturbance, Noise and Smell Issues from any potential use of the property
3. There were also opinions about commercial uses or that the property should stay industrial

I'll try to do my best to answer those concerns and highlight why we could be great neighbors. As mentioned earlier, our hope for this area is a beautiful new multifamily development and a great addition to the neighborhood. Our project would have multiple phases and buildings, constructed of high quality materials and a mixture of 1, 2 & 3 bedroom, market rate units. Our plans incorporate units and amenities to fit the desires of many types of tenants and the future markets we anticipate. Our vision for the site is a beautiful greenway along Century Place with substantial green space (approx. 35%) and a "green buffer" of landscape between the development and the neighborhood to the South on Thomas Court.

Regarding traffic, our plan connects ALL traffic to East Ave. with absolutely **no connection to Thomas Court.** Therefore the majority of traffic from Century Place will head North to Cty Rd OT, creating little to no traffic impact on the neighborhoods to the South. For parking, we would provide a mixture of tuck under, garage and surface spots and our proposal meets and exceeds the parking requirements for the City and puts no parking pressure on neighboring areas.

Regarding disturbance, noise and smell concerns, this is where we feel our proposal for the property could be a huge benefit to its neighbors vs. an industrial use. As we look to the future, it's important to understand that this parcel will be developed at some point in time, it cannot stay a grass field forever. It will likely be either Multifamily or Industrial in nature, not commercial. Regarding commercial uses, unfortunately with the changes in the commercial real estate market due to online shopping, there are far more desirable commercial locations in the "mall area" that are vacant or ready for redevelopment, therefore there is little to no chance of commercial development at Century Place. The next option for the property is industrial, which is how it's already zoned. This means that if an industrial user decides to build there, the neighbors will not have a say in what that use could be. The zoning already dictates the potential uses. The industrial user only needs to get site plan approval and pull a building permit to develop the land for an industrial purpose. In my view, this is a substantial risk to the residential neighborhoods to the South.

An likely industrial use could be a 24/7 shipping depot with trucks coming and going all day and night and large diesel engines constantly running. There could be an asphalt plant or equipment yard with constant noise and smell issues. We could speculate all kinds of uses, but there are literally dozens of industrial uses that could cause 24/7 disturbances to the neighborhood and be a substantial detriment to the residential neighbors to the South.

By comparison, we are proposing residential housing, giving you “residential neighbors.” People just like you and me who are at a point in their lives where renting is the right choice for them. They might be young professionals, new to the area and eager to establish roots in the Onalaska community. They might be empty nesters who have decided to sell their home but want to stay in Onalaska. They might be new to the area and want to rent while they figure out where to buy. As I said, people just like you and me who need a really nice rental housing option. For Onalaska as a whole, it’s important to note that having great rental opportunities helps future home owners “set roots” in the Onalaska community and also help retirees stay in the community after they have sold their homes. This is why everything from Workforce to Empty Nester housing opportunities are so important in maintaining the long term fabric of a community. Our proposed use of the land is in direct alignment with the City’s long term vision, providing housing assets and tax base. We have met with City Planning, Engineering and Administration regarding the project concept and are working in full cooperation with the process.

As we look at other benefits to the community and neighborhood, our proposed development would provide a substantial increase in property tax revenue, bringing the parcel to its “Highest and Best Use” and in doing so provide property tax relief to every Onalaska taxpayer. In addition to tax base, the neighboring park to the South will be improved as the City of Onalaska intends to utilize a portion of the park fees paid on the project to assist in improving the park, thus providing a direct benefit to the neighborhood.

Additionally, for your review I’ve provided our conceptual site plan for the property, showing green space and buffers. I’ve also included flyer information for some of our other developments. I would encourage you to drive past any of our other developments to see how nicely they are kept and maintained. We take great pride in the quality of what we create and how we care for it and are confident we’d be great neighbors.

In summary, we hope you can see the benefits of our proposal vs. an industrial use. We look so forward to creating a beautiful new residential asset in the City of Onalaska. I’d also like to invite you to a public meeting we are holding outdoors at Century Place on Tuesday August 4<sup>th</sup> at 6PM. At that meeting, we’ll do our best to answer your questions and ease the concerns we can. Unfortunately, due to COVID-19, the logistics of a public meeting are challenging, which is why we will be hosting it outdoors (weather permitting). In the event of rain, the meeting will be cancelled. I look forward to meeting you and hopefully being great neighbors. Alternatively, you can also email us and we’ll do our best to get back to you in a timely fashion. As I said earlier, our family is directly involved with the care and management of our rental property, we are not absentee landlords. We also believe in the growth of the City of Onalaska and we are willing to invest in its neighborhoods and future! We hope you agree our proposal for development of this site would benefit the City & Thank You for your consideration.

Most Sincerely,

Nick Roush  
President - Roush Rentals  
707 La Crosse Street Ofc 102  
La Crosse, WI 54601  
nick@roushrentals.com

# THE LOFTS@707

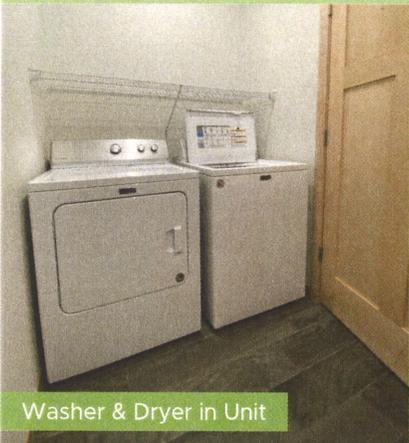
707 LA CROSSE STREET



Contemporary Island Kitchens



Open Concept Floor Plan



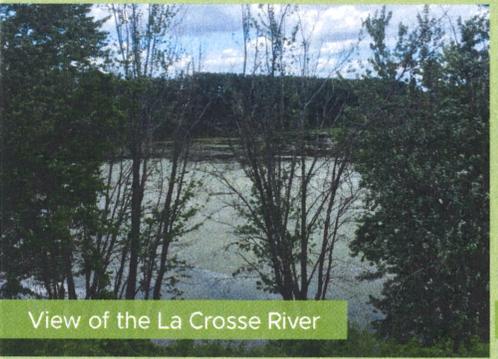
Washer & Dryer in Unit



Contemporary Bathrooms



Double Master Bedrooms for King/Queen Beds



View of the La Crosse River



Great Location - Close To Everything!

## • Built in 2017

## • 2 Bedroom - 2 Bathroom Apartments

- Close to shopping, restaurants, grocery stores, the marsh trail system, & Riverside Park
- Wood Grain Ceramic Tile Floors
- Contemporary Bathrooms w/ Storage Vanities
- Contemporary Island Kitchens w/ Stainless Steel Appliances & Maple Cabinetry
- Included with monthly rent:
  - Water/Sewer/Trash Service
  - Fitness Center, Large Tenant Storage Unit & Community Room
  - Keyed Building Entries & Off Street Parking

# WATERVIEW APARTMENTS

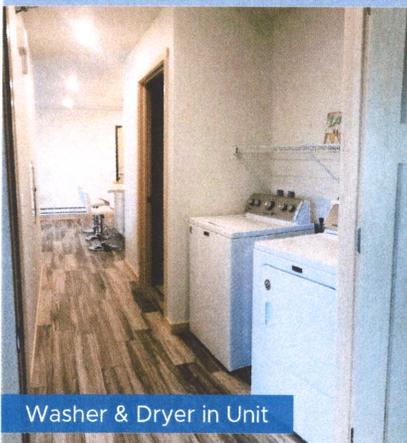
3850 SUNNYSIDE DRIVE



Luxurious & Spacious Apartments



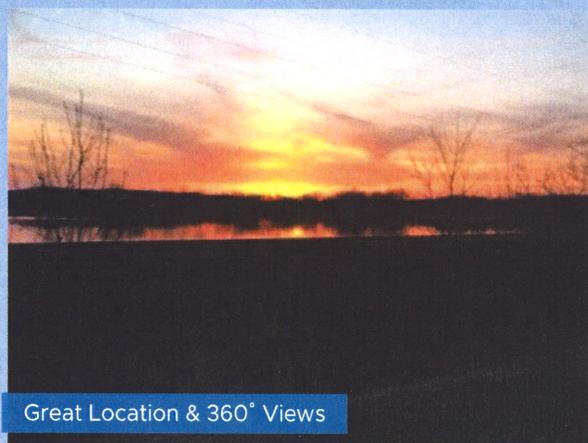
Double Master Bedrooms for King/Queen Beds



Washer & Dryer in Unit



Contemporary Bathrooms



Great Location & 360° Views



Open Concept Floor Plan

## • Built in 2019

## • Winner of the 2019 Soak It Up Award for Green Stormwater Design

## • 1, 2, & 3 Bedroom Units Available

- Contemporary Bathrooms w/ Storage Vanities
- Contemporary Island Kitchens w/ Stainless Steel Appliances & Maple Cabinetry
- Wood Grain Ceramic Tile Floors
- Off Street Parking Included!
- Water/Sewer/Trash Service Included!
- Indoor Storage Unit Included!
- Keyed Building Entries
- Environmentally Conscious Landscaping Including Edible Plants

  
**ROUSH RENTALS**  
LOCAL . PERSONAL . RESPONSIVE  
www.roushrentals.com | 608.782.0912

# THE RESIDENCES

1027 GREEN BAY STREET



Double Master Bedrooms



2 Bedroom – 2 Bathroom Apartments



Washer & Dryer in Unit



Great Location



Contemporary Island Kitchens



Garage Included!



Open Concept Floor Plan

- **Built in 2017**
- **2 Blocks to Gundersen Health System**
- **Less Than 1 Mile to Mayo Clinic**

- Double Master Bedrooms for King/Queen Beds
- Contemporary Bathrooms w/ Storage Vanities
- Contemporary Island Kitchens w/ Stainless Steel Appliances & Maple Cabinetry
- Water/Sewer/Trash Service Included
- Wood Grain Ceramic Tile Floors
- Keyed Building Entry



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

### REZONING OR TEXT AMENDMENT APPLICATION

Property Address: 415-430 Century Pl.  
 Parcel Number: 6299, 6300, 6301  
 18- 6302, 6303  
 Zoning District: M-1

Applicant: Roush Rentals, LLC  
 Contact: Nick Roush  
 Mailing Address: 707 La Crosse St. OFE 102  
 City, State, Zip: La Crosse, WI 54650  
 Phone Number: 608-498-3333  
 Email: nick@roushrentals.com  Primary Contact

Business: Same as Applicant  
 Owner/Contact:  
 Mailing Address:  
 City, State, Zip:  
 Phone Number:  
 Email:  Primary Contact

Property Owner: C.C. of La Crosse, Inc.  
 Contact: Steven McConaghy  
 Mailing Address: P.O. Box 2107  
 City, State, Zip: La Crosse, WI 54602-2107  
 Phone Number: (608) 791-7408  
 Email: smcconaghy@kwiktrip.com  Primary Contact

The undersigned hereby makes application at the location stated herein. The 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: 6/29/20
Signature of Property Owner:	Date: 6/29/2020

CITY OF ONALASKA  
 REC#: R00175376 7/1/2020 2:05 PM  
 TRAN: 450 PLANNING & ZONING  
 OPER: C1 TERM: 1  
 TRBY : CASH 01  
 =====  
 18-6299, 6300, 6301, 6302, 6303-0 300.0  
 Paid By: ROUSH RENTALS LLC  
 CK 300.00 REF: SW - 5592  
 -----  
 APPLIED 300.00  
 TENDERED 300.00  
 -----  
 CHANGE 0.00



## REZONING OR TEXT AMENDMENT APPLICATION

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



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

- ▶ Detailed Description of Reason for Rezoning (Map Amendment) or Text Amendment Request
- ▶ Conceptual Site Plan (as applicable)



**\$300.00 Permit Application Fee** (Payable to the City of Onalaska)

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

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

**Request for Amendment to:**

Zoning District Map (Rezoning Map Amendment)

Zoning Ordinance (Text Amendment)

Zoning Overlay District Map (Rezoning)

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

Existing Zoning District: M-1 Proposed Zoning District: R-4

Please see attached letter

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

**NOTICE OF PUBLIC HEARING  
BEFORE THE CITY OF ONALASKA**

Please take notice that the Plan Commission for the City of Onalaska will hold a public hearing on:

**TUESDAY, JULY 28, 2020  
APPROX. 7:30 PM  
(or immediately following public hearing at 7:20PM)**

The location of the public hearing will occur digitally and the Plan Commission agenda will provide information for how the public may participate remotely during the meeting and associated public hearing.

In particular at this time, the Plan Commission will consider a Rezoning application submitted by Nicholas Roush of Roush Rentals, 707 La Crosse Street, Office 102, La Crosse, WI 54601 on behalf of CC of La Crosse Inc, PO Box 1625, La Crosse, WI 54602-1625 who is requesting to rezone land from I-1 (Light Industrial) to R-4 (Multi-Family) to allow for a multi-family development on the property located at 430 Century Place/2651 East Avenue North, 475 Century Place, 455 Century Place, 435 Century Place, and 415 Century Place, Onalaska, WI 54650, Tax Parcels # 18-6303-0, 18-6302-0, 18-6301-0, 18-6300-0, and 18-6299-0.

Properties are more particularly described as:

Computer Number: **18-6303-0**  
Section 29, Township 17, Range 07

NORTH EAST AVENUE ADDITION LOT 5

Computer Number: **18-6302-0**  
Section 29, Township 17, Range 07

NORTH EAST AVENUE ADDITION LOT 4

Computer Number: **18-6301-0**  
Section 33, Township 17, Range 07

NORTH EAST AVENUE ADDITION LOT 3

Computer Number: **18-6300-0**  
Section 29, Township 17, Range 07

NORTH EAST AVENUE ADDITION LOT 2

Computer Number: **18-6299-0**  
Section 29, Township 17, Range 07

NORTH EAST AVENUE ADDITION LOT 1

More detailed information on this item and a map of properties within 250' of the subject property will be posted to the City of Onalaska website [www.cityofonalaska.com](http://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.

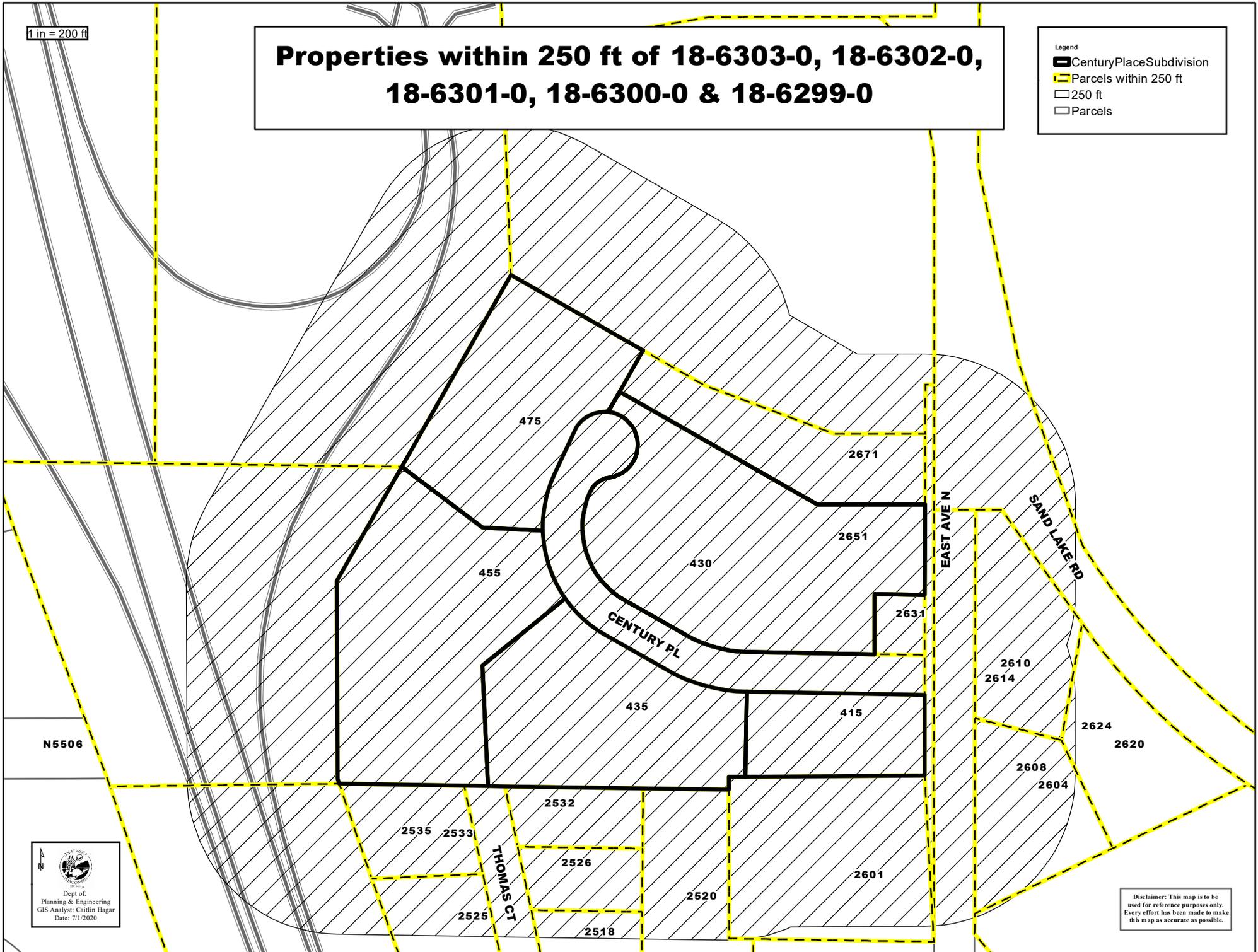
Dated this 10<sup>th</sup> day of July, 2020.

Katie Aspenson, AICP  
Planning Manager

1 in = 200 ft

# Properties within 250 ft of 18-6303-0, 18-6302-0, 18-6301-0, 18-6300-0 & 18-6299-0

- Legend
- CenturyPlaceSubdivision
  - Parcels within 250 ft
  - 250 ft
  - Parcels



N5506

475

2671

455

430

2651

2631

CENTURY PL

EAST AVE N

SAND LAKE RD

435

415

2610  
2614

2624  
2620

2608  
2604

2532

2535 2533

2526

2520

2601

2525

THOMAS CT

2518

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

Dept of:  
Planning & Engineering  
GIS Analyst: Caitlin Hagar  
Date: 7/1/2020



# CITY OF ONALASKA

## STAFF REPORT

Plan Commission – July 28, 2020

Agenda Item: Review and Consideration of the Final Plat for Crestwood Estates

Applicant/Owner: Jacob Burch of Logistics Development Group, LLC,  
2102 State Hwy 16, La Crosse, WI 54601

Parcel Number: 18-4483-1

Site Location: The extension of Crestwood Lane from Nathan Hill Estates through the cul-de-sac

Existing Zoning: Low Density Residential (R-1) and Planned Unit Development (PUD).

Background:

The Final Plat request is to facilitate the development consisting of fifteen (15) located in the bluff systems of eastern Onalaska near Nathan Hill. Fourteen (14) of the parcels will contain single-family residences and one (1) parcel is expected to contain a condominium association allowing the installation of four (4) twindos with shared access. The Common Council approved the Planned Unit Development Amendment on June 8, 2020 as the first step to facilitate the overall development. Additional steps to follow include the consideration of a Rezoning application from R-1 to the R-3 Zoning District which allows up to eight (8) units per parcel. Subsequently, the applicant will be required to apply for a Condominium Plat with the Department of Administration.

Attached Documents:

- Proposed Final Plat.
- Final Plat Application.

Action Requested: Consideration of the proposed Final Plat for Crestwood Estates.

# REQUEST FOR ACTION & CONSIDERATION BY THE PLAN COMMISSION:

July 28, 2020

## Agenda Item 8:

### Review and Consideration of a Final Plat filed by submitted Jacob Burch of Logistics Development Group, LLC, 2102 State Hwy 16, La Crosse, WI 54601 for the Crestwood Estates Plat, a 15-parcel lot land division along Crestwood Lane located at "State Road 16" at the end of Crestwood Lane, Onalaska, WI 54650 (Tax Parcel #18-4483-1).

1. Final Plat Fee of \$150.00 + \$10.00 per lot x 15 lots = \$300.00 dollars (PAID).
2. Final Plat approval contingent upon approval of Crestwood Estates Preliminary Plat.
3. US HWY 16 Sanitary Sewer of \$887.00/acre x 17.646 acres = \$15,652.00 to be paid prior to City signing Final Plat. Note: if the fee increases in the future, the property owner will be required to pay the increased fee at the time of the development.
4. Crestwood Booster Station Area Fee = \$2,266.00/acre x 17.646 acres = \$39,985.84.00 to be paid prior to City signing Final Plat.
5. Park Fee of \$922.21 (per unit) due prior to issuance of building permit for each buildable lot. Anticipated 22 units for overall development. Note: if the fee increases in the future, the property owner will be required to pay the increased fee at the time of the development.
6. Topography Map fee of \$10.00 (per acre) \$10/acre x 23.16 acres = \$231.60 dollars to be paid prior to City signing Final Plat.
7. Adhere to all conditions of the Crestwood Estates Planned Unit Development (PUD) as approved by the Common Council on February 12, 2019 and the PUD Amendment approved by the Common Council on June 8, 2020.
8. Water booster station construction has been delayed and it is projected it may not be available for use until end of 2020 (date has not been confirmed). Building permits for structures can be issued but no final occupancy will be issued until City has water booster station is in service.
9. Applicant to note on Planned Unit Development and subsequent replatting documents, shared driveway easements where applicable.
10. Owner/developer to be aware that City water system provides service to elevation 930'; meeting Wisconsin DNR minimum pressure requirements. Owner/developer to be aware Wisconsin DNR minimum water pressure supplied at a main is 35 psi, which occurs at elevation 930' in the City of Onalaska High Service Zone. Water pressure for owner satisfaction in a typical residential home is higher than the Wisconsin DNR minimum. Lots 10-15 building pad and home elevations will exceed service elevation for water system. Owner/developer to supply City with written plan for water service to these lots. Owner/developer is required to inform all lot buyers of water pressures within the Crestwood Estates development.

11. Residential dwellings and driveways to be located in the areas noted as “building pad” and “driveways” on the Final Plat. If modifications are to be made to proposed location the owner/developer shall either (a) follow traditional zoning setbacks for the Low Density Residential (R-1) Zoning District or (b) amend the Crestwood Estates Planned Unit Development on a lot-by-lot basis with Plan Commission and Common Council approval.
12. All infrastructure design for development to be approved by the City Engineer. Review of street widths and pavement cross section with final approval by the City Engineer.
13. Phasing of construction of infrastructure in development to be coordinated with City infrastructure installation along Crestwood Lane.
14. Master Grading and Stormwater plan for subdivision to be reviewed & approved by the City Engineer. Note tree removal / clearing / grubbing limitations on Master Grading Plan.
15. Owner/developer shall record with the La Crosse County Register of Deeds, the legal description of the Planned Unit Development and the Conditions of Approval tied to the development (Final Implementation Plan) and Final Plat and Conditions of Approval and a copy provided to the Planning Department. These conditions shall not lapse or be waived as a result of any subsequent change in ownership of tenancy.
16. If in the future the owner/developer creates Declaration of Covenants, Conditions and Deed Restrictions, etc. that at a minimum address maintenance, repair, and replacement of parking lots/private drives, the buildings including all common areas and green spaces, stormwater management/easement areas, as well as any ownership or use restrictions for the parcel/development; a copy shall be provided to the Planning Department and recorded at the La Crosse County Register of Deeds. Any amendments to the aforementioned document to be recorded at the La Crosse County Register of Deeds and a copy provided to the Planning Department.
17. Thirty (30) percent slopes to be identified on Final Plat and a ten (10) foot buffer surrounding the identified slopes. Building pads/residences/structures may not infringe upon this area.
18. Tree/Land Preservation Plan (landscaping/open space/tree preservation) to be reviewed and approved by the Planning Department. A minimum of two (2) trees to be installed in the boulevard area per lot prior to issuance of individual occupancy permits. Trees to be a minimum of 1 ½ caliper (measured by diameter as breast height).
19. Owner/developer to submit a digital and hard copy of the WIDNR NR 216/NOI application, permit, approval letter and associated data prior to construction to the Engineering Department. A City Erosion Control Permit for greater than one (1) acre of land disturbance is required before any earth moving activities occur. Permit to be reviewed and approved a minimum of ten (10) days prior to construction activities.
20. All erosion control BMPs (Best Management Practices) to be installed prior to the start of any construction activities. Swale areas/stormwater ponds to be dug prior to start of construction and prior to initial grading to act as sediment traps. Track pad(s) to be installed with a minimum of 3 to 6-inch stones, one (1) foot deep and fifty (50) feet in length. All disturbed areas to have black dirt placed and seeded within seven (7) days of disturbance.
21. Master Utility Plan (including any phasing) to be reviewed and approved by the City Engineer including a schedule. Any utilities dedicated to the City of Onalaska shall be in a dedicated right-of-way, outlot, or easement. Master Utility Plan to note hydrant locations.

22. City-furnished Inspector required during utility installations and developer to pay costs.
23. As-builts of all utility work required to be submitted to the Engineering Department within sixty (60) days of occupancy of first residential dwelling.
24. Owner/developer to obtain letters from utility service providers noting that there are adequate power, natural gas, and telephone/internet services available to serve this project and provided to the Engineering Department.
25. All lot pins to be installed at 150' (maximum interval).
26. Recommend 13R sprinkler systems for residences due to anticipated topography, setbacks of homes of streets and non-direct driveways.
27. Provided the Final Plat is approved by the City of Onalaska and Wisconsin Department of Administration and after "Lot 9" is assigned a Tax Parcel Number. Applicant to apply to rezone "Lot 9" as indicated in the proposed attachment from R-1 District to the R-3 District to allow the construction of up to eight (8) units on a single parcel.
28. Once "Lot 9" has been appropriately zoned to the R-3 District, applicant shall submit a Condominium Plat in accordance with Chapter 703, Wis. Stats. for approval by the Wisconsin Department of Administration. Applicant to provide all associated documentation submitted the Department of Administration to the City of Onalaska.
29. 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.
30. 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.
31. 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, Department of Planning & Zoning, 415 Main Street, Onalaska, WI 54650

### SUBDIVISION APPLICATION - FINAL PLAT

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

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

- ▶ Detailed Description of Proposed Subdivision
- ▶ Plan Set which satisfies all criteria as listed on the Final Plat Checklist

➔ **Application Fee** (Payable to the City of Onalaska) = \$150.00 + \$10.00/parcel. Other fees may apply.

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

**Brief Description of Request for Subdivision.**

This application is for the proposed Crestwood Estates P.U.D. There are 15 Lots proposed including 1 condominium lot w/ 4 twin units. The individual lots will require custom home designs with features to compliment the local environment. The proposed setbacks will vary along the project to provide the "best fit" for building pads, driveways, retaining walls and slopes.

**Easements on Properties:**

Access:  Yes  No

Utility:  Yes  No

Other: Drainage

**Utilities Serving Properties:**

Water:  Yes  No

Sanitary Sewer:  Yes  No

**Number of Parcels:** 15

(Proposed)

**Property Address:** \*If multiple, include in cover letter.

**Parcel Number:**

18- 9-13-5

**Zoning District:**

**Applicant:** Logistics Development Group LLC Jacob Burch

**Mailing Address:** 2102 State Road 16

**City, State, Zip:** La Crosse, WI 54601

**Phone Number:** c (608) 317-3245, w (608) 793-3896

**Email:** logisticsdevelopment@yahoo.com  Primary Contact

**Business:**

**Owner/Contact:**

**Mailing Address:**

**City, State, Zip:**

**Phone Number:**

**Email:**  Primary Contact

**Property Owner:** Logistics Development Group, LLC

**Contact:** Jacob Burch

**Mailing Address:** 2102 State Road

**City, State, Zip:** La Crosse, WI 54601

**Phone Number:** c (608) 317-3245, w (608) 793-3896

**Email:** logisticsdevelopment@yahoo.com  Primary Contact

*The undersigned hereby makes an application for the location stated herein. The 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:**

6/23/2020

**Signature of Property Owner:**

**Date:**

6/23/2020

TRKBY : DASH 01  
 18-4485-1 / CRESTWOOD ESTATES 300.00  
 Paid By LOGISTICS DEVELOPMENT GROUP  
 OK 300.00 REF:SW - 626870  
 APPLIED 300.00  
 TENDERED 300.00  
 CHANGE 0.00

CITY OF ONALASKA  
 REC#: R00175209 6/25/2020 2:53 PM  
 TRAN: 450 PLANNING & ZONING  
 GREEN-CL TERM: 1



# CITY OF ONALASKA

## STAFF REPORT

Plan Commission – July 28, 2020

<u>Agenda Item:</u>	Review & Consideration of a request for a Special Exception to the Sign Code.
<u>Property Owner:</u>	FSB3 Properties, LLC
<u>Parcel Number:</u>	18-5038-0
<u>Site Location:</u>	1123 Riders Club Road, Onalaska, WI 54650
<u>Existing Zoning:</u>	Mixed-Use Community (MU-C) District

### Background:

The applicant intends to install a thirty-two (32) square foot monument sign with a double-faced that LED-illuminated with a brick base. According to Section 14.02.23.B.1.c., *“Ground/freestanding sign structure shall be setback minim of ten (10) feet from parcel boundaries and shall follow traffic visibility standards found in the Unified Development Code.”*

### **Review Criteria:**

- 1) What are the particular provisions or requirements of the Sign Ordinance regulations that prevent the compliance of the regulations?
  - According to the applicant, the required setback from the property line is unable to be achieved while still allowing a usable location for sign visibility. The property in question is located on a corner, adjacent to the Riders Club / Sand Lake Road roundabout. As shown in the attached map, the right-of-way (ROW) extends beyond a typical ROW (10-14 feet) and the additional ten (10) foot setback would make it difficult for sign visibility.
- 2) What are the special conditions, circumstances or characteristics of the land, building or structure that prevent the use of current sign regulations in compliance with the requirements of the Ordinance?
  - According to the applicant a three-phase power line runs under the proposed location of the sign (where it would meet City setbacks) and the property owner does not want to construct over the line. Further, there are multiple existing trees and a unique ROW delineation that prevent the sign from being visible from other locations along Sand Lake Road. See Criteria 1 for additional information related to the ROW.
- 3) What is the particular burden that would result if the specified provisions or requirements of the Sign Ordinance were applied to the subject property?
  - According to the applicant, the business would not have identifying signage visible from Sand Lake Road. Wall signage would be allowed along Sand Lake Road, but it would not have the same visibility of a Ground/freestanding sign.
- 4) What is the minimum extent to which it would be necessary to deviate the requirements in order to permit the proposed construction of signage?
  - The applicant is requesting to reduce the setback from ten (10) feet to six (6) feet. This request still exceeds the minimum five (5) foot setback that applies to Ground/freestanding signage in other commercial districts.

## CITY OF ONALASKA

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**Additional Staff Comments:**

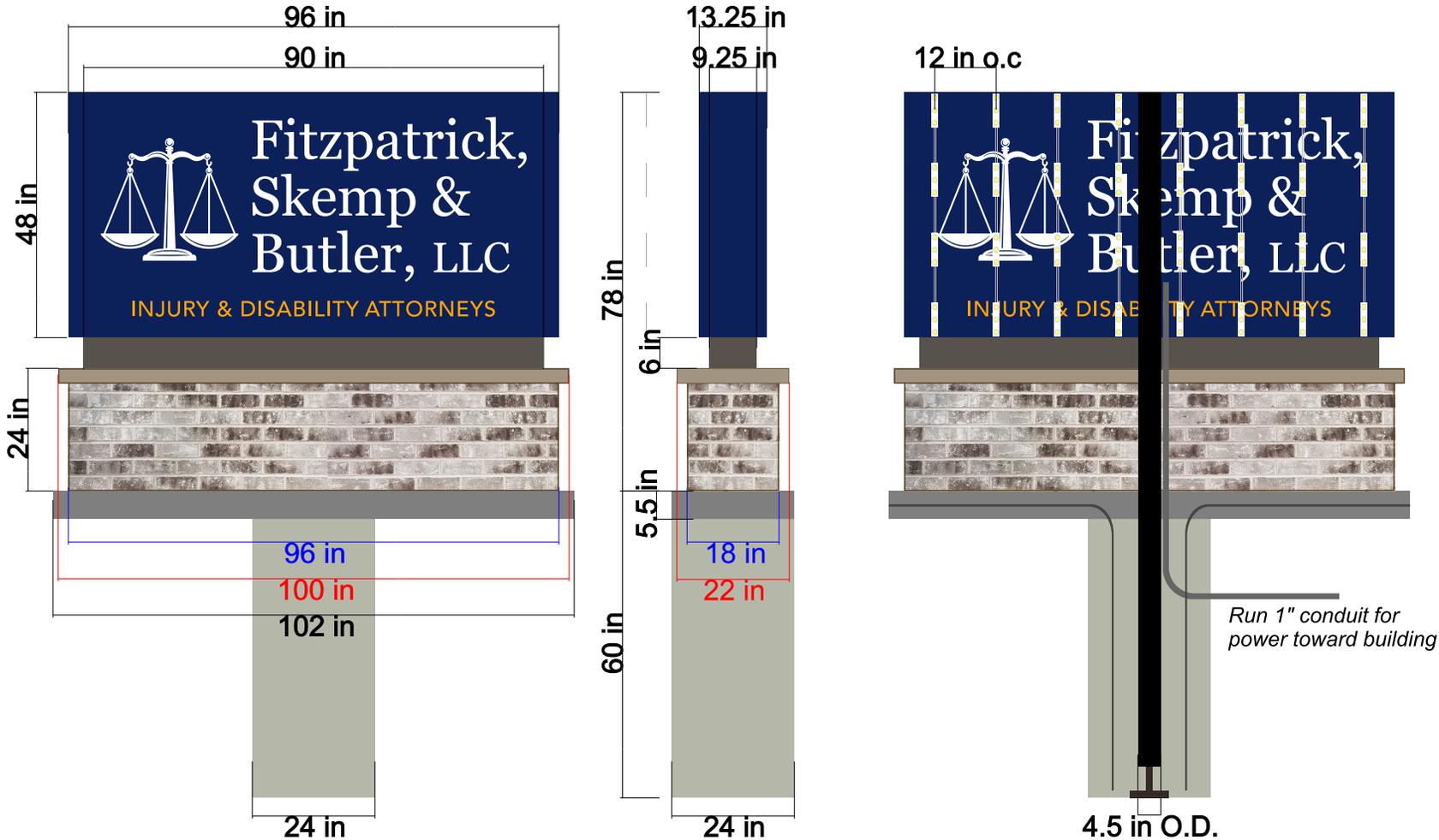
City staff further reviewed the request against the additional standards found on the Special Exception application:

<b>Standards:</b>	<b>Findings:</b>
Request does not allow a prohibited sign.	Standard met.
Request is not for a billboard.	Standard met.
Burden is not self-created.	Standard met.
Proximity of sign to other signs causes spacing issues.	N/A
Visibility issues due to trees, buildings, etc. from a different parcel.	N/A
Special Exception necessary due to special circumstances.	Standard met.
Special Exception is not granted for convenience of the applicant.	Standard met.
Special Exception will not create a safety hazard to traffic.	Standard met.

Action Requested:      Consideration of the Special Exception application.

# Double-Faced, Illuminated Monument Sign with Flush Push-Thru Acrylic

## SPECIFICATION NOTES



### A D/F Monument Sign

- Qty: 1 (one)

- CABINET**
- Frame: 12" hinged extrusion kit
  - Saddle Mounting: 2" x 2" x 3/16" steel angle
  - Faces: router-cut .125" aluminum
  - Reveal: 6" x 2" aluminum tube
  - Cabinet Finish: satin paint
  - Letters/ Logo: .25" white acrylic flush push-thru
  - Copy Decoration: cut vinyl for yellow letters and fine blue lines of logo
  - Lighting: 8 D/F vertical rows of Hanley Wingspan 3360 white LED's, 12" on center
  - Power Supplies: Hanley 24V-150W, 2 total
  - Include: photo eye, toggle switch, switch guard

- BASE:**
- Material: brick to match building as closely as possible with stone cap

- POLE/ FOUNDATION**
- Pole: 4" SCH 40 pipe
  - Pad: 102"x24"x5.5" with #4 rebar
  - Footing: 24" x 60"

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_ Landlord: \_\_\_\_\_ Date: \_\_\_\_\_

This artwork is copyrighted and may not be otherwise used without permission. It is the property of La Crosse Sign Co., Inc. and must be returned to them.

lacrossesign.com

DESIGN

SALES

FILE

COLOR KEY

\*COLORS ON SKETCH ARE ONLY A REPRESENTATION. ACTUAL COLOR OF FINISHED PRODUCT MAY DIFFER.



1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450  
2242 Mustang Way • Madison, WI 53718 • 608-222-5353  
2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

Drawing by: Chad Herbers  
Sign Type: Monument  
Date Created: 5/07/2020  
Last Modified:  
Scale: 3/8"=1'

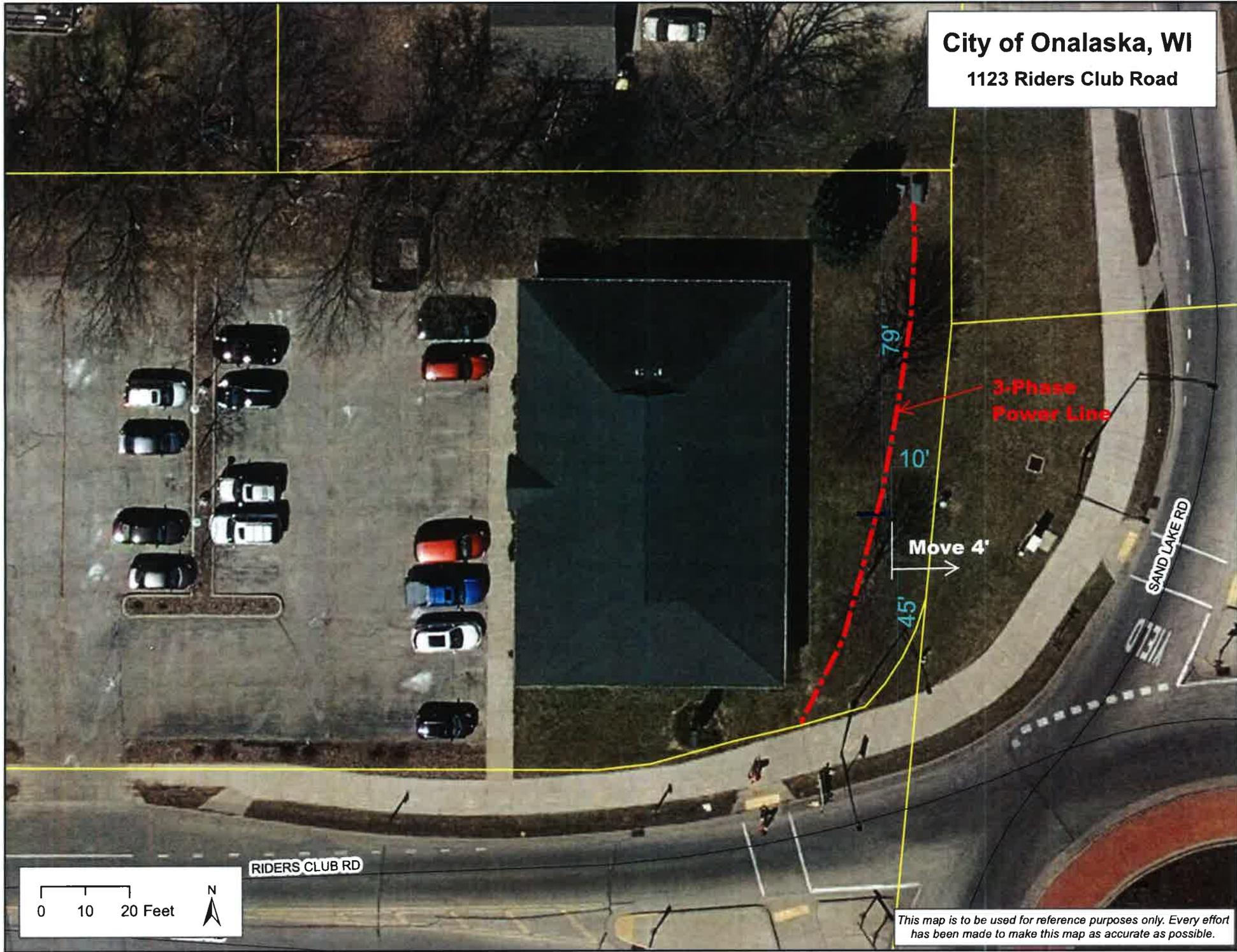
Job Name: Fitzpatrick Skemp  
Job Address: 1123 Riders Club  
Onalaska, WI 54650  
Consultant: Jeff Brezinka  
Job Number: 108843

Version Number:  
Job File Location:  
S:\F\Fitzpatrick Skemp\108843  
Monument Sign\Production\  
Approved Artwork\Art 108843

- ① ■ Paint to Match Dark Blue 230-36 Vinyl
- ② ■ Paint SW 7645 Thunder Gray
- ③ ■ 7328 White Acrylic
- ④ ■ Mango 230-125
- ⑤ ■ Dark Blue 230-36

**City of Onalaska, WI**

**1123 Riders Club Road**



**3-Phase  
Power Line**

79'

10'

Move 4'

45'

SAND LAKE RD

YIELD

RIDERS CLUB RD

0 10 20 Feet



*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  
REC#: R00175377 7/1/2020 2:07 PM  
TRAN: 450 PLANNING & ZONING  
PREP: C1 TERM: 1  
CASH 01

# CITY OF ONALASKA

415 MAIN STREET  
ONALASKA, WISCONSIN 54650-2953

18-5038-0 PLANNING / ZONING DEPARTMENT

## Request for a Special Exception

Plan Commission, City of Onalaska, WI

PAID BY: PROSSE SIGN CO INC  
CK 300.00 REF:SW - 89159

**Application Fee: \$300.00**

APPLIED	300.00
TENDERED	300.00
CHANGE	0.00

Date 6/29/20

### APPLICANT/PROPERTY OWNER INFORMATION:

Applicant's Name: Fitzpatrick, Skemp & Butler

Applicant's Mailing Address: 1123 Riders Club Rd.

Applicant's Phone Number: 608-784-4370

Applicant's Email Address: scott@fitzpatrickskemp.com (Scott Butler)

Property Owner (if different): same

Property Address: same

Tax Parcel Number: 18-5038-0

Tax Parcel Zoning: M1

### TYPE OF SPECIAL EXCEPTION REQUESTED:

<input checked="" type="checkbox"/> Sign Setback:	Amount of reduction requested: <b>4'</b>
<input type="checkbox"/> Sign Height:	Proposed height:
<input type="checkbox"/> Sign Size:	Proposed size of structure:
<input type="checkbox"/> Other:	Describe in detail the relief requested:

In order for the Plan Commission to consider the Special Exception Request, it must be claimed that that application of the Ordinance to the particular pieces of property would create an unnecessary burden. Please answer the following criteria questions for consideration. If additional space is needed, please provide a letter that addresses the questions in full.

*If you have any questions about completing this application, please feel free to contact the City of Onalaska's Planning / Zoning Department at 608-781-9590.*

*Request for Special Exception – CITY OF ONALASKA, WI*

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1. What are the particular provisions or requirements of the Sign Ordinance regulations that prevent the compliance of the regulations?

The required setback from the property line is unable to be achieved while still allowing a usable location for sign visibility.

2. What are the special conditions, circumstances or characteristics of the land, building or structure that prevent the use of current sign regulations in compliance with the requirements of the Ordinance?

A three-phase power line runs under the location the sign was planned for. Existing trees and the alignment of the property with the road prevent the sign from being visible from other locations.

3. What is the particular burden that would result if the specified provisions or requirements of the Sign Ordinance were applied to the subject property?

The business would have no identifying signage visible from Sand Lake Road.

*Request for Special Exception – CITY OF ONALASKA, WI*

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4. What is the minimum extent to which it would be necessary to deviate the requirements in order to permit the proposed construction of signage?

The setback will need to decrease from 10' to 6'.

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The Plan Commission shall base its findings upon the particular evidence presented in each specific case where the applicant can demonstrate the following:

- The request does not allow a prohibited sign;
- The request is not allowed for billboards (static & digital);
- The burden was not self-created by the property owner;
- Where the proximity of existing signs on adjoining lots causes the subject property to be ineligible, due to spacing requirement for a sign of the type sought;
- Where visibility of a conforming sign from the public right-of-way and within fifty (50) feet of the proposed signage location would be substantially impaired by existing trees, plants, natural features, signage, buildings, or structures on a different parcel;
- The Special Exception is necessary because of special circumstances relating to the size, shape, topography, location or surrounding of the subject parcel. Economic gain or loss shall never be sufficient grounds for a burden;
- The Special Exception is not granted for the convenience of the applicant or for the convenience of a regional/national business which wish to use a “standard sign”; and
- The Special Exception requested would not create a safety hazard to traffic.

Special Exceptions shall be limited to the minimum relief necessary to overcome the burden. No Special Exception shall be granted to allow a greater number of signs, greater size of sign, than would be allowed if the burden did not exist.

It is the responsibility of the applicant to explain how the requested Special Exception conforms to the applicable findings and standards.

Included with the application, the following information is required:

- Site Plan of parcel, illustrating existing development noting setbacks from parcel lines and the requested Special Exception.
- Plans, drawings of signage, elevations necessary to illustrate the requested Special Exception.
- Fee of \$300.00 dollars (made payable to the City of Onalaska).



# CITY OF ONALASKA

## STAFF REPORT

Plan Commission – July 28, 2020

Agenda Item:

# 10

Agenda Item: Consideration to Release a Restriction on the Country Club Villas Plat

Applicant/Owner: Garrett & Alyssa Jerue, 704 Country Club Lane, Onalaska, WI 54650

Parcel Number: 18-4962-0

Site Location: 704 Country Club Lane, Onalaska, WI 54650 (Lot 8 or “A”)

Background:

The property at 704 County Club Lane is located within the Country Club Villas Plat, a re-platted portion of Country Club Estates. Upon the Country Club Villas Plat, the parcel in question is labeled as “Lot 8 – formerly” or “Lot A”. Further, the Plat notes individual setbacks for principal structures and a building pad area that exceed City of Onalaska standards for parcels zoned R-1 (Low Density Residential).

The parcel in question has defined setbacks of the following:

- Side Setback (North): 12 feet
- Rear Setback (East): 47.10 feet (northern corner) and 92.12 feet (southern corner)
- Street Setback (West): Within defined building area shown on Plat
- Side Setback (West): Within defined building area shown on Plat

The applicant is requesting that the City of Onalaska “Release a Restriction” to reduce the 12-foot side yard setback to allow the construction of an attached deck, which is not allowable with the current setback as defined on the Country Club Villas Plat. The applicant has provided a site plan that shows the setback at 9.07 feet, in lieu of the 12-foot setback. The applicant did not obtain a Building Permit from the Inspection Department prior to beginning construction activities and the project is currently “on hold”.

As stated in the attached letter, the applicant has received approval by the neighborhood association (staff assumes Country Club Estates), but has not yet received approval by the Country Club Villas (per conversations with the homeowner’s association representation).

Action Requested: Consideration of the attached request to “Release a Restriction” to reduce the side yard setback restriction at 704 Country Club Lane, Onalaska to 9.07 feet as shown in the attached site plan.

# REQUEST FOR ACTION & CONSIDERATION BY PLAN COMMISSION:

July 28, 2020

## Agenda Item 10:

### Consideration of a Request to Release a Restriction on the Country Club Villas Plat submitted by Garrett & Alyssa Jerue, 704 Country Club Lane, Onalaska, WI 54650 to remove a setback restriction at 704 Country Club Lane, Onalaska, WI 54650 (Tax Parcel # 18-4962-0).

1. Provide written approval by the Country Club Estates Architectural Review Committee and Country Club Villas Homeowners Association for approval of the proposed project prior to issuance of a Building Permit.
2. Provide a fee of \$30.00 made payable to the La Crosse Country Register of Deeds to record the associated Resolution (considered by the Common Council if approved) prior to obtaining a Building Permit.
3. Obtain a Building Permit for the deck and pay a “double fee” for construction without a permit from the Inspection Department.
4. 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.
5. 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.
6. Any omissions of any conditions not listed in Plan Commission Minutes shall not release the property owner/developer from abiding by the City’s Unified Development Code requirements.

Garrett & Alyssa Jerue  
704 Country Club Lane, Onalaska, WI 54650  
(608)386-9678  
GJERUE@GMAIL.COM

July 9, 2020

Dear Onalaska Plan Commission,

We are writing with the request to be put on the Tuesday, July 28<sup>th</sup> Plan Commission Meeting agenda for the purpose of requesting a modification to the Country Club Estates /County Club Villas Plat ("Plat") setbacks which pertain to 704 Country Club Lane, Onalaska, Wisconsin.

We are requesting a change to the set-backs and building area restrictions identified in the Plat for our lot so that we can obtain a building permit to construct a deck as depicted in the attached site plan. The setbacks identified in the Plat for our lot far exceed all the neighboring lots setbacks in distance to the golf course.

We have had wonderful guidance on what we will need to have ready from Katie Aspenson and Calvin King. We have attached a property site map with the new proposed plat and set-backs along with the desired footprint for a deck east of our home. We have a certified surveyor, Chris Running, that has provided this drawing using GPS coordinates retaken in June and July of 2020.

We recently acquired Lot 9 located to the north of our lot and identified in the attached map. The entire area outlined in the attached map is owned by us. The modification of the setbacks in the plat to allow for our deck will not affect the viewing area for adjacent properties, nor will it change the aesthetic nature of the neighborhood.

We will be able to provide signatures from several neighbors that have given us their blessing if desired. We will also have the owner the property to the south of us at the July 28<sup>th</sup> Plan Commission Meeting supporting our request. We have received the approval as from our neighborhood association for this request, though the City does not enforce covenants from Homeowner's Associations, we felt it worth stating.

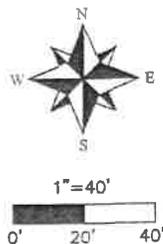
We respectfully request to be placed on the agenda for the Onalaska Plan Commission meeting scheduled for July 28<sup>th</sup>. Thank you in advance.

Warm regards,

Garrett & Alyssa Jerue  
704 Country Club Lane, Onalaska, WI 54650  
(608)386-9678  
GJERUE@GMAIL.COM

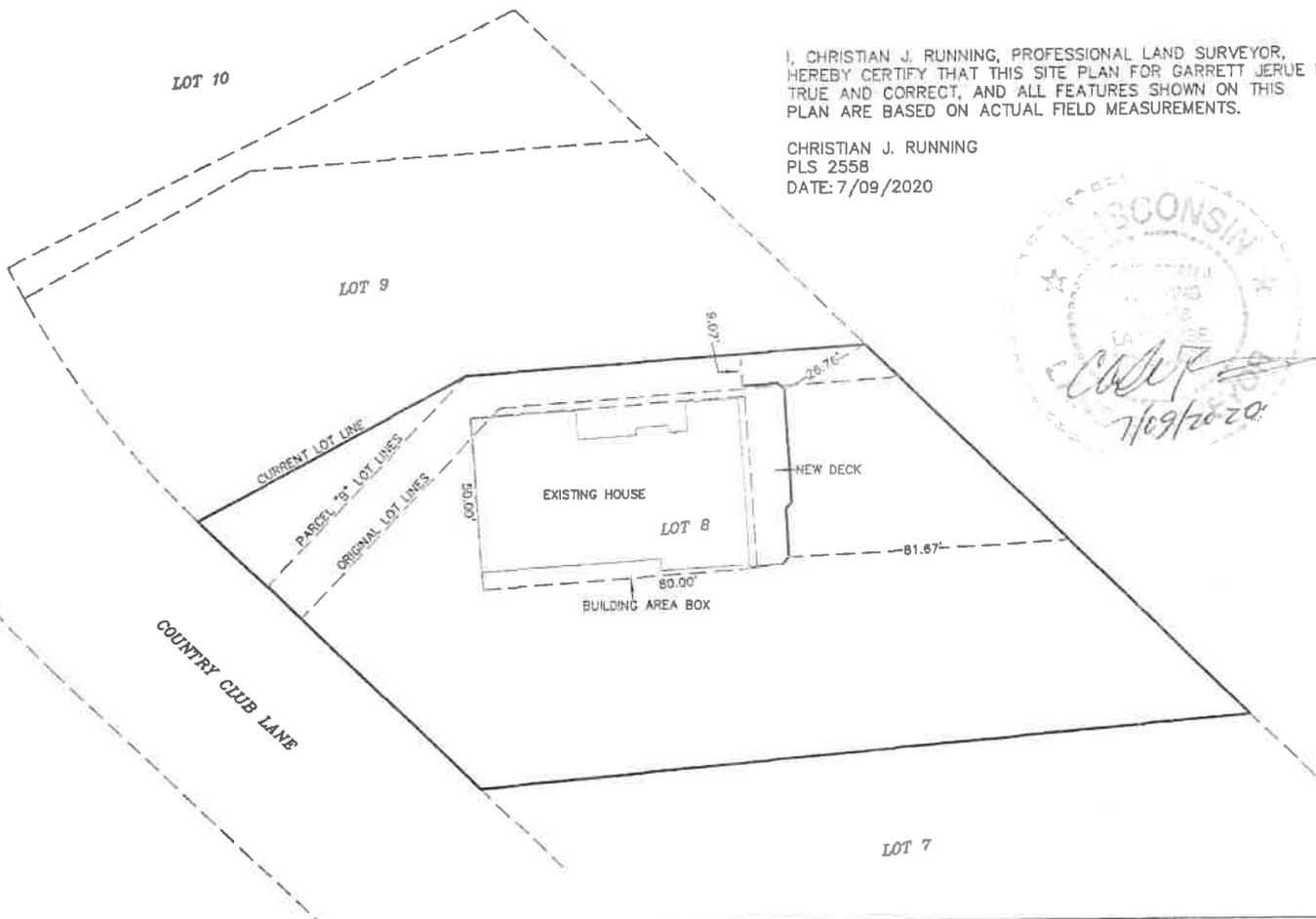
# SITE PLAN

LOT 8 AND PART OF LOT 9 OF COUNTRY CLUB VILLAS, CITY OF ONALASKA,  
LACROSSE COUNTY, WISCONSIN.



I, CHRISTIAN J. RUNNING, PROFESSIONAL LAND SURVEYOR,  
HEREBY CERTIFY THAT THIS SITE PLAN FOR GARRETT JERUE IS  
TRUE AND CORRECT, AND ALL FEATURES SHOWN ON THIS  
PLAN ARE BASED ON ACTUAL FIELD MEASUREMENTS.

CHRISTIAN J. RUNNING  
PLS 2558  
DATE: 7/09/2020

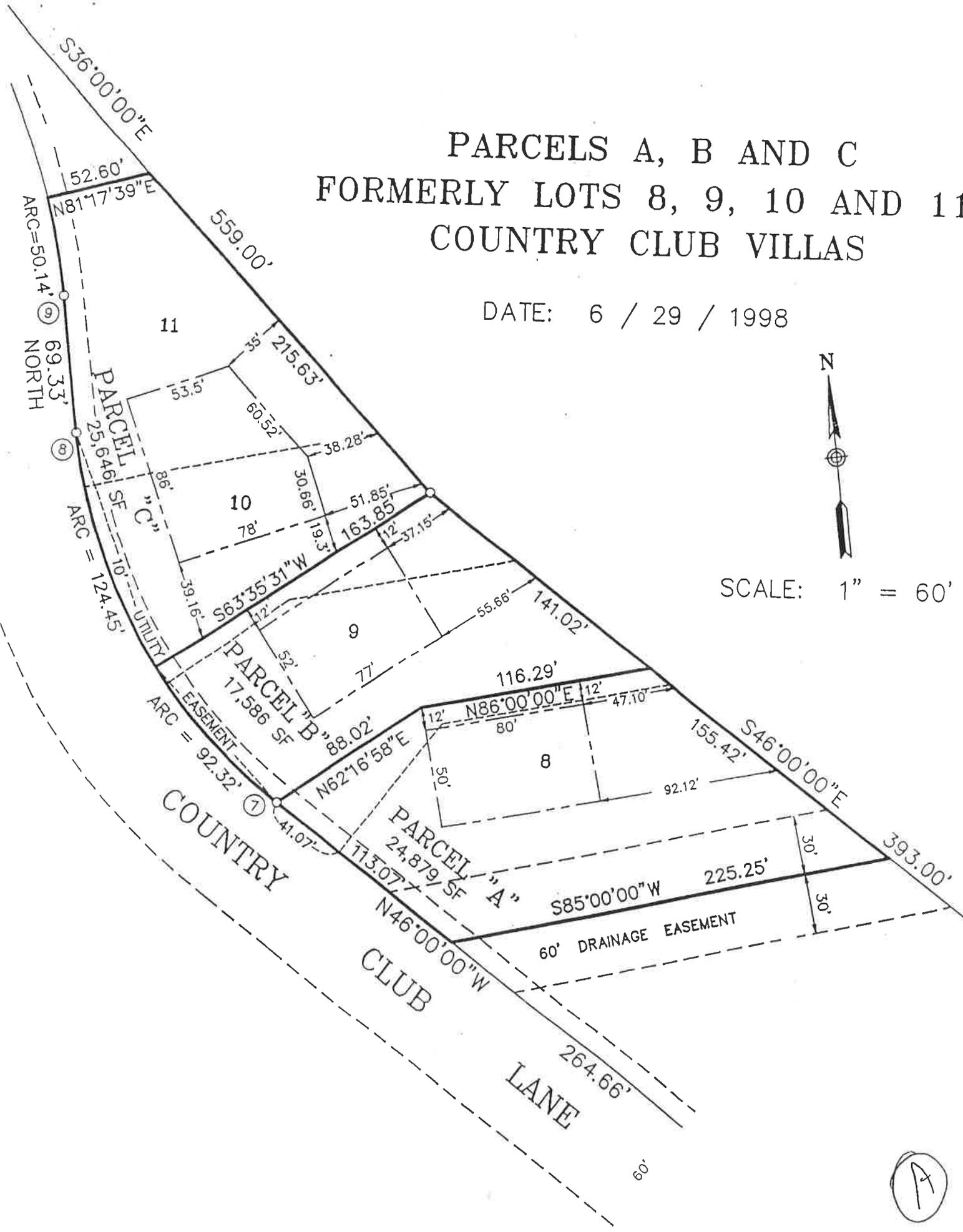


# PARCELS A, B AND C FORMERLY LOTS 8, 9, 10 AND 11 COUNTRY CLUB VILLAS

DATE: 6 / 29 / 1998



SCALE: 1" = 60'



(A)





# *CITY OF ONALASKA*

## *STAFF REPORT*

Plan Commission – July 28, 2020

Agenda Item: Consideration of a Call for Public Hearing to create 2020 Tax Increment District No. 6 (Mixed Use Development) and Resolution # 32-2020.

Background: The City of Onalaska is considering to create a Tax Increment Financing District which would allow the City to undergo a variety of utility and street infrastructure improvements to serve a mixed-use development, allow additional developable land on the subject parcels, and ready the properties immediately south (Mayo-owned) for future development.

One of the initial steps in the process to request the creation of a TID is for the Plan Commission to make a motion to “Call for a Public Hearing” which is contained within the associated Resolution #32-2020.

Action Requested: Plan Commission consider to make a motion to adopt Resolution #32-2020.



**Resolution No. 32-2020**

**A RESOLUTION OF THE PLAN COMMISSION  
CALLING FOR A PUBLIC HEARING ON PROPOSED TAX INCREMENTAL DISTRICT NO. 6 CREATION  
IN THE CITY OF ONALASKA**

**WHEREAS**, Section 66.1105 of the Wisconsin Statutes provides a procedure for the creation of tax incremental districts; and

**WHEREAS**, the Plan Commission is required to conduct a public hearing in accordance with Section 66.1105(4) of the Wisconsin Statutes after written notice has been mailed to the chief executive officer of all local government entities having the power to levy taxes on property located within a proposed tax incremental district and to the school board of any school district which includes property located within a proposed tax incremental district and published as a Class 2 notice under Wisconsin Statutes, Chapter 985, prior to recommending the creation of a district and prior to adoption of a project plan; and

**WHEREAS**, The District is expected to be a mixed-use district based on the identification and classification of the property included within the district.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Manager give proper notice of a public hearing on August 25, 2020 at 7:00 p.m., at the Onalaska City Hall, for the purpose of creating the above described District in and for the City of Onalaska and for the purpose of consideration of the proposed Project Plan for said District.

Dated this \_\_\_\_ day of July, 2020.

**CITY OF ONALASKA**

**BY:** \_\_\_\_\_  
Kim Smith, Mayor

\_\_\_\_\_  
JoAnn Marcon, City Clerk

Passed:  
Approved:  
Published: