

CHAPTER 3 SPECIAL DISTRICTS

Part 8 Economic Development Area Zoning Overlay District

Sec. 13-3-30 Purpose

- (a) The Onalaska Economic Development Area Zoning Overlay District proposes to:
 - (1) Encourage and provide a means of guiding development of the economic development area for an orderly and attractive compliment of uses.
 - (2) Establish an efficient procedure for the review and approval of development
 - (3) Establish standards for quality development including architecture and landscape architecture, which compliment standards established by the City of La Crosse International Business Park.
 - (4) Permit flexibility in development to promote the highest potential use of development sites.
 - (5) To provide for the establishment of comprehensive guidelines for stable and desirable economic growth in harmony with development adjacent City of La Crosse economic development areas.

Sec. 13-3-31 Authority and Jurisdiction

- (a) The jurisdiction of this chapter shall include all M-1 Light Industrial Zoned parcels within the Onalaska Economic Development Zone as defined in the Onalaska Economic Development Area Overlay Zone. The area is bordered by State Road 16 to the North, The Hamilton Town Line to the East, Interstate 90 to the South and the State Road 16/ Interstate 90 interchange to the west and surrounds the La Crosse International Business Park and La Crosse County Landfill.

Sec. 13-3-32 Definitions

For use in the Onalaska Economic Development Area Zoning Overlay District exclusively, certain words and terms are defined in Title 13, Chapter 1, Part 2 of the City of Onalaska Code of Ordinances.

Sec. 13-3-33 Standards Governing Project Approval

To achieve efficiency in the coordination and permitting of uses in the Onalaska Economic Development Area Zoning Overlay District, the Plan Commission and City Staff shall consider the following guidelines in reviewing permits for development:

- (a) The protection of water courses from erosion, siltation and pollution and maximum safety to the public. To these ends the City Plan Commission and City Staff shall consider the location of buildings, parking areas and other accessory uses.
- (b) The adequacy and location of green/open space
- (c) The adequacy, location and screening of the parking area

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- (d) The harmonizing of the development proposal with surrounding existing development
- (e) The use of the parcel for economic development and land/area ratio
- (f) The adequacy and use of landscaping
- (g) The use of quality architectural materials

Sec. 13-3-34 Uses Permitted

The Onalaska Economic Development Area Zoning Overlay District shall permit the following uses:

- (a) Office Uses
- (b) Laboratories
- (c) Research
- (d) Servicing
- (e) Light manufacturing and fabricating
- (f) Day Care
- (g) Commercial pick up and delivery
- (h) Public and private utilities
- (i) Government facilities
- (j) Printing and publishing
- (k) Commercial bakeries
- (l) Pest control services
- (m) Dry cleaning
- (n) Wholesaling
- (o) Distributors
- (p) Retail Uses when the retail use is secondary to another permitted use in this district
- (q) Clinics
- (r) Caterers
- (s) Electrical and heating supply
- (t) Office Supplies
- (u) Plumbing Supplies
- (v) Publishing
- (w) Wholesaling
- (x) Storage and sale of machinery and equipment
- (y) Financial institutions and credit unions
- (z) Hotels
- (aa) Personal service establishments
- (bb) Cleaning establishments
- (cc) Photo supplies and printing
- (dd) All other principal uses under M-1 zoning with the issuance of a conditional use permit by the City of Onalaska.

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Sec. 13-3-35 Lot Area, Lot Width, Side Yard, Rear Yard, Front Yard, Building Height

- (a) Building Setbacks: Building setbacks shall conform to the M-1 Light Industrial District setbacks.
- (b) Parking Setbacks: Parking Setbacks shall conform to the City of Onalaska Zoning Code requirements for off-street parking.

Sec. 13-3-36 Character and Intensity of Land Use

- (a) Land/ Building Ratio: No more than eighty-five percent (85%) of any site (on lots less than one acre, no more than ninety percent (90%)) shall be covered by buildings, surface pavement or other impermeable surfaces.
- (b) Exterior Storage: No outdoor storage of articles, goods, materials, finished or semi-finished products, incinerators, storage tanks, refuse containers or like equipment shall be permitted unless such items are completely screened by fencing or structural enclosures.
- (c) Accessory structures: accessory structures shall comply with the City of Onalaska Zoning Code.
- (d) Freight Handling: All loading areas must be fully screened from adjacent streets or sides by opaque screening consisting of fencing, structures or landscaping.
- (e) Building materials: One hundred percent (100%) of the permanent exterior walls facing the street of any structure shall be faced with decorative masonry and a minimum of twenty percent (20%) of all other walls must be faced using decorative masonry. Light weight or cinder concrete block, dry-vit and other plaster products are not considered decorative masonry. Glass may be used in lieu of decorative masonry.
- (f) Building Height: Building Height shall conform with the M-1 Light Industrial District regulations

Sec. 13-3-37 Economic Feasibility and Land Use

The City may request an economic feasibility plan for the proposed use describing project financing and the potential financial impact of the development for the City and surrounding development.

Sec. 13-3-38 Engineering Design Standards

All improvements shall conform to the requirements of the City of Onalaska code of ordinances and be subject to the review and approval of the City of Onalaska Engineering Department

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Sec. 13-3-39 Usability, Preservation and Maintenance of Open Space

Open space shall be planned in accordance with the City PCID code.

Sec. 13-3-40 Signage

All Signage must comply with City of Onalaska sign regulations.

Sec. 13-3-41 Off Street Parking

All off street parking shall conform to the City of Onalaska Zoning Code.

Sec. 13-3-42 Landscaping

- (a) In addition to the requirements for landscaping in the City of Onalaska Zoning Code, all structures must have foundation plantings consisting of shrubbery and floral plantings or a combination.
- (b) All Off street parking areas containing over 50 stalls or two or more drive aisles must include landscaped interior parking lot islands.
- (c) Tree Protection: All hardwoods over 12" in caliper must be preserved on the site unless a landscape plan is submitted which mitigates the removal of these trees and the removal is approved by the City Plan Commission."