

5. **Public Hearing: Approximately 7:10 PM (or immediately following Public Hearing @ 7:00 PM)** to consider a Rezoning Request filed by Lawrence and Janet Kent, 14 Ryewood Circle, Homosassa, FL 34446, to rezone the property located at 606 Marcou Road, Onalaska, WI 54650 from R-4 (Multi-Family Residential District) to R-1 (Residential District) for the purpose of allowing the construction of a single-family dwelling at 606 Marcou Road, Onalaska, WI 54650. (Tax Parcel: # 18-3566-403)

6. **Public Hearing: Approximately 7:20 PM (or immediately following Public Hearing @ 7:10 PM)** to consider a Planned Commercial Industrial Development (PCID) Amendment Application filed by Scott Truehl, Friede & Associates, 500 Utility Court, PO Box 248, Reedsburg, WI 53959, on behalf of KD & White Holdings LLC, 205 5th Avenue South, Suite 600, La Crosse, WI 54601 on the parcel located at 9430 State Road 16, Onalaska, WI 54650. (Tax Parcel: #18-3578-20)

7. **Public Hearing: Approximately 7:30 PM (or immediately following Public Hearing @ 7:20 PM)** to consider a Planned Commercial Industrial Development (PCID) Amendment Application filed by Colin Klos, MBA Architects, Inc, N5560 CR ZM, Suite 3, Onalaska, WI 54650, on behalf of Mike Bishop, Massimo First Amendment and Restatement Musa Revocable Trust, 4800 North Federal Highway, Suite 201B, Boca Raton, FL 33431 on the parcel located at 9362 State Road 16, Onalaska, WI 54650. (Tax Parcel #: 18-3529-0)

8. **Public Hearing: Approximately 7:40 PM (or immediately following Public Hearing @ 7:30 PM)** to consider an Application for a General Development Plan to create the Eagle Business Condo Association Planned Unit Development (PUD) filed by Adam Kirschner, Eagle Business Condo Association, 200 Mason Street #6, Onalaska, WI 54650 on behalf of the Eagle Business Condo Association, 200 Mason Street, Onalaska, WI 54650 for the City of Onalaska parcels at:
 - 200 Mason Street - Unit 1
 - 200 Mason Street - Unit 2
 - 200 Mason Street - Unit 3
 - 200 Mason Street - Unit 4
 - 200 Mason Street - Unit 5
 - 200 Mason Street - Unit 6
 - 200 Mason Street - Unit 7
 - 200 Mason Street - Unit 8
 - 200 Mason Street - Unit 9
 - 200 Mason Street - Unit 10
 - 200 Mason Street - Unit 11
 - 200 Mason Street - Unit 12
 - 200 Mason Street - Unit 13
 - 200 Mason Street - Unit 14
 - 200 Mason Street - Unit 15
 - 200 Mason Street - Unit 16
 - 200 Mason Street - Unit 17
 - 200 Mason Street - Unit 18
 - 200 Mason Street - Unit 19
 - 200 Mason Street - Unit 20

9. **Public Hearing: Approximately 7:50 PM (or immediately following Public Hearing @ 7:40 PM)** to consider a Planned Unit Development (PUD) Amendment Application of the Crestwood Estates filed by Jacob Burch, Logistics Development Group, LLC, 2102 State Hwy 16, La Crosse, WI 54601 located at "State Road 16" at the end of Crestwood Lane, Onalaska, WI 54650. (Tax Parcel #: 18-4483-1)

10. Consideration of 2020 Plan Commission Sub-Committee Meetings

11. Adjournment



CITY OF ONALASKA

STAFF REPORT

Plan Commission – May 26, 2020

- Agenda Item:** Public Hearing and Consideration of a Conditional Use Permit (CUP) to modify an existing telecommunication structure.
- Applicant:** Lori Kopecky, Wireless Planning, LLC, 2310 Mill Street, New London, WI 54961 on behalf of US Cellular and JLP Associates II of Eden Prairie, MN 55344-7701
- Property Owner:** JLP Associates II of Eden Prairie, 6500 City West Pky, Suite 315, Eden Prairie, MN 55344-7701
- Parcel Number:** 18-3530-10
- Site Location:** 9348 State Road 16, Onalaska, WI 54650
- Existing Zoning:** Mixed Use Community (MU-C) and PCID District

Background:

US Cellular is planning to modify the existing stealth telecommunications tower (light pole) at 9348 State Road 16. The modifications as drawn in the January 2, 2020 plan set propose to remove the following: three (3) Bias-T units, three (3) B-2 RRU-11 Radios, and six (6) antennas and associated cabling. The new proposed equipment includes six (6) panel antennas, twelve (12) Remote Radio Units, and other ancillary equipment.

The Structural Analysis Report was prepared by Edge Consulting Engineers, Inc. to determine whether the tower is structurally adequate to support both the existing and proposed loads pursuant to the Structural Standard for Antenna Supporting Structures and Antennas, ANSI/TIA-222-G. The results of their analysis state that the existing tower is structurally adequate to support the proposed change in loading. Telecommunication structures and towers as an accessory use are permitted only by Conditional Use Permit per the Accessory Uses Table in Section 13.02.22-2 of the City of Onalaska Unified Development Code (UDC). The City has no basis for denial of the Conditional Use Permit, but has found the basis to impose the following conditions:

Substantial Evidence Regarding Conditions of Approval:

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

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

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

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

CITY OF ONALASKA

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

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

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

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

Action Requested:

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

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

May 26, 2020

Agenda Item 4:

Public Hearing and Consideration of a Conditional Use Permit request filed by Lori Kopecky of Wireless Planning, LLC of 2310 Mill Street, New London, WI 54961 on behalf of JLP Associates II of Eden Prairie, 6500 City West Parkway, Suite 315, Eden Prairie, MN 55344-7701 and wireless carrier US Cellular to replace six (6) existing antennas with six (6) new antennas and replace three (3) Remote Radio Units (RRU) with twelve (12) new RRU, and replacing/adding ancillary equipment to the existing telecommunications tower located at 9348 State Road 16, Onalaska, WI 54650, Tax Parcel # 18-3530-10.

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

United States Cellular Operating Company LLC

2310 Mill St, New London, WI 54961

Phone: 920-982-3286

MEMO

To: City of Onalaska
From: Al Remondini – US Cellular RF Engineer
Date: March 9, 2020
Re: Written Statement – Request for Conditional Use Permit
9348 State Rd 16, Onalaska (302329 Valley View)

The proposed equipment modernization will provide enhanced, reliable coverage and additional capacity which will help ensure seamless data capabilities and connectivity to US Cellular's customers in the area.



Al Remondini
US Cellular RF Engineer
(608) 441-4538

LETTER OF
INTENT

Wireless Planning, LLC

2310 Mill Street, New London, WI 54961

Phone: 920-982-3286

MEMO

To: Katie Aspenson – City of Onalaska Planning Manager
From: Lori Kopecky
Date: March 10, 2020
Re: 9348 State Road 16, Onalaska WI – Conditional Use Permit Application and Fee – (US Cellular site: Valley View 302329)

Katie,

Enclosed please find the Conditional Use Permit packet and fee in the amount of \$250.00, a set of drawings, and the passing structural analysis for the proposed equipment modernization to an existing 50' light pole located at 9348 State Road 16 in the City of Onalaska.

****Specialty Parking Lot Light Pole****

Existing Loading:

- (3) Existing KMW AM-X-CW-14-65 CDMA Antennas to be Removed, (6) Existing 7/8" Coax to Remain and be plumbed to new LTE antennas.
- (2) Existing Kathrein 80010766 & (1) Kathrein 80010765 LTE Antennas to be Removed, along with (6) Existing 7/8" Coax
- (3) Existing Bias-T Units to be Removed
- (3) Existing B-2 RRU-11 Radios to be Removed
- (1) Existing Raycap SPD and (1) 1-1/4" Hybrid to be Relocated and be used for upgrade

Proposed Loading:

- (6) Proposed Dengyo OCT8-2LX2HX-BW65 Panel Antennas
- (3) Proposed B46 RRU-2205 LAA Antenna/Radios
- (3) Proposed B71/B12 RRU-4449 Radios
- (3) Proposed B2/B4 RRU-8843 Radios
- (3) Proposed B5 RRU-11 Radios
- (2) Proposed Raycap SPDs
- (1) Proposed 1-1/4" Eupen Hybrid Cable
- (1) Proposed 1-1/4" Eupen Power Cable

The ground space/ground equipment will remain the same and no change to the height of the light pole.



A BURIED CONDUITS PATH BETWEEN SHELTER & TOWER



B TOWER BASE & COAX ENCLOSURE

C SHELTER EXTERIOR & COAX ENCLOSURE

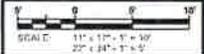
Edge
 Consulting Engineers, Inc.
 4500 WISCONSIN DRIVE
 FARMERS BRANCH, TEXAS 75424
 TEL: 972-261-1100
 FAX: 972-261-1101
 WWW.EDGE-CONSULTING.COM

US Cellular
 100 SOUTH WABASH
 CHICAGO, IL 60604
 TEL: 312-527-1000

SITE PLAN
 VALLEY VIEW (302329)
 ONALASKA, WISCONSIN

NO. SHEETS	1
SHEET NO.	1
DATE	
DESIGNED BY	ABB
CHECKED BY	ABB
PLG. DATE	10/20/20
PROJECT NUMBER	21718
SCALE	DRAFT

C-101



© 2020 EDGE CONSULTING ENGINEERS, INC.



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

Telecommunication Tower Conditional Use Permit Application

Property Address:
9348 STATE ROAD 16

Parcel Number:
18-003530-010

Zoning District:
COMMERCIAL

Applicant: US CELLULAR

Contact: LORI KOPECKY

Mailing Address: 2310 MILL STREET

City, State, Zip: NEW LONDON WI 54961

Phone Number: 920 982 3286

Email: Primary Contact

LORI.KOPECKY@WIRELESSPLANNING.COM

Wireless Carrier (1):

Owner/Contact:

Mailing Address:

City, State, Zip:

Phone Number:

Email: Primary Contact

Property Owner: JLP ASSOCIATES

Contact: UNKNOWN

Mailing Address: 6500 CITY WEST PKWY

City, State, Zip: EDEN PRAIRIE MN 55344

Phone Number: UNKNOWN

Email: Primary Contact

Wireless Carrier (2):

Owner/Contact:

Mailing Address:

City, State, Zip:

Phone Number:

Email: Primary Contact

Wireless Carrier (3):

Owner/Contact:

Mailing Address:

City, State, Zip:

Phone Number:

Email: Primary Contact

Signature of Applicant: L. KOPECKY AGENT FOR US CELLULAR **Date:** 3/10/2020

Signature of Property Owner: PLEASE SEE REDACTED LEASE **Date:**

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

18-003530-010 / 9348 STATE ROAD 16 250.00
 PAID BY: WIRELESS PLANNING LLC
 OK 250.00 REF: SW - 5169
 APPLIED 250.00
 TENDERED 250.00
 CHANGE 0.00

CITY OF ONALASKA
 REC#: R00167863 3/18/2020 8:31 AM
 TRM: 450 PLANNING & ZONING
 OPER: 04 TERM: 4
 TKEY: CASH 04

VALLEY VIEW
302329
LIGHT POLE



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

Telecommunication Tower Conditional Use Permit Application

Antenna Equipment (attach applicable specifications)

of antennas: 6
of zones: 1
Antenna dimensions: 96" X 20" X 7"
Antenna Type: PANEL
Antenna Location on Tower: 48' ABOVE AGL

Dish Equipment - Attach applicable specifications

Number of dishes: N/A
Dish dimensions: N/A
Microwave?: (Y/N)
Satellite?: (Y/N)
Dish location on Tower (N, S, E, W, etc): N/A

Ground Equipment - Attach applicable specifications

Square feet required: <u>EXISTING</u>	Number of Air Conditioners: <u>1</u>
Inside tower? <u>N</u> (Y/N)	Air Conditioner Description: <u>EXISTING - SEE SITE PLAN</u>
Inside Lessee building? <u>Y</u> (Y/N)	Generator on Site? <u>Y</u> (Y/N)
Outside? <u>N</u> (Y/N) - <u>EXISTING GROUND</u>	If yes, provide type, size, power output, and where to be located:
# of Cabinets: <u>No</u> Cabinet Dimensions:	<u>EXISTING - SEE SITE PLAN</u>

Proposed Radio Bands:

Proposed Radio Frequency(s):

Type of Service (SMR, ESMR, PCS, Cellular, Two-way Paging, Microwave, WiFi, WiMax, etc.):

Interconnected with other radio transmissions proposed or constructed? N (Y/N)

If yes, what is the interconnection method? _____ (attach details separately)

Desired Date of Operation:

WHEN CUP/PERMITTING IS COMPLETE - 2ND QTR 2020

Other Factors (pertinent to the proposed use):

THIS IS AN EXISTING TELECOMMUNICATIONS SITE ON A LIGHT POLE. US CELLULAR IS PROPOSING TO MODIFY THEIR EXISTING EQUIPMENT ON THE LIGHT POLE.

NO CHANGE TO GROUND EQUIPMENT. NO CHANGE TO HEIGHT OF LIGHT POLE.

**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, MAY 26, 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 hearings.

In particular at this time, the Plan Commission will consider an Conditional Use Permit application submitted by Lori Kopecky of Wireless Planning, LLC, 2310 Mill Street, New London, WI 54961 an agent on behalf of the wireless carrier US Cellular and USCOC of La Crosse, LLC, 2310 Mill Street, New London, WI 54961 on behalf of JLP Associates II of Eden Prairie, 6500 City West Parkway, Suite 315, Eden Prairie, MN 55344-7701 and wireless carrier US Cellular to replace six (6) existing antennas with six (6) new antennas and replace three (3) Remote Radio Units (RRU) with twelve (12) new RRU, and replacing/adding ancillary equipment to the existing telecommunications tower located at 9348 State Road 16, Onalaska, WI 54650.

Property is more particularly described as:

Computer Number: **18-3530-10**
Section 15, Township16, Range 7

PRT NE-NW COM NE COR S89D 11MW ALG N LN 60FT TO POB S89D11MW 1134.92FT
S59M55SW 180.59FT S89D45ME 155FT S59M W 72FT N89D45MW 25.63FT S14M W 98FT
S89D45ME 179.67FT N14ME 32FT S89D45ME 385FT S14MW68.8FT N46D35ME 480.48FT
N89D11ME 97.67FT TO W LN BRAUND ST

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 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 8th day of May, 2020.

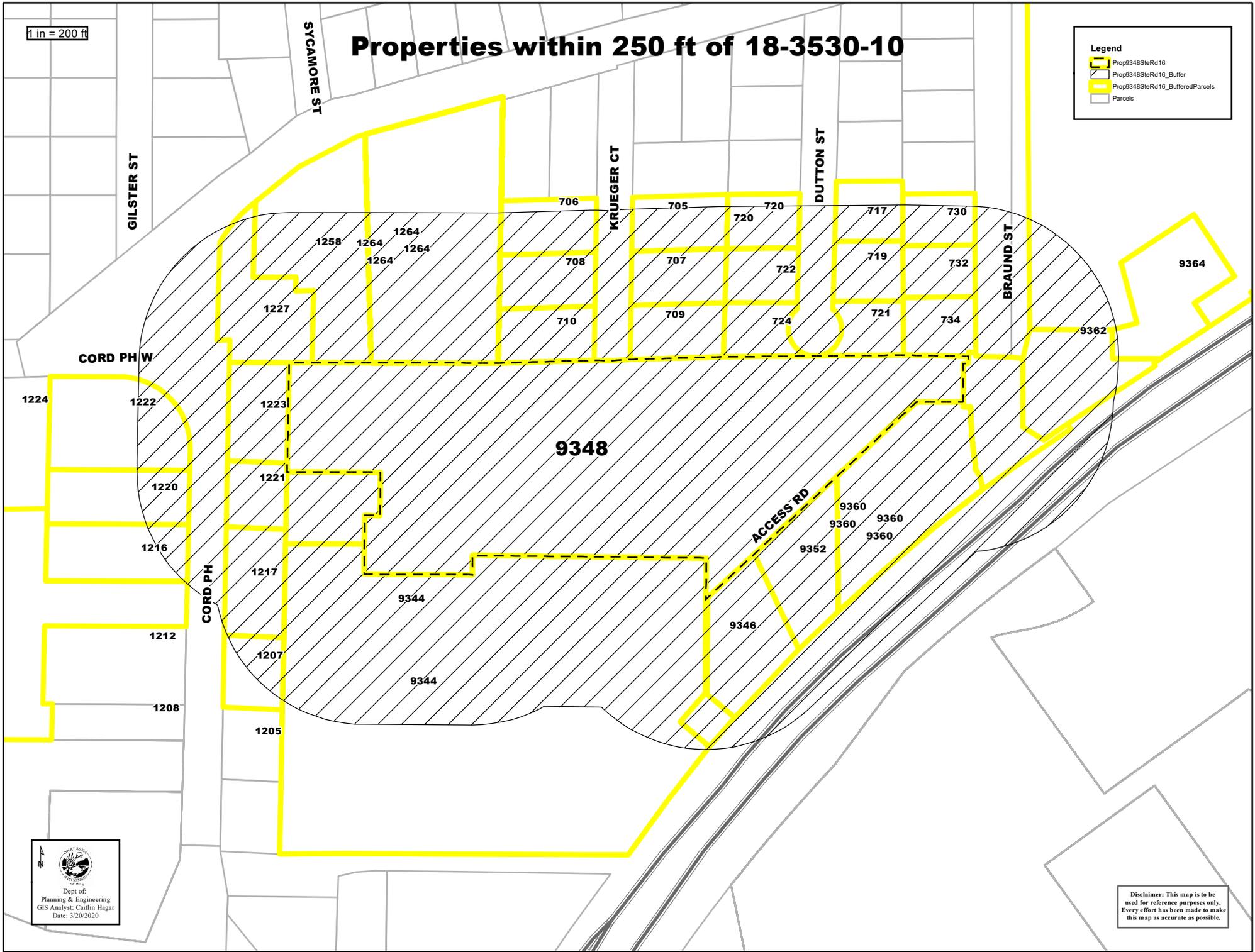
Katie Aspenson, AICP
Planning Manager

1 in = 200 ft

Properties within 250 ft of 18-3530-10

Legend

-  Prop9348SteRd16
-  Prop9348SteRd16_Buffer
-  Prop9348SteRd16_BufferedParcels
-  Parcels




Dept of:
 Planning & Engineering
 GIS Analyst: Caitlin Hagar
 Date: 3/20/2020

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 – May 26, 2020

Agenda Item:

5

- Agenda Item: Public Hearing & Consideration of a rezoning request.
- Property Owner: Lawrence & Janet Kent, 77 Fernleaf Lane, Bluffton, South Carolina 29909
- Parcel Number: 18-3566-403
- Site Location: 606 Marcou Road, Onalaska, WI 54650
- Existing Zoning: High Density Residential (R-4) District
- Neighborhood Characteristics: Properties within 250 feet of the properties in question include single family and multi-family dwellings (condominiums).
- Conformance with Land Use Plan: The Comprehensive Plan identifies this area in the *Environmentally Sensitive District*. This district is intended for lower density single family development on compact lots with open space that allows for the protection of environmentally sensitive areas, including farmland, blufflands, wetlands, forested lands, and water resources, among others.
- Background: The applicant intends to rezone 606 Marcou Road from High Density Residential (R-4) to Low Density Residential (R-1). This property is located within the Country Club Estates and is governed by existing covenants and restrictions that prohibit multi-family residences and only allow single family developments.
- The adjacent lots are zoned R-1 and the applicant would like to build a single-family home on this lot which is prohibited in the R-4 Zoning District.
- 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:

May 26, 2020

Agenda Item 5:

Public Hearing and Consideration of a Rezoning Request filed by Lawrence and Janet Kent, 14 Ryewood Circle, Homosassa, FL 34446, to rezone the property located at 606 Marcou Road, Onalaska, WI 54650 from R-4 (Multi-Family Residential District) to R-1 (Residential District) for the purpose of allowing the construction of a single-family dwelling at 606 Marcou Road, Onalaska, WI 54650 (Tax Parcel # 18-3566-403).

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. If future lot divisions are to occur, applicant/owner to a Certified Survey Map as approved by the Common Council.
4. Any future improvements to this property will be subject to additional City permits.
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.

March 24, 2020

City of Onalaska, Department of Planning & Zoning

415 Main Street

Onalaska WI 54650

To Whom it May Concern:

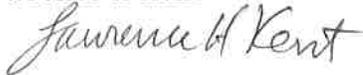
We are applying for rezoning of our lot at 606 Marcou Road; Lot 1 of La Crosse County Certified Survey Map (Volume 10 page 125) from R4 to R1. This lot is located within the Country Club Estates and is governed by the existing covenants and restrictions that prohibit multi-family residences.

The adjacent lots are zoned R1 and our property is an island zoned R4. Since the ability to build a single-family residence on an R4 lot was recently disallowed, we are left in a precarious situation. This has already caused us to lose a buyer for the property.

We would like to have the situation remedied as soon as possible.

Attached please find the required \$300 for this process.

Lawrence H Kent



Janet E Kent





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

REZONING OR TEXT AMENDMENT APPLICATION

Property Address:
606 Marcou Rd Onalaska

Parcel Number:
18-3566-403

Zoning District:

Applicant: Lawrence & Janet Kent

Contact:

Mailing Address: 77 Fernleaf Ln

City, State, Zip: Bluffton SC 29909

Phone Number: 763-688-1872

Email: larrykent18@gmail.com Primary Contact

Business:

Owner/Contact:

Mailing Address:

City, State, Zip:

Phone Number:

Email: Primary Contact

Property Owner: Same

Contact:

Mailing Address:

City, State, Zip:

Phone Number:

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: Lawrence H. Kent Janet E Kent **Date:** 3/24/2020

Signature of Property Owner: Lawrence H. Kent Janet E Kent **Date:** 3/24/2020

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

CITY OF ONALASKA
 REC#: R00173480 4/29/2020 2:08 PM
 TRAN: 450 PLANNING & ZONING
 OPER: C1 TERM: 1
 TKBY : CASH 01
 =====
 18-3566-403 606 MARCOU RD - KENT 300.00
 Paid By: LAWRENCE KENT
 CK 300.00 REF:LS 5088

 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 Proposed Rezoning or Text Amendment
- ▶ Description of how Proposed Rezoning Meets Unified Development Code Standards
 - ▶ Compatibility with Surrounding Neighborhood (existing and anticipated development within 250 ft of proposed use and within 500 ft along the same street)
 - ▶ Consistency with the Comprehensive Plan (relationship of proposed use to the goals, objectives and policies)

➔ **\$300 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 proposed text.

Request for Amendment to:

- Zoning District Map (Rezoning) 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: R-4 Proposed Zoning District: R-1

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.

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

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

**TUESDAY, MAY 26, 2020
APPROX. 7:10 P.M.
(or immediately following public hearing at 7:00 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 hearings.

In particular at this time, the Plan Commission will consider a Rezoning Application filed by Lawrence and Janet Kent, 14 Ryewood Circle, Homosassa, FL 34446, who is requesting to rezone the property located at 606 Marcou Road, Onalaska, WI 54650 from R-4 (High Density Residential District) to R-1 (Low Density Residential District) for the purpose of allowing the construction of a single family dwelling at 606 Marcou Road, Onalaska, WI 54650.

Property is more particularly described as:

Computer Number: **18-3566-403**

Section 02, Township 16, Range 07

CERTIFIED SURVEY MAP NO. 125 VOL 10 LOT 1 DOC NO. 1334845

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 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 8th day of May, 2020.

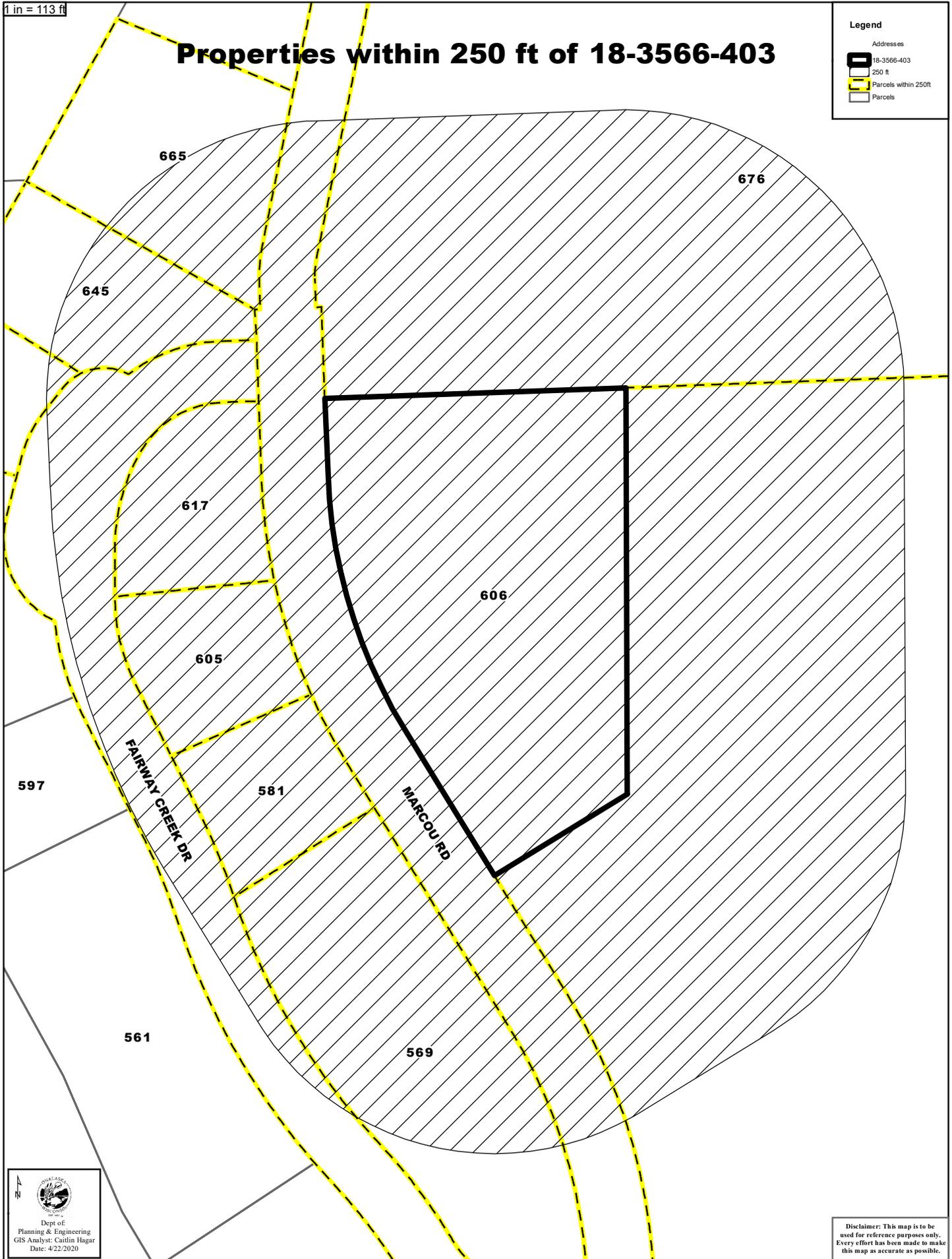
Katie Aspenson, AICP
Planning Manager

1 in = 113 ft

Properties within 250 ft of 18-3566-403

Legend

- Addresses
- 18-3566-403
- 250 ft
- Parcels within 250ft
- Parcels



Dept of
Planning & Engineering
GIS Analyst: Caitlin Hagar
Date: 4/22/2020

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 – May 26, 2020

Agenda Item:

6

- Agenda Item: Public Hearing to amend the Pralle Center PCID at 9430 State Road 16
- Applicant: Scott Truehl, Friede & Associates, 500 Utility Court, PO Box 248, Reedsburg, WI 53959
- Owner: KD & White Holdings, LLC, 205 5th Avenue South, La Crosse, WI 54650
- Parcel Number: 18-3578-20
- Site Location: 9430 State Road 16, Onalaska, WI 54650
- Existing Zoning: Regional Business (B-3) District with Planned Commercial Industrial District (PCID) Overlay

Background:

The applicant is requesting to amend the existing Planned Commercial Industrial District (PCID) to remove the former TGI Friday's building and seek approval to construct two (2) smaller separate buildings for retail/restaurant purposes. Such uses are Principal Uses in the B-3 Zoning District and are allowable. The first building (Building A) will be approximately 5,200 square feet and the second building (Building B) will be approximately 6,020 square feet. As shown on the proposed conceptual site plan Building "A" will have a full drive-thru, while Building "B" is being designed to have a pick-up window. The applicant intends to market these extensively to nationally known tenants, however, they do not have any signed leases at this point. As shown on the site plan, they are proposing a total of 94 parking spaces to serve the overall development.

This development is considered a "Major Amendment" to the PCID as there is an increase in density (two (2) structures in lieu of one (1) structure) which requires a public hearing. If approved by the Plan Commission and Common Council, the City will record the attached Conditions of Approval at the La Crosse County Register of Deeds to document the final list of approved conditions for all future development opportunities.

Attached is a conceptual site plan showing the proposed location of new buildings, parking and other site amenities. Further, please see the attached cover letter that describes the overall development in more detail.

Action Requested: As a public hearing will be held, testimony from the public should be listened to and considered before deciding on the requested PCID amendment application.

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

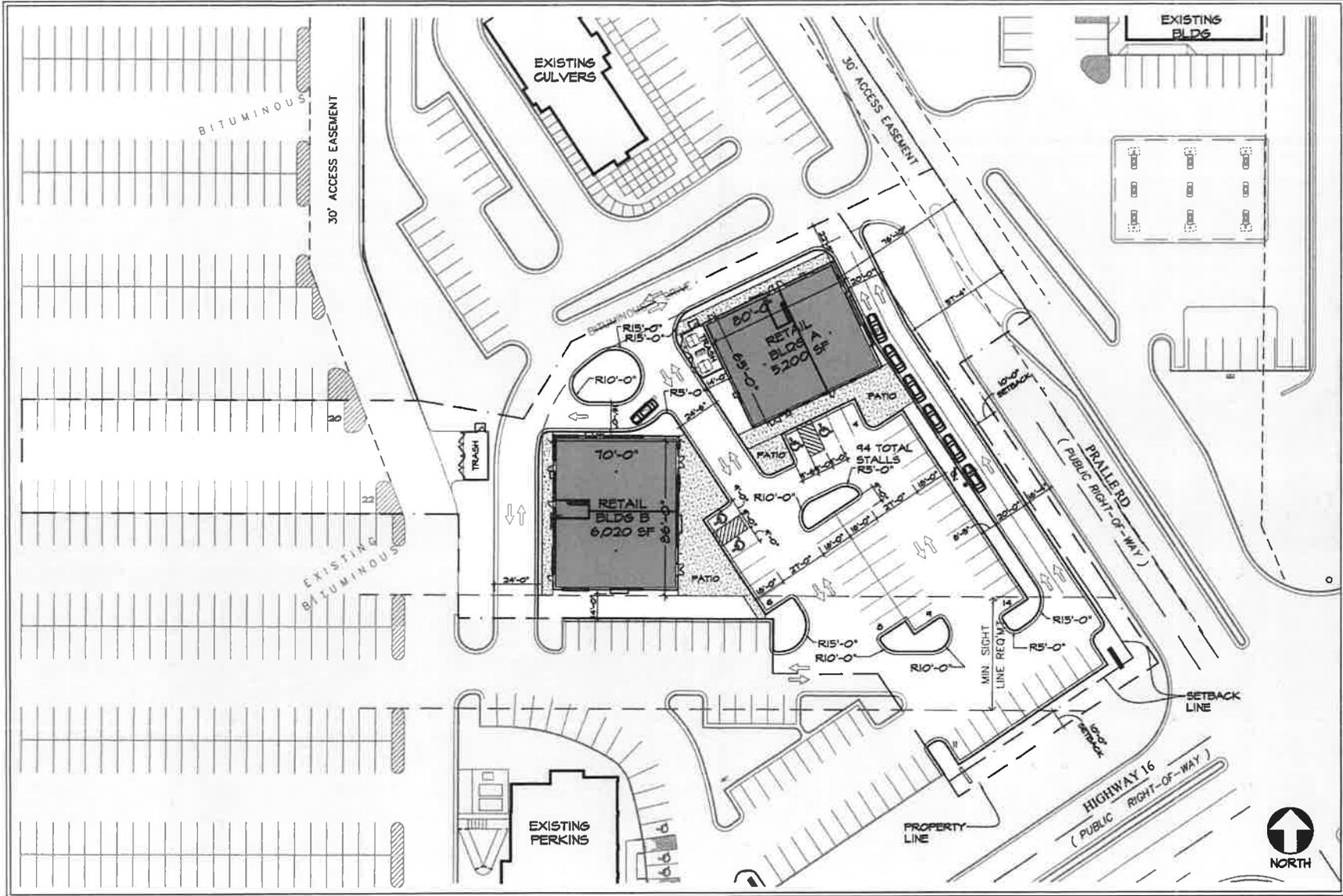
May 26, 2020

Agenda Item 6:

Public Hearing and Consideration of the Pralle Center Planned Commercial Industrial Development (PCID) Amendment application filed by Scott Truehl, Friede & Associates, 500 Utility Court, PO Box 248, Reedsburg, WI 53959, on behalf of KD & White Holdings LLC, 205 5th Avenue South, Suite 600, La Crosse, WI 54601 on the parcel located at 9430 State Road 16, Onalaska, WI 54650 Tax Parcel #18-3578-20.

1. PCID Amendment Fee of \$700.00 (*PAID*).
2. Abide by all conditions of original CSM Approval by the Common Council on June 13, 2000:
 - a. CSM fee of \$40.00 + \$10.00 per lot x 1 = \$50.00.
 - b. Storm sewer fee of \$4,920.00 per acre x 3.69 = \$18,154.80.
 - c. Green fee of \$219.00 + \$28.00 per acre x 3.69 = \$322.32.
 - d. Owner/developer to comply with applicable conditions of PCID for Pralle Center:
 - 1) Developer will be required to sign fire hydrant maintenance agreement.
 - 2) Require the installation of signal lights at "PH" and Hwy. 16 or other locations on Hwy. 16, upon approval of the DOT. If not approved, DOT sign an agreement that the City, nor the developer are responsible for the cost if they are installing in the future.
 - 3) The development is contingent upon approval of the DOT and the City for the exits and entrances on Hwy. 16 and "PH".
 - 4) Landscaping plan to be approved by the Sub-Committee.
 - 5) Signs are to meet the City's Sign Code.
 - 6) Parking requirements to be approved per City Code.
 - 7) Storm Sewer Fee to be waived as developer installing the storm sewer himself.
 - 8) The developer and Mr. Pralle are required to take whatever measures are necessary to secure the outfall of the cattle pass areas to prevent erosion and must maintain it.
 - 9) The developer required to pay Topography Fee of \$330.00.
 - 10) Sidewalk to be installed on "PH" and extended out to Hwy. 16.
 - 11) The City Engineering and Utility Departments to approve final sanitary sewer, storm sewer and water plans.
 - 12) The opening 125 feet North of Hwy. 16 on "PH" to be an ENTRANCE ONLY. Traffic from "PH" will not be allowed to enter that opening.
 - 13) The type of curbing within the area shall be concrete curb and gutter, wheel stops and bituminous slanting.
 - 14) Handicap ramps shall be installed per City Code and State Code.
 - 15) The frontage roads within the parking lot shall be a minimum of 30 feet in width.
 - 16) Security down lighting to be placed around the building and parking lot.
 - 17) Minimum of 10 feet sidewalk required in front of all stores.
 - 18) Minimum of 39 feet entrance way on "PH".
 - 19) Developer to pay a fair proportion of the cost on the I-90/Hwy. 16 Interchange.
 - 20) Storm Sewer plan to be approved by the DOT.
 - 21) Any omission of any condition that was not mentioned, does not release the developer from the PCID requirement code.

- e. *Owner/developer must 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.*
 - f. *Owner/developer must notify City prior to any utility connection to City-owned utilities takes place.*
 - g. *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.*
 - h. *Any omissions of any conditions not listed in Plan Commission minutes shall not release the developer/property owner from abiding by the City's Subdivision Ordinance and Zoning Code requirements.*
3. As noted in Condition #2 this development is based upon previously approved developments by the Common Council with specific Conditions of Approval. Below are Conditions of Approval that are still relevant to the proposed development today and the developer shall be required to continue to complete the following conditions. Conditions not listed below are either completed, not applicable to this development, or are duplicative of other Conditions of Approval:
 - a. Signs are to meet the City's Sign Code.
 - b. Parking requirements to be approved per City Code.
 - c. The type of curbing within the area shall be concrete curb and gutter, wheel stops and bituminous slanting.
 - d. Handicap ramps shall be installed per City Code and State Code.
 - e. The frontage roads within the parking lot shall be a minimum of 30 feet in width.
 - f. Security down lighting to be placed around the building and parking lot.
 - g. Minimum of 10 feet sidewalk required in front of all stores.
 4. 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.).
 5. No new access to the site shall be allowed from Pralle Center Drive.
 6. Traffic circulation pattern, including drive through and driveway locations to receive final approval through city site plan approval.
 7. Sidewalk to be extended along Pralle Center Drive from State Highway 16 to first westerly driveway off Pralle Center Drive (Approximately 300 feet).
 8. As the project site is equal to or greater than one (1) acre, a submittal of a digital and hard copy of the WIDNR NR 216/NOI application, permit, and associated data is required a minimum of ten days prior to the start of construction. Said data must be reviewed and approved by the City Engineer before construction begins.
 9. 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.
 10. 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.
 11. 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, as amended.



PROJECT NUMBER:	11-1036-05
DRAWN DATE:	04-03-20
DESIGNED BY:	AK/CP
CHECKED BY:	AK

**ARCHITECTURAL
CONSORTIUM L.L.C.**
 901 North 3rd Street, Suite 220
 Minneapolis, MN 55401
 612-438-4030
 Fax: 612-692-9900

RETAIL REDEVELOPMENT
 HIGHWAY 16 & PRALLE ROAD
 ONALASKA, WI

SITE PLAN
 OPTION E
 1" = 50'-0"

A1-L





Design/Build | Construction Management

P.O.Box 248 | 500 Utility Court
Reedsburg, Wisconsin 53959
t 608-524-4383 | f 608-524-8393
www.friede.com

April 15, 2020

Ms. Katie Aspenson
Planning Manager
City of Onalaska
415 Main Street
Onalaska, WI 54650

Katie,

Thank you for your assistance with our proposed PCID Amendment for the property located at 9430 State Road 16.

As you are aware, we are proposing to remove the former TGIFridays building and seek approval to construct two smaller buildings, one approximately 6,020 square feet and the second approximately 5,200 square feet.

We believe these two buildings will be much better suited for this lot instead of a larger single building, and this will provide us the flexibility and time to find tenants for each before we begin construction of each building.

Our plan is to construct buildings that are consistent with the style and quality of those in the Highway 16 corridor and anticipate that each building will likely be multi-tenant. As you will see from the proposed site plan, Retail Building "A", the 5,200 square foot building, is being designed to have a full drive through, while Retail Building "B", the 6,020 square foot building, is being designed to have a simpler pick up window. It's our intent to market these building extensively to new national tenants, but at this point we do not have any signed leases, so we're trying to provide some flexibility with building "B" so that it is appealing to potential limited service pick up. As you will also see on the site plan, we are providing a combined 94 parking spaces on the two parcels.

Please let me know if you need any additional information from me on the project, or if you have any other questions. Based on the information you have shared with me previously; we look forward to joining you for the May 12th Common Council meeting.

All the best,

Scott Truehl

Executive Vice President

Direct (608) 768-9802 / Cell (608) 963-7060

sgtruehl@friede.com





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

PUD / PCID AMENDMENT APPLICATION

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

- ➔ **Overview/ Cover Letter Describing the following:**
 - ▶ Detailed Description of Proposed Amendment
 - ▶ Plan Set including: Grading/Drainage, Utilities, Site Layout, Landscaping, etc.
 - ➔ **\$700 Permit Application Fee** (Payable to the City of Onalaska) if a Public Hearing is requested or required*.
- If incomplete, no further processing of the application will occur until the deficiencies are corrected.*

An amendment to an approved Planned Unit Development (PUD) or Planned Commercial Industrial District (PCID) may be proposed at any time. Amendments shall be initiated by submitting a completed application by owners of the parcels in question. Depending on the degree of the amendment, a public hearing may be required by the Plan Commission.

*Any changes to the PUD/PCID requires Plan Commission and if determined a substantial change, the Plan Commission and Common Council will review the amendment with a public hearing.

Brief Description of Request to Amend a PUD or PCID.
See attached cover letter

Property Address: 9430 State Rd 16
Parcel Number: 18-3578-20 18- 18-3578-21
Zoning District:

Applicant: Scott G. Truehl
Mailing Address: 500 Utility Ct
City, State, Zip: Reedsburg, WI 53959
Phone Number: 608-524-4383
Email: sgtruehl@friede.com <input checked="" type="checkbox"/> Primary Contact

Business:
Owner/Contact:
Mailing Address:
City, State, Zip:
Phone Number:
Email: <input type="checkbox"/> Primary Contact

Property Owner: KD& White Holdings
Contact: Brandon Prinsen
Mailing Address: 205 Fifth Ave South LaCrosse, WI 54601
City, State, Zip:
Phone Number: 608-784-5678
Email: brandon@johnsflaherty.com <input type="checkbox"/> 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: 4/15/2020
Signature of Property Owner:	Date: 4 15 2020

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

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

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

**TUESDAY, MAY 26, 2020
APPROX. 7:20 P.M.
(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 hearings.

In particular at this time, the Plan Commission will consider a Planned Commercial Industrial District (PCID) Amendment application to the Pralle Center PCID filed by Scott Truehl, Friede & Associates, 500 Utility Court, PO Box 248, Reedsburg, WI 53959, on behalf of KD & White Holdings LLC, 205 5th Avenue South, Suite 600, La Crosse, WI 54601 on the parcel located at 9430 State Road 16, Onalaska, WI 54650.

Property is more particularly described as:

Computer Number: **18-3578-20**
Section 10, Township 16, Range 07

CERTIFIED SURVEY MAP NO 100 VOL 9 LOT 2 DOC NO. 1259463 SUBJ TO DR ESMT IN
V1401 P799 & SUBJ TO & T/W AGREE IN V1493 P316

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 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.

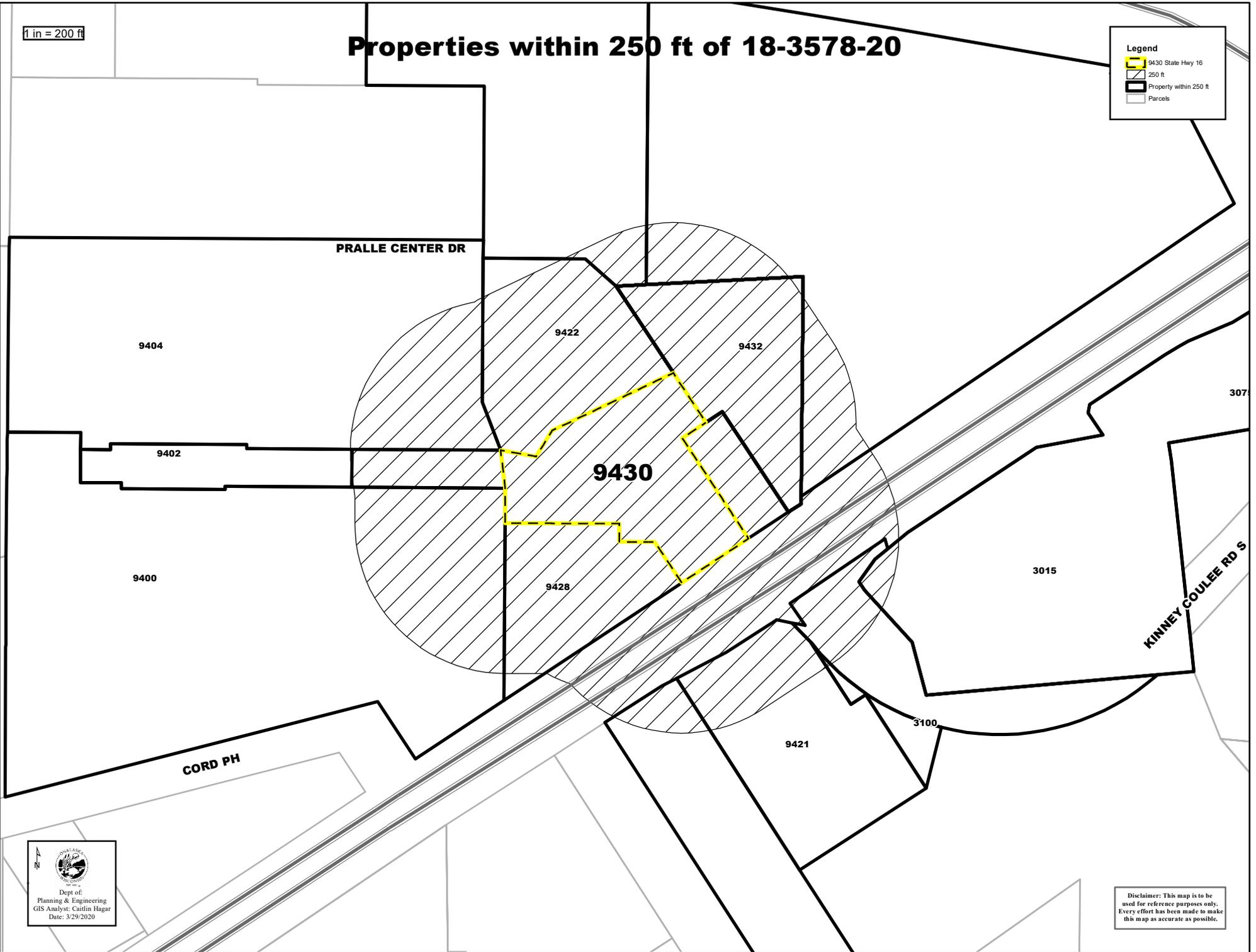
Dated this 8th day of May, 2020.

Katie Aspenson, AICP
Planning Manager

1 in = 200 ft

Properties within 250 ft of 18-3578-20

- Legend**
- 9430 State Hwy 16
 - 250 ft
 - Property within 250 ft
 - Parcels



Dept of:
Planning & Engineering
GIS Analyst: Caitlin Hagar
Date: 3/29/2020

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 – May 26, 2020

- Agenda Item: Public Hearing to Amend the PCID at 9362 State Road 16 (Former Payless Shoes)
- Applicant: Colin Klos, MBA Architects, Inc., N5560 CR Z, Suite 3, Onalaska, WI 54650
- Owner: Massimo Musa Revocable Trust, 4800 N Federal Highway, Suite 201B, Boca Raton, FL 33431
- Parcel Number: 18-3529-0
- Site Location: 9362 State Road 16, Onalaska, WI 54650
- Existing Zoning: Mixed Use Commercial (MU-C) District with Planned Commercial Industrial District (PCID) Overlay

Background:

The applicant is requesting to amend the original Planned Commercial Industrial District (PCID) approved on February 8, 1988 to allow for retail sales and to construct an addition to the principal structure. The applicant is proposing to construct an addition of 1,237 square feet to the existing 4,507 square foot building, totaling 5,744 square feet. Further, they intend to subdivide the structure to allow for two (2) retail locations within the building. There are no proposed changes in occupancy or parking. This development is considered a “Major Amendment” to the PCID as there is a change in use requested from the original PCID (to allow retail in addition to shoes) and an increase in density (building addition) which requires a public hearing. If approved by the Plan Commission and Common Council, the City will record the attached Conditions of Approval at the La Crosse County Register of Deeds to document the final list of approved conditions for all future development opportunities.

Attached is a proposed site plan showing the proposed buildings changes and other site amenities. Further, please see the attached cover letter that describes the overall development.

Action Requested: As a public hearing will be held, testimony from the public should be listened to and considered before deciding on the requested PCID amendment application.

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

May 26, 2020

Agenda Item 7:

Public Hearing and Consideration of the Planned Commercial Industrial Development (PCID) Amendment application filed by Colin Klos, MBA Architects, Inc, N5560 CR ZM, Suite 3, Onalaska, WI 54650, on behalf of Mike Bishop, Massimo First Amendment and Restatement Musa Revocable Trust, 4800 North Federal Highway, Suite 201B, Boca Raton, FL 33431 on the parcel located at 9362 State Road 16, Onalaska, WI 54650 Tax Parcel #18-3529-0.

1. PCID Amendment Fee of \$700.00 (PAID).
2. Abide by all conditions of original Planned Commercial Industrial Development Conditions approved by Common Council on February 8, 1988:
 - a. *Grant a temporary entrance/exit until such time as Shopko is built; at that time, to become entrance only.*
 - b. *Developer required to install the proper entrance/exit signs.*
 - c. *Lot to be contoured to drain into proposed catch basin.*
 - d. *Developer to install trees and shrubs, as per plan.*
 - e. *Developer to furnish City with a copy of cross easement obtained from Shopko.*
 - f. *Waive stormwater fee, in lieu of developer installing it, as per plan.*
 - g. *External lighting to be of shielded type and directed towards the building.*
 - h. *If anything other than a shoe store goes on this location, they must re-submit the PCID.*
 - i. *Any omission of conditions not listed shall not release the developer from any requirements of the Subdivision Code.*
3. As noted in Condition #2 this development is based upon a previously approved development by the Common Council with specific Conditions of Approval. Below are Conditions of Approval that are still relevant to the proposed development today and the developer shall be required to continue to complete the following conditions. Conditions not listed below are either completed, not applicable to this development, or are duplicative of other Conditions of Approval:
 - a. Developer required to install the proper entrance/exit signs.
 - b. External lighting to be of shielded type and directed towards the building.
4. Delete Condition of Approval #2h from PCID as shown above and instead allow the parcel's uses to be governed by Principal Uses dictated by the underlying zoning district as listed in the Unified Development Code.
5. 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.).
6. 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.

7. 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.
8. 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.



MBA Project Management, LLC
N 5560 CR ZM, Suite 3
Onalaska, WI 54650
T 608-785-2760

April 15, 2020

Katie Aspenson
Planning, Zoning Inspector
City of Onalaska
415 Main St.
Onalaska, WI 54650

RE: 9362 Hwy 16, Onalaska, WI 54650

Request Letter for a Site Plan Review

We are requesting a Site Plan Review for the above-mentioned project. The project includes minor site improvements for an addition of 1,237 SF to a 4,507 SF retail building totaling 5,744 SF retail building, which is CMU building and not sprinkled on the site of the previous Payless Shoes. This project is for Landlord improvements and demising wall for 2 retail spaces. There is no change in occupancy or parking requirements.

Sincerely,
MBA Project Management, LLC

A handwritten signature in black ink, appearing to read 'Colin H. Klos', is written over the typed name below.

Colin H. Klos, RA



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

Planned Commercial Industrial District (PCID) Amendment Application

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

- ➔ **Overview/Cover Letter Describing the Following:**
 - ▶ Detailed Description of Proposed Amendment (address review criteria as noted below as applicable)
 - ▶ Plan Set including: Grading/Draingage, Utilities, Site Layout, Landscaping, etc.
- ➔ **Application Fees:** (Payable to the City of Onalaska).
 - ▶ \$700.00 Permit Application (Major Amendment)
 - ▶ \$150.00 Permit Application (Minor Amendment)

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

An amendment to an approved Planned Commercial Industrial District (PCID) may be proposed at any time. Amendments shall be initiated by submitting a completed application by owners of the parcels in question. Major Amendments to PCIDs require Public Hearings and neighbor notification at the Plan Commission meeting. Minor Amendments to PCIDs are reviewed by applicable City Staff.

Amendment Review Criteria:

- ➔ **Answers to the following questions will determine a Major vs. Minor Amendment:**
 - ▶ Are the uses proposed pre-existing, allowed in original approved or permitted in underlying zoning district?
 - ▶ Does the development result in a significant increase in density?
 - ▶ Does the development reduce setbacks or other applicable standards?
- ➔ *If the development required a "YES" to any of the above, it is considered a "Major Amendment."*

Property Address:	9362 KIT HWY 16
Parcel Number:	18-3529-0
Zoning District:	

Applicant:	COLIN H KLOS, RA
Mailing Address:	N 5560 CREM, SUITE 3
City, State, Zip:	ONALASKA, WI 54650
Phone Number:	608-785-2760
Email:	MBAPM.COLIN@GMAIL.COM <input checked="" type="checkbox"/> Primary Contact

Business:	
Owner/Contact:	Same as Owner
Mailing Address:	
City, State, Zip:	
Phone Number:	
Email:	<input type="checkbox"/> Primary Contact

Property Owner:	Massimo Musa Revocable Trust
Contact:	Mike Bishop
Mailing Address:	4800 N Federal Hwy Suite 201B
City, State, Zip:	Boca Raton, Florida 33431
Phone Number:	561-312-1024
Email:	mbishop@indexrealestate.com <input checked="" type="checkbox"/> 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:	4/21/2020
Signature of Property Owner:		Date:	4/21/2020

18-3529-0 9362 W HWY 16 700.00
 Paid By: MASSIMO MUSA
 OK 400.00 REF:LS 1100
 Paid By: MASSIMO MUSA
 OK 500.00 REF:LS 1101
 APPLIED 950.00
 TENDERED 950.00
 CHANGED 0.00

CITY OF ONALASKA
 REC#: R00173483 4/29/2020 2:18 PM
 TRAN: 450 PLANNING & ZONING
 OPER: C1 TERM: 1
 TRKY: CRSH 01

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

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

**TUESDAY, MAY 26, 2020
APPROX. 7:30 P.M.
(or immediately following public hearing at 7:20 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 hearings.

In particular at this time, the Plan Commission will consider a Planned Commercial Industrial District (PCID) Amendment application filed by Colin Klos, MBA Architects, Inc, N5560 CR ZM, Suite 3, Onalaska, WI 54650, on behalf of Mike Bishop, Massimo First Amendment and Restatement Musa Revocable Trust, 4800 North Federal Highway, Suite 201B, Boca Raton, FL 33431 on the parcel located at 9362 State Road 16, Onalaska, WI 54650.

Property is more particularly described as:

Computer Number: **18-3529-0**

Section 15, Township 16, Range 07

CERTIFIED SURVEY MAP NO. 113 VOL 3 LOT 1 DOC NO. 976053 SUBJ TO & T/W ESMT IN
V833 P289

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 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 8th day of May, 2020.

Katie Aspenson, AICP
Planning Manager

1 in = 100 ft

718

715

Properties within 250 ft of 18-3529-0

728

Legend

- Parcel 18-3529-0
- Parcels within 250ft
- 250ft
- Parcels

DUTTON ST

717

730

BRAUND ST

719

732

9364

722

721

734

9362

724

9360

ACCESS RD

352

Dept of:
Planning & Engineering
GIS Analyst: Caitlin Hagar
Date: 4/22/2020

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 – May 26, 2020

Agenda Item:

8

- Agenda Item: Public Hearing & Consideration of a Planned Unit Development (PUD) request – General Development Plan.
- Applicant: Adam Kischner, 200 Mason Street #6, Onalaska, WI 54650
- Owners: Bargeld, LLC, 200 Mason Street – Unit 6, EJ Technology Holdings, LLC, and N7153 Sunrise Lane, Holmen, WI 54636.
- Parcel Numbers: 18-6184-1, 18-6184-2, 18-6184-3, 18-6184-4, 18-6186-0, 18-6187-0, 18-6188-0, 18-6189-0, 18-6190-0, 18-6191-0, 18-6192-0, 18-6193-0, 18-6194-0, 18-6195-0, 18-6196-0, 18-6197-0, 18-6198-0, 18-6199-0, 18-6200-0, 18-6201-0.
- Site Location: 200 Mason Street - Unit 1, 200 Mason Street - Unit 2, 200 Mason Street - Unit 3, 200 Mason Street - Unit 4, 200 Mason Street - Unit 5, 200 Mason Street - Unit 6, 200 Mason Street - Unit 7, 200 Mason Street - Unit 8, 200 Mason Street - Unit 9, 200 Mason Street - Unit 10, 200 Mason Street - Unit 11, 200 Mason Street - Unit 12, 200 Mason Street - Unit 13, 200 Mason Street - Unit 14, 200 Mason Street - Unit 15, 200 Mason Street - Unit 16, 200 Mason Street - Unit 17, 200 Mason Street - Unit 18, 200 Mason Street - Unit 19, 200 Mason Street - Unit 20, Onalaska, WI 54650.
- Existing Zoning: Community Business (B-2) District

Background:

The applicant is requesting to create a Planned Unit Development (PUD) in response to the changes in the City of Onalaska's Unified Development Code. Attached is a cover letter from Eagle Business Condo Association (EBCA) that describes the overall development and requested deviations from the Unified Development Code / Zoning Ordinance as summarized below:

- **Setbacks:**
 - If a natural disaster of fire damages or destroys any physical building or current structure within the EBCA, property owners and/or the association reserve the right to rebuild using the exact same locations, sizes, and building materials, including landscaping.
- **Parking:**
 - The development currently has seventy (70) general parking spaces and five (5) handicap parking spaces. EBCA is requesting to retain the 75 parking spaces and reserve the right to change the current configuration based on property owner/tenant needs.

- **Signage:**
 - The property currently has two (2) monument signs. The first sign measures eight (8) feet wide by sixteen (16) feet tall and a second sign that measures six (6) feet by six (6) feet. In the event that one or both signs need to be replaced, refinished, or modified, the EBCA reserves the right to do so in the same location, with the same dimensions and design standards including illumination. The applicant is also requesting that each of the twenty (20) units be authorized two (2) exterior signs totaling up to 100 square feet and the signs may be one-dimensional, two-dimensional, illuminated, or not illuminated. All signage is to be constructed within the bylaws set forth by the association and its members. Units with glass exterior doors and windows are to also be authorized to display their business name, contact information, and special instructions (delivery, camera, parking, etc.) without restriction.
- **Permitted Uses:**
 - Storage facility, personal;
 - Manufacturing, light;
 - Printing and publishing, large scale;
 - Storage and sale of machinery and equipment; and
 - Warehouse and distribution facility.
- **Special/Additional Requests:**
 - The EBCA is requesting to construct a limited visibility fence up to eight (8) feet in height along the south and east property lines to improve the aesthetics along the municipality border / water run off ditch. Finally, EBCA reserves the right to change or improve landscaping features such as shrubs, rock beds, bushes, and decorative stone in accordance with association policies and

Action Requested: As a public hearing will be held, testimony from the public should be listened to and considered before deciding on the requested PUD – General Development Plan application.

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

May 26, 2020

Agenda Item 8:

Public Hearing and Consideration of of a General Development Plan to create the Eagle Business Condo Association Planned Unit Development (PUD) application filed by Adam Kirchner, Eagle Business Condo Association, 200 Mason Street #6, Onalaska, WI 54650 on behalf of behalf of the Eagle Business Condo Association, 200 Mason Street, Onalaska, WI 54650 for the parcel at 200 Mason Street - Unit 1, 200 Mason Street - Unit 2, 200 Mason Street - Unit 3, 200 Mason Street - Unit 4, 200 Mason Street - Unit 5, 200 Mason Street - Unit 6, 200 Mason Street - Unit 7, 200 Mason Street - Unit 8, 200 Mason Street - Unit 9, 200 Mason Street - Unit 10, 200 Mason Street - Unit 11, 200 Mason Street - Unit 12, 200 Mason Street - Unit 13, 200 Mason Street - Unit 14, 200 Mason Street - Unit 15, 200 Mason Street - Unit 16, 200 Mason Street - Unit 17, 200 Mason Street - Unit 18, 200 Mason Street - Unit 19, 200 Mason Street - Unit 20, Onalaska, WI 54650.

1. Planned Unit Development: General Development Plan Application Fee of \$700.00 (PAID).
2. Owner/developer to abide by the Site Plan Permit #070628
 - a. *Site Plan Fee of \$100.00.*
 - b. *Owner shall abide by all conditions of Conditional Use Permit.*
 - 1) *CUP Fee of \$150.00*
 - 2) *Owner shall submit detailed layout, landscape, drainage, and erosions control plan in connection with site plan permit application.*
 - 3) *Owner shall submit list of permitted uses and restrictions to be adopted as part of this CUP. Permitted uses shall include M-1 principal uses plus the following: automotive upholstery, distributors, painting, printing, publishing, manufacturing, fabrication, packaging, and packing and assembly of the following products; plastics, wood, electrical devices, jewelry & instruments.*
 - 4) *Exterior storage and portable toilets shall be prohibited.*
 - 5) *Signage master plan shall be required.*
 - 6) *Owner shall submit enforcement procedures for condominium association.*
 - 7) *Landscaping shall be required along south lot line facing Van Riper Park and Omni Center.*
 - 8) *Owner shall submit typical building elevation and color schemes.*
 - 9) *Exterior storage of inoperable vehicles is prohibited.*
 - 10) *Owner/developer must 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 the issuance of occupancy permit.*
 - 11) *Owner/developer must notify the city prior to any utility connection to public utilities.*
 - 12) *All conditions run with the land and are biding 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.*
 - 13) *Any omissions of any conditions not listed in Plan Commission Minutes shall not release the developer/property owner from abiding by the City's Subdivision Ordinance and Zoning Code requirements.*

- 14) Owner shall submit Notice of Intent for storm water requirement.
- 15) Owner shall submit a utility plan for review by city.
- c. Lots 3 & 4 shall be combined for condo plat.
 - d. Owner shall submit project phasing plan.
 - e. Owner shall submit copy of restrictive covenants.
 - f. Sidewalk required – entire frontage
 - g. Green Fee applied at building permit unless previously paid.
 - h. 1 - 2 ½" caliper canopy tree required per 25' of street frontage.
 - i. NR216 permit required + Nol.
 - j. Owner shall submit a detailed landscaping plan showing landscaping of rain gardens and parking lot periphery.
 - k. All lighting shall be shielded down.
 - l. All signage require permits.
 - m. Portable toilets are not permitted.
 - n. Exterior storage is prohibited.
 - o. 12' minimum required between structures.
 - p. Owner shall submit plan for lawn and landscape maintenance.
 - q. Knox box required – each unit – coordinate with Fire Department.
 - r. Hydrant may be required – coordinate with Fire Department.
 - s. Owner/developer must 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 prior to the issuance of the occupancy permit.
 - t. Owner/developer must notify the city prior to any utility connection to city owned utilities.
 - u. 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 from meeting any other conditions.
 - v. Tracking pad shall be included on erosion plan.
 - w. As-builts required prior to first occupancy.
 - x. Utility plan must be reviewed and approved by City Engineer.
 - y. Coordinate Fire Department access with Fire Chief.
3. In the event rebuilding is necessary, the applicant will be required to obtain a 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.). Development allowed to mirror existing site conditions as outlined in the Eagle Business Condo Association (EBCA) Planned Unit Development.
 4. Final Implementation Plan to be submitted for review and approval by the Plan Commission and Common Council to complete the creation of a Planned Unit Development.
 5. Owner/developer shall record with the La Crosse County Register of Deeds Planned Unit Development Final Implementation Plan Conditions of Approval tied to the development. These conditions shall not lapse or be waived as a result of any subsequent change in ownership of tenancy.
 6. 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.
 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 minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

City of Onalaska
Planning and Zoning
415 Main Street
Onalaska, WI 54650

Eagle Business Condo Association
200 Mason St #6
Onalaska, WI 54650

April 24, 2020

Proposed zoning change / Planned unit development

In response to the City of Onalaska proposed zoning change from M-1 to B-2, the Eagle Business Condo Association (EBCA) at 200 Mason Street in consultation with Onalaska Planning / Zoning Department request the following.

Setbacks – in the event that a natural disaster or fire damages or destroys any physical building or current structure within the EBCA, property owners and/or the association reserve the right to rebuild using exact same locations, sizes, and building materials to include landscaping.

Parking – currently the EBCA has 70 general and 5 special use parking spaces. Regardless of any current or future zoning changes, the EBCA will retain up to 75 parking spaces and reserves the right to change the current configuration based on property owner / tenant needs.

Signage – the EBCA currently has two monument signs, one measuring 8' wide x 16' tall and one measuring 6x6'. In the event that one or both signs need to be replaced / refinished / or modified, the EBCA reserves the right to do so in the same position using equal dimensions and design standards including illumination. Additionally, there are 20 units within the property. Each of the 20 units will be authorized two exterior signs totaling up to 100 sq. ft. and may be three-dimensional, one-dimensional, illuminated, or not illuminated. All signage is to be constructed within the bylaws set forth the association and its members. Units with glass exterior doors and windows are also authorized to display their business name, contact information, and special instructions (delivery / cameras / parking / etc.) without restriction.

Primary uses – the EBCA will adopt the primary uses outlined in the City of Onalaska Title 13 Unified Development Code dated 24 January 2020 for business B-2. Additionally, EBCA will retain the following uses from the retail and light industrial categories.

- Storage facility, personal
- Manufacturing, light
- Printing and publishing, large scale
- Storage and sale of machinery and equipment
- Warehouse and distribution facility

Special – the EBCA requests to construct up to an 8' tall limited visibility fence along the south and east property lines to improve the aesthetics along the municipality border / water runoff ditch. Finally, EBCA reserves the right to change or improve landscaping features such as shrubs, rock beds, bushes, and decorative stone in accordance with association policies and previously stated M-1 zoning conditions.

Adam Kirschner

Adam Kirschner
President, Eagle Business Condo Association



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

PUD GENERAL DEVELOPMENT PLAN APPLICATION

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

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

- ▶ A statement describing character and goals of the PUD and a general schedule for implementation.
- ▶ Plan Set including: Proposed site plan, density, uses, lot area, setbacks, building heights, common open space, landscaping, architecture, parking, streets/circulation, signage, utilities, & drainage.

➔ **\$700 Permit Application Fee (Payable to the City of Onalaska).**

If incomplete, no further processing of the application will occur until the application is complete.

A Planned Unit Development (PUD) may be used as a custom zoning district for any land use or combination of land uses. The minimum size of a PUD is five (5) acres. A PUD is reviewed through a two-part process: 1) General Development Plan (GDP) and a 2) Final Implementation Plan. A GDP requires a public hearing at a Plan Commission meeting where the developer provides a plan set for the PUD including all items noted above (Sections 13-3-5 & 13-3-7 of the Unified Development Code). If the GDP is approved, the next step is completing a Final Implementation Plan reviewed by the Plan Commission and Common Council for final approval.

Brief Description of Request for a PUD:

See memo attached

Property Address(es):

Parcel Number(s):

18-	18-
18-	18-
18-	18-
18-	18-

Zoning District:

Applicant/Property Owner:

Project Contact: Adam Kirschner
Mailing Address: 200 Mason St #6
City, State, Zip: Onalaska WI 54650
Phone Number: 612 300.5905
Email: energylineintl@outlook.com

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: *[Signature]*

Date: 24 April 2020

Signature of Property Owner: see below

Date: 24 April 2020

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

200 MASON ST #6
 ALL UNITS ADAM KIRSCHNER
 PAID BY 200 MASON ST - ALL UNITS ADAM KI
 CK 700.00 REF: 651296
 APPLIED
 700.00
 700.00
 0.00
 CHANGE
 2020

Jim Finch JEM properties
Chris Miller M6 properties
Thoy R. [Signature] RELIANCE BUSINESS FORMS

Carl [Signature] EST Techno [Signature]
Adam [Signature] Bergold LLC

CITY OF ONALASKA
 REC#: R00173482 4/29/2020 2:12 PM
 TRAN: 450 PLANNING & ZONING
 OPER: C1 TERM: 1
 TKBY : CASH 01

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

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

**TUESDAY, MAY 26, 2020
APPROX. 7:40 P.M.
(or immediately following public hearing at 7:30 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 hearings.

In particular at this time, the Plan Commission will consider will consider an application for a Planned Unit Development (PUD) General Development Plan filed by Adam Kirchner, President of Eagle Business Condo Association, 200 Mason Street Suite #6, on behalf of the Eagle Business Condo Association, 200 Mason Street, Onalaska, WI 54650 for the parcel at 200 Mason Street - Unit 1, 200 Mason Street - Unit 2, 200 Mason Street - Unit 3, 200 Mason Street - Unit 4, 200 Mason Street - Unit 5, 200 Mason Street - Unit 6, 200 Mason Street - Unit 7, 200 Mason Street - Unit 8, 200 Mason Street - Unit 9, 200 Mason Street - Unit 10, 200 Mason Street - Unit 11, 200 Mason Street - Unit 12, 200 Mason Street - Unit 13, 200 Mason Street - Unit 14, 200 Mason Street - Unit 15, 200 Mason Street - Unit 16, 200 Mason Street - Unit 17, 200 Mason Street - Unit 18, 200 Mason Street - Unit 19, 200 Mason Street - Unit 20, Onalaska, WI 54650.

As the Property is part of a Condominium Association, the following includes the associated Tax Parcel Numbers and Legal Descriptions more particularly described as:

Tax Parcels: 18-6184-1 thru 18-6184-4, and 18-6186 thru 18-6201-0.
Section 32, Township 17, Range 07

FIRST ADDENDUM TO EAGLE BUSINESS CONDOMINIUMS ONALASKA UNIT 1-20

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 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 8th day of May, 2020.

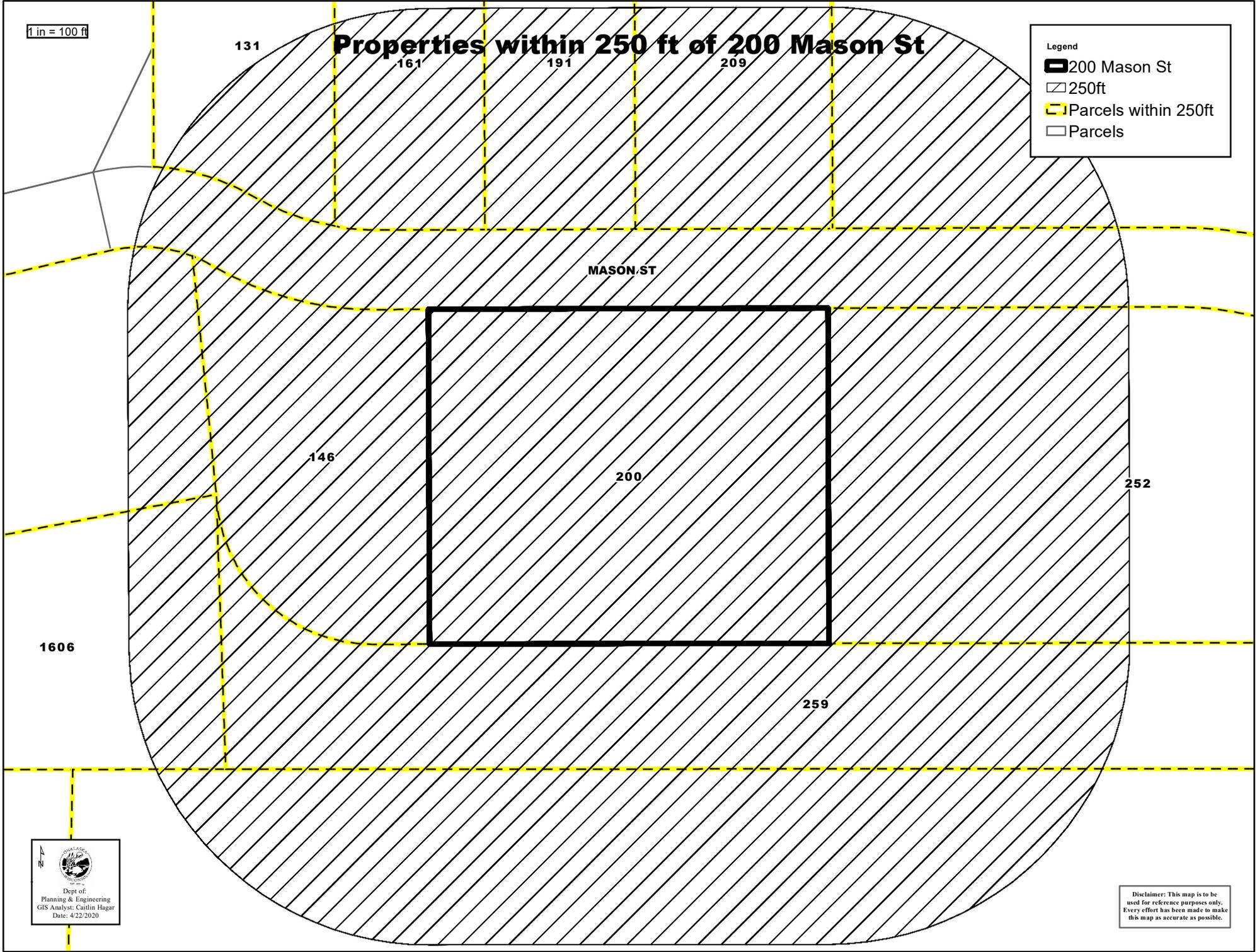
Katie Aspenson, AICP
Planning Manager

1 in = 100 ft

Properties within 250 ft of 200 Mason St

Legend

-  200 Mason St
-  250ft
-  Parcels within 250ft
-  Parcels



Dept of:
Planning & Engineering
GIS Analyst: Caitlin Hagar
Date: 4/22/2020

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 – May 26, 2020

- Agenda Item: Public Hearing and consideration of a Planned Unit Development (PUD) Amendment
- 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
- Zoning: Low Density Residential (R-1) with a PUD Overlay
- Conformance with Comprehensive Plan: The Comprehensive Plan identifies this area as being in the “Environmentally-Sensitive Residential District” and “Environmental Corridor” Land Use areas.

Background:

The Common Council (and Plan Commission) previously approved a Preliminary and Final Plat and a Planned Unit Development (PUD) for an eighteen (18) lot single-family residential development located in the bluff systems of eastern Onalaska near Nathan Hill. The City of Onalaska has not yet signed nor caused the Final Plat to be recorded as the infrastructure for this subdivision has not yet been fully installed.

This Planned Unit Development (PUD) amendment request is to facilitate a change in the density of Crestwood Estates Subdivision. Included in this staff report is the approved plat showing the current parcel configuration. Also attached is the proposed PUD amendment which shows a new total of 15 parcels. The applicant is proposing to merge the original Lots 9, 10, 11 and 12 into one (1) lot as shown on the new map as Lot 9 to contain four (4) twindos.

It is the intention that the new “Lot 9” will have three (3) driveways, with Twindos B & C being served by individual driveways and Twindos A & D to share a single driveway. The applicant may request to complete a separate condominium plat for Lot 9 as the lot is intended to be under shared ownership. City Staff are in communication with the Department of Administration Platting Department to determine if the entire Crestwood Estates would need to be replatted or Lot 9 in particular. Regardless, a replat includes both the Preliminary and Final Plat process which the applicant will be able to apply for simultaneously.

Action Requested: As a public hearing will be held, testimony from the public should be listened to and considered before deciding on the requested PUD amendment application.

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

May 26, 2020

Agenda Item 9:

Public Hearing and Consideration of the Crestwood Estates Planned Unit Development (PUD) Amendment application filed by Jacob Burch, Logistics Development Group, LLC, 2102 State Hwy 16, La Crosse, WI 54601 located at "State Road 16" at the end of Crestwood Lane, Onalaska, WI 54650 Tax Parcel #18-4483-1.

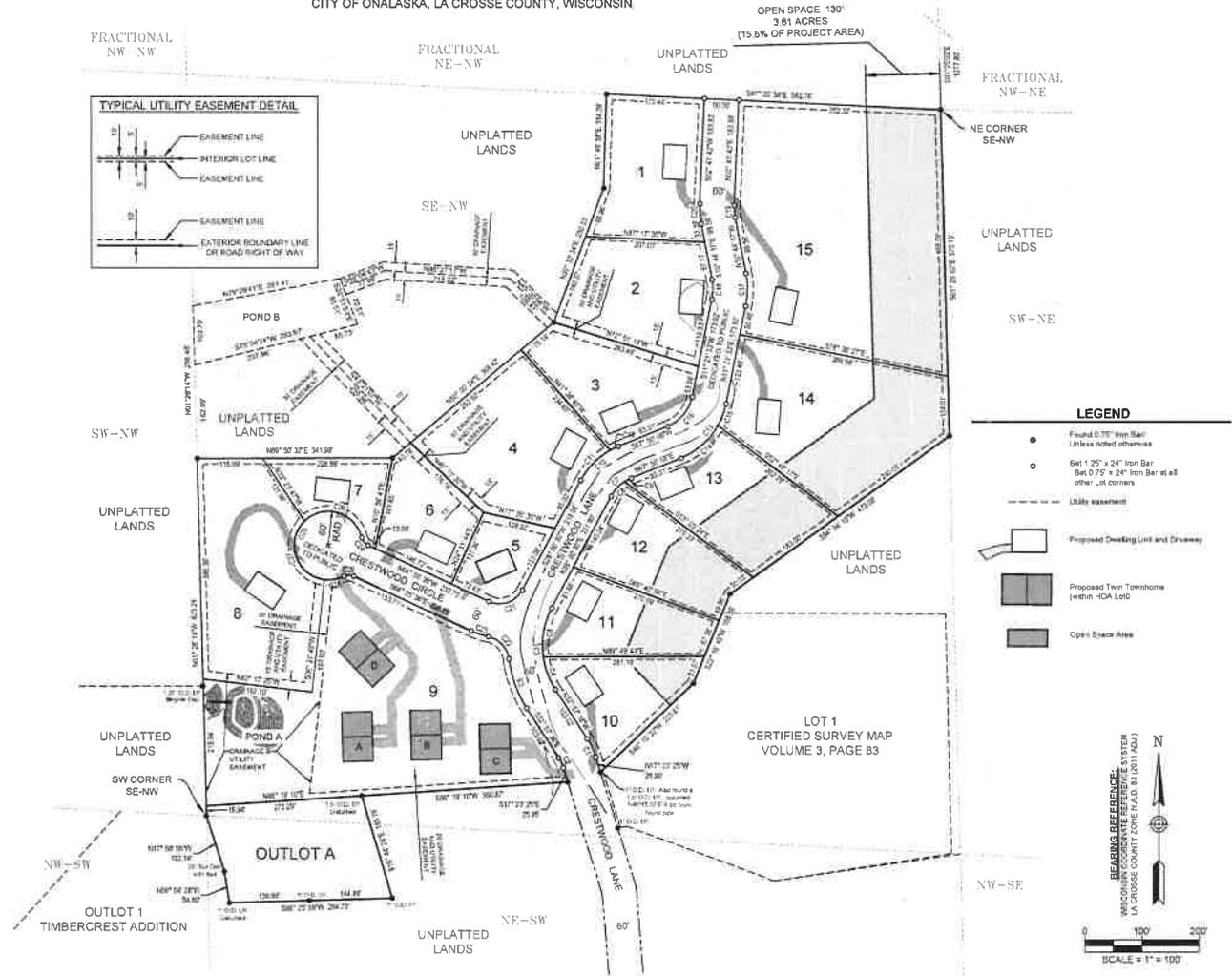
1. Planned Unit Development Fee for \$700.00 dollars (PAID).
2. Adhere to all Crestwood Estates Planned Unit Development Conditions of Approval as approved by the Common Council on February 12, 2019:
 - a) *Park Fee of \$922.21 (per unit) due prior to issuance of building permit for each buildable lot. 18 total lots * \$922.21/unit = \$16,599.788 dollars.*
 - b) *Topography Map fee of \$10.00 (per acre) \$10/acre x 23.16 acres = \$231.60 dollars to be paid prior to obtaining a Building Permit.*
 - c) *Development is contingent upon City installation of water booster station along Crestwood Lane. Installation of water booster station is contingent upon City funding the project through the City of Onalaska Capital Improvements Budget, receiving necessary permits and approvals, and obtaining lands for the water booster station.*
 - d) *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 13-18 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.*
 - e) *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.*
 - f) *Phasing of construction of infrastructure in development to be coordinated with City infrastructure installation along Crestwood Lane.*
 - g) *Final Implementation Plan to be submitted for review and approval prior to any development activities.*
 - h) *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. These conditions shall not lapse or be waived as a result of any subsequent change in ownership of tenancy.*
 - i) *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.*
- j) Master Grading and Stormwater plan to be reviewed & approved by the City Engineer.*
 - k) Thirty (30) percent slopes to be identified on a plan and also indicate a ten (10) foot buffer surrounding the identified slopes. Building pads/residences/structures may not infringe upon this area.*
 - l) 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.*
 - m) 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.*
 - n) 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.*
 - o) Land Preservation Plan (landscaping/open space/tree preservation) to be reviewed and approved by the Planning Department.*
 - p) Note tree removal / clearing / grubbing limitations on Grading Plan.*
 - q) City-furnished Inspector required during utility installations and developer to pay costs.*
 - r) As-builts of all utility work required to be submitted to the Engineering Department within sixty (60) days of occupancy of first residential dwelling.*
 - s) Owner/developer to obtain letters from utility service providers noting that there is adequate power, natural gas, and telephone/internet services available to serve this project and provided to the Engineering Department.*
 - t) All lot pins to be installed at 150' (maximum interval).*
 - u) Recommend 13R sprinkler systems for residences due to anticipated topography, setbacks of homes of streets and non-direct driveways.*
 - v) 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.*
 - w) 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.*
 - x) 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.*
3. Park Fee of \$922.21 (per unit) due prior to issuance of building permit for each buildable unit. 22 total unit * \$922.21/unit = \$20,288.62 dollars. 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.
4. 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.
5. Applicant to create an Outlot for "Pond A" to be dedicated to the City of Onalaska and provide an accessible access easement to the City for maintenance purposes.

6. Topography Map fee of \$10.00 (per acre) $\$10/\text{acre} \times 23.16 \text{ acres} = \231.60 dollars to be paid prior to the City of Onalaska signing the Final Plat.
7. Applicant to note on Planned Unit Development and subsequent replatting documents, shared driveway easements where applicable.
8. Applicant to re-apply for a new Preliminary Plat and Final Plat for Crestwood Estates Subdivision to the City of Onalaska and Wisconsin Department of Administration.
9. 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.
10. 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.
11. 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.

DRAFT PRELIMINARY PLAT CONCEPT LAYOUT CRESTWOOD ESTATES, P.U.D.

LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 1, TOWNSHIP 18 NORTH, RANGE 7 WEST,
CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN



OPEN SPACE 130'
3.81 ACRES
(15.5% OF PROJECT AREA)

LOT 1
CERTIFIED SURVEY MAP
VOLUME 3, PAGE 83



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

PUD / PCID AMENDMENT APPLICATION

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

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

- ▶ Detailed Description of Proposed Amendment
- ▶ Plan Set including: Grading/Draingage, Utilities, Site Layout, Landscaping, etc.

➔ **\$700 Permit Application Fee** (Payable to the City of Onalaska) if a Public Hearing is requested or required*.

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

An amendment to an approved Planned Unit Development (PUD) or Planned Commercial Industrial District (PCID) may be proposed at any time. Amendments shall be initiated by submitting a completed application by owners of the parcels in question. Depending on the degree of the amendment, a public hearing may be required by the Plan Commission.

*Any changes to the PUD/PCID requires Plan Commission and if determined a substantial change, the Plan Commission and Common Council will review the amendment with a public hearing.

Brief Description of Request to Amend a PUD or PCID.

Updating plat to allow 4 lots within Crestwood Estates to have the ability to develop 4 sets of Townhomes/Condos.

Property Address: *Crestwood Ln. Onalaska, WI*

Parcel Number:
18-44831

Zoning District:
City of Onalaska

Business:

Owner/Contact:

Mailing Address:

City, State, Zip:

Phone Number:

Email: Primary Contact

Applicant: *Jacob Burch - LDB, LLC*

Mailing Address: *2102 State Rd 16*

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

Phone Number: *608 317 3245*

Email: *logisticsdevelopment@ygh.com* Primary Contact

Property Owner: *Logistics Development Group*

Contact: *Jacob Burch*

Mailing Address: *2102 State Rd 16*

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

Phone Number: *608 317 3245*

Email: *logisticsdevelopment@ygh.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: *[Signature]*

Signature of Property Owner: *[Signature]*

Date: *4/12/2020*

Date: *4/12/2020*

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

CITY OF ONALASKA
 REC# : R0017552 5/1/2020 9:19 AM
 TRAN: 450 PLANNING & ZONING
 OPER: 05 TERM: 3
 TRF# : CASH 05
 18-44831-00 CRESTWOOD LN/CRDOB BURCH 7
 Paid by: JACOB BURCH
 OK 700.00 REF: SC-2898
 APPLIED 700.00
 TENDERED 700.00
 CASH 0.00

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

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

**TUESDAY, MAY 26, 2020
APPROX. 7:50 P.M.
(or immediately following public hearing at 7:40 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 hearings.

In particular at this time, the Plan Commission will consider will consider a Crestwood Estates Planned Unit Development (PUD) Amendment application filed by Jacob Burch of Logistics Development Group, LLC, 205 4th Street, La Crosse, WI 54601 on the parcel located at "State Road 16" at the end of Crestwood Lane, Onalaska, WI 54650.

Property is more particularly described as:

Tax Parcel: **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 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 8th day of May, 2020.

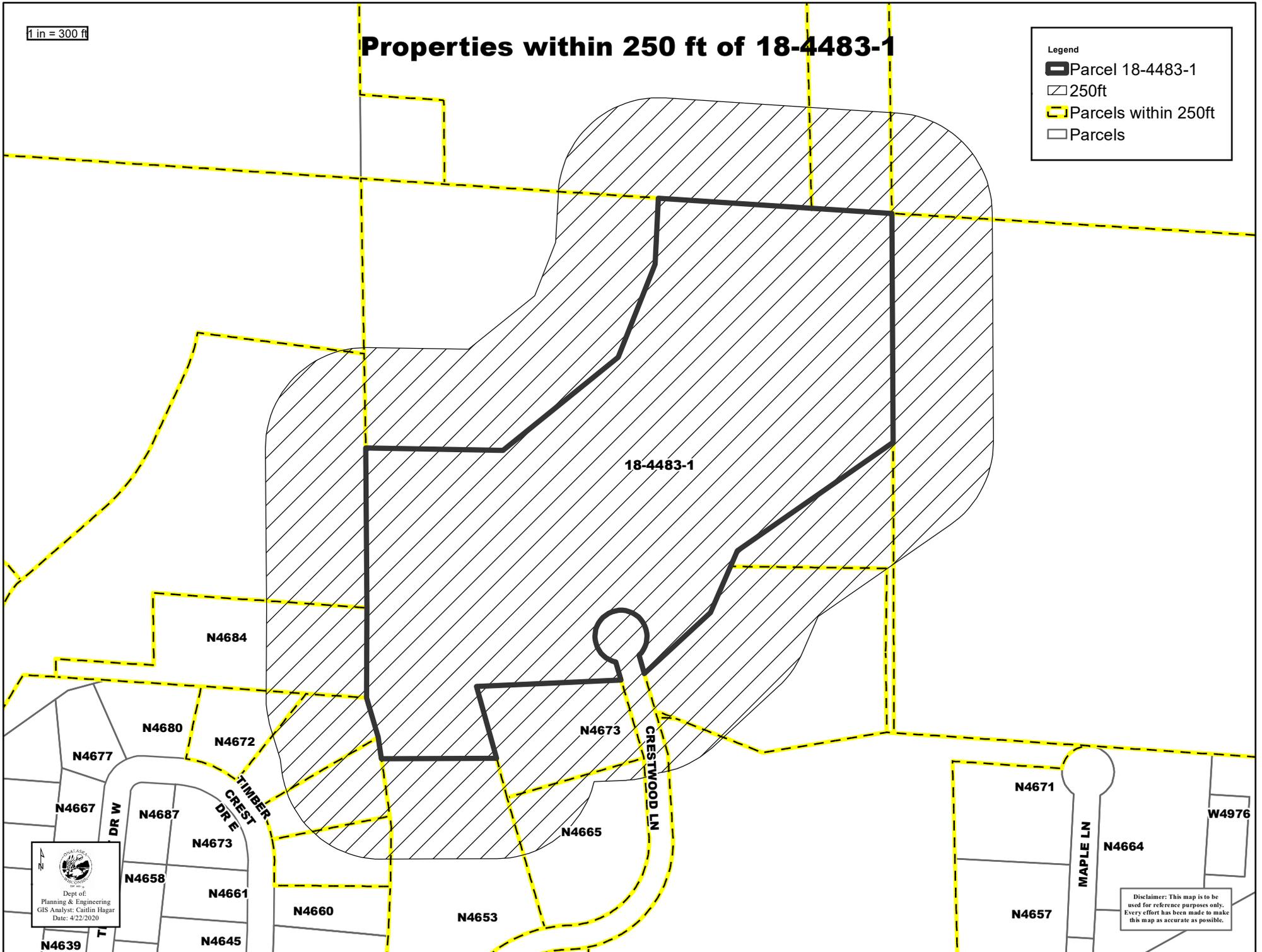
Katie Aspenson, AICP
Planning Manager

1 in = 300 ft

Properties within 250 ft of 18-4483-1

Legend

- Parcel 18-4483-1
- 250ft
- Parcels within 250ft
- Parcels



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