

CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: Plan Commission
TIME OF MEETING: March 27, 2018 (Tuesday)
PLACE OF MEETING: City Hall-415 Main Street (Common Council Chambers)
TIME OF MEETING: 5:30 P.M.

***Please Note Time
Change From
Normally Scheduled
Meeting Time**

PURPOSE OF MEETING

1. Call to Order and roll call.
2. **Closed Session:** To consider a motion to convene in closed session under Section 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session
 - Interviewing prospective consultants for the City of Onalaska Unified Development Code / Zoning Ordinance Rewrite.

If any action is required in Open Session, as the result of the Closed Session, the Plan Commission **will take a recess and reconvene in Open Session at 7:00 PM** to take the necessary action and/or continue on with the printed agenda.

3. Approval of minutes from the previous meeting.
4. Public Input (limited to 3 minutes per individual).

Consideration and possible action on the following items:

5. **Public Hearing: Approximately 7:00 PM (or immediately following Public Input)** and consideration of a rezoning request filed by Hans Zietlow of Luther High School Association, 1830 Alpine Place, Onalaska, WI 54650, on behalf of Marvin & Michelle Wanders of Cedar Hill Multi-Family Properties, LLC, 1243 Badger Street, La Crosse, WI 54601, to rezone a parcel from Multi-Family Residential District (R-4) to Public and Semi-Public District (P-1) for the purpose of constructing tennis courts at 601-615 13th Avenue South, Onalaska, WI 54650 (Tax Parcel #18-1756-0).

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

NOTICES MAILED TO:

Mayor Joe Chilsen

*Ald. Jim Binash

Ald. Jim Olson – Chair

Ald. Jerry Every

Ald. Bob Muth

Ald. Ron Gjertsen

Ald. Harvey Bertrand

* Jarrod Holter, City Engineer **Kevin Schubert

City Attorney City Administrator

La Crosse Tribune Dept. Heads.

Coulee Courier FOX

WKTY WLXR WKBT WXOW WLAX

*Committee Members

*Jan Brock

*Knutte Temte

*Paul Gleason

*Craig Breitsprecher

*Steven Nott

*Victor Hill – Vice Chair Parks & Rec

Hans Zietlow/Marvin Wanders

Leo Bronston/Larry Schrader

Jim Binash/American Legion

Onalaska Omni Center

Onalaska Public Library

** Alternate Member – for City Engineer

Date Notices Mailed and Posted: 3-21-18

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

6. **Public Hearing: Approximately 7:10 PM (or immediately following previous hearing at 7:00 PM)** and consideration of rezoning request filed by Leo Bronston, 1202 County Road PH, Suite 100, Onalaska, WI 54650 and on behalf of River of Life Assembly of God, Inc., 1214 County Road PH, Onalaska, WI 54640, to a parcel from T-C (Transitional Commercial District) to B-1 (Neighborhood Business District) and a portion of a parcel from R-1 (Single Family Residential) to Neighborhood Business (B-1) to facilitate the construction of a new commercial development on the properties located at 1204 County Road PH and 1214 County Road PH, Onalaska, WI 54650 (Tax Parcels 18-3544-0 & 18-3542-0).
7. **Public Hearing: Approximately 7:20 PM (or immediately following previous hearing at 7:10 PM)** and consideration of a Conditional Use Permit request filed by Jim Binash, 700 Westwood Drive, Onalaska, WI 54650 on behalf of the American Legion Post #336, 731 Sand Lake Road, Onalaska, WI 54650 to install an Electronic Message Center sign seventy-five (75) feet from a residential parcel line at 731 Sand Lake Road, Onalaska, WI 54650 (Tax Parcel # 18-699-0).
8. **Public Hearing: Approximately 7:30 PM (or immediately following previous hearing at 7:20 PM)** and consideration of a Conditional Use Permit request filed by Nathan Hilmer, SmithGroupJJR, 44 East Mifflin Street, Madison, WI 53703 on behalf of Barbara and David Skogen, 757 Sand Lake Road, Onalaska, WI 54650 for the purpose of constructing an open air, steel framed park structure at Dash Park, located at 200 Main Street, Onalaska, WI 5456 (Tax Parcel # 18-96-1).
9. Review and Consideration of an Annexation Application filed by Kwik Trip, Inc. C/o Hans Zietlow, 1626 Oak Street, La Crosse, WI 54603 for the properties located at Abbey Road, W6782 Abbey Road, & Abbey Road, and Abbey Road Right-of-Way, (Tax Parcels #10-2323-0, 10-2324-0, & 10-2325-0 (6.57 acres)).
10. Review and Consideration of a Certified Survey Map (CSM) submitted by Leo Bronston, 1202 County Road PH, Suite 100, Onalaska, WI 54650 and on behalf of River of Life Assembly of God, Inc., 1214 County Road PH, Onalaska, WI 54640, to reconfigure two (2) parcels (2.69 acres) at 1204 County Road PH and 1214 County Road PH, Onalaska, WI 54650 (Tax Parcels 18-3544-0 & 18-3542-0).
11. Review and Consideration of a request to extend the Final Plat submittal requirement for one year, as requested by Dr. Leo Bronston, on behalf of French Valley, LLC, 1202 County Rd PH, Suite 100, Onalaska for the French Valley Neighborhood Plat (Tax Parcels # 18-4480-0, 18-4481-0, 18-4482-1, 18-4485-0).
12. **Closed Session:** To consider a motion to convene in closed session under Section 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session
 - Discussion and consideration of prospective consultants for the City of Onalaska Unified Development Code / Zoning Ordinance Rewrite.

If any action is required in Open Session, as the result of the Closed Session, the Plan Commission will reconvene in Open Session to take the necessary action and/or continue on with the printed agenda

13. Adjournment.



CITY OF ONALASKA

Agenda Item:

5

STAFF REPORT

Plan Commission – March 27, 2018

- Agenda Item: Public Hearing & Consideration of a rezoning request.
- Applicant: Hans Zietlow, 1830 Alpine Place, Onalaska on behalf of Luther High School, 1501 Wilson Street, Onalaska, WI 54650
- Property Owner: Marvin & Michelle Wanders, Cedar Hill Multi-Family Properties, LLC, 1243 Badger Street, La Crosse, WI 54601
- Parcel Number: 18-1756-0
- Site Location: 601-615 13th Avenue South, Onalaska, WI 54650
- Existing Zoning: Multi-Family Residential (R-4) District
- Neighborhood Characteristics: Properties within 250 feet of the properties in question includes a variety of residential dwellings including, single family homes, attached townhomes, apartment buildings, and a private high school.
- Conformance with Land Use Plan: The Comprehensive Plan identifies this area as *Mixed Density Residential*. This district is intended for residential units. Institutional uses, senior housing and services... are also appropriate in this district with proper zoning controls.
- Background: The applicant (Luther High School) has a conditional offer on the parcel in question and intend to construct tennis courts on the parcel. Later, upon finalization of the rezoning if approved, they intend to merge said parcel with the Luther High School parcel which is zoned Public & Semi-Public (P-1) where tennis courts are a permitted “park” use.
- Action Requested: As a public hearing will be held, testimony from the public should be listened to and considered before deciding on the requested rezoning application.

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

March 27, 2018

Agenda Item 5:

Public Hearing and Consideration of a rezoning request filed by Hans Zietlow of Luther High School Association, 1830 Alpine Place, Onalaska, WI 54650, on behalf of Marvin & Michelle Wanders of Cedar Hill Multi-Family Properties, LLC, 1243 Badger Street, La Crosse, WI 54601, to rezone a parcel from Multi-Family Residential District (R-4) to Public and Semi-Public District (P-1) for the purpose of constructing tennis courts at 601-615 13th Avenue South, Onalaska, WI 54650 (Tax Parcel #18-1756-0).

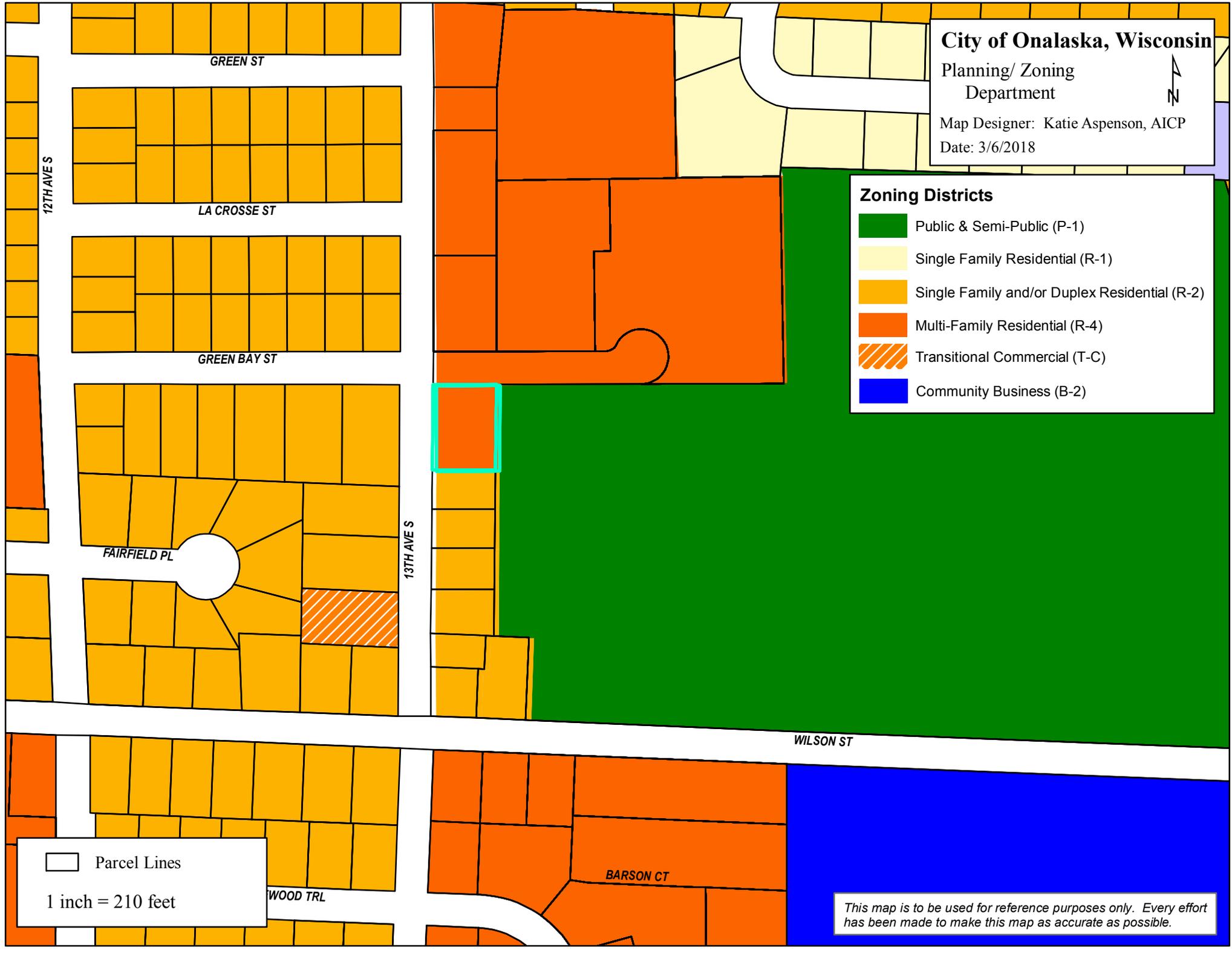
1. Rezoning Fee of \$300.00 (PAID).
2. Exterior storage is prohibited.
3. Any future improvements to these parcels will be subject to additional City permits (i.e., site plan approvals, building permits, zoning approvals).
4. Upon finalization of rezoning and once ownership is retained by Luther High School Association, property owner shall merge Tax Parcels 18-1756-0 and 18-1015-0 into a single parcel. Contact La Crosse County Land Records to complete this condition.
5. Owner/developer shall pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to issuance of occupancy permits.
6. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns. The sale or transfer of all or any portion of the property does not relieve the original developer from payment of any fees imposed or from meeting any other conditions.
7. Any omissions of any conditions not listed in committee minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

City of Onalaska, Wisconsin
Planning/ Zoning
Department
Map Designer: Katie Aspenson, AICP
Date: 3/6/2018



Zoning Districts

-  Public & Semi-Public (P-1)
-  Single Family Residential (R-1)
-  Single Family and/or Duplex Residential (R-2)
-  Multi-Family Residential (R-4)
-  Transitional Commercial (T-C)
-  Community Business (B-2)



12TH AVE S

GREEN ST

LA CROSSE ST

GREEN BAY ST

FAIRFIELD PL

13TH AVE S

WILSON ST

BARSON CT

WOOD TRL

 Parcel Lines
1 inch = 210 feet

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

SCOPE LEGEND:

[Pink Box]	EXISTING BUILDING
[Red Box]	NEW BRIDGE
[Orange Box]	NEW VESTIBULE
[Light Orange Box]	PLUMB STRUCTURE
[Grey Box]	EXISTING CONCRET/ ASPH/PT
[Dark Grey Box]	NEW CONCRET/ ASPH/PT
[Brown Box]	EXISTING DRIVE
[Dark Brown Box]	NEW DRIVE
[Light Green Box]	EXISTING LAWN
[Dark Green Box]	NEW LAWN
[Black Box]	WOODS/ TREES





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

REZONING OR TEXT AMENDMENT APPLICATION

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

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

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

➔ **\$300 Permit Application Fee (Payable to the City of Onalaska)**

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

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

Request for Amendment to:

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

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

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

Luther High School intends to build two tennis courts on this lot.

As a park like setting these Tennis courts will fit in well with the neighborhood and will be a great benefit for Luther High School. See Attached site plan.

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

RECEIVED
CITY OF ONALASKA
PLANNING & ZONING DEPARTMENT
MAY 10 2011



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

REZONING OR TEXT AMENDMENT APPLICATION

Property Address:
601-615 13th Ave S.

Parcel Number:
18-1756-0

Zoning District:
R-4 Multi-Family

Applicant: Luther High School Association

Contact: Hans Zietlow

Mailing Address: 1830 Alpine Pl

City, State, Zip: Onalaska WI 54650

Phone Number: 608 793 6200

Email: hzietlow@kwiktrip.com Primary Contact

Business: Luther High School

Owner/Contact: Don Fruit

Mailing Address: 1501 Wilson St.

City, State, Zip: Onalaska WI 54650

Phone Number: 608 787 1346

Email: Don.Fruit@DairylandPowder.com Primary Contact

Property Owner: Cedar Hill Multi-Family Properties LLC

Contact: Marvin Wanders / Michelle Wanders

Mailing Address: 1243 Badger St.

City, State, Zip: La Crosse WI 54601

Phone Number: 608 782 7368

Email: marvin@threesixty.biz Primary Contact

The undersigned hereby makes application at the location stated herein. The undersigned agrees that all work shall be done in accordance with the requirements of the City of Onalaska Unified Development Code / Zoning Ordinance and with all other applicable City Ordinances and the laws and regulations of the State of Wisconsin.

Signature of Applicant: *Hans Zietlow* Date: 2-22-2018

Signature of Property Owner: *Michelle Wanders* Date: 2.22.18

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

0.00 CHANGE

300.00 APPLIED

300.00 TENDERED

Paid BY: HANS ZIETLOW

CK 300.00 REF: SW - 2946

18-1756-0 / LUTHER HIGH SCHOOL 300.00

=====

REC#: R00105469 02/23/2018 1:14 PM

TRAN: 450 PLANNING & ZONING

OPER: 01 TERM: 1

TKBY: CASH 01

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

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

**TUESDAY, MARCH 27, 2018
APPROX. 7:00 P.M.
(or immediately following public input)**

in Onalaska City Hall, 415 Main Street, Onalaska, WI 54650, at which time they shall consider an application filed by Hans Zietlow of Luther High School Association, 1830 Alpine Place, Onalaska, WI 54650, on behalf of Marvin & Michelle Wanders of Cedar Hill Multi-Family Properties, LLC, 1243 Badger Street, La Crosse, WI 54601, who is requesting to rezone a parcel from R-4 (Multi-Family Residential District) to P-1 (Public and Semi-Public District) to facilitate the construction of tennis courts on the property located at 601-615 13th Avenue South, Onalaska, WI 546 50.

Property is more particularly described as:

Computer Number: **18-1756-0**

Section 09, Township 16, Range 07

2ND ADD TO HIGHLAND PARK ADD LOTS 1 & 2 & N 8FT OF LOT
3 BLOCK 16

YOU ARE FURTHER NOTIFIED that the City of Onalaska Plan Commission will hear all persons interested, their agent or attorney, concerning this matter.

More detailed information on this item will be posted to the City of Onalaska website www.cityofonalaska.com the Friday before the scheduled meeting under Agendas & Minutes/Plan Commission. This posting will contain the Plan Commission Agenda and all attachments referencing this item.

Dated this 9th day of March, 2018.

Cari Burmaster
City Clerk

PROPERTIES WITHIN 250ft OF PARCEL 18-1756-0

LA CROSSE ST

GREEN BAY ST

**FAIRFIELD
PL**

**18-1756-0
601 - 615
13TH AVE S**

13TH AVE S

WILSON ST

409
411
413
415
417
419
421
423
425
427
517
519
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523
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527
529
531

1416
1414
1412
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1408
1406
1404
1402

1301

1420

1228 1232
1225 1229 1233

1226 600

1221

612

618

624

617

619

621

623

524

1501



1 in = 150 ft

GIS Dept

Map Designer: Joe Barstow
Date: 02/22/2018

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



CITY OF ONALASKA

Agenda Item:

6

STAFF REPORT

Plan Commission – March 27, 2018

- Agenda Item: Public Hearing and Consideration of a rezoning request.
- Applicant: Leo Bronston of Property Concepts, LLC, 1202 County Road PH, Suite 100, Onalaska, WI 54650 and also, on behalf of, River of Life Assembly of God Inc, 1214 County Road PH, Onalaska, WI 54650.
- Parcel Numbers: 18-3544-0 & 18-3542-0 (a portion of)
- Site Location: 1204 & 1214 County Road PH, Onalaska, WI 54650
- Existing Zoning: Transition Commercial (T-C): 18-3544-0 and
Single Family Residential (R-1): 18-3542-0
- Neighborhood Characteristics: Properties within 250 feet of the property in question include single-family residences, church, and commercial businesses.
- Conformance with Land Use Plan: The Comprehensive Plan identifies this area as *Commercial*. This district is intended to accommodate large and small-scale commercial and office development. A wide range of retail, service, lodging and office uses are appropriate in this district.
- Background: The primary applicant (Leo Bronston) owns the property at 1204 County Road PH and has a conditional offer to purchase approximately 1.3 acres from River of Life Assembly of God, INC directly adjacent to the commercial property. The property at 1204 County Road PH is zoned Transitional Commercial (T-C) and River of Life Assembly of God, INC is zoned Single-Family Residential (R-1). The purpose of this request is rezone 1204 County Road PH and a portion of 1214 County Road PH to Neighborhood Business (B-1) where the current and proposed uses are outright permitted (office, restaurant, coffee shop, personal service, and medical-related services). The remainder of the parcel owned by River of Life Assembly of God, INC would continue on as Single-Family Residential.
- A following agenda item addresses the required Certified Survey Map that is necessary to facilitate proper ingress/egress for both parcels in question.
- Action Requested: As a public hearing will be held, testimony from the public should be listened to and considered before deciding on the requested rezoning application.

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

March 27, 2018

Agenda Item 6:

Public Hearing & Consideration of rezoning request filed by Leo Bronston, 1202 County Road PH, Suite 100, Onalaska, WI 54650 on behalf of River of Life Assembly of God, Inc., 1214 County Road PH, Onalaska, WI 54640, to a parcel from T-C (Transitional Commercial District) to B-1 (Neighborhood Business District) and a portion of a parcel from R-1 (Single Family Residential) to Neighborhood Business (B-1) to facilitate the construction of a new commercial development on the properties located at 1204 County Road PH and 1214 County Road PH, Onalaska, WI 54650 (Tax Parcels 18-3544-0 & 18-3542-0).

1. Rezoning Fee of \$300.00 (*PAID*).
2. 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.
3. Upon finalization of rezoning and once ownership is retained by Leo Bronston, property owner shall have a Certified Survey Map approved by the City of Onalaska documenting new tax parcel boundaries and recorded with the La Crosse County Register of Deeds.
4. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns. The sale or transfer of all or any portion of the property does not relieve the original developer from payment of any fees imposed or from meeting any other conditions.
5. Any omissions of any conditions not listed in committee minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

City of Onalaska, Wisconsin
Planning/ Zoning
Department
Map Designer: Katie Aspenson, AICP
Date: 3/6/2018

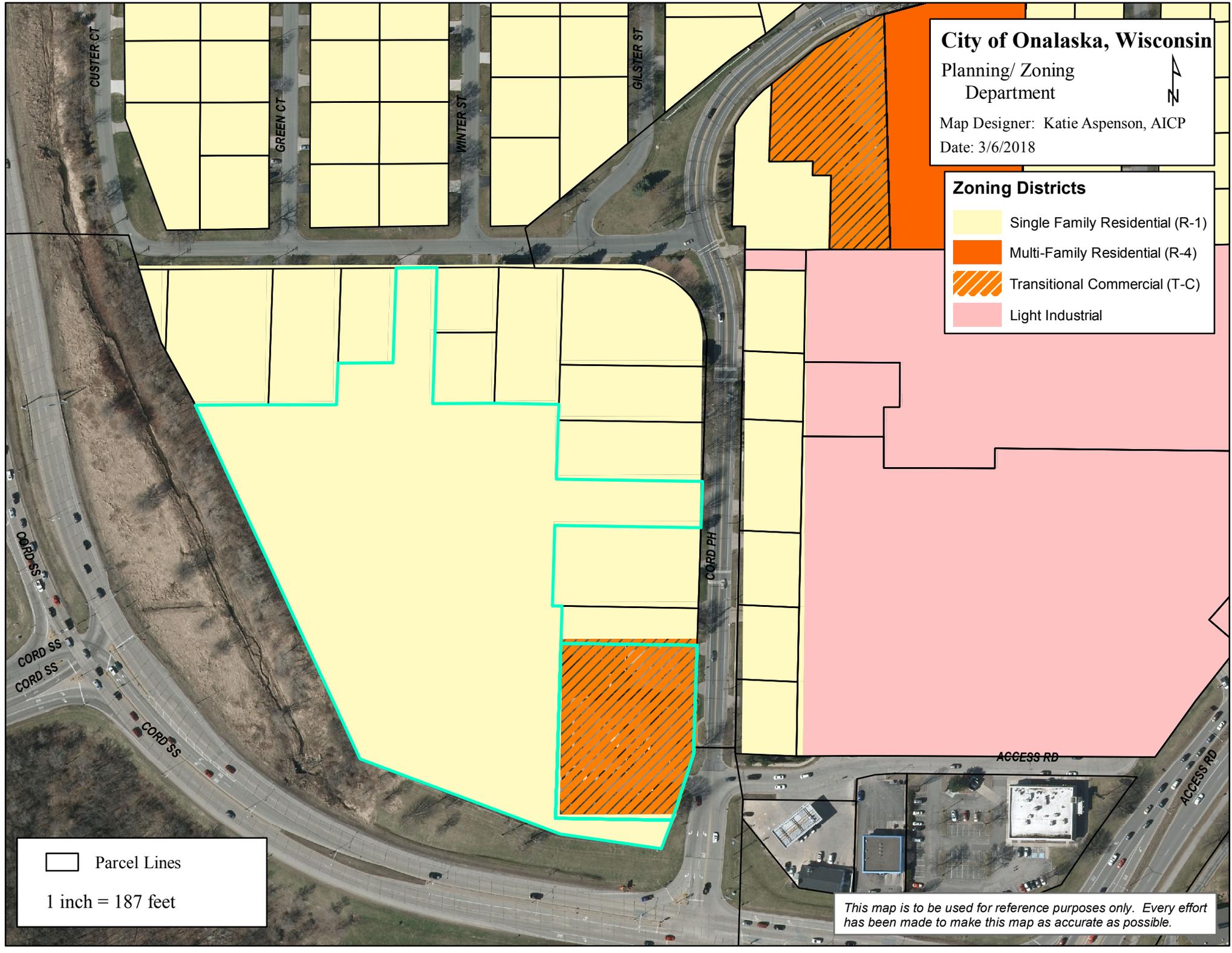


Zoning Districts

-  Single Family Residential (R-1)
-  Multi-Family Residential (R-4)
-  Transitional Commercial (T-C)
-  Light Industrial

 Parcel Lines
1 inch = 187 feet

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





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

REZONING OR TEXT AMENDMENT APPLICATION

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

- ➔ Overview/ Cover Letter Describing the following:
 - ▶ Detailed Description of Proposed Rezoning or Text Amendment
 - ▶ Description of how Proposed Rezoning Meets Unified Development Code Standards
 - ▶ Compatibility with Surrounding Neighborhood (existing and anticipated development within 250 ft of proposed use and within 500 ft along the same street)
 - ▶ Consistency with the Comprehensive Plan (relationship of proposed use to the goals, objectives and policies)
- ➔ \$300 Permit Application Fee (Payable to the City of Onalaska)

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

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

Request for Amendment to:

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

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

Existing Zoning District: R1 and TC Proposed Zoning District: B-1

Rezone from Residential 1 and Transitional Commercial
to Commercial to allow for a new commercial
development on a portion of River of Life Property.

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



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

REZONING OR TEXT AMENDMENT APPLICATION

Property Address: 1214 COUNTY RD PH
 Parcel Number: 18-3542-0 PORTION OF
 Zoning District: A1

Applicant: Leo Bronston
 Contact: Leo Bronston
 Mailing Address: 1202 County Road PH Ste 100
 City, State, Zip: ONALASKA WISCONSIN 54650
 Phone Number: 608 781 2225
 Email: drbronston@bronstonchc.com Primary Contact

Business: River of Life Assembly of God
 Owner/Contact: SAME
 Mailing Address: 1214 County Rd PH
 City, State, Zip: Onalaska WI 54650
 Phone Number:
 Email: Primary Contact

Property Owner: River of Life Assembly of God Inc
 Contact: LARRY SCHRADER
 Mailing Address: 1214 County Rd PH
 City, State, Zip: Onalaska WI 54650
 Phone Number: 612 388 7226
 Email: Larry.schrader84@gmail.com Primary Contact

The undersigned hereby makes application at the location stated herein. The undersigned agrees that all work shall be done in accordance with the requirements of the City of Onalaska Unified Development Code / Zoning Ordinance and with all other applicable City Ordinances and the laws and regulations of the State of Wisconsin.

Signature of Applicant: Date: 2/19/2018
 Signature of Property Owner: RIVER OF LIFE CHURCH Date: 2/24/18

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

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

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

**TUESDAY, MARCH 27, 2018
APPROX. 7:10 P.M.
(or immediately following public hearing at 7:00 PM)**

in Onalaska City Hall, 415 Main Street, Onalaska, WI 54650, at which time they shall consider an application filed by Leo Bronston, 1202 County Road PH, Suite 100, Onalaska, WI 54650 on behalf of River of Life Assembly of God, Inc., 1214 County Road PH, Onalaska, WI 54640 who is requesting to rezone tax parcel **18-3544-0** from T-C (Transitional Commercial District) to B-1 (Neighborhood Business District) and a portion of tax parcel **18-3542-0** from R-1 (Single Family Residential) to Neighborhood Business (B-1) to facilitate the construction of a new commercial development on the properties located at 1202 County Road PH, 1204 County Road PH and 1214 County Road PH, Onalaska, WI 54650.

Property is more particularly described as:

Computer Number: **18-3542-0**

Section 15, Township 16, Range 07

PRT NW-NW COM NE COR S 33FT W 539 FT TO POB S 220FT W TO TO E LN RD IN V408 P457 SELY & ELY & NELY TO S LN PCL IN V258 P399 W TO PT 253FT W OF E LN NW-NW N 343FT W 16FT N TO PT 253FT S OF N LN NW-NW W 204FT N 220FT W 66FT TO POB & COM NE COR S 33FT W 539FT TO POB S 220FT W 90FT N 220FT E 90FT TO POB & COM NE COR S ALG E LN 373.5FT TO POB W 269FT S 75FT E 269FT TO E LN NW-NW N ALG E LN 75 FT TO POB & COM NW COR SEC 15 N88D43M47SE ALG N LN NW1/4 1329.84FT TO NE COR NW-NW S24D24M49SW 624.49FT TO NW COR PRCL IN DOC NO. 1325746 & POB S0D49M13SW 149.69FT TO SW COR PRCL IN DOC NO. 1536262 N89D22M24SW 16FT N0D49M13SE 149.69FT TO SW COR PRCL IN DOC NO. 942812 S89D22M24SE ALG S LN 16FT TO POB EX CSM NO. 69 VOL 17 DOC NO. 1697758 & EX PRT FOR RD IN V403 P644 & V244 P539

Computer Number: **18-3544-0**

Section 15, Township 16, Range 07

PRT NW-NW COM NE COR S ALG E LN 638.5FT TO POB W 253FT S 283FT E 253FT TO E LN NW-NW N ALG E LN 283FT TO POB EX PRT FOR RD IN V222 P542 & IN V224 P448

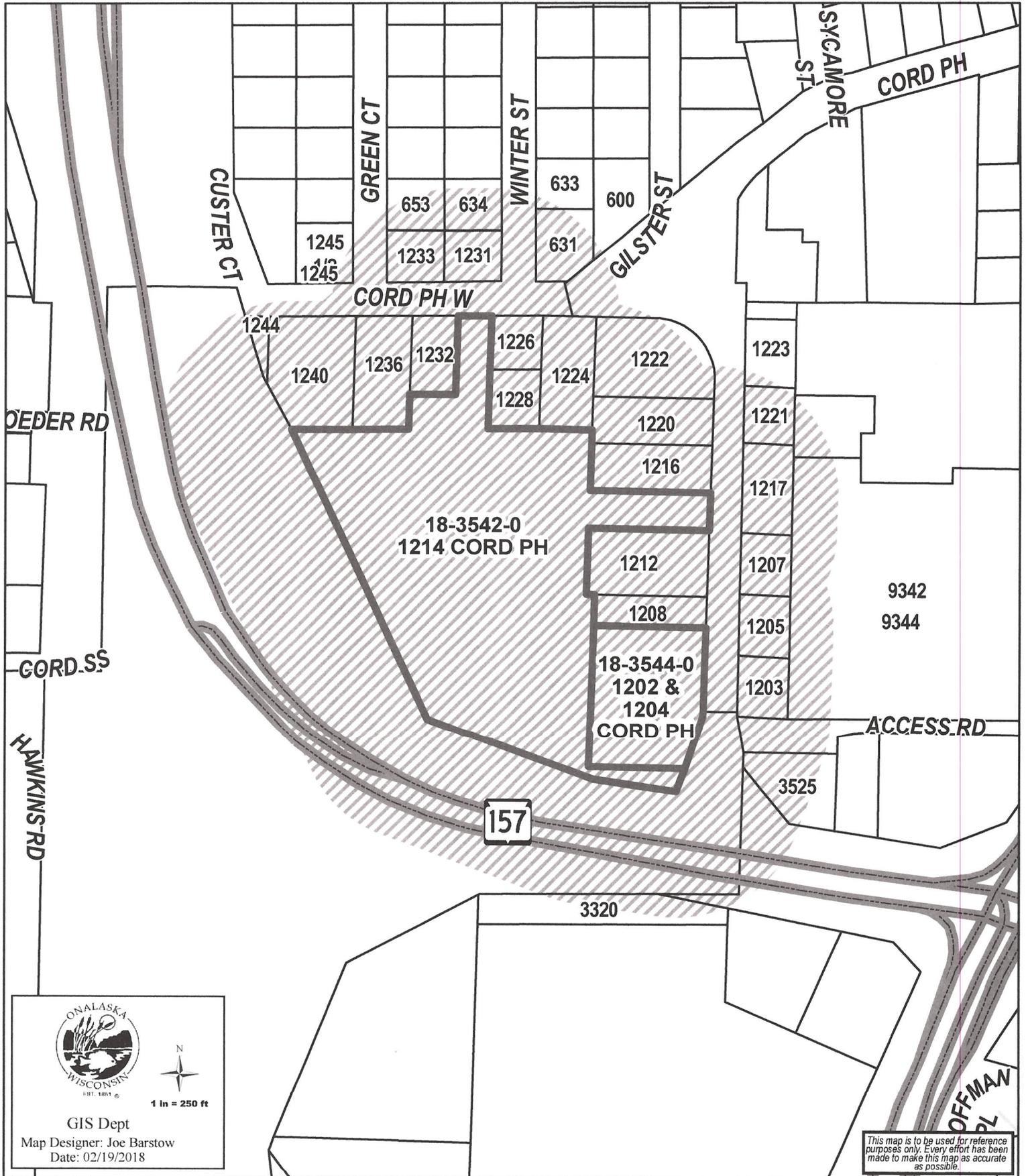
YOU ARE FURTHER NOTIFIED that the City of Onalaska Plan Commission will hear all persons interested, their agent or attorney, concerning this matter.

More detailed information on this item will be posted to the City of Onalaska website www.cityofonalaska.com the Friday before the scheduled meeting under Agendas & Minutes/Plan Commission. This posting will contain the Plan Commission Agenda and all attachments referencing this item.

Dated this 9th day of March, 2018.

Cari Burmaster
City Clerk

PROPERTIES WITHIN 250ft OF PARCELS: 18-3542-0 & 18-3544-0



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 – March 27, 2018

- Agenda Item: Public Hearing and Consideration of a Conditional Use Permit to reduce a setback of an Electronic Message Center Sign from residential properties.
- Applicant: Jim Binash, 700 Westwood Drive, Onalaska, WI 54650, on behalf of American Legion Post #336, 731 Sand Lake Road, Onalaska, WI 54650
- Property Owner: American Legion Post #336, 731 Sand Lake Road, Onalaska, WI 54650
- Parcel Number: 18-699-0
- Site Location: 731 Sand Lake Road, Onalaska, WI 54650
- Existing Zoning: Community Business (B-2) District

Background:

This Conditional Use Permit (CUP) request pertains to allowing an Electronic Message Center Sign to be constructed closer than 100 feet from a residential property line at the American Legion. The applicant is proposing to install the sign a minimum of seventy-five (75) feet from residential properties lines and remove the existing freestanding sign located at the entrance to this property off of Sand Lake Road. The residential properties in question are located across the street from the new sign and would be separated from the sign by Sand Lake Road, in addition to the sign being installed a minimum of five (5) feet setback from the property line. Currently, the existing sign is considered non-conforming as it is not setback from the property line. The proposed electronic message center portion of the sign will be approximately twenty-four (24) square feet (per side), while a maximum of thirty-two (32) feet square feet is allowed.

The Conditional Use is permitted only by approval of the Plan Commission 13-6-25 (2) f 1 and pursuant to standards set forth in Sections 13-8-11.

Standards for Review:

The following decision criteria were used to review the submitted Conditional Use Permit:

1. Compatibility. The sign will be located on the western side of Sand Lake Road on a property zoned Community Business (B-2). Section 13-6-25 (2) f 1 of the City's Code of Ordinances permits electronic message center signs to be installed at less than one hundred (100) feet from a residential property with a Conditional Use Permit issued by the Plan Commission. The intention is to replace the existing freestanding sign, with a smaller, more aesthetically-pleasing sign (see attached rendering). Land within 250 feet of the proposed sign location includes Neighborhood Business, Community Business, and Single Family and/or Duplex Residential zoned properties.
2. Consistency with Comprehensive Plan. The Comprehensive Plan identifies this area as *Mixed Use District "Smart Growth Areas"*. This district is intended to accommodate complementary land uses including housing, retail, offices, commercial services and civic uses in an efficient, compact development.

CITY OF ONALASKA

3. Importance of Services to the Community. According to the Comprehensive Plan, a Land Use Objective of the City states, “*ensure that all developments along and visible from major transportation corridors present an inviting image to the City of Onalaska and region through high quality building and site design...*” The American Legion Post #336 is a non-profit entity that benefits veterans and offers community services including sponsorships, youth scholarships and provides event space for the general public. Further, they also host the Onalaska Food Basket. This sign will allow the American Legion to better promote community services and events.

4. Neighborhood Protections. According to the applicant, proposed project of allowing an electronic message center sign should not negatively impact neighbors as the proposed sign is smaller, set back further from the sidewalk, and will improve sight lines and visibility while entering and leaving the property. The American Legion will also adhere to the standards for electronic message center signs concerning brightness, hours of operation, etc. as set forth in the new Sign Ordinance.

Action Requested: A public hearing will be held, public opinion should be considered before deciding on the project.

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

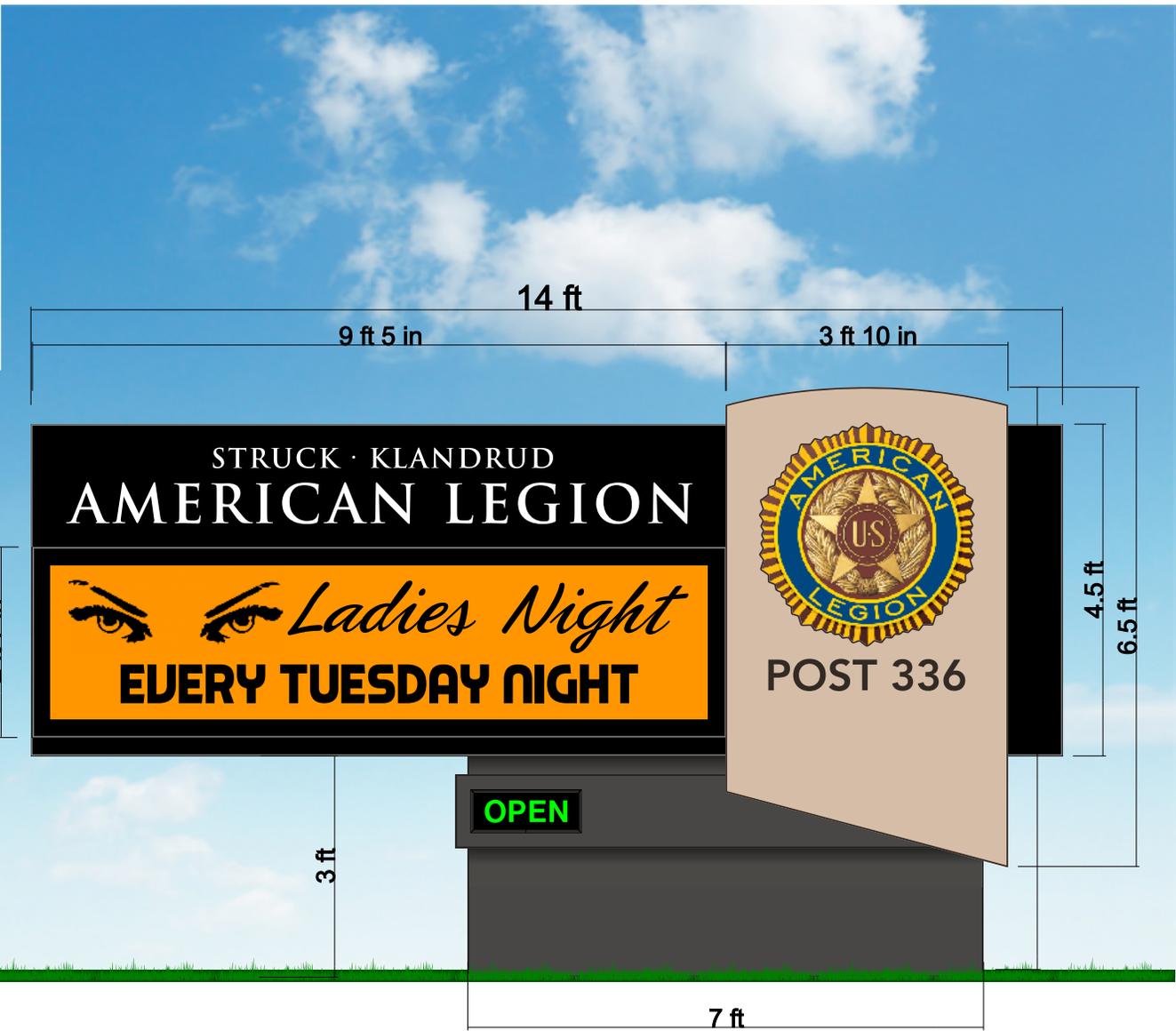
March 27, 2018

Agenda Item 7:

Public Hearing and Consideration of a Conditional Use Permit request filed by Jim Binash, 700 Westwood Drive, Onalaska, WI 54650 on behalf of the American Legion Post #336, 731 Sand Lake Road, Onalaska, WI 54650 to install an Electronic Message Center sign seventy-five (75) feet from a residential parcel line at 731 Sand Lake Road, Onalaska, WI 54650, Tax Parcel # 18-699-0.

1. Conditional Use Permit Fee of \$250.00 (*PAID*).
2. The Electronic Message Board sign shall follow all applicable standards set forth in the following sections of the City's Code of Ordinances: Sections 13-6-24 and 13-6-25.
3. 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.
4. 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.

Monument Sign with Amber EMC



Approved by: _____ Date: _____ Landlord: _____ Date: _____

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

DESIGN

SALES

FILE

COLOR KEY

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



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

Drawing by: Chris Clark
 Sign Type: Monument Sign
 Date Created: 10-26-2016
 Last Modified:
 Scale: 3/8"=1'

Job Name: American Legion
 Job Address: Sand Lake Rd.
 Onalaska, WI 54650
 Salesperson: James Fuchsel
 Job Number: 92585

Revision Number:
 Job File Location:
 S:\A\American Legion\Onalaska
 92585 Monument With EMC\
 Design

- ① ■ Black
- ② □ White
- ③ ■ TBD/Match Building/Wheat Berry MP04850
- ④ ■ TBD/Match Building/Stormy Sky MP07026
- ⑤ ■ Perforated Vinyl
- ⑥ ■ Digital Print



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

CONDITIONAL USE PERMIT APPLICATION

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

➔ Overview/ Cover Letter Describing the following:

- ▶ Detailed Description of Proposed Conditional Use
- ▶ Description of how Proposed Conditional Use Meets Unified Development Ordinance Standards (use form on next page or attach an explanation each of the following):
 - ▶ Compatibility with Surrounding Neighborhood (existing and anticipated development within 250 ft of proposed use and within 500 ft along the same street)
 - ▶ Consistency with the Comprehensive Plan (relationship of proposed use to the goals, objectives and polices)
 - ▶ Importance of Services to the Community (provided by the proposed use)
 - ▶ Neighborhood Protections (avoidance of negative impacts)
 - ▶ Other Factors (pertinent to the proposed use)

➔ Site Sketch and Photographs (if applicable)

➔ \$250 Permit Application Fee (Payable to the City of Onalaska)

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

A Conditional Use is a land use or development that would not generally be appropriate within a district but might be allowed in certain locations within the district if specific requirements are met. The compatibility must be judged on the basis of the particular circumstances and may require additional conditions set by the Plan Commission & Common Council before development or occupancy is permitted. The intent is to allow a reasonable degree of discretion in determining the suitability of a particular development at a specific location.

Application for:

- | | | |
|------------------------------------------|-------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Fence | <input type="checkbox"/> Two Structures on one parcel | <input type="checkbox"/> Parking Lot |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Automotive Repair / Sales | <input type="checkbox"/> Use _____ |
| <input type="checkbox"/> Bed & Breakfast | <input type="checkbox"/> Warehousing / Storage | <input checked="" type="checkbox"/> Other <u>Electronic Sign</u> |

Brief Description of Proposed Conditional Use:

install an electronic sign less than 100 feet from a residential lot line. Proposed setback at 75 feet

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

CITY OF ONALASKA
 REC#: R00105621 02/28/2018 9:02 AM
 TRAN: 450 PLANNING & ZONING
 OPER: CJ TERM: 1
 TRKY: 1 CRSH: 01
 18-699-171 SAND LAKE RD 250.00
 Paid by: SAND LAKE LEGION
 OK 250.00 REF: SW - 28316
 APPLIED 250.00
 TENDERED 250.00
 CHANGED 0.00



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

CONDITIONAL USE PERMIT APPLICATION

Property Address:
731 Sand Lake Rd

Parcel Number:
18- 699-0

Zoning District:
B-2

Applicant: American Legion Post #336

Contact: Jim Binash

Mailing Address: 700 Westwood Dr

City, State, Zip: Onalaska WI 54650

Phone Number: 608-783-2562

Email: jbinash2562@charter.net Primary Contact

Business:

Owner/Contact:

Mailing Address:

City, State, Zip:

Phone Number:

Email: Primary Contact

Property Owner: American Legion Post #336

Contact: DAVID DELIMAT

Mailing Address: 731 SAND LAKE RD

City, State, Zip: ONALASKA, WI 54650

Phone Number: 608-783-3300

Email: Commander.Post336@gmail.com Primary Contact

The undersigned hereby makes application at the location stated herein. The undersigned agrees that all work shall be done in accordance with the requirements of the City of Onalaska Unified Development Code / Zoning Ordinance and with all other applicable City Ordinances and the laws and regulations of the State of Wisconsin.

Signature of Applicant: 	Date: 2-26-18
Signature of Property Owner: 	Date: 2-27-18

Compatibility with Surrounding Neighborhood:
will replace an existing larger sign with a smaller more pleasing sign.

Consistency with the Comprehensive Plan:

Importance of Services to the Community:
American Legion is a non-profit that benefits veterans & offer community services including sponsorships, youth scholarships and provide ~~with~~ event space for general public. American Legion also hosts the Onalaska Food Basket.

Neighborhood Protections (avoidance of negative externalities):
Current sign is brighter, bigger, and is located directly next to the sidewalk. New sign will be less intrusive to neighbors, improve sight lines and will be smaller than existing sign.

Other Factors (pertinent to the proposed use):
will follow new sign ordinance regulations in terms of brightness & timing of displays

OFFICE USE ONLY:	Date Submitted: 2/28/18	Permit Number:
Permit Fee: 3005	<input type="checkbox"/> Cash <input type="checkbox"/> Check #	Application Received by:

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

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

**TUESDAY, MARCH 27, 2018
APPROX. 7:20 P.M.
(or immediately following public hearing at 7:10 PM)**

in Onalaska City Hall, 415 Main Street, Onalaska, Wisconsin 54650 at which time they will consider an application filed by Jim Binash, 700 Westwood Drive, Onalaska, WI 54650 on behalf of American Legion Post #336, 731 Sand Lake Road, Onalaska, WI 54650 who is requesting a Conditional Use Permit (CUP) for the purpose of installing an Electronic Message Center sign seventy-five (75) feet from a residential lot line at 731 Sand Lake Road, Onalaska, WI 54650, which will replace the existing freestanding sign.

Property is more particularly described as:

Computer Number: **18-699-0**

Section 04, Township 16, Range 07

ASSESSORS PLAT OF ONALASKA S1/2 OUTLOT 4 EX BEG SE
COR N 214.5FT W 660FT N 99FT W 330FT N 313.46FT W 330FT S
TO SW COR OL 4 E TO POB & EX W 33FT & E 33FT FOR STS &
EX .11AC IN V830 P215 FOR HWY

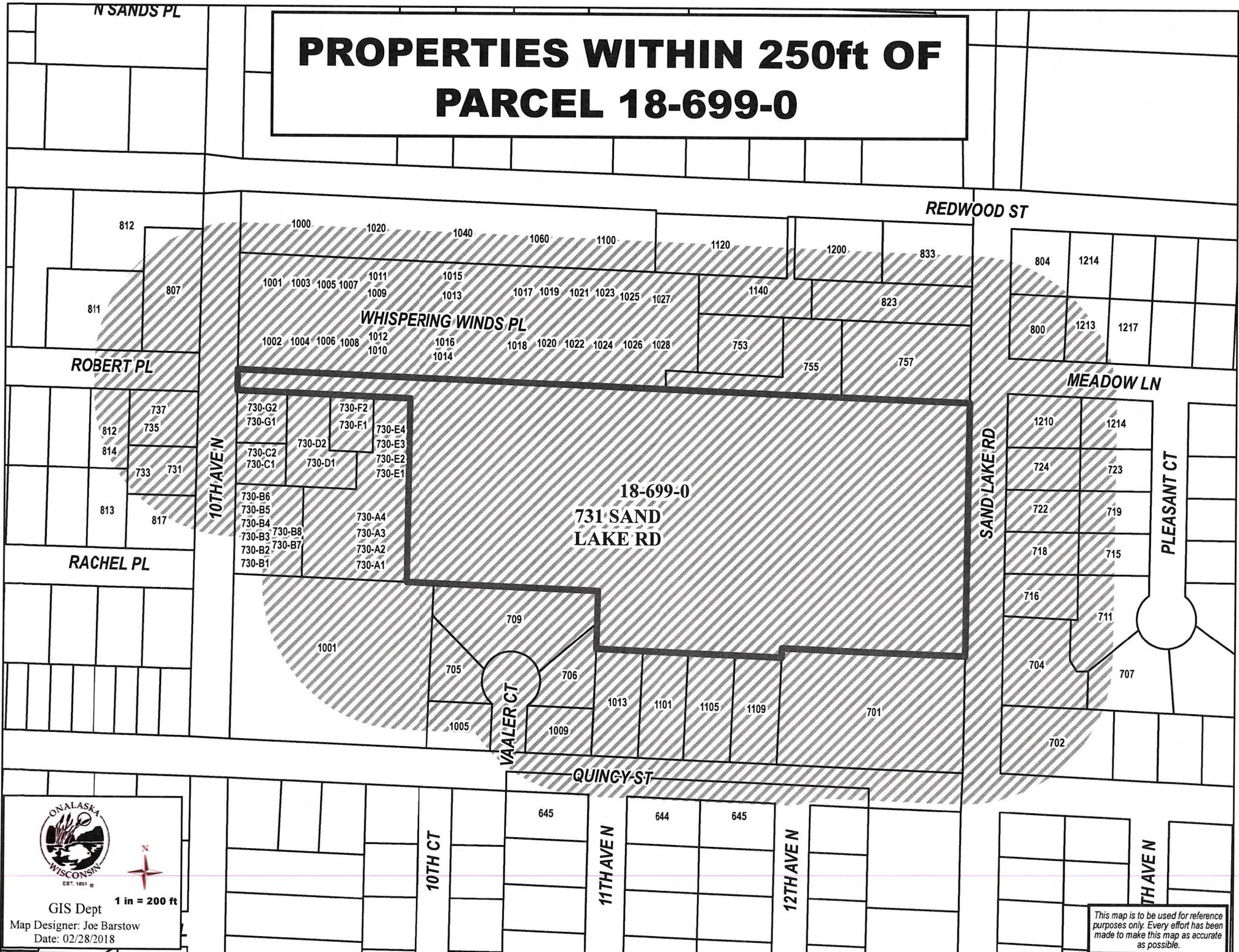
YOU ARE FURTHER NOTIFIED that the City of Onalaska Plan Commission will hear all persons interested, their agent or attorney, concerning this matter.

More detailed information on this item will be posted to the City of Onalaska website www.cityofonalaska.com the Friday before the scheduled meeting under Agendas & Minutes/Plan Commission. This posting will contain the Plan Commission Agenda and all attachments referencing this item.

Dated this 9th day of March, 2018.

Cari Burmaster
City Clerk

PROPERTIES WITHIN 250ft OF PARCEL 18-699-0



ONALASKA
WISCONSIN
EST. 1851

GIS Dept
Map Designer: Joe Barstow
Date: 02/28/2018

1 in = 200 ft

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 – March 27, 2018

- Agenda Item: Public Hearing & Consideration of a Conditional Use Permit to construct a park structure.
- Property Owner: Nathan Hilmer, SmithGroupJJR, 44 East Mifflin Sreet, Madison, WI 53703
- Property Owner: Skogenheim LLC, 3800 Emerald Dr E Onalaska, WI 54650
- Parcel Numbers: 18-96-1
- Site Location: West half of the 200 block of Main St (abutting 2nd Ave S). Addresses are: 200 Main St, 115 2nd Ave S, and 127/129 2nd Ave S.
- Existing Zoning: Public & Semi-Public (P-1) District

Background:

The majority of Dash Park was constructed in 2017 and additional property has been purchased by the property owner to expand Dash Park to adjoining properties. The adjoining properties are in the process of being rezoned to Public & Semi-Public (P-1) and will be merged with the main parcel once the rezoning process is complete. The property owner would like to construct a shade/swing/bench structure at Dash Park. Structures in the P-1 District require Conditional Use Permits per Section 13-5-18 and pursuant to standards set forth in Sections 13-8-11.

Standards for Review:

The following decision criteria were used to review the submitted conditional use:

1. Compatibility. Properties within 250 feet of the property in question include a variety of residential dwellings, Great River Landing, and commercial properties.
2. Consistency with Comprehensive Plan. The Comprehensive Plan identifies this area *Downtown Mixed Use District*. The Downtown Mixed Use District is intended to include the City's mixed-use central business district. The intent of this district is to have pedestrian-focused development with a mix of uses, including residential, personal service, commercial, institutional and civic uses.
3. Importance of Services to the Community. According to the applicant, the addition of a structure will further enhance Dash Park as a community asset and gather space. This particular structure will be visible form 2nd Avenue South / State Road 35 and may help shape the downtown identity for downtown Onalaska.
4. Neighborhood Protections. The property owner will be required to amend the Site Plan on file for Dash Park and obtain all necessary permits prior to construction activities commencing. The proposed lighting will be oriented westward and downward to avoid light spill and glare for neighboring properties.

- Action Requested: As a public hearing will be held, public opinion should be considered before deciding on the project.

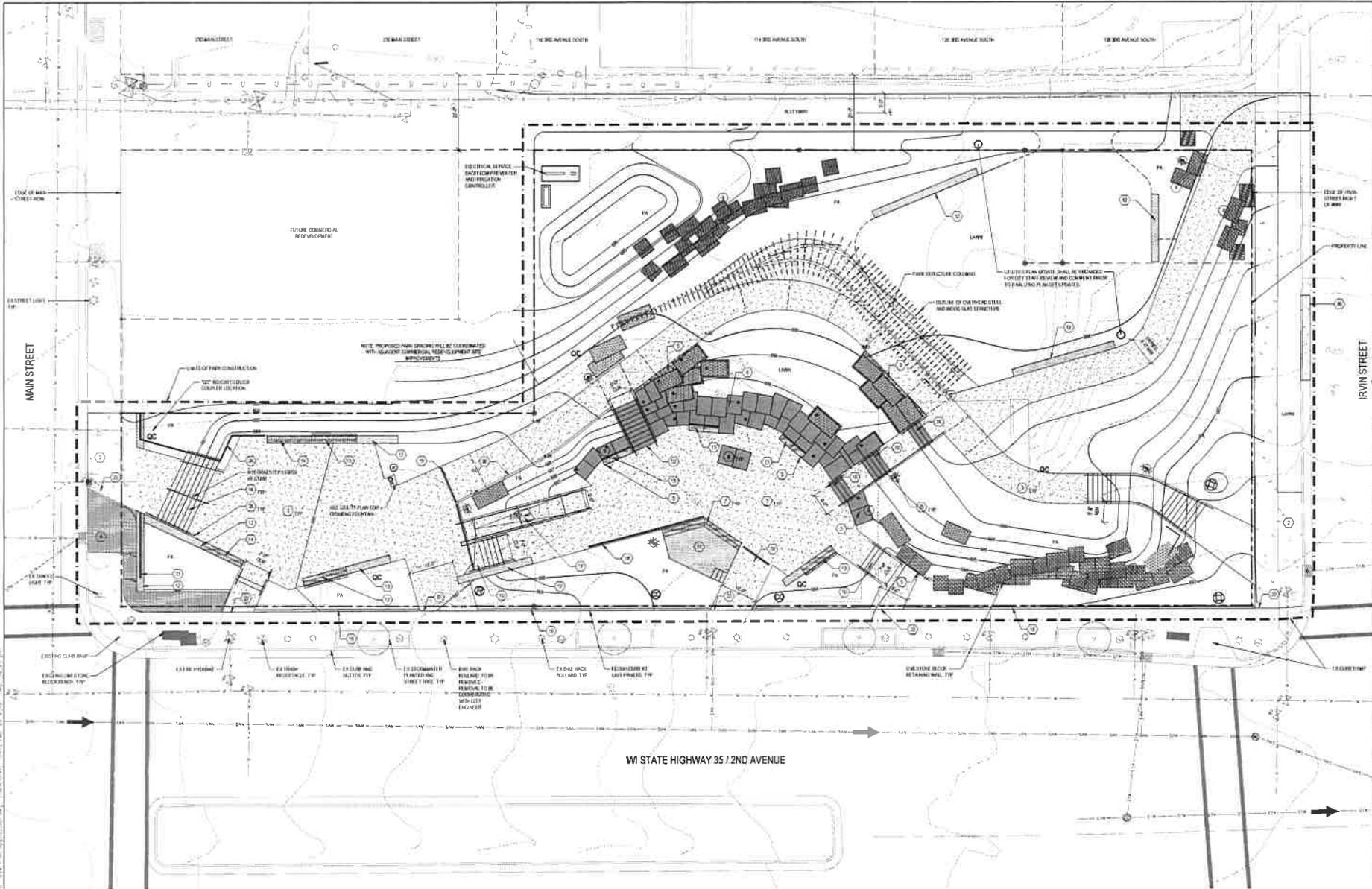
REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

March 27, 2018

Agenda Item 8:

Public Hearing and Consideration of a Conditional Use Permit request filed by Nathan Hilmer, SmithGroupJJR, 44 East Mifflin Street, Madison, WI 53703 on behalf of Barbara and David Skogen, 757 Sand Lake Road, Onalaska, WI 54650 for the purpose of constructing an open air, steel framed park structure at Dash Park, located at 200 Main Street, Onalaska, WI 5456 (Tax Parcel # 18-96-1).

1. Conditional Use Permit Fee of \$250.00 (PAID).
2. Owner shall have all plans reviewed and approved by the City prior to obtaining a building permit. Owner must have all conditions satisfied and improvements installed per approved plans prior to issuance of an occupancy permit.
3. 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.
4. 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.



DASH-PARK

205 MAIN STREET
ONALASKA, WI 54650

Client:
SKOGENHEIM, LLC

ARCHITECT - CIVIL ENGINEER
SMITHGROUP JJR

41 EAST WISCONSIN STREET
SUITE 500
MADISON, WI 53703
608.251.1177
www.smithgroup.com

PRIMARY CONTACT:
NATHAN HELMER
nathhel@smithgroup.com
608.257.4431

GENERAL CONTRACTOR
DBS GROUP

2700 NATIONAL DRIVE
SUITE 101
ONALASKA, WI 54650
608.887.6007
www.dbsgroup.com

PRIMARY CONTACT:
ADAM REICHERT
arech@dbs.com
608.887.6007 ext 107

REVISION

NO.	DATE	DESCRIPTION
1	08/21/2013	ISSUE FOR PERMIT
2	08/21/2013	ISSUE FOR PERMIT
3	08/21/2013	ISSUE FOR PERMIT
4	08/21/2013	ISSUE FOR PERMIT
5	08/21/2013	ISSUE FOR PERMIT
6	08/21/2013	ISSUE FOR PERMIT
7	08/21/2013	ISSUE FOR PERMIT
8	08/21/2013	ISSUE FOR PERMIT
9	08/21/2013	ISSUE FOR PERMIT
10	08/21/2013	ISSUE FOR PERMIT
11	08/21/2013	ISSUE FOR PERMIT
12	08/21/2013	ISSUE FOR PERMIT
13	08/21/2013	ISSUE FOR PERMIT
14	08/21/2013	ISSUE FOR PERMIT
15	08/21/2013	ISSUE FOR PERMIT
16	08/21/2013	ISSUE FOR PERMIT
17	08/21/2013	ISSUE FOR PERMIT
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31	08/21/2013	ISSUE FOR PERMIT
32	08/21/2013	ISSUE FOR PERMIT
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42	08/21/2013	ISSUE FOR PERMIT
43	08/21/2013	ISSUE FOR PERMIT
44	08/21/2013	ISSUE FOR PERMIT
45	08/21/2013	ISSUE FOR PERMIT
46	08/21/2013	ISSUE FOR PERMIT
47	08/21/2013	ISSUE FOR PERMIT
48	08/21/2013	ISSUE FOR PERMIT
49	08/21/2013	ISSUE FOR PERMIT
50	08/21/2013	ISSUE FOR PERMIT

SCALE AND DIMENSIONS

NOT FOR CONSTRUCTION

SITE MATERIAL SCHEDULE

- 1 ASPHALT PAVEMENT, SEE 81 C-001
- 2 CONCRETE PAVEMENT - MEDIUM BROOM FINISH, SEE 11 C-001
- 3 CONCRETE PAVEMENT - EXPOSED AGGREGATE FINISH, SEE 11 C-001
- 4 CONCRETE SEATWALL & STAGE
- 5 RET. WALL
- 6 CONCRETE UNIT PAVING, SEE 2 C-001
- 7 HEAVY TIMBER
- 8 LIMESTONE BLOCK

- 9 AMPHIBOLITE AND RETAINING WALL BLOCKS, SEE C-002
- 10 BRUSHING BLOCK STAIRS, SEE C-006
- 11 CONCRETE STAIR, SEE C-006
- 12 EDGED CONCRETE SEATWALL, SEE C-002
- 13 HEAVY TIMBER BENCH AT CONCRETE SEATWALL, SEE C-002
- 14 HEAVY TIMBER BENCH AT CONCRETE SEATWALL, BUCKLE, SEE C-002
- 15 HEAVY TIMBER BENCH AT CONCRETE SEATWALL, BUCKLE, SEE C-002
- 16 CONCRETE STAIR, SEE 10 C-001, COORDINATE FINISH WITH LANDSCAPE ARCHITECT, SEE SHEET NOTE 11
- 17 CONCRETE SLAB
- 18 TRENCH DRAIN - CONC. UNFINISH TO MATCH ADJACENT EXPOSED AGGREGATE CONC. PAVEMENT, SEE 21 C-001
- 19 ALUM. CONC. TR. CURB, SEE 31 C-001

- 20 CONC. AND GUTTER TO MATCH CITY OF ONALASKA STANDARDS
- 21 SCREW FINISH, SEE C-007, C-009
- 22 CONCRETE UNIT PAVING TO CONCRETE PAVEMENT TRANSITION, SEE 2 C-001
- 23 PINK SAND DESIGN REMAINS
- 24 INTERLOCKING WALL DESIGN FINISH
- 25 BRKT. CURB, SEE 31 C-001
- 26 PAVED CURB, SEE 31 C-001
- 27 METAL LAMINATE FLOOR, SEE 10 C-001
- 28 CONCRETE EXPANSION JOINT, SEE 11 C-001
- 29 SAND/OUT CONTROL JOINT, SEE 11 C-001
- 30 CURB WALL, SEE 30 C-001

SHEET NOTES

- 1 COORDINATE 1/8" IN WORK AT NW CORNER OF THE PROJECT SITE WITH FUTURE COMMERCIAL DEVELOPMENT
- 2 LANDSCAPE ARCHITECT SHALL PROVIDE DRAWINGS IN AUTOCAD FORMAT TO FACILITATE LAYOUT OF PROPOSED IMPROVEMENTS
- 3 NO 1/8" LANDSCAPE ARCHITECT OF ANY DISCREPANCY BETWEEN DRAWINGS IN THIS DRAWING SET OR BETWEEN DRAWINGS AND FIELD VERIFIED CONDITIONS PRIOR TO THE EXECUTION OF WORK
- 4 SEE 610 FOR PERMITTING AND ZONING PRELIMS
- 5 PROVIDE POWER AT STAIRS PER ELECTRICAL DRAWINGS
- 6 PROVIDE CONCRETE POWER RECEPTACLES PER ELECTRICAL DRAWINGS
- 7 SEE UTILITIES PER UNDERGROUND UTILITIES LOCATION



SITE PLAN

SCALE: 1" = 10'

PROJECT NUMBER: **C-11**

DATE: 08/21/2013



CONDITIONAL USE PERMIT APPLICATION

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

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

- ▶ Detailed Description of Proposed Conditional Use
- ▶ Description of how Proposed Conditional Use Meets Unified Development Ordinance Standards (use form on next page or attach an explanation each of the following:)
 - ▶ Compatibility with Surrounding Neighborhood (existing and anticipated development within 250 ft of proposed use and within 500 ft along the same street)
 - ▶ Consistency with the Comprehensive Plan (relationship of proposed use to the goals, objectives and polices)
 - ▶ Importance of Services to the Community (provided by the proposed use)
 - ▶ Neighborhood Protections (avoidance of negative impacts)
 - ▶ Other Factors (pertinent to the proposed use)

➔ **Site Sketch and Photographs** (if applicable)

➔ **\$250 Permit Application Fee** (Payable to the City of Onalaska)

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

A Conditional Use is a land use or development that would not generally be appropriate within a district but might be allowed in certain locations within the district if specific requirements are met. The compatibility must be judged on the basis of the particular circumstances and may require additional conditions set by the Plan Commission & Common Council before development or occupancy is permitted. The Intent is to allow a reasonable degree of discretion in determining the suitability of a particular development at a specific location.

Application for:

- | | | |
|------------------------------------------|-------------------------------------------------------|-----------------------------------------------------------------|
| <input type="checkbox"/> Fence | <input type="checkbox"/> Two Structures on one parcel | <input type="checkbox"/> Parking Lot |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Automotive Repair / Sales | <input type="checkbox"/> Use _____ |
| <input type="checkbox"/> Bed & Breakfast | <input type="checkbox"/> Warehousing / Storage | <input checked="" type="checkbox"/> Other <u>park structure</u> |

Brief Description of Proposed Conditional Use:

Construct an open air, steel framed park structure with wood slat canopy at the partially completed Dash-Park. This structure will reinforce the approved Dash-Park site plan, and provide an iconic and unique public amenity in Onalaska's newest public park. The park structure will include accent lighting a three integrated swinging benches.

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

8-00 CHANGE

250.00 TENDERED

250.00 APPLIED

CK 250.00 REF:AB-#0117

PAID BY:DSS GROUP

18-96-1/206 MAIN STREET 250.00

=====

TRM: 450 PLANNING & ZONING

OPER: C1 TERM: 1

TRBY : CASH 01

REC#: R00105645 02/28/2018 1:40 PM



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

CONDITIONAL USE PERMIT APPLICATION

Property Address: 206 Main Street, Onalaska, WI 54650
Parcel Number: 18-96-1, XXXXXX
Zoning District: P1 Public and Semi-Public

Applicant: SmithGroupJJR
Contact: Nathan Hilmer
Mailing Address: 44 East Mifflin Street
City, State, Zip: Madison, WI 53703
Phone Number: 608-327-4431
Email: nathan.hilmer@smithgroupjjr.com <input checked="" type="checkbox"/> Primary Contact

Business: not applicable
Owner/Contact:
Mailing Address:
City, State, Zip:
Phone Number:
Email: <input type="checkbox"/> Primary Contact

Property Owner: Barbara and David Skogen
Contact: John Young
Mailing Address: 757 Sand Lake Road
City, State, Zip: Onalaska, WI 54650
Phone Number: 608-779-5656
Email: jyoungcommercial@gmail.com <input type="checkbox"/> Primary Contact

The undersigned hereby makes application at the location stated herein. The undersigned agrees that all work shall be done in accordance with the requirements of the City of Onalaska Unified Development Code / Zoning Ordinance and with all other applicable City Ordinances and the laws and regulations of the State of Wisconsin.

Signature of Applicant:	Date: 2/28/2018
Signature of Property Owner:	Date: 2/28/2018

Compatibility with Surrounding Neighborhood:
 The park structure is compatible with the designated P1 Public and Semi-Public land use designation. The structure will enhance the overall quality of the park and the park visitor's experience. The structure will have no detrimental impact on the surrounding neighborhood.

Consistency with the Comprehensive Plan:
 The park structure is consistent with the Comprehensive Plan's stated goals and objectives related to placemaking, downtown revitalization, quality urban design, and community identity.

Importance of Services to the Community:
 The park structure will further enhance Dash-Park, an important community asset and gathering space. As an icon, the structure will be visible from 2nd Avenue / HWY 35, helping shape a downtown identity for Onalaska.

Neighborhood Protections (avoidance of negative externalities):
 Park structure lighting will be oriented westward and downward to avoid light spill and glare at neighboring properties.

Other Factors (pertinent to the proposed use):

OFFICE USE ONLY:	Date Submitted: 2/28/18	Permit Number: 2
Permit Fee: 250.00	<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Check # 110117
	Application Received by: KA	

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

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

**TUESDAY, MARCH 27, 2018
APPROX. 7:30 P.M.
(or immediately following public hearing at 7:20 PM)**

in Onalaska City Hall, 415 Main Street, Onalaska, WI 54650, at which time they shall consider an application filed by Nathan Hilmer of SmithGroupJJR, 44 East Mifflin Street, Madison, WI 53703 on behalf of Barbara and David Skogen, 757 Sand Lake Road, Onalaska, WI 54650 who is requesting a Conditional Use Permit (CUP) for the purpose of constructing an open air, steel framed park structure with wood slat canopy at Dash Park located at 200 Main Street, Onalaska, WI 54650.

Property is more particularly described as:

Computer Number: **18-96-1**

Section 08, Township 16, Range 07,

CERTIFIED SURVEY MAP NO. 46 VOL 17 LOTS 1 & 3 DOC NO.

1692276 SUBJ TO ESMT IN DOC NO. 1704896

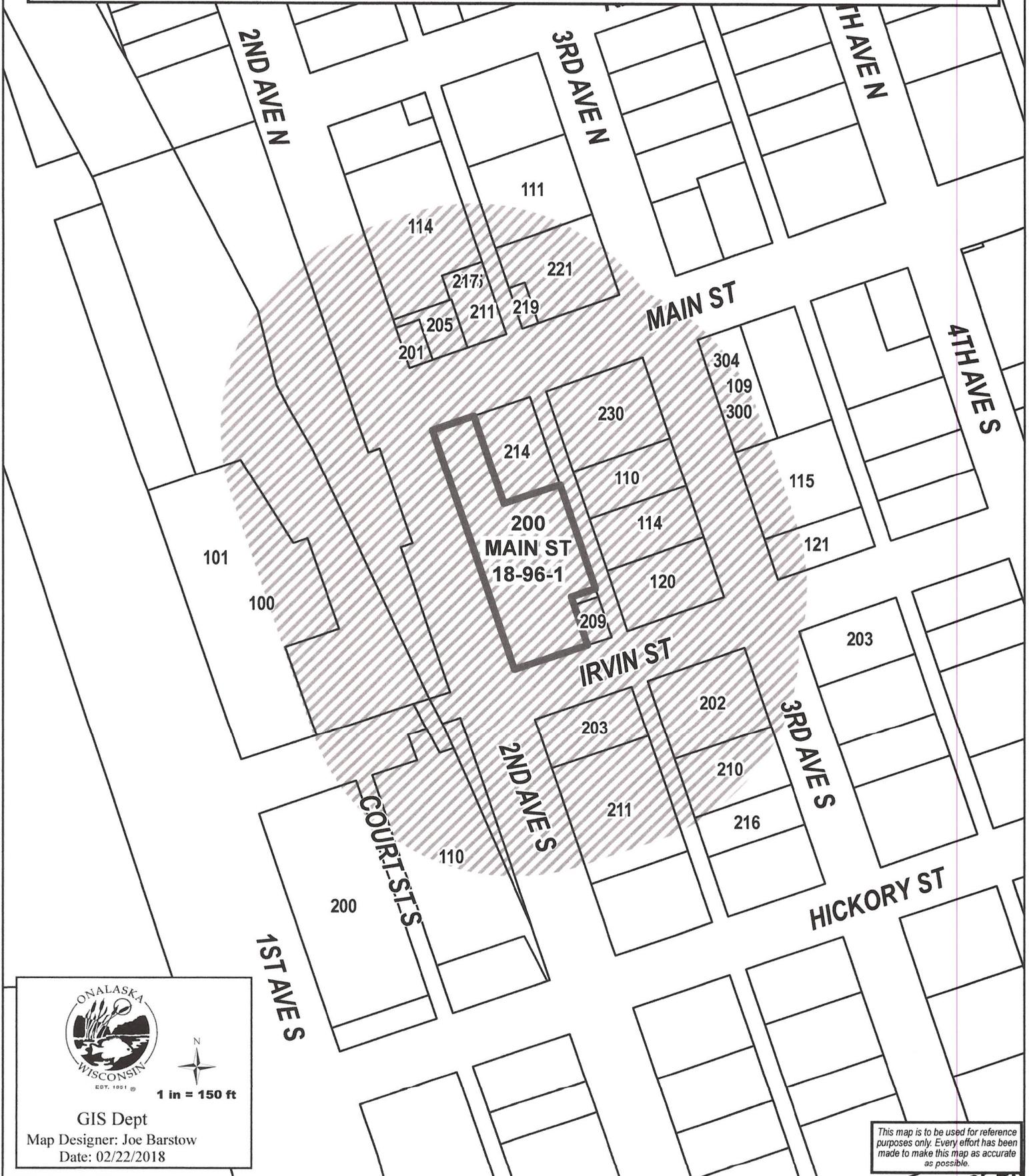
YOU ARE FURTHER NOTIFIED that the City of Onalaska Plan Commission will hear all persons interested, their agent or attorney, concerning this matter.

More detailed information on this item will be posted to the City of Onalaska website www.cityofonalaska.com the Friday before the scheduled meeting under Agendas & Minutes/Plan Commission. This posting will contain the Plan Commission Agenda and all attachments referencing this item.

Dated this 9th day of March, 2018.

Cari Burmaster
City Clerk

PROPERTIES WITHIN 250ft OF PARCEL 18-96-1



1 in = 150 ft

GIS Dept

Map Designer: Joe Barstow
Date: 02/22/2018

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 – March 27, 2018

- Agenda Item: Review and Consideration of an annexation application for Abbey Road, W6782 Abbey Road, & Abbey Road, and Abbey Road Right-of-Way (6.57 acres).
- Applicant/Owner: Kwik Trip, Inc. C/o Hans Zietlow, 1626 Oak Street, La Crosse, WI 54603
- Parcel Numbers: 10-2323-0, 10-2324-0, & 10-2325-0
- Site Location: W6782 Abbey Road & Abbey Road Right-of-Way
- Existing Zoning: County Zoning: “Commercial”.
- Neighborhood Characteristics: Commercial Development and Public & Institutional Properties.
- Conformance with Comprehensive Plan: The Comprehensive Plan identifies this area as being within the City’s smart growth planning area. The Comprehensive Plan identifies review criteria for annexations, of which the follow are applicable:

The City should approve proposals for annexation into the City of Onalaska only when meeting the following utilities and community facilities criteria, or if other important community goals are met:

- The annexation is in an area designated for growth on the City’s Future Land Use Map.*
- The increased tax base and overall benefit to the City of approving the annexation outweigh the actual financial impact on the community for providing police, fire, road maintenance and other public improvements and services to the annexation area.*

Background: The properties at W6782 Abbey Road and Abbey Road would be connected to the City of Onalaska through the annexation of Abbey Road, just north of the City’s municipal boundary. The applicant is requesting that this 6.57-acre area be annexed into the City of Onalaska. The property is operating on failing infrastructure would connect to City water and sanitary sewer as soon as available.

As the automatic zoning applied to annexed parcels is Single Family Residential (R-1), the applicant intends to immediately request a rezoning to Neighborhood Business (B-1) District where the use of a gas station / car wash facility is a permitted use.

Action Requested: Staff supports this annexation request. Approval is recommended with the attached conditions of approval.

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

March 27, 2018

Agenda Item 9:

Review and Consideration of an annexation application for Abbey Road, W6782 Abbey Road, & Abbey Road, and Abbey Road Right-of-Way, Tax Parcel #'s: 10-2323-0, 10-2324-0, and 10-2325-0 (6.57 acres), applicant Kwik Trip, Inc. Store #494, C/o Hans Zietlow, 1626 Oak Street, La Crosse, WI 54603-2308.

1. Payment of annexation application review fees: \$950.00 dollars (PAID).
2. Payment of East Avenue North Sanitary Sewer Fee: \$1,140.00 per acre * 1.86 acres = \$2,120.40 dollars.
3. Topography Map Fee: \$10.00 per acre * 1.86 acres = \$18.60 dollars.
4. Green Fee: \$638.47 per acre * 1.86 acres = \$1,187.55 dollars.
5. Annexed land to be initially placed in the R-1 Single-Family Residential Zoning District.
6. Owner/developer shall connect to City water and sewer utilities within one-year of annexation approval.
7. Owner/developer must notify City prior to any utility connection to City-owned utilities takes place.
8. Owner/developer shall pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to issuance of occupancy permits.
9. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns. The sale or transfer of all or any portion of the property does not relieve the original developer from payment of any fees imposed or from meeting any other conditions.
10. Any omissions of any conditions not listed in minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

PETITION FOR ANNEXATION

TO: City Clerk
City of Onalaska
415 Main Street
Onalaska, WI. 54650

TO: City Clerk
Town of Onalaska
W7052 Second Street
Onalaska, WI 54650

We, the undersigned, Kwik Trip, Inc. Store #494 c/o Mr. Hans Zietlow
(Printed Name(s))

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

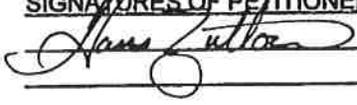
B-1 Neighborhood Business upon annexation.

The property, which is the subject of this petition, is contiguous to the current boundaries of the City of Onalaska. A complete and accurate legal description and a scaled map of the area is attached hereto and incorporated herein by reference as EXHIBIT "A".

This instrument constitutes a Petition for direct annexation pursuant to Section 66.0217(2), Wisconsin Statutes. The number of electors residing within the boundaries of this property is 1 and the undersigned are the sole owners and fee title holders to these properties. Therefore, pursuant to Section 66.0217(4), no notice or publication is required.

A copy of this Petition is being mailed to the State of Wisconsin, Department of Administration, for review as required by Section 66.0217(6), Wisconsin Statutes along with the requisite Department of Administration annexation fee. See Annexation Review Fee Guide.

A complete and detailed legal description and map must accommodate this petition at the time of application in order for it to be placed on the Plan Commission Meeting agenda. Short forms or abbreviated legal descriptions will not be accepted. Maps must be to scale and dimensioned.

<u>SIGNATURES OF PETITIONERS</u>	<u>ADDRESS OF PROPERTY</u>	<u>DATE OF SIGNATURE</u>
	W6782 Abbey Rd., Onalaska, WI 54650, Abbey Rd., Abbey Rd.	2-20-18

Tax Parcel Identification Numbers: 10-02324-000, 10-2323-0, 10-2325-0
Contact Person: Hans Zietlow Telephone (608) 793-6200
Address: 1626 Oak Street, La Crosse, WI 54602 Email: HZietlow@kwiktrip.com

For office use: Date: 2/20/18 Initials: HZ
Enclosures: Petition Legal Description Map

415 Main Street, Onalaska, WI 54650 Land Use & Development Director 608-781-9590

Request for Annexation Review

Wisconsin Department of Administration

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

Petitioner Information

Name: Kwik Trip, Inc. Store #494 c/o Mr. Hans Zietlow
 Address: W6782 Abbey Road
Onalaska, WI 54650
 Email: HZietlow@kwiktrip.com

Office use only:

1. Town where property is located: Town of Onalaska
2. Petitioned City or Village: City of Onalaska
3. County where property is located: La Crosse
4. Population of the territory to be annexed: 0
5. Area (in acres) of the territory to be annexed: ≈ 0.45 acres
6. Tax parcel number(s) of territory to be annexed (If the territory is part or all of an existing parcel): 10-2323-0
10-2324-0
10-2325-0

Petitioners phone:
608 - 793 - 6200
 Town clerk's phone:
608-783-4958
 City/Village clerk's phone:
608-781-9530

Contact Information if different than petitioner:

Representative's Name and Address:
Mr. Hans Zietlow
 Director of Real Estate
Kwik Trip, Inc.
La Crosse, WI 54602
City State Zip
 Phone: 608 - 793 - 6200
 E-mail: HZietlow@kwiktrip.com

Surveyor or Engineering Firm's Name & Address:

City State Zip
 Phone: _____
 E-mail: _____

Required Items to be provided with submission (to be completed by petitioner):

1. Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
2. Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
3. Signed Petition or Notice of Intent to Circulate is included
4. Indicate Statutory annexation method used:
 - Unanimous per s. 66.0217 (2), or,
 - OR
 - Direct by one-half approval per s. 66.0217 (3)
5. Check or money order covering review fee [see next page for fee calculation]

AFFIDAVIT OF CIRCULATOR

I, Hans Zietlow being duly sworn, state: I reside at
(INSERT PERSONAL ADDRESS) 1830 Alpine Place, Onalaska, WI 54650, Wisconsin.

I personally circulated the attached petition in the town(s) of Onalaska,
La Crosse County, Wisconsin, commencing on the 20th day
of February, 20 18 and terminating on the 20th day of
February, 20 18, and personally obtained each signature on this petition. I

know that each person who signed is an elector or owner of the property located in the territory proposed
for annexation and signed the petition with full knowledge of its content of the date indicated opposite his
or her name. I know their respective residences given. I reside in the area described above. I am aware
that falsifying this affidavit is punishable under Sections 12.13(3)(a) and 946.32(1)(a) of the Wisconsin
statutes.

Subscribed and sworn to before me this

20 day of FEBRUARY, 20 18.

Wendy A. Banasik
Notary Public

State: WI

Expires: 4-12-2019

County: La Crosse

Hans Zietlow
Signature of Circulator



Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

Required Fees

There is an initial filing fee and a variable review fee

\$350 Initial Filing Fee (required with the first submittal of all petitions)
\$200 - 2 acres or less
\$350 - 2.01 acres or more

\$600 Review Fee (required with all annexation submittals except those that consist ONLY of road right-of-way)
\$200 - 2 acres or less
\$600 - 2.01 to 10 acres
\$800 - 10.01 to 50 acres
\$1,000 - 50.01 to 100 acres
\$1,400 - 100.01 to 200 acres
\$2,000 - 200.01 to 500 acres
\$4,000 - Over 500 acres

\$950 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

DO NOT CASH THIS CHECK WITHOUT A GREEN BACKGROUND

Kwik Trip, Inc.
PO Box 2107
1626 OAK ST
LA CROSSE, WI 54603

FIFTH THIRD BANK
NORTHERN KENTUCKY
73-27
421

NO. 1135355

DATE 02/22/2018
Void After 180 Days

PAY NINE HUNDRED FIFTY AND 00 /100 DOLLARS

AMOUNT \$*****950.00*

TO WI DEPT OF ADMINISTRATION
THE PO BOX 7840
ORDER MADISON WI 53707-7840
OF

Don Zetlow
Mark [Signature]
Authorized Signature

SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

⑈ 1 1 3 5 3 5 5 ⑈ ⑆ 0 4 2 1 0 0 2 7 2 ⑆ 7 4 8 0 7 9 5 0 4 1 ⑈

TERRI
CIRCLE DR

CORPORATE DR
CIRCLE DR

1 in = 333 ft
GIS Dept
Map Designer: Joe Barstow
Date: 01/09/2018

CORD OT

ABBEY RD

INDUSTRIAL BLVD

COMMERCE RD

PENNEY LN

PROPOSED
ANNEXATION

CLOVERDALE RD

STRAWBERRY RD

HOLLEY DR

53

CENTURY TR

THOMAS CT

CIRCLE DR W
CIRCLE DR E

ERRAGE
IGHTS DR

WEST VIEW DR

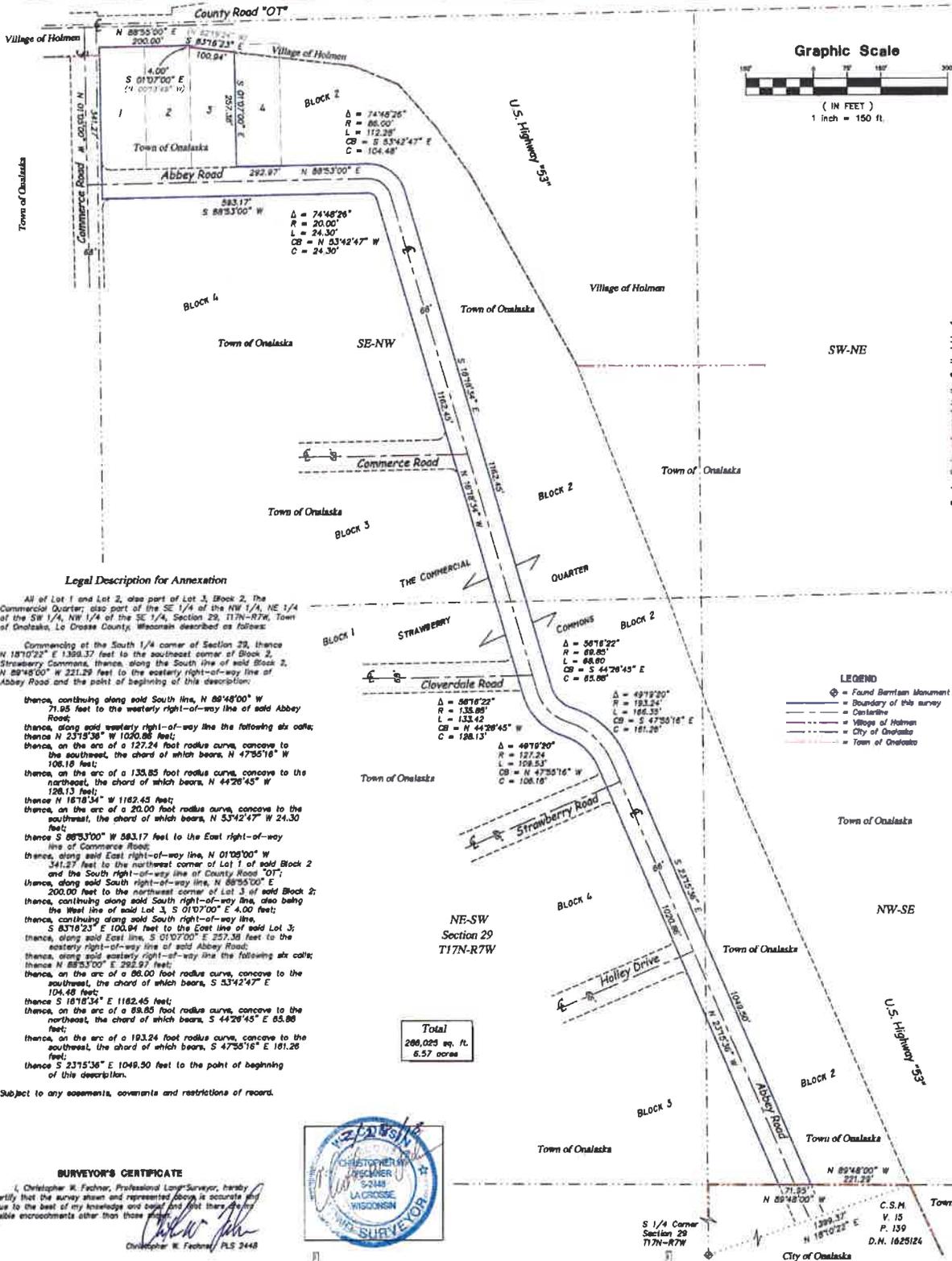
LEGEND

- Proposed Annexation
- KwikTripParcels

laxco_MunicipalityLimits

- VILLAGE OF HOLMEN
- CITY OF ONALASKA

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



Legal Description for Annexation

All of Lot 1 and Lot 2, also part of Lot 3, Block 2, the Commercial Quarter; also part of the SE 1/4 of the NW 1/4, NE 1/4 of the SW 1/4, NW 1/4 of the SE 1/4, Section 29, T17N-R7W, Town of Onalaska, La Crosse County, Wisconsin described as follows:

Commencing at the South 1/4 corner of Section 29, thence N 18°10'22" E 1359.37 feet to the southeast corner of Block 2, Strawberry Commons, thence, along the South line of said Block 2, N 89°48'00" W 221.29 feet to the easterly right-of-way line of Abbey Road and the point of beginning of this description:

thence, continuing along said South line, N 89°48'00" W 71.95 feet to the westerly right-of-way line of said Abbey Road;

thence, along said westerly right-of-way line the following six calls;

thence, on the arc of a 127.24 foot radius curve, concave to the southwest, the chord of which bears, N 47°55'16" W 106.18 feet;

thence, on the arc of a 133.85 foot radius curve, concave to the northeast, the chord of which bears, N 44°26'45" W 126.13 feet;

thence, N 16°78'34" W 1162.45 feet;

thence, on the arc of a 22.00 foot radius curve, concave to the southwest, the chord of which bears, N 53°42'47" W 24.30 feet;

thence, S 89°53'00" W 583.17 feet to the East right-of-way line of Commerce Road;

thence, along said East right-of-way line, N 01°02'00" W 341.27 feet to the northwest corner of Lot 1 of said Block 2 and the South right-of-way line of County Road "OT";

thence, along said South right-of-way line, N 89°55'00" E 200.00 feet to the northwest corner of Lot 3 of said Block 2;

thence, continuing along said South right-of-way line, also being the West line of said Lot 3, S 01°02'00" E 4.00 feet;

thence, continuing along said South right-of-way line, S 83°16'23" E 100.94 feet to the East line of said Lot 3;

thence, along said East line, S 01°02'00" E 257.58 feet to the easterly right-of-way line of said Abbey Road;

thence, along said easterly right-of-way line the following six calls;

thence, N 89°53'00" E 292.97 feet;

thence, on the arc of a 68.00 foot radius curve, concave to the southwest, the chord of which bears, S 53°42'47" E 104.48 feet;

thence, S 16°15'34" E 1182.45 feet;

thence, on the arc of a 68.85 foot radius curve, concave to the northeast, the chord of which bears, S 44°26'45" E 65.88 feet;

thence, on the arc of a 193.24 foot radius curve, concave to the southwest, the chord of which bears, S 47°55'16" E 181.26 feet;

thence, S 23°15'36" E 1049.90 feet to the point of beginning of this description.

Subject to any assessments, covenants and restrictions of record.

SURVEYOR'S CERTIFICATE

I, Christopher W. Fiedler, Professional Land Surveyor, hereby certify that the survey shown and represented above is accurate and true to the best of my knowledge and belief and that there are no visible encroachments other than those shown.

Christopher W. Fiedler
 Christopher W. Fiedler, PLS 3448



SURVEY FOR City of Onalaska	
DESKED BY CP TS	DATE 2-28-2018
REVIEWED BY	DATE
SCALE: 1" = 150'	PROJECT NO. S-7376
SHEET 1 OF 1	CREW RC

Legal Description for Annexation



917 SOUTH 4TH STREET - P.O. BOX 1954
 LA CROSSE, WISCONSIN 54601
 PHONE (608) 784-1614 FAX (608) 784-1408
 www.couleeregionlandsurveyors.com



CITY OF ONALASKA

Agenda Item:

10

STAFF REPORT

Plan Commission – March 27, 2018

- Agenda Item: Consideration of a Certified Survey Map (CSM) containing a total of 2.69 acres reconfiguring two (2) parcels.
- Applicant/Owner: Leo Bronston, 1202 County Road PH, Suite 100, Onalaska, WI 54650 & River of Life Assembly of God, Inc., 1214 County Road PH, Onalaska, WI 54640
- Parcel Numbers: 18-3544-0 & 18-3542-0
- Site Location: 1202 & 1214 County Road PH, Onalaska, WI 54650
- Existing Zoning: Transitional Commercial (T-C) and Single Family Residential (R-1).
- Neighborhood Characteristics: Properties within 250 feet of the property in question include single-family residences, church, and commercial businesses.
- Conformance with Land Use Plan: The Comprehensive Plan identifies this area as *Commercial*. This district is intended to accommodate large and small-scale commercial and office development. A wide range of retail, service, lodging and office uses are appropriate in this district.
- Background: The purpose of the Certified Survey Map is to reconfigure Tax Parcels # 18-3544-0 & 18-3542-0. A rezoning request for these parcels is currently under review by the City of Onalaska.
- Action Requested: The applicant seeking approval of the Certified Survey Map.

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

March 27, 2018

Agenda Item 10:

Review and Consideration of a Certified Survey Map (CSM) submitted by Leo Bronston, 1202 County Road PH, Suite 100, Onalaska, WI 54650 and on behalf of River of Life Assembly of God, Inc., 1214 County Road PH, Onalaska, WI 54640, to reconfigure two (2) parcels (2.69 acres) at 1204 County Road PH and 1214 County Road PH, Onalaska, WI 54650 (Tax Parcels 18-3544-0 & 18-3542-0).

1. Approval of Certified Survey Map contingent upon approval of rezoning of Tax Parcels #18-3544-0 and 18-3542-0 to Neighborhood Business (B-1) District.
2. Recorded copy of Final CSM to be submitted to City Engineering Department.
3. New lot pins required. Intermediate lot stakes required for all lots over 150' in depth.
4. CSM shall note all easements.
5. Any future improvements to these parcels may be subject to additional City permits (i.e., building permits, zoning approvals).
6. All conditions run with the land and are binding upon the original developer and all heirs, successors, and assigns. The sale or transfer of all or any portion of the property does not relieve the original developer from payment of any fees imposed or from meeting any other conditions.
7. Any omissions of any conditions not listed in committee minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.



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

SUBDIVISION APPLICATION

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

- ➔ Overview/ Cover Letter Describing the following:
 - ▶ Detailed Description of Proposed Subdivision
 - ▶ Plan Set including: Plot Plan, Legal Description, Grading/Draingage, Utilities, Site Layout, Landscaping, etc.
- ➔ Application Fee (Payable to the City of Onalaska) = \$75 + \$10/lot. Other fees may apply.

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

Brief Description of Request for Subdivision.

To allow for a new commercial development

Easements on Property:

Access: Yes No
 Utility: Yes No
 Other: _____

Utilities Serving Property:

Water: Yes No
 Sanitary Sewer: Yes No

Number of Lots: 1
 (Existing)
 Number of Lots: 1
 (Proposed)

Property Address: _____
 Parcel Number: 18- 3544
 Zoning District: TC to B-1 (proposed)

Applicant: Leo Bronston
 Mailing Address: 1202 County Rd PA Suite 100
 City, State, Zip: Onalaska WI 54650
 Phone Number: 608 781 2225
 Email: lbronston@bronstonchiro.com Primary Contact

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

Property Owner: Property Concepts LLC
 Contact: Leo Bronston
 Mailing Address: 1202 County Road PA Suite 100
 City, State, Zip: Onalaska Wisconsin 54650
 Phone Number: 608 781 2225
 Email: lbronston@bronstonchiro.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: 2/19/2018
 Signature of Property Owner: Date: 2/19/2018

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



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

SUBDIVISION APPLICATION

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

- ➔ Overview/ Cover Letter Describing the following:
 - ▶ Detailed Description of Proposed Subdivision
 - ▶ Plan Set including: Plot Plan, Legal Description, Grading/Drainage, Utilities, Site Layout, Landscaping, etc.
- ➔ Application Fee (Payable to the City of Onalaska) = \$75 + \$10/lot. Other fees may apply.

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

Brief Description of Request for Subdivision.

To allow for a new commercial development.

Easements on Property:

Access: Yes No (Highway)
 Utility: Yes No
 Other: _____

Utilities Serving Property:

Water: Yes No
 Sanitary Sewer: Yes No

Number of Lots: 1
 (Existing)
 Number of Lots: 2
 (Proposed)

Property Address:
 Parcel Number:
18- 3542
 Zoning District:
R1 to B-1 (proposed)

Applicant: Leo Bronston
 Mailing Address: 1202 County Rd PH Side 100
 City, State, Zip: Onalaska Wisconsin 54650
 Phone Number: 608 781 2225
 Email: lbronston@bronstonhite.com Primary Contact

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

Property Owner: River of Life Assembly of God Inc.
 Contact: Larry Schroder
 Mailing Address: 1274 County Rd PH
 City, State, Zip: Onalaska WI 54650
 Phone Number: 608 388 7326
 Email: Larry.Schroder89@gmail.com Primary Contact

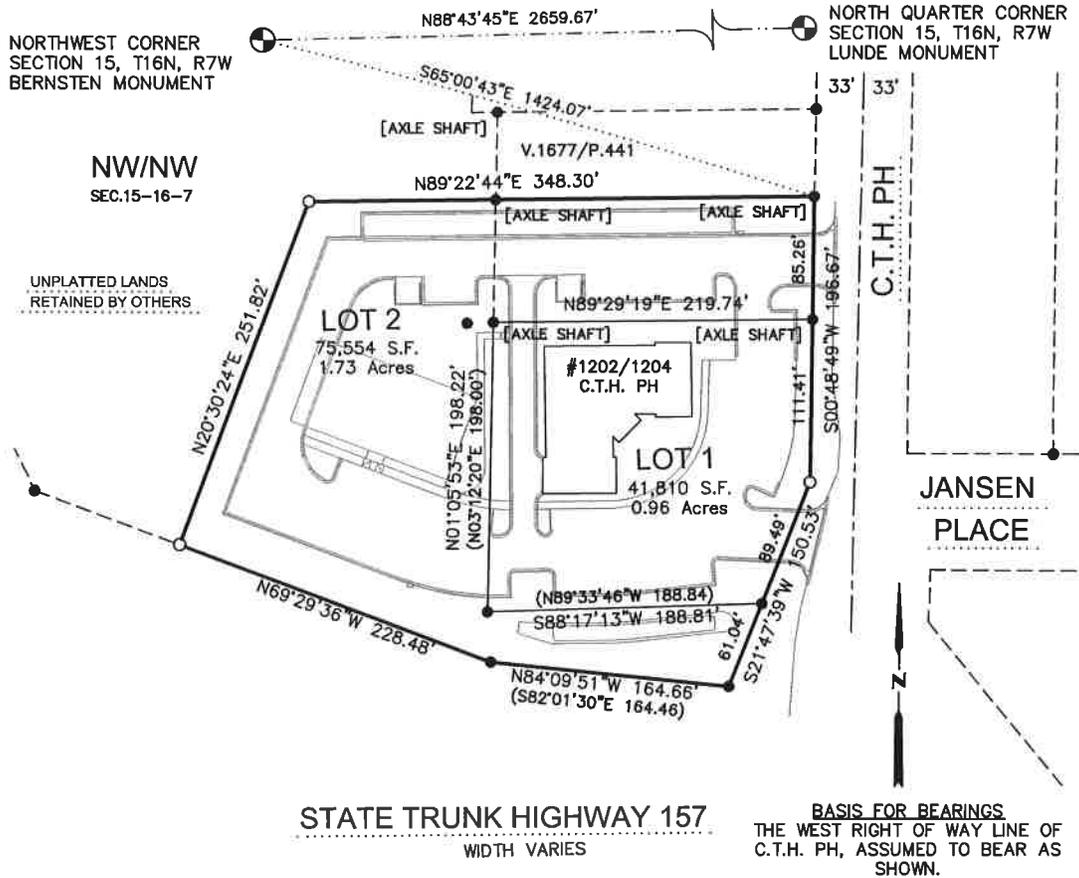
The undersigned hereby makes an application for the location stated herein. The undersigned agrees that all work shall be done in accordance with the requirements of the City of Onalaska Unified Development Code / Zoning Ordinance and with all other applicable City Ordinances and the laws and regulations of the State of Wisconsin.

Signature of Applicant: [Signature] Date: 2/14/2018
 Signature of Property Owner: [Signature] Date: 2/14/18
RIVER OF LIFE Church

OFFICE USE ONLY: Date Submitted: _____ Permit Number: _____
 Permit Fee: Cash Check Application Received by: _____

CERTIFIED SURVEY MAP Volume

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.



LEGEND

- SET 3/4" x 18" IRON BAR (1.5 LBS/LIN FT)
- FOUND 1" IRON PIPE (UNLESS NOTED)
- ⊙ SECTION CORNER
- () RECORDED AS BEARINGS AND/OR DISTANCES

SURVEYOR
 DAVID W. GORMAN, P.L.S. 2974
 PARAGON ASSOCIATES
 632 COPELAND AVE.
 LA CROSSE, WI 54603

OWNER
 PROPERTY CONCEPTS LLC
 163 LARKSPUR LANE
 ONALASKA, WI. 54650

SHEET 1 of 2

PARAGON ASSOCIATES
 Environmental Design & Consulting
 CIVIL ENGINEERING . LANDSCAPE ARCHITECTURE . SURVEYING
 632 COPELAND AVENUE . LA CROSSE, WI 54603
 Tel.608.781.3110 Fax.608.781.3197 Paragon-Assoc.biz



CITY OF ONALASKA

Agenda Item:

11

STAFF REPORT

Plan Commission – March 27, 2018

<u>Agenda Item:</u>	Consideration of a request to extend the Final Plat submittal requirement for one-year for the French Valley Development.
<u>Applicant:</u>	Dr. Leo Bronston, on behalf of French Valley LLC, 1202 County Road PH, Suite 100, Onalaska
<u>Property Owner:</u>	French Valley LLC, 1202 County Road PH, Suite 100, Onalaska
<u>Parcel Number:</u>	18-4482-1, 18-4481-0, 18-4480-0 and 18-4485-0
<u>Site Location:</u>	North of French Road
<u>Existing Zoning:</u>	Planned Unit Development
<u>Neighborhood Characteristics:</u>	Residential
<u>Conformance with Comprehensive Land Use Plan:</u>	The Comprehensive Plan's Future Land Use Plan designate this area as <i>Conservation / Cluster Residential</i> . The proposed development is consistent with the intent of this land use category.
<u>Background:</u>	A general timeline on approvals of this development is as follows:

January 8, 2008 – Development Agreement was approved by the Common Council.

March 11, 2008 – Final Implementation Plan for PUD & Preliminary Plat was approved by the Common Council. (By a relatively recent amendment to the City's Zoning Ordinance, final plats were given 36-months to be submitted; this deadline would have been March 2011.)

September 9, 2008 – Common Council granted a 1-year extension for filing of the Final Plat.

July 14, 2009 – Common Council granted a 1-year extension for filing of the Final Plat.

November 9, 2010 – Common Council granted a 1-year extension for filing of the Final Plat.

January 10, 2012 – Common Council granted a 1-year extension for filing of the Final Plat.

February 12, 2013 – Common Council granted a 1-year extension for filing of the Final Plat.

February 11, 2014 – Common Council granted a 1-year extension for filing of the Final Plat.

March 10, 2015 – Common Council granted a 1-year extension for filing of the Final Plat.

February 9, 2016 – Common Council granted a 1-year extension for filing of the Final Plat.

February 14, 2017 – Common Council granted a 1-year extension for filing of the Final Plat.

Relevant sections from the Unified Development Ordinance:

Sec. 13-9-20 (b)(3) Final Plat Review and Approval – Plan Commission Review.

If the Final Plat is not submitted within thirty-six (36) months of the last required approval of the Preliminary Plat, the Plan Commission may refuse to approve the Final Plat. The City Plan Commission may consider requests to extend the thirty-six (36) month requirement, as set forth in 13-9-20(a)(1) above.

CITY OF ONALASKA

Sec. 13-9-20 (a)(1) Final Plat Review and Approval – Filing Requirements.

The owner or subdivider shall file thirty (30) copies of the Final Plat not later than thirty-six (36) months after the date of approval of the Preliminary Plat; otherwise, the Preliminary Plat and Final Plat will be considered void unless an extension is requested in writing by the subdivider and for good cause granted by the City.

Requested Action: To approve of a one-year extension (to April 9, 2019) allowing the French Valley Neighborhood Final Plat be submitted later than the 36-months filing requirement after the approval of the Preliminary Plat with below conditions of approval.

Recommended Conditions of Approval:

- a) Amendment of the March 2008 Development Agreement between French Valley, LLC and the City of Onalaska prior to the commencement of any construction activities, including public improvements. Developer is advised to schedule adequate time for the amended Development Agreement to be reviewed and approved by the City's Plan Commission and Common Council.
- b) All permits must be current prior to the start of any construction activities (i.e., sanitary sewer and water approvals from WDNR). All plans and specifications must be resubmitted to the City for review & approval (i.e., stormwater plan).

French Valley, LLC

1202 County Road PH| Ste 100 | Onalaska, WI 54650

608.781.2225 | drbronston@bronstonchiro.com

December 22, 2017

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

Re: French Valley Neighborhood
Final Plat Extension Request

Dear Planning and Zoning Department,

On behalf of French Valley, LLC, we are formally requesting an additional one year extension to allow for final plat to be submitted later than the 36 month filing requirement following approval of the preliminary plat.

The French Valley neighborhood is a unique project and a great deal of support for implementing the project has been offered. However, due to continued uncertainty of market conditions and high inventory, we feel that it is advantageous to delay construction for the initial development phases. This extension allows partners and lenders the time to better understand the changing market and project housing demands to ensure that our initial development will meet home buyer demands and expectations.

The French Valley neighborhood vision as defined by the Final Implementation Plan offers a variety of housing options and price points that provide us with the flexibility to meet challenging market demands. We do not intend to deviate from the approved vision as we feel it remains valid and will be a wonderful addition to the community.

We appreciate the consideration of our extension request. Please feel free to contact me should any additional information be needed or any questions arise. We look forward to continuing our partnership with the City as we progress toward realization of this unique neighborhood within the City of Onalaska.

Sincerely,



Dr. Leo Bronston
Managing Partner
French Valley, LLC

cc: Katie Aspenson
Jason Stangland
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