CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: **Plan Commission Sub-Committee**

DATE OF MEETING: April 10, 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 conversion of existing commercial space into a one (1) bedroom apartment at 513 2nd Avenue South, Onalaska, WI 54650, submitted by Curt Fossum, 324 6th Avenue North, Onalaska, WI 54650 (Tax Parcel #18-68-0).
5. Review and Consideration of a Conditional Use Permit application to allow the operation of a child care center at 980 12th Avenue South, Onalaska, WI 54650 submitted by Mitch Lown of Ironside Properties, LLC, 1220 Oak Forest Drive, Onalaska, WI 54650 (Tax Parcel #18-3131-2).
6. Review and Consideration of a Conditional Use Permit application to allow the construction of an automotive dealership/vehicle sales/repairs facility at 207 Marcou Road, Onalaska, WI 54650 submitted by Paul Borsheim of Borton Construction, Inc., 2 Copeland Avenue, Suite 201, La Crosse, WI 54601 on behalf of Marvin Wanders of Stizo Development, LLC., PO Box 609, La Crosse, WI 54602-0609 (Tax Parcel #18-3627-2).

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. Bob Muth
Ald. Ron Gjertsen
Ald. Harvey Bertrand
* Jarrod Holter, City Engineer
City Attorney City Administrator
La Crosse Tribune Dept. Heads.
Coulee Courier FOX
WKTY WLXR WKBT WXOW WLAX

*Craig Breitsprecher
* *Kevin Schubert
Mitch Lown
Paul Borsheim/Marvin Wanders
Terry Weiland
Jeffrey Moorehouse
Onalaska Omni Center
Onalaska Public Library

*Committee Members

* * Alternate Member – for City Engineer

Date Notices Mailed and Posted: 4-5-18

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.

7. Review and Consideration of a Rezoning application filed by Terry Weiland, 600 L Hauser Road, Onalaska, WI 54650 to rezone a parcel at 2201 Abbey Road, Onalaska, WI 54650, from Single Family Residential (R-1) District to Multi-Family Residential (R-4) District for the purpose of constructing a four (4) unit townhome/row house (Tax Parcel #18-4511-301).

8. Review and Consideration of a Final Implementation Plan (FIP) for a Downtown Planned Unit Development (D-PUD) application filed by Jeffery Moorhouse, of Onalaska United Methodist Church, 212 4th Avenue North, Onalaska, WI 54650, for the purpose of expanding United Methodist Church utilizing a three-phased approach which include the following parcels located at 212 4th Avenue North, 222 4th Avenue North, 412 Locust Street, 418 Locust Street, 213 5th Avenue North, and 415 King Street (Tax Parcel #'s: 18-229-0, 18-228-0, 18-233-0, 18-234-0, 18-232-0, & 18-231-0).

9. Consideration of a non-substantial alteration determination to the Theater Road Center PCID located at 531 Theater Road, submitted by Paul Borsheim of Borton Construction, Inc., 2 Copeland Avenue, Suite 201, La Crosse, WI 54601, on behalf of Time Enterprise, INC, PO Box 155, West Salem, WI 54669 (Tax Parcel #18-3580-5).

10. Adjournment.

Agenda Item:

4

CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – April 10, 2018

Agenda Item: Consideration of a Conditional Use Permit to allow the conversion of existing commercial space into one (1) one-bedroom apartment.

Applicant/Owner: Curt Fossum, 324 6th Avenue North, Onalaska, WI 54650

Parcel Number: 18-68-0

Site Location: 513 2nd Avenue South, Onalaska, WI 54650

Existing Zoning: Neighborhood Business (B-1) District

Background:
Curt Fossum has requested a Conditional Use Permit (CUP) to allow the conversion of existing commercial space into one (1) one-bedroom apartment in a Neighborhood Business (B-1) Zoning District. The property in question has two levels and the applicant is requesting to add one (1) one-bedroom apartment on the 2nd level, replacing the commercial use. Conversion of commercial space to multi-family residential dwellings is permitted only by Conditional Use Permit per Section 13-5-16 (c) and pursuant to standards set forth in Sections 13-8-11.

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

1. Compatibility. The property in question is located in the northern building, at the southeast corner of the intersection of State Road 35 and Fern Street. The zoning of land within 250 feet of the proposed site includes the Neighborhood Business, Community Business, Multi-Family Residential, and Single-Family and/or Duplex residential districts. The uses within 500 feet along the same street of the proposed site include a restaurant, personal service establishments, retail, residential dwellings, and a church.

2. Consistency with Comprehensive Plan. The Comprehensive Plan's Future Land Use Plan identifies this parcel as *Downtown Mixed Use District*. The intent of this future land use district is to have pedestrian-focused development with a mix use of uses, including residential, personal services, commercial, institutional and civic uses. Multiple-story, mixed use buildings that include high quality architecture, signage, lighting and streetscape amenities… are strongly encouraged.

3. Importance of Services to the Community. According to the Comprehensive Plan, a Housing Policy includes, *"Infill development providing housing opportunities shall be encourage in Onalaska. Infill site, especially in the central portion of the City, should be considered… when deemed compatible with the Plan"*. This property is located in the central portion of the City and is a mixed use development of commercial services and multi-family residential dwellings.

4. Neighborhood Protections. The request to allow one (1) one-bedroom apartment would not require any exterior changes to the property. The conversion of commercial to residential may modify existing traffic patterns in the neighborhood, which could be more conducive to the residential surroundings.

Action Requested:

As a public hearing will be held at the Plan Commission meeting, testimony from the public should be listened to and considered before deciding on the requested Conditional Use Permit application.

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

April 10, 2018

Agenda Item 4:

Review and Consideration of a Conditional Use Permit application to allow the conversion of existing commercial space into a one (1) bedroom apartment at 513 2nd Avenue South, Onalaska, WI 54650, submitted by Curt Fossum, 324 6th Avenue North, Onalaska, WI 54650, Tax Parcel # 18-68-0.

1. Conditional Use Permit Fee of $250.00 (PAID).

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

3. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns. The sale or transfer of all or any portion of the property does not relieve the original developer from payment of any fees imposed or from meeting any other conditions.

4. Any omissions of any conditions not listed in meeting minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

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

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:

☐ **Fence**	☐ **Two Structures on one parcel**	☐ **Parking Lot**
☐ **Home Occupation**	☐ **Automotive Repair / Sales**	☒ **Use** Convert commercil@ to residence
☐ **Bed & Breakfast**	☐ **Warehousing / Storage**	☐ **Other**

Brief Description of Proposed Conditional Use:

Convert 650 ft of commercial space to a one-bedroom apartment unit.

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

CHANGE 0.00
TENDERED 250.00
APPLIED 250.00
CK 250.00 REF:SW - 1680
Paid By:CURT A FOSSUM
18-68-0 / 513 2ND AVE S 250.00
TKBY : CASH 00
OPER: COO TERM: 7
TRAN: 450 PLANNING & ZONING
REC#: R00106764 3/19/2018 8:26 AM

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

CONDITIONAL USE PERMIT APPLICATION

Property Address: 513 2nd Ave S	**Applicant:**
Parcel Number: 18- 68-0	Contact:
Zoning District: B-1	Mailing Address:
	City, State, Zip:
	Phone Number:
	Email: ☐ Primary Contact

Business:	**Property Owner:** Curt Tossum
Owner/Contact:	Contact:
Mailing Address:	Mailing Address: 324 6th Av North
City, State, Zip:	City, State, Zip: Onalaska WI 54650
Phone Number:	Phone Number: 608 498 1020
Email: ☐ Primary Contact	Email: ☐ Primary Contact

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

Signature of Applicant:	Date: 3-18-18
Signature of Property Owner:	Date:

Compatibility with Surrounding Neighborhood:
existing residences to east and funeral home across street has a one-bedroom apartment unit as well.

Consistency with the Comprehensive Plan:
mixed use downtown building

Importance of Services to the Community:
a need in area for apartment units.

Neighborhood Protections (avoidance of negative externalities):

Other Factors (pertinent to the proposed use):

OFFICE USE ONLY:	Date Submitted: 3/19/18	**Permit Number:**
Permit Fee: 250	☐ Cash ☐ Check #	Application Received by: KA

PUBLIC HEARING NOTICE
BEFORE THE CITY OF ONALASKA
PLAN COMMISSION

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

TUESDAY, APRIL 24, 2018
APPROX. 7:00 P.M.
(or immediately following public input)

in Onalaska City Hall, 415 Main Street, Onalaska, WI 54650, at which time they shall consider an application filed by Curt Fossum of 324 6th Avenue North, Onalaska, WI 54650 who is requesting a Conditional Use Permit (CUP) for the purpose of converting 650 feet of commercial space into a one bedroom apartment unit at the property located at 513 2nd Avenue South, Onalaska, WI 54650.

Property is more particularly described as:

Computer Number: **18-68-0**
Section 08, Township 16, Range 07,

ORIGINAL TOWN OF ONALASKA LOTS 1 THRU 10 BLOCK 10 EX 50FT R/R R/W ACROSS SD LOTS

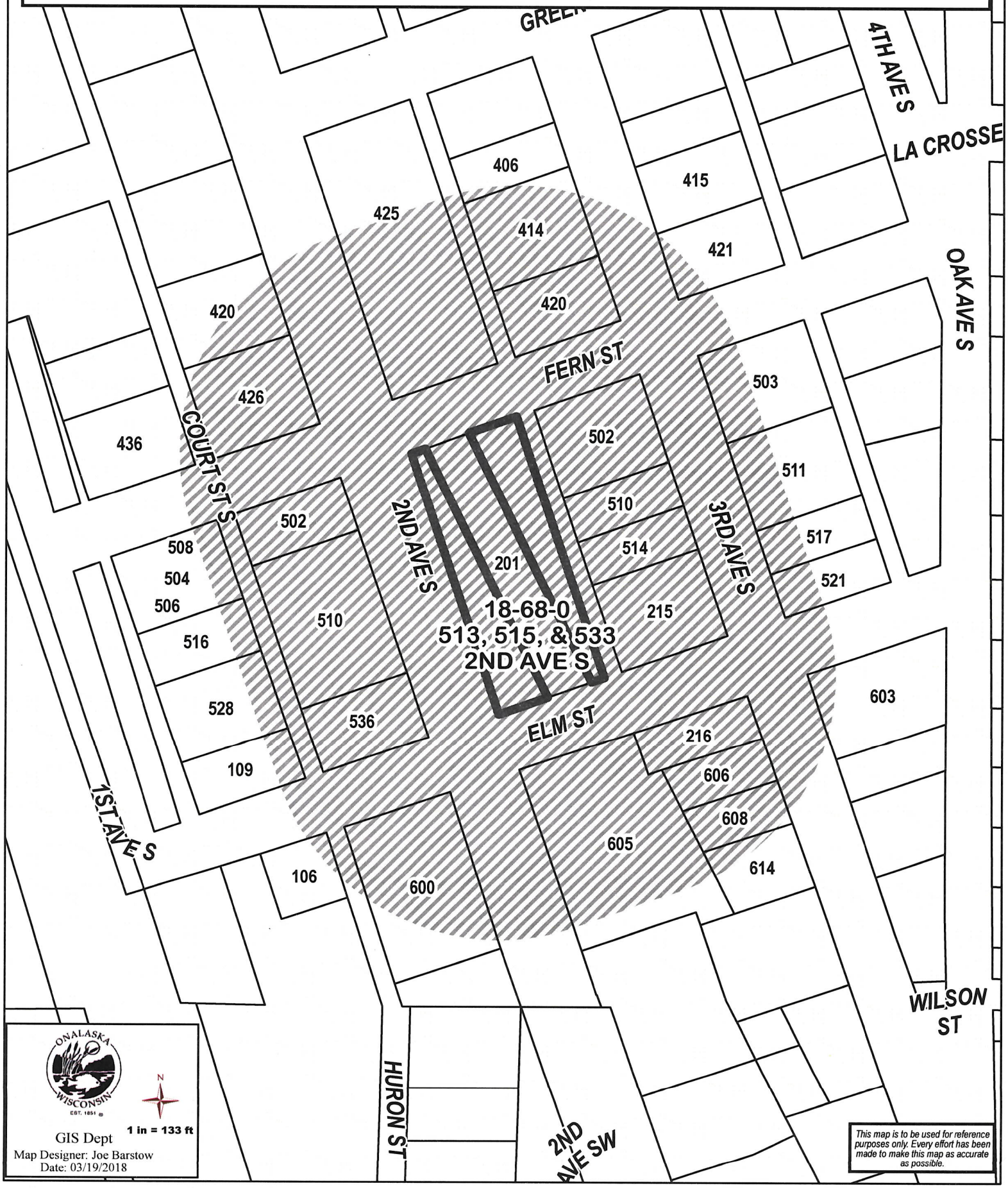
YOU ARE FURTHER NOTIFIED that the City of Onalaska Plan Commission will hear all persons interested, their agent or attorney, concerning this matter.

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

Dated this 6th day of April, 2018.

Cari Burmaster
City Clerk

PROPERTIES WITHIN 250FT OF PARCEL: 18-68-0



Agenda Item:

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CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – April 10, 2018

Agenda Item: Consideration of a Conditional Use Permit request to allow the operation of a child care center.

Applicant/Owner: Mitch Lown of Ironside Properties, LLC,
1220 Oak Forest Drive, Onalaska, WI 54650

Parcel Number: 18-3131-2

Site Location: 980 12th Avenue South, Onalaska, WI

Existing Zoning: Light Industrial (M-1) District

Background:
Mitch Lown of Ironside Properties, LLC has requested a Conditional Use Permit (CUP) to allow the operation of a child care center in a Light Industrial (M-1) Zoning District (Children's Treehouse Daycare). The child care center will serve up to 144 children and it is expected that there will be between 33-35 employees including teachers and administrative staff/cook when at maximum capacity. The breakdown of staff includes administrative staff/cook (3), classroom teachers (20), and float staff (5), totaling 28 full-time employees and 5-7 part-time employees. The business would operate Monday – Friday from 6:30AM to 6:00PM.

Children's Treehouse Daycare has been in business in the City of Onalaska for 10.5 years, growing from 63 children to their current capacity of 104 children. The daycare does not have room to expand in their current facility (Oak Forest Business Park) in terms of allowing caring for additional children and playground space. The daycare facility currently is located within a multi-tenant building where they share parking with other businesses throughout the day. According to the applicant, of the 35 employees with the business approximately 30 of the staff arrive in personal vehicles and are on-site between 9:00AM and 3:00PM. The majority of the families do drop-off and pick-up between 6:30AM – 8:30AM and 4:45PM-5:00PM. According to the applicant, the maximum number of families for drop-off/pick-up has been twelve (12) vehicles at one time. There are 60 parking stalls serving the property in question.

Commercial daycare facilities are permitted only by Conditional Use Permit per Section 13-5-15 (c) and pursuant to standards set forth in Sections 13-8-11.

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

1. Compatibility. The property is located on the western side of 12th Avenue South and is zoned Light Industrial (M-1). Section 13-5-15 (c) of the City's Code of Ordinances conditionally permits children's nurseries and/or daycare centers provide all principal structures and uses have at least a six (6) foot side yard setback. The existing building in question has an approximate 15 foot side yard setback to the north, approximate 85 foot yard setback from 12th Avenue South, 20 foot setback to the rear, and 90 foot setback to the south.

The zoning of land within 250 feet of the proposed site includes Light Industrial, Multi-Family Residential, Single Family and Duplex Residential, Single Family Residential, and Public and Semi-Public Districts. The uses within 500 feet along the same street of the proposed site include a combination of retail, dance studio, financial institution, restaurant, office, personal service establishments, and multi-family dwellings.

2. Consistency with Comprehensive Plan. The Comprehensive Plan identifies this area as a *Commercial District.* This district is intended to accommodate large and small-scale commercial and office development. A wide range of retail, service, lodging and office uses are appropriate in this district.

3. Importance of Services to the Community. According to the Comprehensive Plan, a Land Use Objective of the City states, *"promoting compatible infill development (infill development occurs on land that is under-developed or vacant lots in development areas) throughout the City…"* This property is located in a Commercial District and is offering a needed service to the greater Onalaska community.

4. Neighborhood Protections. Children's Tree House Daycare is moving from its present location along Oak Forest Drive and obtaining a Conditional Use Permit will bring this property into compliance with the Unified Development Code. The building will be remodeled from the current use of a dance studio and will comply with all the requirements to become a licensed daycare.

Action Requested:

As a public hearing will be held at the Plan Commission meeting, testimony from the public should be listened to and considered before deciding on the requested Conditional Use Permit application.

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

April 11, 2018

Agenda Item 5:

Review and Consideration of a Conditional Use Permit application to allow the operation of a child care center at 980 12th Avenue South, Onalaska, WI 54650 submitted by Mitch Lown of Ironside Properties, LLC, 1220 Oak Forest Drive, Onalaska, WI 54650, Tax Parcel # 18-3131-2.

1. Conditional Use Permit Fee of $250.00 (PAID).

2. All new signage requires sign permits.

3. 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.

4. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns. The sale or transfer of all or any portion of the property does not relieve the original developer from payment of any fees imposed or from meeting any other conditions.

5. Any omissions of any conditions not listed in meeting minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

Cover Letter

Ironside Properties Site Plan Review Request

Proposed Development For 984 12th Avenue South Onalaska,Wi 54650

Owner: Ironside Properties (Mitchell and Misty Lown
Tenant: Children's Tree House Day Care Center
Builder: Borton Construction
Architect: Dave Yellick

Tentatively the plan is to break ground on May 15th. Project Completion to occur Octobler 1st. The building will be a single story with partial basement. Square footage will be 10,576 square feet.

Ironside Properties will be owning the building and Ironside Properties also owns Misty's Dance Unlimited. Both facilities are geared toward children and families. It is our intention to have a beautiful building with landscaping to enhance the site. The building will also have a partial brick and smart board siding. It is also being planned and discussed with Jarod Holter the widening of the existing curb cut that rests on the property line between this property and the Family Video/Curves building.

Thank you For your time and consideration in the site plan review.

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:

☐ **Fence**	☐ **Two Structures on one parcel**	☐ **Parking Lot**
☐ **Home Occupation**	☐ **Automotive Repair / Sales**	☒ **Use** Daycare
☐ **Bed & Breakfast**	☐ **Warehousing / Storage**	☐ **Other**

Brief Description of Proposed Conditional Use:

Children's tree house Daycare intends to move and occupy the current Misty Dance Unlimited Building

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

CITY OF ONALASKA
REC#: R0010681 7 03/19/2018 11:57 AM
TRAN: 450 PLANNING & ZONING
OPER: C1 TERM: 1
TKBY : CASH 01

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18-3131-2/980 12TH AVE SOUTH 250.00

Paid By:IRONSIDE PROPERTIES LLC
CK 250.00 REF:AB - 6132

APPLIED	250.00
TENDERED	250.00
CHANGE	0.00

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

CONDITIONAL USE PERMIT APPLICATION

Property Address: 980 12th Ave South	**Applicant:** Ironside Properties
Parcel Number: 18- 3131-2	Contact: Mitchell Lown
Zoning District: Commercial	Mailing Address: 1220 Oak Forest Dr.
	City, State, Zip: Onalaska, WI 54650
	Phone Number: 608 769 4635
	Email: Lowntown@gmail.com ☐ Primary Contact

Business: Children's Tree House	**Property Owner:** Ironside Properties
Owner/Contact: Natasha Remis	Contact: Mitch Lown
Mailing Address: 1052 Oak Forest Dr Suite 100	Mailing Address: 1220 Oak Forest Dr.
City, State, Zip: Onalaska	City, State, Zip: Onalaska, WI 54650
Phone Number: 608 386-0530	Phone Number: 608 769-4635
Email: natasha.remis1@gmail ☒ Primary Contact	Email: Lowntown@gmail.com ☐ 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 requiremments 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: Mitchell Lown	Date: 3/19/18
Signature of Property Owner: Mitchell Lown	Date: 3/19/18

Compatibility with Surrounding Neighborhood: Yes Family Orientated area

Consistency with the Comprehensive Plan: Yes

Importance of Services to the Community: Daycare

Neighborhood Protections (avoidance of negative externalities): OK

Other Factors (pertinent to the proposed use): OK

OFFICE USE ONLY:	Date Submitted:		**Permit Number:**
Permit Fee:	☐ Cash	☐ Check #	Application Received by:

NOTICE OF PUBLIC HEARING
BEFORE THE CITY OF ONALASKA

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

TUESDAY, APRIL 24, 2018
APPROX. 7:10 P.M.
(or immediately following public hearing at 7:00 PM)

in Onalaska City Hall, 415 Main Street, Onalaska, Wisconsin 54650 at which time they will consider an application submitted by Mitch Lown of Ironside Properties, 1220 Oak Forest Dr., Onalaska, WI 54650 for review and consideration of request for a Conditional Use Permit (CUP) to allow the operation of a child care center at 980 12th Avenue South, Onalaska, WI 54650.

Property is more particularly described as:

Computer Number: **18-3131-2**
Section 09, Township 16, Range 07

CERTIFIED SURVEY MAP NO. 61 VOL 13 LOT 1 DOC NO. 1467382

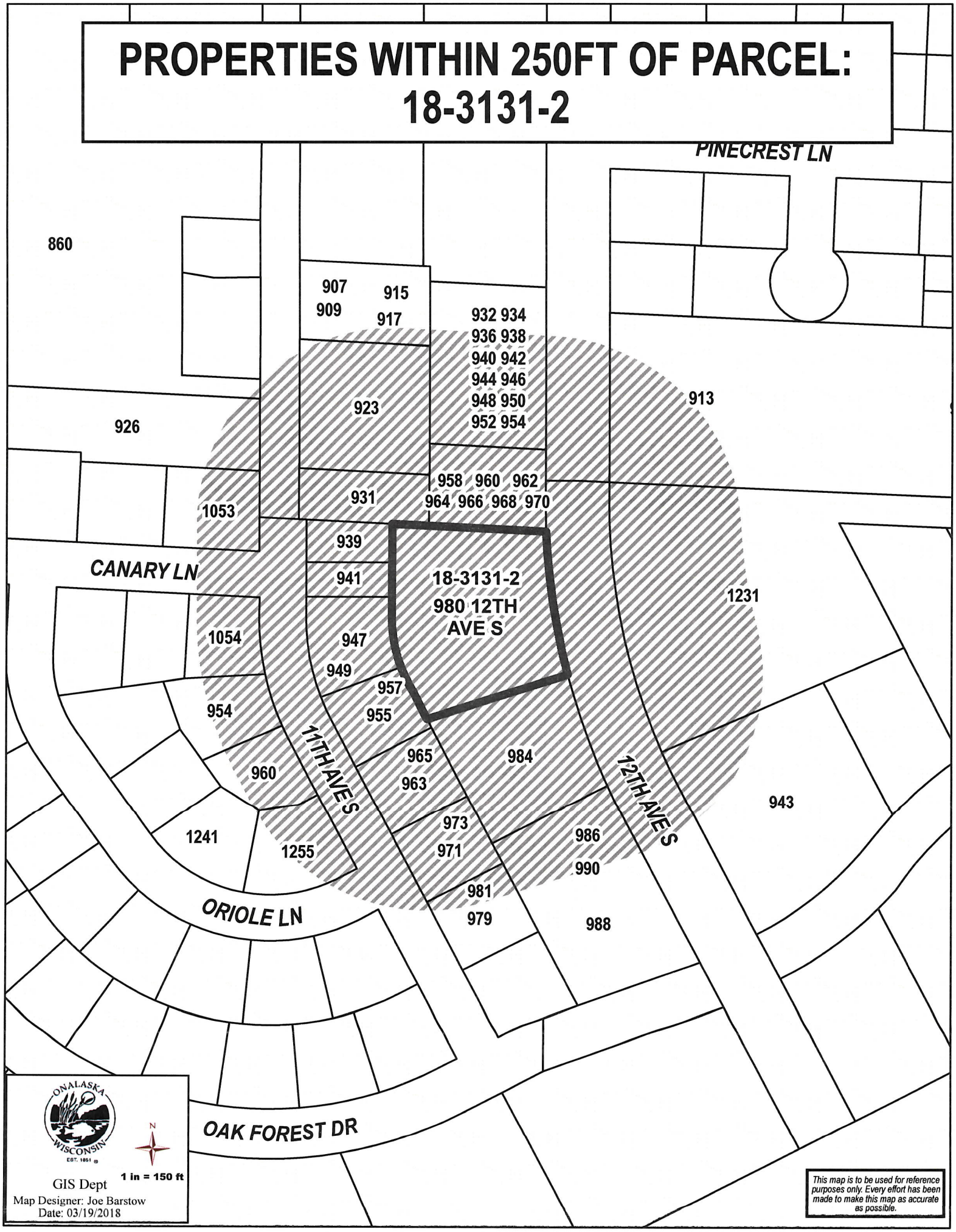
YOU ARE FURTHER NOTIFIED that the City of Onalaska Plan Commission will hear all persons interested, their agent or attorney concerning this matter.

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

Dated this 6th day of April, 2018.

Cari Burmaster
City Clerk

PROPERTIES WITHIN 250FT OF PARCEL: 18-3131-2



Agenda Item:

6

CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – April 10, 2018

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

Applicant: Paul Borsheim of Borton Construction, INC
2 Copeland Avenue, Suite 201, La Crosse,WI 54601

Property Owner: Marvin Wanders of Stizo Development, LLC
PO Box 609, La Crosse, WI 5462-0609

Parcel Number: 18-3627-2

Site Location: 207 Marcou Road, Onalaska, WI 54650

Existing Zoning: Light Industrial (M-1) District

Background:
The applicant is requesting a Conditional Use Permit to construct a new Honda Motorwerks Dealership to be located at 207 Marcou Road in Onalaska. The proposed development includes an approximate 19,600 square foot facility and will sell both new and used vehicles. The service area will have a combination of full and quick services lanes, alignment bay, and a detail area. The timeline for construction is to begin in mid-June 2018 with completion by December 2018. 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.

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

1. Compatibility. The zoning of land within 250 feet of the proposed site includes Multi-Family Residential, Public and Semi-Public, and Light Industrial. Uses within 500 feet along the same street of the proposed site include financial institutions, condominiums, golf course, grocery store, and a mixed-use facility with a restaurant use and personal service businesses. This is the last commercial site in this area.

2. Consistency with Comprehensive Plan. The Comprehensive Plan identifies this area as *Commercial*. This district is intended to accommodate large and small scale commercial and office development. A wide range of retail, service, lodging, and office uses are appropriate in this district.

3. Importance of Services to the Community. According to the Comprehensive Plan, an Economic Development Objective of the City states, *"by attracting firms that complement existing industries and increase business for established companies."* This request is proposed to complement the other dealerships in Onalaska and may complement existing retail in the area. The business owner is actively attempting to get closer to customers in the Onalaska and West Salem markets.

4. Neighborhood Protections. The applicant will be required to submit a full site plan set for review and approval to ensure compatibility with the Unified Development Code (lighting, signage, buffers, setbacks, architecture, etc.). The property owner intends to install a vegetated buffer similar to the adjoining property (Associated Bank) and notes an existing sizable berm that would separate the dealership from the Country Club Golf Course. The proposed project of allowing the sale of vehicles on a parcel that currently allows the repair of vehicles should not cause any negative consequences to the neighborhood area.

Action Requested:

As a public hearing will be held at the following Plan Commission meeting, testimony from the public should be listened to and considered before deciding on the requested Conditional Use Permit application.

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

April 10, 2018

Agenda Item 6:

Review and Consideration of a Conditional Use Permit application to allow the construction of a automotive dealership/vehicle sales/repairs facility at 207 Marcou Road, Onalaska, WI 54650 submitted by Paul Borsheim of Borton Construction, Inc., 2 Copeland Avenue, Suite 201, La Crosse, WI 54601 on behalf of Marvin Wanders of Stizo Development, LLC., PO Box 609, La Crosse, WI 54602-0609 (Tax Parcel #18-3627-2).

1. Conditional Use Permit Fee of $250.00 *(PAID).*

2. Property owner to apply for and receive Site Plan Permit Approval prior to any construction activities.

3. All vehicles to be located on approved hard surfaces (concrete, asphalt, etc.).

4. Exterior storage of materials is prohibited.

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

6. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns. The sale or transfer of all or any portion of the property does not relieve the original developer from payment of any fees imposed or from meeting any other conditions.

7. Any omissions of any conditions not listed in meeting minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

Borton
CONSTRUCTION

March 28, 2018

City of Onalaska
Department of Planning and Zoning – Ms. Katie Aspenson
415 Main St.
Onalaska, WI 54650

Dear Katie,

On behalf of Honda Motorwerks and Stizo Development LLC we are pleased to submit our conditional use permit application for a new Honda Dealership to be located at 207 Marcou Road. The dealership will sell new and used cars. The service area will be a combination of full and quick service lanes, alignment bay, and detail area. The building is currently designed to be approximately 19,600 square feet. The plan is to start construction in mid June with completion by the end of November.

We are asking for a conditional use permit as the site is currently zoned M-1 Light Industrial District. The zoning does allow a conditional use under section 13-5-17 Highway- Oriented Conditional uses for vehicle sales and repairs. The Honda dealership would be visible from Hwy 90 and Hwy 16 with access from the off ramp within a block.

The relocation of Honda Motorwerks is driven by the owner trying to get closer to his customers and trying to expand his new car sales. The proximity to multiple car dealerships in the Onalaska and West Salem markets is an added feature of this site.

As this is the last commercial lot in this neighborhood we want to be aware and sensitive to the surrounding businesses and residential properties. Therefore we'll install a landscaping buffer on Marcou Road similar to what has been constructed at Associated Bank. In addition, there is already a sizeable berm separating this site with the La Crosse Country Club. The main visibility will be towards Woodman's and Associated Bank. Finally, we'll install site lighting consistent with City standards to shield the site lighting from spilling over the property lines.

We'll submit the site plans for your review for the April 10th meeting soon. Thank you for your time and we look forward to taking the next steps with the City of Onalaska to make this project a reality.

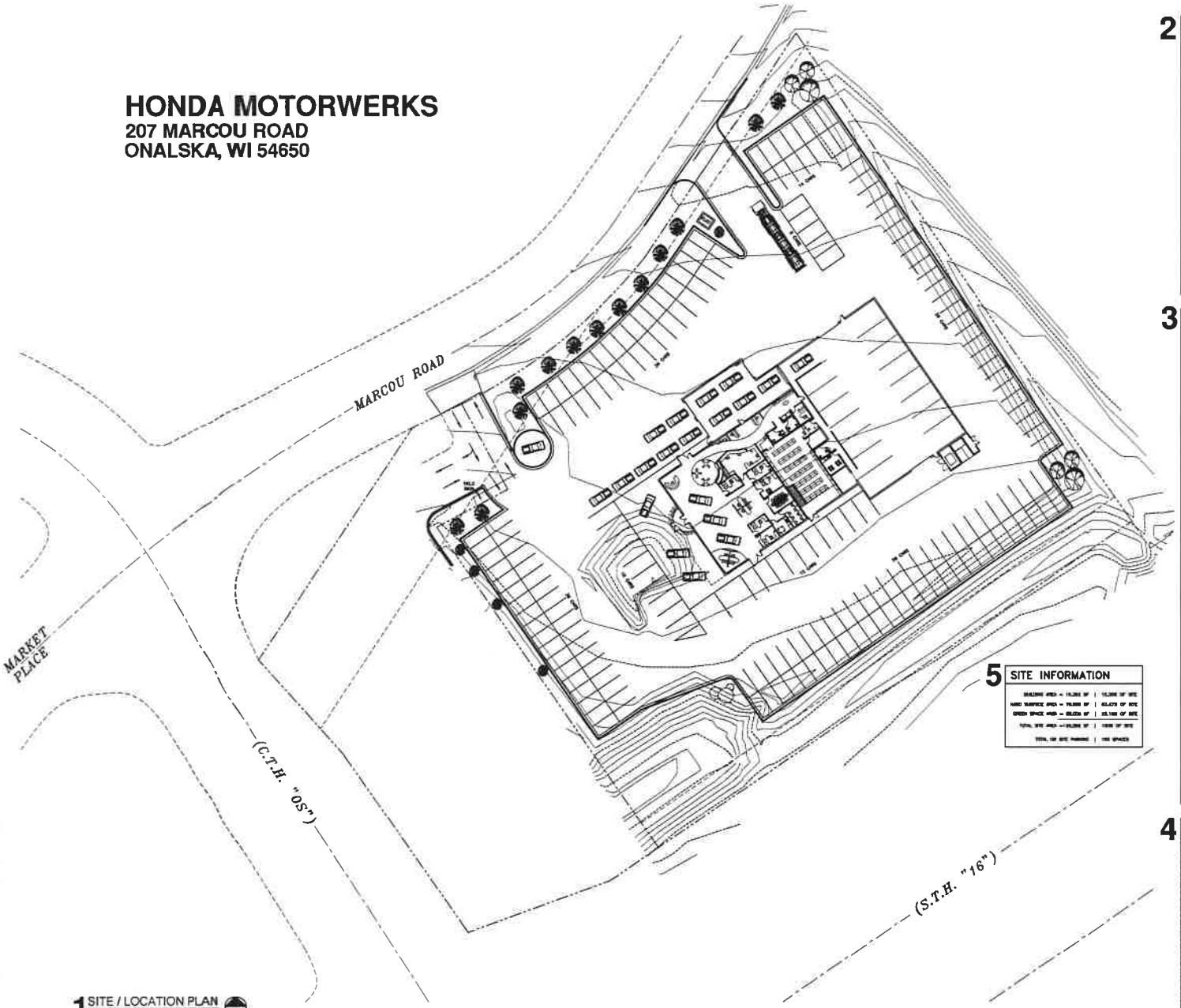
Sincerely,

Paul Borsheim

Paul Borsheim
Stizo Development, LLC

2 Copeland Avenue, Suite #201
La Crosse, WI 54603
www.bortonconstruction.com
Phone: (608) 779-0400
Fax: (608) 779-0401

HONDA MOTORWERKS
207 MARCOU ROAD
ONALSKA, WI 54650



1 SITE / LOCATION PLAN
1" = 30'-0"

5 SITE INFORMATION

BUILDING AREA = 15,266 SF	15,266 SF SITE	
HARD SURFACE AREA = 70,555 SF	63.42% OF SITE	
GREEN SPACE AREA = 25,124 SF	22.58% OF SITE	
TOTAL SITE AREA = 111,245 SF	100% OF SITE	
TOTAL # OF SITE PARKING	150 SPACES	

2 STRUCTURAL NOTES

1. DESIGN CODES – (ALL LATEST EDITIONS)
   - AMERICAN CONCRETE INSTITUTE (ACI)
   - CONCRETE REINFORCING STEEL INSTITUTE (CRSI)
   - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
   - NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA)
   - 2015 INTERNATIONAL BUILDING CODE
2. DESIGN LIVE LOADS
   - ROOF = 777 PSF + APPLICABLE DRIFT LOADS
   - WIND = 777 PSF @ ROOF & 777 PSF @ WALLS
   - FLOOR = 100 PSF
3. SOIL
   - 7777 PSF – (7777 REPORT)
   - 2000 PSF SAFE BEARING USED FOR DESIGN
   - FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL SOIL OR COMPACTED ENGINEERED FILL. ENGINEERED FILL SHALL BE A WELL GRADED GRANULAR MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY.
4. CAST-IN-PLACE CONCRETE
   - ARRANGEMENTS, BENDING, DETAILING AND SUPPORT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI AND CRSI STANDARDS.
   - WHERE REINFORCING BARS ARE SHOWN CONTINUOUS LAP BARS 24-20", 36-25", 48-32"
   - REINFORCEMENT STEEL BARS – ASTM A615 GRADE 60 (60 KSI)
   - MAXIMUM SIZE OF AGGREGATE IS 1 1/2"
   - MAXIMUM SLUMP IS 3"

COMPONENT	COMP. STRENGTH @ 28 DAYS
BLOCK/MASONRY FILL	3000 PSI
FOOTINGS & FOUNDATION WALLS	3000 PSI
INTERIOR & EXTERIOR SLABS	4000 PSI

5. MASONRY
   - MASONRY BLOCK UNITS – NORMAL WEIGHT
   - MORTAR TO BE TYPE S – CONFORMING TO ASTM C270
   - INSTALL FLASHINGS AT BAND & ALL OPENINGS
   - INSTALL BLOCK ANCHORS 48" on VERT TO COLUMNS
   - INSTALL WEEP HOLES AT 48" on

3 CODE INFORMATION

2015 WISCONSIN ENROLLED COMMERCIAL BUILDING CODE

USE & OCCUPANCY CLASSIFICATION:

PRIMARY USE:
304.1 BUSINESS GROUP B – MOTOR VEHICLE SHOWROOM

SECOND USE:
311.2 STORAGE GROUP S-1 (MODERATE-HAZARD) – MOTOR VEHICLE REPAIR

BUILDING HEIGHTS & AREAS: (TABLE 504.3 504.4 506.2)

GROUP B
- BUSINESS HEIGHT = 2 STORIES | 55 FT
- MAXIMUM AREA/FLOOR = 63,000 SF

GROUP S-1
- BUSINESS HEIGHT = 2 STORIES | 55 FT
- MAXIMUM AREA/FLOOR = 17,000 SF

TYPE OF CONSTRUCTION: (TABLE 504.3 504.4 508.2 601 602)
V-B

FIRE PROTECTION SYSTEMS: (CHAPTER 9)
BUILD GROUP S-1
- A NFPA 13 AUTOMATIC SPRINKLER SYSTEM IS NOT REQUIRED IF S-1 FIRE AREA IS LESS THAN 11,000 SF.

FIRE RESISTIVE RATINGS: (TABLE 601)

STRUCT FRAME-COLUMNS, GIRDERS, TRUSSES	0-HR FOR PARTS
EXTERIOR BEARING WALLS – >30 FT (TABLE 602)	0-HR FOR PARTS
INTERIOR BEARING WALLS	0-HR FOR SYSTEMS
FLOOR BEAMS & JOISTS	0-HR FOR PARTS
ROOF BEAMS & JOISTS	0-HR FOR SYSTEMS
INTERIOR PARTITIONS	0-HR FOR SYSTEMS
EXITS CONNECTORS (TABLE 1020.1)	1-HR
VERTICAL SHAFTS/ENCLOSURES (1020.2)	1-HR
EXTERIOR WALLS >30 FT (TABLE 602) S-1D	0-HR FOR PARTS
DOOR ASSEMBLIES	(SEE TABLE 716.5)

EXIT DISTANCE: (TABLE 1017.2)
MAXIMUM = 200 FT (WITHOUT AUTOMATIC SPRINKLER SYSTEM)

OCCUPANT LOAD: (TABLE 1004.1.2)

TOTAL BUILDING AREA = 15,266 SF

STRUCTURE/CIRCULATION/TOILETS AREA = 3,455 SF / 100 GF SLDG =	0 OCCUPANTS
BUSINESS AREA = 1,973 SF / 100 SF/OCC =	20 OCCUPANTS
AUTO REPAIR AREA = 7,016 SF / 500 SF/OCC =	15 OCCUPANTS
EQUIPMENT/STORAGE/WAREHOUSE AREA = 6,303 SF / 500 SF/OCC =	13 OCCUPANTS
TOTAL BUILDING AREA = 15,266 SF	
TOTAL NUMBER OF OCCUPANTS =	48 (20 OF 50 MAX)

ACTUAL NUMBER OF MAXIMUM EMPLOYEES & CUSTOMERS / SHIFT = 50 MAX (20 OF 50 MAX)

MEANS OF EGRESS: (1006.3.2)
REQUIRED EGRESS WIDTH = 48 PERSONS(L.E) = 10 INCHES
0 & 20 & 20 EXIT DOORS PROVIDED = 200 INCHES OF EGRESS WIDTH

SANITARY FACILITIES: (TABLE 2902.1)
REQUIRED FACILITIES = 1 PER 100 PERSONS – STORAGE
= 1 PER 25 PERSONS – BUSINESS

NOT SEPARATE FACILITIES PROVIDED
MEN – 1 TOILET & 1 URINAL
WOMEN – 1 TOILET
UNISEX – 1 TOILET & 1 URINAL

4 DRAWING INDEX

NO	DESCRIPTION
A001	SITE PLAN, CODE & STRUCT INFO
A100	FLOOR PLAN
A101	FOUNDATION PLAN
A102	ROOF FRAMING PLAN
A200	BUILDING ELEVATIONS
A300	WALL SECTIONS & DETAILS
A500	SCHEDULES, DETAILS

CONSTRUCTION EXPRESS INC
411 LA CROSSE STREET
LA CROSSE, WI 54601
(608) 784-8290

HONDA MOTORWERKS
207 MARCOU ROAD
ONALSKA, WI 54650

JOB # 18004

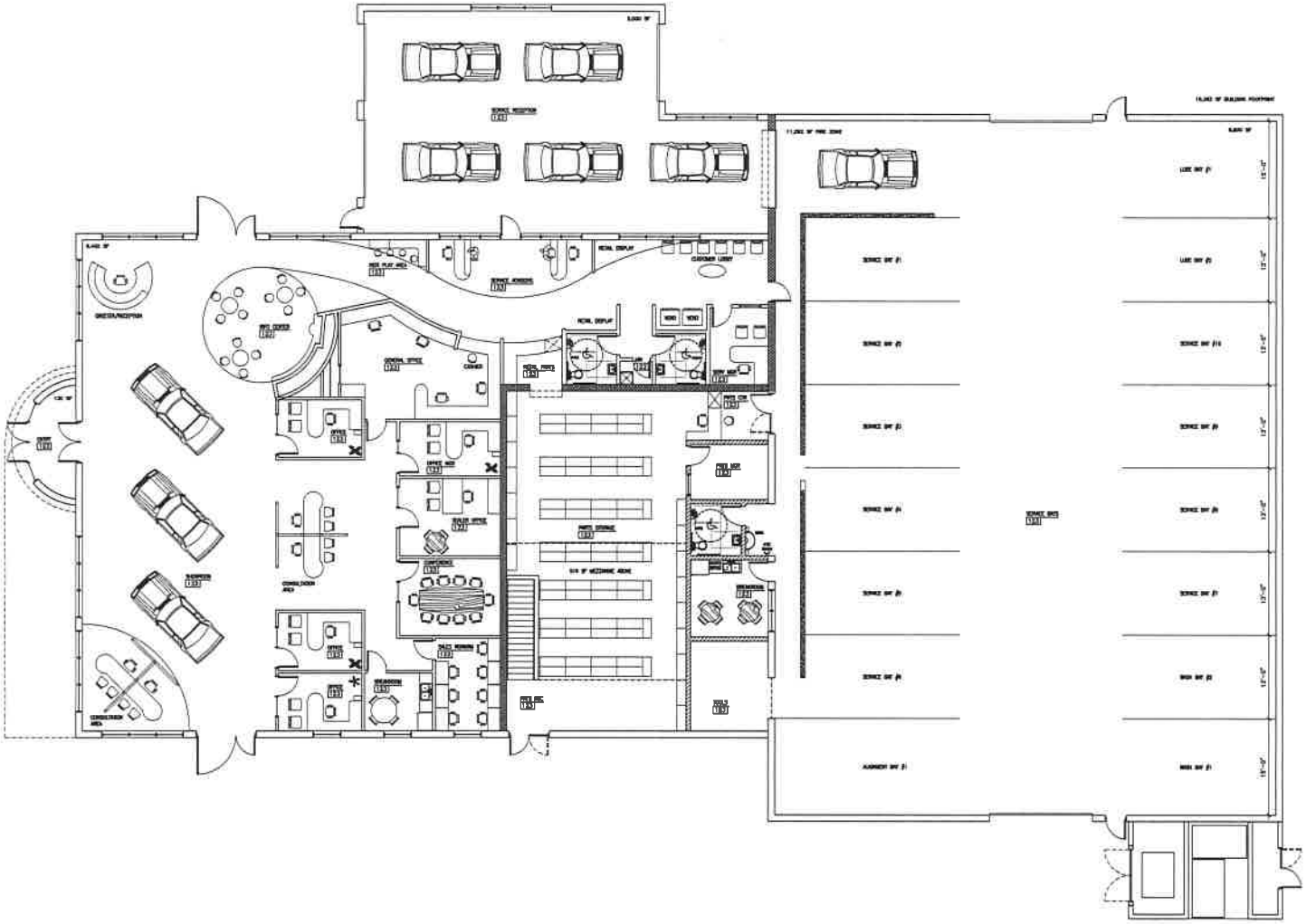
APR 3, 2018

REVISIONS

PLOT 1"=30'

SITE PLAN
STRUCTURAL INFO
CODE INFO

A001



1 FLOOR PLAN
1/8" = 1'-0"

CONSTRUCTION EXPRESS INC
411 LA CROSSE STREET
LA CROSSE, WI 54601
(608) 784-6280

HONDA MOTORWERKS
207 MARCOU ROAD
ONALSKA, WI 54650

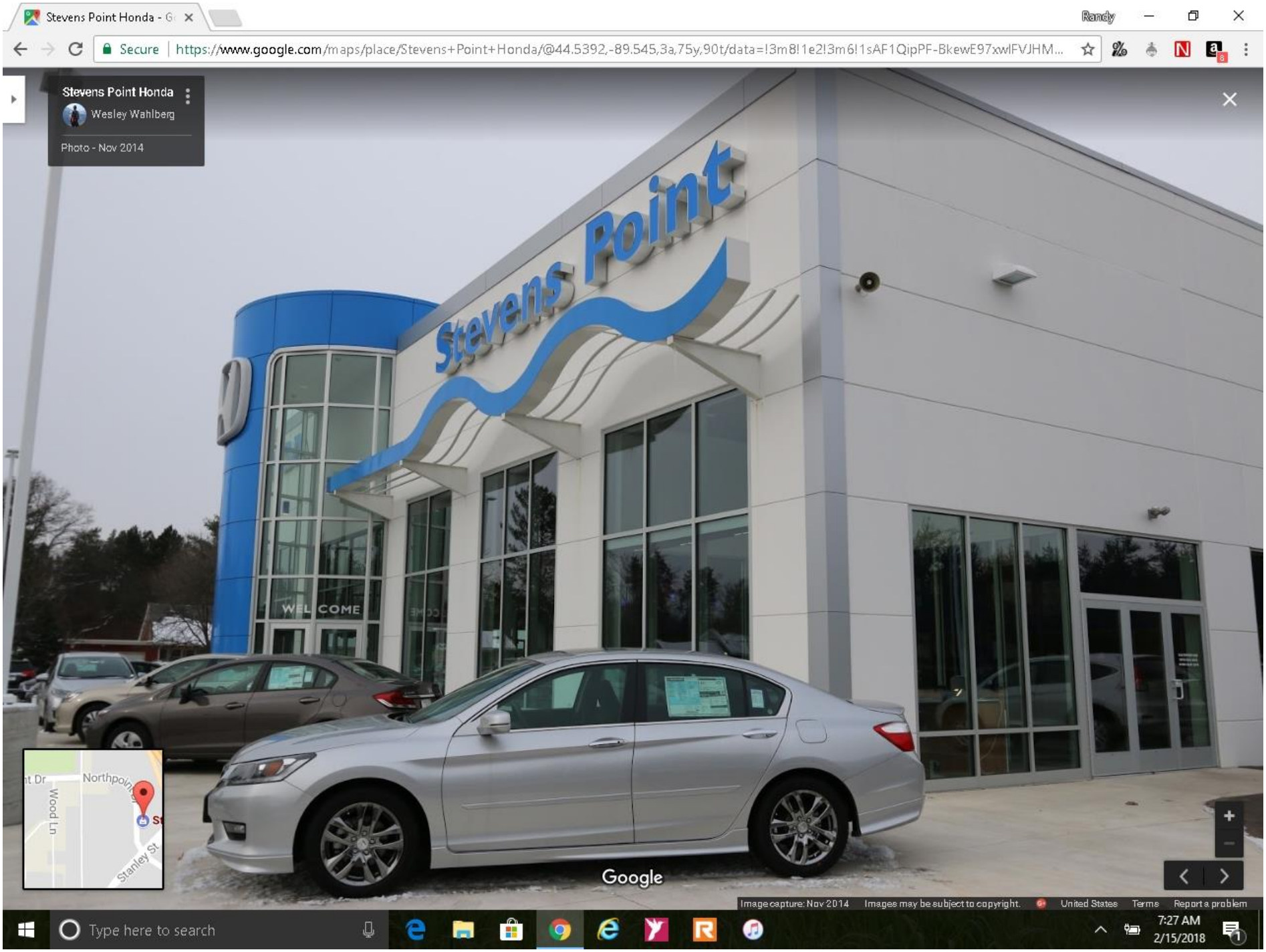
JOB # 18004
APR 3, 2018
REVISIONS

PLOT 1/8" = 1'-0"

FLOOR PLAN

A100

Gulf Fwy
Webster, Texas
Google, Inc.
Street View - Sep 2017
HONDA
Clear Lake
Baystone Ap
Point Nasa
Jasmine St
45
Google


Stevens Point Honda - G
Randy
Secure
https://www.google.com/maps/place/Stevens+Point+Honda/@44.5392,-89.545,3a,75y,90t/data=!3m8!1e2!3m6!1sAF1QipPF-BkewE97xwlFVJHM...
Stevens Point Honda
Wesley Wahlberg
Photo - Nov 2014
Stevens Point
WELCOME
Northpoint
Wood Ln
Stanley St
Google
Image capture: Nov 2014
Images may be subject to copyright.
United States
Terms
Report a problem
Type here to search
7:27 AM
2/15/2018

due Wed. 5pm
Honda

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:

☐ **Fence**	☐ **Two Structures on one parcel**	☐ **Parking Lot**
☐ **Home Occupation**	☒ **Automotive Repair / Sales**	☐ **Use**_____
☐ **Bed & Breakfast**	☐ **Warehousing / Storage**	☐ **Other**_____

Brief Description of Proposed Conditional Use:

New Car dealership for Honda Motorworks. Sales will be new + USED Cars Along with full + Quick lane Service.

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

CITY OF ONALASKA
REC#: R00108003 03/28/2018 4:58 PM
TRAN: 450 PLANNING & ZONING
OPER: CI TERM: 1
TKBY : CASH 01

==========

18-3627-2 / 207 MARCOU RD 250.00

Paid By:BORTON CONSTRUCTION INC
CK 250.00 REF:SW - 3017

APPLIED 250.00
TENDERED 250.00

CHANGE 0.00

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

CONDITIONAL USE PERMIT APPLICATION

Property Address: 207 Marcou Road	**Applicant:** Bortow Construction, Inc
Parcel Number: 18- 3607-2	Contact: Paul Borshein
Zoning District:	Mailing Address: 2 Copeland Ave Suite 201
	City, State, Zip: LaCrosse, WI 54601
	Phone Number: 608-779-0400
	Email: Paul Borshein@BortowConstruction.com ☒ Primary Contact

Business: Honda Motorworks	**Property Owner:** Stizo Development, LLC
Owner/Contact: Chris Schneider	Contact: Marvin Wanders
Mailing Address: 500 4th St. S.	Mailing Address: PO Box 609
City, State, Zip: LaCrosse, WI 54601	City, State, Zip: LaCrosse, WI 54602
Phone Number: 608-784-6433	Phone Number: 608-788-7363
Email: CSchneider@HondaMotorworks.com ☐ Primary Contact	Email: Marvin@Threesixty.biz ☐ 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: Paul Borshein	Date: 3-27-18
Signature of Property Owner: Paul Gleason Sr. VP of the Gen'l Ptr	Date: 3/27/18

Compatibility with Surrounding Neighborhood:

This is the last commercial lot in this neighborhood. There is substantial Retail adjacent and in close proximity to this property.

Consistency with the Comprehensive Plan:

The site is currently M-1 Light Industrial District. The zoning does allow a conditional use under Sec 13-5-17 Highway-Oriented Conditional uses for Vehicle Sales and Repairs. The Honda Dealership would be visible from Hwy 90 and within a block of the off Ramp.

Importance of Services to the Community:

The Relocation of Honda Motorworks is Driven by the owner trying to get closer to his customers. Along with the proximity to a cluster of Dealerships in the Onalaska and West Salem Markets.

Neighborhood Protections (avoidance of negative externalities):

We will be installing landscaping similar to Associated Bank along Marcou Road. In addition there is Already a sizeable berm separating this site from the Country Club. Site lighting will be shielded to not spill over the property lines.

Other Factors (pertinent to the proposed use):

OFFICE USE ONLY:	Date Submitted:		**Permit Number:**
Permit Fee:	☐ Cash	☐ Check #	Application Received by:

NOTICE OF PUBLIC HEARING
BEFORE THE CITY OF ONALASKA

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

TUESDAY, APRIL 24, 2018
APPROX. 7:20 P.M.
(or immediately following public hearing at 7:10 PM)

in Onalaska City Hall, 415 Main Street, Onalaska, Wisconsin 54650 at which time they will consider an application submitted by Paul Borsheim of Borton Construction, Inc., 2 Copeland Avenue, Suite 201, La Crosse, WI 54601 on behalf of Marvin Wanders of Stizo Development, LLC., PO Box 609, La Crosse, WI 54602-0609 for review and consideration of request for a Conditional Use Permit (CUP) for the purpose of allowing vehicle sales/repairs at the property located at 207 Marcou Road, Onalaska, WI 54650.

Property is more particularly described as:

Computer Number: **18-3627-2**
Section 11, Township 16, Range 07

CERTIFIED SURVEY MAP NO. 44 VOL 16 LOT 4 DOC NO. 1646629 SUBJ TO RESTR IN DOC NO. 1644763 & SUBJ TO ESMTS AS SHOWN ON CSM DOC NO. 1646629 & SUBJ TO RESTR IN DOC NO. 1646694 & T/W & SUBJ TO ESMT IN DOC NO. 1647662

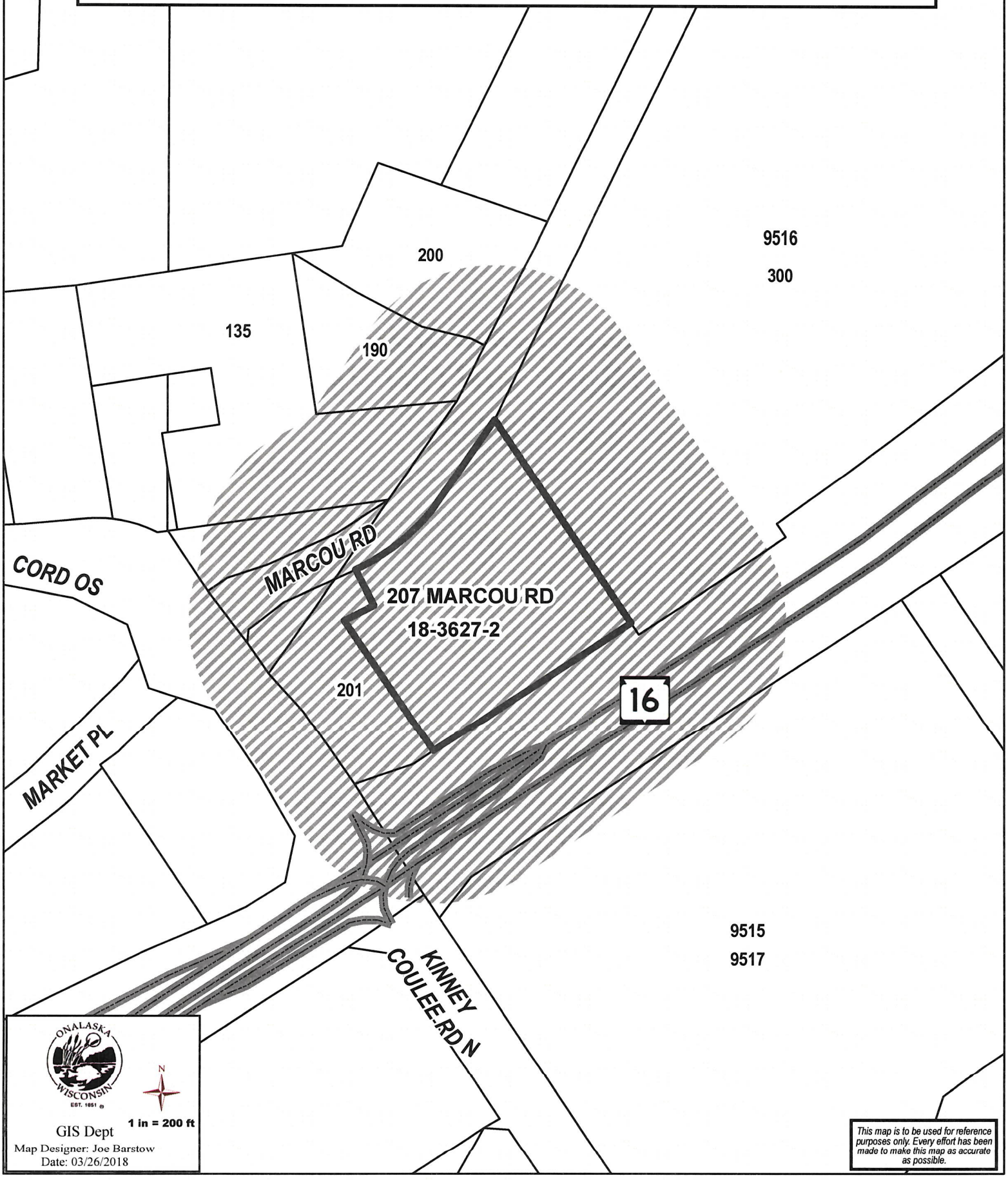
YOU ARE FURTHER NOTIFIED that the City of Onalaska Plan Commission will hear all persons interested their agent or attorney concerning this matter.

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

Dated this 6th day of April, 2018.

Cari Burmaster
City Clerk

PROPERTIES WITHIN 250FT OF PARCEL: 18-3627-2



CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – April 10, 2018

Agenda Item:

7

Agenda Item:	Review & Consideration of a rezoning request.
Applicant/Owner:	Terry Weiland, 600 L Hauser Road, Onalaska, WI 54650
Parcel Number:	18-4511-301
Site Location:	2201 Abbey Road, Onalaska, WI 54650
Existing Zoning:	Single Family Residential (R-1) District
Neighborhood Characteristics:	Properties within 250 feet of the properties in question includes a variety of residential dwellings (single family homes in the Town of Onalaska), attached townhomes, apartment buildings, and mini-storage warehouses.
Conformance with Land Use Plan:	The Comprehensive Plan identifies this area as *Mixed Density Residential*. This district is intended for residential units. Higher density residential development may be appropriate in locations adjacent to transportation corridors, commercial areas, and schools.
Background:	The applicant is the owner of the property and intends to construct a four-unit townhome/row house development on the northern portion of the property. Potentially, in the future additional development may occur on this parcel and at that time, additional zoning permits (as needed) will be obtained by the owner. Such developments may include further subdividing the parcel to allow for two (2) twindo parcels and another parcel with a five-unit townhome/row house. The property owner will be required to obtain a Site Plan Permit and comply with the Unified Development Code (landscaping, parking, green space requirements, setbacks, etc.) and obtain all required permits from other relevant state agencies prior to construction activities.
Action Requested:	As a public hearing will be held at the Plan Commission meeting, testimony from the public should be listened to and considered before deciding on the requested rezoning application.

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

April 10, 2018

Agenda Item 7:

Review and Consideration of a Rezoning application filed by Terry Weiland, 600 L Hauser Road, Onalaska, WI 54650 to rezone a parcel at 2201 Abbey Road, Onalaska, WI 54650, from Single Family Residential (R-1) District to Multi-Family Residential (R-4) District for the purpose of constructing a four (4) unit townhome/row house (Tax Parcel #18-4511-301).

1. Rezoning Fee of $300.00 (PAID).

2. A Park Fee of $922.21 per unit x 4 units = $3,688.84 dollars to be paid to the City prior to obtaining a Building Permit.

3. Payment of East Avenue North Sanitary Sewer Fee: $1,140.00 per acre * 2.35 acres = $2,679.00 dollars to the City prior to obtaining a Building Permit.

4. Topography Map Fee: $10.00 per acre * 2.35 acres = $23.50 dollars to the City prior to obtaining a Building Permit.

5. Exterior storage is prohibited.

6. Site Plan Permit required for new development in advance of building permit applications, including detailed architectural plans, landscape, drainage, erosion control, and other required information/plans (fire accessibility, hydrant locations, etc.). Any future improvements to these parcels may be subject to additional City permits (i.e., building permits).

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

8. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns. The sale or transfer of all or any portion of the property does not relieve the original developer from payment of any fees imposed or from meeting any other conditions.

9. Any omissions of any conditions not listed in committee minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

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

REZONING OR TEXT AMENDMENT APPLICATION

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

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

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

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

Request for Amendment to:

☒ **Zoning District Map (Rezoning)** ☐ **Zoning Ordinance (Text Amendment)**

☐ **Zoning Overlay District Map (Rezoning)**

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

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

Rezone to construct a four-unit townhome/row house along Abbey Road.

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

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

REZONING OR TEXT AMENDMENT APPLICATION

Property Address: 2201 Abbey Road	**Applicant:** Terry Weiland
Parcel Number: 18- 4511-301	Contact:
Zoning District: R-1	Mailing Address: 600 L Hauser Road
	City, State, Zip: Onalaska, WI 54650
	Phone Number:
	Email: ☒ Primary Contact

Business:	**Property Owner:** same
Owner/Contact:	Contact:
Mailing Address:	Mailing Address:
City, State, Zip:	City, State, Zip:
Phone Number:	Phone Number:
Email: ☐ Primary Contact	Email: ☒ Primary Contact

The undersigned hereby makes application at the location stated herein. Ther undersigned agrees that all work shall be done in accordance with the requiremments 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.

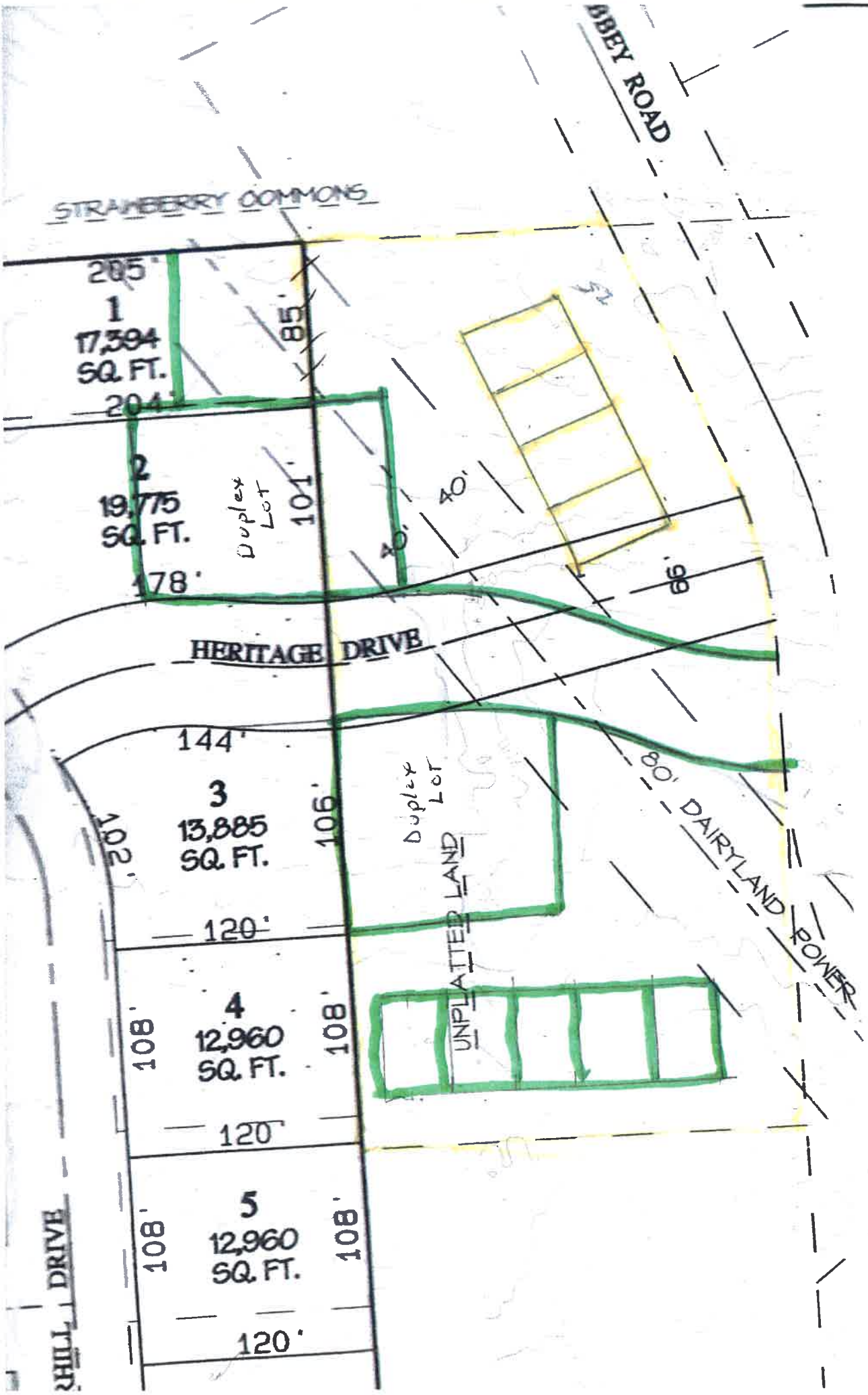
Signature of Applicant:	Date: 3-29-18
Signature of Property Owner:	Date:

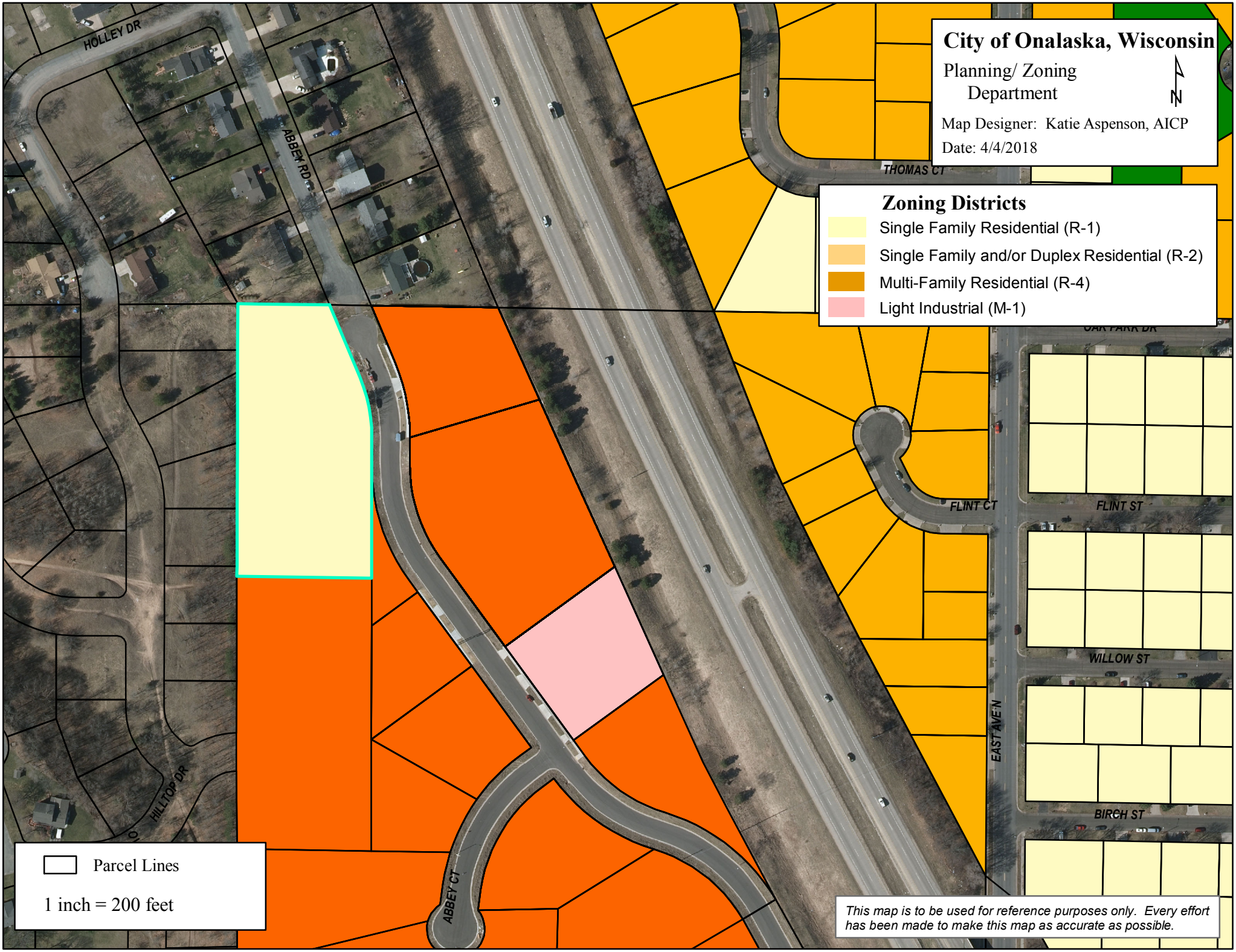
OFFICE USE ONLY:	Date Submitted: 3/29/18		**Permit Number:**
Permit Fee:	☐ Cash	☒ Check #	Application Received by: KT

CITY OF ONALASKA
REC#: R00108040 03/29/2018 9:46 AM
TRAN: 450 PLANNING & ZONING
OPER: CI TERM: 1
TKBY : CASH 01
==========
18-4511-301 / 2201 ABBEY RD 300.00

Paid By:TERRY WEILAND CONSTRUCTION INC
CK 300.00 REF:SW - 7097

APPLIED	300.00
TENDERED	300.00
CHANGE	0.00


BBEY ROAD
STRAWBERRY COMMONS
205'
1
17,394
SQ. FT.
204'
85'
2
19,775
SQ. FT.
178'
Duplex Lot
101'
40'
40'
57
66'
HERITAGE DRIVE
144'
3
13,885
SQ. FT.
120'
102'
106'
Duplex Lot
UNPLATTED LAND
80' DAIRYLAND POWER
4
12,960
SQ. FT.
120'
108'
108'
5
12,960
SQ. FT.
120'
108'
108'
HILL DRIVE


City of Onalaska, Wisconsin
Planning/ Zoning Department
Map Designer: Katie Aspenson, AICP
Date: 4/4/2018
Zoning Districts
Single Family Residential (R-1)
Single Family and/or Duplex Residential (R-2)
Multi-Family Residential (R-4)
Light Industrial (M-1)
Parcel Lines
1 inch = 200 feet
This map is to be used for reference purposes only. Every effort has been made to make this map as accurate as possible.
HOLLEY DR
ABBEY RD
THOMAS CT
OAK PARK DR
FLINT CT
FLINT ST
WILLOW ST
EAST AVE N
BIRCH ST
HILLTOP DR
ABBEY CT

PUBLIC HEARING NOTICE
BEFORE THE CITY OF ONALASKA
PLAN COMMISSION

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

TUESDAY, APRIL 24, 2018
APPROX. 7:30 P.M.
(or immediately following public hearing at 7:20PM)

in Onalaska City Hall, 415 Main Street, Onalaska, WI 54650, at which time they shall consider an application filed by Terry Weiland, 600 L Hauser Road, Onalaska, WI 54650,who is requesting to rezone a parcel from R-1 (Single Family Residential District) to R-4 (Multi-Family Residential District) to facilitate the construction of a four unit townhome/rowhouse on the property located at 2201 Abbey Road, Onalaska, WI 54650.

Property is more particularly described as:

Computer Number: **18-4511-301**
Section 29, Township 17, Range 07

N1/2 OF PRT SW-SE BEG NW COR S 940.5FT E 231FT N 940.5FT W 231FT TO POB EX CSM NO. 139 VOL 15 DOC NO. 1625124 SUBJ TO 10FT ESMT IN V837 P792

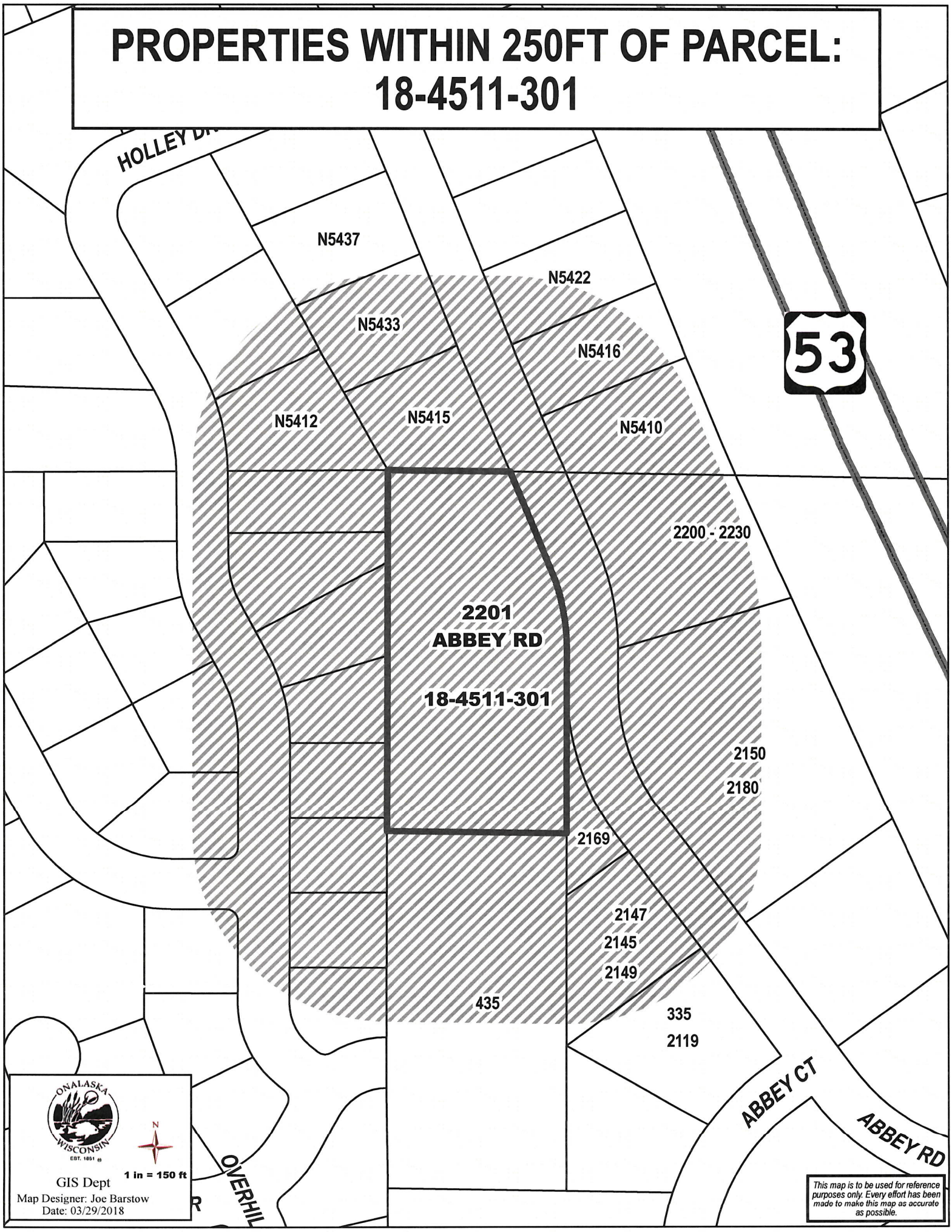
YOU ARE FURTHER NOTIFIED that the City of Onalaska Plan Commission will hear all persons interested, their agent or attorney, concerning this matter.

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

Dated this 6th day of April, 2018.

Cari Burmaster
City Clerk

PROPERTIES WITHIN 250FT OF PARCEL: 18-4511-301



CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – April 10, 2018

Agenda Item:

8

Agenda Item: Consideration of a Downton Planned Unit Development (D-PUD) request – Final Implementation Plan.

Applicant: Jeffery Moorhouse, on behalf of Onalaska United Methodist Church, 212 4th Avenue North, Onalaska, WI 54650

Property Owner: Onalaska United Methodist Church, 212 4th Avenue North, Onalaska, WI 54650

Parcel Numbers: 18-229-0, 18-228-0, 18-233-0, 18-234-0, 18-232-0, &18-231-0.

Site Location: 212 4th Avenue North, 222 4th Avenue North, 412 Locust Street, 418 Locust Street, 213 5th Avenue North, 415 King Street, Onalaska, WI 54650

Existing Zoning: Combination of Single Family Residential and Public & Semi-Public Districts

Conformance with Comprehensive Plan: The Comprehensive Plan classifies these properties as "Downtown Mixed Use District" and "Institutional District" which are intended for a mixture of uses including residential, personal service, commercial, institutional and civic uses.

Background:

This Downton Planned Unit Development (D-PUD) request is to facilitate a three-phase development to Onalaska United Methodist Church located at 212 4th Avenue North, Onalaska. The properties in question are all owned by the United Methodist Church and the alley that separates said parcels is in the process of being vacated and the land given to United Methodist Church. Phase 1 of the development includes providing better access to the facility with a covered canopy entrance, new vestibule, and bathrooms to serve guests. Phase 2 of the development moves the existing Fellowship Hall to the main floor to be on the same level as the Sanctuary, which allows for additional lower level entrance and classroom space. Phase 3 of the development includes repurposing the single family homes on their property. This Final Implementation Plan (FIP) will only be for Phases 1 & 2 and Phase 3 will have its own FIP in the future. According to the applicant, it is estimated that Phases 1 & 2 will have a construction value of $3,500,000.00 dollars and the significant community services offered by United Methodist Church are increasingly beneficial to the public and community members.

The tentative schedule for implementation is as noted below:

- Phase 1: 2018 construction/completion.
- Phase 2: 2025 construction/completion.
- Phase 3: 2030 construction/completion.

Downtown Planned Unit Development (D-PUD)

A Downtown - Planned Unit Development (D-PUD) may be used as a custom zoning district for any land use or combination of land uses. An approved D-PUD will supersede any underlying zoning district and rezoning of a combination of dissimilar parcels will not be required. D-PUDs shall be on a tract of land not less than one-quarter (1/4) acre of land (10,890 square feet). This development exceeds the minimum standard.

Standards for Review:

The following development and design standards are used to review D-PUDs defined in Section 13-3-18 of the Unified Development Code. Applicant requests and staff comments on each criterion are bulleted.

(a) Permitted Uses.
- Proposed uses include the following (more detailed list found in applicant letter):
  - Single family dwellings (attached/detached), community living arrangements, multi-family dwellings (including senior housing & other special needs housing), family daycare/nurseries, preschool/centers school-age daycare, food-related services (neighborhood grocery, food pantry, farmers market, bakery, café, coffee shop), retail uses (stationary store, gift shop, book store, artist studio), personal services (music/dance/exercise studio, professional office, medical clinic), cultural uses (library, community meeting facility (non-commercial in nature), community center, auditorium, warming shelter, public emergency shelter), club/fraternity/lodge user, church and place of worship, educational facility, open spaces uses, manufacture/packaging of confection/jewelry, public facility, and parking facilities.

(b) Conditional Uses:
- None Proposed.

(c) Density:

(1) Effect on adjacent properties: The major proposed change includes the removal of one (1) single family residence to facilitate Phase 1.
- Properties west, north, and east of the proposed D-PUD are single-family residential dwellings and parking lot owned by United Methodist Church.
- Properties south of the proposed D-PUD include the City Hall, City Hall parking lot, and a funeral home.

(2) Adequacy of public & private services/infrastructure:
- This plan includes the vacation of the alleyway separating United Methodist Church parcels which is currently underway. Existing utilities (water & sewer) are sufficient for Phases 1 – 3. Phase 1 will include a new water service that will be able to provide for a fire sprinkler system (part of Phase 2 development).

(3) Overall design.
- Architectural renderings of the final product are included in the packet. As Phases 1 & 2 (and potentially Phase 3) will require Site Plan Review, architecture is reviewed as part of the overall project. The addition appears to complement existing architecture of United Methodist Church (colors/materials).

(4) Scale and massing of structures.
- Phases 1 & 2 are possible as part of vacating the alley which allows the additions to occur in a manner that is appropriate to the surrounding development.

(5) Building elevations and setbacks.
- The attached site plan notes particular setbacks, details provided in Section (d) below. Colored building elevations have been provided for Plan Commission review.

(6) Landscaping, screening and buffering.
- The overall development will include new green space between the existing church building and the parking area and in place of the residence at 215 5th Avenue North.

(7) Open space provision and design.
- Currently, there is a play/open area on the eastern side of the church and the aforementioned additional green spaces will be added as part of Phase 1. All other existing green space around the perimeter of the facility is proposed to remain.

(8) Retention of natural, cultural, and historic resources.

- Not applicable to this project.

(d) Setbacks. Setbacks may vary in D-PUD's.
- Each structure will have one (1) street designated as "front" with a twenty-five (25) foot setback. All other sides (even if abutting a street) will not follow the twenty-five (25) foot setback. Side yard setbacks have a minimum of five (5) foot setback. Zero (0) foot setback for rear yards.
- In order to ensure that the structures and pavement do not occupy 100% of the site, the proposed includes a total maximum building area (including canopies) of forty percent (40%) of the site. Total parking and drive areas shall not exceed thirty percent (30%) of total site.
- Proposed Parking Garage Credit: For every required parking space that is relocated to "below Grad" parking either under created green space or below building footprint, the allowable building footprint may be increased by 625 SF.

(e) Building Height:
- Proposed overall height is three (3) stories, not including basements or parking structures that may be partly or fully below grade.
- Church Steeple – overall height is 65 feet. However, steeple shall be designed to fit into the architecture of the building.

(f) Environmental Design:
- The purpose of the Phase 1 & 2 developments is to provide ADA accessibility to the public. The projects have been designed to accommodate the unique slope/elevation changes found on the properties in question.

(g) Open Space:
- Overall, the proposed open space for the D-PUD is thirty percent (30%) which provides for general green space, playground and shelter space, and biofilters that serve stormwater purposes on-site.

(h) Architecture:
- The City will require complete architectural plans and renderings as part of the Final Implementation Plan. Included in the D-PUD are the proposed building elevations which remain in character with the existing facility.

(i) Parking:
- Parking on-site is proposed to be a minimum of thirty-six (36) parking stalls, without exceeding the proposed parking and drive maximum pavement of thirty percent (30%) of the site. Currently, there are approximately 66 parking stalls serving this facility (36 on property and 30 in the parking lot at 505 King Street).

(j) Street, Utilities, Drainage:
- No new public improvements are proposed. New water service as part of Phase 1 development which should satisfy service needs for future fire safety services of Phase 2.

(k) Circulation/Access:
- Entire block is served by sidewalks and multiple connections to the sidewalks occur throughout the site.

(l) Landscaping:
- Site Plan indicates landscaped areas. One (1) ash tree will be removed and replaced as part of the development.

(m) Signs:
- Currently, three (3) monument signs exist at the facility which shall remain. Said signs may be updated or reconstructed in their current locations provided the following occur:
    - Character of the sign remain consistent with building architecture;

- Foundation of any replacement not to exceed existing foundation by more than ten percent (10%);
- Sign(s) not placed closer to adjacent right-of-way than current sign(s);
- Any sign reconstruction shall be made to comply with the physical conditions of the sign ordinance for size, area, brightness, height, or any properties required of the sign as contained in Section 13-6-24; 13-6-25; &13-6-20 of the City of Onalaska Sign Ordinance.

Attachments:

- Applicant Letter describing D-PUD.
- Applicant Letter for Project Overview.
- Applicant Letter D-PUD Uses/Review Standards.
- Phase 1 Materials:
    - Site, Grading, Utility, and Landscaping Plans;
    - Floor Plans and Building Elevations.
- Phase 2 Materials:
    - Site, Grading, and Landscaping Plans.
    - Floor Plans and Building Elevations.
- Appendix A Materials:
    - Phases 1 & 2 Site Plans.
- Application Packet (D-PUD application and checklist).

Action Requested:

Consideration on the requested Final Implementation Plan for the D-PUD application.

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

April 10, 2018

Agenda Item 8:

Review and Consideration of a Final Implementation Plan (FIP) for a Downtown Planned Unit Development (D-PUD) application filed by Jeffery Moorhouse, of Onalaska United Methodist Church, 212 4th Avenue North, Onalaska, WI 54650, for the purpose of expanding United Methodist Church utilizing a three-phased approach which include the following parcels located at 212 4th Avenue North, 222 4th Avenue North, 412 Locust Street, 418 Locust Street, 213 5th Avenue North, and 415 King Street (18-229-0, 18-228-0, 18-233-0, 18-234-0, 18-232-0, & 18-231-0).

1. Site Plan review will be required prior to construction of Phase 1 and Phase 2. If any major modifications to Phases 1 & 2 are proposed, City Staff may submit said changes to the Plan Commission for consideration.

2. Final Implementation Plan for Phase 3 is required prior to re-purposing the Single Family Residences on site as noted in the attached documentation. Site Plan review may be required prior to executing Phase 3.

3. Owner/developer to abide by the Airport Overlay Height Zoning Ordinance and obtain any necessary permits from the City of Onalaska and/or City of La Crosse as needed.

4. All erosion control BMPs (Best Management Practices) to be installed prior to the start of any construction activities. Swale areas/stormwater ponds to be dug prior to start of construction and prior to initial grading to act as sediment traps. Track pad(s) to be installed with a minimum of 3 to 6 inch stones, one (1) foot deep and fifty (50) feet in length. All disturbed areas to have black dirt placed and seeded within seven (7) days of disturbance.

5. As-builts of all utility work required to be submitted to the Engineering Department.

6. Owner/developer to request and have the vacation of alley finalized prior to any construction activities.

7. Owner/developer to submit final, colored renderings of all four (4) sides of proposed buildings noting architectural elevations with details and materials to be approved by the Planning Department.

8. Any future improvements to these parcels will be subject to additional City permits (i.e., site plan approvals, building permits, zoning approvals). Owner/developer shall pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to issuance of occupancy permits.

9. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns. The sale or transfer of all or any portion of the property does not relieve the original developer from payment of any fees imposed or from meeting any other conditions.

10. Any omissions of any conditions not listed in minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

ONALASKA
UNITED METHODIST CHURCH
inviting, welcoming, and accepting to all

March 28, 2018

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

Dear Sir or Madam,

Enclosed is the Downtown Planned Unit Development Final Implementation Plan (FIP) application, checklist, and required submittals for Onalaska United Methodist Church.

We have attached our General Development Plan (GDP) narrative and the site plans for Phase 1 and Phase 2 in Appendix A for your reference. Much of the information in the narrative applies to our Final Implementation Plan so it seemed appropriate to include that in this document. Specifically, the Project Overview and General Development Plan Standards (including permitted uses, description of density, setbacks, building height, design with the environment, open space, architecture, parking, any planned public improvements, circulation/access, landscaping, and signs) contain most of our proposed requirements in detail. The GDP also gives additional information needed for our FIP.

A narrative for our FIP is also included. This describes the project and identifies where the required information can be found in our FIP document. The narrative also expands on the GDP where necessary.

Also included in the application package are plan sets for Phase 1 and Phase 2. The Plans for each Phase provides a scaled map of the project including arrangement of buildings, parking, circulation, open space, and general areas of landscaping. The grading plans show existing topography and proposed grading and drainage and how the project will fit onto the unique site. Floor plans and three dimensional renderings show the intended future building layout and how the exterior of the building will complement the existing building and neighborhood. Phase 1 provides sewer and water utilities for both Phases so only Phase 1 documents include utilities.

If you should have any questions, please do not hesitate to call the church office at (608) 783-3380 or you can reach me at Paragon Associates at (608) 781-3110.

Sincerely,

Jeffrey S. Moorhouse

Jeffrey S. Moorhouse, Trustees Chair

212 4th Avenue N, Onalaska, WI 54650 608-783-3380 onalaskaumc.org

PROJECT FINAL IMPLEMENTATION PLAN - PROJECT OVERVIEW

The Methodist Church of Onalaska is seeking improvements to our facilities to enhance and to continue to serve our community. As a church, we have continued to plan our future and adapt to the changing needs of those we service. Some of this has been a long term component of our planning efforts while some is newly conceived. However, with the multiple properties and uses necessary to carry out our mission, new more appropriate zoning is required. We are seeking a D-PUD to achieve this objective.

Our current plan is set to three Phases of Development. Phase I is an addition to provide better, safer access to our building. Phase II moves our Fellowship Hall to the main floor to be at the same level as our Sanctuary. This also provides additional lower level entrance and classrooms. Phase III is less specific but is based on the expected useful life of the two remaining single family homes on our property. As they near this end, they will require repurposing, rebuilding or removal. A more specific final development plan will be created for those components. As single family homes, they currently satisfy a reasonable mission objective for us. These properties will continue as homes for the foreseeable future in the short term.

FINAL IMPLEMENTATION PLAN REQUIREMENTS

A. **Scaled Map:** The maps included for each phase are to scale but are reduced to fit into this document. Sheet 1 for Phase 1 and Phase 2 are the project site plans.

B. **The Pattern of Circulation:** This can be seen on the site plans. Sidewalks, driveways, and streets are all shown on the documents.

C. **Detailed Lot Layout:** The site plans also show our lot lines proposed. This is basically the house on the northwest corner (4th and Locust) remains on its own lot while the balance of the block is proposed to be joined into a single second lot.

D. **Locations of Buildings:** All proposed buildings are shown on the site plans.

E. **Architectural Elevations:** These are included in the documents for each Phase. The drawings follow the various site plans that have been included.

F. **Master Grading and Drainage Plans:** Detailed grading plans are included with the site plans for each phase.

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G. **Utility Plans:** Most of the building is already served by utilities. However and new sewer and water service (including fire protection service) is included with Phase 1 which will serve the needs of Phase 2. Building fire protection is included in Phase 2.

H. **Open Space Plan:** Item G of our GDP sets open space at 30% for our project which meets the minimum 15%.

I. **Master Landscape Plan:** This is part of the Phase 1 and Phase 2 site plan documents. The key on the plan shows which trees are existing or proposed. The plans also indicate lawn and landscaped areas.

J. **Proof of Financial Treatment:** It is our understanding that this is not applicable for this project.

K. **Economic Analysis:** An economic analysis is included on page 4 of the GDP in Appendix A.

L. **Project Schedule:** An overall schedule of the development is included on page 4 of the GDP. However, Phase 1 is expected to start site preparation work May 15th with Phase 1 being complete by October 26th, 2018.

PROJECT OVERVIEW

The Methodist Church of Onalaska is seeking improvements to our facilities to enhance and to continue to serve our community. As a church, we have continued to plan our future and adapt to the changing needs of those we service. Some of this has been a long term component of our planning efforts while some is newly conceived. However, with the multiple properties and uses necessary to carry out our mission, new more appropriate zoning is required. We are seeking a D-PUD to achieve this objective.

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GENERAL DEVELOPMENT PLAN STANDARDS

A. PERMITTED USES:

(1) One (1) family dwelling.
(2) Community living arrangements.
(3) Family day care homes.
(4) Zero (0) lot line housing.
(5) Single-family attached dwellings, including duplexes, townhouses, row houses.
(6) Multi-family dwellings, including senior housing.
(7) Special needs housing, such as community living arrangements and assisted living facilities.
(8) Rest Homes, nursing homes, homes for the aged and clinics, and such similar facilities, Children's nurseries, daycare centers, preschool , centers and school-age daycare programs
(9) Food related services (neighborhood grocery store, food pantry, farmers market, bakery, café, or coffee shop).
(10) Retail uses (stationery store; gift shop, book store; studio and shop for artists and artisans).
(11) Services (day care center; music, dance or exercise studio; professional office, or medical clinic).
(12) Cultural uses (library, community meeting facility, community center, auditorium, warming shelter, public emergency shelter).
(13) Clubs, fraternities, lodges and meeting places of a non-commercial nature
(14) Church and place of worship related uses.
(15) Educational facility.

(16) Open Space Uses (passive recreation, park, or playground).
(17) Manufacture and packaging of confection or jewelry.
(18) Parking facilities
(19) Public facilities

B. CONDITIONAL USES: None

C. DENSITY

1. In relation to adjacent properties, our facilities will not appear contextually different. Our site is currently occupied by a substantial structure and most of the proposed building activity is located in the middle of the project site. The greatest change will be in Phase I on the east side of the project. This is because the house located at 213 5th Avenue North is being removed to allow for the Phase I construction.
2. City services to the project are adequate as we are not anticipating increased demand for sewer and water. The exception to this is in Phase II, we will be adding a fire sprinkler system to the entire Church Building. Service for this is adequate once a new water service is installed as part of the Phase I work.
3. The design of the building phases has been done to tie into the look of the existing building. Architectural renderings are included in our submittal.
4. The scale and massing of the proposed additions are demonstrated in the drawings and are appropriate for the building.
5. Building drawings included in the submittal show the elevations and site drawings demonstrate compliance with proposed setbacks.
6. Additional green space is being added where appropriate. Added green space will be replacing the 213 5th Avenue house. New green space is incorporated between the church building and the parking where there is none now.
7. Open space is being preserved in reasonable proportion to the building and parking. Site plans indicate green space being provided. Perimeter green space remains virtually unchanged by the project.
8. There are no natural or historic resources here needing preservation.

D. SETBACKS

Front:

Each structure in the D-PUD shall have a one street designated as 'front.' This setback for the front shall be 25'.

Side yard:

Sides, other than front, shall have a minimum setback of 5 feet.

Rear yard:

None

Area:

1. Total maximum building area (including canopies) shall not exceed 40% of the D-PUD site.

2. Total parking and drives shall not exceed 30% of the D-PUD site.
3. Parking garage credit: For every required parking space that is relocated to "below Grade" parking either under created green space or below building footprint, the allowable building footprint may be increased by 625 SF.

E. BUILDING HEIGHT

1. 3 stories not including basements or parking structures that may be partly or fully below grade.
2. Church Steeple – 65' height limit. However, steeple shall be designed to fit into the architecture of the building.

F. DESIGN WITH THE ENVIRONMENT

We have specifically worked with the changing elevations of our site to arrive at a unique and sensitive plan; providing important access for those in our community with physical and mobility challenges.

G. OPEN SPACE

We are proposing open space for 30% of our site. This is important to us because of our need for a playground and shelter. We also have two biofilters that are preserved in Phase I with one being relocated in Phase II.

H. ARCHITECTURE

The project design is under contract with the local architectural firm HSR Associates. We will be submitting specific architectural drawings depicting the character of our proposal as part of the Final Development Plan process.

I. PARKING

Parking on-site shall include a minimum of 36 spaces without exceeding the proposed maximum parking and driveway pavement for the site of 30%.

J. STREETS, UTILITIES, AND DRAINAGE

No public improvements are proposed.

K. CIRCULATION/ACCESS

The facilities are connected to the public sidewalk system at multiple locations. The church worked with the city recently to establish sidewalks around the entire block.

L. LANDSCAPING

Landscaped areas are shown on our submittal site plan. No hardwood trees are being removed with this project except one Green Ash which will be suitably replaced.

M. SIGNS

We show on our plans existing signs. There are three. We propose that these be allowed to remain at these locations. All three are monument type structures. These may be updated or reconstructed at their current locations provided the following:

1. The character of the sign shall remain consistent with the building architecture.
2. The foundation of any replacement shall not exceed the existing foundation by more than 10%.
3. The sign shall not be placed closer to any adjacent right-of-way than the current sign.
4. Any sign reconstruction shall be made to comply with the physical conditions of the sign ordinance for size, area, brightness, height, or any properties required of the sign as contained in Section 13-6-24; 13-6-25; & 13-6-20 of the City of Onalaska Sign Ordinance.

ECONOMIC ANALYSIS OF THE DEVELOPMENT

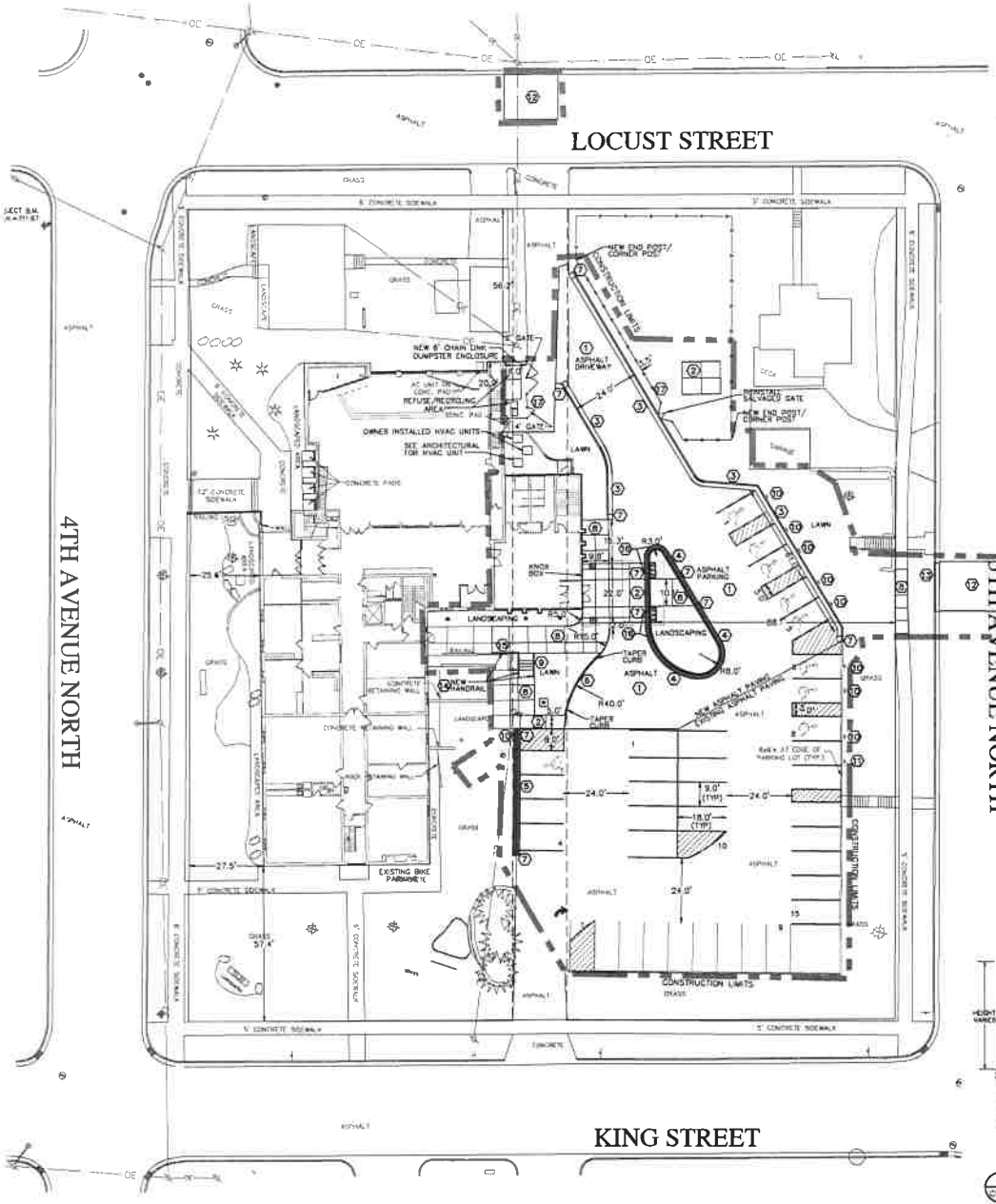
It is estimated that Phases I and II of the development will have a construction value of $3,500,000. Even though this does not have a direct tax benefit to the city, our church offers significant beneficial community services and support for citizens that is an important part of a healthy and happy community.

TENATIVE SCHEDULE

Phase I – complete in 2018
Phase II – complete in 2025
Phase III – complete in 2030

Onalaska United Methodist Church
D-PUD
Final Implementation Plan

Phase 1



SITE NOTES

- The location of existing utilities, both underground and overhead are approximate only and have not been independently verified by the owner or its representatives. The contractor shall be responsible for determining the exact location of all existing utilities, whether shown on these plans or not, before commencing work, and shall be fully responsible for any and all damages which might be caused by the contractor's failure to exactly locate and preserve any and all utilities.
  CALL DIGGERS HOTLINE (800) 242-8511
- The underground locations of the Public Utilities were marked by representatives of those companies. The locations of the privately owned underground utilities were not marked.
- There may be more underground utility installations within the project area that are not shown.
- It shall be the contractors responsibility to arrange for any necessary inspections by local government that may be required.
- Any and all parties utilizing vertical datum shall always check into at least two (2) benchmarks to avoid mistakes due to hydrant adjustments or transpositional errors. Failure to do so will be considered contributory gross negligence and subject the offending party to any damages resulting therefrom.
- Dimensions are to face-of-curb unless otherwise noted.

SITE NOTES

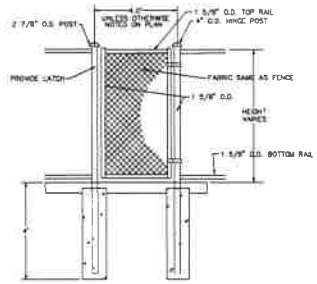
1. SEE DETAIL 1/C100 FOR ASPHALT PAVEMENT SECTION
2. SEE DETAIL 2/C100 FOR CONCRETE PAVEMENT SECTION
3. SEE DETAIL 3/C100 FOR TYPICAL 24" CURB AND GUTTER SECTION
4. SEE DETAIL 4/C100 FOR 24" CURB AND GUTTER – REVERSE SLOPE
5. SEE DETAIL 5/C100 FOR 30" MOUNTABLE CURB – REVERSE SLOPE
6. SEE DETAIL 6/C100 FOR TYPICAL 8" CURB SECTION
7. SEE DETAIL 7/C100 FOR END SECTION CURB AND GUTTER
8. SEE DETAIL 8/C100 FOR SIDEWALK PAVING AND JOINTING
9. SEE DETAIL 9/C100 FOR REINFORCED CONCRETE STEP
10. SEE DETAIL 10/C100 FOR NEW AND SALVAGED DISABLED PARKING SIGNS
11. REINSTALL SALVAGED "PASTOR PARKING" SIGN PER DETAIL 10/C100
12. PATCH STREET PER CITY OF ONALASKA STANDARDS. CONTRACTOR SHALL PROVIDE A 12 MONTH WARRANTY OF THE STREET PATCH AGAINST PAVEMENT FAILURE OR SETTLEMENT OF MORE THAN 1/4" MEASURED WITH A 10' STRAIGHT EDGE.
13. REPLACE CURB AND GUTTER TO CITY OF ONALASKA STANDARDS
14. SEE DETAIL 10/C100 FOR HANDRAIL
15. SEE DETAIL 11/C100 FOR THICKENED EDGE SIDEWALK
16. 8" CURB HEAD IN THIS LOCATION. TRANSITION 8" TO 8" IN 2 FEET.
17. SEE DETAILS 12/C100 AND 13/C100 FOR VINYL CHAIN LINK FENCE AND GATE

SITE PLAN PERMIT NOTES

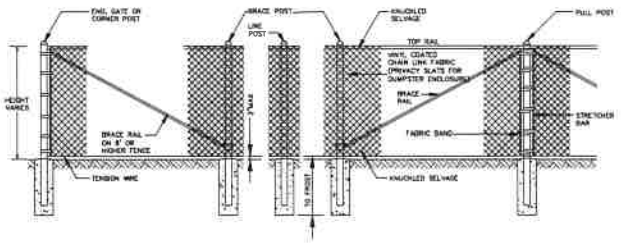
TOTAL DISTURBED AREA = 31,883 SF

REQUIRED PARKING (1 SPACE/3 SEATS) = 80 SPACES
PROPOSED PARKING = 86 TOTAL (36 UPPER LOT, 50 LOWER LOT)

TOTAL EXISTING IMPERVIOUS (IN PROJECT AREA) = 20,974 SF
TOTAL PROPOSED IMPERVIOUS (IN PROJECT AREA) = 23,858 SF
TOTAL ADDITIONAL IMPERVIOUS = 2,884 SF
ROOF AREA DIVERTED TO ON-SITE BIOFILTER = 2,539 SF
TOTAL ADDITIONAL UNTREATED IMPERVIOUS = 345 SF



A/C100 FENCE GATE DETAIL
NO SCALE



B/C100 TYPICAL CHAIN LINK FENCE SECTION
NO SCALE

SCALE: 1"=20'

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

HSR ASSOCIATES INC.
100 MILWAUKEE STREET
LA CROSSE, WISCONSIN
PHONE: 608.784.1820
FAX: 608.782.5944
WEB SITE: www.hsrassociates.com

Consultant:

PARAGON ASSOCIATES
Environmental Design & Consulting

Project Title: ONALASKA UNITED METHODIST CHURCH EAST ENTRY ADDITION

Project Location: 212 4TH AVENUE ONALASKA, WISCONSIN

Sheet Title: SITE PLAN

HSR Project Number: 17074

Project Date: MARCH 2018

Drawn By: C.G.

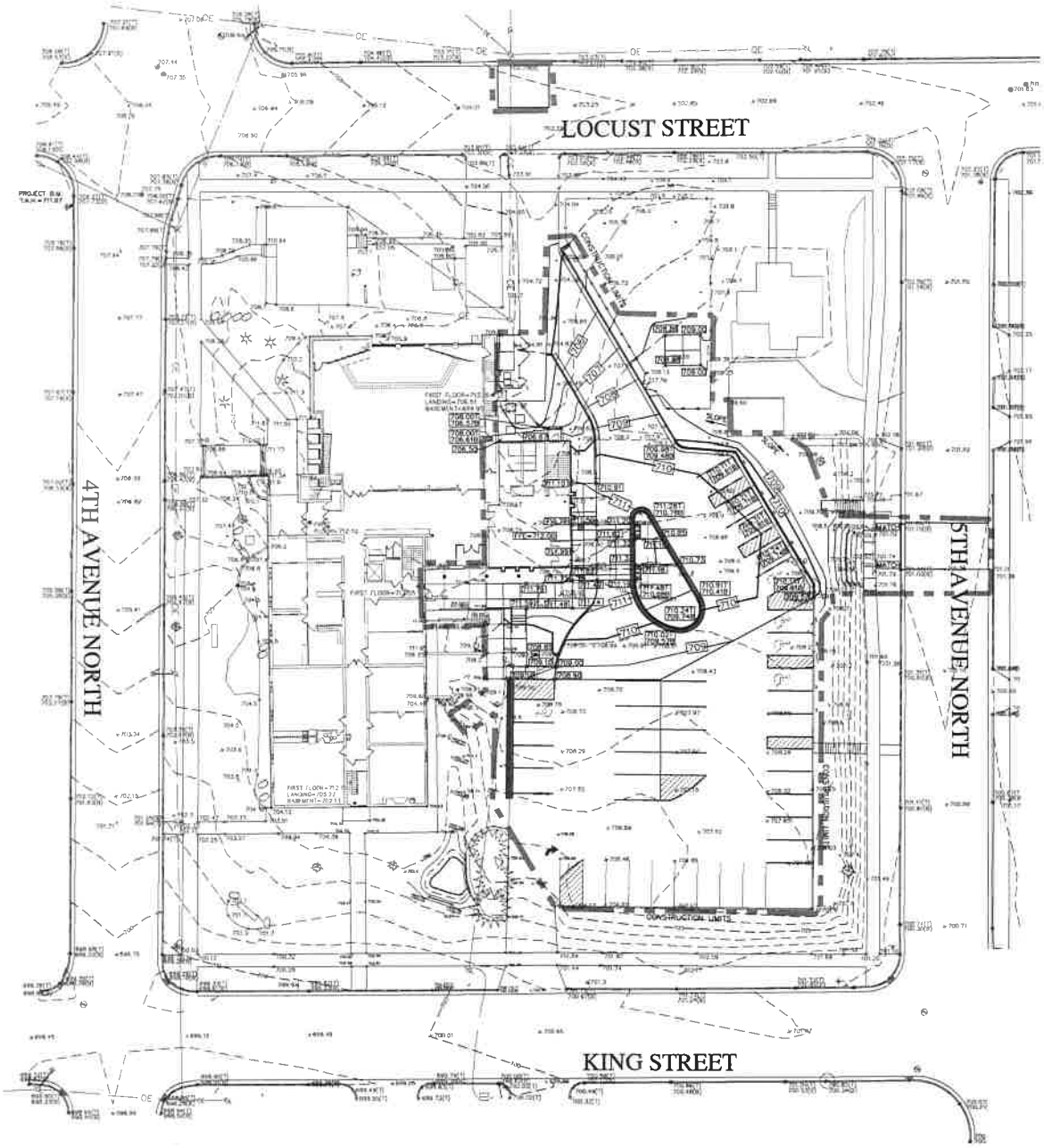
Key Plan:

Revisions		
No.	Description	Date
A1	ADDENDUM #1	03/16/2018

Graphic Scale: 1"=20'

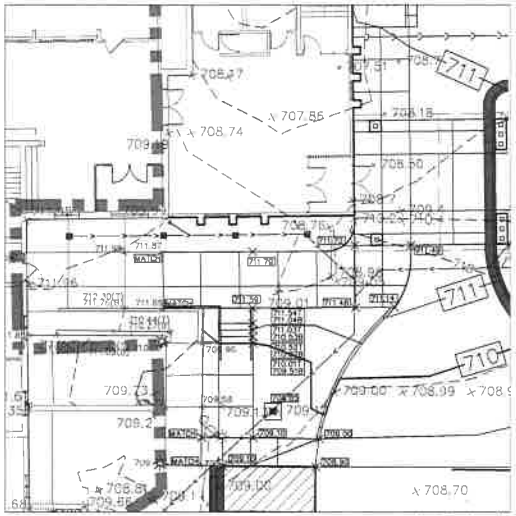
Last Update: 02/28/18

C100R



GRADING NOTES

- CONTOURS SHOWN ARE FOR FINISHED SURFACES. ANY ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
- ALL DISTURBED AREAS THAT ARE UNPAVED ARE TO BE LANDSCAPED OR SODDED AS INDICATED ON THE LANDSCAPE PLAN.
- ALL LANDSCAPED OR SODDED AREAS SHALL HAVE A MINIMUM OF 6" OF TOPSOIL.
- SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN HOWEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF SPOT ELEVATIONS DO NOT APPEAR TO AGREE WITH THE CONTOURS AND SLOPES LABELED. SPOT ELEVATIONS AND SPECIFIC PROFILE INFORMATION SHALL BE USED FOR ESTABLISHING THE ELEVATION OF CURBS, DRIVEWAYS, AND OTHER UTILITIES.
- ALL FINISHED GRADING SHALL PROVIDE FOR A SMOOTH TRANSITION TO UNGRADED AREAS.
- ALL PVC STORM SEWER PIPING SHALL BE MINIMUM SDR 35.



ENTRY PLAZA GRADING DETAIL

SCALE: 1"=10'

SCALE: 1"=20'

ARCHITECTURE
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Consultant:

PARAGON ASSOCIATES
Environmental Design & Consulting

Project Title: ONALASKA UNITED METHODIST CHURCH EAST ENTRY ADDITION

Project Location: 212 4TH AVENUE ONALASKA, WISCONSIN

Sheet Title: GRADING PLAN

HSR Project Number: 17074

Project Date: MARCH 2018

Drawn By: C.G.

Key Plan:

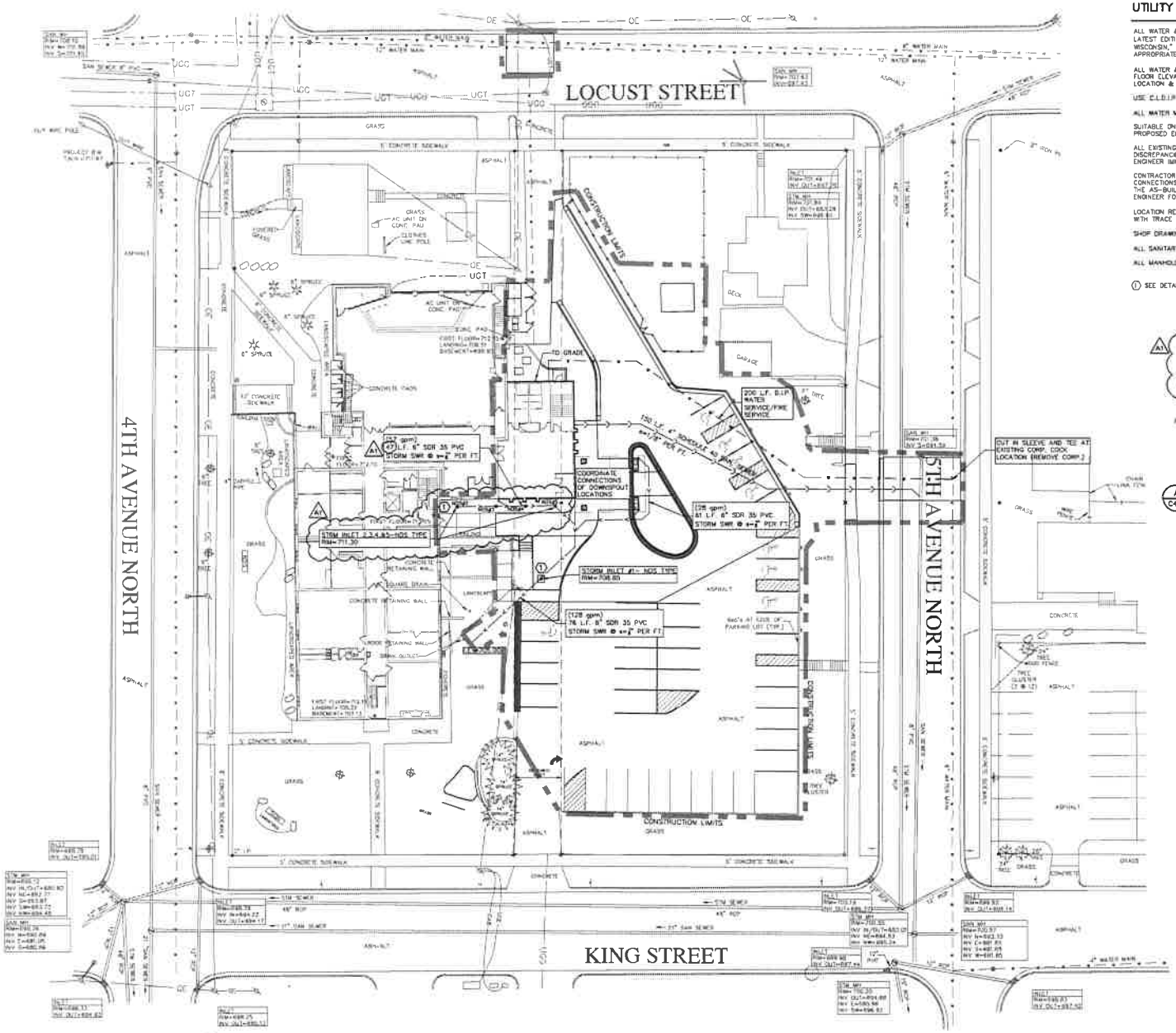
Revisions

No.	Description	Date

Graphic Scale: 1"=20'

Last Update: 02/28/18

C200



UTILITY NOTES:

ALL WATER & SEWER (STORM & SANITARY) CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR SEWER & WATER IN THE STATE OF WISCONSIN," ALONG WITH THE CITY OF ONALASKA STANDARD SPECIFICATIONS, AS APPROPRIATE.

ALL WATER & SANITARY LATERALS SHALL HAVE A MINIMUM DEPTH 8' BELOW FINISHED FLOOR ELEVATIONS. THE CONTRACTOR IS THE COORDINATE ACTIVITIES & CONFIRM LOCATION & ELEVATION OF SERVICES WITH THE ENGINEER.

USE C.L.D.I.P. FOR ALL WATER MAIN.

ALL WATER MAINS SHALL HAVE A MINIMUM OF 7.5' OF COVER.

SUITABLE ON-SITE GRANULAR MATERIAL SHALL BE USED FOR TRENCH BACKFILL TO PROPOSED ELEVATIONS. BACKFILL SHALL BE COMPACTED AS SPECIFIED.

ALL EXISTING INVERTS & LOCATIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION. ALL DISCREPANCIES FROM INFORMATION SHOWN ON THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

CONTRACTOR SHALL IDENTIFY & MARK THE EXACT LOCATIONS OF ALL UNDERGROUND CONNECTIONS TO WATER AND SEWER MAINS, BENDS, CURB BOXES, CLEAN OUTS, ETC. ON THE AS-BUILT PLANS. COPIES OF THESE DOCUMENTS SHALL BE DELIVERED TO THE ENGINEER FOR RECORD.

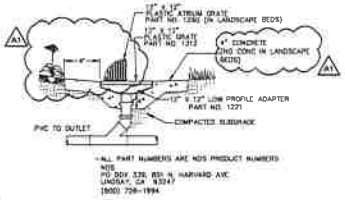
LOCATION REQUIREMENT: NON-METALLIC SEWER/MAINS AND SERVICES MUST BE PROVIDED WITH TRACE WIRE OR OTHER METHODS IN ORDER TO BE LOCATED.

SHOP DRAWINGS FOR UTILITIES ARE REQUIRED.

ALL SANITARY SERVICES ARE 4" IN DIAMETER.

ALL MANHOLES SHALL BE BUILT WITH ECCENTRIC CONES.

(1) SEE DETAIL (A) FOR NDS INLET



A / C400 **NDS INLET**
NO SCALE

SCALE: 1"=20'

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Project Title: ONALASKA UNITED METHODIST CHURCH EAST ENTRY ADDITION

Project Location: 212 4TH AVENUE ONALASKA, WISCONSIN

Sheet Title: UTILITY PLAN

HSR Project Number: 17074

Project Date: MARCH 2018

Drawn By: C.G.

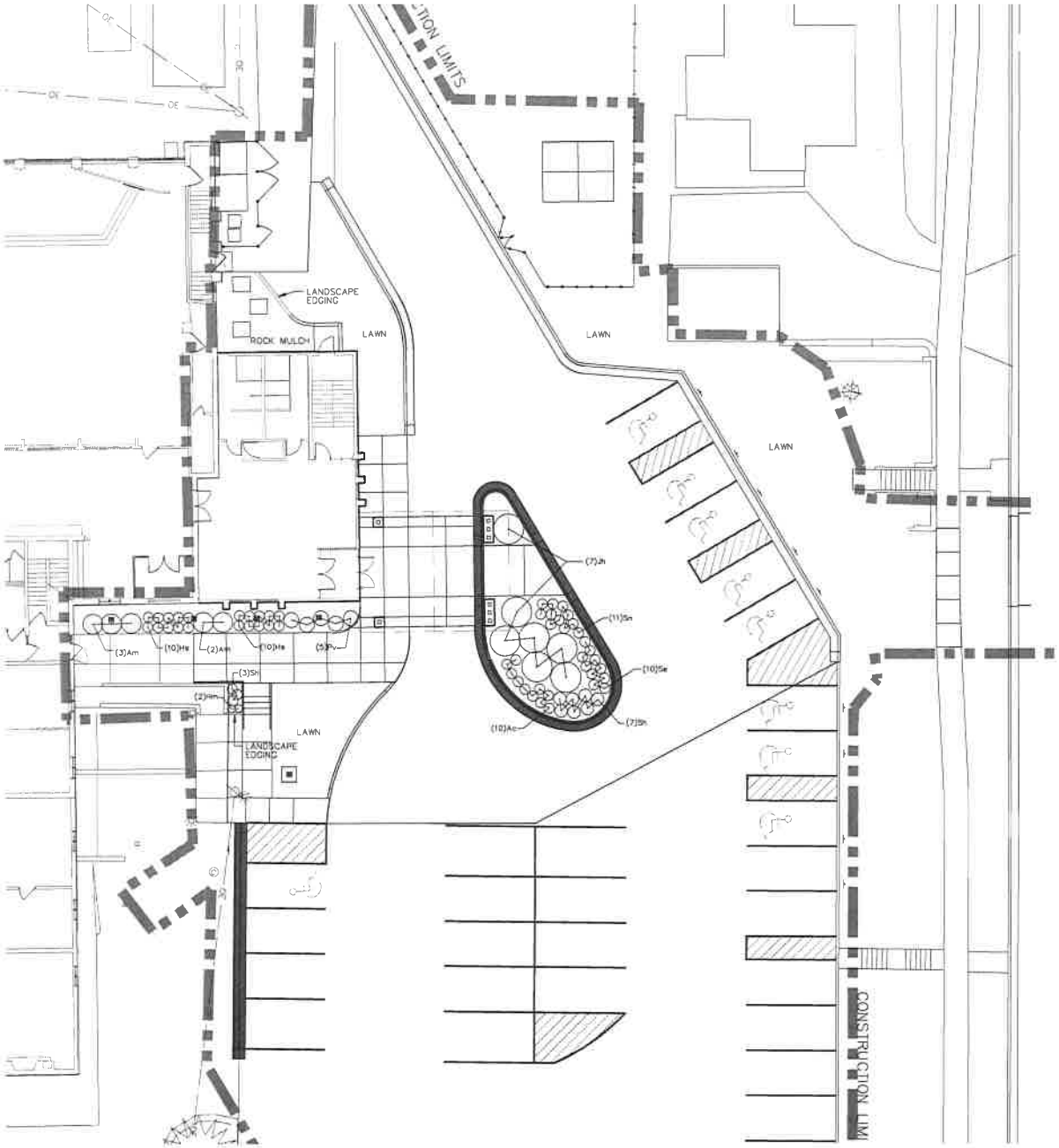
Key Plan:

Revisions		
No.	Description	Date
A1	ADDENDUM #1	03/16/2018

Graphic Scale: 1"=20'

Last Update: 03/16/18

C400R



PLAN NOTES:

1. VERIFY UTILITY LOCATION BEFORE BEGINNING ANY WORK.

2. PLANTING BEDS SHALL HAVE 6" TOPSOIL AND 4" SHREDDED HARDWOOD BARK MULCH. ROCK MULCH BEDS SHALL HAVE FABRIC WEED BARRIER AND 3" OF #2 RIVER ROCK MULCH. LANDSCAPE EDGING TO BE BELGIAN WALL AND WEDGE BLOCK BY MIDWEST MANUFACTURING. INSTALL EDGING AROUND PLANTING BEDS AS PER PLANS.

3. NEW LAWN AREAS AROUND BUILDINGS SHALL BE RESTORED WITH SHALL BE RESTORED WITH SEED AND MULCH. REFER TO PLAN.

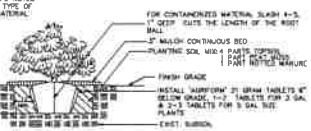
4. MODIFICATIONS TO PLANT SPACING MAY BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY PROPOSED CHANGES TO PLANT MATERIALS OR DESIGN.

5. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK.

PLANT MATERIAL LIST–SCHEDULE

KEY	BOTANICAL NAME COMMON NAME	SIZE	QUANTITY
Ac	Achillea 'Moonshine' Moonshine Yarrow	1 gal	10
Am	Aronia melanocarpa 'Autumn Magic' Autumn Magic Black Chokeberry	3 gal	5
Hm	Hemerocallis 'Moses' Fire' Moses' Fire Daylily	1 gal	2
Hs	Hemerocallis 'Stella d'Oro' Stella d'Oro Daylily	1 gal	20
Jh	Juniperus horizontalis 'Hughes' Hughes Juniper	5 gal	7
Pv	Panicum virgatum 'Heavy Metal' Heavy Metal Switchgrass	1 gal	5
Se	Sedum 'Herbstfreude' Autumn Joy Sedum	1 gal	10
Sn	Sporobolus heterolepis Prairie Dropseed	1 gal	10
Sn	Salvia nemorosa 'Mainacht' May Night Salvia	1 gal	11

NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.



A L100 **SHRUB PLANTING DETAIL**
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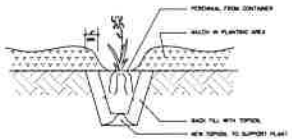

B L100 **POTTED PLANTS PLANTING DETAIL**
NO SCALE

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Consultant:

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Environmental Design & Consulting

Project Title: ONALASKA UNITED METHODIST CHURCH EAST ENTRY ADDITION

Project Location: 212 4TH AVENUE ONALASKA, WISCONSIN

Sheet Title: SITE PLAN

HSR Project Number: 17074

Project Date: MARCH 2019

Drawn By: C.G.

Key Plan:

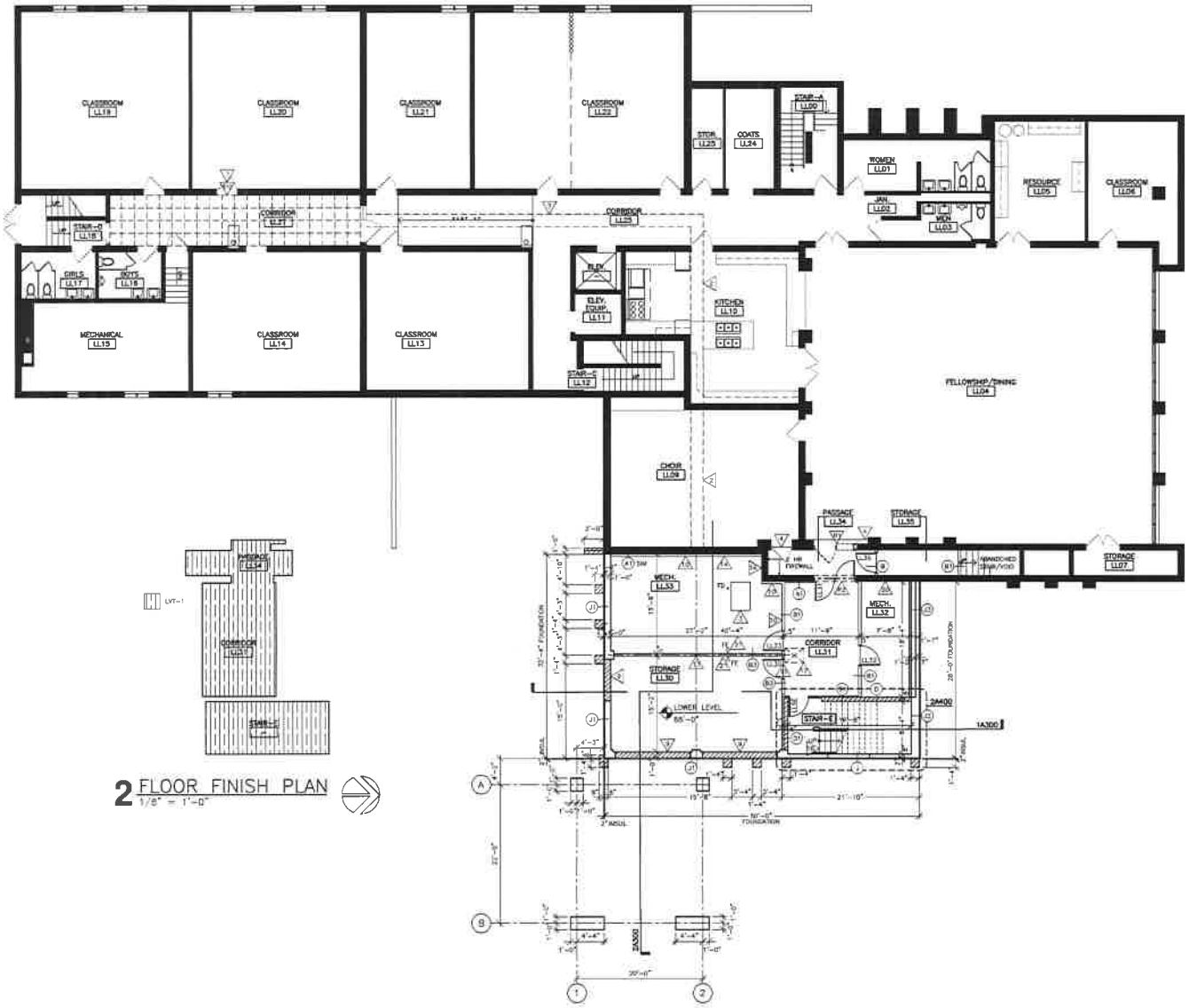
Revisions

No.	Description	Date

Graphic Scale: 1"=10'

Last Update: 02/28/18

L100



2 FLOOR FINISH PLAN
1/8" = 1'-0"

1 LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES:

A. SEE SHEETS A100, A101 & A200 FOR REMOVAL KEY NOTE AREAS.

B. SEE ENLARGED PLAN – SHEET A400 FOR ADDITIONAL FLOOR PLAN INFORMATION.

REMOVAL KEY NOTES:

A1 PORTION OF INTERIOR CMU WALL, DOOR, FRAME AND HVAC UNIT FOR NEW 6'-4"W X 7'-4"H MASONRY OPENING.

A2 PORTION OF EXTERIOR CONCRETE FOUNDATION WALL FOR NEW DOORS. VERIFY NEW W.O. W/DOOR FRAME.

A3 PORTION OF EXTERIOR BRICK & CMU WALL FOR NEW DOORS. VERIFY NEW W.O. W/DOOR FRAME.

A4 PREVIOUS EAST VESTIBULE: (DOORS, FRAMES), GLAZING AND SUPPORT FRAMING. SLATE TILE FLOORING & GYP BD CEILING TO SOFFIT. ALSO REMOVE ADJACENT CARPET TO LINE ON PLAN.

GABLE FEATURE ROOF STRUCTURE, EPDM ROOFING, FASCIA, SIDING AND WOOD FRAMING. SALVAGE CROSS TO OWNER.

ROOF OVERHANG AND RAIN GUTTER & SPOUT AS REQUIRED FOR NEW CONSTRUCTION. ALSO REMOVE ROOFING AND ROOF SHEATHING BACK A MINIMUM OF 4'-0" FOR NEW FIRE TREATED DECK TO 4'-10" FROM FIREWALL.

SEE ALTERNATE #1.

NOT USED.

SEE SITE DRAWINGS FOR EXTENTS OF SITE REMOVAL.

EXISTING SUSPENDED CEILING GRID & TILES. PROTECT LIGHTS AND HVAC GRILLES.

ALTERNATE NOTES:

ALTERNATE #1:
MODIFY WEST VESTIBULE:
REMOVE INTERIOR ALUM/GLASS ENTRANCE DOORS & FRAMES, WOOD DOOR AND FRAME & STUD WALLS. REMOVE CARPET & QUARRY TILE FLOORING. REMOVE INTERIOR PORTION OF SUSPENDED CEILING. PATCH/EXTEND VESTIBULE CEILING AND REINSTALL LIGHTS. INSTALL NEW WALK-OFF CARPET IN PLACE OF QUARRY TILE INCL. TRANSITION STRIPS. INSTALL NEW BASE. REPAIR / REPAINT WALLS TO NEAREST CORNER. MATCH ADJACENT FINISH. INSTALL NEW DOORS AND SIDELITE AT NEW LOCATION INCLUDING NEW DOOR OPERATORS AND COORDINATION WITH EXISTING DOOR OPERATORS.

REMODEL KEY NOTES:

NEW SUSPENDED CEILING GRID & TILES.

REMOVE, SALVAGE AND REINSTALL SUSPENDED CEILING TILES AS REQ'D FOR NEW MECH/ELEC PIPING AND CONDUIT.

3'-0" x 4'-8" x 4" THICK CONCRETE PAD FOR AHU.

LINE OF NEW FLOORING.

PATCH TO MATCH SUSPENDED CEILING AT PREVIOUS VESTIBULE.

NEW BASE BOARD HEAT. SEE MECH.

LINE OF EXISTING GYP BD SOFFIT ABOVE TO REMAIN.

PORTION OF GYP BD CEILING TO REMAIN. PATCH TO MATCH AND EXTEND ADJACENT SOFFIT.

12" DIA. KNOCK-OUT PANELS. SEE STRUCT.

WOOD STUD BEARING WALL – SEE STRUCT.

STEEL COLUMN IN WALL – SEE STRUCT.

OPENING IN FLOOR ABOVE FOR HVAC DUCTWORK – SEE MAND FOR DIMENSIONS.

COVER EXISTING WINDOW TO MATCH OTHERS. WINDOW TO REMAIN. PROVIDE 1ST PROD INSULATION, WOOD FRAMING & FIBER-CEMENT BOARD SIDING. SEAL & PAINT.

GYP BD FINISH, TAPED AND SANDED ONLY.

SEE SECTIONS ON SHEET A300 FOR SPECIAL CEILING FEATURE AT BOTTOM COND OF TRUSSES.

GYP BD & STUD BULKHEAD ABOVE VESTIBULE GLAZING.

1'-0" HIGH KNEE WALL (WALL TYPE 'N') WITH SOLID SURFACE SILL AT NEW WINDOW IN EXISTING W.O.

ONE-PIECE VINYL SINK TOPS & RISER SYSTEM. SEE WINTER COLOR SCHEDULE SHEET A600.

CONCRETE FILLED STEEL BOLLARD W/ PLASTIC COVER.

WIRE BRUSH/CLEAN AND SEAL EXISTING CONC. WALL.

FIRE EXTINGUISHER AND BRACKET BY CONTRACTOR.

FIRE EXTINGUISHER AND SEMI-RECESSED CABINET BY CONTRACTOR.

OWNER PROVIDED MONITORS.

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

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Project Title: ONALASKA UNITED METHODIST CHURCH
EAST ENTRY ADDITION

Project Location: 212 4TH AVENUE
ONALASKA, WISCONSIN

Sheet Title: LOWER LEVEL FLOOR PLAN

HSR Project Number: 17076

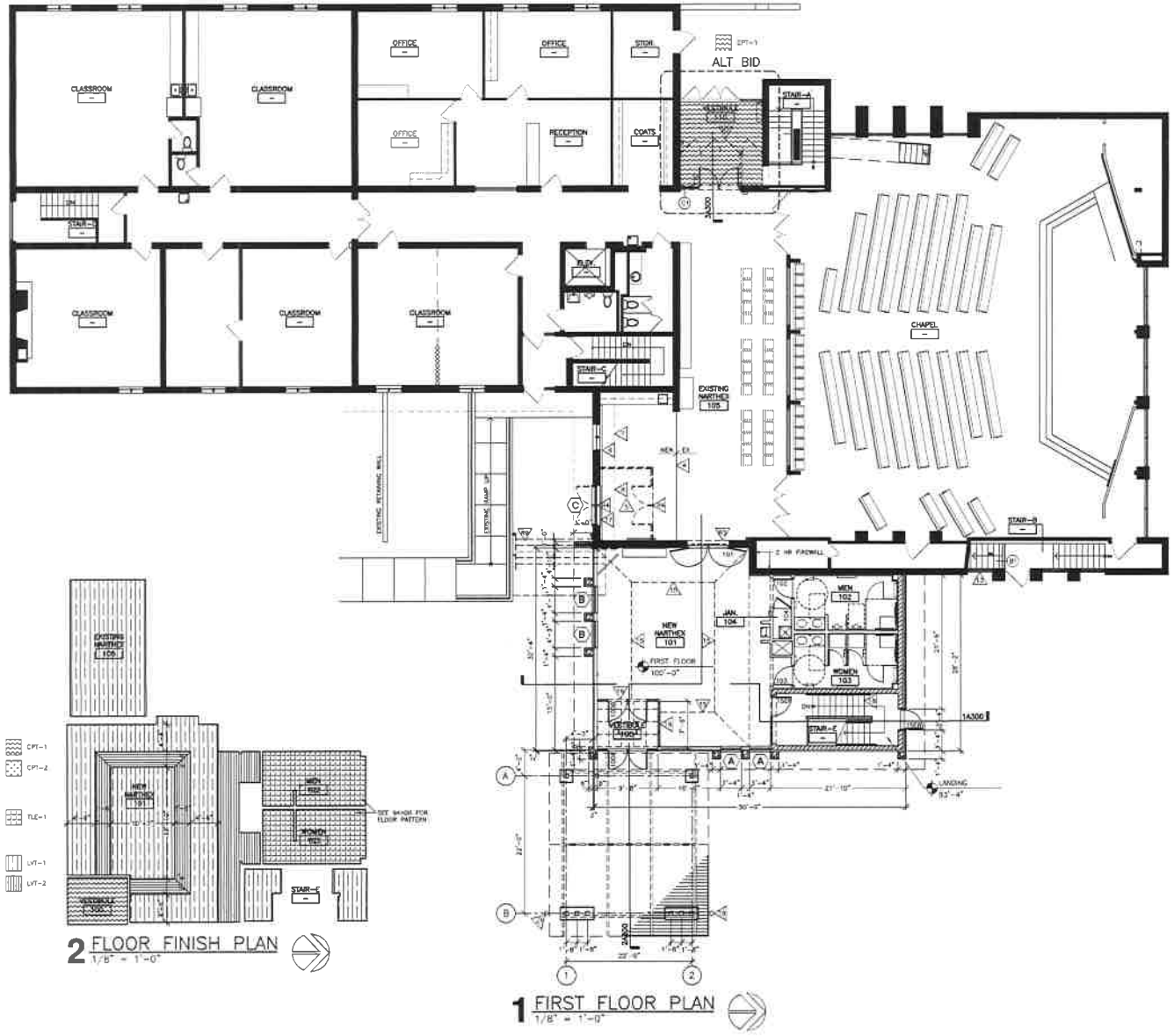
Project Date: MARCH 2018

Drawn By: TKAMPA

Key Plan:

Last Update: March 1, 2018

A100



1 FIRST FLOOR PLAN
1/8" = 1'-0"

2 FLOOR FINISH PLAN
1/8" = 1'-0"

GENERAL NOTES:

A. SEE SHEETS A100, A101 & A200 FOR REMOVAL KEY NOTE AREAS

B. SEE ENLARGED PLAN – SHEET A400 FOR ADDITIONAL FLOOR PLAN INFORMATION.

REMOVAL KEY NOTES:

1. PORTION OF INTERIOR CMU WALL, DOOR, FRAME AND HVAC UNIT FOR NEW 8'-4"W X 7'-4"H MASONRY OPENING
2. PORTION OF EXTERIOR CONCRETE FOUNDATION WALL FOR NEW DOORS. VERIFY NEW M.O. W/DOOR FRAME.
3. PORTION OF EXTERIOR BRICK & CMU WALL FOR NEW DOORS. VERIFY NEW M.O. W/DOOR FRAME.
4. PREVIOUS EAST VESTIBULE DOORS, FRAMES, GLAZING AND SUPPORT FRAMING. SLATE TILE FLOORING & GYP BD CEILING TO SOFFIT. ALSO REMOVE ADJACENT CARPET TO LINE ON PLAN
5. GABLE FEATURE ROOF STRUCTURE, EPDM ROOFING, FASCIA, SIDING AND WOOD FRAMING. SALVAGE CROSS TO OWNER.
6. ROOF OVERHANG AND RAIN GUTTER & SPOUT AS REQUIRED FOR NEW CONSTRUCTION. ALSO REMOVE ROOFING AND ROOF SHEATHING BACK A MINIMUM OF 4'-0" FOR NEW FIRE TREATED DECK TO 4'-0" FROM FIREWALL.
7. SEE ALTERNATE #1.
8. NOT USED
9. SEE SITE DRAWINGS FOR EXTENTS OF SITE REMOVAL.
10. EXISTING SUSPENDED CEILING GRID & TILES. PROTECT LIGHTS AND HVAC GRILLES.

ALTERNATE NOTES:

ALTERNATE #1:
MODIFY WEST VESTIBULE:
REMOVE INTERIOR ALUM/GLASS ENTRANCE DOORS & FRAMES, WOOD DOOR AND FRAME, & STUD WALLS. REMOVE CARPET & QUARRY TILE FLOORING. REMOVE INTERIOR PORTION OF SUSPENDED CEILING. PATCH/EXTEND VESTIBULE CEILING AND REINSTALL LIGHTS. INSTALL NEW WALK-OFF CARPET IN PLACE OF QUARRY TILE INCL TRANSITION STRIPS. INSTALL NEW BASE. REPAIR / REPAINT WALLS TO NEAREST CORNER, MATCH ADJACENT FINISH. INSTALL NEW DOORS AND SIDELITE AT NEW LOCATION INCLUDING NEW DOOR OPERATORS AND COORDINATION WITH EXISTING DOOR OPERATORS.

REMODEL KEY NOTES:

1. NEW SUSPENDED CEILING GRID & TILES.
2. REMOVE, SALVAGE AND REINSTALL SUSPENDED CEILING TILES AS REQ'D FOR NEW MECH/ELEC PIPING AND CONDUIT.
3. 3'-0" X 4'-6" X 4" THICK CONCRETE PAD FOR A/C.
4. LINE OF NEW FLOORING.
5. PATCH TO MATCH SUSPENDED CEILING AT PREVIOUS VESTIBULE
6. NEW BASE BOARD HEAT. SEE MECH.
7. LINE OF EXISTING GYP BD SOFFIT ABOVE TO REMAIN.
8. PORTION OF GYP BD CEILING TO REMAIN. PATCH TO MATCH AND EXTEND ADJACENT SOFFIT.
9. 12" CMU WINDOW-OUT PANELS. SEE STRUCT.
10. WOOD STUD BEARING WALL – SEE STRUCT.
11. STEEL COLUMN IN WALL – SEE STRUCT.
12. OPENING IN FLOOR ABOVE FOR HVAC DUCTWORK – SEE 1A400 FOR DIMENSIONS
13. COVER EXISTING WINDOW TO MATCH OTHERS. WINDOW TO REMAIN. PRESS FIT RIGID INSULATION, WOOD FRAMING & FIBER-CEMENT BOARD SIDING. SEAL & PAINT.
14. GYP BD FINISH, TAPED AND SANDED ONLY.
15. SEE SECTIONS ON SHEET A300 FOR SPECIAL CEILING FEATURE AT BOTTOM CORD OF TRUSSES.
16. GYP BD & STUD BULKHEAD ABOVE VESTIBULE GLAZING
17. 1'-0" HIGH KNEE WALL (WALL TYPE "W") WITH SOLID SURFACE SILL AT NEW WINDOW IN EXISTING M.O.
18. ONE-PIECE VINYL STAIR TREAD & RISER SYSTEM SEE MASTER COLOR SCHEDULE SHEET A600
19. CONCRETE FILLED STEEL BOLLARD W/ PLASTIC COVER.
20. WIRE BRUSH/CLEAN AND SEAL EXISTING CONC. WALL.
21. FIRE EXTINGUISHER AND BRACKET BY CONTRACTOR.
22. FIRE EXTINGUISHER AND SEMI-RECESSED CABINET BY CONTRACTOR.
23. OWNER PROVIDED MONITORS.

ARCHITECTURE
ENGINEERING
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Project Title: ONALASKA UNITED METHODIST CHURCH
EAST ENTRY ADDITION

Project Location: 212 4TH AVENUE
ONALASKA, WISCONSIN

Sheet Title: FIRST FLOOR PLAN

HSR Project Number: 17074

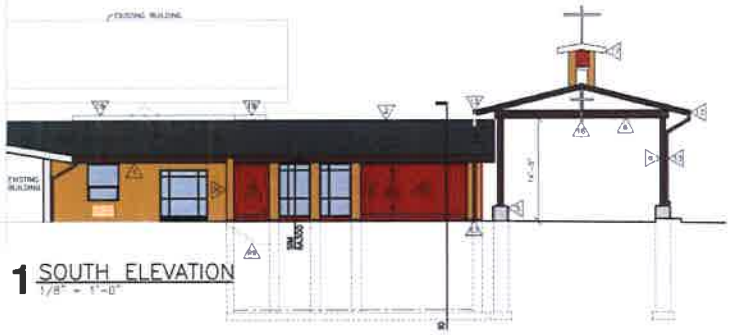
Project Date: MARCH 2018

Drawn By: TKAMPA

Key Plan:

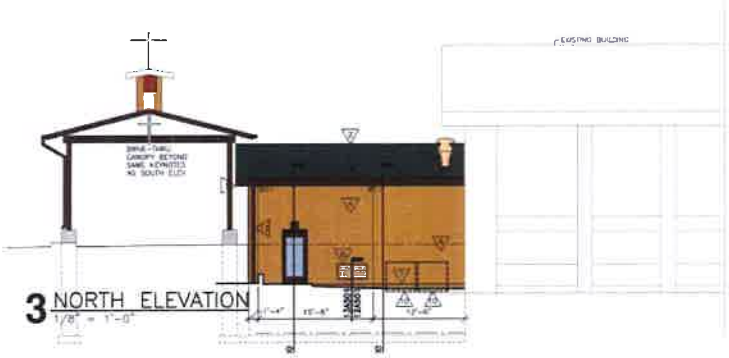
Last Update: March 1, 2018

A101

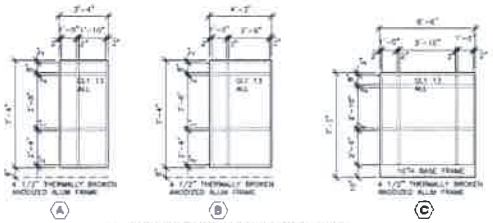


1 SOUTH ELEVATION
1/8" = 1'-0"

2 EAST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



4 WINDOW ELEVATIONS
1/4" = 1'-0"

BUILDING ELEVATION GEN. NOTES:

A. FIELD VERIFY EXISTING CONDITIONS. BRING ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS TO THE ARCHITECT'S ATTENTION.

B. SEE A100 OR A101 FOR REMOVAL KEY NOTES

BCJ – BRICK EXPANSION JOINTS
EJ – EIFS EXPANSION JOINTS

BUILDING ELEVATION KEY NOTES:

1. PREFINISHED METAL FASCIA WRAP.
2. NEW EPDM ROOF SYSTEM
3. EIFS.
4. FACE BRICK
5. CONCRETE PIERS WITH RUBBED FINISH.
6. STEEL CANOPY FRAMING – PAINT.
7. LINE OF THRU-WALL FLASHING (2'-10" OVER & 8" STEPS DOWN.)
8. HVAC INTAKE LOUVER
9. NOT USED.
10. HVAC CONDENSING UNITS AT GRADE IN FOREGROUND.
11. HVAC HOODS ON ROOF (APPROX. LOCATIONS)
12. RAIN GUTTER.
13. DOWNSPOUT.
14. PATCH EPDM ROOF SYSTEM AS REQ'D AT REMOVAL OF GABLE FEATURE.
15. NEW FIRE TREATED DECK AT EXISTING ROOF. SEE REMOVAL KEY NOTE #6.
16. CROSS SIGNAGE BY OWNER. (VERIFY ELEC REQUIREMENTS)
17. REMOVABLE STEEPLE SIGNAGE BY OWNER.
18. SAWCUT EXISTING FACE BRICK AND INSTALL REGLET, FLASHING AND SEALANT PER ROOF WARRANTY DETAILS.
19. DOWNSPOUT TO DRAIN ON BUILDING ROOF.
20. FIRE WALL TO UNDERSIDE OF ROOF DECK AND TO EXTEND TO OUTSIDE FACE OF FASCIA.
21. EIFS HORIZONTAL BAND – SEE E04000.
22. EIFS VERTICAL V-GROOVE – SEE E04000.
23. COVER EXISTING WINDOW TO MATCH OTHERS. WINDOW TO REMAIN. PRESS FIT WOOD INSULL, 2X WOOD FRAMING AND FIBER-CEMENT BOARD EXTERIOR. SEAL PERIMETER. PAINT.

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Project Title: ONALASKA UNITED METHODIST CHURCH
EAST ENTRY ADDITION

Project Location: 212 4TH AVENUE
ONALASKA, WISCONSIN

Sheet Title: BUILDING ELEVATIONS

HSR Project Number: 17074

Project Date: MARCH 2018

Drawn By:

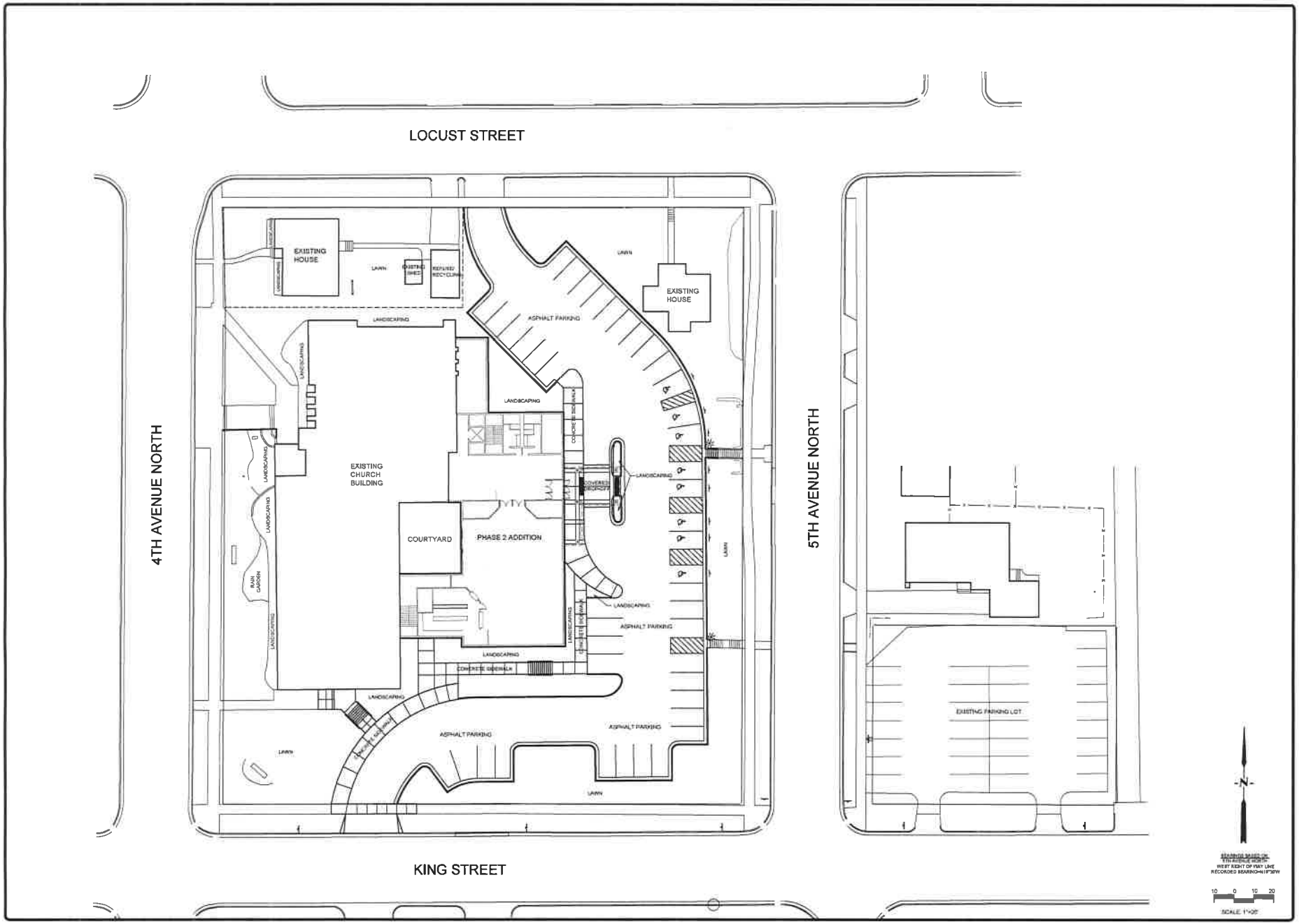
Key Plan:

Last Update: February 9, 2018

A200

Onalaska United Methodist Church
D-PUD
Final Implementation Plan

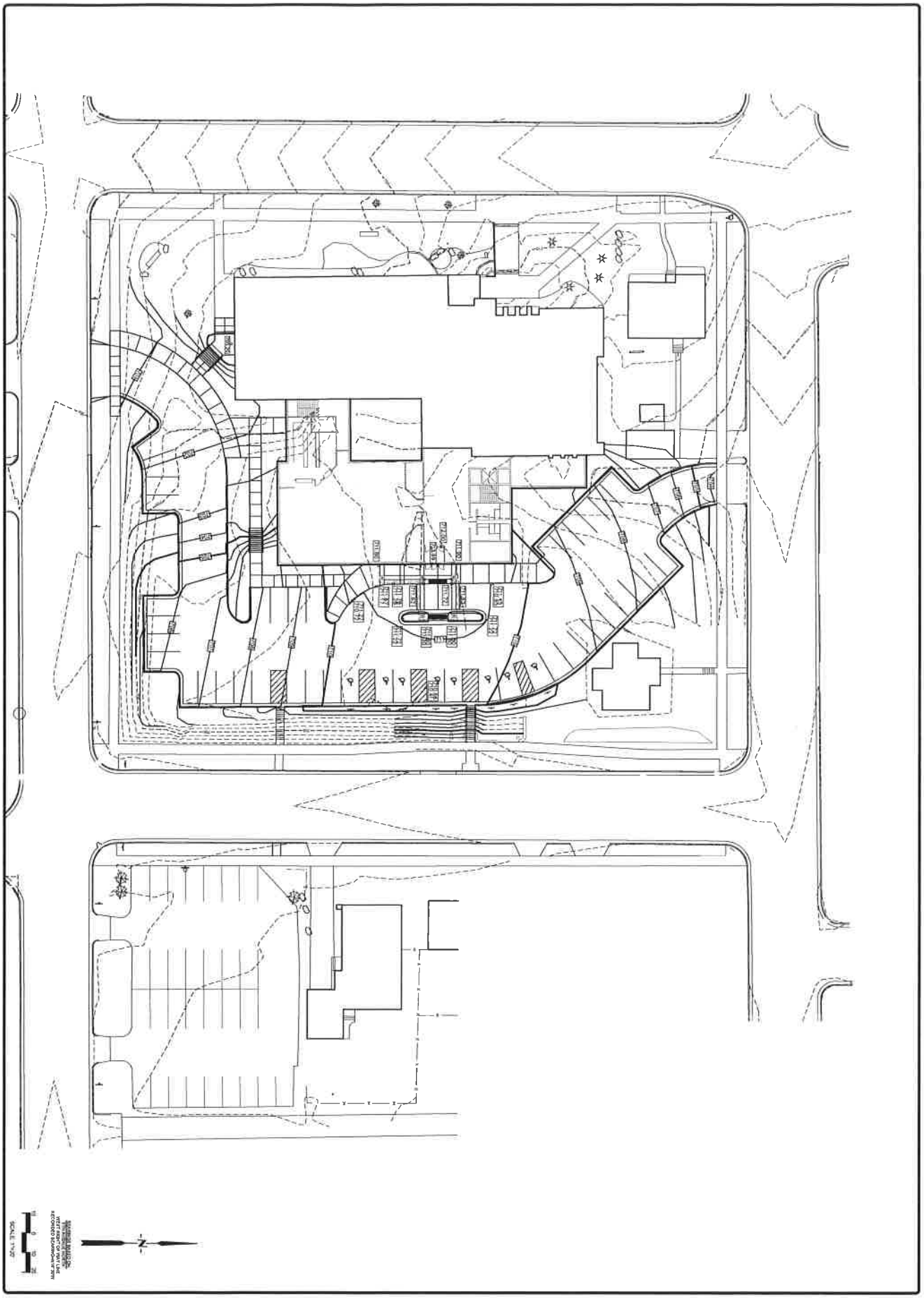
Phase 2



PARAGON ASSOCIATES
Environmental Design & Consulting

ONALASKA UNITED METHODIST CHURCH
212 4TH AVENUE NORTH
ONALASKA, WI 54650
Phase 2 Masterplan - Site Plan

C100

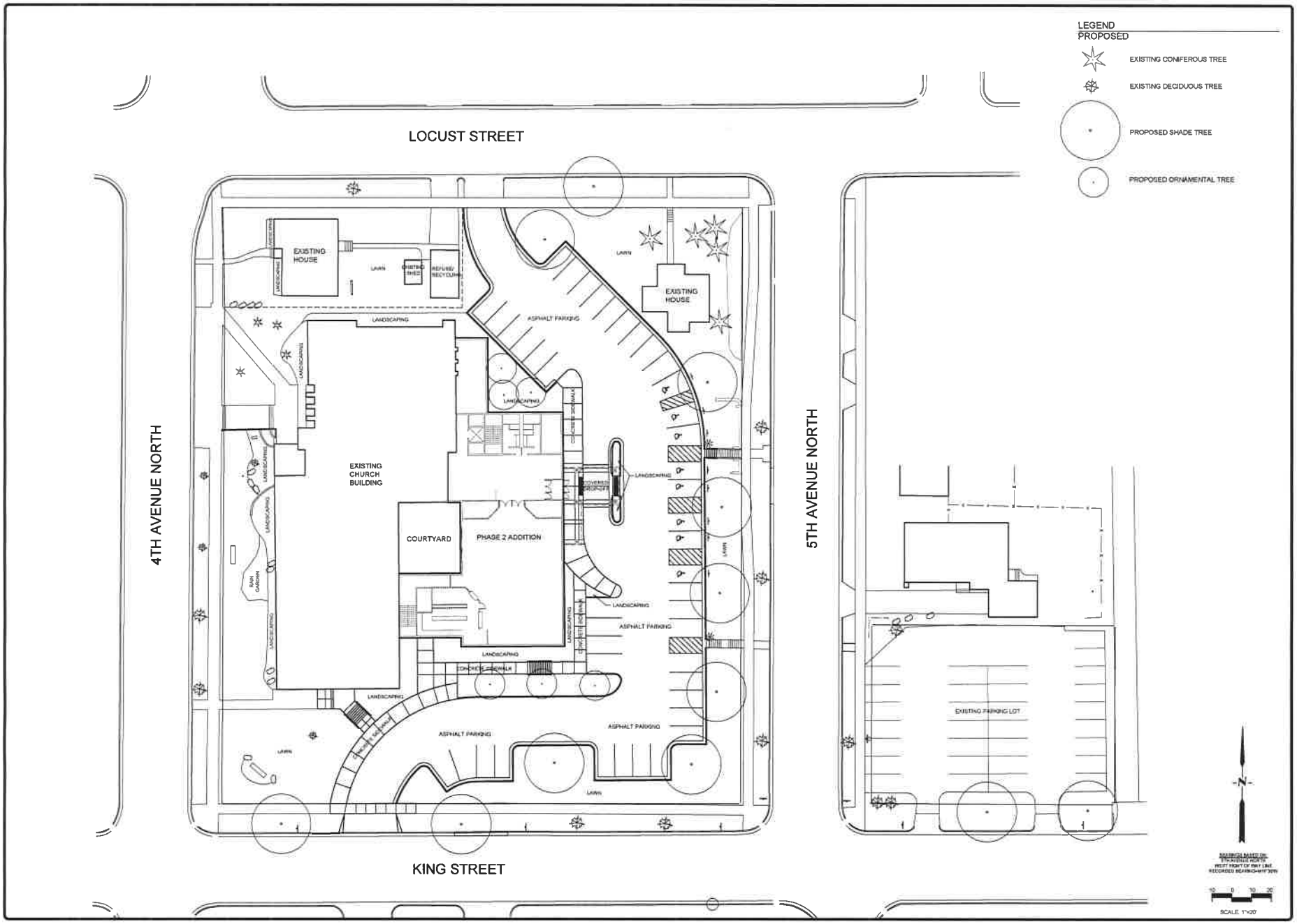


C200

ONALASKA UNITED METHODIST CHURCH
212 4TH AVENUE NORTH
ONALASKA, WI 54650

Phase 2 Masterplan - Grading Plan

PARAGON ASSOCIATES
Environmental Design & Consulting



PARAGON ASSOCIATES
Environmental Design & Consulting

ONALASKA UNITED METHODIST CHURCH
212 4TH AVENUE NORTH
ONALASKA, WI 54650
Phase 2 Masterplan - Landscape Plan

L100

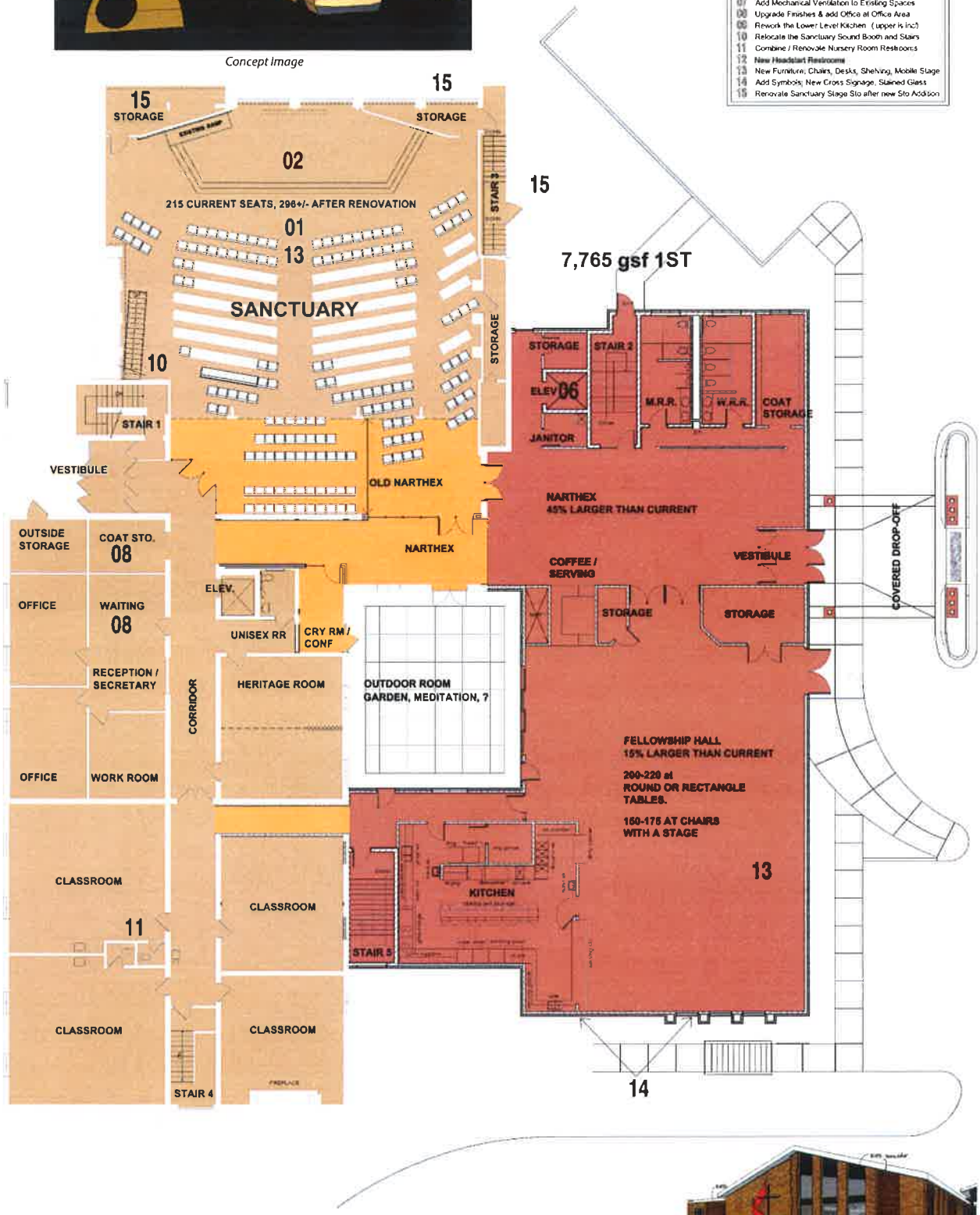
Concept Image

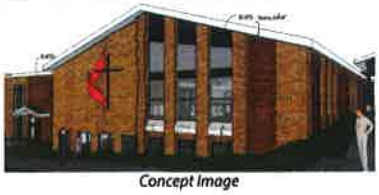
COLOR KEY
NEW CONSTRUCTION
MAJOR RENOV.
MINOR RENOV. ADD SPRINKLERS

KEY TO THE NUMBERS ON THE PLAN

NUMBERS INDICATE AREAS WHERE WORK PREVIOUSLY DISCUSSED IS NOT INCLUDED IN THE CURRENT 3.2M BUDGET FOR THE OUMC PROJECT.

01	Relight the Sanctuary area
02	Extend Sanctuary Stage
03	Convert Existing Fellowship Hall to Classrooms
04	Restroom Renov & add Showers Lower Level
05	Renovate & Combine Headstart Restrooms
06	Add Elevator to new shaft in addition
07	Add Mechanical Ventilation to Existing Spaces
08	Upgrade Finishes & add Office at Office Area
09	Rework the Lower Level Kitchen (upper is incl)
10	Relocate the Sanctuary Sound Booth and Stairs
11	Combine / Renovate Nursery Room Restrooms
12	New Headstart Restrooms
13	New Furniture; Chairs, Desks, Shelving, Mobile Stage
14	Add Symbols; New Cross Signage, Stained Glass
15	Renovate Sanctuary Stage Sto after new Sto Addition





Concept Image

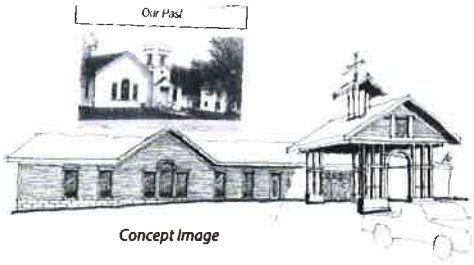
3.2m UPPER LEVEL PLAN

9.25.16

ONALASKA UNITED METHODIST CHURCH

PARAGON ASSOCIATES SURVEYING, ENGINEERING, LANDSCAPE ARCHITECTURE

DBS GROUP

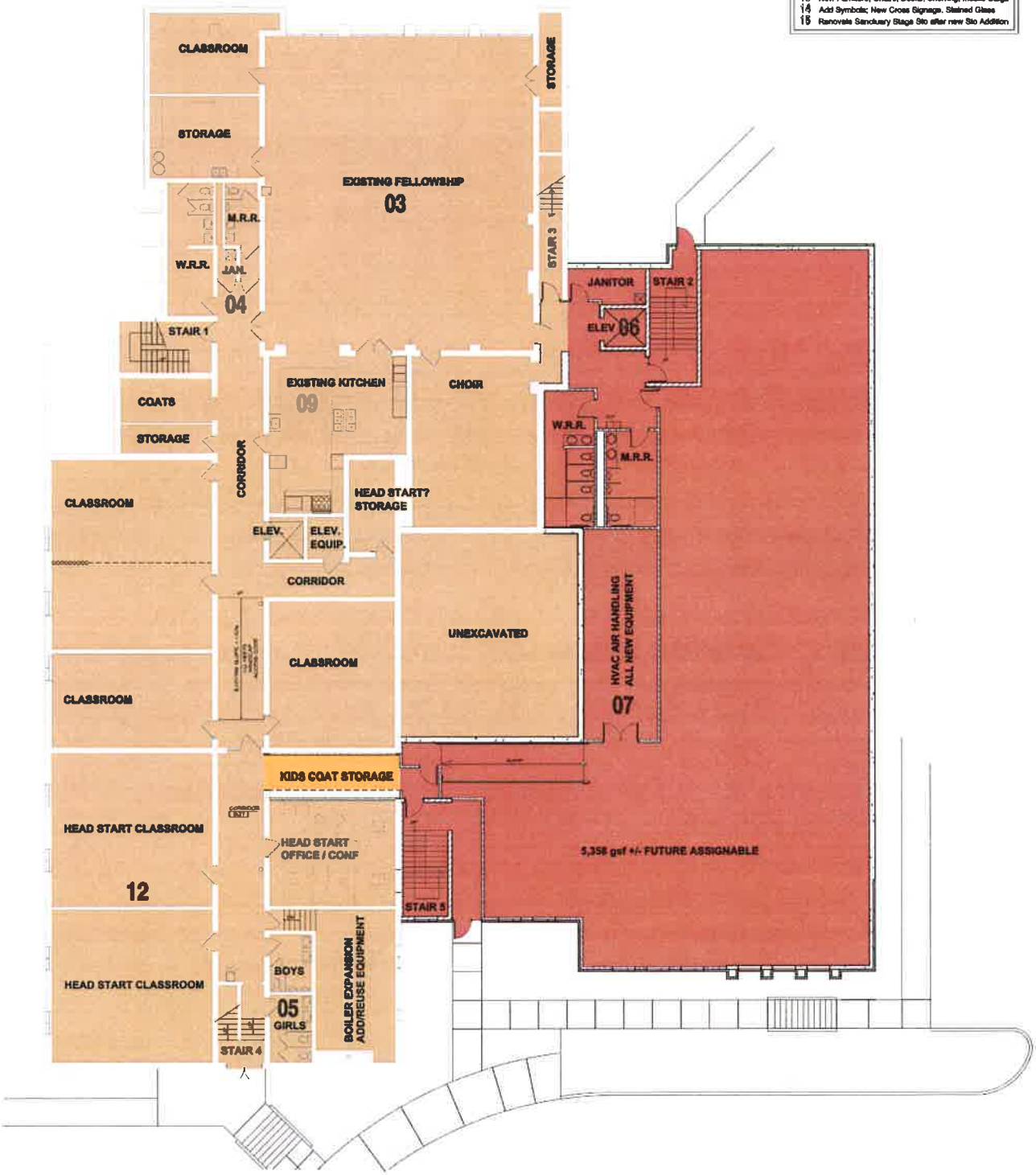


COLOR KEY
NEW CONSTRUCTION
MAJOR RENOV.
MINOR RENOV. ADD SPRINKLERS

KEY TO THE NUMBERS ON THE PLAN

NUMBERS INDICATE AREAS WHERE WORK PREVIOUSLY DISCUSSED IS NOT INCLUDED IN THE CURRENT 3.2M BUDGET FOR THE OUMC PROJECT.

01 Relight the Sanctuary area
02 Extend Sanctuary Stage
03 Convert Existing Fellowship Hall to Classrooms
04 Restroom Renov & add Showers Lower Level
05 Renovate & Combine Headstart Restrooms
06 Add Elevator to new shaft in addition
07 Add Mechanical Ventilation to Existing Spaces
08 Upgrade Finishes & add Office at Office Area
09 Rework the Lower Level Kitchen (upper is incl)
10 Relocate the Sanctuary Sound Booth and Stairs
11 Combine / Renovate Nursery Room Restrooms
12 New Headstart Restrooms
13 New Furniture; Chairs, Desks, Shelving, Mobile Stage
14 Add Symbols; New Cross Signage, Stained Glass
15 Renovate Sanctuary Stage Sto after new Sto Addition



3.2m LOWER LEVEL PLAN

0' 4' 20'

ONALASKA UNITED METHODIST CHURCH

PARAGON ASSOCIATES SURVEYING, ENGINEERING, LANDSCAPE ARCHITECTURE

DBS GROUP Design Build Solutions

Northeast Elevation

East Elevation

Southeast Elevation

South Elevation

Onalaska United Methodist Church
D-PUD
Final Implementation Plan

Appendix A

General Development Plan (GDP)
Narrative and Phase 1/Phase 2 GDP Site Plans

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

HSR ASSOCIATES INC.
100 MILWAUKEE STREET
LA CROSSE, WISCONSIN
PHONE: 608.784.1830
FAX: 608.782.5844
WEB SITE: www.hsrassociates.com

Consultant:

PARAGON ASSOCIATES
Environmental Design & Consulting

Project Title: ONALASKA UNITED METHODIST CHURCH EAST ENTRY ADDITION

Project Location: 212 4TH AVENUE ONALASKA, WISCONSIN

Sheet Title: SITE PLAN

HSR Project Number: 17074

Project Date: MARCH 2018

Drawn By: C.G.

Title: Phase 1 SITE PLAN

Revisions

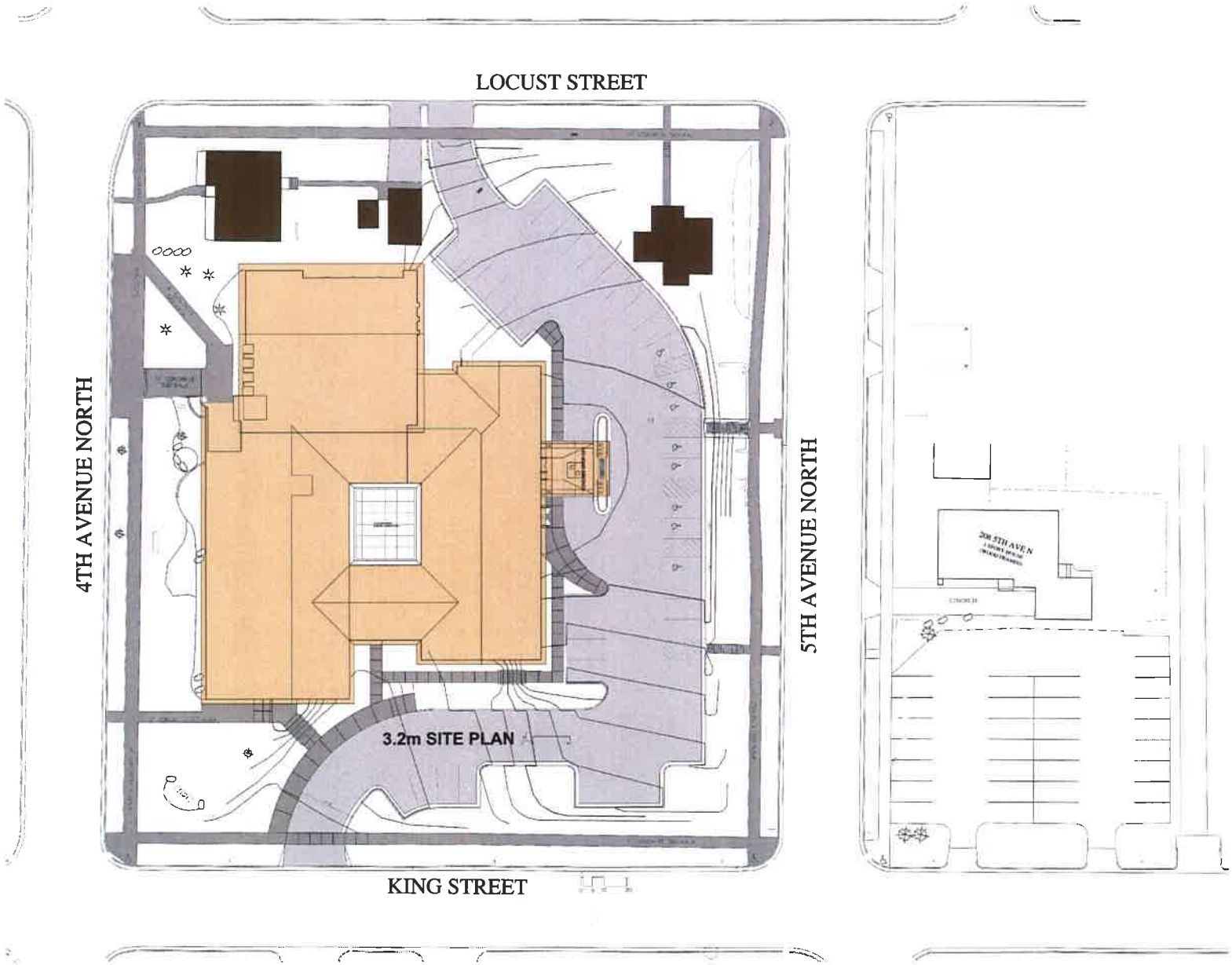
No.	Description	Date

Graphic Scale: 1"=10'

Last Update: 02/28/18

C100

Phase 2 SITE PLAN



9.25.16

ONALASKA UNITED METHODIST CHURCH

PARAGON ASSOCIATES SURVEYING, ENGINEERING, LANDSCAPE ARCHITECTURE

DBS GROUP

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

PUD FINAL IMPLEMENTATION PLAN APPLICATION

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

Overview/ Cover Letter Describing the following:

- A statement describing character and goals of the PUD.
- Construction & Engineering Plan Set including: scaled map consistent with GDP, pattern of public/private circulation, lot layout, building arrangement, architectural elevations, grading/drainage plan, utility plan, open space plan & landscape plan, development schedule, etc.

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

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

Brief Description of Request for a PUD:

The Onalaska United Methodist Church has spent years working with architects, planners, and builders to arrive at our current 10 year plan of improvement. This 10 year plan addresses important physical needs of our congregation, our community, and our vision for meeting our overall mission. These needs result in a building improvement program that challenges our current site. Through expert planning, we have resolved our challenges into a detailed improvement plan that satisfies our identified physical needs. The three phases of our proposal include two specific building Phases 1 and 2 and a third phase for the replacement, removal, or re-purposing of the remaining two residential units.

Property Address(es): 212 & 222 4th Ave. N.; 412 & 418 Locust; 213 5th Ave. N.; 415 King St.

Parcel Number(s):

18- 229-0 *	18- 233-0 *
18- 228-0 **	18- 234-0 **
18- 231-0 *	18-
18- 232-0 **	18-

Zoning District: * P1 & FB Res overlay
** R2 & FB Res overlay

Applicant/Property Owner:	Onalaska United Methodist Church
Project Contact:	Jeffrey S. Moorhouse, Trustee Chair
Mailing Address:	212 4th Avenue North
City, State, Zip:	Onalaska, WI 54650
Phone Number:	(608) 783-3380
Email:	jeffm@paragon-assoc.biz

The undersigned hereby makes an application for the location stated herein. The undersigned agrees that all work shall be done in accordance with the requiremments 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: Trustee Chair	Date:
Signature of Property Owner: Jeffrey S. Moorhouse	Date: 3-28-2018

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

CITY OF ONALASKA

Planned Unit Development Checklist

(Final Implementation Plan)

The submittal to your proposed project must include the following information in order to be considered an Application for Planned Unit Development (PUD) Review for Final Implementation Plan (FIP). The submittal of the proposed project must include the following information in order to be considered a complete application for a FIP. Refer to City of Onalaska's Unified Development Code for more information regarding standards, plans, and requirements (Section 13-13-3-7 (e)). **Please provide the following with the site plan application submittal: two (2) full-size copies (24" x 36"), two (2) 11" x 17" copies, and a 24" x 36" electronic version of entire plan set.**

1. Completed PUD Final Implementation Plan Application form with completed and signed checklist.
   ☒ *Attached*

2. A cover letter is required providing a statement describing the PUD character and schedule for implementing the development. Other information includes, but not limited to, permitted/ conditional uses, acreage, density, setbacks, building height, environmental design, common open space, architecture, parking, streets, utilities, drainage, circulation/ access, landscaping and signage. This information and items in plan set will be used by the Plan Commission to review the PUD.
   ☒ *Attached*

3. **Plan Set**. A plan set that contains the following detailed construction and engineering plans and related details, documents, and schedules:
   A. An accurate scaled map of the project consistent with the General Development Plan.
   B. Pattern of public and private circulation (vehicular, pedestrian, and bicycling).
   C. Detailed lot layout.
   D. The arrangement of buildings.
   E. Architectural elevations and details.
   F. A master grading and drainage plan.
   G. Utility plans.
   H. An open space plan (minimum 15% of project area) with provisions for maintenance.
   I. A master landscaping plan (including street tree provisions, screening, parking lot landscaping (where applicable), and preservation of mature, healthy trees.
   J. Proof of financial treatment.
   K. An economic analysis.
   L. A development schedule indicating construction commencement and completion, project phases, the dedication of public improvements, and the administration of covenants.

   ☒ *Attached* ☐ *Does Not Apply, Please state reason:*_____

Following the review of the Final Implementation Plan by the Plan Commission and Common Council, if approved the developer/applicant shall carry out the plans in accordance with the officially submitted and approved plans on file. The developer/applicant shall record the legal description of the PUD and the Conditions of Approval which shall run with the land at the La Crosse County Register of Deeds.

Any subsequent change to the PUD shall follow the PUD Amendment process as noted in Section 13-3-7 (f) of the Unified Development Code of the City of Onalaska.

All information listed above is attached to this application and I understand that incomplete submittals may delay the processing of the application.

Applicant Signature — Date: 3-28-2018

Trustee Chair

Agenda Item:

9

CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – April 10, 2018

Agenda Item: Consideration of a non-substantial alteration determination for the Theater Road Center PCID.

Applicant: Paul Borsheim of Borton Construction, Inc., 2 Copeland Avenue, Suite 201, La Crosse, WI 54601

Property Owner: Time Enterprise, INC, PO Box 155, West Salem, WI 54669

Parcel Number: 18-3580-5

Site Location: Along Theater Road (eastern side)

Existing Zoning: Light Industrial (M-1) District with Planned Commercial Industrial District (PCID) Overlay

Background:
This request is to review and determine whether the proposed changes to the Theater Road Center PCID constitute a substantial alteration. The applicant proposes a 3,201 square foot addition to the rear of Brenengen Facility to allow additional service bays and a detailing station. The exterior of the proposed addition will be required to match the existing facility façade. City Staff intend to begin the process of reviewing the site plan request contingent upon approval to the proposed project.

Action Requested: Determination if the proposed development is considered a non-substantial change to Theater Road Center PCID.

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

April 10, 2018

Agenda Item 9:

Consideration of a non-substantial alteration determination to the Theater Road Center PCID located at 531 Theater Road, submitted by Paul Borsheim of Borton Construction, Inc., 2 Copeland Avenue, Suite 201, La Crosse, WI 54601, on behalf of Time Enterprise, INC, PO Box 155, West Salem, WI 54669 (Tax Parcel #18-3580-5).

1. Applicant shall comply with original PCID conditions of approval.

2. Obtain a Site Plan Permit for proposed development prior to any construction activities.

3. Obtain sign permits for all individual sign replacements and/or re-faces.

4. 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.

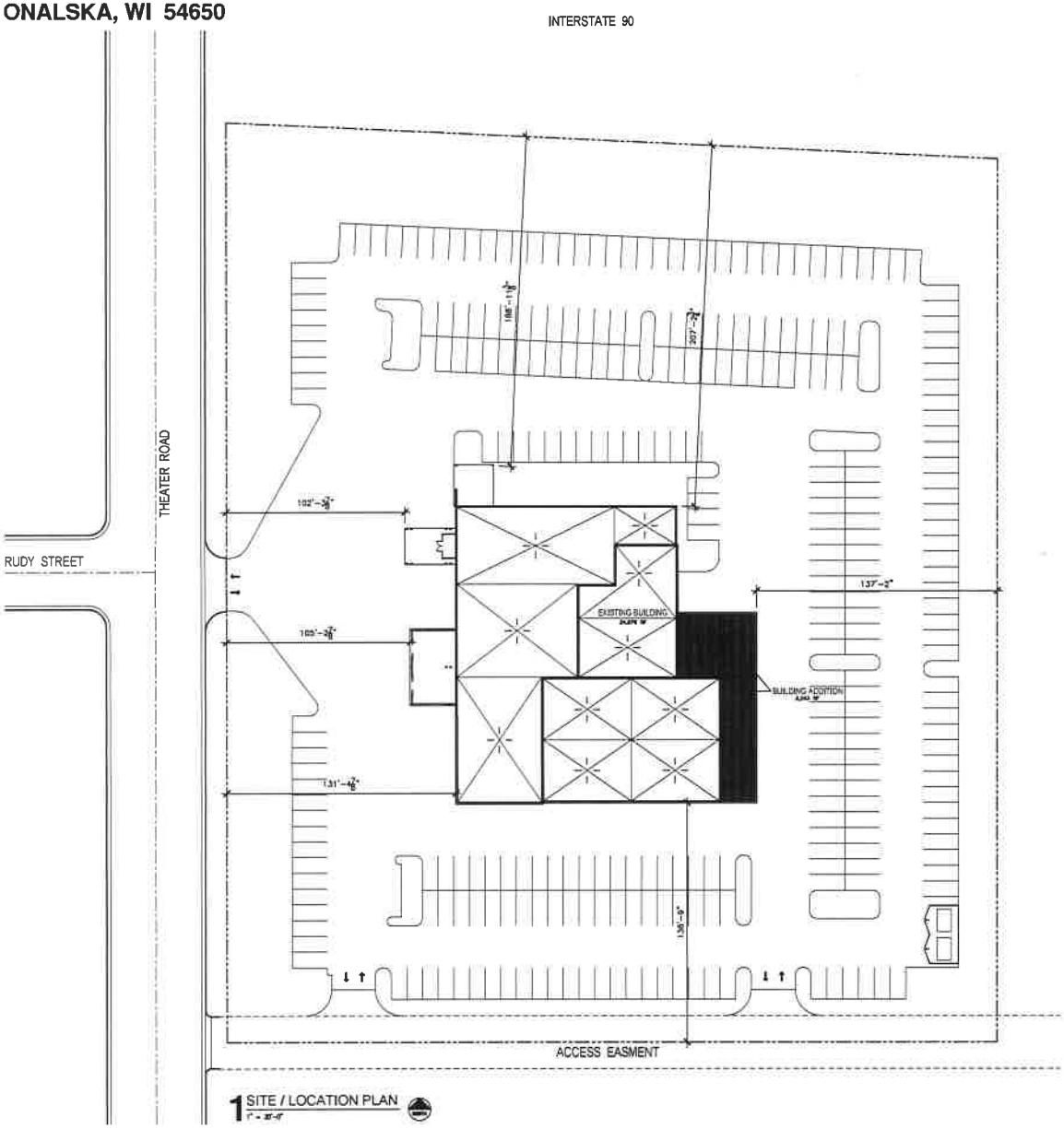
5. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns. The sale or transfer of all or any portion of the property does not relieve the original developer from payment of any fees imposed or from meeting any other conditions.

6. Any omissions of any conditions not listed in committee minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

RAM
1500

BRENENGEN CHEVROLET CADILLAC

531 THEATER ROAD
ONALSKA, WI 54650



1 SITE / LOCATION PLAN

2 STRUCTURAL NOTES

1. DESIGN CODES – (ALL LATEST EDITIONS)
   - AMERICAN CONCRETE INSTITUTE (ACI)
   - CONCRETE REINFORCING STEEL INSTITUTE (CRSI)
   - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
   - NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA)
   - 2009 INTERNATIONAL EXISTING BUILDING CODE
2. DESIGN LIVE LOADS
   - ROOF = 30.8 PSF = 24.8 PSF APPLICABLE DRIFT LOADS
   - WIND = 13.3 PSF @ ROOF & WALLS
   - FLOOR = 100 PSF
3. SOIL
   - 2000 PSF – (ASSUMED)
   - 2000 PSF SAFE BEARING USED FOR DESIGN
   - FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL SOIL OR COMPACTED ENGINEERED FILL. ENGINEERED FILL SHALL BE A WELL GRADED GRANULAR MATERIAL, COMPACTED TO 98% STANDARD PROCTOR DENSITY.
4. CAST-IN-PLACE CONCRETE
   - ARRANGEMENTS, BENDING, DETAILING AND SUPPORT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI AND CRSI STANDARDS.
   - WHERE REINFORCING BARS ARE SHOWN CONTINUOUS LAP BARS #4–30", #5–34", #6–37"
   - REINFORCEMENT STEEL BARS – ASTM A615 GRADE 60 (60 KSI)
   - MAXIMUM SIZE OF AGGREGATE IS 1 1/2"
   - MAXIMUM SLUMP IS 3"

COMPONENT	CONC STRENGTH @ 28 DAYS
BLOCK/MASONRY FILL	2500 PSI
FOOTINGS & FOUNDATION WALLS	3000 PSI
INTERIOR & EXTERIOR SLABS	4000 PSI

5. MASONRY
   - MASONRY BLOCK UNITS – NORMAL WEIGHT
   - MORTAR TO BE TYPE S – CONFORMING TO ASTM C270
   - INSTALL FLASHINGS AT BASE & ALL OPENINGS
   - INSTALL BLOCK ANCHORS 48"ov VERT TO COLUMNS
   - INSTALL WEEP HOLES AT 48"ov

3 CODE INFORMATION

2009 WISCONSIN ENROLLED COMMERCIAL BUILDING CODE

USE & OCCUPANCY CLASSIFICATION:
PRIMARY USE:
304.1 BUSINESS GROUP B – MOTOR VEHICLE SHOWROOM
MINOR USE:
311.2 MERCANTILE GROUP S-1 (MODERATE-HAZARD) – MOTOR VEHICLE REPAIR

BUILDING HEIGHTS & AREAS: (TABLE 503)
GROUP B
MAXIMUM HEIGHT = 2 STORIES
MAXIMUM AREA/FLOOR = 18,000 SF
GROUP S-1
MAXIMUM HEIGHT = 3 STORIES
MAXIMUM AREA/FLOOR = 17,200 SF

TYPE OF CONSTRUCTION: (TABLE 503)
V-B

FIRE PROTECTION SYSTEMS: (CHAPTER 9)
903.2.9 GROUP S-1
A NFPA 13 AUTOMATIC SPRINKLER SYSTEM IS NOT REQUIRED IF S-1 FIRE AREA IS LESS THAN 12,000 SF.

FIRE RESISTIVE RATINGS: (TABLE 601)

STRUCT FRAME-COLUMNS, GIRDERS, TRUSSES	0-HR NR SHEPHD
EXTERIOR BEARING WALLS – >30 FT (TABLE 602)	0-HR NR SHEPHD
INTERIOR BEARING WALLS	0-HR NR SHEPHD
FLOOR BEAMS & JOISTS	0-HR NR SHEPHD
ROOF BEAMS & JOISTS	0-HR NR SHEPHD
INTERIOR PARTITIONS	0-HR NR SHEPHD
ROOF/ CEIL CONNECTIONS (1505.3.3.2)	1-HR
VERTICAL SHAFTS/ENCLOSURES (1505.3.3)	1-HR
EXTERIOR WALLS >30 FT (TABLE 602 B-A)	0-HR NR FHWHS
DOOR ASSEMBLIES	(SEE TABLE 715.3)

EXIT DISTANCE: (TABLE 1016.1)
MAXIMUM = 300 FT (WITHOUT AUTOMATIC SPRINKLER SYSTEM)

OCCUPANT LOAD: (TABLE 1004.1.1)
EXISTING FIRST FLOOR BUILDING AREA = 24,275 SF
BUILDING ADDITION AREA = 3,343 SF
TOTAL FIRST FLOOR BUILDING FOOTPRINT AREA = 27,623 SF

BUSINESS AREA = 3,000 SF / 100 SF/OCC = 30 OCCUPANTS
REPAIR AREA = 10,000 SF / 200 SF/OCC = 50 OCCUPANTS
DISPLAY/STORAGE/WAREHOUSE AREA = 15,623 SF / 300 SF/OCC = 52 OCCUPANTS
TOTAL NUMBER OF OCCUPANTS = 132 (50 OF EA SIDE)

ACTUAL NUMBER OF MAXIMUM EMPLOYEES & CUSTOMERS / SHIFT = 50 MAX (25 OF EA SIDE)

MEANS OF EGRESS: (1005.1)
REQUIRED EGRESS WIDTH = 132 PERSONS(.3) = 46 INCHES
14 EA 36 IN EXIT DOORS PROVIDED = 504 INCHES OF EGRESS WIDTH

SANITARY FACILITIES: (TABLE 2902.1)
REQUIRED FACILITIES = 1 PER 100 PERSONS – MERCANTILE
= 1 PER 25 (50 PERSONS) – BUSINESS
NEW AND EXISTING SEPARATE FACILITIES CURRENTLY PROVIDED:
MEN – 3 TOILETS & 2 URINALS
WOMEN – 3 TOILETS

4 DRAWING INDEX

NO	DESCRIPTION
A001	SITE PLAN, CODE & STRUCT INFO
A100	EXISTING FLOOR PLAN
A101	REMODELED FLOOR PLAN
A102	REMODELED ROOF PLAN
A200	BUILDING ELEVATIONS
A300	WALL SECTIONS & DETAILS
A400	DEMO AND ADDITION FLOOR PLAN
A401	ADDITION FOUNDATION AND FRAMING PLANS
A500	SCHEDULES, DETAILS

CONSTRUCTION EXPRESS INC
411 LA CROSSE STREET
LA CROSSE, WI 54601
(608) 784-8290

BRENENGEN CHEVROLET CADILLAC
531 THEATER ROAD
ONALSKA, WI 54650

JOB # 18005
APR 5, 2018
REVISIONS

PLOT 1"=30'

SITE PLAN
STRUCTURAL INFO
CODE INFO

A001

Brenengen

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

PUD / PCID AMENDMENT APPLICATION

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

- **Overview/ Cover Letter Describing the following:**
  - Detailed Description of Proposed Amendment
  - Plan Set including: Grading/Draingage, Utilities, Site Layout, Landscaping, etc.
- **$700 Permit Application Fee** (Payable to the City of Onalaska) if a Public Hearing is requested or required*.

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

An amendment to an approved Planned Unit Development (PUD) or Planned Commercial Industrial District (PCID) may be proposed at any time. Amendments shall be initiated by submitting a completed application by owners of the parcels in question. Depending on the degree of the amendment, a public hearing may be required by the Plan Commission.
**Any changes to the PUD/PCID requires Plan Commission and if determined a substantial change, the Plan Commission and Common Council will review the amendment with a public hearing.*

Brief Description of Request to Amend a PUD or PCID.

We are proposing a 3201 square foot addition to the rear of the building for additional service bays and detailing. We are asking that this project be considered as a non-substantial change.

Property Address:	
Parcel Number: 18-	
Zoning District: Light Industrial - PUD	

Applicant:	Barton Construction, Inc. - Paul Borsheim
Mailing Address:	2 Copeland Ave Suite 201
City, State, Zip:	LaCrosse, WI 54601
Phone Number:	608-779-0400
Email:	PaulBorsheim@BartonConstruction.com ☒ Primary Contact

Business:	Brenengen Chevrolet of LaCrosse & Onalaska
Owner/Contact:	Don Brenengen
Mailing Address:	P.O. Box 155
City, State, Zip:	West Salem, WI 54669
Phone Number:	608-786-7204
Email:	don@brenengen.com ☒ Primary Contact

Property Owner:	Time Enterprises Inc
Contact:	Don Brenengen
Mailing Address:	P.O. Box 155
City, State, Zip:	West Salem, WI 54669
Phone Number:	608-786-7204
Email:	don@brenengen.com ☒ Primary Contact

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

Signature of Applicant: Paul Borsheim - Agent Barton Const.	Date: 3-26-18
Signature of Property Owner: Don Brenengen	Date: 3/26/18

OFFICE USE ONLY:	Date Submitted:		**Permit Number:**
Permit Fee:	☐ Cash	☐ Check #	Application Received by: