CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: **Plan Commission**

DATE OF MEETING: January 26, 2016 (Tuesday)

PLACE OF MEETING: City Hall – 415 Main Street (Common Council Chambers)

TIME OF MEETING: 7:00 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. **Public Hearing: Approximately 7:00 PM (or immediately following Public Input) -** Public Hearing and Consideration of an amendment to the Unified Development Code (UDC) regarding the Mobile Home District (Title 13, Chapter 2, Section 8).

5. **Public Hearing: Approximately 7:10 PM (or immediately following previous hearing at 7:00 p.m.) -** Public Hearing and Consideration of a substantial alteration determination for the Nathan Hill Estates Subdivision Planned Unit Development (PUD) for 402-412, 415, 422-432, and 442-452 Coronado Circle (Lots 1, 2, & 3 of Certified Survey Map 1661047) and 415 Coronado Circle (Lot 1 of Certified Survey Map 1601242), and 462-468 Timbercrest Drive, submitted by Chris Meyer of Dream Builders of Wisconsin LLC, 1589 Medary Lane, Onalaska, WI 54650 on behalf of Brian Miller of Nathan Estates LLC, 1820 Tahoe Place, Onalaska, WI 54650 (Tax Parcels # 18-5955-0, 18-5955-2, 18-5955-6, 18-5955-7, & 18-5955-8).

6. **Public Hearing: Approximately 7:20 PM (or immediately following previous hearing at 7:10 p.m.) -** Public Hearing and Consideration of a rezoning request filed by Steven Jirsa, 1024 Monroe Street, Onalaska, WI 54650 to rezone the property at 1024 Monroe Street, Onalaska, WI 54650 from Public & Semi-Public (P-1) District to Single Family and/or Duplex Residential (R-2) District (Tax Parcel #18-1187-0).

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

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

NOTICES MAILED TO:

* Mayor Joe Chilsen, Chair	*Jan Brock
Ald. Jim Binash	*Paul Gleason
Ald. Jim Olson	*Knute Temte
*Ald. Jim Bialecki	*Craig Breitsprecher
Ald. Bob Muth	* Vacant - Chair Parks & Rec.
Ald. Barry Blomquist	** Victor Hill - Vice Chair Parks & Rec.
Ald. Harvey Bertrand	
* Jarrod Holter, City Engineer	JD Manske Family Land Holdings Inc.
City Attorney Dept Heads	Steven Jirsa Andy LeFebre
La Crosse Tribune Charter Com.	Chris Meyer Leo Bronston
Onalaska Holmen Courier Life	Kevin Fry R. Shane Begley
WIZM WKTY WLXR WKBH	Onalaska Public Library

Date Notices Mailed and Posted: 1-21-16

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. Reconsideration of request for a Conditional Use Permit to allow the operation of a child care center at 1001 Quincy Street, Onalaska, WI 54650 in a Public & Semi-Public (P-1) Zoning District, submitted by Andy LeFebre on behalf of Rivers Harvest Church / Rivers Harvest INC, 1001 Quincy Street, Onalaska, WI 54650 (Tax Parcel #18-697-0).

8. Consideration of a request to extend the Final Plat submittal requirement for one year, as requested by Kevin Fry, on behalf of Elmwood Partners, 1859 Sand Lake Road, Onalaska, for the 4th Addition to the Country Club Estates Plat (Tax Parcels #18-3566-100 & 18-4479-0).

9. Consideration of a request to extend the Final Plat submittal requirement for one year, as requested by Dr. Leo Bronston, on behalf of French Valley, LLC, 1202 County Rd PH, Suite 100, Onalaska for the French Valley Neighborhood Plat (Tax Parcels # 18-4480-0, 18-4481-0, 18-4482-1, 18-4485-0).

10. Update on Village of Holmen Comprehensive Plan Update.

11. Update on Conditional Use Permit for the cell phone tower at 111 Sand Lake Road, Onalaska, WI 54650, applicant R. Shane Begley, 14114 S. Country Circle, Gordon, WI 54838 on behalf of Elinor Thorud (Sand Lake Development, LLC); Brian Meier (Central States Tower); and Verizon Wireless (Tax Parcel #18-767-1).

12. 2015 Development Year End Report.

13. Update on modification to the Unified Development Code (UDC) Section 13-6-16 pertaining to signs.

14. Adjournment

CITY OF ONALASKA

STAFF REPORT

Plan Commission – January 26, 2016

Agenda Item: # 5

Agenda Item:	Public Hearing & consideration of a substantial alteration determination for the Nathan Hill Estates Subdivision Planned Unit Development (PUD) for 402-412, 415, 422-432, and 442-452 Coronado Circle (Lots 1, 2, & 3 of Certified Survey Map 1661047) and 415 Coronado Circle (Lot 1 of Certified Survey Map 1601242), and 462-468 Timbercrest Drive.
Applicant:	Chris Meyer of Dream Builders of Wisconsin LLC, 1589 Medary Lane, Onalaska, WI 54650 on behalf of Brian Miller of Nathan Estates LLC, 1820 Tahoe Place, Onalaska, WI 54650
Property Owner:	Brian Miller of Nathan Estates LLC, 1820 Tahoe Place, Onalaska, WI 54650
Parcel Numbers:	18-5955-0, 18-5955-2, 18-5955-6, 18-5955-7, and 18-5955-8
Address(es):	402-412, 422-432, 415, 442-452 Coronado Circle and 462-468 Timbercrest Drive
Site Location:	Properties within Coronado Circle off of Timbercrest Drive East in Nathan Hills
Existing Zoning:	Single Family Residential (R-1) and Planned Unit Development (PUD) Zoning Districts

Background:

This request is to review proposed changes to the Nathan Hills Estates Subdivision Planned Unit Development (PUD) which were constituted as a substantial alteration. Currently, there are seven parcels within the "Coronado Circle" area. Two parcels are owned by Coronado Villas which include Coronado Circle (the private drive) and the two existing four-plexes on the northern side of the private drive. The remaining five parcels are owned by Nathan Hills Estates, LLC which include three parcels that each have a six-plex constructed/under construction and two parcels currently vacant in the "center" of Coronado Circle area.

The applicant is proposing the following changes:

1) Increase the density of the "center" parcels to allow for two (2) triplexes, a total of six (6) units in the center two parcels. Currently, the property owner has approval to construct a twindo and a triplex – a total of five (5) units.
   - In 2014, the property owner requested a reduction from overall 24 to 23 residential dwelling units. This request would bring the units back to the previously-approved 24 residential units.
2) Modify the PUD to allow the 5 parcels under control of Nathan Estates, LLC to subdivide each residential unit, so that each unit and portion of the lot may have separate ownership in a "townhome-style" development, with 24 individual lots (this includes the 2 triplexes and 3 six-plexes). All 24 units would be part of a Homeowners Association or Condominium Association.

City staff and legal counsel recommend in addition to the proposed changes that Coronado Circle (the private drive) be divided along the centerline and added to abutting parcels and all access, drainage, and utility easements be defined and noted on the final plat (Conditions 5 & 6).

Enclosed please find:

- Memo from Attorney Sean O'Flaherty in reference to Homeowner's Associations and Conditions of Approval #4 & 5.
- Applicant Letter and proposed division of 5 parcels into 24 lots (site plan).
- Approved site plan layout of 3 six-plexes (9-18-2014).
- Associated CSM's illustrating parcel divisions.

Action Requested: The applicant is requesting approval of the proposed changes. Staff recommend the attached conditions of approval if the PUD amendments are approved. A Public Hearing will be held and public comment should be considered prior to acting on the PUD amendments.

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

January 26, 2016

Agenda Item 5:

Public Hearing and consideration of a substantial alteration determination for the Nathan Hill Estates Subdivision Planned Unit Development (PUD) for 402-412, 415, 422-432, and 442-452 Coronado Circle (Lots 1, 2, & 3 of Certified Survey Map 1661047) and 415 Coronado Circle (Lot 1 of Certified Survey Map 1601242), and 462-468 Timbercrest Drive, submitted by Chris Meyer of Dream Builders of Wisconsin LLC, 1589 Medary Lane, Onalaska, WI 54650 on behalf of Brian Miller of Nathan Estates LLC, 1820 Tahoe Place, Onalaska, WI 54650 (Tax Parcels # 18-5955-0, 18-5955-2, 18-5955-6, 18-5955-7, & 18-5955-8).

1. Applicant shall abide by all requirements and conditions of previous Drainage and Stormwater Plan approvals and with previous subdivision, plat and PUD approvals for Nathan Hills Estates.

2. Rear yards to maintain a 10-foot buffer along rear property line for drainage purposes.

3. The addition of decks will restrict future accessory structures.

4. Homeowner's Association or Condominium Association will be established to address maintenance, repair, and replacement of Coronado Circle, the buildings including all common areas and green spaces, stormwater management/easement areas, as well as any ownership or use restrictions. Additionally, the Homeowner's Association document shall include:
   a) Annual contribution from each property for property taxes, repair and replacement fund;
   b) A provision that at least two (2) years property taxes be held by Homeowner's Association at all times;
   c) The Homeowner's Association shall reserve the right to lien each property if an owner defaults on such homeowner's payments due to the association; and
   d) The Homeowner's Association shall provide a statement of outstanding fees due and annual fees anticipated at the request of the owner or owner's realtor (collectively, the "City Requirements.")

   All Homeowner's Association or Condominium Association documents shall be recorded with the La Crosse County Register of Deeds prior to any land transfers. The Planning Department shall be provided with a copy of all Homeowner's Association or Condominium Association documents intended for recording for confirmation of inclusion of the City Requirements. Failure to include the City Requirements shall cause revocation of all permits for the development and shall cause no new permits to be issued. Following recording of such documents, the recorded copies should be placed on file with the City of Onalaska Planning Department. No amendment to the Homeowner's Association or Condominium Association documents shall occur without a delivery of the amendment to the Planning Department.

5) Submittal of a Preliminary/Final and Subdivision Plat for review and approval by the Plan Commission and Common Council. All abutting property lines to be modified to centerline of the Coronado Circle easement. All drainage, access and utility easements shall be reflected in the Plat.

6) Creation and recording of legal documents to define ownership, access easements, drainage easements, utility easements (both for public water main, hydrant and private service connections) and maintenance of Coronado Circle.

7) The final lift of asphalt is required for the private street known as Coronado Circle. The City will require financial security be provided to the City Engineer by January 27th, 2016 in an amount equivalent to an updated (and City Engineer approved) quote of the work to be completed. The type of security that would be necessary is: a cashier's check, a prepaid agreement, a bond, or letter of credit from which the City would need to be specifically named as the party that could draw from it if the work is not completed. The final lift shall be installed to the satisfaction of the City Engineer prior to October 15th, 2016 or prior to the occupancy of any of the units (temporary or final occupancy) under construction on the final 6-unit building (422-424-426-428-430-432 Coronado Circle), whichever is sooner. If the work isn't completed by such time, the City would have the work completed using the funding from the security.

8) Coronado Circle shall be posted no parking on both sides. Restriction should be added to the association documents.

9) Owner/developer must 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 the occupancy permit.

10) 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.

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

MEMO

TO: Planning Commission

CC: Mayor Joe Chilsen, Katie Aspenson, Jarrod Holter and Attorney Halderson Jackson

FROM: Attorney Sean O'Flaherty

DATE: January 11, 2016

RE: Coronado Circle – Homeowner's Association Option

Katie Aspenson requested that we review the efficiency of a Homeowner's Association being in charge of maintaining Coronado Circle as a private road.

As you are aware homeowner's associations are not new. Historically, homeowner's associations are the group which is entitled to enforce the restrictive covenants within neighborhoods. The relatively new popular use for homeowner's association is to own and operate recreational facilities and/or internal roads in lieu of a condominium association. From the developers point of view putting together a homeowner's association is less expensive, less regulated and allows the developer to have a greater percentage of a development's real property to sell to its customers. Previously condominium associations would play that role, but we understand that banks are less willing to loan to condominium associations due to the smaller foot print of property and questions with respect to how they will be cared for. Banks now find themselves in a difficult position when condominium associations default on taxes, insurance or other obligations.

Historically, some homeowner's associations have worked fantastically. Unfortunately, many homeowners' associations tend to stop functioning in a reasonable manner once the development is completed. Just in La Crosse County, there have been numerous issues with homeowner's associations trying to resurrect themselves years after they went dormant in order to enforce restrictive covenants. The three largest hurtles that the homeowner's associations run into are lack of funds, lack of participation by homeowner's and lack of enforceability against homeowners.

There are many ways that groups of home owners work together in order to have a collective asset. Two of the most common are condominium associations and joint well/well trusts. The key difference, which I will highlight again below, is that both condominium associations and well trusts have reasonable legal safeguards, regulations and fiscal reporting requirements written into statute or the administrative code. Homeowner's associations are free floating, unregulated agreements among the homeowners. One of the many challenges the City has faced in the recent past are issues that arise from property owners failing to review the restrictive covenants to which they are subject and then requesting that the City take some action to enforce or relieve an obligation.

With respect to a homeowner' association being solely responsible for Coronado Circle the following is our specific concerns:

A. Will each homeowner and its lender be given appropriate notice of the fiscal obligations to contribute the maintenance, taxes and eventually replacement of Coronado Circle?

B. Will there be someone in the long term who ensures that proper funds are collected from each homeowner and then expended in a reasonable manner in order to ensure that the taxes are paid and that the road is both repaired and eventually replaced in a reasonable manner?

C. Will homeowners live up to their obligation to pay for homes that go dark or whose homeowners file bankruptcy?

D. What type of enforceable obligations will the homeowner's association have to collect from its members and who will be in charge of administering the same?

E. Each of the foregoing is a prelude to the big question of what is the City's security that future tax payments will be made by the homeowner's association? If the homeowner's association does not make its payments eventually the City will end up owning the parcel. When the City takes ownership it will be required to take over the repair, maintenance and replacement responsibilities. The developer did not want to dedicate the street at this time as the developer did not want to pay for a street that met City standard due to expense. If the taxes are not paid then the City will become the owner of the property and the tax payers will be bearing the long term burden. Additionally, there is little likelihood of being able to assess those improvements back against the neighboring properties.

The solution to each issue set forth above is to require: (i) the developer writes in appropriate safeguards within the homeowner's association document, (ii) to have the homeowner's association put multiple years of taxes to have a standby letter of credit that the City could use should taxes not be paid within a timely manner, (iii) the homeowner's association agreement must allow the association to have significant remedies for lack of payment by property owners, (iv) the homeowner's association should be required to maintain a replacement and repair reserve fund, and (v) the homeowner's association should provide prospective buyers with statement of outstanding fees due and anticipated annual fees.

To effectuate the foregoing we suggest conditions 4 and 5 be changed to:

"4. Homeowner's Association or Condominium Association documents will be established to address maintenance, repair and replacement of Coronado Circle, the building including all common areas and green spaces, stormwater management/easement areas, as well as any ownership use restrictions. Additionally, the Homeowner's Association document shall include: (a) annual contribution from each property for property taxes, repair and replacement fund, (b) a provision that at least two (2) years property taxes be held by Home Owner's Association at all times, (c) the Homeowner's Association shall reserve the right to lien each property if an owner defaults on such homeowner's payments due to the association and (d) the Homeowner's Association shall provide a statement of outstanding fees due and annual fees anticipated at the request of the owner or owner's realtor (collectively, the "City Requirements"). All Homeowner's Association or Condominium Association

documents shall be recorded with the La Crosse County Register of Deeds prior to any land transfers. The Land Use & Development Director shall be provided with a copy of all Homeowner's Association or Condominium Association documents intended for recording for confirmation of inclusion of the City Requirements. Failure to include the City Requirements shall cause revocation of all permits for the development and shall cause no new permits to be issued. Following recording of such documents, the recorded copies should be placed on file with the City of Onalaska Planning Department. No amendment to the Homeowner's Association or Condominium Association document shall occur without delivery of the amendment to the Planning Department.

5. Submittal of a Preliminary/Final and Subdivision Plat for review and approval by the Plan Commission and Common Council. All abutting property lines to be modified to centerline of Coronado Circle easement. All drainage, access and utility easements shall be reflected in the Plat."

Agenda Item Up for Consideration
Nathan Hills Estates Subdivision

- Nathan Hills Estates would like to have the Zoning Committee consider the division of Nathan Hills Estates project @ Coronado Circle. We would like to change back the density of the center area to accommodate 6 homes as it had in the past. All services are already in place to accommodate the density we are requesting we move back to.

- Nathan Hills Estates LLC would like the ability to assign a lot to each home within the development. This would provide the ability to sell each home as a Individual Home within a Town Home Association style Organization. Each lot would be specified by a surveyor & registered with the proper entities. We would request that this is approved for the 18 homes that are assigned addresses currently & for the 6 homes that will be within the center circle on Coronado Circle that have yet to be assigned an address.

- The homes within the 6 unit buildings are all constructed with the proper UL approved 2 hour fire walls to allow for Zero Lot Lines & division of the buildings into individual homes vs apartments which is approved by the State of Wisconsin. All future buildings will have the same fire walls & code compliance for such divisions into individual homes.

- By assigning a lot to each home, each home can be sold as an individual residence. This gives the potential home owner the ability to get a 30 year fixed mortgage vs a 3 to 5 year arm loan that is available to Condo Style projects until 80% are sold. This will allow more flexibility within an ever changing market.

- The center part of the project is currently approved for a twin home & a tri-plex. We are asking that the center part of the PUD Plan to be changed to two tri-plex buildings. This would take the density up one which would be back to the original density that was approved for the original PUD. In January of 2014 the density was lowered by the current owners from a total of 24 to 23. Now we wish to take the density back to the original 24 homes. We will build the exact same building as the 6 units but split into half as two 3 unit buildings with the proper distance between the homes. We are requesting a 20 setback as was approved in other developments in the past. (Such as Barson Village)

- Nathan Hills Estates LLC will form a New LLC which will become the Home Owners Association. The Home Owners Association will have by-laws in place that will be similar to a Condo Association. These by-laws will assign monthly fees that will go to Lawn Care, Snow Removal, Building Maintenance, & Road Maintenance. This will ensure a great looking neighborhood for years to come. The Home Owners Association will have a Board of Directors to oversee the buildings & services. The monthly fee will be divided into specific line items for the above tasks. The funds will continue to grow in the building & road maintenance columns until the funds are needed for those specific items in the future to maintain them.

- Road Maintenance will be divided up amongst 24 homes owned by Nathan Hills Estates & the existing 8 Apartments that were previously built on Coronado Circle. The road will be owned by the Home Owners Association & the Owners of the 8 Apartments. This will be archived in contract form & registered with the proper entities.

  - ✓ We are opening up the option of selling the homes which is desired by the neighborhood.
  - ✓ This plan provides for guaranteed maintenance of the buildings & road in the future.
  - ✓ The possibility of home sales vs only rentals is more desirable to neighbors.

- In closing: Nathan Hills Estates LLC is investing in the community above the requirements & expectations of many that knew of the project. The materials used & the quality of the structures inside & out, far surpasses what the neighborhood currently has. We reserve the right to continue to rent the properties, but would like the option to sell the homes in the future as individual residence. The requirement to install the last lift on Coronado Circle should be removed from the project requirements. Coronado Circle is owned by Coronado Villas which is a different entity & placing a requirement on this project to complete a improvement that is not owned by Nathan Hills Estates LLC is setting a presidents that should not be set. The owner of Coronado Circle expresses that they desire to complete the last lift of the Blacktop by November 1, 2016 after all of the heavy equipment is off of the road so that it does not get damaged. Everyone involved wants to have the road completed.

- This is a Win for everyone involved. Nathan Hills Estates has the possibility of selling the units as individual homes. The existing neighbors, who what greater home ownership in the neighborhood, will have the opportunity for that to happen. The City of Onalaska has a guarantee that an entity will be assigned the maintenance of the Road, Buildings, & Yards, which will improve neighborhood values over the years to come.

Agenda Item:

6

CITY OF ONALASKA

STAFF REPORT

Plan Commission – January 26, 2016

Agenda Item:	Public Hearing & Consideration of a rezoning request.
Applicant:	Steven Jirsa, 1024 Monroe Street, Onalaska, WI 54650
Parcel Number:	18-1187-0
Site Location:	1024 Monroe Street, Onalaska, WI 54650
Existing Zoning:	Public & Semi-Public (P-1) District
Neighborhood Characteristics:	Properties within 250 feet of the properties in question include a variety of residential dwellings zoned Single Family and/or Duplex Residential, in addition to St. Patrick School zoned Public & Semi-Public.
Conformance with Land Use Plan:	The Comprehensive Plan identifies this area as *Mixed Density Residential.* This district is intended to accommodate primarily single family and duplex/two-flat residential development.
Background:	The applicant owns the property under review and as the property is currently zoned Public & Semi-Public, the residence constructed in 1966 is considered non-conforming. The purpose of this rezoning is to remove the non-conforming status and rezone the property to Single Family and/or Duplex Residential (R-2) District.
Action Requested:	As a public hearing will be held, testimony from the public should be listened to and considered before deciding on the requested rezoning application.

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

January 26, 2016

Agenda Item 6:

Public Hearing and Consideration of a rezoning request filed by Steven Jirsa, 1024 Monroe Street, Onalaska, WI 54650 to rezone the property at 1024 Monroe Street, Onalaska, WI 54650 from Public & Semi-Public (P-1) District to Single Family and/or Duplex Residential (R-2) District (Tax Parcel #18-1187-0).

1. Rezoning Fee of $300.00 (PAID).
2. Park Fee to be waived.
3. Any future improvements to this parcel will be subject to additional City permits (i.e., building permits).
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.

CITY OF ONALASKA

STAFF REPORT

Plan Commission – January 26, 2016

Agenda Item:

7

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

Applicant: Andy Lefebre, on behalf of Rivers Harvest Church, 1001 Quincy Street, Onalaska, WI 54650

Property Owner: Rivers Harvest INC, 1001 Quincy Street, Onalaska, WI 54650

Parcel Number: 18-697-0

Existing Zoning: Public & Semi-Public (P-1) District

Background:
Rivers Harvest Church has requested a Conditional Use Permit (CUP) to allow the operation of a child care center in a Public & Semi-Public (P-1) Zoning District. The child care center would serve up to fifty (50) children between the ages of six (6) weeks to five (5) years old. The business would operate Monday – Friday from 6:00AM to 5:30PM.

Commercial daycare facilities are permitted only by Conditional Use Permit per Section 13-1-13(d)(2) and pursuant to standards set forth in Sections 13-8-11.

The applicant requested the Common Council review the Condition of Approval #3 relating to the installed fence location. The Common Council sent the Conditional Use Permit back to the Plan Commission for reconsideration and added Condition of Approval # 8 that the property owner enter into an agreement in form and substance acceptable to the City regarding payment for services (PILOT). On December 15, the Plan Commission tabled the decision until the January Plan Commission meeting at the request of the applicant.

Action Requested:

If the requested Conditional Use Permit is recommended for approval, staff recommends including the attached conditions of approval.

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

January 26, 2016

Agenda Item 7:

Reconsideration of a Conditional Use Permit request to allow the operation of a child care center at 1001 Quincy Street, Onalaska, WI 54650 in a Public & Semi-Public (P-1) Zoning District submitted by Andy Lefebre on behalf of Rivers Harvest Church / Rivers Harvest INC, 1001 Quincy Street, Onalaska, WI 54650, Tax Parcel #18-697-0.

1. Conditional Use Permit Fee of $150.00 (PAID).

2. Site Plan Permit required for any alteration to the existing parking lot, building footprint or accessory structure.

3. Fencing to comply with standards set forth in Section 13-6-10 of the Unified Development Code.

4. All signs require permits.

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 Plan Commission Sub-Committee Minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

8. Property owner to enter into an agreement in form and substance acceptable to the City regarding payment for services (PILOT).

A reasonable compromise for our situation (Rivers Harvest Church)

Total Cost by the City for Pilot

$1,965

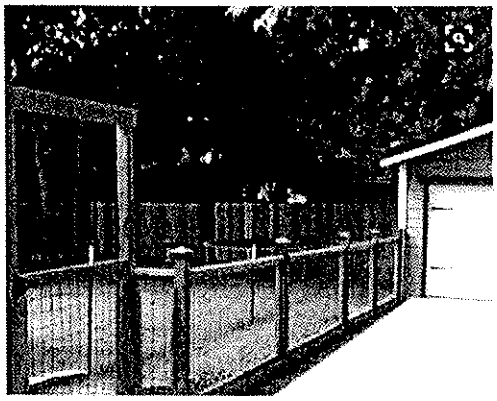
Hours church will be used by childcare

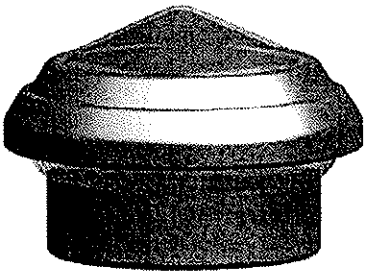
60 hours = 5 days x 12

168 = Total hours in a week

36% = 60 / 168

36% of $1,965 = $707

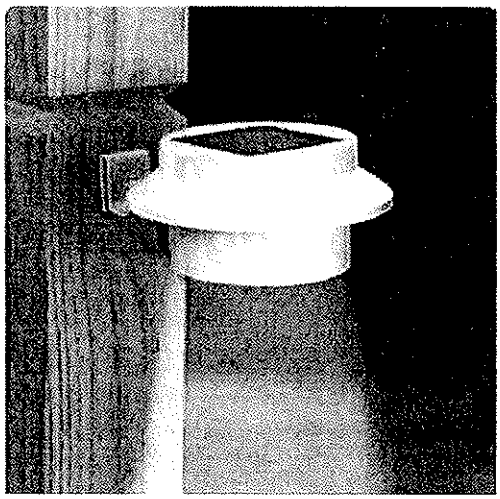




Solar Light Fence Cap for Chain Link Fence

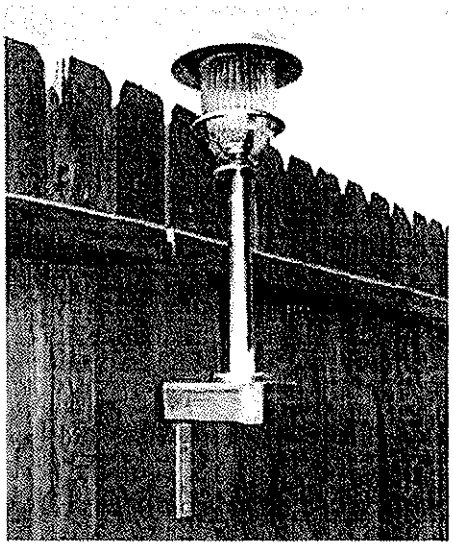
4 | 28 | 2

dollyrose Paris
Outdoor Living



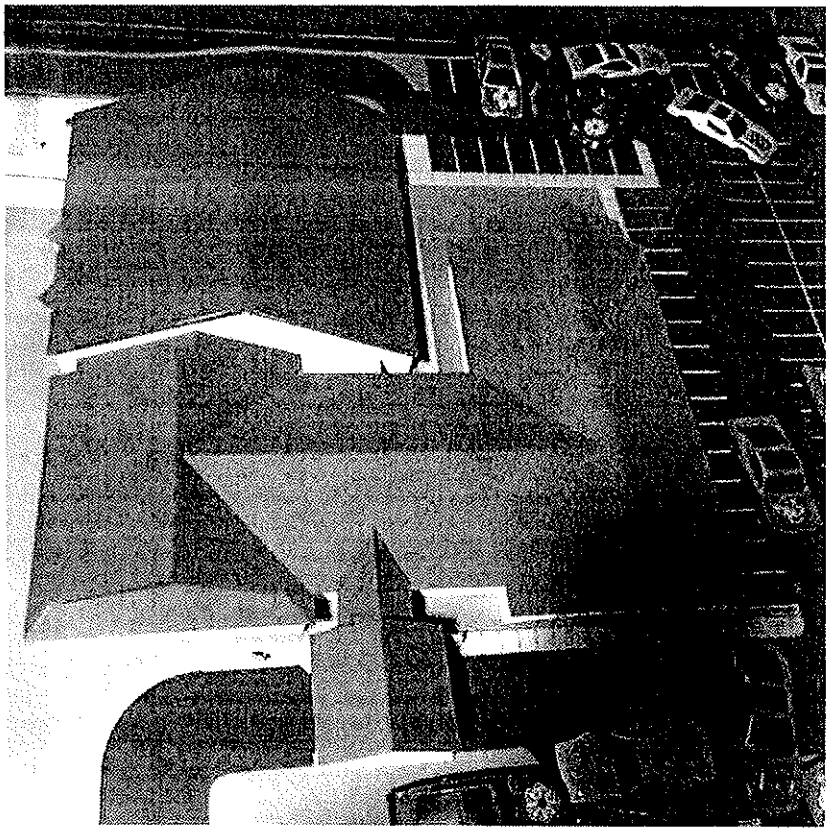
Clip on Solar LED Light | Clip this Solar LED Light on your gutters, a fence or any flat surface. No wiring needed! It's the easiest way to Increase home safety & security without incurring electricity costs. Solar powered security light has 3 bright LEDs that illuminate dark areas dusk to dawn.

4 | 401 | 58

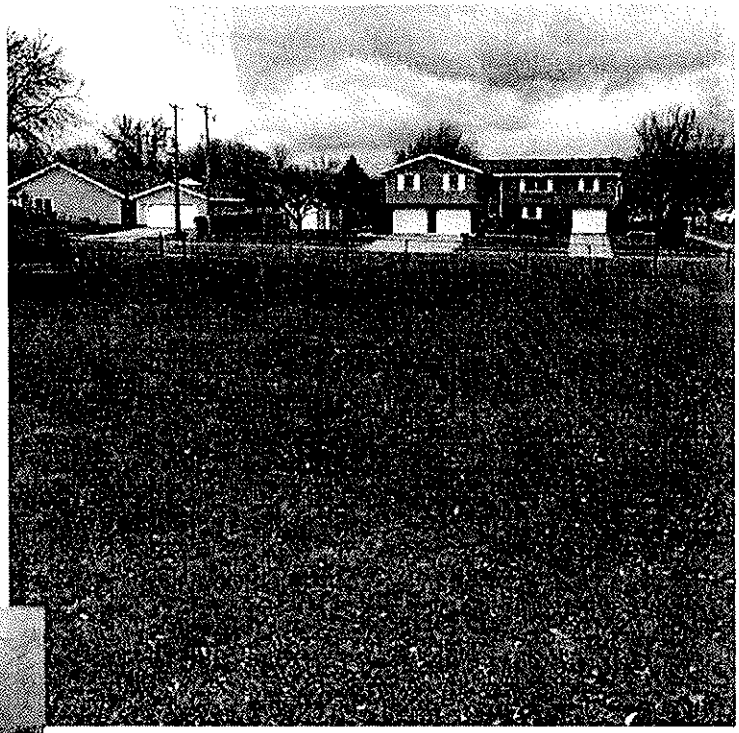


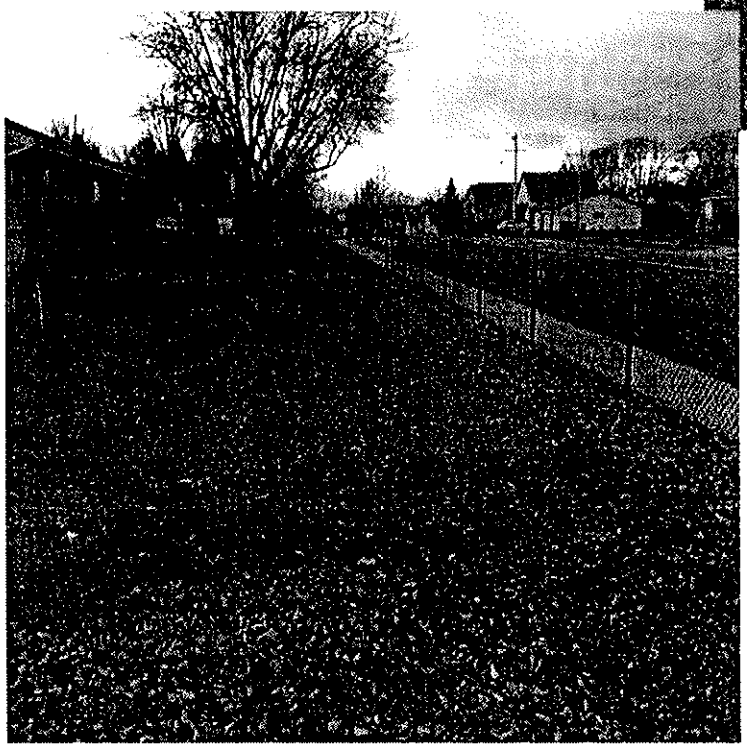
Fence lighting Ideas.

Future model and site plan for the church. The fence is along the left (10th street) side.



View of RHC fence from the East looking west to 10th Street





View of fence from the North looking South towards the back of the church

Example of no set back on Sand Lake Road

Example of no set back at Hilltopper Park. Sand Lake and Wells St. At least 500 lineal feet. of a larger fence.