



# City of Onalaska Meeting Notice

**COMMITTEE/BOARD:** Plan Commission  
**DATE OF MEETING:** September 22, 2020 (Tuesday)  
**TIME OF MEETING:** 7:00 P.M.

**This meeting is being conducted via remote conferencing software due to a State of Emergency. Members of the public may call to listen in and provide public input at:**

**Meeting Link:** <https://zoom.us/j/94241126970?pwd=RVE5SnRhdDRnWHVhVmE4bE40YTZTZz09>

- **Phone Number: 1-312-626-6799**
- **Meeting ID: 942 4112 6970**
- **Password: 8675309**

## PURPOSE OF MEETING

1. Call to Order and Roll Call
2. Approval of minutes from previous meeting
3. Public input: (limited to 3 minutes / individual)

### **Consideration And Possible Action On The Following Items:**

4. **Public Hearing: Approximately 7:00 PM (or immediately following Public Input)** to consider the Abbey Court Apartments Planned Unit Development Amendment application filed by Abbey Court Apartments LLC, 9447 Jancing Avenue, Sparta, WI 54656, for the purpose of subdividing the development into three (3) parcels and adding .11 acres of land owned by the City of Onalaska to the development located at 2097 Abbey Road, 2091 Abbey Road, 2101 Abbey Road, 2107 Abbey Road, 2111 Abbey Road, 2117 Abbey Road (Apts. 101-410), 2121 Abbey Road (Apts. 101-308), & 2169 Abbey Road, Onalaska, WI 54650 (Tax Parcels # 18-4511-300 & 18-6368-0).

PLEASE TAKE FURTHER NOTICE that members of the Common Council of the City of Onalaska who do not serve on the Commission may attend this meeting to gather information about a subject over which they have decision making responsibility.

Therefore, further notice is hereby given that the above meeting may constitute a meeting of the Common Council and is hereby noticed as such, even though it is not contemplated that the Common Council will take any formal action at this meeting.

#### **NOTICES MAILED TO:**

\*Mayor Kim Smith – Chair

\*Ald. Tom Smith

Ald. Jim Olson

Ald. Dan Stevens

Ald. Diane Wulf

Ald. Steven Nott

Vacant

\* Jarrod Holter, City Engineer \*\*Kevin Schubert

City Attorney City Administrator

La Crosse Tribune Dept. Heads.

Coulee Courier

WKTY WLXR WKBT WXOW WLAX

\*Committee Members

\*Jan Brock

\*Knute Temte

\*Amber Pfaff

\*Craig Breitsprecher

Matt Buswell, Abbey Court Apartments, LLC

Nick Roush, Roush Rentals, LLC

Steven McConaghy, C.C. of La Crosse, Inc.

Kevin Fry, Elmwood Partners

Onalaska Omni Center

Onalaska Public Library

\*\* Alternate Member – for City Engineer

Date Notices Mailed and Posted: 9-17-2020

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

5. **Public Hearing: Approximately 7:10 PM (or immediately following Public Hearing at 7:00 PM)** to consider the Century Place Planned Unit Development (PUD) Amendment application filed by Nick Roush of Roush Rentals, LLC, 707 La Crosse Street, La Crosse, WI 54601 on behalf of CC of La Crosse, PO Box 1625, La Crosse, WI 54602, 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).
6. **Public Hearing: Approximately 7:20 PM (or immediately following Public Hearing at 7:10 PM)** to consider a General Development Plan to create a Planned Unit Development (PUD) application filed by Elmwood Partners Limited Partnership, 1859 Sand Lake Road, Onalaska, WI 54650, to allow for Special Building Envelope Setbacks for the properties located at 676 Marcou Road and 546 Marcou Road, Onalaska, WI 54650, (Tax Parcels # 18-4479-3 and 18-4479-4).
7. **Public Hearing: Approximately 7:30 PM (or immediately following Public Hearing at 7:20 PM)** to consider text amendments to the Unified Development Code (UDC) regarding Open Space Requirements for the Medium Density and High Density Residential Districts (R-3 & R-4 Districts) and such developments in the Mixed-Use Neighborhood and Mixed-Use Community Districts (MU-N & MU-C Districts) in Sections 13.02.51.C. and 13.02.54., respectively, and parking stall striping requirements found in Section 13.03.21.B.4 and Table 13.03.21-1 (Off-Street Parking Spaces Required).
8. Review and Consideration of a Certified Survey Map for the Abbey Court Apartments to reconfigure and subdivide two (2) parcels into three (3) new parcels at 2097 Abbey Road, 2091 Abbey Road, 2101 Abbey Road, 2107 Abbey Road, 2111 Abbey Road, 2117 Abbey Road (Apts. 101-410), 2121 Abbey Road (Apts. 101-308), & 2169 Abbey Road, Onalaska, WI 54650 (Tax Parcels # 18-4511-300 & 18-6368-0).
9. Review and Consideration of a Final Implementation Plan to create a Planned Unit Development (PUD) application filed by Elmwood Partners Limited Partnership, 1859 Sand Lake Road, Onalaska, WI 54650, to allow for Special Building Envelope Setbacks for the properties located at 676 Marcou Road and 546 Marcou Road, Onalaska, WI 54650, (Tax Parcels # 18-4479-3 and 18-4479-4).
10. Discussion related to modifications to Conditions of Approval for “Minor Amendments” to Planned Commercial Industrial Districts (PCIDs) and Planned Unit Developments (PUDs) in the City of Onalaska, WI 54650.
11. Adjournment

## Wilk, Stacy

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**From:** Smith, Kim  
**Sent:** Monday, September 21, 2020 9:10 AM  
**To:** Aspenson, Katie  
**Subject:** Fw: Century PI Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

fyi

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**From:** Gail Connor <connor3350@hotmail.com>  
**Sent:** Monday, September 21, 2020 8:48 AM  
**To:** Smith, Kim; Smith, Tom; Wulf, Diane; Nott, Steve; Olson, Jim; Stevens, Dan  
**Subject:** [External] Century PI Project

Dear Honorable Mayor, Common Council, Planning Commission and City Staff,  
We are emailing in hopes you will truly and thoughtfully consider the ramifications of rezoning Century PI.

Besides the enormous traffic it will increase, there's noise, increase crime, increase school enrollment (which will mean more and more referendums). Has the study of how many rentals vs single family homes been done regarding the city? As noted in our previous email, in our little pie, it is 24 homes vs 39 rentals. With the 280 apts, it would make it 319 apts. vs 24 homes. Is there any other place in Onalaska that has 280 apartments in a small area? In fact, is there any place in the county? Will Onalaska become a stack'um-pack'um community?

Do we want Onalaska to become a rental community, where people move in for a few years, then move out to neighboring communities to build their lives? Renting in a community is not the same as home ownership.

We disagree with Nick Roush saying rentals will be the wave of the future. Articles have disputed this point. With the pandemic, businesses have seen the advantages of having their employees working from home. Many will be moving farther from their brick and mortar buildings. Many want to be homebuyers.

It's now up to each of you to decide the fate of Onalaska.

The people living here should matter.

Sincerely,  
Jim & Gail Connor

*Connor*



# CITY OF ONALASKA

## STAFF REPORT

Plan Commission – September 22, 2020

- Agenda Item: Public Hearing and Consideration of an amendment to the Abbey Court Apartments Planned Unit Development (PUD).
- Applicant & Property Owner: Abbey Court Apartments LLC  
9447 Jancing Avenue, Sparta, WI 54656
- Parcel Numbers: 18-4511-300 & 18-6368-0
- Site Location: 2097 Abbey Road, 2091 Abbey Road, 2101 Abbey Road, 2107 Abbey Road, 2111 Abbey Road, 2117 Abbey Road (Apts. 101-410), 2121 Abbey Road (Apts. 101-308), & 2169 Abbey Road, Onalaska, WI 54650
- Existing Zoning: High Density Residential (R-4) District with Planned Unit Development (PUD) Overlay and High Density Residential (R-4) District

Background:

This Planned Unit Development (PUD) amendment request pertains to increasing the boundary of the Abbey Court Apartments PUD and allowing Tax Parcel # 18-4511-300 to subdivide into three (3) parcels. The PUD is proposed to incorporate Tax Parcel # 18-6368-0 (owned by the City of Onalaska – Outlot 1) and merging said parcel with Tax Parcel # 18-4511-300 (Abbey Court Apartments parcel) which would allow vehicular access and frontage along Abbey Road. Subsequently, the applicant is requesting to subdivide the merged parcel into three (3) separate parcels: Lot 1 to contain 1.96 acres, Lot 2 to contain 3.75 acres, and Lot 3 to contain 6.19 acres.

The applicant is requesting to deviate from the Unified Development Code pertaining to Lot Area; otherwise, the applicant is not proposing any changes from the original Abbey Court Apartments PUD.

Planned Unit Development (PUD) Overlay District - Standards for Review:

The following development and design standards to review PUDs, Section 13.02.32.D-E. of the UDC.

D. Permitted Uses:

- No proposed changes from original Planned Unit Development.

E. Dimensional and Design Standards:

1. **Density.** (a-h): *Effect on adjacent properties, Adequacy of public & private services/infrastructure, Overall design, Scale & massing of structures, Building elevations & setbacks, Landscaping, screening, & buffering, Open space provision & design, and Retention of natural, cultural, and historic resources.*
  - No proposed changes from original Planned Unit Development.
2. **Lot Area.**
  - The applicant requests to allow for a reduced frontage requirement from one hundred (100) feet to sixty (60) feet.
- 3.-14. **PUD perimeter, Yard setbacks, Building height, Environmental design, Common open space, Architecture, Parking, Streets, utilities, & drainage, traffic calming-design, Circulation/access, Landscaping, and Signage.**
  - No proposed changes from original Planned Unit Development.

Action Requested:

The applicant is requesting approval of the Planned Unit Development (PUD) Amendment. As a public hearing will be held, testimony from the public should be listened to and considered before deciding on the requested PUD Amendment.

# REQUEST FOR ACTION & CONSIDERATION BY PLAN COMMISSION:

September 22, 2020

## Agenda Item 4:

**Public Hearing and Consideration of the Abbey Court Apartments Planned Unit Development Amendment application filed by Abbey Court Apartments LLC, 9447 Jancing Avenue, Sparta, WI 54656, for the purpose of subdividing the development into three (3) parcels and adding .11 acres of land owned by the City of Onalaska to the development located at 2097 Abbey Road, 2091 Abbey Road, 2101 Abbey Road, 2107 Abbey Road, 2111 Abbey Road, 2117 Abbey Road (Apts. 101-410), 2121 Abbey Road (Apts. 101-308), & 2169 Abbey Road, Onalaska, WI 54650 (Tax Parcels # 18-4511-300 & 18-6368-0).**

1. PUD Application Fee of \$700.00 (PAID).
2. Owner/developer shall abide by all requirements and conditions of the Abbey Road Plat approved by the Common Council on June 11, 2013.
3. Owner/developer shall abide by all requirements and conditions of the Abbey Court Apartments Planned Unit Development approved by the Common Council on October 10, 2017:
  - A. Owner/developer shall abide by all requirements and conditions of the Abbey Road Plat approved by the Common Council on June 11, 2013.
  - B. 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.
  - C. PUD Application Fee of \$700.00 (PAID).
  - D. Park Fee of \$922.21 (per unit) due prior to issuance of building permit for each building and/or lands dedicated and improvements to City as approved by the Park Board and Common Council which may offset Park Fees. 328 total units \* \$922.21/unit = \$302,484.88 dollars.
  - E. Topography Map fee of \$10.00 (per acre) = \$117.70 dollars to be paid prior to obtaining a Building Permit.
  - F. Site Plan Review will be required for individual buildings/parking lots/drives/etc. to be reviewed and approved by City Staff prior to construction activities.
  - G. 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.
  - H. Owner/developer to submit a master signage plan noting location(s) of freestanding monument signs for internal traffic control.
  - I. Owner/developer to abide by the Airport Overlay Height Zoning Ordinance and obtain any necessary permits from the City of Onalaska and/or City of La Crosse as needed.
  - 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.
  - L. Owner/developer to maintain existing stormwater detention area along southern parcel line.
  - M. 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.*
- N. 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.*
  - O. 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, outlet, or easement.*
  - P. Street right-of-way for a future street must be dedicated along north parcel line or owner/developer to work with neighboring property owner to the north for a mutual dedication. Future street must be installed to City standards fifty (50) feet beyond any proposed driveway access. Temporary cul-de-sac to be installed at end of new street. Applicant/owner to provide a deed or Certified Survey Map dedicating thirty (30) feet for future street.*
  - Q. Owner/developer to request and have the vacation/discontinuance of Abbey Court finalized prior to any construction activities. Outcome of this action is that Abbey Court will become a private drive entrance off of Abbey Road.*
  - R. Provide Fire Department access to courtyards on the three (3) eighty-unit apartment buildings.*
  - S. Provide a phasing plan that determined what infrastructure/site improvements (grading, stormwater controls, landscaping, future road, utilities, etc.) are required with each phase for the development. Have scheduling include a map with a "bubble diagram" around each area noting proposed construction year.*
  - T. Update Site Plan to include building setbacks from property lines and other buildings.*
  - U. Note tree removal / clearing / grubbing limitations on Grading Plan.*
  - V. Parcels to be combined into one (1) parcel for the principal and accessory structures and the parking lot to be located on one parcel. Contact La Crosse County Land Information Department to complete this condition. Parcel modification to be completed prior to issuance of a building permit.*
  - W. City-furnished Inspector required during utility installations and developer to pay costs.*
  - X. As-builts of all utility work required to be submitted to the Engineering Department within sixty (60) days of occupancy of each building.*
  - Y. Water services not utilized as part of development shall be abandoned at main.*
  - Z. Owner/developer has obtained 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.*
  - AA. Owner/developer has received written approval from Dairyland Power regarding planned development and locations of buildings in relation to easement on the parcel in question.*
  - BB. Final, colored renderings of all four (4) sides of proposed buildings noting architectural elevations with details and materials to be reviewed and approved by the Planning Department.*
  - CC. Master Open Space Place with provision for maintenance and pedestrian accessibility plan (trails, connections, etc.) to be reviewed and approved by the Engineering & Planning Departments.*
  - DD. Master Landscaping Plan to be reviewed and approved by the Planning Department.*
  - EE. Owner/developer to install sidewalk to City standards along full length of Abbey Road upon occupancy of the first apartment building.*
  - FF. Owner/developer to secure water main easement with adjacent property to south and install a water main loop as outlined in Condition # 19 (s).*
  - GG. All final water, sewer, drainage and grading plans for the entire development are required to be submitted for review and approval prior to any site plan review requests for individual buildings.*
  - HH. 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.*
- II. 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.*

*JJ. 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. La Crosse Wastewater Treatment Plan Sanitary Sewer Connection Fee (per residential equivalent connection/unit (REC)) due at time of plumbing permit issuance. Estimated fee is \$730.00/REC. Owner/developer to pay finalized fee for all remaining apartment buildings and the respective residential equivalent connection counts yet to be constructed as part of the Abbey Road Development Planned Unit Development.
4. Lot 1 of the proposed Certified Survey Map is allowed to have a reduced lot frontage of 60.44 feet.
5. 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 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.
6. 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.
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.

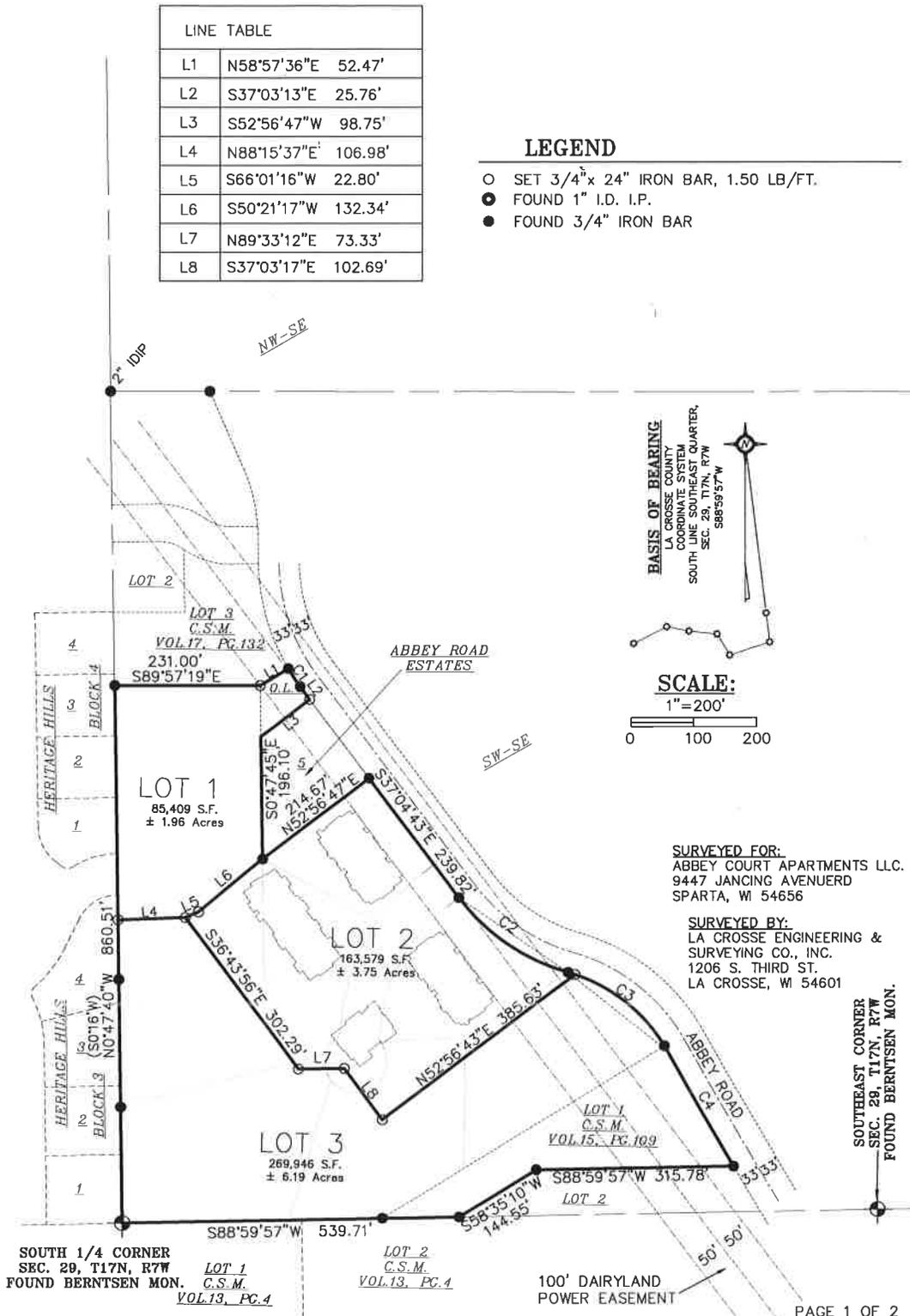
# CERTIFIED SURVEY MAP

PART OF SW 1/4 OF THE SE 1/4, LOTS 6, 7, 8, 9, 10, 11, 12 AND PART OF OUTLOT 1 OF  
 ABBEY ROAD ESTATES, LOT 1 CERTIFIED SURVEY MAP, VOLUME 15, PAGE 109 AND VACATED  
 ABBEY COURT IN DOCUMENT NO. 1713723, ALL IN SECTION 29, TOWNSHIP 17 NORTH,  
 RANGE 7 WEST, CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.

LINE TABLE		
L1	N58°57'36"E	52.47'
L2	S37°03'13"E	25.76'
L3	S52°56'47"W	98.75'
L4	N88°15'37"E	106.98'
L5	S66°01'16"W	22.80'
L6	S50°21'17"W	132.34'
L7	N89°33'12"E	73.33'
L8	S37°03'17"E	102.69'

## LEGEND

- SET 3/4" x 24" IRON BAR, 1.50 LB/FT.
- FOUND 1" I.D. I.P.
- FOUND 3/4" IRON BAR







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

# Planned Unit Development (PUD) 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 Unit Development (PUD) 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 PUDs require Public Hearings and neighbor notification at the Plan Commission meeting. Minor Amendments to PUDs 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:	20A7 Abbey Rd, 2169 Mpls
Parcel Number:	18-4511-300, 18-6368-0
Zoning District:	R-4

Applicant:	Abbey Ct Apts LLC
Mailing Address:	1310 Wisconsin St West
City, State, Zip:	Spartan WI 54486
Phone Number:	
Email:	<input checked="" type="checkbox"/> Primary Contact

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

Property Owner:	Abbey Ct Apts LLC c/o 3 Amigos Prop. Man LLC
Contact:	
Mailing Address:	
City, State, Zip:	
Phone Number:	
Email:	<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: 8/25/20
Signature of Property Owner:	Date: 8/25/20

0.00 CHANGE

805.00 APPLIED  
805.00 TENDERED

CK 805.00 REF:AR1434

Paid By: ABBEY CT APTS LLC

18-4511-300, 18-6368-0/2097 ABBEY ROAD 2

=====

REC#: R00179839 8/26/2020 2:35 PM  
 TRAN: 450 PLANNING & ZONING  
 OPER: CI TERM: 1  
 TRBY: 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, SEPTEMBER 22, 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 will consider a Planned Unit Development (PUD) Amendment application filed by Abbey Court Apartments LLC, 9447 Jancing Avenue, Sparta, WI 54656 for the purpose of subdividing the development into three (3) parcels and adding .11-acres of land owned by the City of Onalaska to the development for the properties located at 2097 Abbey Road, 2091 Abbey Road, 2101 Abbey Road, 2107 Abbey Road, 2111 Abbey Road, 2117 Abbey Road (Apts. 101-410), 2121 Abbey Road (Apts. 101-308), & 2169 Abbey Road, Onalaska, WI 54650 (Tax Parcels # 18-4511-300 & 18-6368-0).

Properties are more particularly described as:

Computer Number (Tax Parcel): **18-4511-300**

Addresses: 2097 Abbey Road, 2091 Abbey Road, 2101 Abbey Road, 2107 Abbey Road, 2111 Abbey Road,  
2117 Abbey Road (Apts. 101-410), 2121 Abbey Road (Apts. 101-308)

Section 29, Township 17, Range 07

Legal Description: ABBEY ROAD ESTATES LOTS 6, 7, 8, 9, 10, 11 & 12 & CERTIFIED SURVEY MAP NO. 109 VOL 15 LOT 1 DOC NO. 1607465 & S1/2 OF PRT SW-SE BEG NW COR S 940.5FT E 231FT N 940.5FT W 231FT TO POB & VAC ABBEY CT IN DOC NO. 1713723 EX PRT TAKEN FOR RD SUBJ TO 10FT ESMT IN V837 P793 & SUBJ TO ESMT IN DOC NO. 1741549

Computer Number (Tax Parcel): **18-6368-0**

Address: 475 Century Place, Onalaska, WI 54650

Section 29, Township 17, Range 07

Legal Description: ABBEY ROAD ESTATES OUTLOT 1 EX CSM NO. 132 VOL 17 DOC NO. 1718078

More detailed information on this item and a map of properties within 250' of the subject properties 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 4<sup>th</sup> day of September, 2020.

Katie Aspenson, AICP  
Planning Manager





# CITY OF ONALASKA

## STAFF REPORT

Plan Commission – September 22, 2020

- Agenda Item: Public Hearing and Consideration of an amendment to the Century Place Planned Unit Development (PUD).
- 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 Number: 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: High Density Residential (R-4) District

### Background:

This Planned Unit Development (PUD) request is to facilitate a multi-phased development located on vacant land surrounding Century Place to allow for a multi-family housing development consisting of approximately 560 bedrooms (combination of 1, 2 and 3-bedroom units) in six (6) apartments. It is the intention that the existing parcels will be re-organized and subdivided in the future to facilitate the above the development. This development is expected to create high-quality housing for all ages and deliver an overall proposed \$30,000,000 development with a positive impact for the City of Onalaska.

Included in the packet are attachments provided by the applicant that describe the areas requested for flexibility from the Unified Development Code (discussed in greater detail in the next sections):

- Cover Letter.
- Conceptual Site Plan (Overall Area Map).
- Proposed changes to:
  - Lot Dimensions/Site Dimension Standards Tables.
  - Common/Open/Green Space Standards.
  - Architectural Design Standards, Building Renderings, and Similar Building Types.
  - Landscaping and Buffering Standards.
  - Curbing, Temporary Fencing, Refuse Disposal, and Screening Standards.

### Planned Unit Development (PUD) Overlay District - Standards for Review:

The following development and design standards are used to review PUDs as defined in Section 13.02.32.D-E. of the Unified Development Code. Applicant requests and staff comments on each criterion are bulleted.

#### D. Permitted Uses.

- No proposed deviations from the Unified Development Code.

#### E. Dimensional and Design Standards:

1. **Density.** Density of development based on the following criteria:
  - a. *Effect on adjacent properties:*

## CITY OF ONALASKA

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- Properties surrounding the PUD include: east – condominium development, utility, north - stormwater pond and light industrial use, west – HWY 53 corridor, and south – single family and two-family residential housing, and a park.
- b. *Adequacy of public & private services/infrastructure:*
  - The site has all utilities installed; however, relocations and adjusts may be necessary to serve the overall development. City Engineer to approve all new/updated Utility Plans during Site Plan Review.
- c. *Overall design:*
  - The site has been designed for with housing options for all ages. The developer intends to provide a mixture of parking options including underground, surface, and garage stalls to serve the residents and guests. Over twenty-five percent (25%) of the total site is dedicated for green/open space and showcases a connection to the adjacent neighborhood park.
- d. *Scale and massing of structures.*
  - The buildings are proposed to vary from 2-3 story apartment buildings. Located throughout the site will be accessory structures which will be required to complement the principal use structures.
- e. *Building elevations and setbacks.*
  - The attached documents showcase proposed building elevations and buildings with similar design techniques to be incorporated into the architecture of Century Place have been provided for Plan Commission review. The applicant included in their request, deviations from the R-3/R-4 Design Standards related to locations of architectural features/articulations, façade transparency and building entry locations. For proposed setback changes, see 4. Yard Setbacks below.
- f. *Landscaping, screening and buffering.*
  - The applicant has included a Conceptual Landscaping Plan for the overall development. The applicant is requesting to reduce some interior off-street parking island landscaping and instead plant alongside parking areas. Islands will be provided to separate pedestrian and vehicular traffic and will contain site-sensitive landscaping in congruence with the project and not require raised concrete curbs.
  - The applicant is requesting to waive the 125% landscaping guarantee at the time of pulling the permit for this project. Rather, the applicant requests to provide 100% landscaping guarantee to the City if the landscaping is not complete at the time for a Final Occupancy Permit request, in addition to any ancillary screening required (fencing, etc.).
  - The applicant is requesting to have a qualified landscaped contractor in cooperation with project civil engineer prepare all landscaping plans as opposed to a landscape architect. Detailed plans for individual site landscaping to be provided during Site Plan Review and will retain key features of proposed overall Landscaping plan. Exact species and locations may change due to availability at time of installation. Per the applicant, the proposed tree counts, landscaping types and specific details will be clear at the point of Site Plan Review and the attached Conceptual Landscaping Plan is not a metric for tree counts or elements other than “conceptual key features”.
  - There are three (3) requests related to screening/buffering requirements. The first is tied to mechanical units in excess of one hundred (100) cubic feet, be required to have full screening as viewed six (6) feet above ground level. Second, that any hedges/fences/etc. along the southern boundary are not required to be constructed until building(s) along the southern boundary are constructed. Lastly, that refuse disposal areas to only be screened on three (3) sides (no gate requirements).

- ***Staff Comments:** Related to buffering, City Staff recommend that refuse disposal areas be fully screened (including a gate) and to keep this requirement. If the developer does not wish to install new screening/buffering along the southern boundary until construction of structures along the boundary occur, City Staff suggest that the current screening (trees, berm, other vegetation) in place today may not be disturbed until construction activities commence. City Staff recommend a twenty (20) foot wide buffer from the southern boundary be required to be maintained and no site grading, clearing, or other disturbance could occur to protect the integrity of adjoining properties.*
  - g. *Open space provision and design.*
    - The applicant is proposing a minimum of twenty-five percent (25%) overall green space for the entire development.
  - h. *Retention of natural, cultural, and historic resources.*
    - Not applicable to this project.
2. **PUD Perimeter.**
- The PUD is required to complement existing adjacent uses and infrastructure. Based on the proposed design, natural buffering and architectural treatments – the proposed development will accomplish this standard.
3. **Lot Area.**
- The applicant is proposing to not follow individual minimum lot areas for 1, 2, and 3-bedroom units. The overall minimum of 10,000 SF has been met, however at this time the applicant does not know the exact number of 1, 2, and 3-bedroom units, and averaging out if each unit was a 2-bedroom, they would need over thirty-two (32) acres of land for the development. The site encompasses approximately twelve (12) acres.
4. **Yard Setbacks.**
- The applicant is proposing to set development-specific setbacks for the overall site. It is anticipated that current parcels configurations will be modified and that final setbacks will be established on a building by building basis. As such, traditional setbacks for principal structures of 25-40 feet for street yards and 30-foot rear yard setbacks would not be adhered to. Further, accessory structure setbacks (not allowed forward of a principal structure) would not be met in a minimum throughout the site, due to constraints of existing easements for power lines and site utilities. The developer will be required to meet all building setbacks required by the International Building Code.
5. **Building Height.** The High Density Residential District allow structures up to sixty (60) feet in height.
- No proposed deviations from the Unified Development Code.
6. **Environmental Design.**
- The applicant intends to preserve as much existing vegetation (trees, shrubs, and other natural vegetation) as part of their development. In particular, the development proposes to retain as much existing vegetation along the southwest corner of the site and a portion along the southern boundary as possible as illustrated on the conceptual Site Plan and Landscaping Plan.
7. **Common Open Space.**
- Overall, the site includes 12 acres of land, of which approximately 4 acres is proposed to be preserved for “open space/green space” – a minimum of twenty-five percent (25%) of the site. City regulations require a minimum of 15% “open space/green space” in PUDs and R-4 developments require a minimum of 25%. The applicant intends to utilize all areas not covered by impervious surface (parking, buildings, etc.) as counting towards overall open space/green space for the development. Permeable surfaces allowed in the count are expected to include yards, setbacks, stormwater improvements, ROW, etc. Some individual lots may vary from the 25% green space as the total green space is observed for the development as a whole.

## CITY OF ONALASKA

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- **Staff Comments:** *The City will not allow right-of-way (ROW) to be counted in the overall green space requirement, as that land is owned by the City of Onalaska.*
8. **Architecture.**
    - Included in the packet is a variety of proposed architectural treatments for all principal structures. The proposed architectural design of the development is quite similar to the R-4 High Density Residential design standards. The applicant is requesting that the Plan Commission approve their design samples and noted deviations as described in the attached cover letter package. In the event that building elevations/façades in the future are notably different from what has been proposed, the Plan Commission would have the ability to review the proposed architecture. Complete architectural renderings will be required during Site Plan Review for all principal and accessory structures.
  9. **Parking.**
    - No proposed deviations from the Unified Development Code.
  10. **Streets, Utilities, Drainage.**
    - Any changes to the current design of infrastructure (Century Place, utilities, etc.) shall be required to be reviewed and approved by the City Engineer prior to any construction activities. Such review will occur during the Site Plan Review process for individual structures. In order to accommodate the proposed development, the developer will be required to request to vacate and discontinue all or a portion of Century Place.
  11. **Traffic Calming-Design.**
    - In order to accommodate the proposed development, the developer will be required to request to vacate and discontinue all or a portion of Century Place. The entrance will be required to meet all Fire Department accessibility needs. The site includes a variety of private drives and parking lots to allow residents to move throughout the site at lower speeds.
  12. **Circulation/Access.**
    - As shown on the proposed plan, the overall development is proposed to act as one (1) site allowing residents to maneuver throughout the entire site with one (1) proposed access of off East Avenue to serve the development.
  13. **Landscaping.**
    - The applicant has provided a Conceptual Landscaping Plan for the entire development for consideration by the Plan Commission. See Item E.1.F. above for commentary related to site landscaping and buffering.
  14. **Signage.**
    - No proposed deviations from Title 14 Sign Code.

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 & CONSIDERATION BY PLAN COMMISSION:

September 22, 2020

## Agenda Item 5:

**Public Hearing and Consideration of the Century Place Planned Unit Development Amendment application filed 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, 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. Planned Unit Development Fee of \$700.00 (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. La Crosse Wastewater Treatment Plan Sanitary Sewer Connection Fee (per residential equivalent connection/unit (REC)) due at time of plumbing permit issuance. Estimated fee is \$730.00/REC. Owner/developer to pay finalized fee for all apartment buildings and the respective residential equivalent connection counts yet to be constructed as part of the Century Place Development Planned Unit Development.
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.
5. Adhere to Final Plat and PUD Conditions of Approval for this subdivision as approved by the Common Council on October 9, 2012.
  - a. *Final Plat Fee of \$20.00 + \$2.00 per lot x 6 lots = \$32.00, due before Final Plat is approved by the City.*
  - b. *PUD Fee of \$700.00 (PAID).*
  - c. *Site Plan Permit required for new development in advance of building permit applications, including a detailed landscape, drainage, and erosion control plans.*
  - d. *Topo Fee of \$10.00 per acre X 23.53 AC = \$235.30, due before Final Plat is approved by the City.*
  - e. *Park Fee of \$922.21 per unit required at time of building permit issuance. Park Fee of \$638.47 per acre for commercial sites.*
  - f. *East Avenue Sanitary Sewer Fee due of \$1,065 per acre X 23.53 acres = \$25,059.45, due before Final Plat is approved by the City.*
  - g. *Archaeology study required per local ordinances (waived per Mississippi Valley Archaeology Center letter).*
  - h. *Total acreage to be noted on plat.*
  - i. *All easements shall be shown on plat – 10' snow removal (cul de sac) and utility (all right of way lines) easement – all streets and cul de sac.*
  - j. *Tree Preservation Plan required conforming to local Ordinances.*
  - k. *Sidewalk requirement on both sides of Thomas Court and Century Place, and on the west side of East Avenue along the length of the subdivision.*
  - l. *Owner/developer shall obtain approval from La Crosse County Highway for new drive opening on County Road OT.*

- m. Owner shall prepare and submit a master drainage/storm-water plan for review and approval by the City Engineer. Owner shall provide a revised drainage/stormwater plan with flow arrows for review and approval by City Engineer. All development shall comply with master drainage/stormwater plan approved by the City Engineer.
- n. Owner shall provide City Engineer with complete plans showing locations of proposed sanitary sewer, streets, erosion control, water, sewer, and storm water facilities.
- o. 30% slopes shall be clearly marked on plan and preserved if over 4,000 contiguous square feet.
- p. 1- 2½" caliper canopy tree required per 25' of street frontage. Preserved trees may be credited to total (mature hardwoods).
- q. Streetlights required – coordinate with City Engineer.
- r. Owner shall note hydrant locations on utility plan – additional hydrants may be required subject to Fire Dept. approval.
- s. Owner shall work with adjacent property owners on buffer areas between existing residential and proposed commercial uses.
- t. Elevated landscape berm to be constructed 5' taller than ground elevation extending along south property line between existing residences. Landscape berm shall be planted with a mix of deciduous trees and evergreens providing an 80% opaque screen in 3 years.
- u. NR 216 Permit required and on file with the City of Onalaska.
- v. 1,500 gpm required on all hydrants.
- w. As-builts required for all utilities prior to final plan approval.
- x. Century Drive shall be renamed to Century Place per City Code 13-7-2(P)(2).
- y. Lot frontage shall be a minimum of 100 ft per M-1 Zoning Code.
- z. Owner shall submit a schedule for infrastructure installation.
- aa. WIS DOT approval letter needed for any drainage onto WIS DOT right of way.
- bb. Northeast corner Lot 6 is within FEMA Delineated Flood area. Any construction within this area will need letter of map revision. All structures to be 2 feet above the 1% annual chance base flood elevation.
- cc. Owner to submit covenants for City records.
- dd. Letter of approval required from utility company for construction in or around overhead utility easement.
- ee. Inspector required on all utility work; furnished by City, paid for by developer.
- ff. 5-year guarantee required on all improvements equal to 25% total cost of improvements subject to review by City Engineer for 3 years and an additional \$100.00 per manhole or catch basin for the final 2 years.
- gg. The subdivider agrees to make and install all required public improvements or provide the City with financial security for 100% of the cost of the improvements (as approved by the City Engineer) to ensure that the subdivider will make the required improvements, prior to the City's approval of the Final Plat.
- hh. 20-foot easement on the east side of Lot 2, with developer to install 8' concrete sidewalk for pedestrian and parks maintenance access to Thomas Farms Park.
- ii. Developer to make utility plans available to prospective buyers.
- jj. Signed and Recorded copy of Final Plat to be submitted to City Engineering Department and City Inspection Department.
- kk. Subdivision shall notify prospective buyers of required building elevation for sanitary sewer service for Lot 6.
- ll. Approval of plat is to be conditioned upon PUD.
- mm. Signage Fee of \$75.00 per sign per approved plan submitted by developer, approved by City, showing all street, stop and other regulatory sign needs. Based on 2 street name signs and 1 stop sign, \$225 is due before Final Plat is approved by the City.
- nn. Development area at end of Thomas Court shall minimize disturbance of trees, to be saved as part of the Tree Preservation Plan. Developer shall enforce this restriction throughout construction.
- oo. Owner/developer must notify the City prior to any utility connection to public utilities.
- pp. 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.

- qq. *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.*
- rr. *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.*
6. As noted in Condition #4 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. *Site Plan Permit required for new development in advance of building permit applications, including a detailed landscape, drainage, and erosion control plans.*
  - b. *Sidewalk required along both sides of Century Place and on the west side of East Avenue along the length of the subdivision. **UPDATED CONDITION***
  - c. *Owner shall prepare and submit a master drainage/storm-water plan for review and approval by the City Engineer. Owner shall provide a revised drainage/stormwater plan with flow arrows for review and approval by City Engineer. All development shall comply with master drainage/stormwater plan approved by the City Engineer.*
  - d. *Owner shall provide City Engineer with complete Utility Plans showing locations of proposed sanitary sewer, streets, erosion control, water, sewer, and storm water facilities. **UPDATED CONDITION***
  - e. *Streetlights required – coordinate with City Engineer.*
  - f. *Owner shall note hydrant locations on Utility Plan – additional hydrants may be required subject to Fire Dept. approval.*
  - g. *NR 216 Permit required and on file with the City of Onalaska.*
  - h. *WIS DOT approval letter needed for any drainage onto WIS DOT right of way.*
  - i. *Letter of approval required from utility company for construction in or around overhead utility easement.*
  - j. *Inspector required on all utility work; furnished by City, paid for by developer.*
  - k. *Developer to maintain a 20-foot easement on the east side of Lot 2, for pedestrian and parks maintenance access to Thomas Farms Park. **UPDATED CONDITION***
  - l. *Development area at end of Thomas Court shall minimize disturbance of trees. Developer shall enforce this restriction throughout construction.*
  - m. *Owner/developer must notify the City prior to any utility connection to public utilities.*
7. 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 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.
8. Owner/developer to submit a Vacation/Discontinuance Request for all or a portion of Century Place to facilitate proposed development.
9. Developer to maintain a twenty (20) foot wide buffer from the southern boundary be required to be maintained and no site grading, clearing, or other disturbance could occur to protect the integrity of adjoining properties.
10. 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.). 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.

11. 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.
12. 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.



Aug 26<sup>th</sup>, 2020

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

We are writing in request for the necessary amendments to the PUD overlay district related to the five parcels surrounding Century Place, located off East Avenue now rezoned to R-4 Multifamily. The specific parcels are 18-6303-0, 18-6302-0, 18-6301-0, 18-6300-0, and 18-6299-0. The details of our request are outlined below and in the attachments to our application.

### **Project Overview**

Our intent for this project is a beautiful new multifamily development and a great addition to both the neighborhood, and City of Onalaska. Our project would be constructed in multiple phases and buildings from high quality materials, with a mixture of units and amenities to fit the desires of market demands. The density is based on approximately 560 bedrooms of housing, in a mixture of 1, 2 & 3 bedroom, market rate units. Our vision for the site is a beautiful greenway along Century Place with green space generously exceeding 25% for the entire project and a “green buffer” of landscape between the development and the neighborhood to the South surrounding Thomas Court. We’ve purposefully incorporated a large percentage of green space for the development to create an attractive place for residents to call home. Our conceptual site plan is attached for your review.

Our traffic plan connects ALL traffic from the development to East Ave. with absolutely no connection to Thomas Court. Therefore, the vast majority of traffic from Century Place will likely head North to Cty Rd OT, creating little traffic impact on the neighborhoods to the South. Our plan leaves the existing roadway largely intact, with only the cul-de-sac relocation. Parking would be comprised of a mixture of tuck under, garage and surface spots and our proposal exceeds the parking requirements for the City in an effort to put no parking pressure on neighboring areas.

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. 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.

We have met extensively with City Planning, Engineering and Administration regarding the project concept. Our proposed use of the land is in alignment with the City’s long term vision to grow its housing assets and foster a path for the “missing middle” to make Onalaska their home, versus neighboring communities. This may be the biggest benefit of all to the community as a whole. I can’t stress how important it is to provide great rental opportunities for future home owners to “set roots” in the Onalaska community and 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 construction, care and management of our rental property, we are not absentee landlords. We believe in the growth of the City of Onalaska and are willing to invest in its future! We hope you agree our proposal for this site would benefit the City of Onalaska & Thank You so much for your consideration.

Most Sincerely,

Nicholas A. Roush  
President  
Roush Rentals  
707 La Crosse Street Ofc 102  
La Crosse, WI 54601  
[nick@roushrentals.com](mailto:nick@roushrentals.com)  
608-782-0912

**Zoning Code Sections Requiring Exception and/or Modification for our Proposal**

Please Note: Specific details are attached for all sections noted

**Proposed Lot and Site Dimension Standards: Tables 13.02.24-1 & 13.02.25-1: to be replaced with below.**

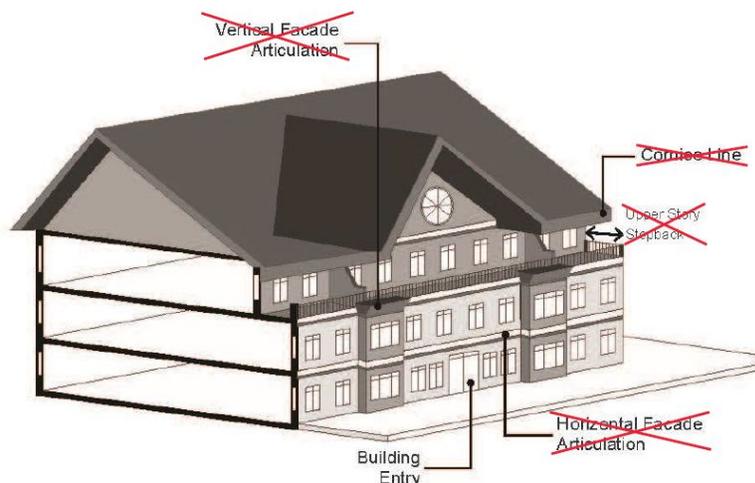
- No minimum lot areas.
- No minimum/maximum setbacks. Rather, building setbacks will be determined based on lot and context-sensitive design. We will be maintaining more than adequate green space and buffers with the neighboring parcels and structures as shown in the conceptual site plan. Will provide updated setbacks during Site Plan Review for individual structures. Setbacks will follow minimum setbacks as established by the International Building Code.

**Proposed Common/Open/Green Space Standards: Secs. 13.02.32.E.7., 13.02.51.C. to be replaced with below.**

- As indicated in the Cover Letter and Site Plan, a minimum of twenty five (25%) percent green space is proposed for the entire project. Green space may include building setback areas.
- All green/open/common space to be combined in the entire development and shall be 25% or more of the total area. All “permeable space”, including setbacks, stormwater improvements, yards, ROW, etc. shall be included in the total green space calculations. Some individual lots may vary from the 25% green space as the total green space is observed for the development as a whole.

**Proposed Design/Architectural Standards: All other standards within Section 13.02.51. to apply, except for exclusions and proposed changes noted below.**

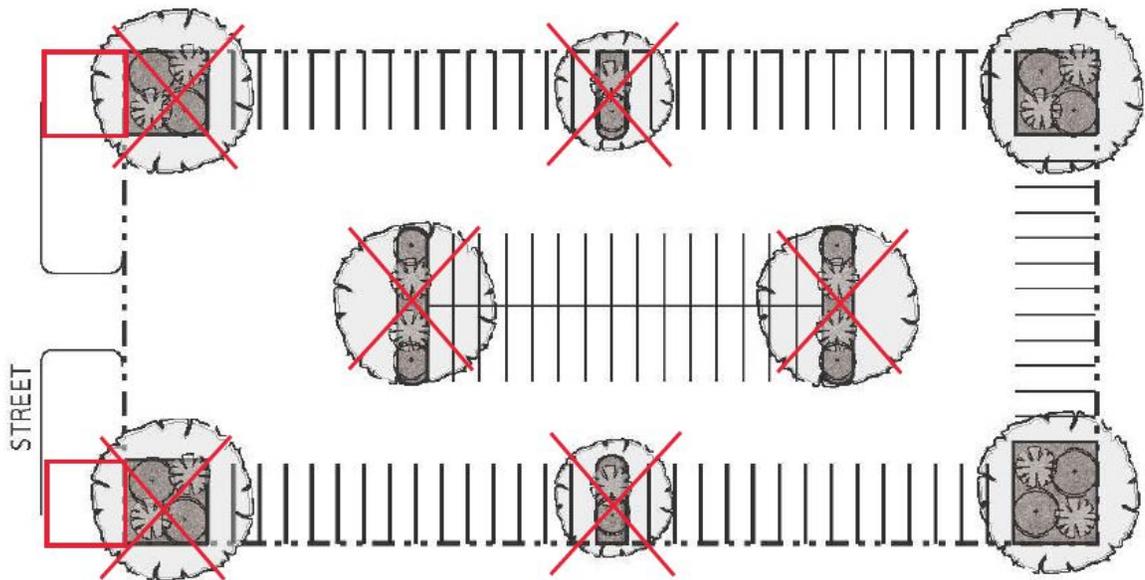
- Buildings shall not have an “upper story step back”
- Building Facades to have architectural features along the bottom ground story, horizontal articulations may be added to the design of each building, depending upon the final architectural design chosen. They may be top, bottom or middle accents as needed for the façade of the building.
- Vertical articulations to be divided into a minimum of every eighty (80) feet and will likely match from upper and lower stories.
- Façade Transparency to follow City standards, excluding “blank wall” requirements.
- Building entries will be constructed in site-sensitive locations.
- Insert “Building Figure w/ stricken elements” here



- See attached proposed building elevations and similar building types.

**Proposed Landscaping/Buffering Standards: All other standards within Secs 13.03.31 and 13.03.51. to apply, except for exclusions and proposed changes noted below.**

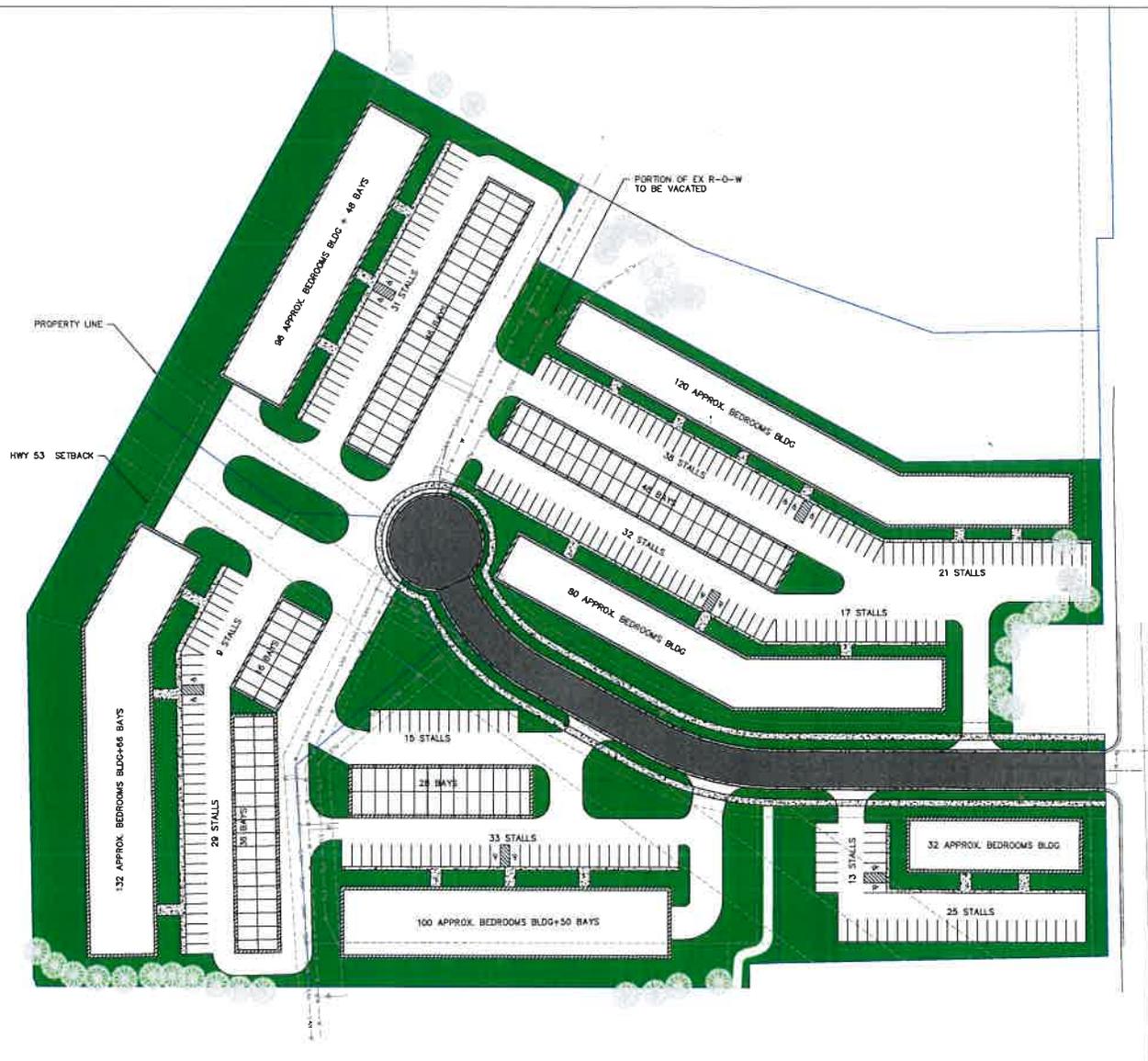
- Landscaping Plans to be prepared by a qualified landscape contractor in cooperation with project civil engineering. See provided Overall Conceptual Landscaping Plan. Detailed plans provided during Site Plan Review and will retain key features of proposed overall Landscaping Plan. Exact species, locations may change due to availability at time of installation. Conceptual plans are just that, conceptual and are only meant to give a “concept” of what is to be constructed. Tree counts, landscaping types and specific details will be clear at the point of “Site Plan Review” and the conceptual is not a metric for tree counts or elements other than “conceptual key features”.
- Off-Street Parking Areas. Parking lot islands will be provided the end of each row of cars and shall not diminish parking lot area as shown in the conceptual plan. Parking lot islands will be provided at vehicle circulation aisles/driveways to separate pedestrian and vehicular traffic. Islands will contain site-sensitive landscaping in congruence with the project and will not require raise concrete curbs.
- Insert “Figure of Parking lot” here



- Prior to the issuance of the Certificate of Occupancy, if landscaping cannot be completed by that time, a landscaping surety shall be deposited. The security shall be in the form approved by the Planning Department for the amount of one hundred percent (100%) of the estimated cost necessary to furnish and plant the required landscaping and any ancillary screening improvements, such as fencing. Upon completion the City will be notified and perform an inspection of the landscaping secured. Upon approval, the security shall be returned promptly. The developer shall be given 1 year to complete the landscaping and occupancy shall not be withheld, provided the security is in place. Every reasonable effort will be made to complete the landscaping in a timely fashion, material availability and weather permitting.
- Hedges, fences, etc. shall not be constructed until the R-4 parcel bordering a less intensive use is being landscaped after building construction.

**Proposed Miscellaneous Standards: All other standards within the below noted Sections to apply, except for exclusions and proposed changes noted below.**

- **Section 13.03.21.B.6.:** Parking lot curbing to occur only as deemed necessary by the developer.
- **Section 13.03.44:** No timing restriction related to use of “construction related” temporary fencing.
- **Section 13.03.52.A.1.:** Refuse disposal areas to only be screened on three (3) sides (no gate requirements). We propose a 3 sided refuse enclosure for the following reasons:
  - Life Safety & Accident prevention.
    - A 4 sided enclosure gives an attacker an easy place to hide out of view, waiting for someone to open a gate, creating an unacceptable safety hazard.
    - A 4 sided enclosure is a place for someone to take up residence and squat, creating an unacceptable safety hazard.
    - Access must be simple and safe for residents of all abilities. Older tenants sometimes can’t move large gates, especially in the winter months, creating an unacceptable safety hazard.
    - All of these possibilities are not acceptable from a liability/safety perspective for residents.
  - Cleanliness – Due to the difficulty of operation of large gates for large dumpster access, many tenants just throw their garbage over the fence, creating a big mess. Access must be simple and easy for tenants to maintain cleanliness.
  - Dumpster Size – For most of the larger buildings this size, the dumpsters will be too large to be on wheels. So access will need to be unobstructed “drive up” access for the truck, making the gate size and scope far too large for less physically able tenants.
- **Section 13.03.52.A.4.:** All rooftop and ground level mechanical equipment and utilities larger than 100 cubic feet shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level.



TOTAL AREA OF PROPOSED PARCELS:	11.96 ACRE
TOTAL GREEN SPACE REQUIRED (25%):	2.99 ACRE
NUMBER OF BLDG BEDROOMS:	560
NUMBER OF PARKING SPACES:	
REQUIRED	350
PROVIDED	601
TOTAL SURFACE STALLS	263
GARAGE	338



200 MASON STREET #3  
ONALASKA, WI 54650  
608.881.6030



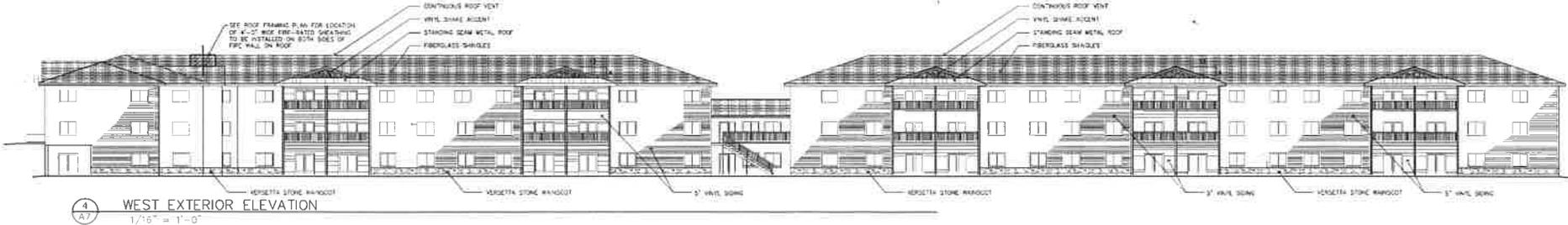
CENTURY PLACE  
ROUSH RENTALS  
ONALASKA, WI 54650

09/08/2020

CONCEPTUAL SITE PLAN

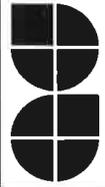
DATE	REVISION	DESCR.

# CENTURY PLACE TYPICAL BUILDING CONCEPT



**GENERAL ELEVATION NOTES:**

- ALL ROOF PITCHES TO BE 4:12 UNLESS NOTED OTHERWISE.
- ALL SIDING TO BE DOUBLE 5\"/>



EXTERIOR ELEVATIONS

Date: 02.12.20  
 Drawn By: HAT  
 Checked By: DK  
 Revisions:

COLDWATER CREEK  
 68 UNIT APARTMENT COMPLEX  
 ROUSH RENT

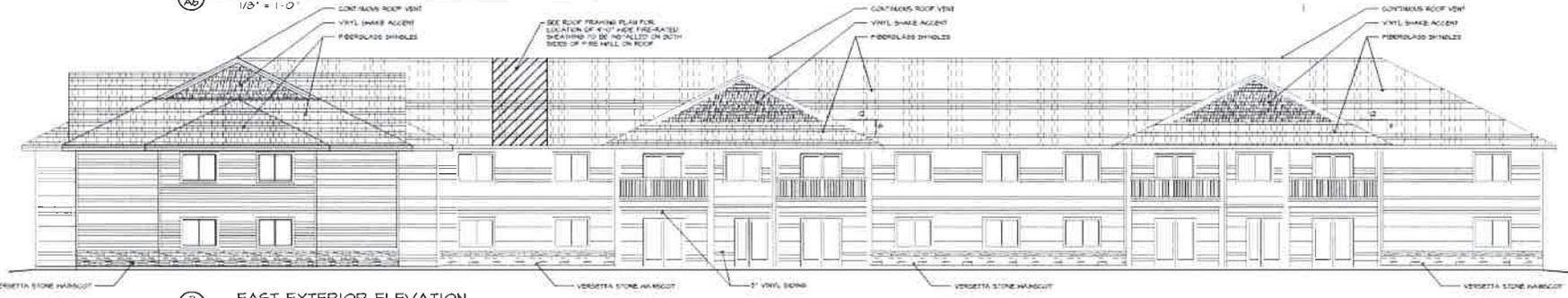
A7



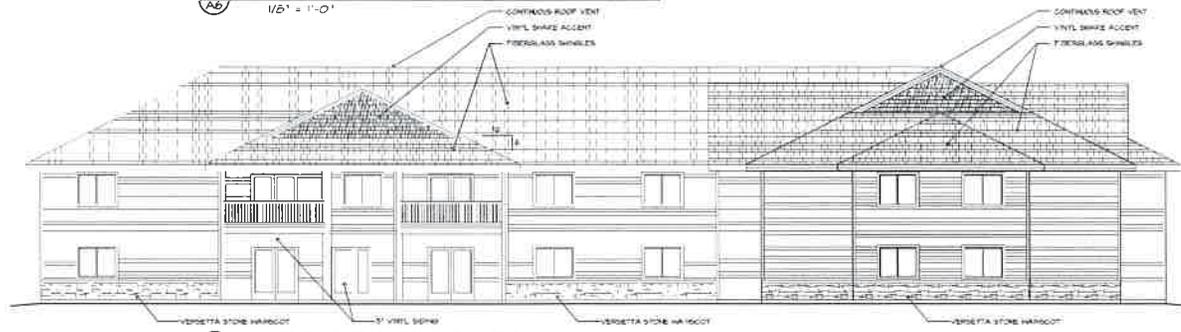
4  
 A6  
**WEST EXTERIOR ELEVATION**  
 1/8" = 1'-0"



3  
 A6  
**SOUTH EXTERIOR ELEVATION**  
 1/8" = 1'-0"



2  
 A6  
**EAST EXTERIOR ELEVATION**  
 1/8" = 1'-0"



1  
 A6  
**NORTH EXTERIOR ELEVATION**  
 1/8" = 1'-0"

**GENERAL ELEVATION NOTES:**

- ALL ROOF PITCHES TO BE 6:12 UNLESS NOTED OTHERWISE.
- ALL SIDING TO BE DOUBLE 3" VINYL (LOW) WITH ASSOCIATED VINYL TRIM.
- VINYL SHAKE ACCENTS AS NOTED.
- ALL FASCIAS AND SOFFITS TO BE PREPARED ALUMINUM.
- ALL ROOF SHINGLES TO BE 40 YEAR TEXTURED FIBERGLASS.
- PROVIDE CONTINUOUS DOPPELIT AND SHINGLE-OVER RIDGE VENTS THROUGHOUT.
- PROVIDE TREATED HOOD BLOCKING AND/OR VENTS, WHEN AS NECESSARY AT EXTERIOR LIGHT FIXTURES AND OTHER NECESSARY MECHANICAL, ELECTRICAL OR PLUMBING PENETRATIONS.
- VERSETTA STONE HANGGOT AND SILL AS SHOWN. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

**CENTURY PLACE  
 TYPICAL BUILDING  
 CONCEPT**

SIMILAR BUILDING TYPES FOR CENTURY PLACE



SIMILAR BUILDING TYPES FOR CENTURY PLACE



SIMILAR BUILDING TYPES FOR CENTURY PLACE





TOTAL STREET FRONTAGE:	1,331 LF
NUMBER OF BOULEVARD TREES:	
REQUIRED (1 PER 25 LF):	54
PROVIDED:	54
SPECIFIC LANDSCAPE PLANS SHALL BE DESIGNED FOR EACH SITE PER THE MASTER PUD LANDSCAPE PLAN.	



200 MASON STREET #3  
ONALASKA, WI 54650  
608.881.6030



CENTURY PLACE  
ROUSH RENTALS  
ONALASKA, WI 54650

09/08/2020

CONCEPTUAL LANDSCAPE PLAN

DATE	REVISION	DESCR.



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

### Planned Unit Development (PUD) 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 Unit Development (PUD) 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 PUDs require Public Hearings and neighbor notification at the Plan Commission meeting. Minor Amendments to PUDs 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:**  
Century Place

**Parcel Number:** 18-6299 thru 6303

**Zoning District:**  
R-4

**Applicant:** Roush Rentals, LLC

**Mailing Address:** 707 La Crosse St. Ofc 102

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

**Phone Number:** 608-782-0912

**Email:** nick@roushrentals.com  Primary Contact

**Business:** Roush Rentals, LLC

**Owner/Contact:** Nick Roush

**Mailing Address:** 707 La Crosse St. Ofc 102

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

**Phone Number:** 608-782-0912

**Email:** nick@roushrentals.com  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 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:** 8/26/20

**Signature of Property Owner:** **Date:** 8/26/2020

CITY OF ONALASKA  
 AC#: R00179845 8/27/2020 9:28 AM  
 PLAN: 450 PLANNING & ZONING  
 PER: CI TERM: 1  
 KEY: CASH 01

CENTURY PLACE / ROUSH RENTALS 700.00  
 Paid By: ROUSH RENTALS  
 700.00 REF: AR5677  
 APPLIED 700.00  
 BILLED 700.00  
 CHANGE 0.00

R00179844 AR82053  
 \$485.00 8/27/2020 9:14 AM  
 PAY TO ORDER OF BREMER BANK  
 FOR DEPOSIT ONLY CITY OF ONAL  
 ACCT: 603664128



**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, SEPTEMBER 22, 2020  
APPROX. 7:10 P.M.  
(or immediately following the public hearing at 7:00 P.M.)**

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 Planned Unit Development (PUD) Amendment application filed 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 to allow for a multi-family development on the properties 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 (Tax Parcel): **18-6303-0**  
Address: 430 Century Place, Onalaska, WI 54650  
Section 29, Township 17, Range 07  
Legal Description: NORTH EAST AVENUE ADDITION LOT 5

Computer Number (Tax Parcel): **18-6302-0**  
Address: 475 Century Place, Onalaska, WI 54650  
Section 29, Township 17, Range 07  
Legal Description: NORTH EAST AVENUE ADDITION LOT 4

Computer Number (Tax Parcel): **18-6301-0**  
Address: 455 Century Place, Onalaska, WI 54650  
Section 33, Township 17, Range 07  
Legal Description: NORTH EAST AVENUE ADDITION LOT 3

Computer Number (Tax Parcel): **18-6300-0**  
Address: 435 Century Place, Onalaska, WI 54650  
Section 29, Township 17, Range 07  
Legal Description: NORTH EAST AVENUE ADDITION LOT 2

Computer Number (Tax Parcel): **18-6299-0**  
Address: 415 Century Place, Onalaska, WI 54650  
Section 29, Township 17, Range 07  
Legal Description: NORTH EAST AVENUE ADDITION LOT 1

More detailed information on this item and a map of properties within 250' of the subject properties 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.

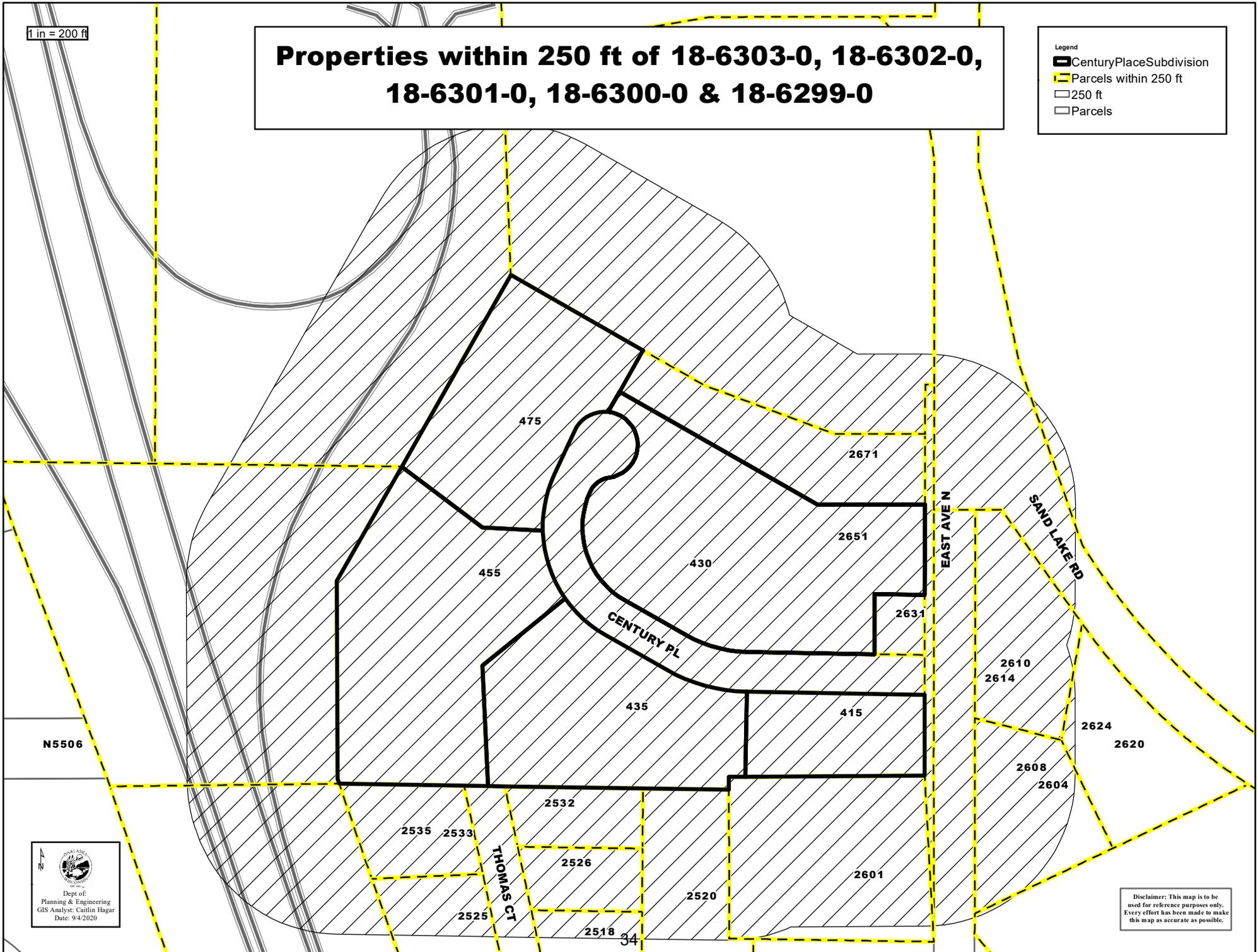
Dated this 4<sup>th</sup> day of September, 2020.

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



Dept of:  
Planning & Engineering  
GIS Analyst: Caitlin Hagar  
Date: 9/4/2020

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 – September 22, 2020

Agenda Item: Public Hearing & Consideration of a Planned Unit Development (PUD) request – General Development Plan.

Applicant & Property Owner: Elmwood Partners Limited Partnership,  
1859 Sand Lake Road, Onalaska WI 54650

Parcel Numbers: 18-4479-3 and 18-4479-4

Site Location: 676 Marcou Road and 546 Marcou Road, Onalaska, WI 54650

Existing Zoning: Low Density Residential (R-1) District

Conformance with Land Use Plan: The Comprehensive Plan identifies this area in the *Environmentally Sensitive Residential District*. This district allows 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, add water resources among others.

Background:

This Planned Unit Development (PUD) request is to define special building envelopes/setbacks on two (2) existing parcels located at 546 and 676 Marcou Road, Onalaska. In particular, a farmhouse was previously located at 546 Marcou Road and the owner/developer would like the opportunity to construct a new residence near the original location. This action would not be allowable with current R-1 District setbacks.

Included in the packet are attachments provided by the applicant that describe the areas requested for flexibility from the Unified Development Code (discussed in greater detail in the next sections):

- General Development Plan (GDP) / Final Implementation Plan (FIP): Overall Area Map that identifies building envelopes.
- GDP & FIP Applications.

Planned Unit Development (PUD) Overlay District - Standards for Review:

The following development and design standards are used to review PUDs as defined in Section 13.02.32.D-E. of the Unified Development Code. Applicant requests and staff comments on each criterion are bulleted.

D. Permitted Uses.

- No proposed deviations from the Unified Development Code.

E. Dimensional and Design Standards:

1. **Density.** Density of development based on the following criteria:

a. *Effect on adjacent properties:*

- Properties surrounding the PUD include to the north and east – blufflands and single-family dwellings, south and west – single family dwellings and Fairway Creek Condominiums.

b. *Adequacy of public & private services/infrastructure:*

- Sites served with existing City utilities.

c. *Overall design:*

- The sites are intended for single-family dwellings in the Low Density Residential. The developer is proposing specific building envelope setbacks for all future structures.

d. *Scale and massing of structures.*

- Future residential dwellings and structures to adhere to specified building envelope setbacks.

- e. *Building elevations and setbacks.*
    - The attached documents note building envelopes for the two (2) parcels. Lot 4 includes a building envelope divided into two (2) due to the location of a utility easement.
      - Street Yard Setback: Twenty-five (25) feet;
      - Side Yards Setback: Twenty (20) feet; and
      - Rear Yards Setback: Thirty (30) feet.
  - f. *Landscaping, screening and buffering.*
    - No proposed deviations from the Unified Development Code.
  - g. *Open space provision and design.*
    - The owner/developer proposes over seventy percent (70%) of Lots 3 and 4 as open space.
  - h. *Retention of natural, cultural, and historic resources.*
    - Not applicable to this project.
2. **PUD Perimeter.**
    - No proposed deviations from the Unified Development Code.
  3. **Lot Area.**
    - No proposed deviations from the Unified Development Code.
  4. **Yard Setbacks.**
    - As mentioned previously, the request is to allow specific building envelopes for construction that would exceed the Unified Development Code maximum street yard setback. The owner/developer would only be allowed to construct a residence and associated structures in the specified areas. Further, due to topography and size of the 546 Marcou Road (Lot 4), the applicant requests the ability to construct accessory structures anywhere within the building envelope. This could potentially mean that an accessory structure could be “forward” the residential dwelling.
  5. **Building Height.**
    - No proposed deviations from the Unified Development Code.
  6. **Environmental Design.**
    - No proposed deviations from the Unified Development Code.
  7. **Common Open Space.**
    - No proposed deviations from the Unified Development Code.
  8. **Architecture.**
    - These parcels are required to adhere to the Country Club Estates Declarations and Covenants requiring the architecture of structures be approved by the associated Architectural Review Committee prior to application for building permits.
  9. **Parking.**
    - No proposed deviations from the Unified Development Code.
  10. **Streets, Utilities, Drainage.**
    - No proposed deviations from the Unified Development Code.
  11. **Traffic Calming-Design.**
    - No proposed deviations from the Unified Development Code.
  12. **Circulation/Access.**
    - No proposed deviations from the Unified Development Code.
  13. **Landscaping.**
    - No proposed deviations from the Unified Development Code.
  14. **Signage.**
    - No proposed deviations from the Unified Development Code.

Action Requested:

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

# REQUEST FOR ACTION & CONSIDERATION BY PLAN COMMISSION:

September 22, 2020

## Agenda Item 6:

### Public Hearing and Consideration of a General Development Plan to create a Planned Unit Development (PUD) application filed by Elmwood Partners Limited Partnership, 1859 Sand Lake Road, Onalaska, WI 54650, to allow for Special Building Envelope Setbacks for the properties located at 676 Marcou Road and 546 Marcou Road, Onalaska, WI 54650, Tax Parcels # 18-4479-3 and 18-4479-4.

1. Planned Unit Development Application Fee of \$700.00 (PAID).
2. Final Implementation Plan to be submitted for review and approval prior to any development activities.
3. La Crosse Wastewater Treatment Plant Sanitary Sewer Connection Fee (per residential equivalent connection/unit (REC)) due at time of plumbing permit issuance. Estimated fee is \$730.00/REC.
4. Residential dwellings and driveways to be located in the areas noted as "building envelope" and follow the below stated setbacks. 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 Marco Road Planned Unit Development on a lot-by-lot basis with Plan Commission and Common Council approval.
  - a. Street Yard Setback: Twenty-five (25) feet;
  - b. Side Yards Setback: Twenty (20) feet; and
  - c. Rear Yards Setback: Thirty (30) feet.
5. 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 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.
6. Owner/developer shall not allow disturbance to any thirty (30) percent slopes in addition to a ten (10) foot wide buffer around such slopes on the subject properties. Building pads/residences/structures may not infringe upon these areas.
7. Recommend 13R sprinkler systems for Residence on "Lot 4" due to anticipated topography and potential setbacks of residence.
8. If future lot divisions are to occur, applicant/owner to complete a Certified Survey Map for approval by the Common Council.
9. Any future improvements to these parcels will be subject to additional City permits. 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 Ordinance requirements.

---

ELMWOOD



PARTNERS  
LIMITED PARTNERSHIP

August 27, 2020

City of Onalaska  
Katie Aspenson  
415 Main Street  
Onalaska, WI 54650

RE: Planned Unit Development Certified Survey Map Vol. 13, Page 143, Doc. No. 1496993  
Lot 3 (Parcel No. 18-4479-3) (676 Marcou Road)  
Lot 4 (Parcel No. 18-4479-4) (546 Marcou Road)

Katie,

Lots 3 and 4 were part of a four lot Certified Survey Map along with the extension of Marcou Road that was approved and recorded in 2008. The Planned Unit Development is for creating building envelopes for Lots 3 and 4 which are zoned R-1 Low Density Residential District. Lot 3 is +-6.94 acres on the east side of Marcou Road towards the end of the cul-de-sac. Lot 4 is +-12.90 acres bordering Marcou Road and Emerald Valley Drive with a watermain easement traversing across the lot. No structures are permitted within the dedicated easement; therefore the building envelope on Lot 4 is split. The previous single-family dwelling was razed in 2005 with the pole barn being razed in 2007. Both of the structures were within the building envelope on Lot 4 north of the watermain easement.

The lots currently have access to City utilities. Lots 3 and 4 fall under the Fifth Amendment to the Residential Covenants document number 1513672, recorded on 12-03-2008. The Fifth Amendment added the lots to the Residential Declaration of Covenants document number 1144103, recorded on 12-11-1995. Improvements will be similar in nature to what has been constructed in the Country Club Developments over the last 25 years.

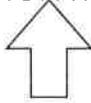
Please let me know if there are any questions or concerns.

Sincerely,

Kevin E. Fry, P.E.

V.P. of the General Partner

NORTH

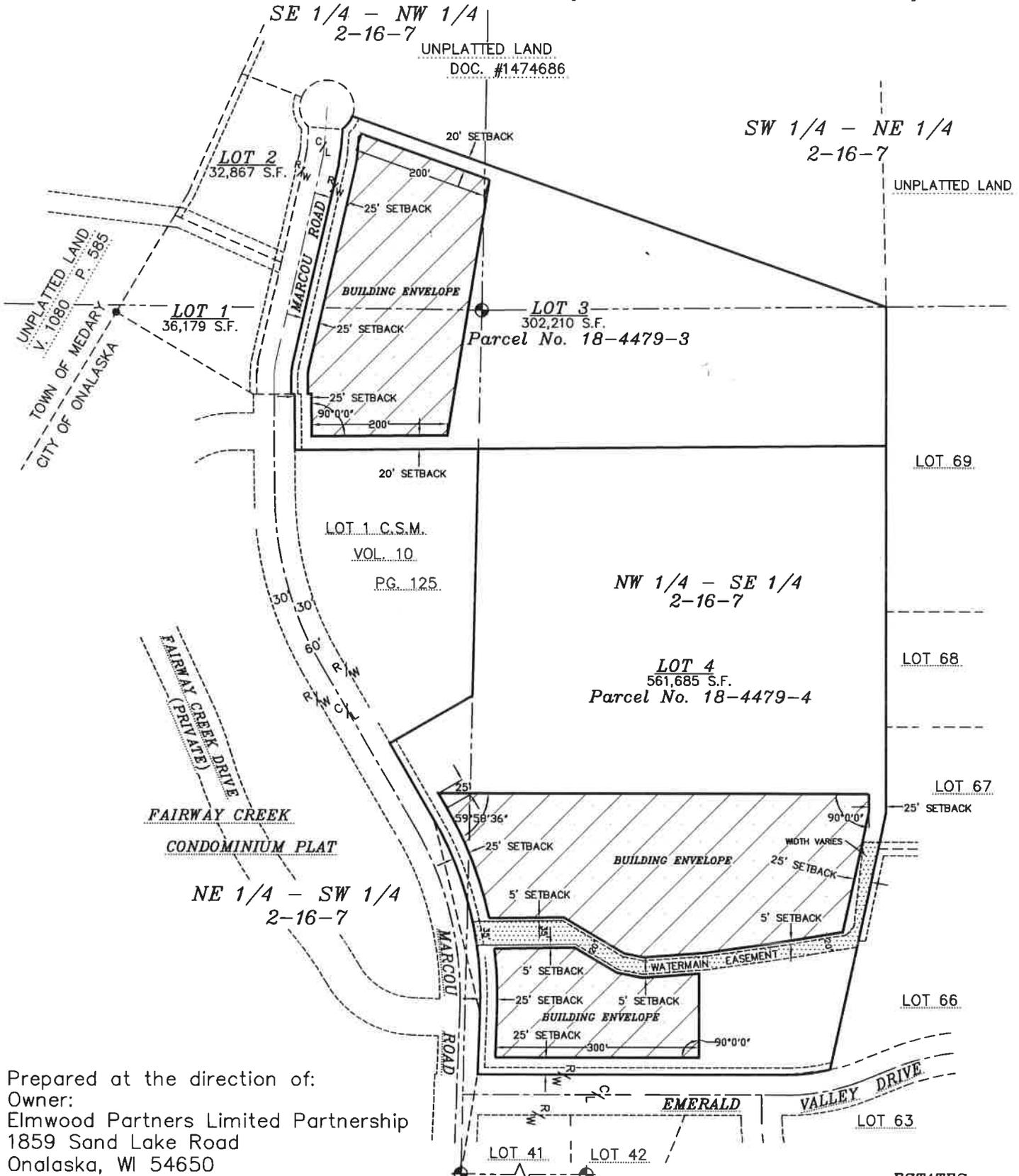


SCALE 1" = 200'



# General Development Plan & Final Implementation Plan

Certified Survey Map, Vol. 13 Page 143 Doc No. 1496993  
Lot 3, Parcel No. 18-4479-3, 676 Marcou Road  
Lot 4, Parcel No. 18-4479-4, 546 Marcou Road  
City of Onalaska, La Crosse County, WI



Prepared at the direction of:  
Owner:  
Elmwood Partners Limited Partnership  
1859 Sand Lake Road  
Onalaska, WI 54650

SOUTH 1/4 CORNER  
SECTION 2, T16N, R7W  
LUNDE MON. FOUND

S.E. CORNER  
SECTION 2, T16N, R7W  
ALUM. MON. FOUND

ESTATES

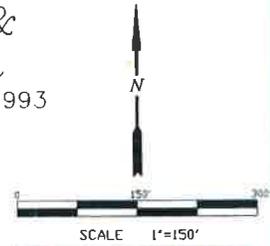
# General Development Plan & Final Implementation Plan

Certified Survey Map, Vol. 13 Page 143 Doc No. 1496993

Lot 3, Parcel No. 18-4479-3, 676 Marcou Road

Lot 4, Parcel No. 18-4479-4, 546 Marcou Road

City of Onalaska, La Crosse County, WI



ELMWOOD PARTNERS LIMITED PARTNERSHIP  
 1859 SAND LAKE ROAD  
 ONALASKA, WI 54650  
 PHONE (608) 781-4777

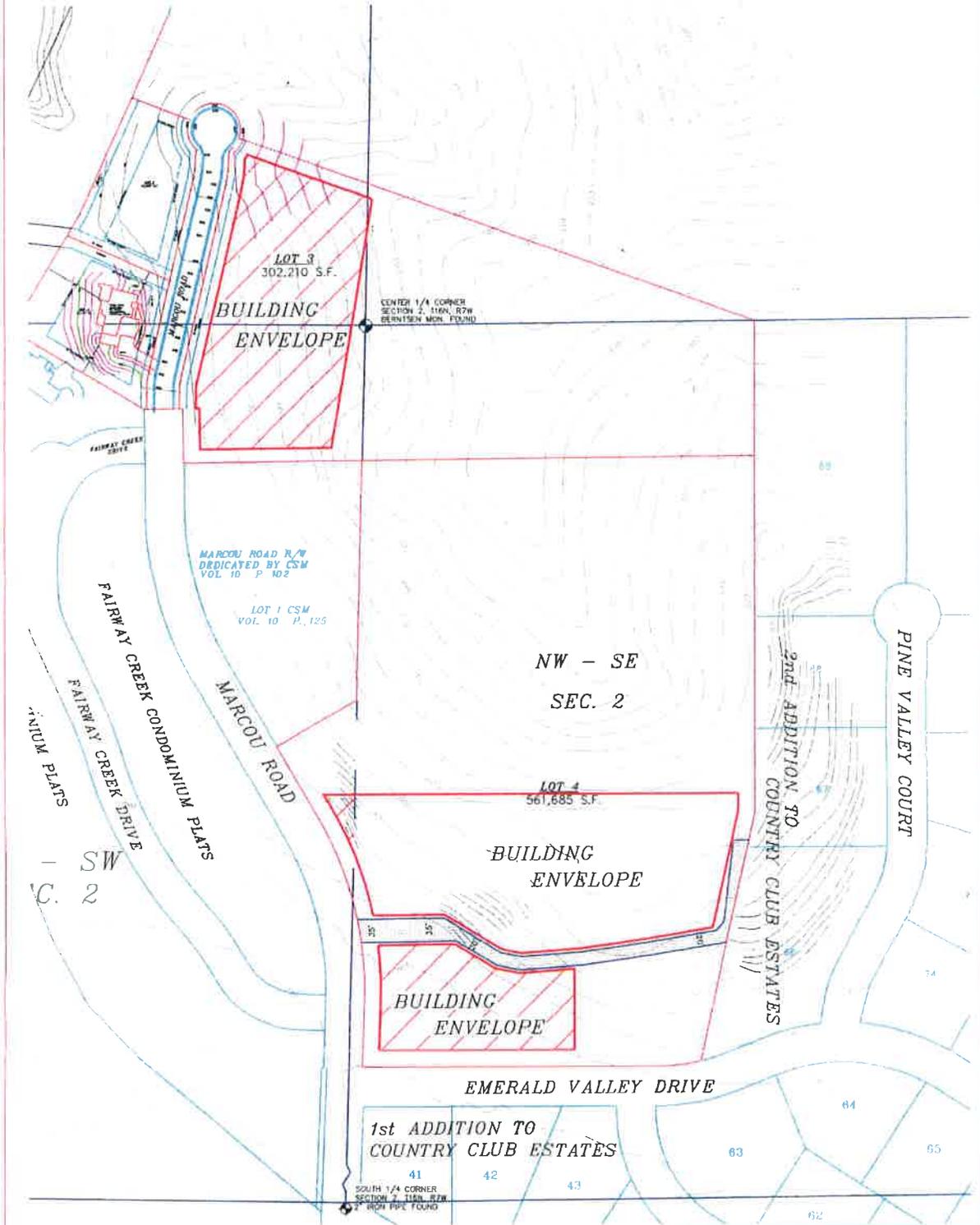
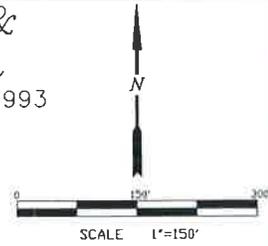
GDP & FIP

8-27-20 PUD SUBMITTAL

FILE: C:\ELMWOOD\CC BACK NINE MASTER SHEET 1 OF 1

# General Development Plan & Final Implementation Plan

Certified Survey Map, Vol. 13 Page 143 Doc No. 1496993  
 Lot 3, Parcel No. 18-4479-3, 676 Marcou Road  
 Lot 4, Parcel No. 18-4479-4, 546 Marcou Road  
 City of Onalaska, La Crosse County, WI



ELMWOOD PARTNERS LIMITED PARTNERSHIP  
 1859 SAND LAKE ROAD  
 ONALASKA, WI 54650  
 PHONE (608) 781-4777

GDP & FIP

B-27-20 PUD SUBMITTAL

FILE: C:\ELMWOOD\CC BACK NINE MASTER SHEET 1 OF 1



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:

CREATE BUILDING ENVELOPES ON EXISTING LOTS ON MARCOU ROAD.

Property Address(es):  
546 & 676 MARCOU ROAD

Parcel Number(s):

18-4479-4	18-
18-4479-3	18-
18-	18-
18-	18-

Zoning District:

Applicant/Property Owner: ELMWOOD PARTNERS

Project Contact: KEVIN FRY

Mailing Address: 1859 SAND LAKE ROAD

City, State, Zip: ONALASKA WI 54650

Phone Number: 608-781-4777

Email: KEVIN.FRY@ELMWOODPARTNERS.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: <i>[Signature]</i> V.P. OF THE	Date: 8/21/20
Signature of Property Owner: <i>[Signature]</i> GENERAL PARTNER	Date: 8/21/20

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

CITY OF ONALASKA  
 REC#: R00179846 8/27/2020 10:05 AM  
 TRAN: 20 ACC REC PAYMENTS  
 OPER: 01 TERM: 1  
 TKBY : CASH 01

CITY OF ONALASKA  
 REC#: R00179847 8/27/2020 10:55 AM  
 TRAN: 450 PLANNING & ZONING  
 OPER: 01 TERM: 1  
 TKBY : CASH 01

18-4479-4 / 18-4479-3 546 AND 676 MARCOU  
 Paid By: ELMWOOD PARTNERS LIMITED PARTNER  
 CK 700.00 REF: RP11793  
 APPLIED 66.30  
 TENDERED 66.30  
 CHANGE 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, SEPTEMBER 22, 2020  
APPROX. 7:20 P.M.  
(or immediately following the public hearing at 7:10 P.M.)**

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 Elmwood Partners Limited Partnership, 1859 Sand Lake Road, Onalaska, WI 54650 to allow for Special Building Envelope Setbacks for the properties located at 676 Marcou Road and 546 Marcou Road, Onalaska, WI 54650, Tax Parcels # 18-4479-3 and 18-4479-4.

Properties are more particularly described as:

Computer Number (Tax Parcel): **18-4479-3**  
Address: 676 Marcou Road, Onalaska, WI  
Section 02, Township 16, Range 07  
Legal Description: CERTIFIED SURVEY MAP NO. 143 VOL 13 LOT 3 DOC NO. 1496993

Computer Number (Tax Parcel): **18-4479-4**  
Address: 546 Marcou Road, Onalaska, WI  
Section 02, Township 16, Range 07  
Legal Description: CERTIFIED SURVEY MAP NO. 143 VOL 13 LOT 4 DOC NO. 1496993

More detailed information on this item and a map of properties within 250' of the subject properties 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 4<sup>th</sup> day of September, 2020.

Katie Aspenson, AICP  
Planning Manager





# CITY OF ONALASKA

## STAFF REPORT

Plan Commission – September 22, 2020

Agenda Item:

# 7

**Agenda Item:** Consideration of an amendment to the Unified Development Code regarding Open Space Requirements for the R-3 & R-4 Districts and such developments in the MU-N & MU-C Districts in Sections 13.02.51.C. and 13.02.54., respectively, and parking stall striping requirements found in Section 13.03.21.B.4 and Table 13.03.21-1.

**Background:** The purposes of the proposed changes are to clarify language within the following Ordinance Sections in the Unified Development Code as described below which better reflect staff enforcement and interpretation of code requirements.

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**Existing Language: 13.02.51.C.**

**C. Open Space Standard.**

1. For the R-4 District, common open space shall comprise a minimum of twenty-five (25%) of the gross land acres and shall not include:
  - a. Setback areas;
  - b. Street right-of-way;
  - c. Parking areas and driveways;
  - d. Building sites; and
  - e. Inaccessible stormwater ponds.

**Proposed Language: 13.02.51.C.**

**C. Open Space Standard.**

1. For the R-3 and R-4 Districts, common open space shall comprise a minimum of twenty-five (25%) of the gross land acres which includes setback areas and shall not include:
  - ~~a.~~ Setback areas;
  - ~~b.~~ Street right-of-way;
  - ~~c.~~ Parking areas and driveways;
  - ~~d.~~ Building sites; and
  - ~~e.~~ Inaccessible stormwater ponds.

**Proposed Language: 13.02.54.**

- F. Open Space Standard. See Section 13.02.51.C. for minimum open space requirements if proposed development will only include residential uses.

**Existing Language: 13.03.21.B.4.**

**Surfacing.** All off-street parking areas shall be surfaced with a dustless all-weather material capable of carrying a wheel load of four thousand (4,000) pounds, which is normally two (2) inches of bituminous concrete on a four (4) inch base or five (5) inches of concrete will meet this requirement. Any parking area for more than five (5) vehicles shall have the aisles and spaces clearly marked for handicapped and customer/employee parking. Surfacing shall be completed before an Occupancy Permit is issued, except that between November 1st and April 1st the property owner and City may enter into an agreement that required surfacing be completed no later than June 1st.

*CITY OF ONALASKA*

---

**Proposed Language: 13.03.21.B.4.**

**Surfacing.** All off-street parking areas shall be surfaced with a dustless all-weather material capable of carrying a wheel load of four thousand (4,000) pounds, which is normally two (2) inches of bituminous concrete on a four (4) inch base or five (5) inches of concrete will meet this requirement. Any parking area for more than five (5) vehicles shall have the aisles and **parking** spaces clearly marked ~~for handicapped and customer/employee parking~~. Surfacing shall be completed before an Occupancy Permit is issued, except that between November 1<sup>st</sup> and April 1<sup>st</sup> the property owner and City may enter into an agreement that required surfacing be completed no later than June 1st.

**Existing Language:** Table 13.03.21-1.

Automobile sales, leasing and service	1 space per 1,000 square feet of gross floor area for indoor display area
---------------------------------------	---

**Proposed Language:** Table 13.03.21-1.

Automobile sales, leasing and service	1 space per 1,000 square feet of gross floor area for indoor display area. <u>Parking stalls for inventory only are not required to be individually striped, but shall be delineated in a way to demonstrate compliance with parking stall minimums.</u>
---------------------------------------	--

Action Requested: As a public hearing will be held, testimony from the public should be listened to and considered before deciding on the proposed text amendments.

**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, SEPTEMBER 22, 2020  
APPROX. 7:30 P.M.  
(or immediately following public hearing at 7:20 P.M.)**

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 text amendments to the Unified Development Code (UDC) regarding Open Space Requirements for the Medium Density and High-Density Residential Districts (R-3 & R-4 Districts) and such developments in the Mixed-Use Neighborhood and Mixed-Use Community Districts (MU-N & MU-C Districts) in Sections 13.02.51.C. and 13.02.54., respectively, and parking stall striping requirements found in Section 13.03.21.B.4 and Table 13.03.21-1 (Off-Street Parking Spaces Required).

The UDC and proposed text amendments may be examined in the office of the City Clerk at City Hall (415 Main Street, Onalaska) between the hours of 8:00 A.M. and 5:00 P.M. on any regular business day, holiday excepted. Further the text amendments will be made available on the City's 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 4<sup>th</sup> day of September, 2020.

Katie Aspenson, AICP  
Planning Manager





# CITY OF ONALASKA

## STAFF REPORT

Plan Commission – September 22, 2020

- Agenda Item: Review and consideration of a Certified Survey Map (CSM) to reconfigure two (2) parcels and further subdivide into three (3) parcels.
- Applicant/Owner: Abbey Court Apartments, LLC  
9447 Jancing Avenue, Sparta, WI 54656
- Parcel Number: 18-4511-300 & 18-6368-0
- Site Location: 2097 Abbey Road, 2091 Abbey Road, 2101 Abbey Road, 2107 Abbey Road, 2111 Abbey Road, 2117 Abbey Road (Apts. 101-410), 2121 Abbey Road (Apts. 101-308), & 2169 Abbey Road, Onalaska, WI 54650
- Existing Zoning: High Density Residential (R-4) Zoning District
- Background: The applicant is requesting to merge two (2) parcels and further subdivide into three (3) parcels. Lot 1 is proposed to be combined with Outlot 1 (.11 acres) - owned by City of Onalaska (Tax Parcel #18-6368-0). The City of Onalaska would transfer Outlot 1 to Abbey Court Apartments LLC Development and once merged, Lot 1 to contain 1.96 acres, Lot 2 to contain 3.75 acres, and Lot 3 to contain 6.19 acres. Through a Planned Unit Development (PUD) the applicant is asking for a deviation from the Unified Development Code (UDC) to allow for reduced street frontage from 100 feet to 60.44 feet. All of the parcels (with the exception of Lot 1) meet minimum lot requirements in the High Density Residential (R-4) Zoning District.
- Action Requested: Consideration of the proposed Certified Survey Map application.

# REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

September 22, 2020

## Agenda Item 8:

**Review and Consideration of a Certified Survey Map for the Abbey Court Apartments to reconfigure and subdivide two (2) parcels into three (3) new parcels at 2097 Abbey Road, 2091 Abbey Road, 2101 Abbey Road, 2107 Abbey Road, 2111 Abbey Road, 2117 Abbey Road (Apts. 101-410), 2121 Abbey Road (Apts. 101-308), & 2169 Abbey Road, Onalaska, WI 54650 (Tax Parcels # 18-4511-300 & 18-6368-0).**

1. CSM Fee of \$75.00 + \$10.00 per lot x 3 lots = \$105.00 due before final approval of CSM by the City. (PAID)
2. La Crosse Wastewater Treatment Plan Sanitary Sewer Connection Fee (per residential equivalent connection/unit (REC)) due at time of plumbing permit issuance. Estimated fee is \$730.00/REC. Owner/developer to pay finalized fee for all remaining apartment buildings and the respective residential equivalent connection counts yet to be constructed as part of the Abbey Road Development Planned Unit Development.
3. Approval of proposed Certified Survey Map is contingent upon approval of the associated Planned Unit Development Amendment by the Common Council.
4. The City of Onalaska to transfer Outlot 1 of Abbey Road Estates Plat less that area outlined as Outlot 2 in Certified Survey Map (CSM) Vol. 17 Pg. 132 .(11 acres), to Abbey Road Development and Developer/Property Owner to draft a Warranty Deed to complete the land transfer. Developer/Property Owner to provide a check in the amount of Thirty Dollars (\$30.00) made payable to the La Crosse County Register of Deeds to record the land transfer to the City of Onalaska. The City will have the document recorded at the La Crosse County Register of Deeds and will provide the Developer/Property Owner the original recorded document.
5. After Outlot 1 is transferred to Abbey Road Development, the City of Onalaska may sign the associated Certified Survey Map (CSM) for the lot reconfiguration from two (2) parcels into three (3) parcels. Developer/Property Owner to record the CSM at the La Crosse County Register of Deeds and provide the City a copy of the recorded document.
6. New lot pins required. Intermediate lot stakes required for all lots over 150' in depth.
7. CSM shall note all easements (water, sewer, storm, access, etc.).
8. Cross-lot access easements for orderly flow of traffic. Cross lot access maintained for emergency vehicle access.
9. Utility installations and connections shall be installed per original overall water, sanitary sewer, stormwater, drainage, etc. plans. Any alterations to be approved by City Engineering Department.
10. Developer/Property owner to record said CSM with the La Crosse County Register of Deeds and provide a copy to the Engineering Department.
11. Any future improvements to these parcels will be subject to additional City permits (i.e., building permits, site plan, zoning approvals).
12. 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.

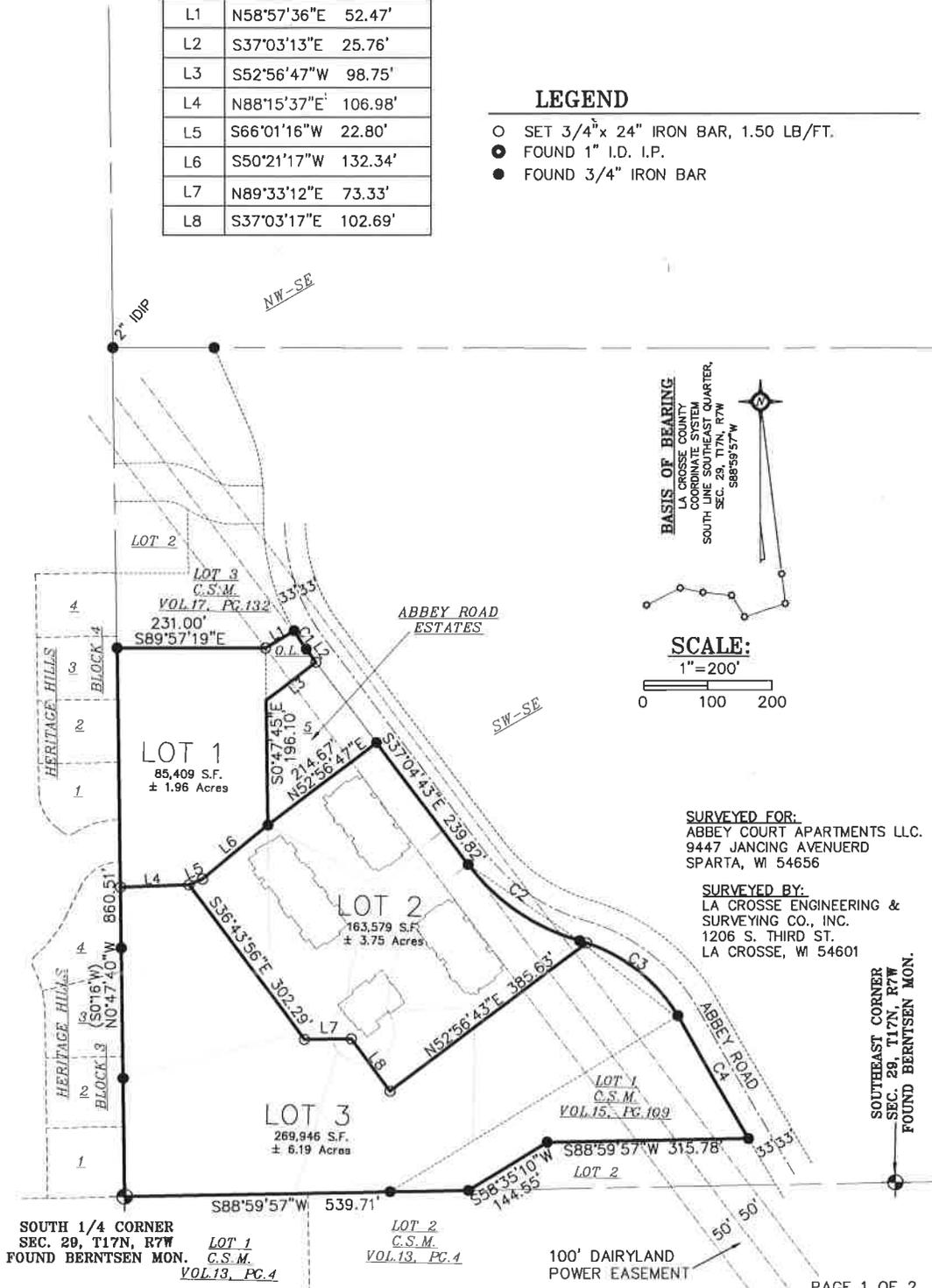
# CERTIFIED SURVEY MAP

PART OF SW 1/4 OF THE SE 1/4, LOTS 6, 7, 8, 9, 10, 11, 12 AND PART OF OUTLOT 1 OF  
 ABBEY ROAD ESTATES, LOT 1 CERTIFIED SURVEY MAP, VOLUME 15, PAGE 109 AND VACATED  
 ABBEY COURT IN DOCUMENT NO. 1713723, ALL IN SECTION 29, TOWNSHIP 17 NORTH,  
 RANGE 7 WEST, CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.

LINE TABLE		
L1	N58°57'36"E	52.47'
L2	S37°03'13"E	25.76'
L3	S52°56'47"W	98.75'
L4	N88°15'37"E	106.98'
L5	S66°01'16"W	22.80'
L6	S50°21'17"W	132.34'
L7	N89°33'12"E	73.33'
L8	S37°03'17"E	102.69'

### LEGEND

- SET 3/4" x 24" IRON BAR, 1.50 LB/FT.
- FOUND 1" I.D. I.P.
- FOUND 3/4" IRON BAR



**SURVEYED FOR:**  
 ABBEY COURT APARTMENTS LLC.  
 9447 JANCING AVENUE RD  
 SPARTA, WI 54656

**SURVEYED BY:**  
 LA CROSSE ENGINEERING &  
 SURVEYING CO., INC.  
 1206 S. THIRD ST.  
 LA CROSSE, WI 54601

SOUTH 1/4 CORNER  
 SEC. 29, T17N, R7W  
 FOUND BERNTSEN MON.

LOT 1  
 C.S.M.  
 VOL.13, PG.4

LOT 2  
 C.S.M.  
 VOL.13, PG.4

100' DAIRYLAND  
 POWER EASEMENT

SOUTHEAST CORNER  
 SEC. 29, T17N, R7W  
 FOUND BERNTSEN MON.





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

### CERTIFIED SURVEY MAP (CSM) SUBDIVISION APPLICATION

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

- ➔ **Overview/ Cover Letter** Describing the following:
  - ▶ Description of Proposed Subdivision
  - ▶ CSM that includes parcel dimensions, easements, and setbacks as applicable
- ➔ **Application Fee** (Payable to the City of Onalaska) = \$75.00 + \$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.

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**Easements on Property:**

Access:  Yes  No  
 Utility:  Yes  No  
 Other: \_\_\_\_\_

**Utilities Serving Property:**

Water:  Yes  No  
 Sanitary Sewer:  Yes  No

Number of Lots: 2  
 (Existing)  
 Number of Lots: 4  
 (Proposed)

Property Address: 2097 Abbey Rd, 2167 Abbey Rd  
 Parcel Number: 18-4511-300, 18-6368-0  
 Zoning District: R21

Applicant:  
 Mailing Address:  
 City, State, Zip:  
 Phone Number:  
 Email:  Primary Contact

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

Property Owner:  
 Contact:  
 Mailing Address:  
 City, State, Zip:  
 Phone Number:  
 Email:  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: 8/25/20  
 Signature of Property Owner: \_\_\_\_\_ Date: 8/25/20

CITY OF ONALASKA  
 608-781-9530  
 415 MAIN ST  
 ONALASKA, WI 54650

DATE : 8/26/2020 2:35 PM  
 OPER : C1  
 TKBY : CASH 01  
 TERM : 1  
 REC# : R00179839

450 PLANNING & ZONING 700.00  
 18-4511-300, 18-6368-0/2097 ABBEY ROAD 2  
 450 PLANNING & ZONING 105.00  
 18-4511-300, 18-6368-0/2097 ABBEY ROAD 2

Paid By: ABBEY CT APTS LLC  
 CK 805.00 REF:ARI434

APPLIED 805.00  
 TENDERED 805.00  
 CHANGE 0.00





# CITY OF ONALASKA

## STAFF REPORT

Plan Commission – September 22, 2020

<u>Agenda Item:</u>	Consideration of a Planned Unit Development (PUD) request – Final Implementation Plan.
<u>Applicant &amp; Property Owner:</u>	Elmwood Partners Limited Partnership, 1859 Sand Lake Road, Onalaska WI 54650
<u>Parcel Numbers:</u>	18-4479-3 and 18-4479-4
<u>Site Location:</u>	676 Marcou Road and 546 Marcou Road, Onalaska, WI 54650
<u>Existing Zoning:</u>	Low Density Residential (R-1) District
<u>Conformance with Land Use Plan:</u>	The Comprehensive Plan identifies this area in the <i>Environmentally Sensitive Residential District</i> . This district allows 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, add water resources among others.

### Background:

This Planned Unit Development (PUD) request is to define special building envelopes/setbacks on two (2) existing parcels located at 546 and 676 Marcou Road, Onalaska. In particular, a farmhouse was previously located at 546 Marcou Road and the owner/developer would like the opportunity to construct a new residence near the original location. This action would not be allowable with current R-1 District setbacks.

Included in the packet are attachments provided by the applicant that describe the areas requested for flexibility from the Unified Development Code (discussed in greater detail in the next sections):

- General Development Plan (GDP) / Final Implementation Plan (FIP): Overall Area Map that identifies building envelopes.
- GDP & FIP Applications.

### Planned Unit Development (PUD) Overlay District - Standards for Review:

The following development and design standards are used to review PUDs as defined in Section 13.02.32.D-E. of the Unified Development Code. Applicant requests and staff comments on each criterion are bulleted.

#### D. Permitted Uses.

- No proposed deviations from the Unified Development Code.

#### E. Dimensional and Design Standards:

##### 1. **Density.** Density of development based on the following criteria:

###### a. *Effect on adjacent properties:*

- Properties surrounding the PUD include to the north and east – blufflands and single-family dwellings, south and west – single family dwellings and Fairway Creek Condominiums.

###### b. *Adequacy of public & private services/infrastructure:*

- Sites served with existing City utilities.

###### c. *Overall design:*

- The sites are intended for single-family dwellings in the Low Density Residential. The developer is proposing specific building envelope setbacks for all future structures.

###### d. *Scale and massing of structures.*

- Future residential dwellings and structures to adhere to specified building envelope setbacks.

- e. *Building elevations and setbacks.*
    - The attached documents note building envelopes for the two (2) parcels. Lot 4 includes a building envelope divided into two (2) due to the location of a utility easement.
      - Street Yard Setback: Twenty-five (25) feet;
      - Side Yards Setback: Twenty (20) feet; and
      - Rear Yards Setback: Thirty (30) feet.
  - f. *Landscaping, screening and buffering.*
    - No proposed deviations from the Unified Development Code.
  - g. *Open space provision and design.*
    - The owner/developer proposes over seventy percent (70%) of Lots 3 and 4 as open space.
  - h. *Retention of natural, cultural, and historic resources.*
    - Not applicable to this project.
2. **PUD Perimeter.**
    - No proposed deviations from the Unified Development Code.
  3. **Lot Area.**
    - No proposed deviations from the Unified Development Code.
  4. **Yard Setbacks.**
    - As mentioned previously, the request is to allow specific building envelopes for construction that would exceed the Unified Development Code maximum street yard setback. The owner/developer would only be allowed to construct a residence and associated structures in the specified areas. Further, due to topography and size of the 546 Marcou Road (Lot 4), the applicant requests the ability to construct accessory structures anywhere within the building envelope. This could potentially mean that an accessory structure could be “forward” the residential dwelling.
  5. **Building Height.**
    - No proposed deviations from the Unified Development Code.
  6. **Environmental Design.**
    - No proposed deviations from the Unified Development Code.
  7. **Common Open Space.**
    - No proposed deviations from the Unified Development Code.
  8. **Architecture.**
    - These parcels are required to adhere to the Country Club Estates Declarations and Covenants requiring the architecture of structures be approved by the associated Architectural Review Committee prior to application for building permits.
  9. **Parking.**
    - No proposed deviations from the Unified Development Code.
  10. **Streets, Utilities, Drainage.**
    - No proposed deviations from the Unified Development Code.
  11. **Traffic Calming-Design.**
    - No proposed deviations from the Unified Development Code.
  12. **Circulation/Access.**
    - No proposed deviations from the Unified Development Code.
  13. **Landscaping.**
    - No proposed deviations from the Unified Development Code.
  14. **Signage.**
    - No proposed deviations from the Unified Development Code.

Action Requested:

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

# REQUEST FOR ACTION & CONSIDERATION BY PLAN COMMISSION:

September 22, 2020

## Agenda Item 9:

### Public Hearing and Consideration of a Final Implementation Plan to create a Planned Unit Development (PUD) application filed by Elmwood Partners Limited Partnership, 1859 Sand Lake Road, Onalaska, WI 54650, to allow for Special Building Envelope Setbacks for the properties located at 676 Marcou Road and 546 Marcou Road, Onalaska, WI 54650, Tax Parcels # 18-4479-3 and 18-4479-4.

1. Residential dwellings and driveways to be located in the areas noted as “building envelope” and follow the below stated setbacks. 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 Marco Road Planned Unit Development on a lot-by-lot basis with Plan Commission and Common Council approval.
  - a. Street Yard Setback: Twenty-five (25) feet;
  - b. Side Yards Setback: Twenty (20) feet; and
  - c. Rear Yards Setback: Thirty (30) feet.
2. La Crosse Wastewater Treatment Plan Sanitary Sewer Connection Fee (per residential equivalent connection/unit (REC)) due at time of plumbing permit issuance. Estimated fee is \$730.00/REC.
3. 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 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.
4. Owner/developer shall not allow disturbance to any thirty (30) percent slopes in addition to a ten (10) foot wide buffer around such slopes on the subject properties. Building pads/residences/structures may not infringe upon these areas.
5. Recommend 13R sprinkler systems for Residence on “Lot 4” due to anticipated topography and potential setbacks of residence.
6. If future lot divisions are to occur, applicant/owner to complete a Certified Survey Map for approval by the Common Council.
7. Any future improvements to these parcels will be subject to additional City permits. 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 Ordinance requirements.

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ELMWOOD



PARTNERS  
LIMITED PARTNERSHIP

August 27, 2020

City of Onalaska  
Katie Aspenson  
415 Main Street  
Onalaska, WI 54650

RE: Planned Unit Development Certified Survey Map Vol. 13, Page 143, Doc. No. 1496993  
Lot 3 (Parcel No. 18-4479-3) (676 Marcou Road)  
Lot 4 (Parcel No. 18-4479-4) (546 Marcou Road)

Katie,

Lots 3 and 4 were part of a four lot Certified Survey Map along with the extension of Marcou Road that was approved and recorded in 2008. The Planned Unit Development is for creating building envelopes for Lots 3 and 4 which are zoned R-1 Low Density Residential District. Lot 3 is +-6.94 acres on the east side of Marcou Road towards the end of the cul-de-sac. Lot 4 is +-12.90 acres bordering Marcou Road and Emerald Valley Drive with a watermain easement traversing across the lot. No structures are permitted within the dedicated easement; therefore the building envelope on Lot 4 is split. The previous single-family dwelling was razed in 2005 with the pole barn being razed in 2007. Both of the structures were within the building envelope on Lot 4 north of the watermain easement.

The lots currently have access to City utilities. Lots 3 and 4 fall under the Fifth Amendment to the Residential Covenants document number 1513672, recorded on 12-03-2008. The Fifth Amendment added the lots to the Residential Declaration of Covenants document number 1144103, recorded on 12-11-1995. Improvements will be similar in nature to what has been constructed in the Country Club Developments over the last 25 years.

Please let me know if there are any questions or concerns.

Sincerely,

Kevin E. Fry, P.E.

V.P. of the General Partner

NORTH

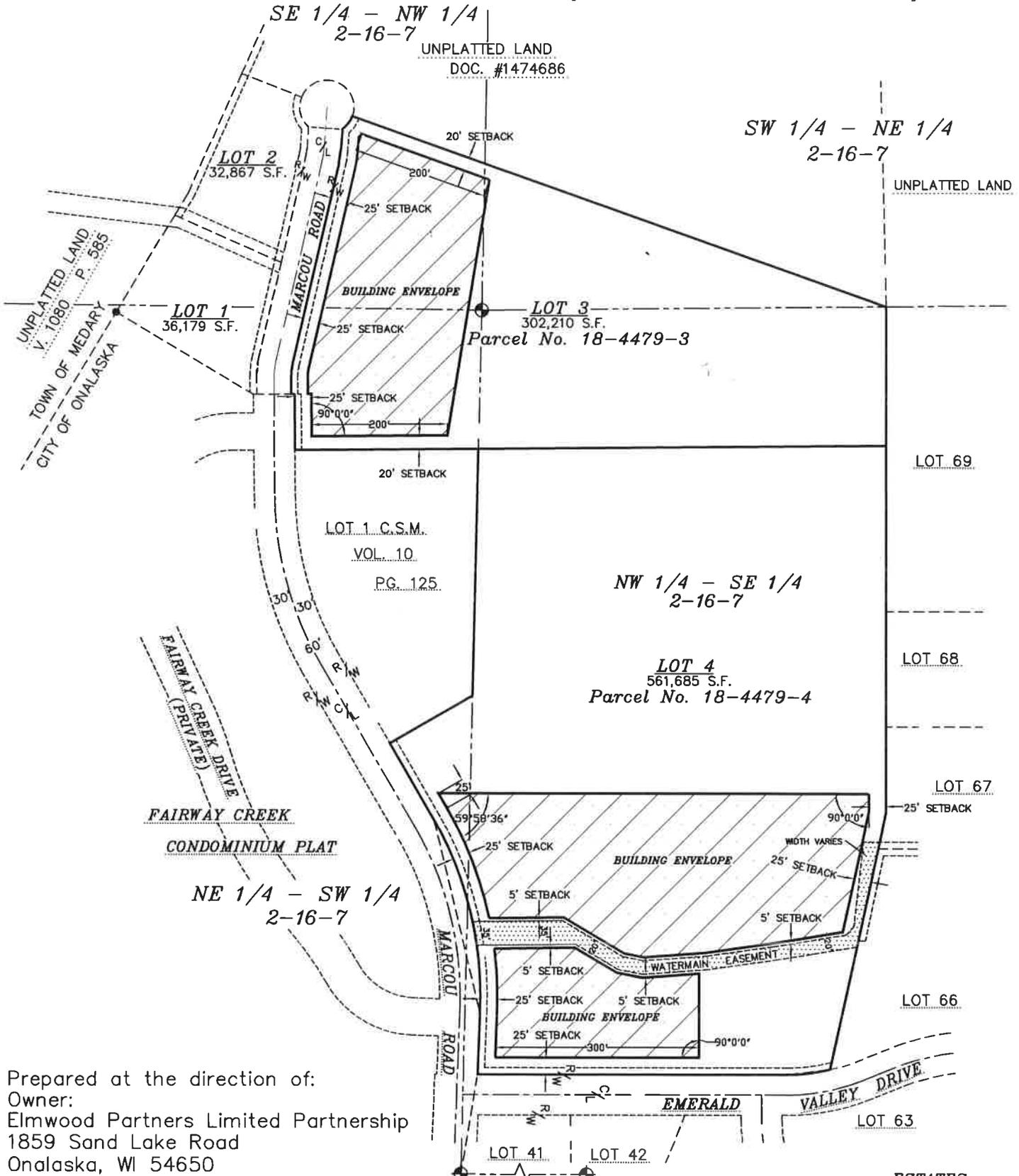


SCALE 1" = 200'



# General Development Plan & Final Implementation Plan

Certified Survey Map, Vol. 13 Page 143 Doc No. 1496993  
Lot 3, Parcel No. 18-4479-3, 676 Marcou Road  
Lot 4, Parcel No. 18-4479-4, 546 Marcou Road  
City of Onalaska, La Crosse County, WI



Prepared at the direction of:  
Owner:  
Elmwood Partners Limited Partnership  
1859 Sand Lake Road  
Onalaska, WI 54650

SOUTH 1/4 CORNER  
SECTION 2, T16N, R7W  
LUNDE MON. FOUND

59

S.E. CORNER  
SECTION 2, T16N, R7W  
ALUM. MON. FOUND

ESTATES

DATED: 8-27-2020



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

### PUD FINAL IMPLEMENTATION 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.
- ▶ Construction & Engineering Plan Set including: scaled map consistent with GDP, pattern of public/private circulation, lot layout, building arrangement, architectural elevations, grading/drainage plan, utility plan, open space plan & landscape plan, development schedule, etc.

*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. A PUD is reviewed through a two-part process: 1) General Development Plan (GDP) and 2) Final Implementation Plan. The Final Implementation Plan is based off of the GDP and includes a plan set with all items noted above (or Section 13-3-7 (e) of the Unified Development Code) to the Plan Commission and Common Council for final approval. Developers are required to record a legal description of the PUD and conditions of approval that will run with the land to the La Crosse County Register of Deeds.

**Brief Description of Request for a PUD:**

CREATE BUILDING ENVELOPES ON EXISTING  
LOTS ON MARCOV ROAD

Property Address(es):	546 & 676 MARCOV ROAD
Parcel Number(s):	
18-4479-4	18-
18-4479-3	18-
18-	18-
18-	18-
Zoning District:	

Applicant/Property Owner:	ELMWOOD PARTNERS
Project Contact:	KEVIN FRY
Mailing Address:	1859 SAND LAKE ROAD
City, State, Zip:	ONALASKA, WI 54650
Phone Number:	608-781-4777
Email:	KEVIN.FRY@ELMWOODPARTNERS.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:		Date:	8/27/20
Signature of Property Owner:	V.P. OF THE GENERAL PARTNER	Date:	8/27/20

OFFICE USE ONLY:	Date Submitted:	Permit Number:	Application Received by:
------------------	-----------------	----------------	--------------------------

18-4479-4 / 18-4479-3 546 AND 676 MARCOV  
 PAID BY: ELMWOOD PARTNERS LIMITED PARTNER  
 CK 700.00 REF: AR11793  
 700.00  
 700.00  
 0.00

CITY OF ONALASKA  
 REC#: R00179847 8/27/2020 10:55 AM  
 DEPT: 420 PLANNING & ZONING