

CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: Plan Commission
DATE OF MEETING: November 15, 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)** for consideration of a Conditional Use Permit application to allow the conversion of existing commercial space into four (4) efficiency apartments and a waiver from the required 45% green space requirement located at 544 2nd Avenue North, Onalaska, WI 54650, submitted by Benjamin Thorud, on behalf of CT Real Estate LLC, 803 Deerwood Street, Holmen, WI 54636, Tax Parcel # 18-668-0.
5. Review and Consideration of a General Development Plan for a Planned Unit Development (PUD) application filed by Abbey Court Apartments LLC on behalf of Abbey Court Apartments LLC and Three Amigos Property Management LLC, 1310 Wisconsin Street West, Sparta, WI 54656, for the purpose of developing a multi-family development which includes six (6) multi-family apartments and one (1) clubhouse building on the properties located at 435 Hilltop Drive, 2119 Abbey Road/335 Abbey Court, 325 Abbey Court, 315 Abbey Court, 305 Abbey Court, 310 Abbey Court, 330 Abbey Court/2109 Abbey Road, 2099 Abbey Road, & Abbey Road, Onalaska, WI 54650 (Tax Parcels # 18-4511-300, 18-6361-0, 18-6362-0, 18-6363-0, 18-6364-0, 18-6365-0, 18-6366-0, 18-6367-0, & 18-4511-305).

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

Ald. Jim Binash

Ald. Jim Olson

Ald. Jim Bialecki

*Ald. Bob Muth

Ald. Barry Blomquist

Ald. Harvey Bertrand

* Jarrod Holter, City Engineer

City Attorney Dept Heads

La Crosse Tribune

Onalaska Holmen Courier Life

WKTY WLXR WKBT WXOW WLAX

*Committee Members

*Jan Brock

*Paul Gleason

*Knut Temte

*Craig Breitsprecher

* Andrea Benco - Chair Parks & Rec.

** Victor Hill - Vice Chair Parks & Rec.

Omni Center

Onalaska Public Library

Date Notices Mailed and Posted: 11-9-16

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.

6. Discussion and consideration of an amendment to the Unified Development Code (UDC) regarding draft language for the creation of a new Medical Campus Zoning District.

7. Adjournment.



CITY OF ONALASKA

STAFF REPORT

Plan Commission – November 15, 2016

- Agenda Item: Consideration of a Conditional Use Permit request to allow the conversion of existing commercial space into four (4) efficiency apartments and a waiver from the required 45% green space requirement.
- Applicant/Owner: Benjamin Thorud, on behalf of on behalf of CT Real Estate LLC, 803 Deerwood Street, Holmen, WI 54636
- Parcel Number: 18-668-0
- Site Location: 544 2nd Avenue North, Onalaska, WI
- Existing Zoning: Community Business (B-2) District

Background:

Benjamin Thorud of CT Real Estate LLC has requested a Conditional Use Permit (CUP) to allow the conversion of existing commercial space into four (4) efficiency apartments and a waiver from the required 45% green space requirement in a Community Business (B-2) Zoning District. The property in question has three levels: the 3rd level contains four (4) efficiency apartments and the 2nd and 1st/lower level are for commercial use. Existing residences are outright permitted in the B-2 District, provided the standards for R-4 (Multi-Family) are met on site. Multi-family structures with four (4) units are required to provide 35% green space for use by residents to recreate on site. The applicant is requesting to add four (4) additional efficiency apartments on the 2nd level, replacing the commercial use, which would require a total of 45% green space and is requesting to waive the additional green space requirement of 10%.

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 and the Plan Commission may determine the minimum green space percentage required.

Standards for Review:

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

1. Compatibility. The property is located on the southeast corner of the intersection of State Road 35 and Poplar Street, zoned Community Business (B-2). Currently, 35.6% of the existing site is green space. The Unified Development Ordinance requires a minimum of 45% green space to serve eight (8) multi-family units, which totals 6,861 square feet. This standard requires an additional 1,428 square feet of green space to conform with City Ordinances. According to the applicant, the only way to provide the additional required green space is to remove a portion of the existing parking lot. The parking lot currently has twenty-four (24) spaces jointly serving both tenants and commercial businesses. The green space requirement would likely cause a reduction in 8 parking stalls overall, bringing the total to 16 parking spaces.

CITY OF ONALASKA

The zoning of land within 250 feet of the proposed site includes the single-family and/or duplex residential district. The uses within 500 feet along the same street of the proposed site include residential properties.

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 property currently has 35.6% green space on-site and within less than a ¼ mile is Community Park. The request to allow four (4) efficiency apartments is an extension of the current use of the building and 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:

If the requested Conditional Use Permit is approved by the Plan Commission, staff recommends including the attached conditions of approval. As a public hearing will be held, 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:

November 15, 2016

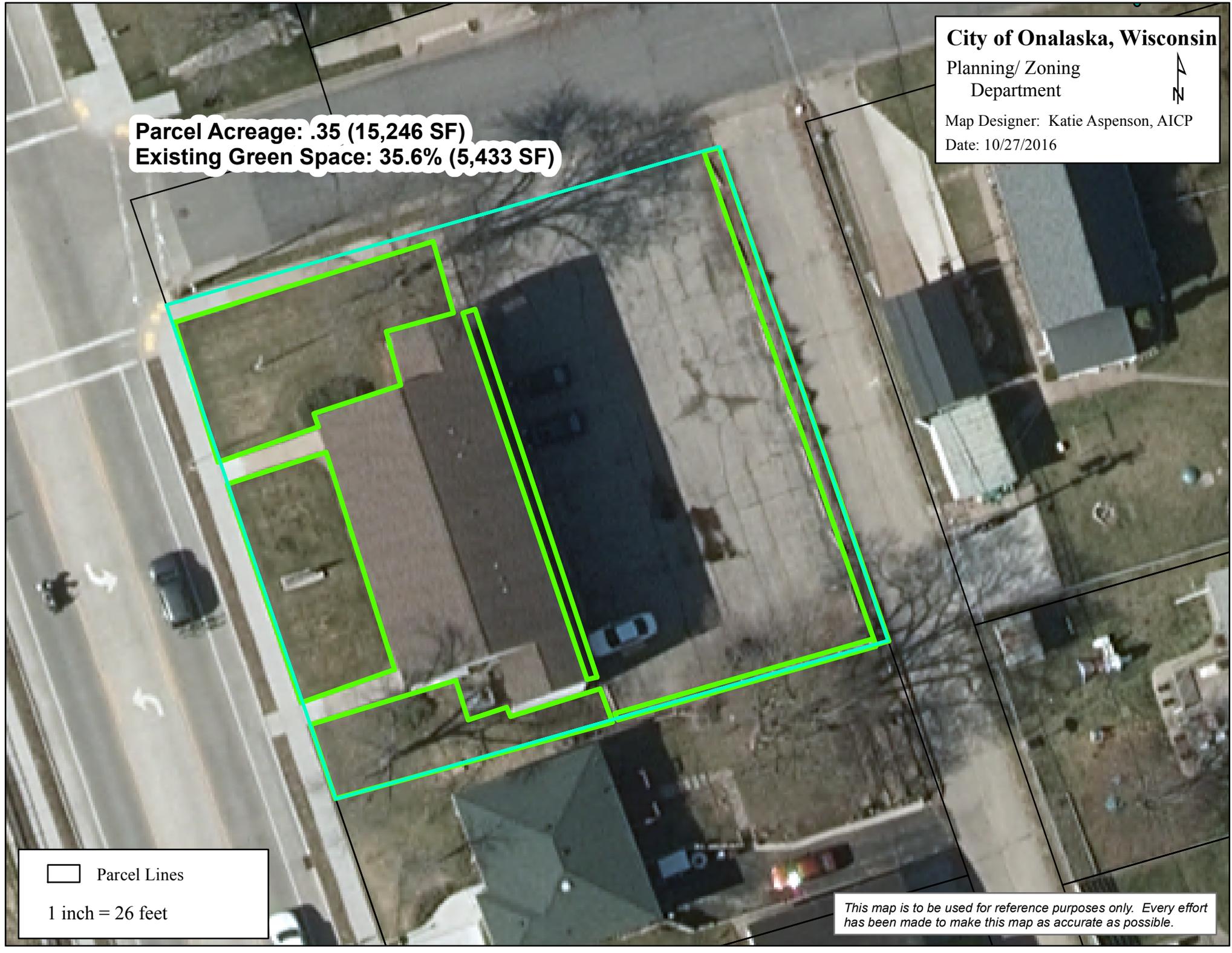
Agenda Item 4:

Public Hearing & Consideration of a Conditional Use Permit request to allow the conversion of existing commercial space into four (4) efficiency apartments and a waiver from the required 45% green space requirement located at 544 2nd Avenue North, Onalaska, WI 54650, submitted by Benjamin Thorud, on behalf of CT Real Estate LLC, 803 Deerwood Street, Holmen, WI 54636, Tax Parcel # 18-668-0.

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, Wisconsin
Planning/ Zoning
Department
Map Designer: Katie Aspenson, AICP
Date: 10/27/2016

Parcel Acreage: .35 (15,246 SF)
Existing Green Space: 35.6% (5,433 SF)



 Parcel Lines
1 inch = 26 feet

This map is to be used for reference purposes only. Every effort has been made to make this map as accurate as possible.

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 policies)
 - ▶ 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.

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

Application for:

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

Brief Description of Proposed Conditional Use:

Would like to convert 1500 sq foot of commercial space to 4 office apartments to meet the upper level of buildings

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, in letter or email) for review at the scheduled meeting. Due to Wisconsin's Open Meeting Law, Plan Commissioners and Councilors are unable to discuss matters outside of a scheduled public meeting. Thank you.



City of Onalaska, Department of Planning & Zoning, 425 Main Street, Onalaska, WI 54630

CONDITIONAL USE PERMIT APPLICATION

Property Address: 244 8th Ave N
 Parcel Number: 18-669-0
 Zoning District: Onalaska

Business: CT Deli Kiosk
 Owner/Contact: Same as above
 Mailing Address: Same as above
 City, State, Zip:
 Phone Number:
 Email: Primary Contact

Applicant: CT Deli Kiosk
 Contact: Same as above
 Mailing Address: Same as above
 City, State, Zip:
 Phone Number:
 Email: Primary Contact

Property Owner: Same as above
 Contact: Same as above
 Mailing Address:
 City, State, Zip:
 Phone Number:
 Email: Primary Contact

The undersigned hereby makes application at 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: *[Signature]* Date: 10/10/10
 Signature of Property Owner: *[Signature]* Date: 10/10/10

Compatibility with Surrounding Neighborhood:
 See accompanying letter

Consistency with the Comprehensive Plan:
 Our proposed use is consistent with the Comprehensive Plan

Importance of Services to the Community:
 N/A

Neighborhood Protections (avoidance of negative externalities):
 N/A

Other Factors (pertinent to the proposed use):
 See accompanying letter

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

**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, NOVEMBER 15, 2016
APPROX. 7:00 PM
(or immediately after public input)**

in Onalaska City Hall, 415 Main Street, Onalaska, WI 54650, at which time they shall consider an application filed by Benjamin Thorud, on behalf of CT Real Estate LLC, 803 Deerwood Street, Holmen, WI 54636, who is requesting a Conditional Use Permit (CUP) for the purposes of converting existing commercial space into four (4) efficiency apartments and waiving the required 45% green space amount for the property located at 544 2nd Avenue North, Onalaska, WI 54650.

Property is more particularly described as:

Computer Number: 18-668-0

Section 5, Township 16, Range 7,

JOHNSON ADDITION – ONALASKA LOT 4 & N 58FT LOT 3

BLOCK 2 EX PRT FOR RD

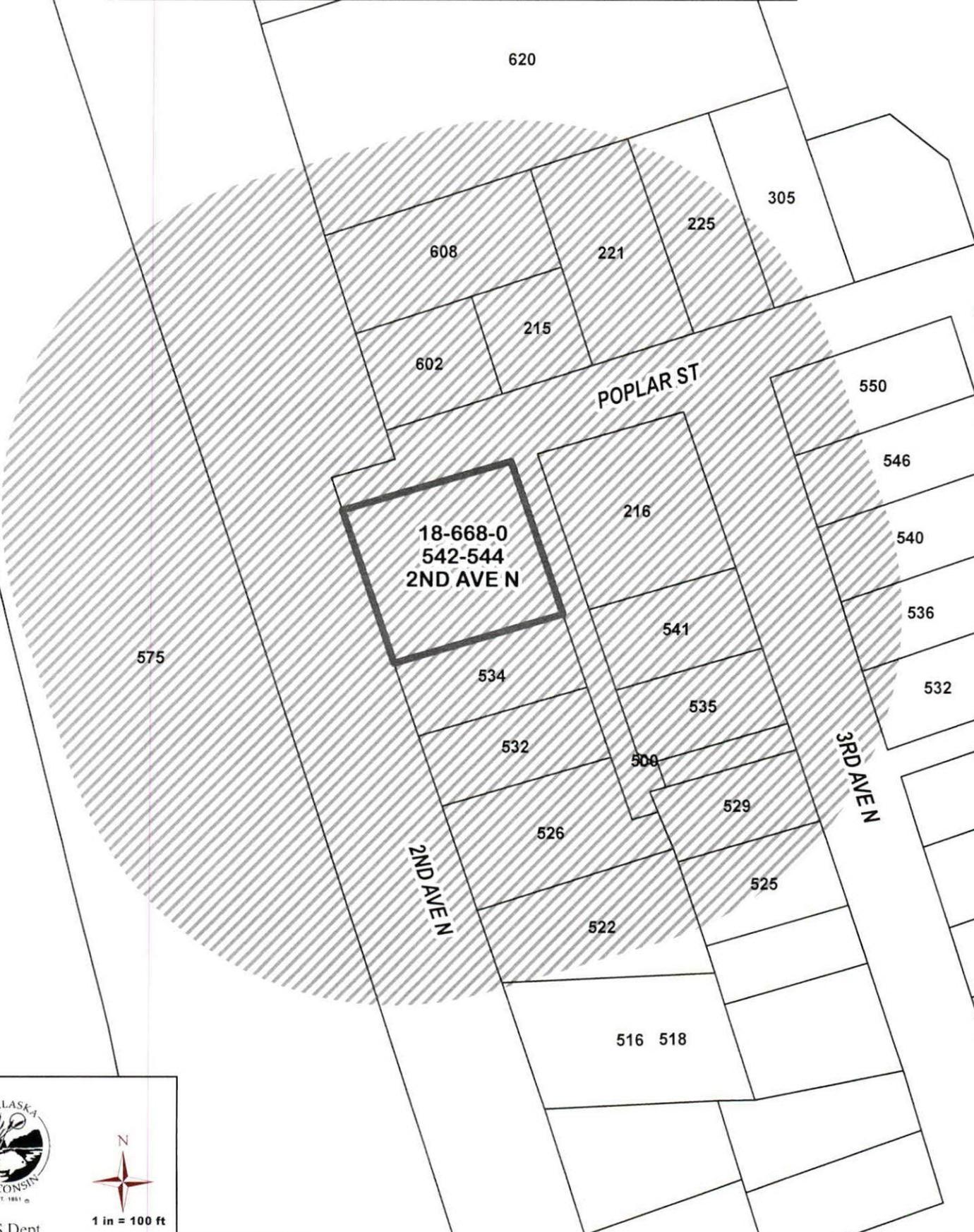
YOU ARE FURTHER NOTIFIED that the City of Onalaska Plan Commission will hear all persons interested, their agent or attorney, concerning this matter.

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 21st day of October, 2016.

Cari Burmaster
City Clerk

PROPERTIES WITHIN 250' OF PARCEL: 18-668-0



ALASKA
WISCONSIN
EST. 1961

1 in = 100 ft

GIS Dept
Map Designer: Joe Barstow
Date: 07/20/2016

This map is to be used for reference purposes only. Every effort has been made to make this map as accurate as possible.



CITY OF ONALASKA

STAFF REPORT

Plan Commission – November 15, 2016

- Agenda Item: Consideration of a Planned Unit Development (PUD) request – General Development Plan.
- Applicant: Matt Buswell on behalf of Abbey Court Apartments, LLC, 1201 North Superior Avenue, Tomah, WI 54660
- Property Owner: Abbey Court Apartments LLC & Three Amigos Property Management LLC, 1310 Wisconsin Street West, Sparta, WI 54656
- Parcel Numbers: 18-4511-300, 18-6361-0, 18-6362-0, 18-6363-0, 18-6364-0, 18-6365-0, 18-6366-0, 18-6367-0, & 18-4511-305
- Site Location: 435 Hilltop Drive, 2119 Abbey Road/335 Abbey Court, 325 Abbey Court, 315 Abbey Court, 305 Abbey Court, 310 Abbey Court, 330 Abbey Court/2109 Abbey Road, 2099 Abbey Road, & Abbey Road Onalaska, WI 54650
- Existing Zoning: Multi- Family Residential (R-4) District
- Conformance with Comprehensive Plan: The Comprehensive Plan classifies this property as “Mixed Density Residential District” which is intended for residential units. Higher density residential development may be appropriate in locations adjacent to transportation corridors, commercial areas and schools.

Background:

This Planned Unit Development (PUD) request pertains to allowing the construction of six (6) multi-family residential buildings and one (1) clubhouse/community room/pool area on a single site comprised of 11.77 acres. Three (3) of the buildings are proposed to have eighty (80) luxury units (4-stories tall), one (1) building with 40 luxury units (4-stories tall), *and two (2) buildings with twenty-four (24) luxury units (3-stories tall).* A total of 328 units are now proposed as part of this development, with 326 parking spaces located underground and 317 surface parking spaces (total of 643 parking spaces - City requires 656 spaces (13 additional parking spaces). Overall, the development is proposed to have 53.6% of common open space (6.32 acres).

The developer intends to construction the entire development utilizing a phased approach. Phase 1 is expected to include the Building A (24-unit) and the clubhouse, beginning construction in Summer 2017 with completion in Summer 2018. Phase 2 is expected to include Building B (24-unit), beginning construction in Spring 2018 with completion in Spring 2019. Phase 3 includes the installation of the Future Street/Access Road in Summer 2019 along with construction of Building C (80-unit), expected for completion in Fall 2020. However, according to the applicant, Phase 3 and subsequent phases will be determined based on current market conditions. As constructed buildings are fully leased, the developer intends to begin construction on subsequent buildings on an annual basis as shown in the Abbey Ct. Development Overview timeline document.

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Planned Unit Development (PUD)

A Planned Unit Development may be used as a custom zoning district for any land use or combination of land uses. The proposed PUD is proposed as an overlay zoning district on an 11.77-acre parcel on which the applicants are the current property owners.

The following chart identifies where the PUD proposed to deviate from the standards established by the Unified Development Code.

Unified Development Code Requirement	Applicant Proposal
<i>1) Building Height</i>	
<ul style="list-style-type: none"> Maximum Building Height = 45 feet 	<ul style="list-style-type: none"> 4 of the 6 proposed apartment buildings are 4-stories at 54' feet in height and 2 of the 6 proposed apartment buildings will be 3-stories.
<i>2) Parking</i>	
<ul style="list-style-type: none"> 2 parking stalls / unit = 3 units * 2 = 656 parking stalls needed 	<ul style="list-style-type: none"> 326 underground parking stalls + 317 surface parking stalls = 643 parking stalls proposed
<i>3) Maximum Number of Buildings on a Parcel</i>	
<ul style="list-style-type: none"> 1 Principal Building per Parcel 	<ul style="list-style-type: none"> All 7 buildings are proposed to be on a single parcel.
<i>4) Building Setback</i>	
<ul style="list-style-type: none"> Setback from Street Yards: Minimum 25 feet Maximum 40 feet 	<ul style="list-style-type: none"> Setback from Street Yards: 24 unit = 40.12' (Building B) 24 unit = 58' (average) (Building A) 80 unit (southernmost) = 157' (average) (Building C) *All other buildings located substantially further away.
<i>5) Density in R-4 Zoning Districts</i>	
<ul style="list-style-type: none"> City has the following requirements for multi-family density: <ul style="list-style-type: none"> 1BR Units = 2,000 SF of land 2BR Units = 2,500 SF of land <p>If 25% of the units are 1-BR and 75% of the units are 2-BR units – Code would allow a maximum density of 217 dwelling units.</p>	<ul style="list-style-type: none"> Applicant requesting 328 dwelling units (an increase of 111 dwelling units) utilizing the development scenario to the left.

Standards for Review:

The following decision criteria are used to review the Planned Unit Developments as defined in Section 13-3-5 of the Unified Development Code. Staff comments on each criterion are bulleted.

(a) Permitted Uses.

- Proposed uses include multi-family housing developed with apartments. Other permitted uses shall be consistent with the Unified Development Ordinance.

(b) Conditional Uses:

- None Proposed. Shall be consistent with the Unified Development Ordinance.

CITY OF ONALASKA

(c) Proposed Density:

(1) Effect on adjacent properties:

- Properties west of the proposed PUD are located in the Town of Onalaska include single-family dwellings and vacant land.
- Properties north of the proposed PUD are include a triplex and vacant land zoned for single-family residential.
- Properties east of the proposed PUD include multi-family development and mini-storage warehouse units.
- Properties south of the proposed PUD Eagle Crest Senior Living Facility and L.B. White.

(2) Adequacy of public & private services/infrastructure:

- Development plans are for one (1) ingress/egress onto Abbey Road. A second “future” ingress/egress on the north side of the property proposed to be dedicated for a future public street. At this time, there is no proposed timeframe for when this road would be constructed.

(3) Overall design.

(4) Scale and massing of structures.

(5) Building elevations and setbacks.

(6) Landscaping, screening and buffering.

(7) Open space provision and design.

- 53.6% of the site is proposed as “open space”. Potential park dedication to the City of Onalaska.

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

(d) PUD Perimeter: PUD to be designed to complement existing uses.

(e) Lot Area: Consideration of proposed design & layout

(f) Setbacks: Setbacks may vary in PUD’s provided the developer has demonstrated that the proposed design & layout meets the provisions of the Unified Development Code.

(g) Building Height: Building heights are all proposed to be 54’ in height.

(h) Environmental Design:

- PUD to be designed to preserve existing vegetation & topography where practical. Developer acknowledges that terrain is a factor in the proposed development and 30% slopes throughout the site are to be maintained. Further, there is a Tree Preservation Plan on-file with the City and minimum standards are proposed to be met by the developer.

(i) Common Open Space: Common open space to be functional, improve appearance & aesthetics, is accessible and adds to/connects to an existing open space system.

(j) Architecture: Developer to incorporate architectural planning and implementation provisions for controlling the architecture by protective covenants or other similar method.

(k) Parking.

(l) Streets, Utilities, Drainage: Publically dedicated infrastructure to meet City standards.

- Developer intends to request a vacation/discontinuance of Abbey Court to allow for additional developable land and install a private street network that would connect through parking lots.

(m) Traffic Calming & Good Street Design: to be considered in PUD design.

(n) Circulation/Access: Site to be designed to promote a grid network of streets, minimize dead ends and cul-de-sacs. PUD’s to include provisions for pedestrians, bicycles and transit.

(o) Landscaping: PUD master landscape plan to include street trees, screening, parking lot landscaping & the preservation of mature, health hardwood trees where applicable.

(p) Signage: Master signage plan to be included in PUD. Minimize number of freestanding signs.

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Action Requested:

The applicant is requesting approval of the General Development Plan. If the Plan Commission Sub-Committee recommends approval, included are staff's recommendations of necessary Conditions of Approval.

Attachments:

- Map of existing properties.
- Draft General Site Plan (with building/parking layout, contours)
- Architectural Site Plan (with building/parking layout)
- Proposed Utility Plan
- Proposed Site Grading / Elevation Plan
- Architectural Rendering for Buildings
- Application Packet (Developer Letter, Preliminary Schedule / Construction Timeline, PUD application and checklist).

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

November 15, 2016

Agenda Item 5:

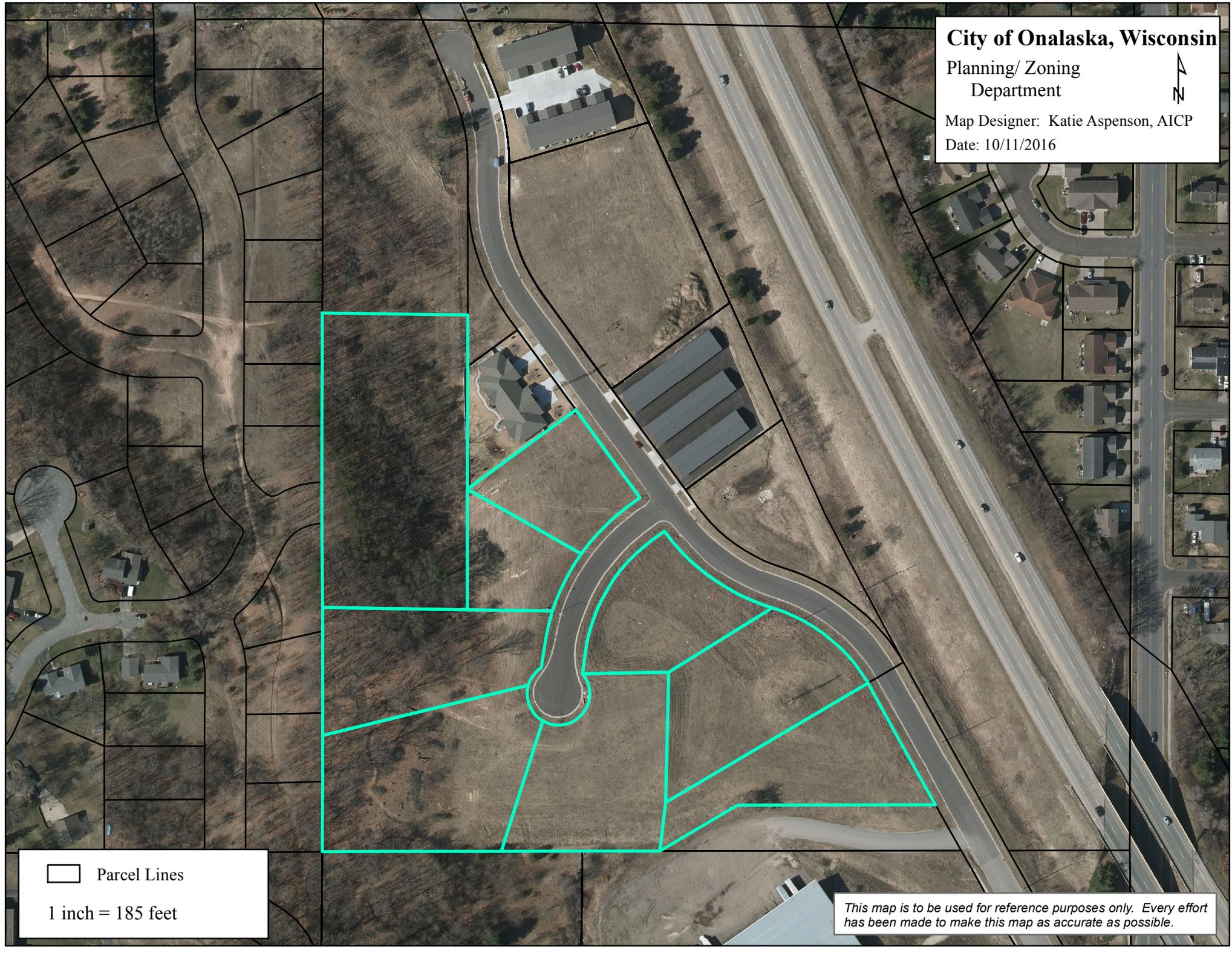
Review and Consideration of a Planned Unit Development (PUD) application filed by Abbey Court Apartments LLC on behalf of Abbey Court Apartments LLC and Three Amigos Property Management LLC, 1310 Wisconsin Street West, Sparta, WI 54656, for the purpose of developing a multi-family development which includes six (6) multi-family apartments and one (1) clubhouse building on the properties located at 435 Hilltop Drive, 2119 Abbey Road/335 Abbey Court, 325 Abbey Court, 315 Abbey Court, 305 Abbey Court, 310 Abbey Court, 330 Abbey Court/2109 Abbey Road, 2099 Abbey Road, & Abbey Road, Onalaska, WI 54650 (Tax Parcels #18-4511-300, 18-6361-0, 18-6362-0, 18-6363-0, 18-6364-0, 18-6365-0, 18-6366-0, 18-6367-0, & 18-4511-305).

1. Owner/ shall abide by all requirements and conditions of the Abbey Road Plat approved by the Common Council on June 11, 2013.
2. PUD Application Fee of \$700.00 (*PAID*).
3. Park Fee of \$922.21 (per unit) due prior to issuance of building permit for each building and/or lands dedicated and improvements to City as approved by the Park Board and Common Council which may offset Park Fees. 344 total units * \$922.21/unit = \$317,240.24 dollars.
4. Topography Map fee of \$10.00 (per acre).
5. Final Implementation Plan to be submitted for review and approval prior to any development activities.
6. Site Plans will be required for individual buildings/parking lots/drives/etc. to be reviewed and approved by City Staff.
7. Owner/developer to provide a copy of the Declaration of Covenants, Conditions and Deed Restrictions, etc. that at a minimum address maintenance, repair, and replacement of parking lots/private drives, the buildings including all common areas and green spaces, stormwater management/easement areas, as well as any ownership or use restrictions to the Planning Department and recorded at the La Crosse County Register of Deeds. Any amendments to the aforementioned document to be recorded at the La Crosse County Register of Deeds and an copy provided to the Planning Department.
8. Owner/developer to submit a master signage plan noting location(s) of freestanding monument signs for internal traffic control.
9. 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.
10. Owner/developer to submit a master grading and stormwater plan to be approved by the City Engineer.

11. Thirty (30) percent slopes to be identified on a plan and also indicate a ten (10) foot buffer surrounding the identified slopes.
12. Owner/developer to maintain existing stormwater detention area along southern parcel line.
13. Owner/developer to submit a digital and hard copy of the WIDNR NR 216/NOIC application, permit, and associated data prior to construction to the Engineering Department. A City Erosion Control Permit for greater than one (1) acre of land disturbance is required before any earth moving activities occur. Permit to be reviewed and approved a minimum of ten (10) days prior to construction activities.
14. 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.
15. Owner/developer to submit a master utility plan (including any phasing) to be approved by the City Engineer. Any utilities dedicated to the City of Onalaska shall be in a dedicated right-of-way, outlot, or easement.
16. Street right-of-way for a future street must be dedicated along north parcel line or owner/developer to work with neighboring property owner to the north for a mutual dedication. Future street must be installed to City standards fifty (50) feet beyond any proposed driveway access. Temporary cul-de-sac to be installed at end of new street.
17. Owner/developer to request and have the vacation of Abbey Court finalized prior to any construction activities. Outcome of this action is that Abbey Court will become a private drive entrance off of Abbey Road.
18. Parcels to be combined into one (1) parcel for the principal and accessory structures and the parking lot to be located on one parcel. Contact La Crosse County Land Information Department to complete this condition. Parcel modification to be completed prior to issuance of a building permit.
19. City furnished inspector required during utility installations and developer to pay costs.
20. As-builts of all utility work required to be submitted to the Engineering Department within sixty (60) days of occupancy of each building.
21. Water services not utilized as part of development shall be abandoned at main.
22. Owner/developer to obtain letters from utility service providers noting that there is adequate power, natural gas, and telephone/internet services available to serve this project and provide to the Engineering Department.
23. Owner/developer to receive written approval from Dairyland Power regarding planned development and locations of buildings in relation to easement on the parcel in question.
24. 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.

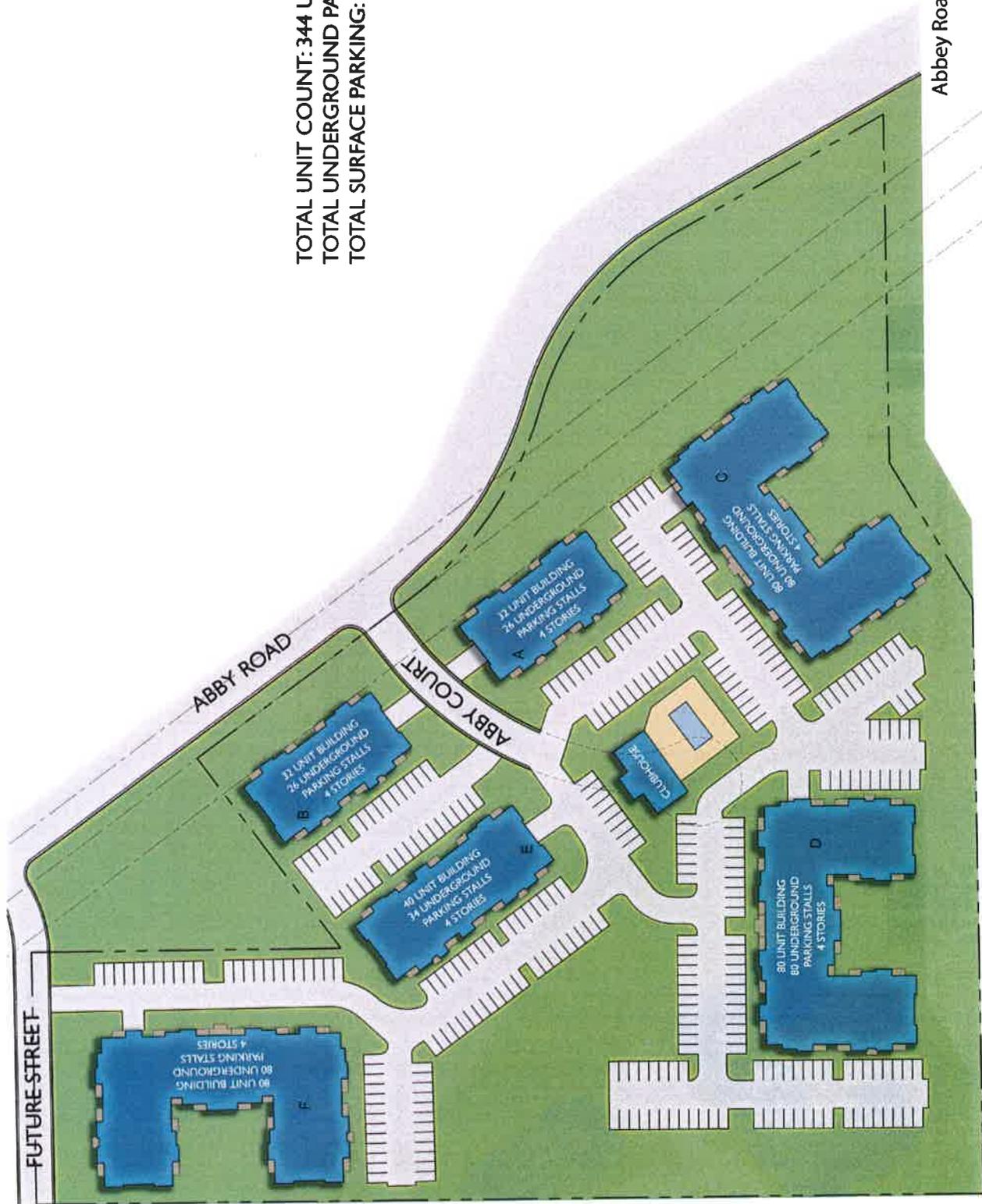
25. Owner/developer to submit a master open space plan with provision for maintenance to be approved by the Planning Department.
26. Owner/developer to submit a master landscaping plan to be approved by the Planning Department.
27. Owner/developer to submit a pedestrian accessibility plan (trails, connections, etc.) to be approved by the Engineering & Planning Departments.
28. Owner/developer to install sidewalk to City standards along full length of Abbey Road upon occupancy of the first apartment building.
29. Owner/developer to secure water main easement with adjacent property to south and install a water main loop. **(NEW CONDITION)**
30. 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.
31. 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.
32. 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.

City of Onalaska, Wisconsin
Planning/ Zoning
Department
Map Designer: Katie Aspenson, AICP
Date: 10/11/2016



 Parcel Lines
1 inch = 185 feet

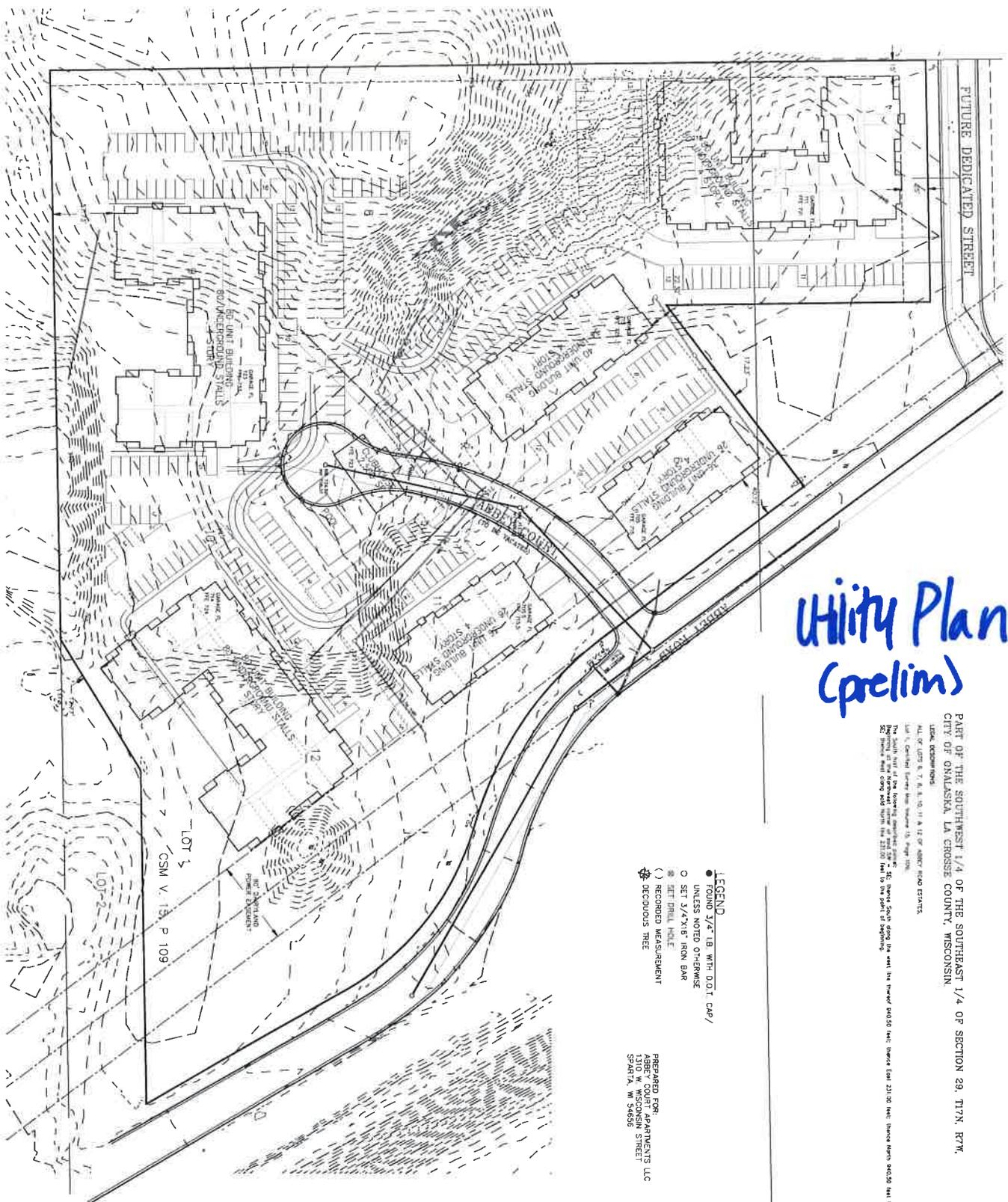
This map is to be used for reference purposes only. Every effort has been made to make this map as accurate as possible.



TOTAL UNIT COUNT: 344 UNITS
 TOTAL UNDERGROUND PARKING: 326 SPACES
 TOTAL SURFACE PARKING: 317 SPACES



Abbey Road Development
 Onalaska, WI
 October 10, 2016



Utility Plan (prelim)

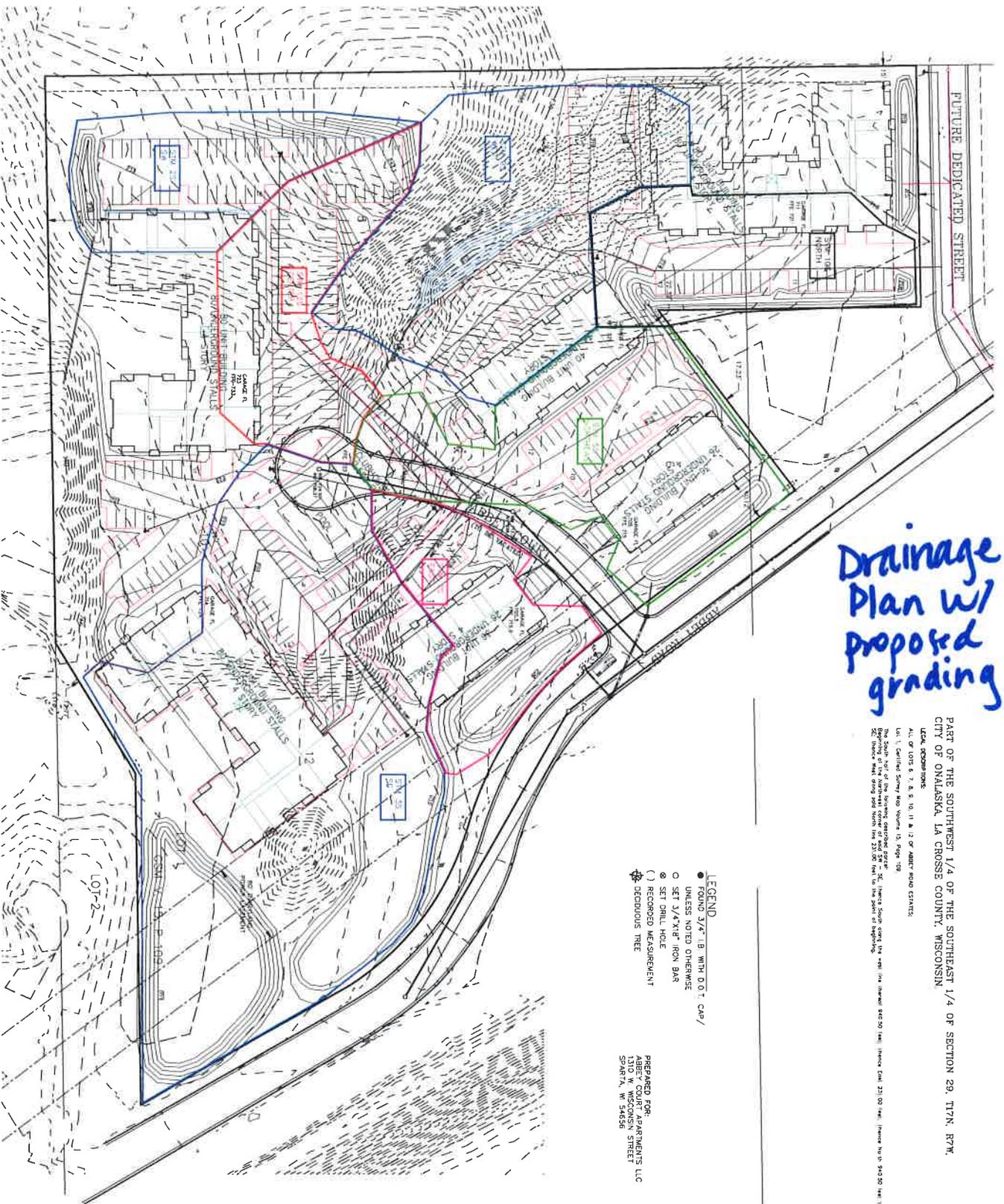
PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, T17N, R7W,
CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN

LEGAL DESCRIPTION:
 ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 OF ABBEY ROAD EXCEPT
 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 OF ABBEY ROAD EXCEPT
 The South half of the above described parcel
 The North half of the above described parcel
 The East half of the above described parcel
 The West half of the above described parcel
 The South half of the above described parcel
 The North half of the above described parcel
 The East half of the above described parcel
 The West half of the above described parcel

- LEGEND**
- FOUND 3/4" I.B. WITH D.O.T. CAP / UNLESS NOTED OTHERWISE
 - SET 3/4" X 1/8" IRON BAR
 - ⊗ SET DRILL HOLE
 - () RECORDED MEASUREMENT
 - ⊕ DECIDUOUS TREE

PREPARED FOR:
 ABBEY COURT APARTMENTS LLC
 1310 W. WISCONSIN STREET
 SHAWA, WI 54989





Drainage Plan w/ proposed grading

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, T17N, R7W,
CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN

LEGAL DESCRIPTION:
 Lot 1, Certified Survey Map Volume 13, Page 109
 The South half of the following described parcel, Section 29, T17N, R7W, S4E, La Crosse County, Wisconsin, as shown on the plat of the same, recorded in the office of the Register of Deeds for La Crosse County, Wisconsin, in Book 243, Page 211 (S4E), (T17N, R7W, S4E) and in Book 243, Page 212 (S4E).

- LEGEND**
- FOUND 3/4" I.B. WITH 0.0" I. CAP/
 - UNLESS NOTED OTHERWISE
 - SET 3/4" X 1/2" IRON BAR
 - ⊗ SET DRILL HOLE
 - () RECORDED MEASUREMENT
 - ⊕ DECIDUOUS TREE
- PREPARED FOR:
 ABBEY COURT APARTMENTS LLC
 1310 W. WISCONSIN STREET
 SHAWANO, WI 54989





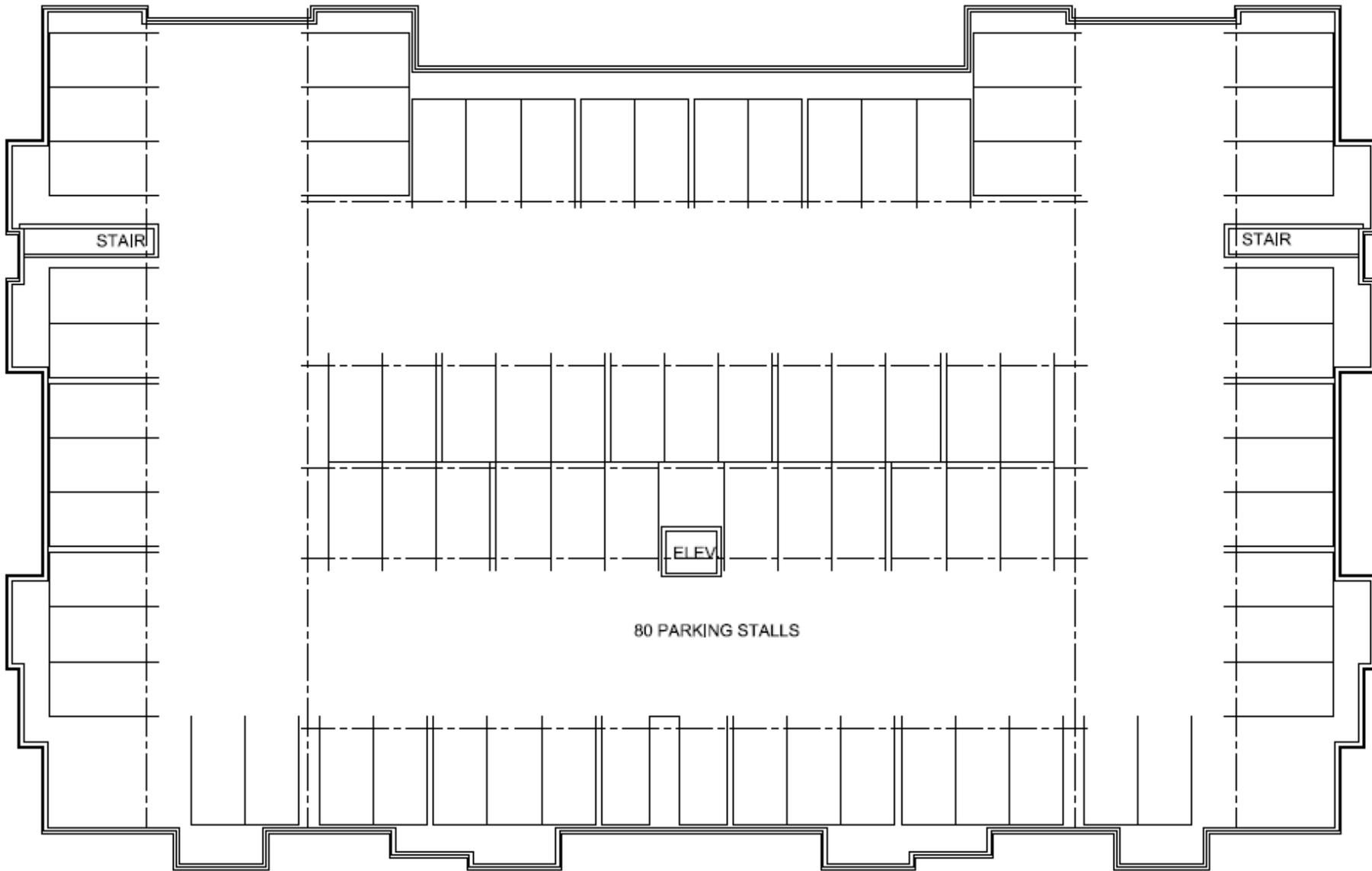
PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, T7N, R7W
 CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN

- POLAR 3/4" IR WITH D.O. CAB /
- UNLESS NOTED OTHERWISE
- 3/4" X 1/8" IRON BAR
- 3" D.W.L. HOLE
- RECORDED MEASUREMENT
- OCCASIONAL TREE

PREPARED FOR:
 ABBEEY COURT APARTMENTS LLC
 3210 N. WISCONSIN STREET
 SPANIA, WI 54980



C-1	ABBEEY ROAD DEVELOPMENT I CITY OF ONALASKA GENERAL SITE PLAN	 LA CROSSE <small>ENGINEERING & SURVEYING CO., INC.</small> <small>1001 N. WISCONSIN STREET, SUITE 100, SPANIA, WI 54980</small>
	DATE: 08/20/14 TITLE: GENERAL SITE PLAN DRAWN BY: J.S.	



ISSUED
Based on Review of June 8, 2016

PROJECT TITLE
Abbey Road
Development

Onalaska, Wisconsin
SHEET TITLE
Basement Floor
Plan

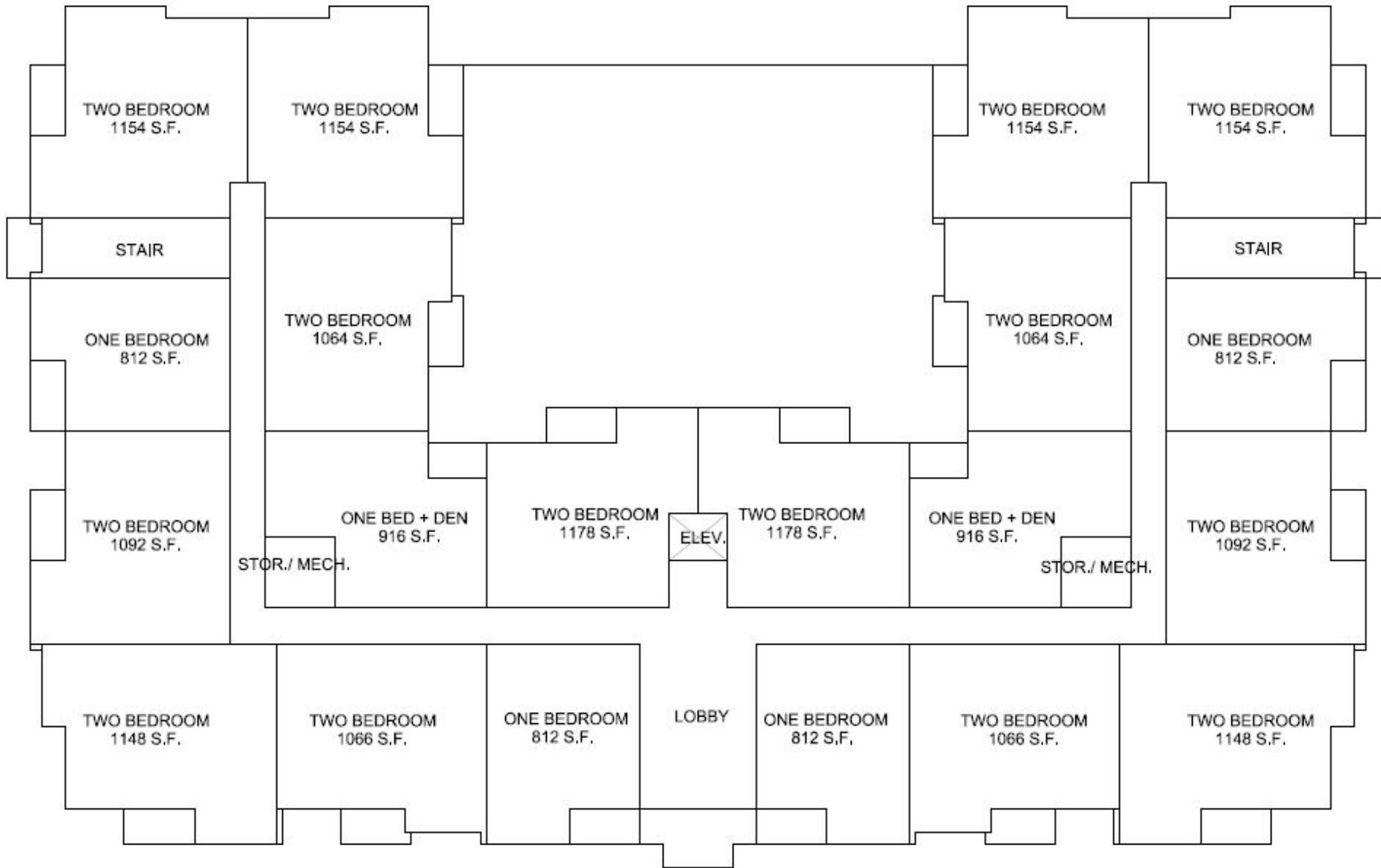
SHEET NUMBER

A-1.0

PROJECT NO. 1618
©Knothe + Bruce Architects, LLC

1 BASEMENT FLOOR PLAN
A-1.0
1/8" = 1'-0"





BOARD
 Issued for Review June 8, 2016

PROJECT TITLE
 Abbey Road
 Development

Onalaska, Wisconsin
 SHEET TITLE
 First Floor Plan

SHEET NUMBER

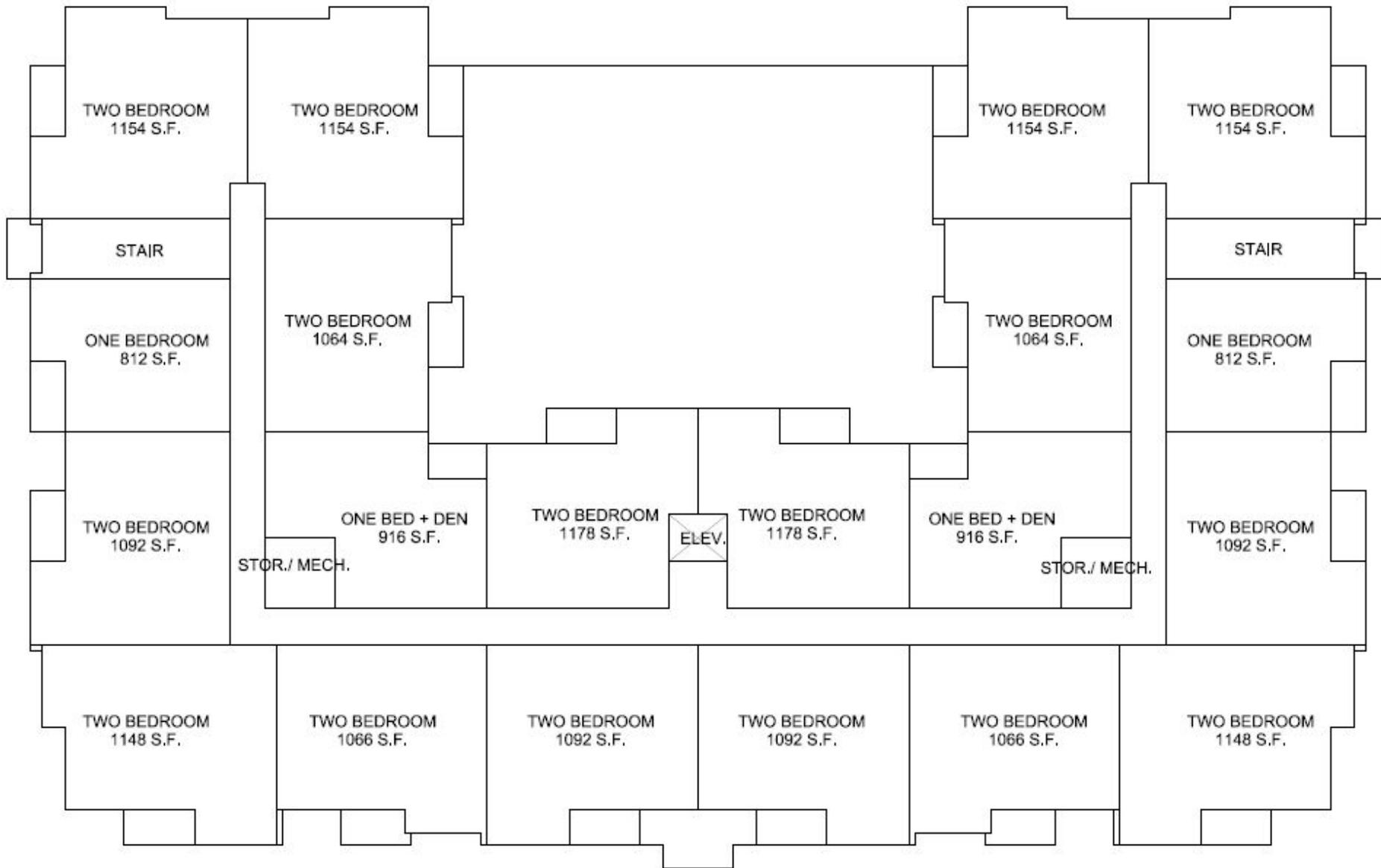
A-1.1

PROJECT NO. **1618**
 © Knothe & Bruce Architects, LLC

FIRST FLOOR PLAN



UNIT MIX:
 ONE BEDROOM - 10
 ONE BED + DEN - 8
 TWO BEDROOM - 62



ISSUED
 Issued for Review June 8, 2014

PROJECT TITLE
 Abbey Road
 Development

Onalaska, Wisconsin
 SHEET TITLE
 Second - Fourth
 Floor Plan

SHEET NUMBER

1 SECOND - FOURTH FLOOR PLAN
 A-1.2



A-1.2

PROJECT NO. 1618
 ©Knothe & Bruce Architects, LLC



1 FRONT ELEVATION
A-2.1

ISSUED
Based for Review June 8, 2016

PROJECT TITLE
Abbey Road
Development

Onalaska, Wisconsin
SHEET TITLE
Exterior
Elevations

SHEET NUMBER

A-2.1

PROJECT NO. 1618
©Knothe & Bruce Architects, LLC



September 21, 2016

Ms. Katie Aspenson
Planner, Zoning Inspector
City of Onalaska
415 Main Street
Onalaska, Wisconsin 54650

Re: Letter of Intent
General Development Plan
Abbey Court Development

Dear Ms. Aspenson:

The proposed site is located along Abbey Road at Abbey Court and encompasses just under 12 acres. This property is currently zoned R4 Multi-Family Residential District and it is subdivided into individual lots for housing development and will now be combined into one parcel for this Planned Unit Development and the primary use will remain as Multi-Family Residential.

The project consists of a total of 328 units in 6 separate buildings that range from three to four stories, each with underground parking. The buildings will be set at different elevations in order to take advantage of the topography of this site while providing vehicular access to each parking level. The main entry point will be at Abbey Court and a portion of this existing right-of-way will be vacated and utilized for this development. There will also be a Clubhouse building in the center of this development to provide amenities for the residents which may contain a swimming pool, community room, exercise room along with an on-site leasing office.

The design of the buildings will have a strong residential feel to them with pitched roofs and private balconies for every unit. A mixture of masonry and siding will be used to provide the desired character and warmth of a great place to live. The Clubhouse will be constructed early on as it will serve as the heart of this new community.

The interior driveway system will be designed so that it can connect to a possible future public right-of-way at the north end of this property. This will then provide a secondary means of access to this development for emergency vehicles. Primary utilities of water, sanitary and storm sewers will be placed along these drives as well to connect to each of the buildings. A complete storm water management plan and master landscape plan will be developed as part of the Final Implementation Plan Submittal.

Welcome Home!



In regards to Environmental Design for this development there are some sections of steep terrain that will be preserved and not modified. Also there is a Tree Preservation Plan that exists for this property and the existing trees that are noted on this plan that are still standing will be preserved to the greatest extent possible while maintaining at least the minimum required.

Owner: Abbey Court Apartments, LLC
1310 W. Wisconsin St
Sparta, WI 54656

Engineer: La Crosse Engineering &
Surveying Co. Inc.
1212 S 3rd Street
La Crosse, WI 54601
608-782-3433
608-782-3452 fax
Contact: Frederick Hilby
fhilby@laxengineering.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
Contact: Kevin Burow
kburow@knothebruce.com

General Contractor: Americon
1201 N. Superior Ave
Tomah, WI 54660
608-374-4200
Contact: Matt Buswell
mbuswell@americonconstructionco.com
www.americonconstructionco.com

Site Development Data:

Densities:

Lot Area	512,896 S.F. or 11.77 acres
Dwelling Units	328 units
Lot Area / D.U.	1,564 S.F./unit
Density	27.87 units/acre
Setbacks	25' front yard, 10' side yard, and 30' rear yard

Building Height	3-4 stories
Common Open Space	275,125 S.F. (53.6% of lot area)

Welcome Home!



Project Schedule:

The buildings will be built in phases with the first two 24 unit buildings being built along with the club house. The first buildings are projected to begin in the summer of 2017 with completion late 2018. Then we will move inward to the four story 80 unit. Construction beyond the first two buildings will be determined based on current market conditions. If the buildings become fully leased we will continue building.

Economic Analysis:

This development will have a positive social and economic impact on not just the City of Onalaska, but the entire region. Many construction industry jobs will be supported/created, additional leasing and maintenance staff added, and high-quality/luxury energy efficient housing will be provided to the marketplace.

Sincerely,

Abbey Court Apartments, LLC

Welcome Home!

Abbey Ct. Development Overview

ID	Task Mode	Task Name	Duration	Start	Finish	Timeline									
						'17	'18	2019	'19	'20	'21	'22	'23	2024	'24
1		Bldg A	305 days	Mon 7/3/17	Fri 8/31/18	[Timeline bar for Bldg A]									
2		Substructure	45 days	Mon 7/3/17	Fri 9/1/17	[Timeline bar for Substructure]									
3		Infrastructure (utilities,asphalt,curb/gutt	40 days	Mon 9/4/17	Fri 10/27/17	[Timeline bar for Infrastructure]									
4		Superstructure	260 days	Mon 9/4/17	Fri 8/31/18	[Timeline bar for Superstructure]									
5		Club House	150 days	Mon 9/4/17	Fri 3/30/18	[Timeline bar for Club House]									
6		Substructure	30 days	Mon 9/4/17	Fri 10/13/17	[Timeline bar for Substructure]									
7		Superstructure	120 days	Mon 10/16/17	Fri 3/30/18	[Timeline bar for Superstructure]									
8		Bldg B	305 days	Mon 4/2/18	Fri 5/31/19	[Timeline bar for Bldg B]									
9		Substructure	45 days	Mon 4/2/18	Fri 6/1/18	[Timeline bar for Substructure]									
10		Infrastructure (utilities,asphalt,curb/gutt	20 days	Mon 6/4/18	Fri 6/29/18	[Timeline bar for Infrastructure]									
11		Superstructure	260 days	Mon 6/4/18	Fri 5/31/19	[Timeline bar for Superstructure]									
12		Future Street/ Access Road	60 days	Mon 6/3/19	Fri 8/23/19	[Timeline bar for Future Street/ Access Road]									
13		Gravel Future street	30 days	Mon 6/3/19	Fri 7/12/19	[Timeline bar for Gravel Future street]									
14		Gravel access roads past clubhouse to future	30 days	Mon 7/15/19	Fri 8/23/19	[Timeline bar for Gravel access roads]									
15		Bldg C	380 days	Mon 6/3/19	Fri 11/13/20	[Timeline bar for Bldg C]									
16		Substructure	60 days	Mon 6/3/19	Fri 8/23/19	[Timeline bar for Substructure]									
17		Infrastructure (utilities,asphalt,curb/gutt	40 days	Mon 8/26/19	Fri 10/18/19	[Timeline bar for Infrastructure]									
18		Superstructure	320 days	Mon 8/26/19	Fri 11/13/20	[Timeline bar for Superstructure]									
19		Bldg D	380 days	Mon 11/16/20	Fri 4/29/22	[Timeline bar for Bldg D]									
20		Substructure	60 days	Mon 11/16/20	Fri 2/5/21	[Timeline bar for Substructure]									
21		Infrastructure (utilities,asphalt,curb/gutt	30 days	Mon 2/8/21	Fri 3/19/21	[Timeline bar for Infrastructure]									
22		Superstructure	320 days	Mon 2/8/21	Fri 4/29/22	[Timeline bar for Superstructure]									
23		Bldg E	355 days	Mon 5/2/22	Fri 9/8/23	[Timeline bar for Bldg E]									

Project: Abbey Ct.
Date: Mon 10/10/16
Owner: 3 Amigos, LLC

Task		Summary		Duration-only	
Milestone		Project Summary		Progress	

Abbey Ct. Development Overview

ID	Task Mode	Task Name	Duration	Start	Finish	Timeline											
						'17	'18	2019 '19	'20	'21	'22	'23	2024 '24	'25			
24		Substructure	60 days	Mon 5/2/22	Fri 7/22/22												
25		Infrastructure (utilities,asphalt,curb/gutt	30 days	Mon 7/25/22	Fri 9/2/22												
26		Superstructure	295 days	Mon 7/25/22	Fri 9/8/23												
27		Bldg F	380 days	Mon 9/11/23	Fri 2/21/25												
28		Substructure	60 days	Mon 9/11/23	Fri 12/1/23												
29		Infrastructure (utilities,asphalt,curb/gutt	30 days	Mon 12/4/23	Fri 1/12/24												
30		Superstructure	320 days	Mon 12/4/23	Fri 2/21/25												
31		Approximate Completion	1 day	Mon 2/24/25	Mon 2/24/25												2/24

Project: Abbey Ct.
Date: Mon 10/10/16
Owner: 3 Amigos, LLC

Task		Summary		Duration-only	
Milestone		Project Summary		Progress	



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

PUD GENERAL DEVELOPMENT 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 and a general schedule for implementation.
- ▶ Plan Set including: Proposed site plan, density, uses, lot area, setbacks, building heights, common open space, landscaping, architecture, parking, streets/circulation, signage, utilities, & drainage. **\$700 Permit Application Fee** (Payable to the City of Onalaska).



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. The minimum size of a PUD is five (5) acres. A PUD is reviewed through a two-part process: 1) General Development Plan (GDP) and a 2) Final Implementation Plan. A GDP requires a public hearing at a Plan Commission meeting where the developer provides a plan set for the PUD including all items noted above (Sections 13-3-5 & 13-3-7 of the Unified Development Code). If the GDP is approved, the next step is completing a Final Implementation Plan reviewed by the Plan Commission and Common Council for final approval.

Brief Description of Request for a PUD:

American is requesting a PUD on behalf of the 3 Amigos Project Management Company. The proposed PUD consists of (3) three buildings that have 80 luxury multifamily dwelling units with underground parking, (2) two buildings that have 40 luxury multifamily dwelling units with underground parking, (1) one building that has 24 luxury multifamily dwelling units, and (1) building that is a club house with a pool/offices/ gathering area.

Property Address(es): Abbey CT.	
Parcel Number(s): 18-4511-300	
18-4511-305	18-6365-0
18-6367-0	18-6364-0
18-6366-0	18-6363-0
18-6361-0	18-6362-0

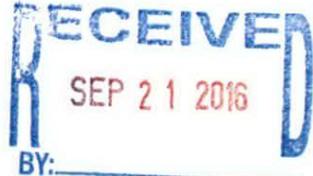
Applicant/Property Owner: Abbey Court Apartments, LLC
Project Contact: Matt Buswell
Mailing Address: 1201 N. Superior Ave
City, State, Zip: Tomah, WI, 54660
Phone Number: 608-374-4200
Email: mbuswell@americanconstructionco.com

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:	Date: 9/16/16
Signature of Property Owner:	Date: 9/21/2016

OFFICE USE ONLY:	Date Submitted:	APPLIED	Permit Number:
700.00			

CITY OF ONALASKA
 REC#: R00054996 09/21/2016 2:39 PM
 TRAN: 450 PLANNING & ZONING
 OPER: C2 TERM: 2
 TKBY : CASH 02
 PUD - ABBEY COURT APTS LLC 700.00
 Paid By: ABBEY COURT APTS LLC
 CK 700.00 REF: SW - 1071





CITY OF ONALASKA

Planned Unit Development Checklist (General Development 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 General Development Plan (GDP). The submittal of the proposed project must include the following information in order to be considered a complete application for a GDP. Refer to City of Onalaska's Unified Development Code for more information regarding standards, plans, and requirements (Sections 13-3-5 & 13-3-7). **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 Planned Unit Development (PUD) General Development Plan Application form with completed and signed checklist.
 Attached
2. A cover letter is required providing a statement describing the character of the PUD and general schedule for implementing the development. Other information includes, but not limited to, permitted/conditional uses, acreage, proposed density, and setbacks, building height, environmental design, common open space, architecture, parking, streets, utilities, and drainage, circulation/access, landscaping and signage. This information will be used by the Plan Commission in addition to items in the plan set to review the PUD.
 Attached
3. Application Review Fee: \$700.00 (Payable to the City of Onalaska).
 Submitted
4. **Plan Set.** New development will require a professionally drawn site plan to be submitted, drawn to an engineered scale, and include the following items:
 - A. Plan of the project area and its relationship to surrounding properties with existing topography, easements, existing vegetation and all other features within one hundred (100) feet of the proposed PUD.
 - B. Identify the following:
 - 1) Pattern of proposed land uses;
 - 2) Pattern, shape, size, arrangement, and disunity of proposed use areas;
 - 3) Pattern and design of all circulation provisions;
 - 4) Pattern and design of all common open space areas (including proposed management);
 - 5) Utility provisions;
 - C. Economic analysis of the developed including proposed investment, phasing, job creation, etc. if required.
 - D. A general outline of the organizational structure for the enforcement and administration of protective covenants if applicable.
 - E. A schedule for the implementation of the development. Attached Does Not Apply, Please state reason: _____

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



CITY OF ONALASKA

Planned Unit Development Checklist (General Development 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 General Development Plan (GDP). The submittal of the proposed project must include the following information in order to be considered a complete application for a GDP. Refer to City of Onalaska's Unified Development Code for more information regarding standards, plans, and requirements (Sections 13-3-5 & 13-3-7). **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.**

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 - 2) Pattern, shape, size, arrangement, and disunity of proposed use areas;
 - 3) Pattern and design of all circulation provisions;
 - 4) Pattern and design of all common open space areas (including proposed management);
 - 5) Utility provisions;
 - C. Economic analysis of the developed including proposed investment, phasing, job creation, etc. if required.
 - D. A general outline of the organizational structure for the enforcement and administration of protective covenants if applicable.
 - E. A schedule for the implementation of the development. Attached Does Not Apply, Please state reason: _____

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



CITY OF ONALASKA

STAFF REPORT

Plan Commission – November 15, 2016

Agenda Item:

6

Agenda Item: Discussion and Consideration of an amendment to the Unified Development Code regarding draft language for the creation of a new Medical Campus Zoning District.

Background: Attached is the updated version of the proposed draft ordinance language for a new Medical Campus Zoning District in the Unified Development Code. Updates to the draft language are underlined.

Action Requested: Plan Commission to provide feedback on the proposed language to City Staff and the provided comments will be reviewed by legal counsel, the Community Development Authority, City Staff and SEH, Inc (City's consultant). Future requested action in December 2016 will be formal consideration by the Plan Commission and Common Council on the new Medical Campus Zoning District for inclusion in the City's Unified Development Code.

AN ORDINANCE TO AMEND TITLE 13 CHAPTER 3 PART 10 OF THE CITY OF ONALASKA CODE OF ORDINANCES RELATED TO SPECIAL DISTRICTS

THE COMMON COUNCIL OF THE CITY OF ONALASKA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION I. Part 10 of Chapter 3 of Title 13 of the Code of Ordinances of the City of Onalaska is hereby added in its entirety:

**CHAPTER 3
SPECIAL DISTRICTS**

Part 10: Medical Campus District

Sec. 13-3-62

(a) Definitions.

(1) Medical Campus. A group of establishments, in one or more buildings, on one parcel of at least 5 contiguous developable acres and additional developable land adjacent or separated by public right-of-way parcels under common ownership designed as a coherent group to concentrate outpatient or short-term inpatient medical care and services as allowed within this Section in a single location and offer a variety of medical services to promote the practice, teaching, and progress of medicine and care of patients.

(2) Hospital. Any building, structure or institution that meets the definition of a hospital under Wis. Admin Code Department of Health Services 124.02(6).

(3) Clinic. Any entity that is not a hospital or residence that is used primarily for the provision of outpatient nursing, medical, podiatric, dental, chiropractic, optometric or mental health care and treatment or an entity which is required to be certified under the Department of Health Services in order to receive reimbursement for outpatient health services to clients.

(a)(b) Purpose. The purpose of the Medical Campus District (“MCD”) is to encourage and foster the planning, design and construction of well-functioning, attractive medical campus environments, and coordinate the master plans of these institutions with the City’s plans, policies and zoning standards. It is intended, but not required, that multiple principal uses will be present on an overall campus facility without separate lots for each use. The district is intended to:

- (1) Encourage the development of medically-related uses which, by their interrelationship, benefit by proximity;
- (2) Provide an appropriate and healing setting for delivering high quality healthcare services;
- (3) Encourage the preparation of Campus Master Plans than enable adjacent neighborhoods and the broader community to understand

the levels of development being proposed, their likely impacts, and appropriate mitigation measures;

- (4) Create well-designed development with a unified feel while providing flexibility in placement and clustering of buildings, use of open space, provision for pedestrian and traffic circulation, parking, transit facilities and related site ~~and~~ design and safety considerations; and
- (5) Ensure future capacity for the placement of medical facilities to meet the evolving healthcare needs of the City and region.

~~(b)~~**(c) Pre-Existing Standards.** Any development, lot of record, or structure legally operated prior to *(Date of Adoption)*, 2016 shall be considered a permitted use and legally conforming within the MCD. Any redevelopment or addition to a development, lot of record or structure shall be required to conform to the forms and functions and development standards found within the MCD. Any change in form or function shall conform to permitted and conditional form and function standards as described in the MCD.

~~(e)~~**(d) Campus Master Plan Requirement.**

- (1) Any MCD created after the effective date of this ordinance shall submit a Campus Master Plan, which shall be approved as part of a zoning map amendment.
- (2) Approved Campus Master Plans shall be effective for ten (10) years and requires a full update on or before the end of year eight (8) and every five (5) years thereafter, and, during that period may be altered pursuant to Subsection (E) below.
- (3) In a MCD without a Campus Master Plan, individual proposals and changes shall require Conditional Use approval, except that development of a structure more than ten thousand (10,000) square feet within any five (5) year period shall require an approved Campus Master Plan.
- (4) In the absence of a Master Plan, dimensional requirements are noted in (1) below.

~~(d)~~**(e) Contents of a Campus Master Plan.** The Campus Master Plan shall include the following elements and information:

- (1) Background/History.
A summary of previous planning efforts by the institution in conjunction with the City and/or abutting neighborhoods or other interest groups, an existing site analysis, a description of the campus master planning process and participants, and any other relevant background material.
- (2) Mission/Guiding Principles.
A statement that defines the organizational mission and objectives of the institution and describes the role of the master plan within the context of the mission.
- (3) Facilities Plan.
A description of existing conditions on the campus and the proposed conditions under the Campus Master Plan, including:
 - a. Existing Conditions:

1. Form (building type, height, bulk);
 2. Building and land uses;
 3. Landmarks, historic/archeological sites and districts
 4. Current transportation/access/mobility (parking lots and structures/traffic counts)
- b. Proposed Conditions:
1. Future needs/capital improvements;
 2. Site availability;
 3. Utilities feasibility study and location/relocation of utilities;
 4. Phasing of proposed improvements;
 5. Building form (general building type, height, bulk, etc.);
 6. Building and land uses (including estimated employees and patients);
 7. Landscape treatments;
 8. Green / Open Space;
 9. Sustainability;
 10. Relationship to transportation/access plan (parking, transportation demand management, vehicular and pedestrian circulation, etc.)

(e)(f) Standards for Campus Master Plan Approval.

The Common Council will approve or reject the Master Plan as part of the map amendment following a recommendation by the Plan Commission. Approval of the Master Plan will be based on the Plan's treatment of the topics listed above and the degree to which it meets the intent of this district, as well as the following standards:

- (1) The Campus Master Plan shall serve the public interest as well as the interest of the institution developing the plan.
- (2) The Campus Master Plan shall be consistent with the goals of the Comprehensive Plan and adopted neighborhood, corridor or special area plans adjacent to campus boundaries.

(f)(g) Final Building and Site Design Review.

It is expected that Campus Master Plans will identify building location and maximum height, but is not required to include detailed designs of each building. Building design review will be conducted according to site plan review procedures in Section 13-8, Part 2, Article B including, but not limited to, signage, parking, landscaping, etc.

(g)(h) Changes to Campus Master Plans.

No alteration of an approved Campus Master Plan shall be permitted unless approved by the Plan Commission and Common Council, provided however, the Land Use and Development Director or their designee may issue permits for minor alterations that are consistent with the concept approved by the Common Council. If the change or addition constitutes a substantial change of the original plan, an amendment to the Campus Master Plan will be required. Whether a changes constitutes a substantial change shall be determined by the Plan Commission based upon review and recommendation by the

Land Use and Development Director and City Attorney, factors shall include whether the changes constitute a ~~significant~~ substantial change in use, density, or intensity of the overall Campus Master Plan and whether the proposed changes will have negative effects on adjacent properties and districts. An amendment will require an amended Campus Master Plan be submitted for review under the approval standards set forth in Subsection (e) above.

~~(h)~~**(i) Permitted Uses:**

- (1) Hospitals for human care;
- (2) Professional, medical and administrative offices;
- (3) Medical or dental clinics for human care;
- (4) Pharmacies and Optical Shops;
- (5) Recreation Therapies and related Sports Facilities;
- (6) Diagnostic or imaging centers for human care;
- (7) Ambulatory surgery, urgent care or outpatient treatment centers;
- (8) Hospice;
- (9) Laboratories performing medical or dental research, diagnostic testing or analytic clinic work having a direct relationship to the provision of health services;
- (10) Medical equipment supply, leasing, or rental;
- (11) Helipads or helistops in conjunction with a hospital;
- (12) Skilled nursing or rehabilitation facilities;
- (13) In-patient mental health facilities;
- (14) Chemical dependency treatment facilities;
- (15) Non-profit lodging facilities for patients and families.
- ~~(11)~~
- ~~(12)~~(16) Ambulance or medical carrier services; and/or
- ~~(13)~~(17) Research and development of items including, but not limited to: software, pharmaceuticals, communications, medical devices, and the like.

~~(i)~~**(j) Permitted Accessory Uses.**

- (1) Exterior as an accessory use to the primary use.
 - a. Off-street parking and loading areas subject to the requirements of Section 13-7-10.
 - b. Parking decks and ramps subject to the parking ramp performance standards. Multi-level parking structures shall not count towards building square footage or against percent of building coverage.
 - c. Walkways, enclosed, covered or uncovered and spans connecting building over public or private streets or parking lots.
 - d. Signs subject to Section 13-6-21 and Subsection O below.
 - e. Central Utility Plants and electrical generators subject to screening requirements in this Section and noise mitigation in accordance with City Ordinances and State requirements.
 - f. Public transportation facilities.
 - g. Bicycle and pedestrian improvements, including bicycle racks.
 - h. Parks and playgrounds.
 - i. Warehousing and interior storage of equipment, supplies.

- (2) Interior as an accessory use to the primary use.
 - a. Daycare (child and adult).
 - b. Supporting retail and services uses up to X (X) percent of the building's gross floor space including pharmacies, coffee shops, deli's, flower shops, bookstores, gift shops, cafeterias, banking or automated banking machines, and laundry and/or dry cleaning services.
 - c. Outpatient services such as chiropractic, massage, acupuncture, counseling and other similar services.
 - d. Community rooms.
 - e. Wellness, fitness or exercise facilities.
 - f. Educational facilities, such as conference rooms, classrooms, laboratories or libraries.
 - g. Chapels.

~~(j)~~**(k) Conditional Uses.**

All conditional uses shall be reviewed pursuant to Section 13-5 and require in-patient care for longer than thirty (30) continuous days.

- (1) Skilled nursing or rehabilitation facilities;
- (2) In-patient mental health facilities;
- (3) Chemical dependency treatment facilities;
- (4) Nursing homes or long-term care facilities;
- (5) Lodging facilities for patients, families and visitors.

~~(k)~~**(l) Compatible Uses.**

Other uses as deemed compatible and appropriate by Land Use and Development Director and Plan Commission. Where a question arises as to the compatibility of a use, the Land Use and Development Director or their designee may determine if the proposed is similar to a permitted use, and if so may approve the proposed use. If the proposed use is similar to a conditional use, the Land Use and Development Director or their designee shall refer the issue to the Plan Commission. The Plan Commission shall make a final determination as to whether a proposed use is to be allowed; is compatible as a permitted or conditional use; is compatible as an accessory use; or is a use that is not compatible with the District.

~~(l)~~**(m) Height, Setback, and Area Requirements.**

- (1) Minimum Lot Area: Five (5) acres. Additional lots under common ownership but separated solely by public right-of-way may also be included in a Campus Master Plan and designated as part of the MCD.
- (2) Minimum Lot Width: Two hundred (200) feet.
- (3) Minimum Street Yard Setback: Twenty (20) feet.
- (4) Minimum Side Yard Setback: Twenty (20) feet.
- (5) Minimum Rear Yard Setback: Twenty (20) feet.
- (6) Minimum Interior (building-to-building) Setback: Twenty (20) feet.
- (7) Maximum Height: One hundred (100) feet.

Buildings in excess of height limitation may be allowed, provided that setback requirements from shared parcel boundaries shall be increased by at least one (1) foot for each additional five (5) feet of

building height above the maximum building height allowed by this Section, with recommended vegetated or non-vegetated screening. Maximum height limit is subject to compliance with the La Crosse Regional Airport Overlay Zoning District (Chapter 3 – Part 9).

~~(m)~~(n) Architectural Review.

Architectural review shall be in conformance with the requirements of this chapter and the following standards, and will follow site plan review procedures in Section 13-8, Part 2, Article B:

- (1) The intent of the architectural review is to ensure that architectural features and building designs contribute to a cohesive image and identity for the MCD.
- (2) Exterior materials, colors, accents, styles and rooflines shall be compatible with the purpose and intent of this district.
- (3) All exterior building and accent materials shall be of a color(s) compatible with other buildings within the district and have comparable color intensity/value. Acceptable colors consist of neutral earth tone colors such as brown, gray, tan, umber, mahogany, terra cotta, forest green, burgundy or dark blue. Glass, brick or decorative stone or high quality architectural concrete panels for exterior building materials shall be required.
- (4) To prevent long, monotonous, uninterrupted walls; recesses, projections, columns, offsets, or change in building wall plan or material and/or color shall be required, at a minimum, every seventy-five (75) feet of wall length. Projections, recesses and decorative columns shall be a minimum of one (1) foot wide and (1) foot deep.
- (5) To prevent long monotonous, uninterrupted pitched roof planes; dormers, gables or roof offsets shall be required, at a minimum, every seventy-five (75) feet of pitched roof length.

~~(n)~~(o) Site Design Elements.

Landscaping, lighting, signage and other site design elements shall be in conformance with the requirements of this chapter and shall contribute to a cohesive image and identity for the MCD. Internal and external sidewalk and/or trail connections shall be provided for safe and convenient pedestrian movements. Provision for existing or future transit service shall be provided where appropriate.

- (1) Screening and Fencing. The City shall require screening via berms and landscaping for any side yard or rear yard immediately adjacent to a residential district. A landscaped buffer zone of not less than twenty (20) feet wide and five (5) feet in height at the time of installation shall be established and maintained, consisting of evergreens, shrubs, or other screening vegetation. Other non-vegetated screening may also be required. Non-vegetative screening to comply with standards set forth in 13-6-10
- (2) Environmental Design. Development within the MCD shall be designed to preserve existing vegetation and topography where practical and shall be consistent with the goals and objectives of

the Onalaska Comprehensive Plan and La Crosse County Sanitary Sewer Agreement

- (3) Parking. Off-street parking for separate uses may be provided collectively if the total number of spaces is not less than the sum of the separate requirements for each such use unless a reduction in required parking is allowed through the campus master plan process. See Section 13-7-10.
- (4) Streets, Utilities and Drainage. All publicly dedicated streets, utilities and storm-water facilities shall be designed in accordance with City Ordinances, Policies and Standards. The City may consider flexible standards during site plan review for streets if the developer has demonstrated that the proposed design and layout warrants varying standards and the design meets the provisions of this Ordinance.
- (5) Open Space. Overall site to provide a minimum of 10% open space which may include courtyards, grassed areas, pedestrian ways, accessible stormwater ponds, etc.
- (6) Landscaping. Standards. Refer to Section 6-4-8(9) and Section 13-7-10(e). Recommended additional landscaping along pedestrian ways.
- (7) Accessory buildings. No accessory buildings shall exceed the height, floor space or footprint of a principal building or exceed forty (40) feet in height.
- (8) Outdoor display or storage. No outdoor display, sales or storage shall be allowed per Section 13-6-14.
- (9) Refuse and recycling. All waste material, refuse, garbage or recycling shall be kept indoors, or if kept outdoors will be subject to Sec. 13-6-15.
- (10) Other Requirements. The Plan Commission and Common Council may apply additional requirements as necessary to implement the purpose of this district and the Comprehensive Plan.

~~(o)~~(p) On-Premise Medical Campus Complex Signage.

In addition to the general City sign provisions (Section 13-6-21), developments within the MCD may install the following signs with dimensions, locations, and amounts as set forth in this section. Signs should be an accent to the architecture with the overall effect being low-key and proportional to the building. As part of the Campus Master Plan, a conceptual signage plan noting locations for all proposed signage (which may include temporary signage), to be provided during staff review.

(1) Freestanding Signs.

A MCD may erect freestanding signs with no more than two (2) faces in conformance with an approved Campus Master Plan.

- a. Signs fronting public streets. In no event shall any sign face exceed three hundred (300) square feet for signage frontage a public street. Freestanding signs shall not exceed forty-five (45) in height above the centerline of the grade of the street from which access to the premises is obtained, and setback a minimum of five (5) feet from parcel boundaries. All signs to

follow traffic visibility standards in Chapter 7: Mobility Standards.

b. Internal Traffic Control Signs. In addition to other signage permitted within an MCD, traffic control signs are permitted on the parcel(s) containing the campus. Such signs may be erected along public and private roadways to direct vehicles or pedestrians to utilize certain and follow certain streets, paths or access ways within the campus and such signs may not be erected in the public right-of-way. Traffic control signs shall prominently display directions to the emergency room and like services, if any. Traffic control signs shall be freestanding monument-style signs with a maximum height of ten (10) feet and a maximum area of one hundred and fifty (150) square feet per sign face. Final traffic control sign locations shall be determined during site plan review.

(2) Wall Signs. Each building or structure within the MCD may have one (1) wall sign per permitted or approved use, with one (1) sign face for each side of the building that faces a public or private street or parking lot. Each façade may not have wall signs that exceed five hundred (500) square feet in sum and otherwise be consistent with Section 13-6-21 (a)(1).

(3) Building or Structure Addressing. For emergency and fire protection services, each building or structure within the MCD that is open to the public shall prominently display an address street number sign visible from the internal circulation system. Each address sign must be visible and legible from the nearest public or private street and may not exceed fifty (50) square feet. A conceptual addressing plan shall be provided with the Campus Master Plan.

~~(3)~~(4) Temporary Signs. Temporary signs shall be allowed on-premise provided they do not exceed fifteen (15) square feet in area per side, and must located on private infrastructure, may not be in the public right-of-way, nor within five (5) feet of the public right-of-way. Temporary signs may not be illuminated. The locations and frequency of these signs shall be displayed and considered during review of a conceptual signage plan.

(q) Fees.

The developer shall pay all applicable fees from the City of Onalaska Fee Schedule, including any applicable Impact Fees.

(p)(r) Severability.

In the event that a court of competent jurisdiction adjudges any part of this chapter to be invalid, such judgement shall not affect any other provision of this Chapter not specifically included within the judgement.

(q)(s) Effective Date.

This ordinance shall become effective upon its passage and publication according to law.

SECTION II. This Ordinance shall take effect and be in force from and after its passage and prior to publication although it will be published in due course.

Dated this ____ day of _____, 2017.

CITY OF ONALASKA

By: _____
Joe Chilsen, Mayor

By: _____
Caroline Burmaster, Clerk

PASSED:
APPROVED:
PUBLISHED: