



# Unified Development Code (UDC) Evaluation and Annotated Outline Report

Onalaska, WI | March 5, 2019



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# Introduction

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With this Unified Development Code (UDC) Rewrite Project, the City of Onalaska is undertaking a comprehensive review of its UDC to make the UDC easier to administer and support high quality development in the community. The City's original Zoning Ordinance was adopted in 1969 and a comprehensive update was completed by City Staff in 2009. From 2012 to 2018, City Staff amended the UDC nineteen times. While the City has routinely adopted amendments to address specific issues, the City is in need of a comprehensive evaluation of the entire UDC to determine where there are inconsistencies within the code, ensure the City's regulations are consistent with current State Statutes, address standards that are outdated with contemporary development market practices, and make the UDC easier to use for property owners, business owners, developers, and community members. The UDC should function as an easy-to-use tool that supports the community's development needs rather than a hurdle to development. The process will also implement recommendations from the 2016 Comprehensive Plan, including managing growth to preserve community character, promoting quality urban design, revitalizing downtown and the waterfront, and enhancing transportation corridors.

The purpose of this Development Code Evaluation and Annotated Outline Report is to provide detailed documentation of the strengths and weaknesses of the City's current development codes in terms of usability, organization, effective standards, and inconsistencies within the codes and with relevant plans. The development code evaluation process is intended to determine where there are conflicting development standards, unclear processes, and regulations that do not reflect modern trends and needs of property uses and development. In addition to the findings from a review of the City's development codes and 2016 Comprehensive Plan documents, this code is based on meetings with City Staff, the Plan Commission and Common Council, and stakeholder listening sessions that occurred in August 2018.

The annotated outline identifies the recommended reorganization of the City's development codes. The current structure of the UDC is difficult to administer given its structure and numbering scheme. The proposed structure will use divisions in chapters to group related sections and the section numbering will include a reference to both the chapter and division to ease navigating the code.

This report provides is intended to provide a foundation for the development code update process, allowing the City to review and provide feedback regarding the code evaluation and the overall new code structure before drafting of recommended changes to the development codes begins. This report is organized into the following sections:

- 1. Major Themes for Improvement**
- 2. Current Development Code Evaluation**
- 3. Annotated Outline**
- 4. Appendix of Maps Showing Inconsistencies between Zoning and the Comprehensive Plan**

It is important to remember that this evaluation does not necessarily identify every issue or individual problem with the existing development codes. Instead the report tries to focus on broader issues that will provide direction for the project prior to drafting the new UDC.

# Major Themes for Improvement

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Eight major improvement themes for the UDC update process have emerged after discussions with City Staff, Plan Commissioners, Common Council members, and stakeholder meetings. The intent of this part of the evaluation is to provide an overview of each major theme. Strategies have been identified for addressing each theme to allow for a discussion about potential change before drafting the actual text of the new UDC. The major themes for the UDC update include:

1. Restructure and Reformat the UDC
2. Implement the 2016 Comprehensive Plan
3. Evaluate and Clarify Structure of Zoning Districts' Uses and Standards
4. Evaluate Conditional Uses and How to Handle as a Result of WI Act 67
5. Evaluate City's Zoning Map
6. Improve Zoning as a Tool for Expanding Housing Development Options
7. Address Zoning in the SR 16 Corridor
8. Update and Clarify Development Procedures

Each of these major themes is discussed in more detail on the following pages.

## 1. Restructure and Reformat the UDC

Onalaska's current UDC code provide a good foundation of development standards that have guided property uses and development activities within the city. The City should consider improving UDC usability by revising its structure and adding tables and graphics to illustrate key concepts, procedures, and standards.

### Revise UDC structure

The current UDC can be improved in terms of user-friendliness and the ability to locate particular standards and review procedures. The inconsistent use of parts and articles, as well as the use of a numbering system that doesn't distinguish parts makes the UDC difficult to navigate. There are also unutilized standards, redundancies, and piecemeal changes which have contributed to the frustrating state of the current UDC. An improved organizational structure and thorough assessment and rewrite of the regulations will resolve such conflicts. One of the final steps of this UDC update will be to review the document for internal consistency and to include more cross-referencing where necessary. These cross-references will be automatic and highlighted in the document so that users can identify them easily. The document will be formatted so that the cross-references are active links, taking electronic users directly to the UDC section they are interested in.

### Illustrate key concepts, process, and standards with tables and graphics

Modern UDCs explain and summarize development standards, allowed uses, and administrative procedures using tables, illustrations, and flow charts where possible. There are a number of regulation types such as building features, yard setbacks, and parking that will especially benefit from the inclusion of graphics. Illustrations and photos can often describe the required or

desired relationships among development standards, an adjacent use, or dimensions much more quickly and simply than words alone. Tables can convey a wealth of information about uses and dimensional requirements in a few pages, and vastly improve the readability of the UDC.

The updated UDC should judiciously use illustrations, graphics, photographs, and tables to explain complex concepts and summarize detailed lists of information. Where appropriate, we recommend inserting additional tables, graphics, illustrations, and examples to help readers understand preferred forms of development. All graphics, illustrations, and photographs used will be chosen or designed to allow for the easy reproduction of the UDC.



## 2. Implement the 2016 Comprehensive Plan

One of the objectives of the city's UDC Rewrite project is to implement the regulatory recommendations of the 2016 Comprehensive Plan. The following is an overview of these recommendations:

- Revise and/or create the city's zoning districts that align with the Comprehensive Plan's Future Land Use Plan Districts including:
  - Environmentally Sensitive Development District
  - Mixed Density Residential District
  - Downtown Mixed Use District
  - "Smart Growth Areas" Mixed Use District
  - Commercial District
  - Industrial District
  - Medical Facility Campus District
  - Institutional District
  - Parks and Open Space District
  - Environmental Corridor
- Update the Zoning Map's application of zoning districts to align with the Future Land Use Plan Map
- Support revitalization of downtown and the waterfront
  - Promote downtown infill and redevelopment
  - High quality development character
- Enhance transportation corridors
  - High quality development character
  - Enhance commercial districts
  - Encourage higher density housing in appropriate locations
- Manage growth to preserve community character
  - Protect environmentally sensitive areas
  - Compatible infill development and redevelopment
- Quality urban design

- Building and site design practices that enhance the city’s character and natural amenities
- Regulations facilitate quality design
- Minimize or eliminate visual clutter
- Maintain the character of existing neighborhoods
- Protect natural features and view corridors

### 3. Evaluate and Clarify Structure of Zoning Districts’ Purposes, Uses and Standards

One of the driving forces behind the UDC update is to evaluate the existing structure of the existing zoning districts including each district’s purposes, uses and standards. To accomplish this, we recommend the city consider the following changes:

- a) Add purpose statements
- b) Revise structure and organization of zoning districts
- c) Reorganize permitted and conditional uses
- d) Update dimensional standards

The table *Analysis of Zoning District Types, Uses & Purposes*, shown on the next page, looks at existing districts to identify district type (base, design overlay, or natural resource protection overlay), whether the district has a purpose statement, and whether specific uses are identified.

#### Add purpose statements

Many of the existing zoning districts do not have purpose statements. In our preliminary review of the uses allowed across zoning districts and the city’s Zoning Map, we recommend establishing purpose statements for each zoning district to help with clarifying the appropriate uses, standards and application for the various districts.

#### Revise Structure and Organization of Zoning Districts

The existing zoning districts are each presented in separate sections with their own unique regulations for both allowable uses and dimensional standards. In addition, the uses allowed in each district are sometimes based on a cumulative approach, whereby, a district refers back to the next most restrictive district. For example, M-3 allows all uses allowed in M-2. This separated organization results in very repetitive listing of district uses and standards and makes it hard to compare the different zoning districts to each other to determine how their regulations differ or are the same.

We propose creating one chapter for all zoning districts and standards which could include separate divisions dedicated to use specific standards for the residential zones vs. non-residential vs. mixed-use zones. In addition, the current organization of zoning districts is base districts and special districts. This organization results in confusion of how some of these districts work, e.g. MCD is a base district but is located in the special districts chapter, the floodway districts are located in the base districts chapter but it is actually an overlay district. We recommend that an alternative organization could be base districts, overlay districts, and natural resource protection districts. The proposed structure of the Zoning Districts chapter is detailed in the Annotated Outline.

## Analysis of Zoning District Types, Uses, Purposes

Base Zoning Districts		Uses Listed?	Purpose?
R-1	Single-Family Residential District	Yes	No
R-160	Special Single-Family Residential District	Yes	Kind of
R-2	Single-Family and/or Duplex Residential District	Yes	No
R-4	Multi-Family Residential District	Yes	No
R-MMH	Manufactured and Mobile Home District	Yes	Kind of
TMD	Traditional/Mixed Neighborhood District	Yes	No
T-C	Transitional Commercial/Business District	Yes	No
B-1	Neighborhood Business District	Yes	No
B-2	Community Business District	Yes	No
M-1	Light Industrial District	Yes	Yes
M-2	Industrial District	Yes	No
M-3	Heavy Industrial District	Yes	No
A-1	Agricultural District	Yes	No
P-1	Public and Semi-Public District	Yes	No
PUD	Planned Unit Development Overlay (overlay also)	Yes; 13-3-5 (a, b)	No
MCD	Medical Campus District	Yes; 13-3-62 (i)	Yes

### Design Overlay Districts

PUD	Planned Unit Development Overlay (base district also)	Yes; 13-3-5 (a, b)	No
TND	Traditional Neighborhood Development Overlay	Yes; 13-3-10	Yes
CCD	Conservation/Cluster Development Overlay	No	Yes
FD or D	Downtown Form-Based District Overlay (2 types)		
	- Downtown Residential Neighborhoods (FD/D-R)	No	No
	- Downtown PUD (FD/D-PUD)	Yes; 13-3-18 (a)	No
EDA	Economic Development Area Overlay	Yes; 13-3-34	Yes
AOZD	City of La Crosse Airport Overlay	Yes; 13-3-54	Yes
PCID	Planned Commercial and Industrial Development	Removed from UDC	N/A
HAP?	Historic/Archaeological Preservation District	No	Yes

### Natural Resource Protection Overlay Districts

FW	Floodway District	13-2-32 (b)	Yes
FF	Flood Fringe District	13-2-33 (b)	Yes
GDP	General Floodplain District	13-2-34 (b)	Yes
BP	Bluff Protection	Yes; 13-3-2 (b)	Yes
WHP	Municipal Well Recharge Area/Groundwater Protection	Yes; 13-3-3 (h) / (e)	Yes

## Reorganize Permitted and Conditional Uses

We recommend creating Uses Tables to illustrate where and how uses are permitted within each zoning district. Utilizing tables to illustrate allowed uses within each district is an effective method of illustrating uses both in a single district and in district-to-district comparisons. We also recommend grouping specific uses into general categories to allow for a more flexible and inclusive list of uses. Uses will be reviewed to determine if additional uses need to be added, if terminology needs updating, and if outdated uses can be removed.

We also recommend creating a new use classification of “permitted with use-specific standards” for those uses that should be permitted as-of-right but that have specific standards that should be enforced by the City (e.g. religious facilities, day care centers, gas stations, and fast food restaurants). See example table to the right.

Use Type	C = Conditional Use				Additional Requirements
	RSH-E	RSH-L	RSH-H	RMH	
<b>Residential Use Classification</b>					
Single household dwelling	P	P	P	P	
Two household dwelling				P	
Multi-household dwelling				P	
<b>Public and Institutional Use Classification</b>					
Assisted living and residential care facilities				PS	153.252(E)(1)
Community social service facilities except group homes and adult group homes	C	C	C	C	153.252(E)(2)
Educational institutions	C	C	C	C	
Group homes and adult group homes	C	C	C	C	153.252(E)(3)
Parks/playgrounds/play fields/open space	C	C	C	C	
Religious places of worship	PS	PS	PS	PS	153.252(E)(4)
<b>Residential Accessory Uses</b>					
Air conditioning, heat pump, and fixed electric generator equipment	PS	PS	PS	PS	153.252(F)(1)
Child's playhouse, tree house, or birdhouse	P	P	P	P	
Fences, walls, and hedges	PS	PS	PS	PS	153.252(F)(2)
Garages, carports, and parking areas	PS	PS	PS	PS	153.252(F)(3)
Home occupations	PS	PS	PS	PS	153.252(F)(4)
In-home child and adult care	PS	PS	PS	PS	153.252(F)(5)
Keeping of domesticated pets, domesticated farm animals, husbandry of fowl, rabbits, or bees	PS	PS	PS	PS	153.252(F)(6)

## Update Dimensional Standards

In addition to creating permitted/conditional uses tables, we also propose creating dimensional standards tables that clearly define the height, lot coverage, setbacks, and other dimensional standards as applicable. Presenting this information in a table format will provide the same benefits as described above for allowed uses, such as an easy comparison of each district's standards. See example table below.

Development Standard		PF	OB	GB	SS	GI
Minimum Lot Area		-	-	-	-	2 acres
Minimum Lot Width		200'	100'	100'	100'	200'
<b>Minimum Lot Setbacks</b>						
Front		50'	50'	50'	75'	100'
Side	Abutting non-residential	12'	12'	12'	12'	25'
	Abutting residential	50'	50'	30'	30'	100'
Rear	Abutting non-residential	35'	35'	30'	35'	50'
	Abutting residential	50'	50'	50'	50'	100'
<b>Maximum Height</b>						
Principal Structure	Abutting non-residential	50'	48'	48'	36'	75'
	Abutting residential	50'	48'	48'	36'	48'
Accessory Structure		16'	16'	16'	16'	16'
Minimum Green Space		40%	30%	25%	30%	30%

## 4. Evaluate Conditional Uses and How to Handle as a Result of WI Act 67

2017 Wisconsin Act 67 changed how cities are able to process conditional use permits (CUPs). Conditional use permits have traditionally been used to allow uses that may have impacts on surrounding properties if no mitigating measures were taken. During the review and approval process a City would typically add conditions to the permit approval in an effort to minimize impacts. Conditions might address site parameters such as setbacks, building height, site access points, traffic movement, screening, landscaping, or signage. These conditions were not necessarily identified in the code. Some would be added through neighborhood input and discussion by the Plan Commission.

Act 67 now requires a city to grant a conditional use permit if an applicant meets, or agrees to meet, all of the requirements and conditions specified in the ordinance or imposed. These conditions must be based on substantial evidence, defined in the Act as facts and information rather than simply personal preference or speculation about impacts. While the CUP process was amended to reflect the new regulations, a review of the UDC finds that the City has many conditional uses and many of the conditional uses do not have specific conditions. It is anticipated that after reflection some conditional uses could be changed to permitted uses or uses permitted with standards. In addition, for those uses that should be retained as conditional, it is important that the requirements and conditions outlined in the code meet Act 67 requirements. A comprehensive review of conditional uses is recommended as part of the rewrite process.

## 5. Evaluate City's Zoning Map

A preliminary comparison was conducted of the City's current Zoning Map to an Existing Land Uses Map and the 2016 Future Land Use Plan Map. Each of the 2016 Comprehensive Plan's Future Land Use Plan Districts identify applicable zoning districts. See analysis maps in the Appendix of this report. Several inconsistencies have been identified, including the following:

- Much of the city's existing commercial land, both existing and planned, is located in a manufacturing zoning district; for example, all of the SR 16 commercial corridor surrounding the Valley View Mall is zoned M-1
- Some land guided as Industrial on the Future Land Use Plan Map is located in a variety of zoning districts including residential, commercial, and public
- Some land guided as Mixed Density Residential on the Future Land Use Plan Map is located in non-residential zoning districts
- The R-MMH (Manufactured and Mobile Home) zoning district is currently not applied to the city's three existing manufactured/mobile home parks
- The three areas guided as Medical Facility are not zoned in the new Medical Campus District; the two existing campuses are zoned as M-1
- Land guided as Institutional on the Future Land Use Plan Map, which the 2016 Comprehensive Plan recommends for P-1 zoning, is located in a variety of zoning districts including R-1, R-2, B-2, T-C, and A-1

- Land guided as Parks & Open Space on the Future Land Use Plan Map is located in a variety of development and agricultural zoning districts
- Some land guided as Environmentally Sensitive Residential on the Future Land Use Plan Map is zoned for high density (R-4) rather than low density residential districts
- Some land guided as Environmental Corridor on the Future Land Use Plan Map is located in residential development districts
- Although required, the City does not have a Shoreland Overlay District

In addition, a number of zoning districts, both base and overlay, are currently not used at all or very minimally and should be evaluated for their future usefulness. Some of the key districts to be evaluated include R-MMH, TMD, TND, CCD, EDA, BP, and WHP.

## 6. Improve Zoning as a Tool for Expanding Housing Development Options

The city's existing residential zoning districts are predominantly structured around traditional, single-family houses, duplexes/twindos, and multi-family housing development. The 2016 Comprehensive Plan designates the city's residential areas as mixed density residential areas and mixed use areas, including downtown and new development areas. The community is interested in increasing the diversity of housing options available for existing and new residents. Updates to the residential zoning districts could better reflect modern housing development trends and enable the addition of a greater diversity of housing types for residents.

For example, so-called "missing middle housing" types could potentially be identified and allowed in more areas of the city than larger scale, higher density housing types. Missing middle housing types include side-by-side duplexes, stacked duplexes, bungalows, accessory dwelling units, four-plexes, townhouses/rowhouses, live-work units, and small apartment buildings. The scale of these medium density housing types can be designed to be compatible with single-family housing neighborhoods. Options to consider are expanding the housing types allowed in the R-1 and R-2 zoning districts and/or creating a new R-3 zoning district.

Some potential challenges to be aware of include the existence of small lots in the R-1 and R-2 districts that may not be large enough to accommodate middle density housing types, potential neighborhood residents' concerns about medium and high density housing types next to single-family homes, and the need for adding standards that will ensure compatibility between different housing types and densities.

## 7. Address Zoning in the Redevelopment Plan Areas (Downtown and SR 16 Corridor)

As part of implementing the two recently completed redevelopment plans for the Downtown Area and SR 16 Commercial Corridor, the UDC Rewrite project will evaluate recommendations from these two plans such as the following:

- recommended updates to the Zoning Map for these areas from the approved 2019 redevelopment studies

- how to address replacement of the PCID overlay district in the SR 16 corridor, since this overlay district was previously removed from the UDC
- potential need for a new mixed-use zoning district for the SR 16 corridor
- reduction of minimum and other potential adjustments to parking space requirements
- design guidelines, particularly for downtown redevelopment

## 8. Update and Clarify Development Procedures

While the UDC follows the modern trend of consolidating procedures into one chapter, there are still procedures located in other chapters. All procedures should be consolidated into one chapter and organized by type to make it easier for applicants and staff to locate relevant provisions. For example, site related procedures like conditional use permits, variances, and sites plans are together, while subdivision related procedures such as major subdivisions and planned unit developments are together.

A review of the individual development procedures finds that each type is organized in a different way. This makes it difficult to understand how the processes works and what board or commission will be responsible for review and approval. It is recommended that a general format for procedures is created so the UDC is easier for users to navigate. In addition, the creation of a table that summarizes pertinent information about application procedures would help provide applicants, staff, and elected/appointed officials an overview of how requests will be processed. An example of such a table is provided to the right.

As part of the update, it is recommended that application requirements be removed from the UDC and placed in a separate application manual so that the requirements can be easily updated as trends and needs change. This also allows the development procedures chapter to focus on how an application will be reviewed rather than a long list of application materials required.

Another improvement to the UDC would be the removal of sections pertaining to the operational procedures for boards or commissions. It is recommended that these sections be moved and consolidated with existing provisions located in Title 2, Chapter 4.

**Table 151-1: Summary Table of Review Bodies**

		<b>H = Hearing (Public Hearing Required)</b> <b>M = Meeting (Public Meeting Required)</b> <b>R = Review and/or Recommendation</b>			
		<b>D = Decision (Responsible for Final Decision)</b> <b>A = Appeal (Authority to Hear/Decide Appeals)</b>			
Procedure	Section Reference	City Council	Planning Commission	Board of Zoning Appeals	Building Official
Zoning Text or Map Amendments	153.202	H-D	H-R		R
Development Plan Review	153.203		M-D	A	R
Conditional Use Permits	153.204		H-D	A	R
Determination of Similar Uses	153.205		A		D <sup>1</sup>
Variances	153.206			H-D	R
Appeals	153.208			H-D	R
Planned Unit Development – Zone Map Amendment and Preliminary Development Plan	153.255(F)(1)	H-D	H-R		R
Planned Unit Development – Final Development Plan	153.255(F)(5)	A	M-D		R
Planned Unit Development – Major Modification	153.255(G)(1)	H-D	H-R		R
Planned Unit Development – Minor Modification	153.255(G)(2)	A	M-D		R
T-District Zone Map Amendment and Preliminary Development Plan	153.256(F)(1)	H-D	H-R		R
T-District Final Development Plan	153.256(F)(5)	A	M-D		R
T-District Major Modification	153.256(G)(1)	H-D	H-R		R
T-District Minor Modification	153.256(G)(2)	A	M-D		R
Route 4 Corridor Review District Plan	153.257(I)		M-D	A	R

<sup>1</sup> The building official shall consult with the chair of the planning commission when making this decision.

# Current Development Code Evaluation

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This part provides a detailed, section-by-section review of the City's current development codes and proposes changes in organization or substance based on our assessment of the code and discussions with city staff, elected and appointed officials, stakeholders, and the public. The intent is not to provide line-by-line edits, but to identify key issues that may need to be addressed in the development code update process.

## Chapter 1: General Provisions

### *Part 1: Introduction*

#### **Sec. 13-1-1 to Sec. 13-1-9 General Provisions**

These general provision sections provide the foundation for the establishment and use of the Unified Development Code. The sections include legislative authority, title, general purpose, relationship to the Comprehensive Plan, jurisdiction and general provisions, legislative purpose and intent, abrogation and greater restrictions, interpretation, and severability and non-liability. These sections must be retained. A minor update to the legislative authority section is needed to remove the state law reference as recommended by the City Attorney.

#### **Sec. 13-1-10 Repeal, Effective Date and Transition Standard**

This section repeals all other ordinances or part of ordinances that are inconsistent with this Chapter. It also provides clarification on how the UDC shall apply to Development Plans and Permits. This section will be retained and the timeframe for application of the UDC updated.

#### **Sec. 13-1-11 Payment of Taxes and Fees Prior to Application**

The UDC states that no rezonings, conditional uses and permits shall be granted until all real estate taxes, personal property taxes, special assessments and other fees have been paid in full. This section should be retained. Clarification is recommended as to whether the fees must be paid before applying, processing or granting of rezonings or permits, as well as whether this section applies to all applications and permits or just conditional use permits.

#### **Sec. 13-1-12 Jurisdiction and General Provisions**

This section identifies how the UDC applies to uses, structures, and lands. It stipulates that each lot shall have no more than one main building. It also states that lots that are abutting a different zoning district that is more restrictive must have more restrictive side yard and/or rear yards. Three of these provisions are the same as in Sec 13-1-5. It is recommended that one of the two sections be removed.

#### **Sec. 13-1-13 Use Regulations**

This section establishes that permitted, accessory, and conditional uses are allowed as permitted by the zoning district. For conditional uses it provides provisions that apply in general to all such uses. This section also specifies the procedure for uses that are not specified in the UDC. This section should be moved to precede the use charts. It also should be updated to reflect WI Act 67.

### **Sec. 13-1-14 Site Regulations**

This section establishes a number of requirements pertaining to whether a lot can be built upon. The section requires a minimum amount of width, location on a dedicated street and site suitability. It also limits the amount of topographic change allowed to be made on a site for the protection of adjacent properties. It also establishes that roofed or enclosed decks and porches are considered part of a building, while unenclosed decks are not and shall have the same setback as accessory structures. As part of the UDC update process these provisions should be evaluated for their appropriateness and consistency with other requirements and move to appropriate sections. It is anticipated that the site regulations will be moved to the Lot and Site Dimension sections, while the site suitability and preservation of topography would be part of chapter 4, subdivision standards.

### **Sec. 13-1-15 Height and Area Exceptions**

This section identifies exemptions or alternative requirements for specified uses to the height limitations established in each zoning district. It identifies modifications to yard requirements for specific uses and includes provisions for the Plan Commission to evaluate setback flexibility requests. It also provides for the lot width in residential districts to be reduced. These provisions should be moved to chapter 2, zoning districts.

### **Sec. 13-1-16 Reduction or Joint Use**

This section explicitly prevents the reduction of lots, yards, parking areas, and building areas or the use of these areas for other structures or use such that they don't meet the code. As this is a general section it shall remain as part of administrative provisions. It should be combined with the provisions of 13-1-12.

### **Sec. 13-1-17 Screens and Buffers**

This section establishes requirements for buffer yards and screening. The requirements include definitions for buffer yard and screens that are not located in the glossary of the UDC and should be added. This section should be moved to chapter 3, general development standards.

### **Sec. 13-1-18 Payment of Taxes and Fees**

This section is the same as Section 13-1-11 and should be removed.

### **Sec. 13-1-19 to Sec. 13-1-23 Official Map Provisions**

These sections all pertain to the Official Map. The sections cover the Official Map purpose, adoption, amendment, recording, certification, interpretation, appeals, and violations. It also limits the permitting of structures and construction of improvements that are in conflict with the Official Map. These sections should all be combined into one section so it is clear what all the provisions are that relate to the Official Map. The section that establishes a date for the Official Map should be updated.

### **Sec. 13-1-24 Minimum Construction Standards**

This section establishes minimum standards for the construction of residential dwellings, including plumbing, heating, electrical, and sound transmission. These provisions should be evaluated for removal as they are building code related rather than zoning and subdivision related.

## ***Part 2: Glossary***

### **Sec. 13-1-31      Definitions**

This section will be updated as part of the updating of language for the UDC. All definitions throughout the UDC will be consolidated into one chapter. Outdated/unused terms will be deleted. New terms need to be defined and added. The Definitions section will become the last chapter of the UDC, similar to where a glossary is located in books and documents.

Other UDC sections that include definitions are:

1. Sec. 13-2-9      RMMH Manufactured and Mobile Home District
2. Sec. 13-3-3      WHP Municipal Well Recharge Area Overlay District / Wellhead Protection Ord.
3. Sec. 13-3-19     Historic / Archaeological Preservation, Definitions
4. Sec. 13-3-61     La Crosse Municipal Airport Overlay Zoning District, Definitions
5. Sec. 13-3-62     Medical Campus District
6. Sec. 13-5-14     Bed and Breakfast Establishments
7. Sec. 13-5-19     Adult Oriented Uses
8. Sec. 13-6-1      Satellite Earth Stations, Definitions
9. Sec. 13-6-6      Telecommunication Structures and Towers (reference to WI Statutes)
10. Sec. 13-6-10    Fences and Hedges
11. Sec. 13-6-11    Residential Swimming Pools
12. Sec. 13-6-20    Sign Ordinance, Definitions
13. Sec. 13-7-11    Storage and Parking of Recreational Vehicles, Definitions
14. Sec. 13-8-62    Tree Protection Policy, Definitions
15. Sec. 13-9-77    Park Development Fees, Definitions

## ***Part 3: Non-Conforming Uses***

### **Sec. 13-1-33 to 13-1-37      Nonconforming Uses and Structures and Substandard Lots**

These sections regulate non-confirming uses, structures, and lots. These sections shall be retained as part of the general provisions portion of the code. Regulations pertaining to the use of substandard lots shall be reviewed and updated as needed to address development issues. A determination will need to be made as part of the UDC update process as to whether the section should be retained as part of chapter 1, introductory provisions or be a part of chapter 2, zoning districts.

## **Chapter 2: Zoning Districts**

### **Part 1: Establishment of Districts**

#### **Sec. 13-2-1 Establishment of Districts**

This section establishes all of the City's zoning districts, including basic, custom, and overlay districts. Part 1 of this chapter contains the 14 basic zoning districts while Part 2 contains the three floodplain districts. The R-160 district (Sec. 13-2-6) is missing from the UDC Table of Contents (TOC), which also causes the TOC numbering of sections to be inaccurate. The Special Districts listed in this section are actually contained in Chapter 3. The listing of Special Districts is missing some districts that are separate sections in Chapter 3, including the following:

- 1) Historic/Archaeological Preservation (Part 6 in Chapter 3)
- 2) Regulations for Designated Archaeological Sites (Part 7 in Chapter 3)
- 3) Economic Development Area Zoning Overlay District (Part 8 in Chapter 3)
- 4) La Crosse Municipal Airport Overlay Zoning District (Part 9 in Chapter 3)
- 5) Medical Campus District (Part 10 in Chapter 3)

This section will need to be updated based on an overall analysis of existing zoning districts and potential additional zoning districts. Some zoning districts may be eliminated and some new zoning districts may be added to this section.

#### **Sec. 13-2-2 (a) Vacation of Streets; (b) Annexations**

Significant updates to these two sub-sections are not anticipated. In the new UDC, these two sub-sections will be located in the Zoning Districts chapter, General Requirements section.

#### **Sec. 13-2-3 Zoning Map (a) and (b)**

Significant updates to these two sub-sections are not anticipated. Sub-section (b) is partially redundant with Sec. 13-2-4, so will be revised. In the new UDC, these two sub-sections will be located in the Zoning Districts chapter, General Requirements section.

#### **Sec. 13-2-4 Rules for Interpretation of District Boundaries**

Significant updates to this section are not anticipated. In the new UDC, this section will be located in the Zoning Districts chapter, General Requirements section.

#### **Sec. 13-2-5 through 13-2-8 Residential Districts**

These four sections include the individual residential zoning districts: R-1, R-160, R-2, and R-4. Each district section establishes the following regulations: permitted uses, conditional uses (references specific sections in Chapter 5), lot width and area minimum standards, building width (minimum) and height (maximum) standards, and minimum yard/building setback (street, rear, side) standards.

Updates to consider:

1. Most or all of this information can likely be summarized in Uses Tables (principal and accessory), Lot Dimensions Table, and Site Dimensions Table for all zoning districts.
2. It may be helpful to add a diagram that illustrates zero lot line housing standards.
3. A purpose statement should be added for each zoning district.

4. Consideration should be given to permitting manufactured homes in all or some R districts.
5. Evaluation of how the minimum building width of 20 feet restricts manufactured homes?
6. Evaluation of conditional uses and how to handle as a result of WI Act 67.
7. Creation of a new R district that permits medium density but not high density residential uses.

## **Sec. 13-2-9 R-MMH Manufactured and Mobile Home District**

This section was amended in 2016 so major updates are not intended as part of the UDC Rewrite project. Currently there are only three smaller properties located in the R-MMH zoning district – one developed with manufactured/mobile homes and two undeveloped properties. These three properties do not meet the R-MMH minimum lot size of 15 acres. The city’s three existing mobile home parks are not located in the R-MMH zoning district. The City’s Code also includes Title 7 Licensing and Regulation, Chapter 17 Manufactured/Mobile Home Communities. The two chapter sections (13-2-9 and 7-17) include cross-references.

This section includes sub-sections establishing this zoning district’s requirements:

- a. Intent
- b. Definitions
- c. Minimum dimensional requirements and minimum number of lots or spaces
- d. Permitted uses and structures
- e. Site plan permit procedure
- f. Standard requirements for manufactured or mobile home park modifications/additions/expansions
- g. Mobile home park operator’s license
- h. Operation of manufactured and mobile home parks – responsibilities of park management
- i. Operation of manufactured and mobile home parks – responsibilities of park occupants
- j. Additional regulations
- k. Compliance with plumbing, electrical and building ordinances
- l. Limitations on signs
- m. Common recreational facilities
- n. Standards for general site planning

Some potential considerations and/or inconsistencies identified include:

1. Move definitions to the UDC section that includes all definitions.
2. Move site plan permit to the UDC section that includes all development procedures.
3. Clarify whether mobile home are a permitted or conditional use in R-MMH based on language in 13-2-9 (a)(2) vs. (d)(1).
4. Should the operations sections be moved out of the UDC to Sec. 7-17?
5. Should some of the mobility-related standards (e.g. streets, driveways, etc.) be moved to the UDC section that includes all mobility standards?
6. Sub-section (g) “Mobile Home Park Operator’s License” refers to Sec. 7-17-2 (Monthly Municipal Permit Fee) which is in Chapter 17 - Manufactured/Mobile Home Communities. It’s not clear that these two licenses/permits are the same thing.

## **Sec. 13-2-10 TMD Traditional/Mixed Neighborhood District**

TMD is a mixed-use district that permits a mix of all types of residential uses, a mixed-use area (commercial, residential, civic/institutional, open space), and open space. Approval of TMD zoning (by the Plan Commission and Common Council) requires a master plan that provides a general layout of proposed land uses including permitted uses, area standards, and height restrictions.

Some preliminary issues/findings identified include:

1. TMD does not have any dimensional standards.
2. (a)(2) states “Conditional uses are preferred for mixed-use areas...” even though these uses are listed under the Permitted Uses.
3. Currently there are no properties in this zoning district shown on the city’s zoning map.
4. The permitted uses in TMD are identical to the TND permitted uses in Chapter 3 (Special Districts).

Based upon these issues/findings, elimination of this district should be considered.

## **Sec. 13-2-11 through 13-2-13 Business Districts**

These three sections include the individual business/commercial zoning districts: T-C, B-1, and B-2. Each district section establishes the following regulations: permitted uses, conditional uses (references specific sections in Chapter 5, T-C also lists conditional uses), maximum height standards, and minimum yard/building setback (street, rear, side) standards. Unlike the R districts, these three districts do not have minimum lot area, lot width and building width standards. The T-C district also has aesthetic standards.

Updates to consider:

1. Most or all of this information can likely be summarized in Uses Tables (principal and accessory), Lot Dimensions Table, and Site Dimensions Table for all zoning districts.
2. Addition of a purpose statement for each zoning district.
3. T-C aesthetic standards.
4. They are very general and should be considered for relocation to the UDC’s parking and landscaping standards section.
5. Evaluation of conditional uses and how to handle as a result of WI Act 67.
6. Creation of a new B district that could be applied to the SR 16 corridor which is currently zoned M-1.

## **Sec. 13-2-14 through 13-2-16 Manufacturing Districts**

These three sections include the individual manufacturing districts: M-1, M-2, and M-3. Each district section establishes the following regulations: permitted uses, conditional uses (references specific sections in Chapter 5), maximum height standards, and minimum yard/building setback (street, rear, side) standards. Unlike the R districts, these three districts do not have minimum lot area, lot width and building width standards.

Updates to consider:

1. Most or all of this information can likely be summarized in Uses Tables (principal and accessory), Lot Dimensions Table, and Site Dimensions Table for all zoning districts.
2. Evaluation of conditional uses and how to handle as a result of WI Act 67.

### **Sec. 13-2-17      A-1 Agricultural District**

This section establishes the following regulations: permitted uses, conditional uses (references specific sections in Chapter 5), minimum lot area standard, minimum lot frontage standard, maximum height standard, and minimum yard/building setback (street, rear, side) standards. Unlike the R districts, this district does not have lot width and building width standards.

Updates to consider:

1. Most or all of this information can likely be summarized in Uses Tables (principal and accessory), Lot Dimensions Table, and Site Dimensions Table for all zoning districts.
2. Evaluation of conditional uses and how to handle as a result of WI Act 67.

### **Sec. 13-2-18      P-1 Public and Semi-Public District**

This section establishes the following regulations: permitted uses, conditional uses (references specific sections in Chapter 5). Unlike the rest of the districts, the P-1 district does not include any dimensional standards.

Updates to consider:

1. Most or all of this information can likely be summarized in Uses Tables (principal and accessory), Lot Dimensions Table, and Site Dimensions Table for all zoning districts.
2. Evaluation of conditional uses and how to handle as a result of WI Act 67.
3. Creation of a new P district that would regulate properties zoned for public/semi-public buildings differently than properties zoned for parks and open space, including dimensional standards.

## ***Part 2:      Floodplain Zoning***

### **Sec. 13-2-18 through 13-2-37      Floodplain Zoning**

These sections (Part 2 of Chapter 2) include all of the floodplain protection regulations required to meet Wisconsin State Statutes. Significant substantive updates are not anticipated for these sections. The floodplain zoning sections in general will be located in the Natural Resource Protection Districts division of the Zoning Districts chapter. Since the format of these sections will be updated as part of the UDC Rewrite, the following revisions will be considered:

- Confirm and clarify language/terminology, such as Land Use & Development Director, Zoning Administrator, Zoning Agency, the Department, Department of Health Services, Division of Emergency Government, Local Comprehensive Floodplain Development Plans, City stormwater or erosion control/excavation permits.
- Align references to Ordinance, Title, Article, Chapter, and Section to be consistent with the format of the new UDC.
- Update cross-references to specific sections/sub-sections.
- Relocate the Administration section (13-2-26) to the Development Procedures chapter.

## Chapter 3: Special Districts

### Part 1: Establishment of Special Districts

#### Sec. 13-3-1 Special Districts

The listing of Special Districts is missing some districts that are separate sections in Chapter 3, including the following:

- 1) Historic/Archaeological Preservation (Part 6 in Chapter 3)
- 2) Regulations for Designated Archaeological Sites (Part 7 in Chapter 3)
- 3) Economic Development Area Zoning Overlay District (Part 8 in Chapter 3)
- 4) La Crosse Municipal Airport Overlay Zoning District (Part 9 in Chapter 3)
- 5) Medical Campus District (Part 10 in Chapter 3)

This section will need to be updated based on an overall analysis of existing zoning districts and potential additional zoning districts. Some zoning districts may be eliminated and some new zoning districts may be added to this section. It is recommended that the new UDC include three categories of zoning districts instead of two (Base, Special):

- Base Zoning Districts (move MCD here)
- Overlay Districts (PUD, DT-PUD, TND, CCD, EDA, Airport, Historic/Arch Preservation)
- Natural Resource Protection Districts (Floodplain, Bluff, Wellhead, Shoreland)

During the evaluation of the overlay and natural resource protection districts, it will be determined whether these districts should be included in the Uses Table or there should be separate Uses Tables for each category of districts (Base, Overlay, Natural Resource Protection).

#### Sec. 13-3-2 BP Bluff Protection Overlay District

This overlay district only consists of a purpose statement and a list of four permitted uses. To be useful, this district will need to be expanded to include components such as definition of steep slopes/bluffland, applicability, and standards. It doesn't appear that this overlay district has been mapped on the City's Zoning Map, which may not be possible without a specific definition of steep slopes/bluffland. This overlay district will be evaluated as part of the UDC Rewrite project. If it is determined that this overlay district will remain in the new UDC, it would be located in the Natural Resource Protection Districts division of the Zoning Districts chapter.

#### Sec. 13-3-3 WHP Municipal Well Recharge Area Overlay District/Wellhead Protection Ord.

In the current UDC, this section seemingly has three different names – Municipal Well Recharge Area Overlay District vs. Wellhead Protection Ordinance vs. Groundwater Protection Overlay District – which will need to be clarified. It doesn't appear that this overlay district has been mapped on the City's Zoning Map. This overlay district will be evaluated as part of the UDC Rewrite project. If it is determined that this overlay district will remain in the new UDC, it would be located in the Natural Resource Protection Districts division of the Zoning Districts chapter. Since the format of these sections will be updated as part of the UDC Rewrite, the following revisions will be considered:

- Consistency with current Wisconsin State Statutes
- Definitions will be relocated to the Definitions chapter.
- Definition of the district’s boundaries occupies two full pages which seems unnecessary and may be out-of-date.
- Determine whether uses can be summarized in a Uses Table.
- Evaluation of conditional uses and how to handle as a result of WI Act 67.
- Potential relocation of Conditional Use Permit and Classification of Use procedures to the Development Procedures chapter of the new UDC.
- Update cross-references to specific sections/sub-sections.
- Align references to Ordinance, Title, Article, Chapter, and Section to be consistent with the format of the new UDC.

## ***Part 2: Planned Unit Development (PUD)***

### **Sec. 13-3-4 through 13-3-7 Planned Unit Development (PUD)**

The current UDC states that the PUD district can be used either as a custom/base zoning district or an overlay district. Up to now, it appears that the PUD has only been used as an overlay district and primarily for residential development. Since the format of these sections will be updated as part of the UDC Rewrite, the following revisions will be considered:

- Application fees should be removed from the UDC.
- Reference to traditional neighborhood development should be deleted.
- Evaluation of whether PUD should continue to function as both as a custom/base zoning district or an overlay district.
- Evaluation of whether the minimum site size of 5 acres for applying a PUD should be reduced to make the district available to a greater number of sites, particularly for redevelopment purposes.
- General evaluation of potential improvements to the PUD overlay district.
- Relocate Sec. 13-3-6 and 13-3-7 to the new UDC’s Development Procedures chapter.
- Align references to Ordinance, Title, Article, Chapter, and Section to be consistent with the format of the new UDC.

## ***Part 3: Traditional Neighborhood Development (TND)***

### **Sec. 13-3-8 through 13-3-10 Traditional Neighborhood Development (TND)**

This overlay district is relatively new and it has only been applied to one residential development thus far. The format of the TND district is very similar to that of the PUD. Since the format of these sections will be updated as part of the UDC Rewrite, the following revisions will be considered:

- Application fees should be removed from the UDC.
- Relocate Sec. 13-3-9 to the new UDC’s Development Procedures chapter.
- Evaluation of conditional uses and how to handle as a result of WI Act 67.
- Determine whether uses and dimensional standards can be summarized in a Uses Table.

- Evaluation of circulation standards (currently five pages) for consistency and potential redundancy with the new UDC’s Mobility Standards chapter.
- Evaluation of landscaping/screening, lighting, and signage standards for consistency and potential redundancy with the new UDC’s General Development Standards chapter, which will include landscaping/screening, lighting, and signage standards sections.

This district will be located in the Overlay Districts division of the Zoning Districts chapter.

**Part 4: Conservation/Cluster Developments**

**Sec. 13-3-11 through 13-3-14 Conservation/Cluster Developments**

The current UDC states that the CCD district may be used either as a custom/base zoning district for any land use or combination of land uses. Since the format of these sections will be updated as part of the UDC Rewrite, the following revisions will be considered:

- Application fees should be removed from the UDC.
- Reference to traditional neighborhood development which should be deleted.
- Evaluation of whether CCD should continue to function as a custom/base zoning district or an overlay district, particularly since this district does not identify allowed uses.
- Relocate Sec. 13-3-13 and 13-3-14 to the new UDC’s Development Procedures chapter.
- Evaluation of circulation standards for consistency and potential redundancy with the new UDC’s Mobility Standards chapter.

**Part 5: Form-Based/Downtown Overlay Districts**

**Sec. 13-3-15 through 13-3-20 Form-Based/Downtown Overlay Districts**

These sections establish two downtown overlay districts:

- Downtown Residential Neighborhoods (D-R) for single-family and/or two-family residences
- Downtown Planned Unit Developments (D-PUD) for mixed uses

Since the format of these sections will be updated as part of the UDC Rewrite, the following revisions will be considered:

- Evaluation of conditional uses and how to handle as a result of WI Act 67.
- Relocate Sec. 13-3-13 and 13-3-14 to the new UDC’s Development Procedures chapter.
- Consider incorporating the Downtown Redevelopment Study’s design guidelines and/or a reference to this downtown plan.

This district will be located in the Overlay Districts division of the Zoning Districts chapter.

Sections 13-3-18 through 13-3-20 are duplicated between Form-Based/Downtown Overlay Districts and Historic/Archaeological Preservation.

## **Part 6:      *Historic/Archaeological Preservation***

### **Sec. 13-3-18 through 13-3-26      Historic/Archaeological Preservation**

These sections establish the City’s ordinances related to historic/archaeological preservation including, purpose/intent, definitions, the Historic Preservation Commission (HPC), powers and duties of the HPC, historic structure/site/district designation criteria, designation procedures, interim control, violation penalties, and public safety/health issue remedies. Substantive updates are not anticipated to the historic/archaeological preservation sections. Since the format of these sections will be updated as part of the UDC Rewrite, the following revisions will be considered:

- Definitions will be relocated to the Definitions chapter.
- Update historic district, site and structure definitions to include archaeological and architectural.
- Potential relocation of the Heritage Preservation Commission section (13-3-20) to Title 2 (Government and Administration) where the ordinances for the establishment of all of the City’s other commissions, boards, and Common Council are located.
- Potential relocation of portions of section 13-3-22 to Title 2 (Government and Administration) and the new UDC’s Development Procedures chapter. The Certificate of Appropriateness development procedure will be located in that chapter.
- Update cross-references to specific sections/sub-sections.
- Align references to Ordinance, Title, Article, Chapter, and Section to be consistent with the format of the new UDC.

The historic/archaeological preservation sections will be located in the Overlay Districts division of the Zoning Districts chapter.

Sections 13-3-18 through 13-3-20 numbering is duplicated between Form-Based/Downtown Overlay Districts and Historic/Archaeological Preservation.

## **Part 7:      *Regulations for Designated Archaeological Sites***

### **Sec. 13-3-27 through 13-3-29      Regulations for Designated Archaeological Sites**

These sections include regulations for any demolition, excavating, building, or development within a designated Archaeological District. These sections are duplicated in Sections 13-8-54 to 13-8-56. It needs to be clarified whether a designated “Archaeological District” exists and/or if it is equivalent to a designated “Historic District” in Sections 13-3-18 through 13-3-26. If they are equivalent, then these sections may be consolidated with the historic/archaeological preservation section (in the Overlay Districts division of the Zoning Districts chapter) and the procedures identified in Chapter 8. Once appropriate regulations are identified consideration should be given as to whether they should be located in chapter 8, administration and procedures, outside of the UDC to the Building Code or demolition/excavation permit portions of the City’s Code.

## **Part 8:      *Economic Development Area Zoning Overlay District***

## **Sec. 13-3-30 through 13-3-42 Economic Development Area Zoning Overlay District**

This overlay district is relatively new since it was created in 2008. It has only been applied to a few parcels along I-90 on the eastern edge of the city adjacent to the La Crosse International Business Park. None of the properties has been developed up to now. As part of the UDC Rewrite project, the City would like this overlay district's usefulness to be evaluated. A potential outcome is to eliminate this district. If it is determined that this overlay district will remain in the new UDC, the following revisions will be considered:

- Uses and dimension standards will be summarized in the Uses Tables (principal and accessory), Lot Dimensions Table, and Site Dimensions Table with the rest of the base zoning districts.
- Removal of section 13-3-39 referring to the PCID Code, which is no longer in the UDC.
- Sections 13-3-40 and 13-3-41 are not needed.
- Potential relocation of the landscaping section (13-3-42) to the general Landscaping section of the new UDC.

This district would be located in the Overlay Districts division of the Zoning Districts chapter.

### ***Part 9: La Crosse Municipal Airport Overlay District***

## **Sec. 13-3-50 through 13-3-61 La Crosse Municipal Airport Overlay District**

This overlay district regulates development within three miles of the La Crosse Airport and was established by the City of La Crosse. This district is included in the Onalaska UDC in order to enable the City of Onalaska to have jurisdiction to administer these regulations in those areas that lie within Onalaska's municipal boundaries. Substantive updates are not anticipated for these sections. The format of these sections will be updated as part of the UDC Rewrite to align it with the format of the rest of the new UDC. The airport zoning sections in general will be located in the Overlay Districts division of the Zoning Districts chapter.

### ***Part 10: Medical Campus District***

## **Sec. 13-3-62 Medical Campus District**

The Medical Campus District is a new base zoning district. Since this district was just created in 2017, substantive updates are not anticipated. This district has not been applied to any land on the City's Zoning Map. Since the format of these sections will be updated as part of the UDC Rewrite, the following revisions will be considered:

- Definitions will be relocated to the Definitions chapter.
- Uses and dimension standards will be summarized in the Uses Tables (principal and accessory), Lot Dimensions Table, and Site Dimensions Table with the rest of the base zoning districts.
- Evaluation of conditional uses and how to handle as a result of WI Act 67.
- Update cross-references to specific sections/sub-sections.
- Confirm and clarify language/terminology, such as Land Use & Development Director.

- Align references to Ordinance, Title, Article, Chapter, and Section to be consistent with the format of the new UDC.
- Potential relocation of the signage sub-section (p) to the Signage chapter.

This district will be located in the Base Districts division of the Zoning Districts chapter.

## **Chapter 4:       General Land Use Performance Standards**

### **Sec. 13-4-1 to 13-4-8   Performance Standards**

This chapter establishes performance standards for industrial and commercial developments, including noise, vibration, external light, odor, emissions, and pollutants. Statute citations should be updated.

Given that this chapter is only two pages, the provisions should be combined with other performance standards. It is recommended that these sections form part of a new chapter 3, general development standards.

## Chapter 5: Conditional Uses

Conditional Uses will not be a stand-alone chapter in the new UDC. A complete evaluation of these conditional uses will be completed to determine the best way to handle as a result of WI Act 67. In general, Conditional Use Permit procedure sections will be moved to the new UDC's Development Procedures chapter and the remaining sections will be moved to the Zoning Districts chapter.

### Sec. 13-5-1 through 13-5-13 Process for Conditional Use Permits

These sections provide the procedures for establishing a conditional use permit. This includes application materials, hearing process, standards, denial process, appeals, amendments, and complaints regarding conditional uses. Chapter 8, Part 4 contains similar provisions pertaining to Conditional Uses. The sections in both chapters should be compared, updated per WI Act 67, and revised provisions be included in Chapter 8 as that is the location for review procedures. It is recommended that regulations pertaining to required application materials should be removed from the UDC.

### Sec. 13-5-14 Bed and Breakfast Establishments

Bed & Breakfast Establishment will be included in the Principal Uses Table with the standards established in this section included in the Use Specific Standards division of the Zoning Districts chapter. The definitions in this section will be relocated to the new UDC's Definitions chapter.

### Sec. 13-5-15 Public and Semi-Public Conditional Uses

This section identifies public and semi-public conditional uses, which zoning districts they are allowed in, and some dimensional standards (minimum site/lot area, minimum setback). These uses will be included in the Principal Uses Table with the standards included in the Use Specific Standards division of the Zoning Districts chapter.

### Sec. 13-5-16 Residential Conditional Uses

This section identifies residential conditional uses, which zoning districts they are allowed in, and some dimensional standards (such as minimum site/lot area, minimum setback, maximum building height). The residential uses identified are: planned residential developments, clubs/fraternities/lodges/meeting places of a non-commercial nature, rest homes, home occupations, and tourist homes. Since none of these uses are defined in the current Glossary, some of this section's content could be used to establish clear definitions of these uses in the new UDC's Definitions chapter. These uses will be included in the Principal Uses Table with the standards included in the Use Specific Standards division of the Zoning Districts chapter. As part of the UDC Rewrite, the following revisions will also be considered:

- Potential for establishing a permit for home occupations and defining as an accessory use rather than a conditional use.
- Potential for establishing standards for short-term residential rentals (VRBO, AirBNB, etc.) related to tourist homes.
- Evaluate the purpose, standards and procedure for the planned residential development use.

### Sec. 13-5-17 Highway-Oriented Conditional Uses

This section identifies "highway-oriented" business conditional uses, which zoning districts they are allowed in, and some dimensional standards (such as minimum setback, screening, driveway spacing).

The business uses identified are: drive-in theaters, food/beverage drive-in establishments, funeral homes, tourist homes, vehicle-related, brewpubs, and conversion of static billboards into digital billboards. These uses will be included in the Principal Uses Table with the standards included in the Use Specific Standards division of the Zoning Districts chapter. As part of the UDC Rewrite, the following revisions will also be considered:

- Potential for establishing standards for short-term residential rentals (VRBO, AirBNB, etc.) related to tourist homes and defining as an accessory use rather than a conditional use.
- Potential incorporation of the conversion of static billboards into digital billboards sub-section into the new UDC's Signage chapter.

### **Sec. 13-5-18 Industrial and Agricultural Conditional Uses**

This section identifies industrial and agricultural conditional uses, which zoning districts they are allowed in, and some dimensional standards (such as minimum lot area, minimum setback, screening). The business uses identified are: animal hospitals, veterinary clinics, dumps/disposal areas/incinerators, commercial raising/propagation/butchering of animals, manufacturing/processing, outside storage/manufacturing, and cold storage warehousing. These uses will be included in the Principal Uses Table with the standards included in the Use Specific Standards division of the Zoning Districts chapter.

### **Sec. 13-5-19 Adult Oriented Uses**

This section establishes the purpose, definitions, standards and allowed zoning districts for adult oriented uses. The definitions in this section will be relocated to the new UDC's Definitions chapter. These uses will be included in the Principal Uses Table with the standards included in the Use Specific Standards division of the Zoning Districts chapter.

### **Sec. 13-5-20 Recreational Conditional Uses**

This section identifies recreational conditional uses, which zoning districts they are allowed in, and some dimensional standards (such as minimum lot area, minimum setback). A wide variety of recreational uses are identified which may benefit from adding appropriate definitions to the new UDC's Definitions chapter. These uses will be included in the Principal Uses Table with the standards included in the Use Specific Standards division of the Zoning Districts chapter.

### **Sec. 13-5-21 Special Conditional Uses**

This section identifies special conditional uses and which zoning districts they are allowed in. A wide variety of "special" uses are identified including: animal boarding, small engine sales/repairs, parking lots, caterers, department stores, fish/meat markets, hotels, printing/publishing, trade supplies, pet shops, and churches. No standards are identified for these uses. These uses will be included in the Principal Uses Table with any appropriate standards included in the Use Specific Standards division of the Zoning Districts chapter.

## **Chapter 6: Accessory Uses and Miscellaneous Standards**

Accessory Uses will not be a stand-alone chapter in the new UDC. A complete evaluation of these accessory uses will be completed. In general, these accessory uses will be included in the Accessory Uses Table with the standards included in the Use Specific Standards division of the Zoning Districts chapter.

### ***Part 1: Accessory Uses and Miscellaneous Standards***

#### **Sec. 13-6-1 Satellite Earth Stations**

This accessory use will be included in the Accessory Uses Table with the identified standards included in the Use Specific Standards division of the Zoning Districts chapter. Specific revisions to this section that will also be considered:

- The definitions in this section will be relocated to the new UDC's Definitions chapter.
- Site Plan Permit requirement can be handled as a standard along with the other standards/restrictions identified in this section.
- Application and fees paragraph can be removed.

#### **Sec. 13-6-2 Radio or Television Antenna Towers**

This accessory use will be included in the Accessory Uses Table with the identified standards included in the Use Specific Standards division of the Zoning Districts chapter.

#### **Sec. 13-6-3 through 13-6-5 Wind Energy Systems**

These sections are disorganized, redundant and confusing. This accessory use will be included in the Accessory Uses Table with the identified standards included in the Use Specific Standards division of the Zoning Districts chapter. Specific revisions to this section that will also be considered:

- A Wind Energy Conversion System definition will be included in the new UDC's Definitions chapter.
- This use currently requires approval of a Conditional Use Permit. The permit procedure for allowing a wind energy system will be evaluated. The permit requirement will be identified as one of the use specific standards but the actual permit procedure will most likely be located in the new UDC's Development Procedures chapter.

#### **Sec. 13-6-6 Telecommunication Structures and Towers**

These sections are disorganized, redundant and confusing. This section appears to address two general types of accessory uses:

- Mobile Service Support Structures and Facilities
- Radio Broadcast Services and Other Telecommunication Facilities and Structures

These accessory uses will be included in the Accessory Uses Table with the identified standards included in the Use Specific Standards division of the Zoning Districts chapter. Specific revisions to this section that will also be considered:

- Evaluate the most appropriate way to identify these accessory uses in the Accessory Uses Table, e.g. one accessory use vs. multiple accessory uses.

- Determine how these accessory uses relate to Sec. 13-6-2 Radio or Television Antenna Towers.
- These uses currently require approval of a Conditional Use Permit. The permit procedure for allowing telecommunication accessory uses will be evaluated. The permit requirement will be identified as one of the use specific standards but the actual permit procedure will most likely be located in the new UDC's Development Procedures chapter.

### **Sec. 13-6-7      Accessory Uses or Structures**

This section contains a mix of general and specific accessory use/structure regulations. Sub-sections (a) and (b) are general, so could be located in the new UDC's Definitions chapter and/or as an introduction to the Use Specific Standards for Accessory Uses section in the Zoning Districts chapter. The remaining sub-sections could be included in the Accessory Uses Table with the identified standards included in the Use Specific Standards division of the Zoning Districts chapter. However, this section addresses a wide variety of accessory use/structure types: residential (detached garages, detached decks, storage sheds), gazebos, greenhouses, pergolas, outdoor saunas, solar equipment, children's play structures, and swimming pools), non-residential, temporary, landscaping, outdoor lighting, lawn accessories, retaining walls, detached energy systems, and mobile home park accessory structures. It may be beneficial to define and list some of these accessory uses separately in the Accessory Uses Table. Title 7, Chapter 12 of Onalaska's Code also contains regulations for Special Events Permits, so sub-section (f) related to temporary uses/structures could be considered for removal from the UDC.

### **Sec. 13-6-8      Outside Storage of Firewood**

This accessory use will be included in the Accessory Uses Table with the identified standards included in the Use Specific Standards division of the Zoning Districts chapter.

### **Sec. 13-6-9      Outside Storage**

This accessory use will be included in the Accessory Uses Table with the identified standards included in the Use Specific Standards division of the Zoning Districts chapter.

### **Sec. 13-6-10     Fences and Hedges**

This accessory use will be included in the Accessory Uses Table with the identified standards included in the Use Specific Standards division of the Zoning Districts chapter. The definition in this section will be relocated to the new UDC's Definitions chapter.

### **Sec. 13-6-11     Residential Swimming Pools**

This accessory use will be included in the Accessory Uses Table with the identified standards included in the Use Specific Standards division of the Zoning Districts chapter. The definition in this section will be relocated to the new UDC's Definitions chapter.

### **Sec. 13-6-12     Home Occupations**

This accessory use will be included in the Accessory Uses Table with the identified standards included in the Use Specific Standards division of the Zoning Districts chapter.

### **Sec. 13-6-13     Garage Sales**

This accessory use could be included in the Accessory Uses Table with the identified standards included in the Use Specific Standards division of the Zoning Districts chapter. Alternatively, Title 7, Chapter 8 of

Onalaska's Code also contains regulations for Garage Sales, so this section could also be considered for removal from the UDC.

### **Sec. 13-6-14 Outdoor Displays, Sales Areas, Tents and Storage**

This accessory use will be included in the Accessory Uses Table with the identified standards included in the Use Specific Standards division of the Zoning Districts chapter.

### **Sec. 13-6-15 Refuse and Recycling Containers**

This accessory use could be included in the Accessory Uses Table with the identified standards included in the Use Specific Standards division of the Zoning Districts chapter. Alternatively, Title 8, Chapter 3 of Onalaska's Code also contains regulations for Refuse & Recycling Disposal and Collection, so this section could also be considered for removal from the UDC.

### **Sec. 13-6-16 Enforcement**

This section is general and could potentially just be included in the new UDC's Introductory Provisions chapter.

## ***Part 2: Sign Ordinance***

### **Sec. 13-6-17 through 13-6-36**

These sections establish standards for all signs and sign structures in the city. It includes the following sections: purpose, applicability, substitution, definitions, administration/sign permits, exempt signs, prohibited signs, general provisions/design/maintenance standards, general standards for specific types of signs, allowable signs in each district (5 sections), temporary signs, landscape features, variances or exceptions, nonconforming signs, abandoned signs/structures, and severability/conflict. Most of these sections will be located in a separate Signage chapter in the new UDC. Definitions will be moved to the Definitions chapter of the new UDC and the administration/sign permits section may be moved to the Development Procedures chapter. These sections will be reviewed and reformatted to ensure consistency with other sections of the UDC. Since the city has amended the sign regulations multiple times in recent years, substantive updates to this section are not anticipated. Nonetheless, the sign districts, standards, and other regulations will be compared with signage best practices.

## **Chapter 7: Mobility Standards**

### **Sec. 13-7-1 Access Management**

This section identifies regulations pertaining to limiting highway access and the permitting and design of driveways. It also references requirements for sidewalks. This section is a duplicate of Chapter 3 of Title 6 Public Works. It is recommended that the standards be removed from this chapter.

### **Sec. 13-7-2 General Street Design Standards**

This section establishes requirements for the dedication, layout, and design of streets. It also includes provisions related to the naming of streets and street numbers. This section should be retained as part of chapter 4, subdivision design standards. The City Engineer should review to ensure the standards continue to be appropriate. Street Numbering provisions are also in Section 6-2-16 and so should be removed from this section.

### **Sec. 13-7-3 Specifications for Preparation, Construction, and Dedication of Street and Roads**

This section contains the regulations pertaining to the construction of streets and roads such as ROW and pavement width, roadway thickness, and City oversight. The provisions should be retained as part of chapter 4, subdivision design standards. The City Engineer should review to ensure the standards continue to be appropriate and reflect modern standards. The street light provisions of this section are duplicative of Sec. 13-9-46, though they should remain with the subdivision design standards.

### **Sec. 13-7-4 Block Design Standards**

This section identifies minimum requirements for the layout and design of blocks. These provisions should be retained as part of chapter 4, subdivision design standards. The City Engineer should review to ensure the standards continue to be appropriate.

### **Sec. 13-7-5 Street Improvements**

This section also has regulations about the construction of streets. Consideration should be given to consolidating the provisions of this section with Sec. 13-7-3.

### **Sec. 13-7-6 Curb and Gutter**

This section states that 30-inch wide curb and gutter is required. This section is a duplicate of Section 6-2-8 in Title 6 Public Works so consideration should be given to where the requirements should be retained.

### **Sec. 13-7-7 Sidewalks/Multi-modal Paths**

This section establishes when sidewalks and paths are required and when they must be constructed. These provisions should be retained as part of chapter 4, subdivision design standards. The City Engineer should review to ensure the standards continue to be appropriate.

### **Sec. 13-7-8 Transit Standards**

This section notes that the La Crosse Area Regional Transportation Plan – Multi-Modal Transit Element is adopted as reference. This section is recommended to be deleted has not historically been applied.

### **Sec. 13-7-9 Traffic and Air Quality Impact**

This section required applicants to file a traffic impact study and/or air quality analysis if determined warranted. This section should be moved to be part of chapter 5, administration and procedures section. The City Engineer should review to ensure the standards continue to be appropriate. A revision is needed to the air quality requirements to more clearly outline what is required of an air quality analysis as currently there are just maximum standards listed pertaining to particulate emissions, visible emissions, and hazardous pollutants.

### **Sec. 13-7-10 Parking Requirements**

This section establishes requirements around parking, including access, location, surfacing, minimum amount, landscaping, off-lot parking, and lighting. These provisions should be moved to chapter 3, performance standards section. This section's regulations shall be compared to best practices. Of particular concern are current parking minimums as some are higher than needed. A reorganization of the section should be considered to help clarity.

### **Sec. 13-7-11 Storage and Parking of Recreational Vehicles**

This section regulates where recreational vehicles are allowed to be parked or stored. The definitions contained in this section should be moved into chapter 7, definitions. The regulations should be part of accessory uses in chapter 2, zoning districts.

### **Sec. 13-7-12 Storage of Trucks, Tractors and Road Machinery**

This section prohibits the parking of trucks, tractors, and road machinery in residential areas. This section is a duplicate of Section 10-1-30, which is part of Title 10 Motor Vehicles and Traffic. A determination should be made about where is most appropriate for these provisions to be located.

### **Sec. 13-7-13 Traffic Visibility**

This section limits obstructions that affect visibility for traffic, particularly at corners. Visibility is also addressed in Section 13-7-2(j) and Section 13-7-2 (o)(7). All provisions should be consolidated and located in chapter 4, subdivision design standards.

## **Chapter 8: Development Review Procedures**

### ***Part 1: Officials***

#### **Sec. 13-8-1 to 12-8-3 Administration**

These three sections identify and define roles for individuals and groups that are responsible for the administration of the UDC. Consideration should be given as to whether these sections should be retained as Chapter 4 Boards, Commissions, and Committees of Title 2 Government and Administration also has provisions. References to the Land Use and Development Direction should be updated to reflect current City organizational structure.

### ***Part 2: Site Plans***

#### **Sec. 13-8-4 Site Plan Permit**

This section identifies the application and review process for site plan permits. Site plan permits are required for any construction, reconstruction, expansion, or conversion of use on a property. The application requirements should be moved to an Applications Manual that is separate from the UDC. Revisions should clarify when a site plan permit is an administrative process and when the Plan Commission and/or Common Council are involved.

#### **Sec. 13-8-5 Certificate of Compliance**

This section establishes the need for a certificate of compliance. It also establishes how a certificate of compliance is processed for an existing or nonconforming use. Based on the provisions it seems that a certificate of compliance is similar to a site plan. Staff indicates that certificates of compliance provisions should be removed as it is not being used.

#### **Sec. 13-8-6 Site Plan Approval**

This section also applies to site plans. The provisions should be consolidated with the previous Section 13-8-4.

### ***Part 3: Rezoning***

#### **Sec. 13-8-7 to Sec. 13-8-10 Rezoning Procedures**

These sections describe the process for zoning ordinance changes or amendments. These provisions should be retained in chapter 5, administration and procedures. They should be amended as needed to reflect current statute requirements and reordered to reflect how an applicant would move through the process. Consideration should be given to separating requirements for text amendments from map amendments given differences in notification procedures for each. The application requirements should be moved to an Applications Manual that is separate from the UDC.

## **Part 4: Conditional Uses**

### **Sec. 13-8-11 to 13-8-17 Conditional Uses**

These sections identify the application and review process for conditional use permits. They should be amended as needed to reflect current statute requirements. The application requirements should be moved to an Applications Manual that is separate from the UDC.

## **Part 5: Subdivisions**

### **Sec. 13-8-18 to 13-8-26 Major Subdivisions/ Plats**

These sections identify the application and review process for preliminary and final plats. They should be amended as needed to reflect current statute requirements. The application requirements should be moved to an Applications Manual that is separate from the UDC. The process for approving a major subdivision should be made clearer with all the steps of the process identified in an introductory part of the section. Reordering of the sections would be helpful for applicants.

### **Sec. 13-8-27 Extraterritorial Review and Jurisdiction**

This section identifies the procedure for extraterritorial review. The provisions include an old referenced to a temporary stay that should be removed. The section should be evaluated against State Statutes and updated as needed. Otherwise the section is not expected to be significantly updated and will be retained in chapter 5, administration and procedures.

### **Sec. 13-8-31 to 13-8-32 Minor Land Divisions/Metes and Bounds**

This section provides the procedures pertaining to subdividing land using a certified survey map or a metes and bounds survey map. The section includes some application form requirements that should be pulled into a separate Application Manual. Small updates to this section are anticipated. It should be retained as part of chapter 5, administration and procedures.

## **Part 6: Variances**

### **Sec. 13-8-40 Appeals to the Zoning Board of Appeals**

This section includes provisions pertaining to the establishment of the Board of Appeals as well as to the actual appeal process. Title 2 Government and Administration, Chapter 4 Boards, Commissions, Committees also has provisions for the Board of Appeals. The operational regulations of the Board of Appeals should be moved out of the UDC. The procedures relating to appeals should be retained, combined with other sections, and updated as needed.

### **Sec. 13-8-41 to Sec. 13-8-43 Hearings and Disposition of Cases**

These three sections all pertain to the hearing process including who may appeal, how to file an appeal, notices, order of hearings, and handling of cases. These provisions should be consolidated and reorganized for clarity. Statutory requirements should be verified, and updated if needed.

### **Sec. 13-8-44 Variations**

This section includes regulations pertaining to variances, including the purpose, process, criteria, and term. It is anticipated that the section will be retained as part of chapter 5, administration and procedures.

## **Part 7:      *Applicable Fees***

### **Sec. 13-8-51      Storm Sewer Rezoning Fee**

This section outlines how storm sewer fees are determined. These provisions should be retained as part of chapter 5, administration and procedures.

### **Sec. 13-8-52      Other Fees**

This section identifies other fees and generally refers to other sections of the code. All fee references should be included in chapter 5, administration and procedures. Specific fee amounts should be removed from this section and include in the City fee schedule.

## **Part 8:      *Historic Preservation***

### **Sec. 13-8-55      Certificate of Appropriateness**

This section establishes procedures for the approval of a certificate of appropriateness by the Historic Preservation Commission for any work on a structure designated within an Historic Preservation District. The regulations also pertain to any non-designated property having contiguity to a parcel having an architecturally significant designated structure. It is expected that these provisions would be retained as part of chapter 5, administration and procedures. It would be helpful to applicants if the two sets of evaluation criteria could be consolidated.

### **Sec. 13-8-56 to 13-8-58      Archaeology Site**

These sections include regulations for any demolition, excavating, building, or development within a designated Archaeological District. These sections are duplicated in Sections 13-3-27 to 13-3-29. It needs to be clarified whether a designated “Archaeological District” exists and/or if it is equivalent to a designated “Historic District” in Sections 13-3-18 through 13-3-26. If they are equivalent, then these sections may be consolidated with the historic/archaeological preservation section (in the Overlay Districts division of the Zoning Districts chapter) and the procedures identified in Chapter 8. Once appropriate regulations are identified consideration should be given as to whether they should be located in chapter 8, administration and procedures, outside of the UDC to the Building Code or demolition/excavation permit portions of the City’s Code.

### **Sec. 13-8-62      Tree Protection Policy**

This section contains policies pertaining to tree preservation. The definitions included should be moved to chapter 7, definitions. The standards pertaining to tree preservation should be moved to chapter 4, subdivision standards, while the procedural elements should be moved to chapter 5, administration and procedures. Assessment and penalty procedures should be consolidated with others in the UDC in chapter 5, administration and procedures.

## **Chapter 9: Subdivision Regulations**

### ***Part 1: Adoption: Introduction***

#### **Sec. 13-9-1 to 13-9-7 Introduction**

These sections include introductory provisions like purpose, interpretation, severability, and the requirement of applicants to have paid taxes and fees. Consideration should be given to consolidating these provisions with those in chapter 1, introductory provisions.

### ***Part 2: General Provisions/Definitions***

#### **Sec. 13-9-10 General Provisions**

This section establishes minimum compliance needed for the subdivision of land; the jurisdiction of the subdivision regulations; and extraterritorial plat jurisdiction. These provisions should remain and statute references should be updated as needed. These provisions should also be considered for consolidation in chapter 1, introductory provisions, particularly with those in Section 13-1-12.

#### **Sec. 13-9-11 Land Suitability**

This section stipulates that the Plan Commission may determine land is unsuitable for subdivision based on site conditions. These provisions are largely duplicative of 13-1-14 and can be removed. The section also establishes the existing flora shall be protected and retained. These provisions should be retained with other tree preservation requirements.

### ***Part 3: Major Subdivisions/Plats***

#### **Sec. 13-9-17 to 13-9-25 Major Subdivisions/Plats**

These sections establish provisions pertaining to preliminary and final plats. These provisions need to be updated to reflect current state statutes and rules. Procedural elements should be consolidated with other procedures and located in chapter 5, administration and procedures. Technical requirements, such as what is in Section 13-9-24, shall be moved outside of the UDC to an application manual. Care should be given to ensure minimum requirements embedded within applicant material requests are retained.

### ***Part 4: Minor Subdivisions/CSM's/Metes and Bounds***

#### **Sec. 13-9-31 to 13-9-32 Minor Subdivisions/CSM's/Metes and Bounds**

These sections establish the process and technical requirements for types of minor subdivisions. As with major subdivision, this section shall be updated to reflect current state statutes and rules. Procedural elements should be consolidated with other procedures and technical requirements shall be moved outside the UDC to an application manual.

### ***Part 5: Required Improvements***

#### **Sec. 13-9-40 to 13-9-60 Required Improvements**

This part of chapter 9 identifies what improvements are required with subdivisions. Consultation with the City Engineer is needed to ensure requirements are up to date. Consideration should be given as to

whether the procedural requirements pertaining to the review and approval of construction plans should be consolidated with other procedures. The sections pertaining to the sanitary sewerage system should be modified to remove the fees and refer applicants to the annually adopted fee schedule. Reordering of the sections should be considered so as to move forward design standards for lots to facilitate locating regulations when public improvements are not needed. A determination should be made about where requirements for the installation of mailboxes belong in the UDC. Potential duplicative regulations should be evaluated, such as provisions in Section 13-9-44 and 13-9-58. In addition, Section 13-9-46 Street Lamps are also addressed in Section 13-7-3 (c).

## ***Part 6: Fees, Dedications, and Performance Guarantees***

### **Sec. 13-9-70 to 13-9-73 General Park and Public Land Dedication Requirements**

These sections specifically outline how provisions related to park and open space will be implemented. It provides the basis for land dedication, the reservation of future lands, and required improvements for dedicated lands. These sections are expected to be retained as part of chapter 4, subdivision standards. Significant updates are not anticipated.

### **Sec. 13-9-75 to 13-9-77 Fees**

These sections identify administrative, subdivision, and park development fees. In some sections actual fees are included, these should be removed to the City fee schedule. These sections are expected to be retained, with minimal updates, as part of chapter 4, subdivision standards.

## ***Part 7: Enforcement***

### **Sec. 13-9-90 Variations and Exceptions**

This section provides for the granting of variances pertaining to subdivision regulations. These provisions should be consolidated with the variance provisions currently found in Section 13-8-44 and be retained in chapter 5, administration and procedures.

### **Sec. 13-9-91 Enforcement, Penalties and Remedies**

This section identifies how violations to the subdivision regulations shall be addressed. It includes provisions for revoking permits or approvals, as well as penalties. These provisions should be combined with other enforcement provisions in the code. Currently there are a handful of regulations related to zoning in Section 13-1-23. These two sections should be combined and retained in chapter 5, administration and procedures.

# Annotated Outline

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The following is an annotated outline for the recommended structure of the new Onalaska Unified Development Code (UDC) chapter that reflects the reorganization strategies discussed in the preceding sections. The recommended general structure of the new City of Onalaska UDC is:

- Title 13 Unified Development Code/Standards
  - Chapters
    - Divisions
      - Sections
        - Sub-sections

Sections will be located within Divisions. Some shorter chapters may not need to be broke down into Divisions, in which case Sections will be located within the Chapter level.

As noted previously, it is recommended that consideration be given to a numbering system that helps users navigate through the code, as well as is easy for Staff to reference in reports. As shown below, it is suggested that the numbering system be organized so one can clearly see where you are in the code at any time.

Title	Chapter	Division/Section	Subsections	Full Citation
13.	01.	11.	A.1.a.i	13.01.11.A.1.a.i

It is anticipated that each the division/section number can be two-digits. The first number will denote what division of the chapter one is in, while the second number completes the section. For example, division 1 will have sections numbered 11 to 19, division 2 will have sections numbered 21 to 29, etc. If more than 9 sections are needed the approach will be to create a new division.

## Chapter 1      **Introductory Provisions**

- Division 1    Authority
- Division 2    Interpretation
- Division 3    Nonconformities

## Chapter 2      **Zoning Districts**

- Division 1    General Provisions
- Division 2    Base Districts
  - Purpose Statements
  - Principal Uses Table
  - Accessory Uses Table
  - Lot Dimension Standards Table
  - Site Dimension Standards Table

- Division 3 Design Overlay Districts
- Division 4 Natural Resource Protection Overlay Districts
- Division 5 Use Specific Standards
  - Specific Residential Principal Uses
  - Specific Public and Institutional Uses
  - Specific Commercial Uses
  - Specific Industrial Uses
  - Specific Recreation and Open Space Uses
  - Specific Natural Resource and Agricultural Uses
  - Specific Utility and Transportation Uses
  - Specific Accessory Uses

## **Chapter 3 General Development Standards**

- Division 1 Performance Standards
- Division 2 Parking and Circulation
- Division 3 Landscaping
- Division 4 Fences and Hedges

## **Chapter 4 Subdivision Standards**

- Division 1 Basic Subdivision Requirements
- Division 2 Subdivision Design Standards
  - Streets
  - Lots
  - Blocks
  - Required Improvements
  - Dedications

## **Chapter 5 Administration and Procedures**

- Division 1 General Provisions
- Division 2 Site Related
  - Site Plan
  - Conditional Use Permit
  - Variance
  - Certificate of Appropriateness
- Division 3 Subdivision Related
  - Minor Subdivision

- Major Subdivision
- Planned Unit Development (PUD)
- Downtown – PUD
- Traditional Neighborhood Development
- Conservation/Cluster Development

Division 4 Ordinance or Plan Amendment Related

- Rezoning
- Text Amendment

Division 5 Impact Studies

- Traffic
- Air Quality

**Chapter 6 Signage**

**Chapter 7 Definitions**

**Application Manual**

This will be a separate document that identifies what is to be submitted with each type of application.

# Appendix

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## Maps Showing Inconsistencies between Zoning Districts and Comprehensive Plan Future Land Use Districts

# City of Onalaska Zoning and Future Land Use Review

Future Land Use:  
Commercial

Applicable Zoning:

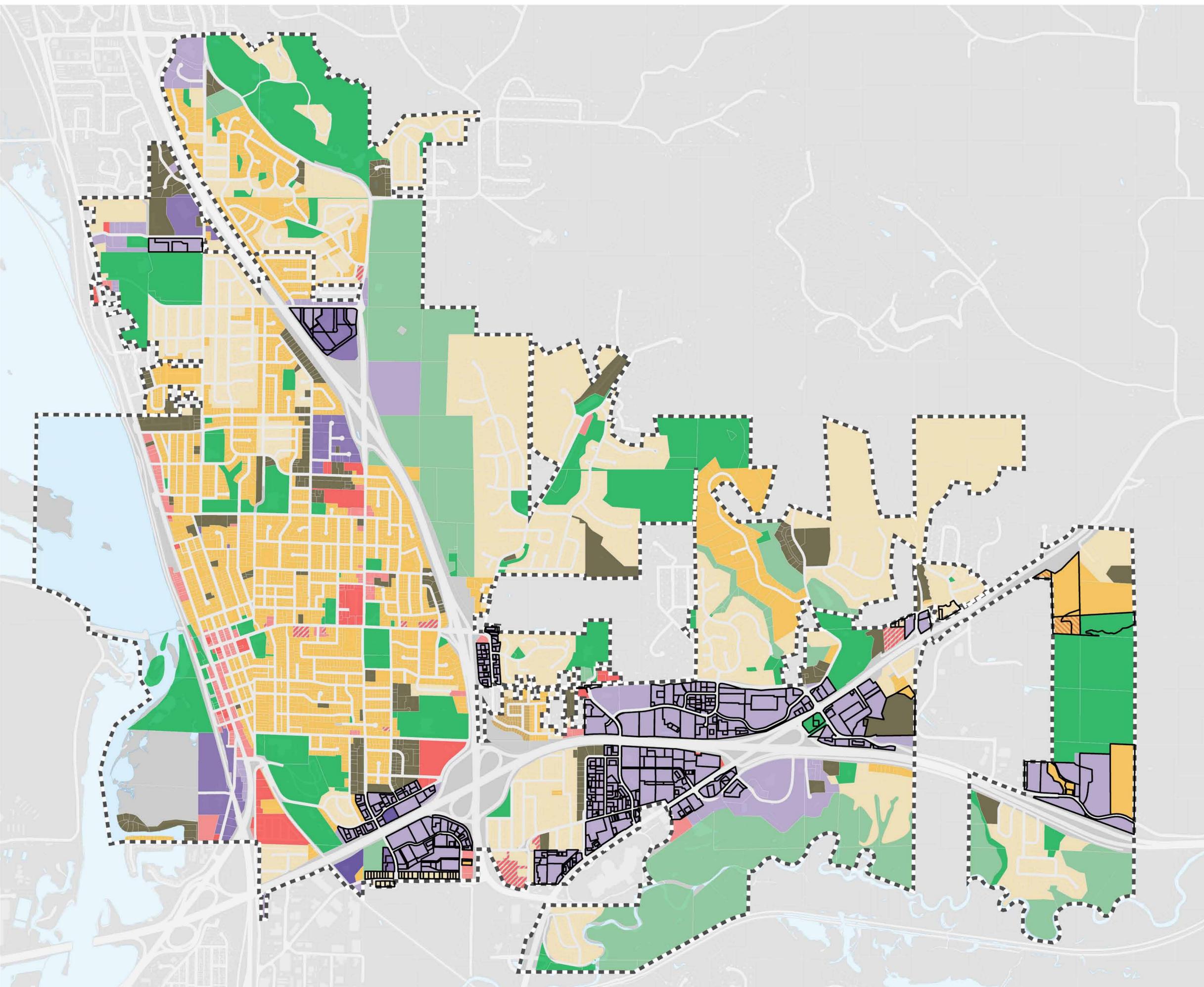
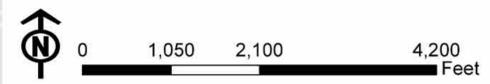
- B1
- B2
- TC

□ Discrepancies

⬡ City of Onalaska

### Zoning

- A1
- B1
- B2
- M1
- M2
- M3
- MCD
- P1
- R1
- R160
- R2
- R4
- RMH
- TC



# City of Onalaska Zoning and Future Land Use Review

Future Land Use:  
Environmental Corridor

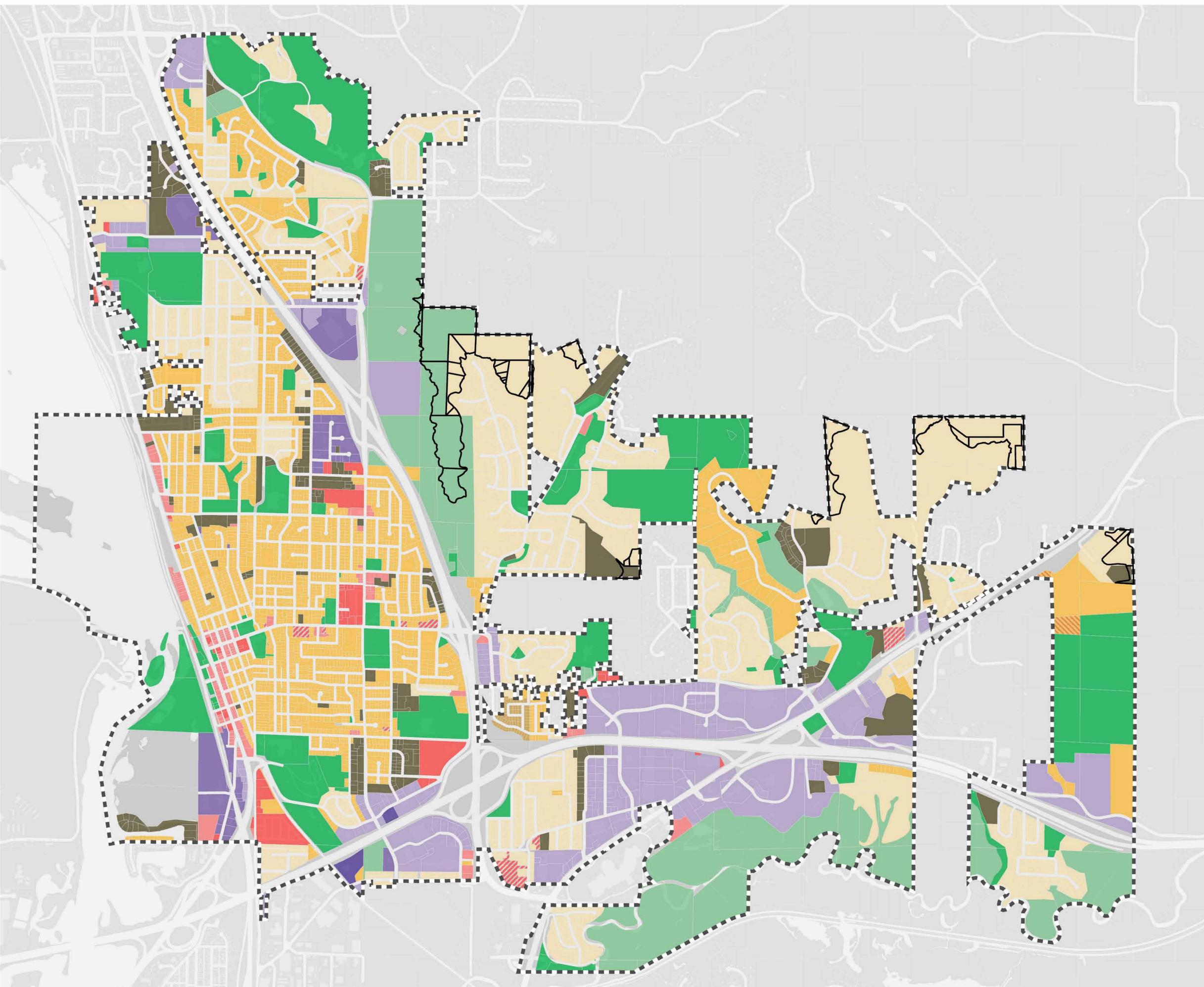
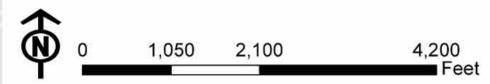
Applicable Zoning:  
• P1

□ Discrepancies

⋯ City of Onalaska

### Zoning

- A1
- B1
- B2
- M1
- M2
- M3
- MCD
- P1
- R1
- R160
- R2
- R4
- RMH
- TC



# City of Onalaska Zoning and Future Land Use Review

Future Land Use:  
Environmentally Sensitive  
Residential

Applicable Zoning:

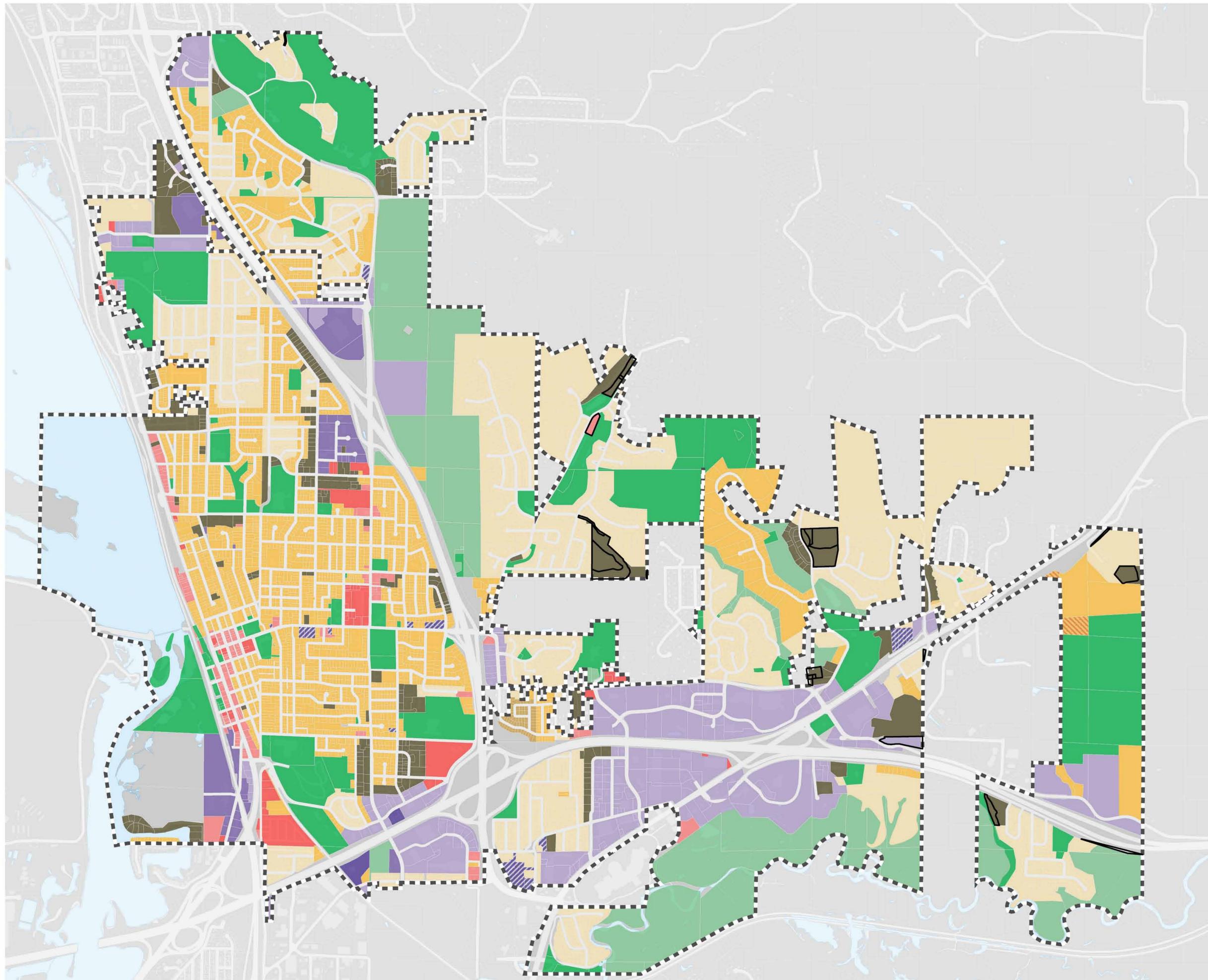
- R1
- R160
- R2

Discrepancies

City of Onalaska

### Zoning

- A1
- B1
- B2
- M1
- M2
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- R4
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- TC



# City of Onalaska Zoning and Future Land Use Review

Future Land Use:  
Industrial

Applicable Zoning:

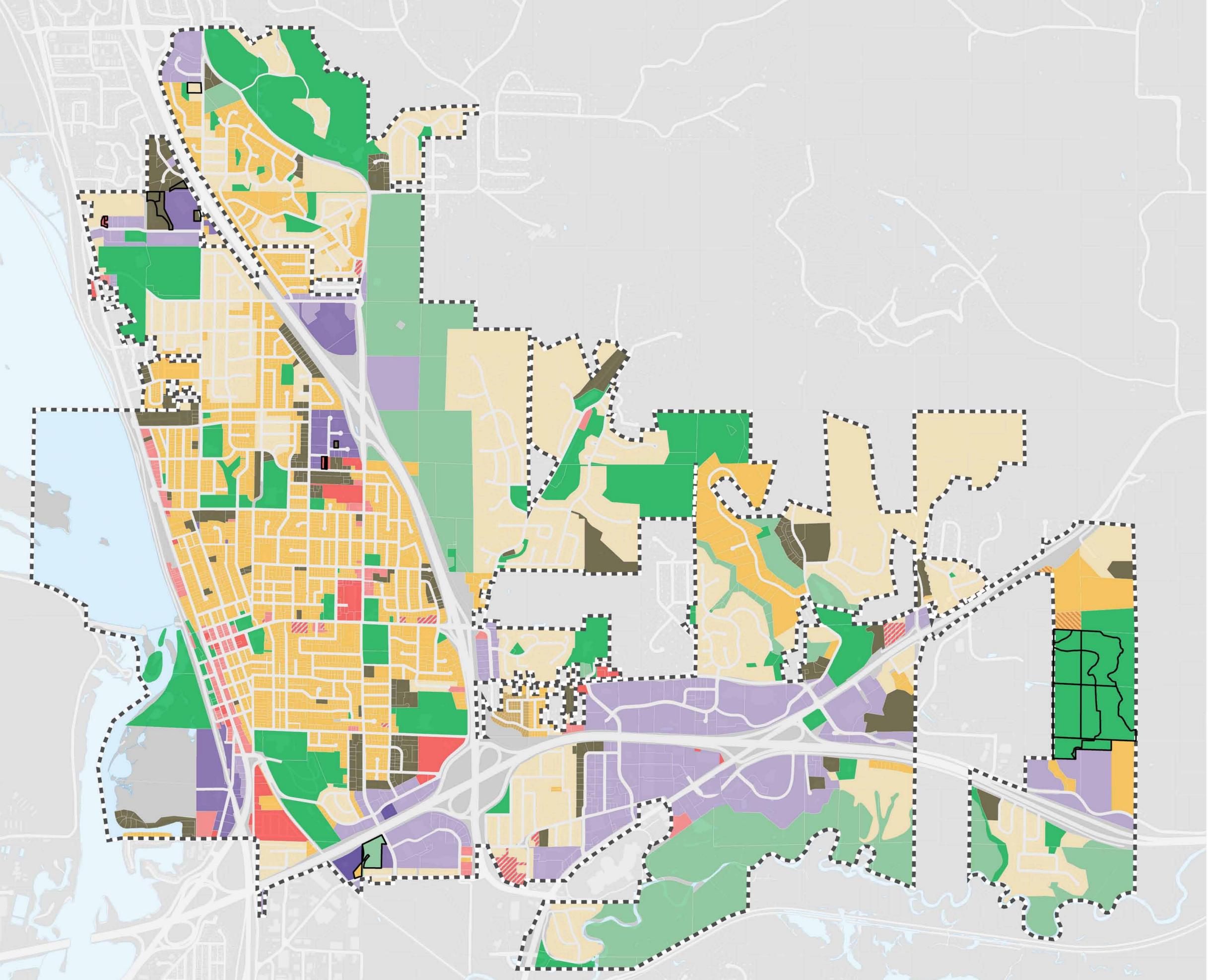
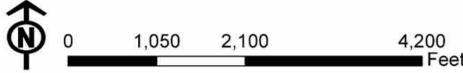
- M1
- M2
- M3

 Discrepancies

 City of Onalaska

**Zoning**

-  A1
-  B1
-  B2
-  M1
-  M2
-  M3
-  MCD
-  P1
-  R1
-  R160
-  R2
-  R4
-  RMH
-  TC



# City of Onalaska Zoning and Future Land Use Review

Future Land Use:  
Institutional

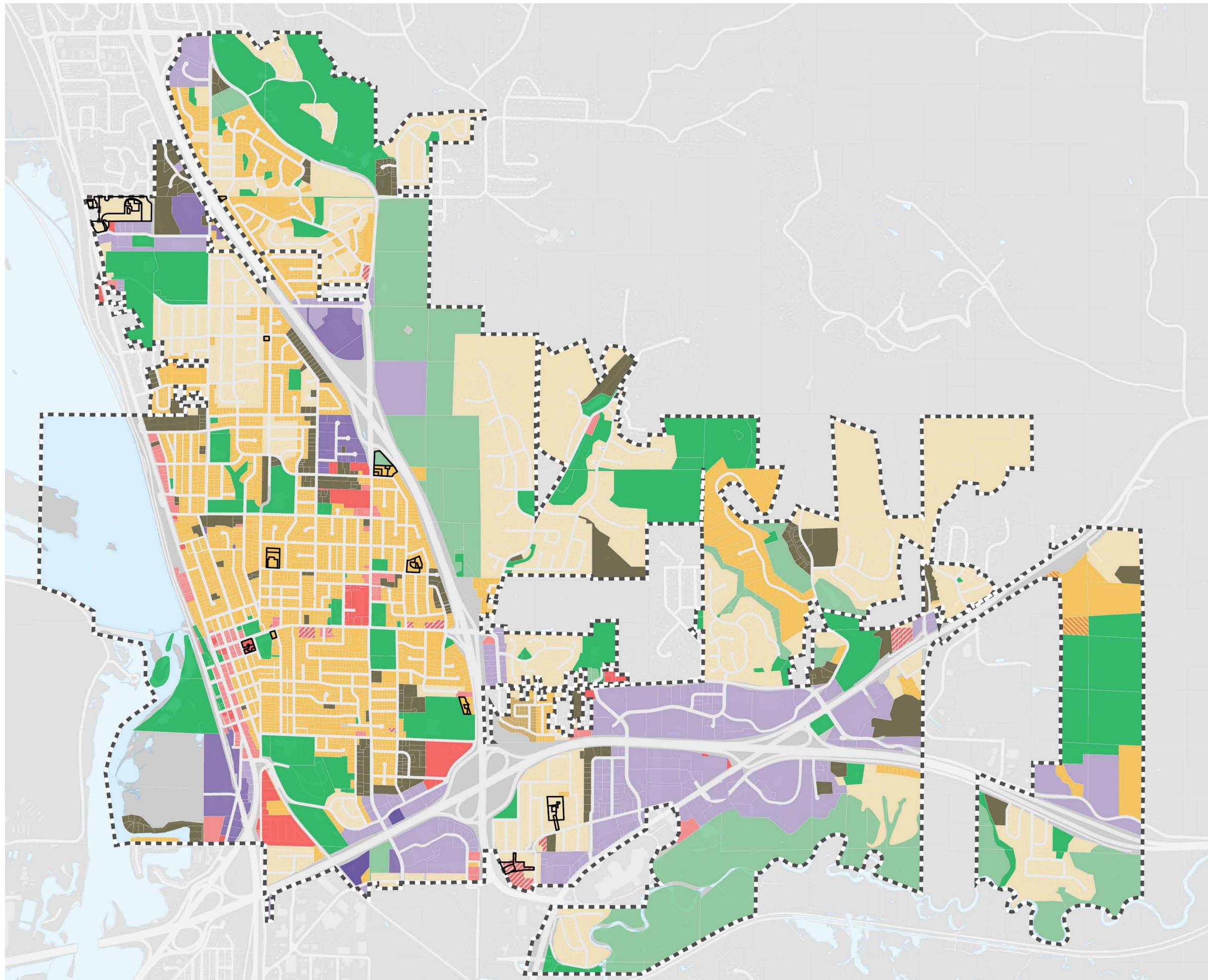
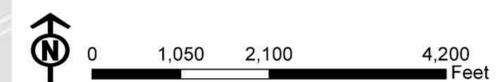
Applicable Zoning:  
• P1

 Discrepancies

 City of Onalaska

### Zoning

-  A1
-  B1
-  B2
-  M1
-  M2
-  M3
-  MCD
-  P1
-  R1
-  R160
-  R2
-  R4
-  RMH
-  TC



# City of Onalaska Zoning and Future Land Use Review

Future Land Use:  
Medical Facility

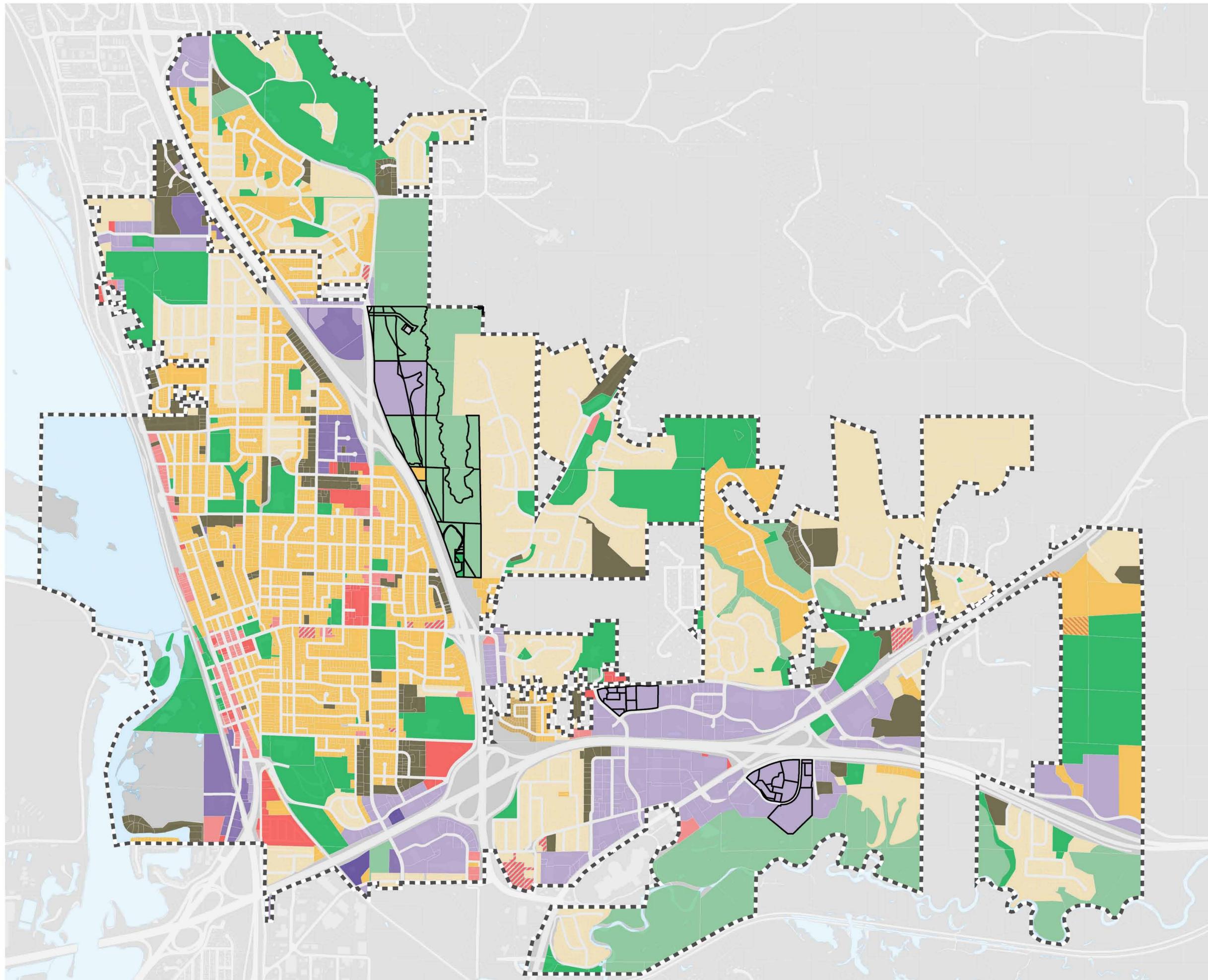
Applicable Zoning:  
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 Discrepancies

 City of Onalaska

### Zoning

-  A1
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-  M2
-  M3
-  MCD
-  P1
-  R1
-  R160
-  R2
-  R4
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# City of Onalaska Zoning and Future Land Use Review

Future Land Use:  
Mixed Density Residential

Applicable Zoning:

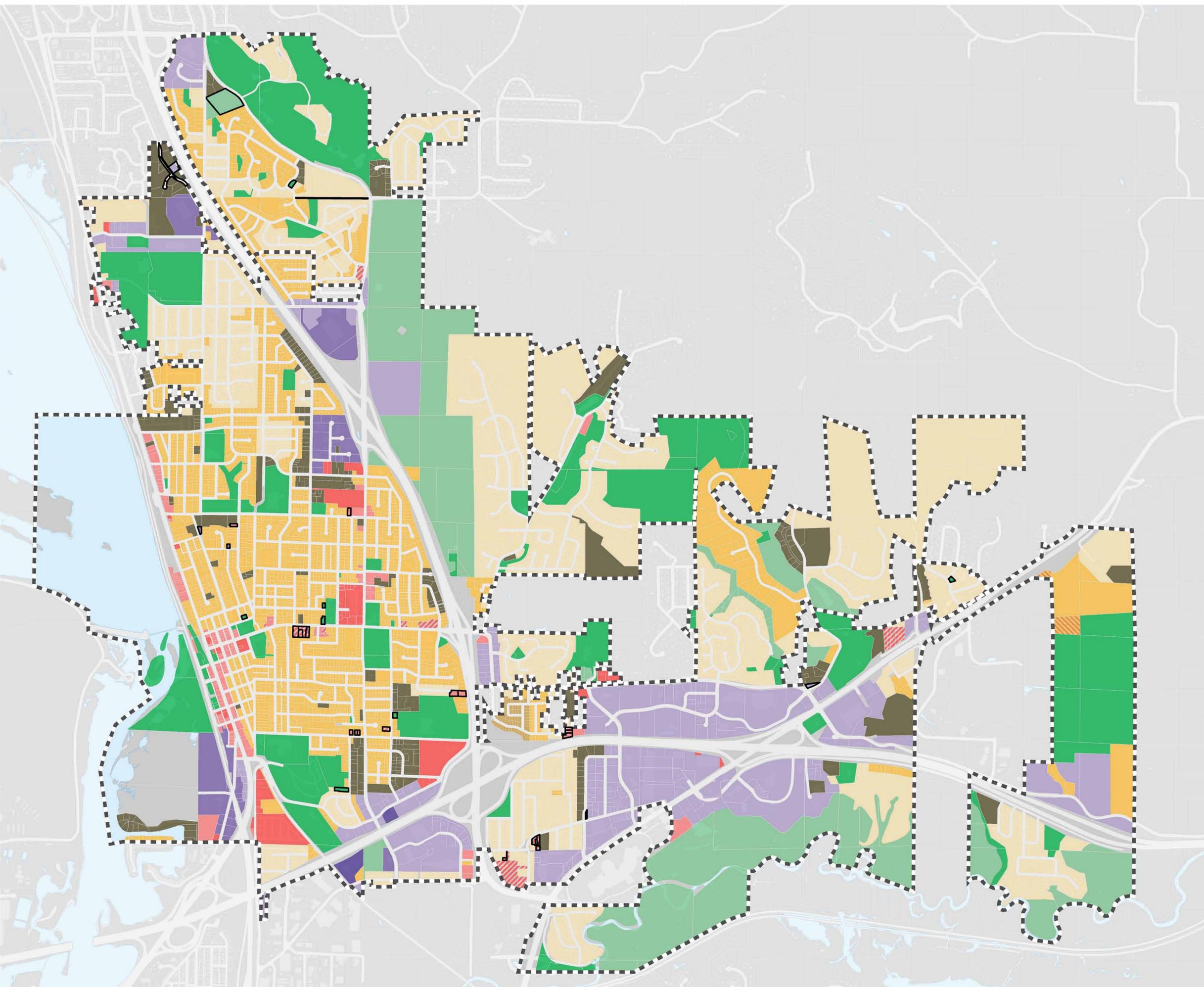
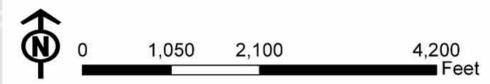
- R1
- R160
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- R4
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□ Discrepancies

⬡ City of Onalaska

### Zoning

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- P1
- R1
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- R2
- R4
- RMH
- TC



# City of Onalaska Zoning and Future Land Use Review

Future Land Use:  
Parks and Open Space

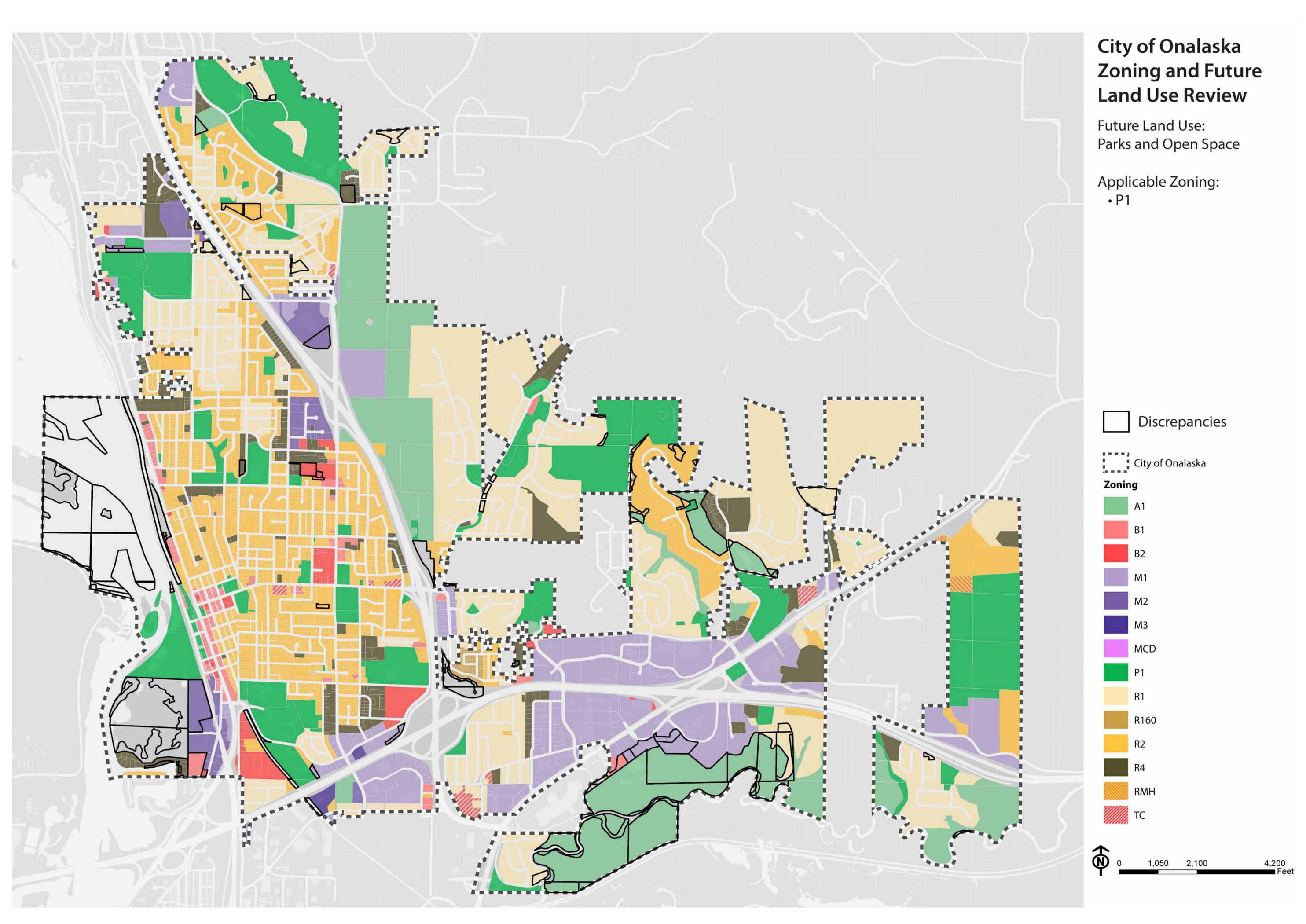
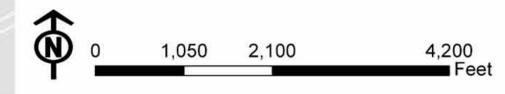
Applicable Zoning:  
• P1

□ Discrepancies

⋯ City of Onalaska

### Zoning

- A1
- B1
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- M2
- M3
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- P1
- R1
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- R2
- R4
- RMH
- TC



# City of Onalaska Zoning and Future Land Use Review

Future Land Use:  
Transportation

Applicable Zoning:  
• ROW

□ Discrepancies

⬡ City of Onalaska

### Zoning

- A1
- B1
- B2
- M1
- M2
- M3
- MCD
- P1
- R1
- R160
- R2
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- RMH
- TC

