

CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: Plan Commission Sub-Committee
DATE OF MEETING: October 9, 2018 (Tuesday)
PLACE OF MEETING: City Hall-415 Main Street (Common Council Chambers)
TIME OF MEETING: 4:30 P.M.

PURPOSE OF MEETING

1. Call to Order and roll call
2. Approval of minutes from the previous meeting
3. Public Input (limited to 3 minutes per individual)

Consideration and possible action on the following items:

4. Review and Consideration of a Conditional Use Permit application to allow the construction of an automotive dealership/vehicle sales/repairs facility at 331 Theater Road, Onalaska, WI 54650 submitted by Phillip Branson of Morrie's Automotive Group, 12520 Wayzata Boulevard, Minnetonka, MN 55305 on behalf of Don Weber of Weber Holdings, LLC, 328 Front Street South, La Crosse, WI 54601 (Tax Parcel #18-3568-36)
5. Consideration of potential annexation requests
6. Update on the Unified Development Code / Zoning Ordinance Rewrite Project
7. Adjournment

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

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

NOTICES MAILED TO:

Mayor Joe Chilsen
* Ald. Jim Binash – Chair
Ald. Jim Olson
Ald. Jerry Every
Ald. Diane Wulf
Ald. Ron Gjertsen
Ald. Kim Smith
* Jarrod Holter, City Engineer
City Attorney City Administrator
La Crosse Tribune Dept. Heads.
Coulee Courier FOX
WKTY WLXR WKBT WXOW WLAX

*Committee Members

*Knut Temte
* *Kevin Schubert
Phillip Branson/Don Weber
Plan Commission Members
Onalaska Omni Center
Onalaska Public Library

* * Alternate Member – for City Engineer

Date Notices Mailed and Posted: 10-3-18

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



CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – October 3, 2018

Agenda Item: Consideration of a Conditional Use Permit request to allow dealership facility for vehicle sales/service.

Applicant: Phillip Branson of Morrie's Automotive Group
12520 Wayzata Boulevard, Minnetonka, MN 55305

Property Owner: Don Weber of Weber Holdings, LLC
328 Front Street South, La Crosse, WI 54601

Parcel Number: 18-3568-36

Site Location: 331 Theater Road, Onalaska, WI 54650

Existing Zoning: Light Industrial (M-1) District

Background:

The applicant is requesting a Conditional Use Permit to construct a new light motor vehicle sales and service facility (Morrie's Audi VW) to be located at 331 Theater Road in Onalaska. The proposed development includes an approximate 25,000 square foot facility which will contain office, retail showroom, architectural display elements, a car wash and service facilities. On-site parking will be provided for new inventory, use car inventory, customers, employees, service vehicles, and loner vehicles. The building architecture will include aluminum composite material (ACM), masonry, and glass curtain wall. Hour of operation for sales, service, and maintenance will be from 6:30AM to 9:00PM, Monday through Friday, and 7AM to 6:00PM on Saturdays. Parts and vehicle deliveries will occur daily with multiple parts and vehicle deliveries per day. The vehicles performing said deliveries will vary from full 53' trailer trucks to box trucks and vans. The sale of vehicles, vehicle repairs, etc. on a parcel in the Light Industrial (M-1) District is permitted only by Conditional Use Permit per Section 13-5-16 (g) and pursuant to standards set forth in Sections 13-8-11. The City has no basis for denial of the Conditional Use Permit, but has found a basis to impose the following conditions:

Substantial Evidence Regarding Conditions of Approval:

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

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

CITY OF ONALASKA

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

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

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

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

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

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

Action Requested:

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

**REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY
PLAN COMMISSION SUB-COMMITTEE:**

October 9, 2018

Agenda Item 4:

Review and Consideration of a Conditional Use Permit application to allow the construction of a automotive dealership/vehicle sales/repairs facility at 331 Theater Road, Onalaska, WI 54650 submitted by Phillip Branson of Morrie's Automotive Group, 12520 Wayzata Boulevard, Minnetonka, MN 55305 on behalf of Don Weber of Weber Holdings, LLC, 328 Front Street South, La Crosse, WI 54601 (Tax Parcel #18-3568-36).

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

MORRIE'S AUDI VW PROJECT NARRATIVE

Location: 331 Theater Road

Applicant: Morries Automotive Group

Zoning: M-1

Proposal: This project is requesting new construction of a light motor vehicle sales and service facility (Audi_VW) to be constructed on an existing vacant property.

The project will consist of a new ground up two story structure approximately 25,000 square foot footprint that will contain office, retail showroom, architectural display elements and service facilities. There will also be exterior landscaped display areas for vehicles. Adequate parking will be provided for new car inventory, used car inventory, customers, employees, service vehicles, and loaners. All parking for the dealership will be on-site.

The exterior of the building will be modern looking, with the use of large clear curtain wall window systems and a clear entry way for customers. Exterior materials include ACM, masonry and glass curtain wall.

Operations: Hours of operation for sales, service, and maintenance will be from 6:30 a.m. to 9:00 p.m. Monday through Friday, and 7:00 a.m. to 6:00 p.m. Saturday. Vehicles will not be displayed with hoods or truck lids up, or doors open, nor will they be displayed on ramps or moving platforms. On-site security techniques will include, but are not limited to, lighting, low landscape, and surveillance cameras. Parts and vehicle deliveries will take place daily with multiple parts deliveries per day. Trucks will vary in size depending on the type of delivery; however range from full 53' trailer trucks to box trucks, and vans. Customer activity on site ranges by time of year, days of week and times of day. Typically 10-30 customers could be present on-site for sales and service at any single time. A traffic study has been completed and included with the conditional use permit application for review.

**Employment/
Growth:** Morrie's new Audi_VW facility will create approximately 60 new good paying jobs in the community. Morrie's will strive to for continued business growth and is taking growth into account with the current building design.

Company: Morrie's automotive group's philosophy is to make people's lives better through work. To make customers happier, and our communities better by providing moments of "Happy", because Happiness Matters. Currently Morrie's owns and operates in 13 locations with over 1000 employees, a turnover rate less than 32% (industry average 76%) and average tenure of 5 years.

**Landscaping
& Screening:**

There will be code required landscaping on the perimeter of the site and on the interior of the site, all in conformance with the City of Onalaska standards.

Signage:

Building signage will be individually internally illuminated, plastic faced light bar, metal sided letters. Building and directional signage will be submitted at a later date for staff review and approval.

Lighting:

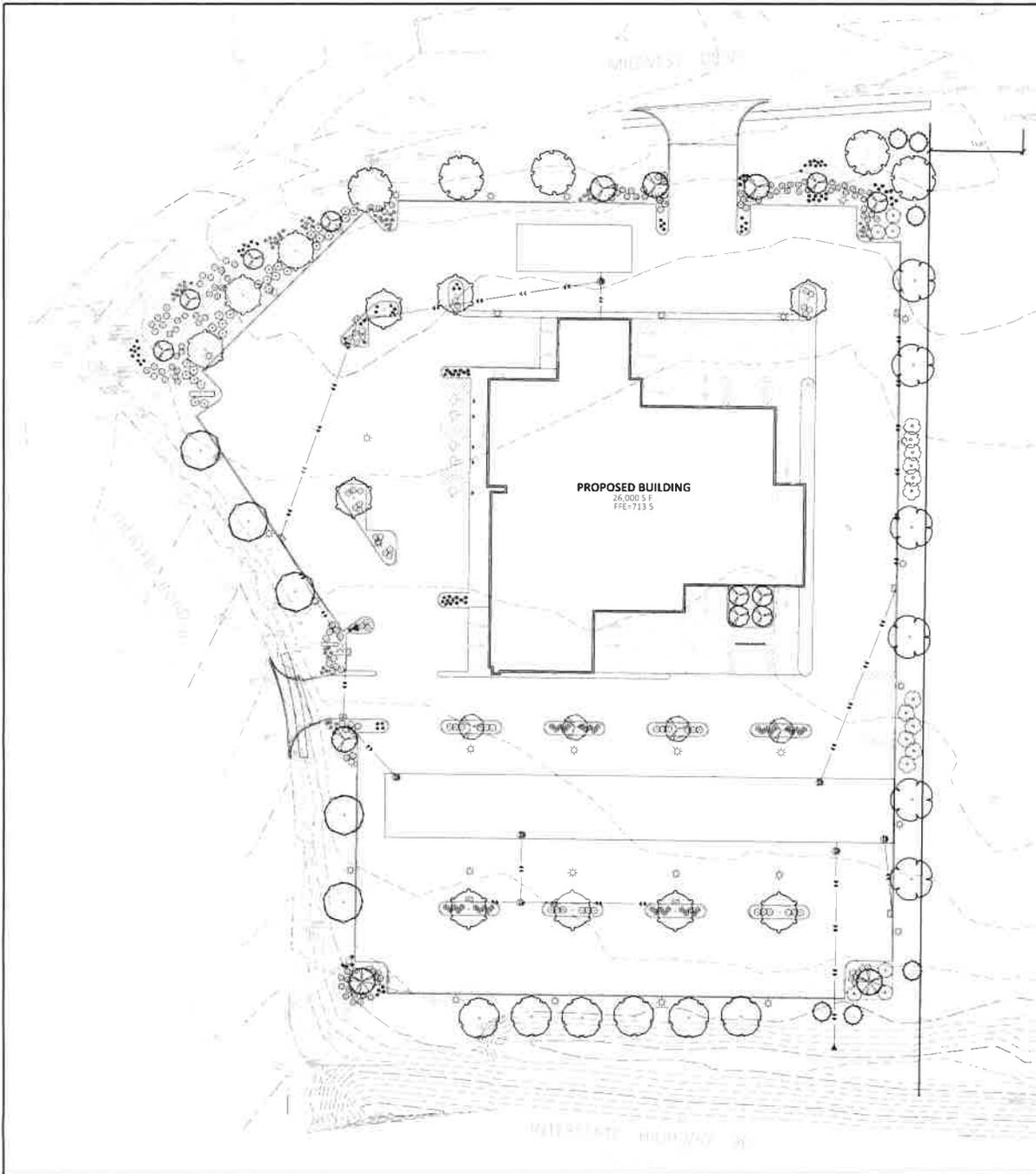
Lighting will be in conformance with City of Onalaska Codes. Lighting will be LED on poles with concrete bases.

**Adjacent
Land Use:**

Similar automotive uses are adjacent to this proposed site to the south. Other similar retail facilities including Target, Kohls, Goodwill, Hoppy Lobby and retail banking facilities are adjacent to the site as well.

Hazards:

We do not feel there will be any negative impacts on neighboring properties due to noise, dust, odors, hazards, or lighting. The car wash will have a dryer component but is not located near any existing development. All lighting will comply with City requirements. No hazardous materials will be stored onsite that exceed NFPA requirements.



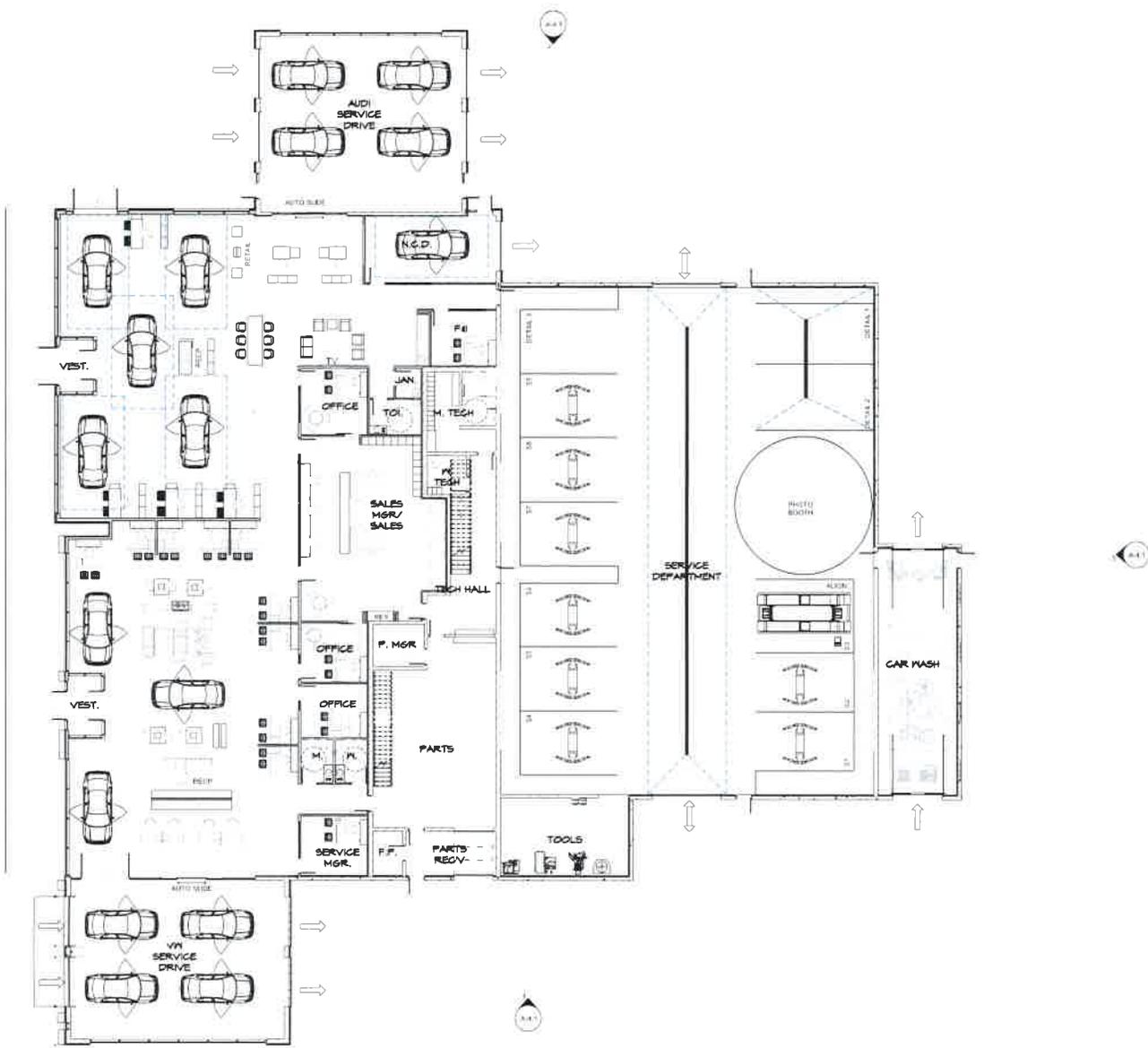
PLANT SCHEDULE							
TREES	CODE	BOTANICAL NAME / COMMON NAME	CDNT	CAL	SIZE	QTY	
●	MP	Carya occidentalis / Common Hickory	8.8.8	2'CA		1	
●	PI	Quercus bicolor / Imperial / Imperial Whiteoak	8.8.8	2'CA		72	
●	SO	Quercus bicolor / Quercus White Oak	8.8.8	2'10CA		6	
●	RL	Tilia americana / Blackwood / Blackwood Linden	8.8.8	2'CA		6	
●	PE	Tilia americana / Whiteoak / American Elm	8.8.8	2'CA		1	
CONIFERS	CODE	BOTANICAL NAME / COMMON NAME	CDNT	CAL	SIZE	QTY	
●	NO	Pinus strobus / Norway Spruce	8.8.8		6	6	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CDNT	CAL	SIZE	QTY	
●	SO	Artemisia tridentata / Autumn Brilliance / Autumn Brilliance Silverchryse	8.8.8	1'10CA		10	
●	HT	Chamaecyparis stricta / Emerald / Emerald Nandina	8.8.8	1'10CA		2	
●	AL	Sorbus aucuparia / Japanese Tree Loquat	8.8.8	1'10CA		2	
●	L	Sorbus aucuparia / Honey Suckle / Honey Suckle Japanese Tree Loquat	8.8.8	1'10CA		4	
GRASSES	CODE	BOTANICAL NAME / COMMON NAME	CDNT	CAL	SIZE	QTY	
●	BF	Dactylis glomerata / Dwarf Bush Horsetail	8.8.8			40	
●	WE	Elymus canadensis / Winged Ryegrass	8.8.8			12	
●	UH	Hesperis matronalis / Night-flowering Jasmine / Little Lime Hesperis	8.8.8			20	
●	MY	Juniperus horizontalis / Male Juniper / Male Juniper	8.8.8			28	
●	AL	Juniperus horizontalis / Compact / Atlantic Compact Juniper	8.8.8			27	
●	GI	Physalis peruviana / Ground Cherry / Ground Cherry	8.8.8			24	
●	FG	Sedum spectabile / Sedum / Sedum Leafy Spine	8.8.8			27	
●	LB	Sorbus aucuparia / Lime	8.8.8			17	
●	WA	Viburnum acerifolium / Winter / Northern Winterberry / Winterberry Viburnum	8.8.8			6	
PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	CDNT	CAL	SIZE	QTY	
●	HTC	Calamagrostis canadensis / Hair Fescue / Pasture Reed Grass	8.8.8			40	
●	ODI	Onoclea sensibilis / Sensitive Fern	8.8.8			20	
●	HF	Sedum spectabile / Autumn Fire / Autumn Fire Sedum	8.8.8			54	

ONALASKA WI. LANDSCAPE CODE

1 TREE FOR EVERY 75' OF FRONTAGE
 355' OF FRONTAGE / 75' =
 TOTAL TREES SHOWN ON PLAN = 4.73
 TOTAL DRINKABLE AREA = 224,811 S.F.
 X 10% = OVERALL LANDSCAPED AREA = 22,481 S.F.
 TOTAL LANDSCAPED AREA SHOWN = 22,481 S.F.
 X 1% = INTERIOR PARKING GREENSPACE = 2,248 S.F.
 TOTAL INTERIOR PARKING GREENSPACE = 2,248 S.F.

ROCK MULCH - 1.5" WASHED RIVER ROCK
 3" DEPTH OVER COMMERCIAL WEED BARRIER
 ROCK MULCH - 3.5" WASHED RIVER ROCK
 3" DEPTH OVER COMMERCIAL WEED BARRIER
 HIGHLAND 100 ALL DIRT/IMPACT AREAS





OVERALL FIRST FLOOR PLAN

24,690 S.F.



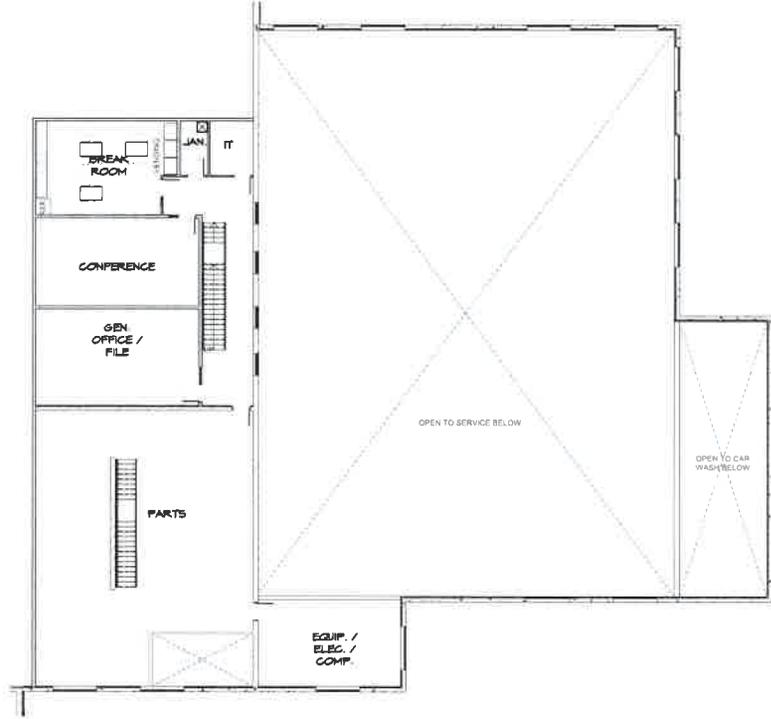
18-085 Rev\18-085 Morris Audi_VW 5 acres.rvt

PROPOSED NEW DEALERSHIP FACILITY FOR:
MORRIS AUTOMOTIVE GROUP
LACROSSE, WISCONSIN



DATE:	24.24.2018
BY:	WRS
REV. BY:	
REV. DATE:	

A-1.1

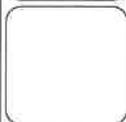


SECOND FLOOR PLAN



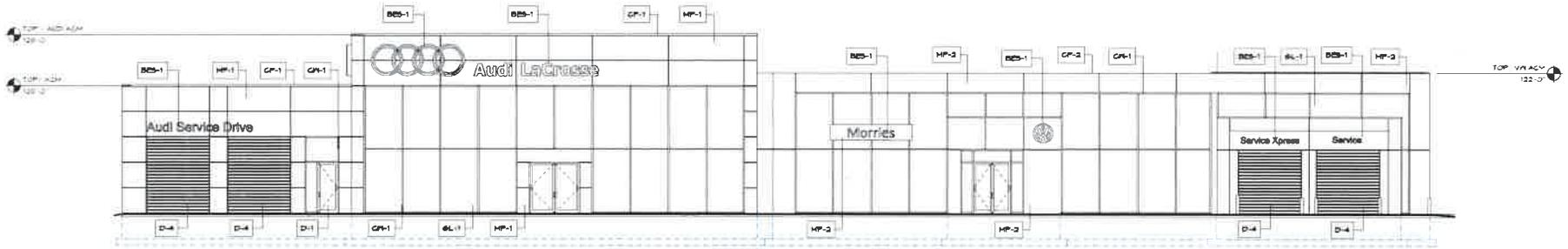
Gries
Architectural Group Inc.
1100 W. Wisconsin Ave.
Suite 200
La Crosse, WI 54601
608.785.1100

PROPOSED NEW DEALERSHIP FACILITY FOR:
MORRIE'S AUTOMOTIVE GROUP
LACROSSE, WISCONSIN

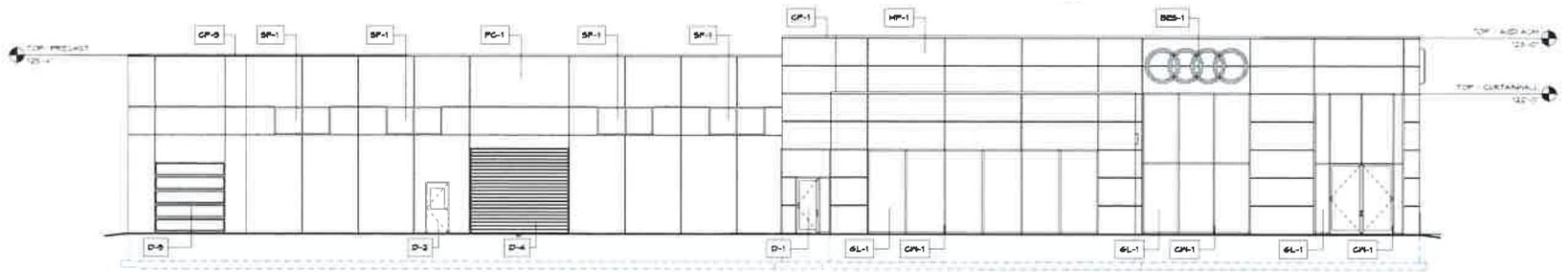


date: 09.24.2018
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d by: MJC
rev: _____

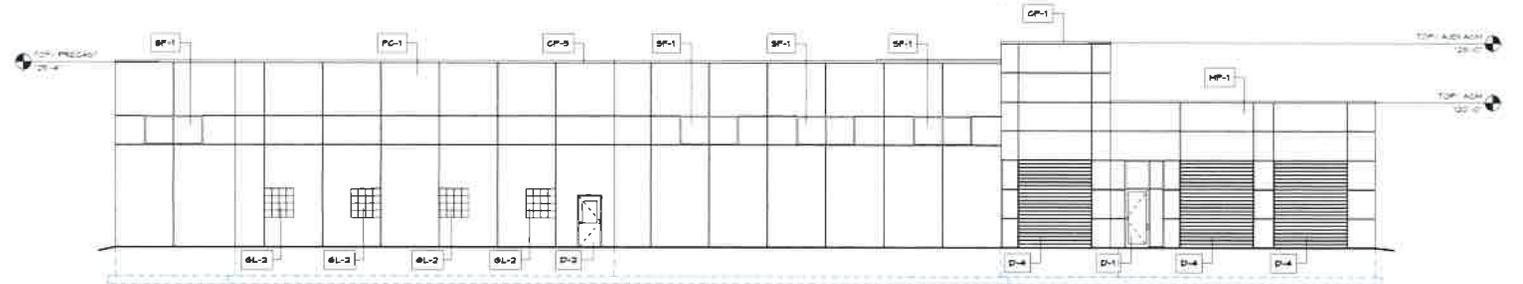
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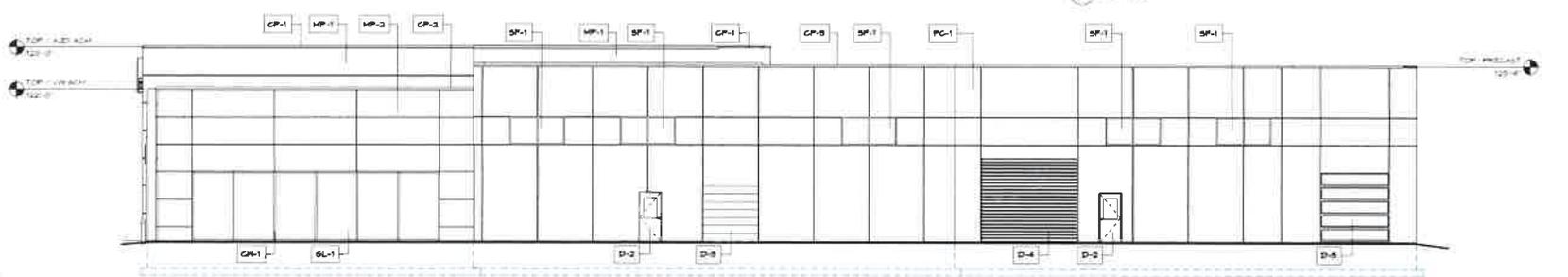
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

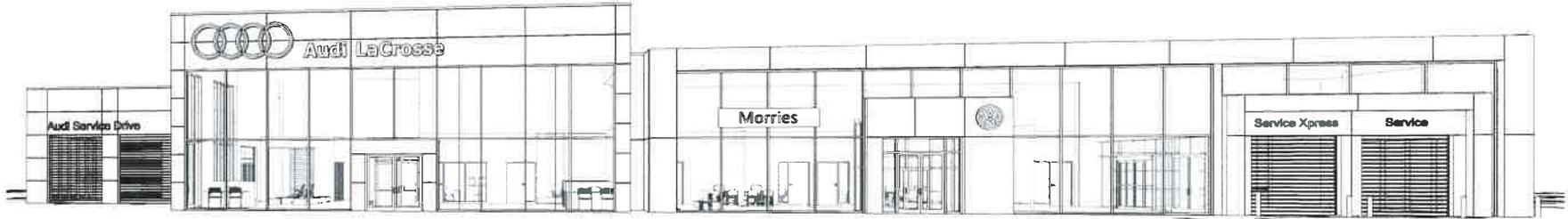


10000 W. Lincoln Avenue
 Suite 200
 Lincoln, WI 53405
 Phone: 262.261.1111
 Fax: 262.261.1112

PROPOSED NEW DEALERSHIP FACILITY FOR:
MORRIES AUTOMOTIVE GROUP
 WISCONSIN
 LACROSSE, WI

DATE: 09/25/2018
JOB: 18085
DESIGNED BY: JLP
DRAWN BY: JLP
CHECKED BY: JLP
DATE: 09/25/2018

A-4.1



EXTERIOR FINISH KEY NOTES

KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY
MP-1	METAL PANEL (ACM) MEL ALPOLC COLOR: METALLIC DARK SILVER SYSTEM: DRY JOINT SYSTEM (RAIN SCREEN) LOCATION: SHOWROOM FACADE	CP-1	ACM CORNER SYSTEM (SMALL CORNER) MEL ALPOLC COLOR: SILVER METALLIC ANV P NBS SYSTEM: DRY JOINT SYSTEM (RAIN SCREEN) LOCATION: EXTERIOR WALLS CORNER FABRIC ROOM BRACKING - LOCATED REFER TO PLANS & ELEVATIONS	SP-1	ALUMINUM STOREFRONT SYSTEM MEL HANSEN BRASS OR DESAUI STYLE: 2 M 1/2 STOREFRONT FRAMING GLASS: INSULATED PPG SOLARBAN 60 CLEAR GLASS: CLEAR ANODIZED LOCATION: EXTERIOR WALLS REFER TO PLANS & ELEVATIONS	D-2	OVERHEAD DOOR ROLL UP GLASS ANODIZED (CLEAR) PAINTED STYLE: HOLLOW METAL REFER TO DOOR SCHEDULE & ELEVATIONS PAINT: PAINTED BY GLIDDEN PROFESSIONAL # 3011-33 22% NATURAL WHITE LOCATION: EXTERIOR REFER TO PLANS & ELEVATIONS	D-5	OVERHEAD DOOR POLYCARBONATE PANELS IN ALUM. FRAME MANUFACTURE: OVERHEAD DOOR COMPANY OR EQUAL STYLE: REFER TO DOOR SCHEDULE & ELEVATIONS LOCATION: EXTERIOR REFER TO PLANS & ELEVATIONS
MP-2	METAL PANEL (ACM) MEL ROBOTEC COLOR: D45 WHITE FINISH 20% GLOSS SYSTEM: DRY JOINT SYSTEM (RAIN SCREEN) LOCATION: SHOWROOM FACADE (BUILDING FRONT)	CP-2	ACM CORNER SYSTEM (SMALL CORNER) MEL ROBOTEC COLOR: D45 WHITE FINISH 20% GLOSS LOCATION: SHOWROOM FACADE CORNER	BL-1	EXTERIOR INSULATED GLAZING MEL PPG OR EDGL STYLE: 1 DOUBLE GLAZED (ANAL UNT) TEMPERED CLEAR LOW E GLASS (PPG SOLARBAN 60 CLEAR) TYP	D-3	OVERHEAD DOOR ROLL UP PREFINISHED MANUFACTURE: OVERHEAD DOOR COMPANY OR EQUAL STYLE: REFER TO DOOR SCHEDULE & ELEVATIONS PAINT: PAINTED BY GLIDDEN PROFESSIONAL # 3011-33 22% NATURAL WHITE LOCATION: EXTERIOR REFER TO PLANS & ELEVATIONS	DB-1	EXTERIOR EXTERIOR SIGNAGE (BY OTHER) MANUFACTURE: BY PATTON SIGN GROUP - NO SPECIFIC MARKS REFER TO EXTERIOR ELEVATIONS POWER REQUIREMENTS, POWER IS REQUIRED REFER TO ELECTRICAL DRAWINGS NOTE: CONTRACTOR TO PROVIDE REQUIRED BLOCKING (BLOCKING TO BE PAINTED WHERE EXPOSED TO MATCH PANEL FINISH COLOR)
MP-3	METAL PANEL (ACM) MEL ROBOTEC COLOR: D45 WHITE FINISH 20% GLOSS SYSTEM: DRY JOINT SYSTEM (RAIN SCREEN) LOCATION: SHOWROOM FACADE	CP-3	METAL PANEL CORNER (PRE-FINISHED) MEL ANGLAD P40 G4040 OR EDGL STYLE: PRE-FINISHED METAL CORNER SYSTEM FINISH: GLOSS FINISH & COLOR TO MATCH ADJACENT PANEL COLOR LOCATION: EXTERIOR WALLS REFER TO PLANS & ELEVATIONS	BL-2	WALL BLOCK MEL PITTSBURGH CORNING STYLE: DECORA PATTERN FINISH: PITTSBURGH CORNING WAINWRIGHT TRACK SYSTEM	D-4	OVERHEAD DOOR ROLL UP ANODIZED GLASS ANODIZED MANUFACTURE: WHITE OR EDGL STYLE: OPTICAL ALUMINUM ROLL UP ANODIZED GLAZING GLAZING: CLEAR BY DOOR MFR FINISH: CLEAR ANODIZED LOCATION: EXTERIOR REFER TO PLANS & ELEVATIONS		
PC-1	PRECAST CONCRETE IN THE WALL PANEL (CONCRETE) MEL 4.5 DUNE SITE CAST CONCRETE: 2" THICK INSULATED PANEL SYSTEM WITH MEDIUM TEXTURE CONVENTIONAL FINISH FROM ASH GROVE MFG COLOR: ELASTOMERIC PAINT WHITE COLOR TO MATCH CMU LOCATION: EXTERIOR WALLS REFER TO PLANS & ELEVATIONS	CP-1	ALUMINUM STOREFRONT SYSTEM MEL HANSEN BRASS OR DESAUI STYLE: INSULATED SYSTEM GLASS: INSULATED PPG SOLARBAN 60 CLEAR GLASS: CLEAR ANODIZED LOCATION: EXTERIOR WALLS REFER TO PLANS & ELEVATIONS	D-1	ALUMINUM STOREFRONT SYSTEM MANUFACTURE: HANSEN OR EQUAL STYLE: REFER TO DOOR SCHEDULE & ELEVATIONS (PREFINISHED) GLASS: INSULATED PPG SOLARBAN 60 CLEAR GLASS: CLEAR ANODIZED LOCATION: EXTERIOR REFER TO PLANS & ELEVATIONS				

PROPOSED NEW DEALERSHIP FACILITY FOR:
MORRIES AUTOMOTIVE GROUP
 LACROSSE, WISCONSIN

Gries Architectural Group Inc.
 1000 North Lincoln Street
 Suite 1000
 Madison, WI 53703
 Phone: 608.261.1111
 Fax: 608.261.1112
 Email: info@gries.com

SHEET NO. A-4.2
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City of Onalaska, Department of Planning & Zoning, 415 Main Street, Onalaska, WI 54650

CONDITIONAL USE PERMIT APPLICATION

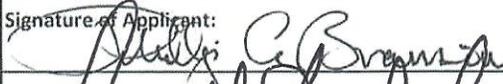
Property Address: 331 Theater Road
Parcel Number: 18- 3568-36
Zoning District: M-1 Light Industrial

Applicant: MORRIES AUTOMOTIVE GROUP
Contact: PHILLIP BRANSON
Mailing Address: 12250 WAYZATA BLVD.
City, State, Zip: MINNETONKA, MN 55305
Phone Number: 952-797-1373
Email: Phillip.Branson@morries.com <input checked="" type="checkbox"/> Primary Contact

Business: MORRIES AUTOMOTIVE GROUP
Owner/Contact: PHILLIP BRANSON
Mailing Address: 12250 WAYZATA BLVD.
City, State, Zip: MINNETONKA, MN 55305
Phone Number: 952-797-1373
Email: Phillip.Branson@morries.com <input type="checkbox"/> Primary Contact

Property Owner: Weber Holdings, LLC
Contact: Don Weber
Mailing Address: 328 Front Street S.
City, State, Zip: La Crosse, WI 54601
Phone Number: 866-284-8788
Email: dweber@logisticshealth.com <input type="checkbox"/> Primary Contact

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

Signature of Applicant: 	Date: 9/25/18
Signature of Property Owner: 	Date: 9-26-18

Compatibility with Surrounding Neighborhood:
Overall building aesthetics are compatible with the surrounding neighborhood. Similar automotive sales and service facilities are located just to the south of this proposed property. Other retailers including Hobby Lobby, Kohls, Goodwill and target are all located on nearby adjacent parcels and are compatible with the automotive retail sales use.

Consistency with the Comprehensive Plan:
Similar Automotive uses located to the south of the proposed property indicate the automotive sales and service use is consistent with the Cities comprehensive plan

Importance of Services to the Community:
Morrie's new Honda facility will create approximately 60 new good paying jobs in the community. Morrie's automotive group's philosophy is to make people's lives better through work. To make customers happier, and our communities better by providing moments of "Happy", because Happiness Matters. Currently Morrie's owns and operates in 13 locations with over 1000 employees, a turnover rate less than 32% (industry average 76%) and average tenure of 5 years.

Neighborhood Protections (avoidance of negative externalities):
Morries automotive group will keep test drives on main commercial routes and not through neighborhoods. Exterior light controls are being provided to allow for control over exterior light levels

Other Factors (pertinent to the proposed use):

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



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

CONDITIONAL USE PERMIT APPLICATION

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

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

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

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

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

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

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

Application for:

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

Brief Description of Proposed Conditional Use:

The conditional use request is for a new automotive sales and service facility to be located at 331 Theater Road. the new facility will be approximately 25,000 SF with sales and service for 2 automotive brands.

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

CITY OF ONALASKA
 RECV: R00124184 9/26/2018 9:54 AM
 TRAN: 450 PLANNING & ZONING
 OPER: 02 TERM: 2
 TRKY: 001 02
 18-0560-000 / 331 THEATER RD 250.00
 Paid By: JONES ARCHITECTURAL GROUP
 OK 251.00 REF: SW = 25984
 APPLIED: 250.00
 TENDERED: 250.00
 CHANGED: 0.00