

CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: Plan Commission
DATE OF MEETING: March 22, 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 a rezoning request filed by the City of Onalaska for City-owned parcels along Irvin Street, 1st Avenue, and 2nd Avenue South (State Road 35) from miscellaneous zoning districts including R-1, B-1, M-3, and undefined to Public and Semi-Public (P-1) for the purpose of public recreation and open space uses to construct the Great River Landing (Tax Parcels #18-1-0, 18-9-100, 18-6-0, 18-15-0, 18-20-1, 18-19-0, 18-16-0, 18-18-0, 18-2-2).
5. **Public Hearing: Approximately 7:10 PM (or immediately following previous hearing at 7:00 p.m.)** - Public Hearing and Consideration of a rezoning request filed by Wieser Brothers G.C. Inc., 200 Twilite Street, La Crescent, MN 55947 on behalf of Oak Forest Dental, 1062 Oak Forest Drive, Onalaska, WI 54650, from Single Family and/or Duplex Residential (R-2) to Neighborhood Business (B-1) for the purpose of constructing a dental office at 1217 Quincy Street, Onalaska, WI 54650 (Tax Parcel #18-675-4).
6. **Public Hearing: Approximately 7:20 PM (or immediately following previous hearing at 7:10 p.m.)** - Public Hearing and Consideration of a substantial modification to the WAL-MART Planned Commercial Industrial District (PCID) at 3107 Market Place, submitted by Sarah Smith of Harrison French & Associates, 1705 South Walton Boulevard Suite 3, Bentonville, AR 72712, on behalf of Wal-Mart Stores, Inc, 2001 Southeast 10th Street, Bentonville, AR 72712 (Tax Parcel# 18-3635-8).

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 Charter Com.

Onalaska Holmen Courier Life

WIZM WKTY WLXR WKBH

*Jan Brock

*Paul Gleason

*Knut Temte

*Craig Breitsprecher

* Andrea Benco - Chair Parks & Rec.

** Victor Hill - Vice Chair Parks & Rec.

JD Manske Family Land Holdings Inc.

Wieser Brothers Calvin King

Sarah Smith Jason Cance

Mike Gavin Shari Collas

Onalaska Public Library

Date Notices Mailed and Posted: 3/17/16

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. **Public Hearing: Approximately 7:30 PM (or immediately following previous hearing at 7:20 p.m.)** - Public Hearing and Consideration of a rezoning request filed by Mike Gavin, 2902 Wildrose Lane, Onalaska, WI 54650 on behalf of Jeannette Moe, W8206 Main Street, Holmen, WI 54636 Single Family and/or Duplex Residential (R-2) to Transitional Commercial (TC) for the purpose of constructing an office at 1605-1613 Main Street (Tax Parcels #18-728-2 & #18-728-0).
8. Review and Consideration of a Discontinuance/Vacation of Main Street west of 2nd Avenue South / State Road 35 and the Court Street South alley between Main Street and Irvin Street.
9. Review and Consideration of a Certified Survey Map (CSM) submitted by Calvin King, 1010 Valley Vue Drive, Onalaska, for a 2-lot land division (.61 acres) at 1010 Green Coulee Road, Onalaska (Tax Parcel 18-5217-0).
10. Reconsideration of a substantial modification to the Greens Coulee Community Park Planned Unit Development (PUD) to allow grazing in Zone 2 (adjacent to Clearwater Farms), submitted by Shari Collas, on behalf of Clearwater Farm Foundation, Inc., 760 Green Coulee Road, Onalaska, WI (Tax Parcel #18-675-131).
11. Discussion and consideration of an amendment to the Unified Development Code (UDC) regarding fences.
12. Discussion and consideration regarding the Onalaska Payment In Lieu of Taxes Policy as adopted by the Common Council on February 9, 2016.
13. Review and Consideration of a Certified Survey Map (CSM) submitted by Jason Cance, SEH Inc., 10 North Bridge Street, Chippewa Falls, WI 54729, on behalf of the City of Onalaska and the Wisconsin Department of Natural Resources (WDNR) to combine seven (7) parcels into two (2) parcels at the intersection of Main Street and State Road 35, Onalaska (Tax Parcels #18-2-2, 18-6-0, 18-15-0, 18-16-0, 18-18-0, 18-19-0, and 18-20-1).
14. Adjournment



CITY OF ONALASKA

Agenda Item:

4

STAFF REPORT

Plan Commission – March 22, 2016

- Agenda Item: Public Hearing & Consideration of a rezoning request.
- Applicant: The City of Onalaska, Onalaska, WI 54650
- Parcel Number: 18-1-0, 18-9-100, 18-6-0, 18-15-0, 18-20-1, 18-19-0, 18-16-0, 18-18-0, 18-2-2
- Site Location: City & WDNR-owned parcels along Irvin Street, 1st Avenue, and 2nd Avenue South (State Road 35), Onalaska, WI 54650
- Existing Zoning: R-1, B-1, M-3, and Undefined
- Neighborhood Characteristics: Properties within 250 feet of the properties in question include a variety of residential dwellings, commercial businesses (retail, restaurants, and personal service offices), a utility substation, railroad property and parkland.
- Conformance with Land Use Plan: The Comprehensive Plan identifies this area as *Downtown Mixed Use*. This district is intended to remain a compact pedestrian-oriented area with a mix of neighborhood and recreation oriented commercial uses, small professional offices and services, institutional, residential, civic, and park and open space uses.
- Background: The City of Onalaska and the Wisconsin Department of Natural Resources (WDNR) own the land within the rezoning request. The purpose of the rezoning application is to facilitate the construction of the Great River Landing which will provide safe and accessible access to the waterfront with clear connectivity to downtown and Main Street.
- 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:

March 22, 2016

Agenda Item 4:

Public Hearing and Consideration of a rezoning request filed by the City of Onalaska for City-owned parcels along Irvin Street, 1st Avenue, and 2nd Avenue South (State Road 35) from miscellaneous zoning districts including R-1, B-1, M-3, and undefined to Public and Semi-Public (P-1) for the purpose of public recreation and open space uses to construct the Great River Landing (Tax Parcels #18-1-0, 18-9-100, 18-6-0, 18-15-0, 18-20-1, 18-19-0, 18-16-0, 18-18-0, 18-2-2).

1. Any future improvements to this parcel will be subject to additional City permits.
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 committee minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.



CITY OF ONALASKA

PLANNING/ZONING DEPARTMENT

PH: (608) 781-9590

FAX (608) 781-9506

415 MAIN STREET
ONALASKA, WI 54650-2953
<http://www.cityofonalaska.com>

The purpose of this request is to rezone properties from a variety of zoning districts that include B-1, R-1, M-3, and undefined to Public and Semi Public (P-1) District to facilitate the construction of the Great River Landing.

Parcel Number	Existing Zoning District	Proposed Zoning District
Parcel # 18-1-0	Undefined	P-1
Parcel # 18-9-100	M-3 and B-1	P-1
Parcel # 18-6-0	B-1	P-1
Parcel # 18-15-0	R-1	P-1
Parcel # 18-20-1	M-3	P-1
Parcel # 18-19-0	M-3	P-1
Parcel # 18-16-0	M-3	P-1
Parcel # 18-18-0	M-3	P-1
Parcel # 18-2-2	Undefined	P-1

Zoning Districts

City of Onalaska, Wisconsin
Planning / Zoning Department

Map Designer: Katie Aspenson, AICP

Date: 2/9/2016

- R1: Single Family Residential
- R2: Single Family and/or Duplex Residential
- B1: Neighborhood Business
- B2: Community Business
- M3: Heavy Industrial
- P1: Public & Semi-Public
- Parcel Lines 1 inch = 150 feet



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

REZONING OR TEXT AMENDMENT APPLICATION

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

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

- ▶ Detailed Description of Proposed Rezoning or Text Amendment
- ▶ Description of how Proposed Rezoning Meets Unified Development Code Standards
 - ▶ Compatibility with Surrounding Neighborhood (existing and anticipated development within 250 ft of proposed use and within 500 ft along the same street)
 - ▶ Consistency with the Comprehensive Plan (relationship of proposed use to the goals, objectives and policies)

➔ **\$300 Permit Application Fee (Payable to the City of Onalaska)**

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

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

Request for Amendment to:

- Zoning District Map (Rezoning)** **Zoning Ordinance (Text Amendment)**
 Zoning Overlay District Map (Rezoning)

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

Existing Zoning District: _____ Proposed Zoning District: _____

please see attached letter.

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



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

REZONING OR TEXT AMENDMENT APPLICATION

Property Address: *misc.*

Parcel Number:
18- *misc.*

Zoning District: *misc.*

Applicant: *City of Onalaska*

Contact: *Katie Aspenson*

Mailing Address: *415 Main Street*

City, State, Zip: *Onalaska, WI 54650*

Phone Number: *608-781-9590*

Email: Primary Contact

Business:

Owner/Contact:

Mailing Address:

City, State, Zip:

Phone Number:

Email: Primary Contact

Property Owner: *"*

Contact:

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: *Katie Aspenson* **Date:** *2/9/16*

Signature of Property Owner: *[Signature]* **Date:**

OFFICE USE ONLY:	Date Submitted: <i>2/9/16</i>	Permit Number:
Permit Fee:	<input type="checkbox"/> Cash <input type="checkbox"/> Check #	Application Received by: <i>[Signature]</i>

**NOTICE OF PUBLIC HEARING
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, MARCH 22, 2016
APPROX. 7:00 P.M.
(or immediately following public input)**

in Onalaska City Hall, 415 Main Street, Onalaska, Wisconsin 54650 at which time they will consider an application filed by City of Onalaska, 415 Main Street, Onalaska, WI 54650, who is requesting to rezone properties from a variety of zoning districts including Neighborhood Business (B-1), Single Family Residential (R-1), Heavy Industrial (M-3), and undefined lands to Public & Semi Public (P-1) Zoning District to facilitate the construction of the Great River Landing on land located west of 2nd Avenue South between Irvin and Locust Street, Onalaska, WI 54650.

Property is more particularly described as:

Computer Number: 18-1-0
Section 8, Township16, Range 7

ORIGINAL TOWN OF ONALASKA E1/2 LOTS 1 THRU 10 BLOCK 1 EX VAC C&NW RR R/W

Property is more particularly described as:

Computer Number: 18-15-0
Section 8, Township16, Range 7

ORIGINAL TOWN OF ONALASKA LOTS 1, 2, 3, 4, 5, 6 BLOCK 3 & OLD LAX/ONA SHORTLINE RR R/W SUBJ TO UTILITY ESMT IN V1605 P915 BLDG 888 SF

Property is more particularly described as:

Computer Number: 18-16-0
Section 8, Township16, Range 7

ORIGINAL TOWN OF ONALASKA LOTS 7 & 8 & N 20FT OF E1/2 LOT 9 & W1/2 LOTS 9&10 BLOCK 3

Property is more particularly described as:

Computer Number: 18-18-0
Section 8, Township16, Range 7

ORIGINAL TOWN OF ONALASKA E1/2 LOTS 9&10 BLOCK 3 EX 20 FT OF E1/2 LOT 9

Property is more particularly described as:

Computer Number: 18-19-0
Section 8, Township16, Range 7

ORIGINAL TOWN OF ONALASKA PRT LOTS 11 THRU 16 BLOCK 3 BEG ON SLY LN BLOCK 2 AT A PT 31FT SWLY (MEASURED AT R/A WITH C/L MAIN TRACK C&NW RR) FROM C/L NLY 26.8FT TO A PT 26.9FT (MEASURED AT R/A WITH C/L) FROM C/L SWLY P/W IRVIN ST 23.4FT TO A PT 50FT (MEASURED AT R/A WITH C/L) FROM C/L NWLY P/W C/L & 50 FT DISTANT THEREFROM TO SLY LN LOT 16 NELY ALG SLY LOT LN TO A PT 33FT (MEASURED AT R/A WITH C/L) FROM C/L NWLY P/W C/L & 33FT DISTANT THEREFROM TO NLY LN LOT 16 SWLY ALG NLY LN LOT 16 TO NWLY COR SELY ALG WLY LN BLK 3 TO N LN IRVIN ST NELY TO POB

Property is more particularly described as:

Computer Number: 18-2-2

Section 8, Township16, Range 7

ORIGINAL TOWN OF ONALASKA VAC C&NW&LAX/ONA SHORTLINE RR R/W RUNNING THRU ORIGINAL TOWN OF ONALASKA EX PRT SOLD TO CITY OF ONALASKA IN V685 P433

Property is more particularly described as:

Computer Number: 18-20-1

Section 8, Township16, Range 7

CERTIFIED SURVEY MAP NO. 96 VOL 3 LOT 1 DOC NO. 970775

Property is more particularly described as:

Computer Number: 18-6-0

Section 8, Township16, Range 7

ORIGINAL TOWN OF ONALASKA E1/2 LOTS 1 THRU 10 BLOCK 2 EX VAC C&NW RR R/W

Property is more particularly described as:

Computer Number: 18-9-100

Section 8, Township16, Range 7

TPP PLAT NO. 7190-05-21-4.04 PRCL 24 PRCL 25, PRCL 26 & PRCL 27 & PRCL 28 & TPP PLAT NO. 7190-05-21-4.03 PRCL 17 SUBJ TO RESTR IN DOC NO. 1527409 & 1527410 & 1528443 & 1528675 & 1525989

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

Dated this 25th day of February, 2016.

Cari Burmaster
City Clerk



CITY OF ONALASKA

Agenda Item:

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STAFF REPORT

Plan Commission – March 22, 2016

- Agenda Item: Public Hearing & Consideration of a rezoning request.
- Applicant: Weiser Brothers G.C. Inc., 200 Twilite Street, La Crescent, MN 55947
- Parcel Number: 18-675-4
- Site Location: 1217 Quincy Street, Onalaska, WI 54650
- Existing Zoning: Family and/or Duplex Residential (R-2) District
- Neighborhood Characteristics: Properties within 250 feet of the properties in question include a variety of residential dwellings and personal service related businesses and offices.
- Conformance with Land Use Plan: The Comprehensive Plan identifies this area as *Mixed Use District*. This district is intended to allow a mixture of complementary land uses including housing, retail, office, service, and civic uses in an efficient, compact, and relatively dense development pattern.
- Background: The applicant owns the property under review which is currently zoned Single Family and/or Duplex Residential (R-2) District. The purpose of this rezoning is to construct a dental office and rezone the property to Neighborhood Business (B-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:

March 22, 2016

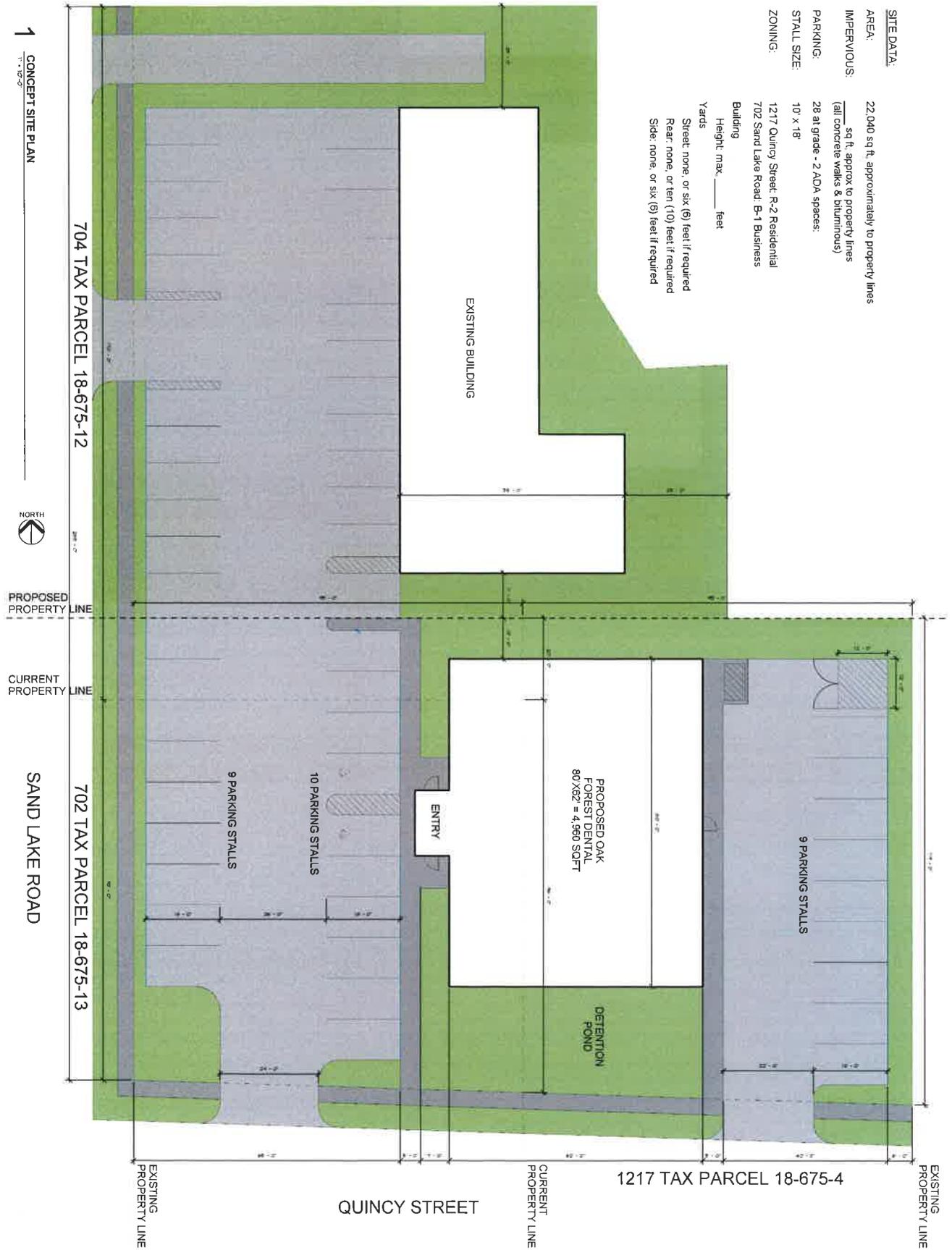
Agenda Item 5:

Public Hearing and Consideration of a rezoning request filed by Weiser Brothers G.C. Inc., 200 Twilite Street, La Crescent, MN 55947 on behalf of Oak Forest Dental, 1062 Oak Forest Drive, Onalaska, WI 54650, from Single Family and/or Duplex Residential (R-2) to Neighborhood Business (B-1) for the purpose of constructing a dental office at 1217 Quincy Street, Onalaska, WI 54650 (Tax Parcel #18-675-4).

1. Rezoning Fee of \$300.00 (PAID).
2. Green Fee of \$638.47/acre to be paid to City prior to obtaining a Building Permit.
\$638.41 * .255 acre = \$162.81 dollars. – NEW CONDITION
3. Any future improvements to this parcel will be subject to additional City permits and fees (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.

SITE DATA:

AREA: 22,040 sq ft, approximately to property lines
IMPERVIOUS: _____ sq ft, approx to property lines
 (all concrete walks & bituminous)
PARKING: 28 at grade - 2 ADA spaces:
STALL SIZE: 10' x 18'
ZONING: 1217 Quincy Street: R-2 Residential
 702 Sand Lake Road: B-1 Business Building
 Height: max. _____ feet
 Yards
 Street: none, or six (6) feet if required
 Rear: none, or ten (10) feet if required
 Side: none, or six (6) feet if required



1 CONCEPT SITE PLAN
 T-10-09



PROPOSED PROPERTY LINE

CURRENT PROPERTY LINE

SAND LAKE ROAD

QUINCY STREET

SHEET NO.
A101

PROJECT TITLE:
OAK FOREST DENTAL

PROJECT LOCATION:
 702 SAND LAKE ROAD
 ONALASKA, WI 54650

PROJECT NO.
16115

DRAWING DATE
 02/17/16

DRAWN BY
 JW

SET TYPE
 CONCEPT

REVISIONS
 NO. DATE

SHEET TITLE
 Concept Site Plan

VANTAGE ARCHITECTS INC
 750 N. Third Street La Crosse, WI 54601
 Phone (608) 784-2729 Fax (608) 784-2826

Zoning Districts

City of Onalaska, Wisconsin
Planning / Zoning Department
Date: 2/17/2016

-  R2: Single Family and/or Duplex Residential
-  R4: Multi-Family Residential
-  B1: Neighborhood Business
-  B2: Community Business
-  Parcel Lines 1 inch = 100 feet

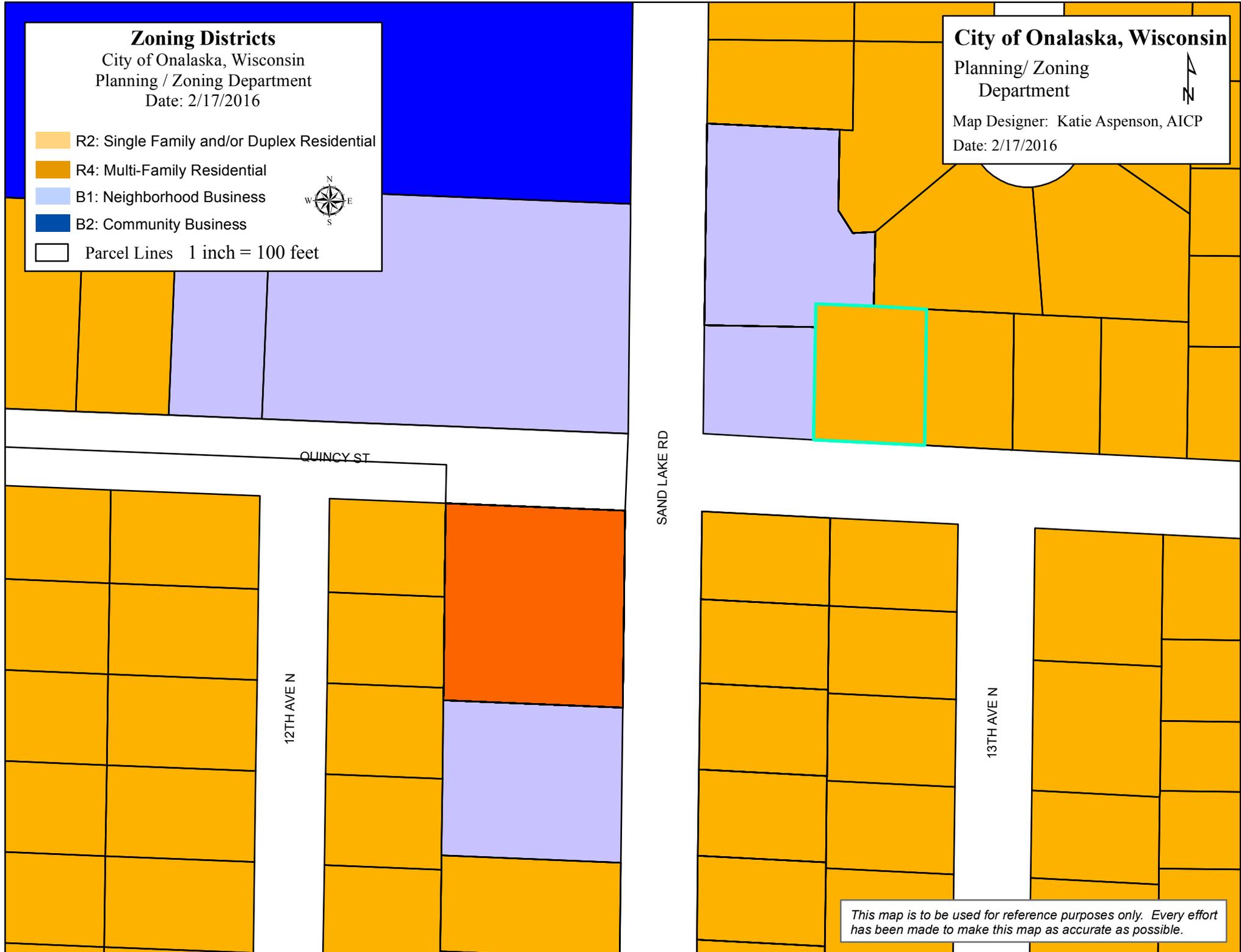


City of Onalaska, Wisconsin

Planning/ Zoning
Department



Map Designer: Katie Aspenson, AICP
Date: 2/17/2016



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

REZONING OR TEXT AMENDMENT APPLICATION

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

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

- ▶ Detailed Description of Proposed Rezoning or Text Amendment
- ▶ Description of how Proposed Rezoning Meets Unified Development Code Standards
 - ▶ Compatibility with Surrounding Neighborhood (existing and anticipated development within 250 ft of proposed use and within 500 ft along the same street)
 - ▶ Consistency with the Comprehensive Plan (relationship of proposed use to the goals, objectives and policies)

➔ **\$300 Permit Application Fee (Payable to the City of Onalaska)**

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

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

Request for Amendment to:

- Zoning District Map (Rezoning) Zoning Ordinance (Text Amendment)
 Zoning Overlay District Map (Rezoning)

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

Existing Zoning District: R2 Proposed Zoning District: B1

REZONING from R2 to B1, to facilitate the
OPENING OF A DENTAL CLINIC. TWO DENTISTS
WILL BE PRACTICING OUT OF THIS FACILITY.

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



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

REZONING OR TEXT AMENDMENT APPLICATION

Property Address:
1217 QUINCY ST. ONALASKA

Parcel Number:
18-675-4

Zoning District:
R2

Applicant: **Wieser Brothers G.C. Inc.**

Contact: **Bob Conway**

Mailing Address: **200 TWILITE ST.**

City, State, Zip: **LACRESCENT, MN 55947**

Phone Number: **507-895-8903**

Email: **bobc@wieserbrothers.com** Primary Contact

Business: **OAK FOREST DENTAL**

Owner/Contact: **DR DAVE HUGGETT**

Mailing Address: **1062 OAK FOREST DR.**

City, State, Zip: **ONALASKA, WI. 54650**

Phone Number: **608-781-4992**

Email: **dhuggett@oakforestdental.com** Primary Contact

Property Owner:

Contact: **DAVE HUGGETT**

Mailing Address: **1062 OAK FOREST DRIVE**

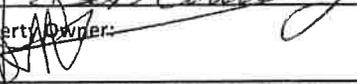
City, State, Zip: **ONALASKA, WI. 54650**

Phone Number: **608-781-4992**

Email: **dhuggett@oakforestdental.com** 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:  Date: **2-16-16**

Signature of Property Owner:  Date: **2-16-16**

OFFICE USE ONLY:	Date Submitted: 2/16/16	Permit Number:
Permit Fee: 300	<input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check # 141319	Application Received by: KT

CITY OF ONALASKA
 REC#: R00034211 02/17/2016 1:31 PM
 TRAN: 450 PLANNING & ZONING
 OPER: 01 TERM: 1
 TRBY : CASH 01
 =====
 18-675-4 1217 QUINCY ST 300.00
 PAID BY: WIESER BROTHERS
 OK 300.00 REF: SW - 141319

 APPLIED 300.00
 TENDERED 300.00

 CHANGE 0.00

**NOTICE OF PUBLIC HEARING
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, MARCH 22, 2016
APPROX. 7:10 P.M.
(or immediately following public hearing at 7:00pm)**

in Onalaska City Hall, 415 Main Street, Onalaska, Wisconsin 54650 at which time they will consider an application filed by Wieser Brothers G.C. Inc. for Oak Forest Dental, 1062 Oak Forest Drive, Onalaska, WI 54650, who is requesting rezoning from R-2 to B-1 to facilitate the opening of a dental clinic located at 1217 Quincy Street, Onalaska, WI 54650.

Property is more particularly described as:

Computer Number: 18-675-4

Section 04, Township 16, Range 7

CERTIFIED SURVEY MAP NO. 19 VOL 3 LOT 2 DOC NO. 958090 T/W DRWY
ESMT IN V886 P12

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 26th day of February, 2016.

Cari Burmaster
City Clerk

PROPERTIES WITHIN 250FT OF PARCEL: 18-675-4



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

ONALASKA
WISCONSIN
EST. 1881

1 in = 100 ft

GIS Dept
Map Designer: Joe Barstow
Date: 02/18/2016



CITY OF ONALASKA

STAFF REPORT

Plan Commission – March 22, 2016

- Agenda Item: Public Hearing and Consideration to amend the Wal-Mart Planned Commercial Industrial District (PCID) Development.
- Applicant: Sarah Smith of Harrison French & Associates, on behalf of Wal-Mart R.E. Business Trust, 2001 SE 10th Street, Bentonville, AR 72716
- Property Owner: Wal-Mart R.E. Business Trust, 2001 SE 10th Street, Bentonville, AR 72716
- Parcel Number: 18-3635-8
- Site Location: Wal-Mart, 3107 Market Place, Onalaska, WI 54650
- Existing Zoning: Light Industrial (M-1) District with Planned Commercial Industrial District (PCID) Overlay

Background:

The applicant is requesting to amend the Planned Commercial Industrial District (PCID) development to allow the exterior building façade to be altered from the current color palate to the proposed color palate attached (blue and gray scheme) and increase overall exterior wall signage to 792.9 square feet (increase of 42.52 square feet of existing).

Architectural standards have been a key issue for the overall Marketplace Development from the beginning of the project dating back to 1996. The Onalaska Plan Commission, Common Council, and City staff made great efforts to ensure that architectural standards including colors, columns, screening/blending of rooftop units, building materials, and other details were in place and would remain in effect for the life of the development. During the review and subsequent approval of the Final Implementation Plan in 1997, architecture was a heavily debated topic and attached is a letter from the Planning Department to the original developer documenting the City's stance. The outcome was a Condition of Approval that reads as follows:

September 9, 1997: Common Council Approval of Final Implementation Plan for Marketplace Development:

Condition #14: "Owner/developer shall submit detailed building elevations for the first tenant to occupy the Marketplace Development. The City will evaluate the architecture for its compatibility with the surrounding character and development. Upon approval, the owner/developer shall submit, for review and approval by the City, detailed architectural design guidelines for the remainder of the Marketplace Development which will provide for a unified and architecturally compatible project."

In 1999, the Plan Commission and Common Council completed a review of Architectural Standards and Pedestrian Corridor Design for the Marketplace Development for Home Depot; noting the use of "brown coloring", additional lighting details, and architectural details for the project.

CITY OF ONALASKA

In April 2001, the PCID was amended for the purpose of locating a retail outlet in Phase 2 of the Marketplace Development and again, the above Condition #14 was included in the Conditions of Approval. Later in March 2003, the PCID was amended again to modify the retail outlet with multiple tenants to a single tenant (Wal-Mart) with a Condition of Approval to abide by all conditions of the original PCID plan (including Condition #14).

In addition to City Staff, the Plan Commission and Common Council reviewed and approved a site plan for Wal-Mart noting that the color scheme was to be approved by City Staff and have the use of “organic colors” and architectural details to blend in with Home Depot and ALDI that were already in place. Following are recent images of the overall development showing a consistent pattern in terms of color palate.

City staff are not in support of the proposed color palate scheme, as it is contrary to the original PCID conditions in the sense that the overall Marketplace Development was intended to have a consistent, cohesive design and the standards set forth with the original development (Home Depot) were to set the stage for all future development.

City staff are in support of the proposed signage as total signage for each elevation (front and right) do not exceed a total of 500 square feet.

Action Requested: As a public hearing will be held, testimony from the public should be listened to and considered before deciding on the requested PCID amendment application.

Wal-Mart: (Existing)

CITY OF ONALASKA



Home Depot:

CITY OF ONALASKA



ALDI:



REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

March 22, 2016

Agenda Item 6:

Public Hearing and Consideration of a substantial modification to the WAL-MART Planned Commercial Industrial District (PCID) at 3107 Market Place, submitted by Sarah Smith of Harrison French & Associates, 1705 S, Walton Boulevard Suite 3, Bentonville, AR 72712, on behalf of Wal-Mart Stores, Inc, 2001 Southeast 10th Street, Bentonville, AR 72712 (Tax Parcel# 18-3635-8).

1. PCID Amendment Fee of \$700.00 (*PAID*).
2. Abide by all conditions of original PCID Plan approved in March 1997, PCID Amendments approved in June 1999, April 2001, March 2003, October 2014, and Site Plan approved in April 2003.
3. Owner/developer shall submit detailed building elevations for the first tenant to occupy the Marketplace Development. The City will evaluate the architecture for its compatibility with the surrounding character and development. Upon approval, the owner/developer shall submit, for review and approval by the City, detailed architectural design guidelines for the remainder of the Marketplace Development which will provide for a unified and architecturally compatible project.
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

415 MAIN STREET
ONALASKA, WISCONSIN 54650-2953
FAX (608) 781-9534

PLAN/ZONING ADMINISTRATOR
(608) 781-9590

August 19, 1997

Mr. Jim McPhail
Site Development Manager
The Home Depot
1101 Perimeter Drive, Suite 300
Schaumburg, IL 60173

Dear Mr. McPhail:

The following are recommendations from the City Planning Department and City Staff with regards to the Home Depot proposal for Onalaska. This review is meant to provide representatives from Home Depot with some guidelines in their store design in order to preserve, protect and maintain the character and stability of the existing land uses surrounding the proposed Marketplace development and provide for compatible structures with existing development in the area.

Architectural Detail

1. Architectural Colors: architectural colors shall be primarily earth tones, typically associated with most neutral colored building materials used in the existing structures in the Elmwood Business Park-tan, brown, beige, etc. (Similar to Maplewood or St Louis Park, MN Home Depot stores) Multiple colors should be used in order to provide architectural detail and interest. (Similar to Bloomington, Maplewood or St Louis Park, MN Home Depot stores.)
2. Home Depot's logo color shall be limited to signage and window area framing only. No large colored accent striping will be permitted. (Similar to Maplewood Bloomington or St Louis Park Home Depot stores).
3. Metal canopy roof colors shall blend in with other building colors.
4. Precast concrete panels shall be used only in combination with equal parts glass, brick, stone, or split-face concrete block to provide relief and architectural interest in the building facades. The owner/ developer may as an option, to meet this requirement, provide precast textured and/or colored concrete panels for review and approval by the City. (Similar to Maplewood, Bloomington or St Louis Park, MN Home Depot stores)
5. Architectural relief shall be provided in the form of vertical columns and/or horizontal detailing to provide interest in the buildings facade. (Similar to Bloomington or St Louis Park, MN Home Depot stores)
6. Architectural columns shall be continued into the fencing areas surrounding the facility garden center and stock yard areas. (Similar to St. Louis Park and Brooklyn Park, MN Home Depot stores)

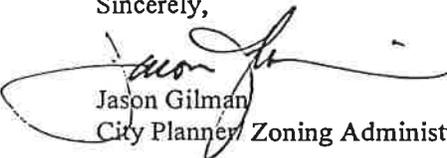
7. Fencing shall be a high quality architectural material of an earth tone color (green is acceptable). A fine mesh of the same color shall be used in conjunction with the fence material to provide partial screening into the stock areas.
8. The same general architectural treatment shall be used on every facade which will ultimately be exposed.

General Architectural Requirements

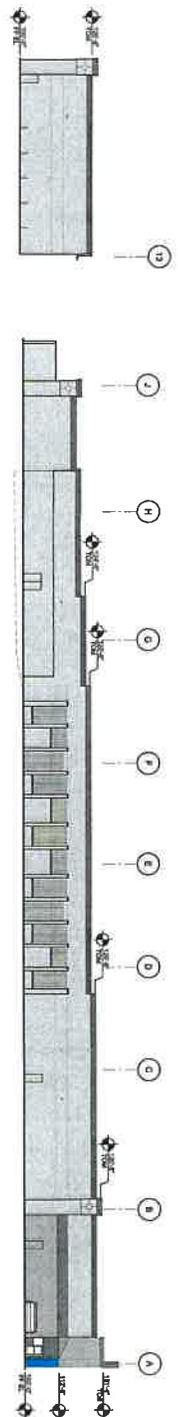
1. Architectural elements consistent with the general building architecture are to be used to effectively screen roof top mechanical equipment, refuse and recycling areas, exterior storage areas, loading docks and service areas and exterior stock and garden center areas.
2. The exterior stock area and garden center must be screened adequately to prevent the view of materials from adjacent roadways. This may include a roof screen due to the grade differences between CTH OS and the site.
3. The pedestrian walkway in front of the building must be designed as an unimpeded, barrier free walkway with a clear width. This walkway must be separated from all types of vehicular traffic. There is also a concern about the walkway at the service/pick-up area. Can this be redesigned to the rear of the building?

If you have any questions about these requirements, you may reach me by telephoning 781-9590. I am also sending back your copies of the elevations.

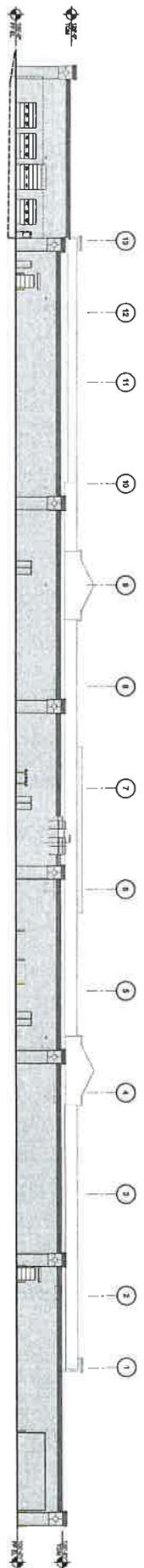
Sincerely,



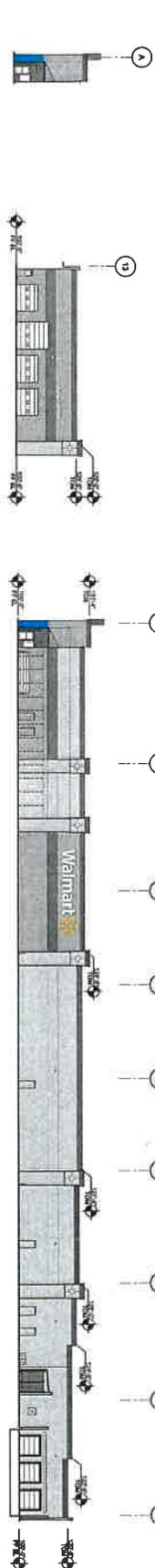
Jason Gilman
City Planner / Zoning Administrator



REAR GARDEN CENTER ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

VESTIBULE SIDE ELEVATION

AUTO CENTER ELEVATION

SW 7015
Repose Gray
P134

SW 7017
Dorian Gray
P135

SW 7019
Gauntlet Gray
P49

SW 7004
Snowbound
P140

Walmart
Medium Blue
(Urethane)
P76U

EXISTING SIGNAGE SCHEDULE						NEW SIGNAGE SCHEDULE					
SIGNAGE LOCATION	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA	SIGNAGE LOCATION	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
FRONT SIGNAGE						FRONT SIGNAGE					
5'-6" Walmart	1	WHITE			Walmart	1	LED	WHITE	5'-6"		
8'-0" Spark	1	YELLOW	298.00 SF	298.00 SF	Spark	1	LED	YELLOW	8'-0"	298.00 SF	298.00 SF
24" Market	1	WHITE	19.69 SF	19.69 SF	Grocery	1	N/A	WHITE	2'-0"	25.63 SF	25.63 SF
24" Home & Pharmacy	1	WHITE	62.49 SF	62.49 SF	Home & Pharmacy	1	N/A	WHITE	2'-0"	46.44 SF	46.44 SF
24" Outdoor Living	1	WHITE	49.48 SF	49.48 SF	Outdoor Living	1	N/A	WHITE	2'-0"	49.47 SF	49.47 SF
TOTAL FRONT SIGNAGE				429.66 SF	Auto Center >	1	N/A	WHITE	2'-0"	34.50 SF	34.50 SF
RIGHT ELEVATION SIGNAGE						TOTAL FRONT SIGNAGE					
5'-6" Walmart	1	WHITE			Walmart	1	LED	WHITE	5'-6"		
8'-0" Spark	1	YELLOW	298.00 SF	298.00 SF	Spark	1	LED	YELLOW	8'-0"	298.00 SF	298.00 SF
TOTAL RIGHT ELEVATION SIGNAGE				298.00 SF	TOTAL RIGHT ELEVATION SIGNAGE						298.00 SF
AUTO CENTER SIGNAGE						TOTAL AUTO CENTER SIGNAGE					
18" Tire & Lube	1	WHITE	15.24 SF	15.24 SF	Auto Center	1	N/A	WHITE	2'-0"	31.47 SF	31.47 SF
12" Tire	2	WHITE	2.28 SF	4.56 SF	Auto Center	3	N/A	WHITE	1'-0"	3.13 SF	9.39 SF
12" Lube	1	WHITE	2.92 SF	2.92 SF	Lube	3	N/A	WHITE	1'-0"	3.13 SF	9.39 SF
TOTAL AUTO CENTER				22.72 SF	TOTAL AUTO CENTER SIGNAGE						40.86 SF
TOTAL BUILDING SIGNAGE				750.38 SF	TOTAL BUILDING SIGNAGE				792.90 SF		



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

PUD / PCID AMENDMENT APPLICATION

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

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

- ▶ Detailed Description of Proposed Amendment
- ▶ Plan Set including: Grading/Draingage, Utilities, Site Layout, Landscaping, etc.

➔ **\$700 Permit Application Fee** (Payable to the City of Onalaska) if a Public Hearing is requested or required*,

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

An amendment to an approved Planned Unit Development (PUD) or Planned Commercial Industrial District (PCID) may be proposed at any time. Amendments shall be initiated by submitting a completed application by owners of the parcels in question. Depending on the degree of the amendment, a public hearing may be required by the Plan Commission.

*Any changes to the PUD/PCID requires Plan Commission and if determined a substantial change, the Plan Commission and Common Council will review the amendment with a public hearing.

Brief Description of Request to Amend a PUD or PCID.

Walmart is proposing to change their exterior wall color to a blue and gray scheme as well as increase their exterior wall signage to 792.90 sf. This is an increase of 42.52 sf from their existing 750.38 sf.

Property Address: 3107 Market Place, Onalaska, WI 54650

Parcel Number:
18- 3635-8

Zoning District: PCID & M-1

Applicant: Sarah Smith with Harrison French and Associates

Mailing Address: 1705 S Walton Blvd, Suite 3

City, State, Zip: Bentonville, AR 72712

Phone Number: 479-273-7780 x324

Email: sarah.smith@hfa-ae.com Primary Contact

Business: Walmart Stores Inc

Owner/Contact: Jeremy Murphy- Project Manager Remodel Design

Mailing Address: 2001 SE 10th Street

City, State, Zip: Bentonville, AR 72716

Phone Number: 479-273-4000

Email: jeramy.murphy@walmart.com Primary Contact

Property Owner: Walmart Real Estate Business Trust

Contact: Jeremy Murphy- Project Manager Remodel Design

Mailing Address: 2001 SE 10th Street

City, State, Zip: Bentonville, AR 72716

Phone Number: 479-273-4000

Email: jeramy.murphy@walmart.com Primary Contact

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

Signature of Applicant: <i>Sarah Smith</i>	Date: 2/10/16
Signature of Property Owner: <i>Jeremy Murphy</i> ON BEHALF OF WALMART	Date: 2/10/16
OFFICE USE ONLY:	Permit Number:
Permit Fee: \$700 <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check # 47228	Application Received by: <i>LT</i>

CITY OF ONALASKA
 REC#: R00034146 02/16/2016 11:33 AM
 TRAM: 450 PLANNING & ZONING
 OPER: 01 TERM: 1

PCID AMENDMENT WALMART	700.00
PCID AMENDMENT WALMART	700.00
0.00	

**NOTICE OF PUBLIC HEARING
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, MARCH 22, 2016
Approx. 7:20 P.M.
(or immediately following public hearing at 7:10pm)**

in Onalaska City Hall, 415 Main Street, Onalaska, Wisconsin 54650 at which time they will consider an application filed by Sarah Smith with Harrison French & Associates for Walmart Stores, Inc., 2001 Southeast 10th Street, Bentonville, AR 72716 for a substantial modification to the Planned Unit Development (PUD) to change the entire exterior wall color to blue and gray scheme as well as increase exterior wall signage to 792.9 square feet (increase of 42.52 square feet from existing) for property located at 3107 Market Place, Onalaska, WI 54650.

Property is more particularly described as:

Computer Number 18-3635-8

Section 11, Township 16, Range 7

CERTIFIED SURVEY MAP NO. 13 VOL 11 DOC NO. 1359619 LOT 1 INCL
THAT PRT OF VAC MARKET PL IN DOC NO. 1392128 & SUBJ TO UTIL
ESMT IN DOC NO. 1392128

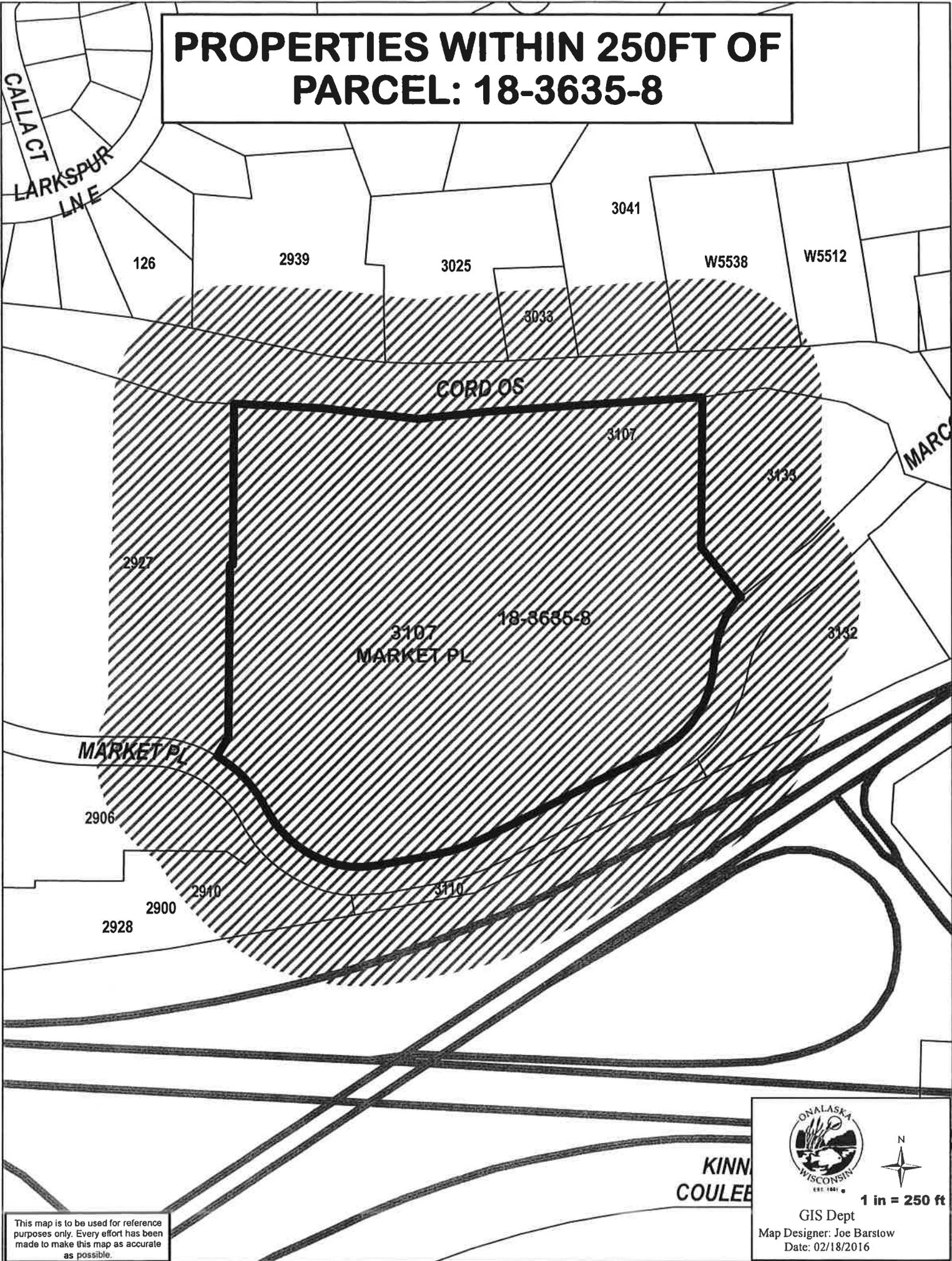
YOU ARE FURTHER NOTIFIED that the City of Onalaska Plan Commission will hear all persons interested, their agent or attorney concerning this matter.

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 26th Day of February, 2016.

Cari Burmaster
City Clerk

PROPERTIES WITHIN 250FT OF PARCEL: 18-3635-8



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



ONALASKA
WISCONSIN
EST. 1841



1 in = 250 ft

GIS Dept
Map Designer: Joe Barstow
Date: 02/18/2016



CITY OF ONALASKA

STAFF REPORT

Plan Commission – March 22, 2016

- Agenda Item: Public Hearing & Consideration of a rezoning request.
- Applicant: Mike Gavin, 2902 Wildrose Lane, Onalaska, WI 54650
- Parcel Number: 18-728-2 & 18-728-0
- Site Location: 1605 & 1613 Main Street, Onalaska, WI 54650
- Existing Zoning: Family and/or Duplex Residential (R-2) District
- Neighborhood Characteristics: Properties within 250 feet of the properties in question include a variety of residential dwellings and personal service offices zoned Transitional Commercial District.
- Conformance with Land Use Plan: The Comprehensive Plan identifies this area as *Mixed Density Residential District*. This district is intended to accommodate a mixture of complementary land uses including institutional uses, clinics, senior housing and services, children's nurseries, group homes, bed and breakfast establishments, neighborhood commercial and services, and home-based offices are also appropriate in this district with proper zoning controls.
- Background: In 2004, the applicant had the east adjacent properties rezoned to Transitional Commercial to facilitate the dental and office uses in existence today. The applicant intends to continue the same style of development on the properties currently under review with a new dental office where a residence and garden are today. The purpose of this rezoning is to construct an office zoned Transitional Commercial (TC).
- 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:

March 22, 2016

Agenda Item 7:

Public Hearing and Consideration of a rezoning request filed by Mike Gavin, 2902 Wildrose Lane, Onalaska, WI 54650 on behalf of Jeannette Moe, W8206 Main Street, Holmen, WI 54636 Single Family and/or Duplex Residential (R-2) to Transitional Commercial (TC) for the purpose of constructing an office at 1605 & 1613 Main Street (Tax Parcels #18-728-2 & #18-728-0).

1. Rezoning Fee of \$300.00 (PAID).
2. Green Fee of \$638.47/acre to be paid to City prior to obtaining a Building Permit.
\$638.41 * .62 acre = \$395.81 dollars. – NEW CONDITION
3. Any future improvements to this parcel will be subject to additional City permits and fees (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.



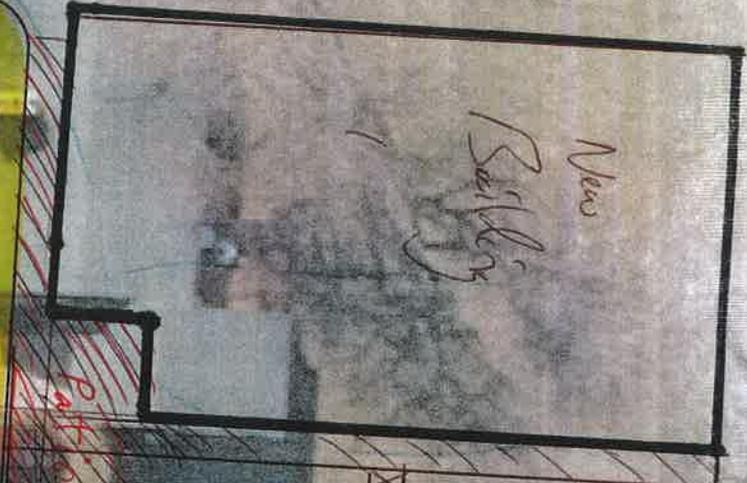
"Lair's"
"Narrow" →

150

59.72

108.015

AVE S



New

Building

Parking



90



Parking

Parking

Parking



150

H2O

Retention

24.55

73.261

Zoning Districts

City of Onalaska, Wisconsin
Planning / Zoning Department
Date: 3/10/2016

-  R2: Single Family and/or Duplex Residential
-  R4: Multi-Family Residential
-  TC: Transitional Commercial
-  P1: Public & Semi-Public

 Parcel Lines

1 inch = 100 feet



City of Onalaska, Wisconsin

Planning/ Zoning
Department

Map Designer: Katie Aspenson, AICP
Date: 3/10/2016



14TH AVE N

15TH AVE N

16TH AVE N

17TH AVE N

MAIN ST

16TH AVE S

17TH AVE S

 Parcel Lines

1 inch = 100 feet

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

REZONING OR TEXT AMENDMENT APPLICATION

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

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

- ▶ Detailed Description of Proposed Rezoning or Text Amendment
- ▶ Description of how Proposed Rezoning Meets Unified Development Code Standards
 - ▶ Compatibility with Surrounding Neighborhood (existing and anticipated development within 250 ft of proposed use and within 500 ft along the same street)
 - ▶ Consistency with the Comprehensive Plan (relationship of proposed use to the goals, objectives and policies)

➔ **\$300 Permit Application Fee** (Payable to the City of Onalaska)

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

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

Request for Amendment to:

- Zoning District Map (Rezoning) Zoning Ordinance (Text Amendment)
- Zoning Overlay District Map (Rezoning)

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

Existing Zoning District: Residential (R-2) Proposed Zoning District: Trans. Commercial (TC)

Request rezoning of the lot on Main St - 1605 and 1613 Main St Onalaska to be rezoned from residential to transition commercial for the purpose of building an office building and parking lot. Same building style materials and landscape as 1621 and 1637 Main St Onalaska.

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



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

REZONING OR TEXT AMENDMENT APPLICATION

Property Address: 1605 & 1613 Main St (1613 Main St)

Parcel Number: 18-728-2.6 18-728-0

Zoning District: R-2

Applicant: Mike Gavin

Contact: Mike Gavin

Mailing Address: 2902 Wildrose Lane

City, State, Zip: Onalaska WI 54650

Phone Number: 608 781-3955

Email: mgavin@lsr@charter.net Primary Contact

Business:

Owner/Contact:

Mailing Address:

City, State, Zip:

Phone Number:

Email: Primary Contact

Property Owner: Jeanette Moe

Contact: Jeanette Moe

Mailing Address: 123206 Main St

City, State, Zip: Holmen, WI

Phone Number: 608 317-3551

Email: Primary Contact

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

Signature of Applicant: [Signature] Date: 2/17/2016

Signature of Property Owner: Jeanette Moe - trustee Date: 2-17-16

OFFICE USE ONLY:	Date Submitted: <u>2/17/2016</u>	Permit Number:
Permit Fee: <u>7300</u>	<input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check # <u>2006</u>	Application Received by: <u>KA</u>

CITY OF ONALASKA
 REC#: R00034228 02/17/2016 4:30 PM
 TRAM: 450 PLANNING & ZONING
 OPER: 01 TERM: 1
 TKBY : CASH 01
 =====
 18-728-2 & 18-728-0 1605 & 1613 MAIN ST
 Paid BY: OAGS LLC
 OK 300.00 REF: SW - 2006

 APPLIED 300.00
 TENDERED 300.00

 CHANGE 0.00

**NOTICE OF PUBLIC HEARING
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, MARCH 22, 2016
APPROX. 7:30 P.M.
(or immediately following public hearing at 7:20pm)**

in Onalaska City Hall, 415 Main Street, Onalaska, Wisconsin 54650 at which time they will consider an application filed by Mike Gavin for Jeanette Moe, W8206 Main Street, Holmen, WI 54636, who is requesting rezoning from R-2 to Transitional Commercial (TC) to build an office building and parking lot on the property located at 1605 and 1613 Main Street, Onalaska, WI 54650.

Property is more particularly described as:

Computer Number: 18-728-2

Section 04, Township 16, Range 7

ASSESSORS PLAT OF ONALASKA PRT OUTLOTS 9 & 10 COM SW COR OL 10
S88D33ME ALG S LN 1308.16FT N 33FT TO N R/W LN MAIN ST & POB N 150FT
S88D33ME 90FT S 150FT TO N LN MAIN ST N88D33MW ALG N LN MAIN ST 90FT
TO POB

Computer Number: 18-728-0

Section 04, Township 16, Range 7

ASSESSORS PLAT OF ONALASKA PRT OUTLOT 9 COM SW COR OL 10
S88D33ME ALG S LN 1398.16FT N 33FT TO N LN MAIN ST & POB N 150FT
S88D33ME 90FT S 150FT TO N LN MAIN ST N88D33MW ALG N LN MAIN ST 90FT
TO POB

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 26th day of February, 2016.

Cari Burmaster
City Clerk

PROPERTIES WITHIN 250FT OF PARCELS: 18-728-2 & 18-728-0

15TH AVEN

16TH AVEN

17TH AVEN

202

203

204
202

1609
1607

1613

1615

MONROE ST

1414

1420

1502

1506

1512

1518

1602

1608

1614

123

1449

1547

1559

1605
MAIN ST
1605
18-728-2

1613
MAIN ST
1613
18-728-0

1637

1621

MAIN ST

1438

1434

1430

1550

120

16TH AVES

108 1600

OAK FOR

17TH AVES

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

DLN



1 in = 104 ft

GIS Dept
Map Designer: Joe Barstow
Date: 02/18/2016



CITY OF ONALASKA

Agenda Item:

8

STAFF REPORT

Plan Commission – March 22, 2016

Agenda Item: Review and Consideration of a Discontinuance/Vacation of Main Street west of 2nd Avenue South / State Road 35 and Court Street South alley between Main Street and Irvin Street.

Property Owner: City of Onalaska, WI

Entities with an Interest in the Property:

- John Raatz Jr. Real Estate Specialist, Wisconsin Department of Natural Resources – La Crosse Service Center, 3550 Mormon Coulee Road, La Crosse, WI 54601
- Mark Gottlieb, P.E., Secretary of Transportation, Wisconsin Department of Transportation – 4802 Sheboygan Avenue, P.O. Box 7910, Madison, WI 53707-7910
- Yash Wadhwa, P.E., Commissioner of Railroads, Office of the Commissioner of Railroads – P.O. Box 7854, Madison, WI 53707
- Burlington Northern Railroad Company, P.O. Box 961089, Fort Worth, TX 76161-0089
- Calvin Nutt, Manager Public Projects, BNSF Railway, 80 44th Avenue NE, Minneapolis, MN 55421
- Julie Heyen, Transaction Manager, BNSF Railways, Arden Hills Land Sales / Lease Office, 4105 North Lexington Ave, Suite 200, Arden Hills, MN 55126

Site Location: Court Street South alley between Main Street and Irvin Street & Main Street west of 2nd Avenue South / State Road 35.

Background:

On March 8, 2016 the Common Council approved a preliminary resolution to vacate and discontinue Main Street west of 2nd Avenue South / State Road 35 and the Court Street South alley between Main Street and Irvin Street, both owned by the City of Onalaska. The vacation of the portion of Main Street and Court Street South alley is in the public interest as it will enable the City of Onalaska and abutting property owners to better utilize the vacated land as part of the Great River Landing. The abutting property owners are the City of Onalaska, Burlington Northern Railroad Company, and the State of Wisconsin DNR.

Action Requested:

Recommendation by the Plan Commission to the Common Council. If the Plan Commission recommends approval, the attached conditions of approval are recommended by staff.

**REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY
PLAN COMMISSION:**

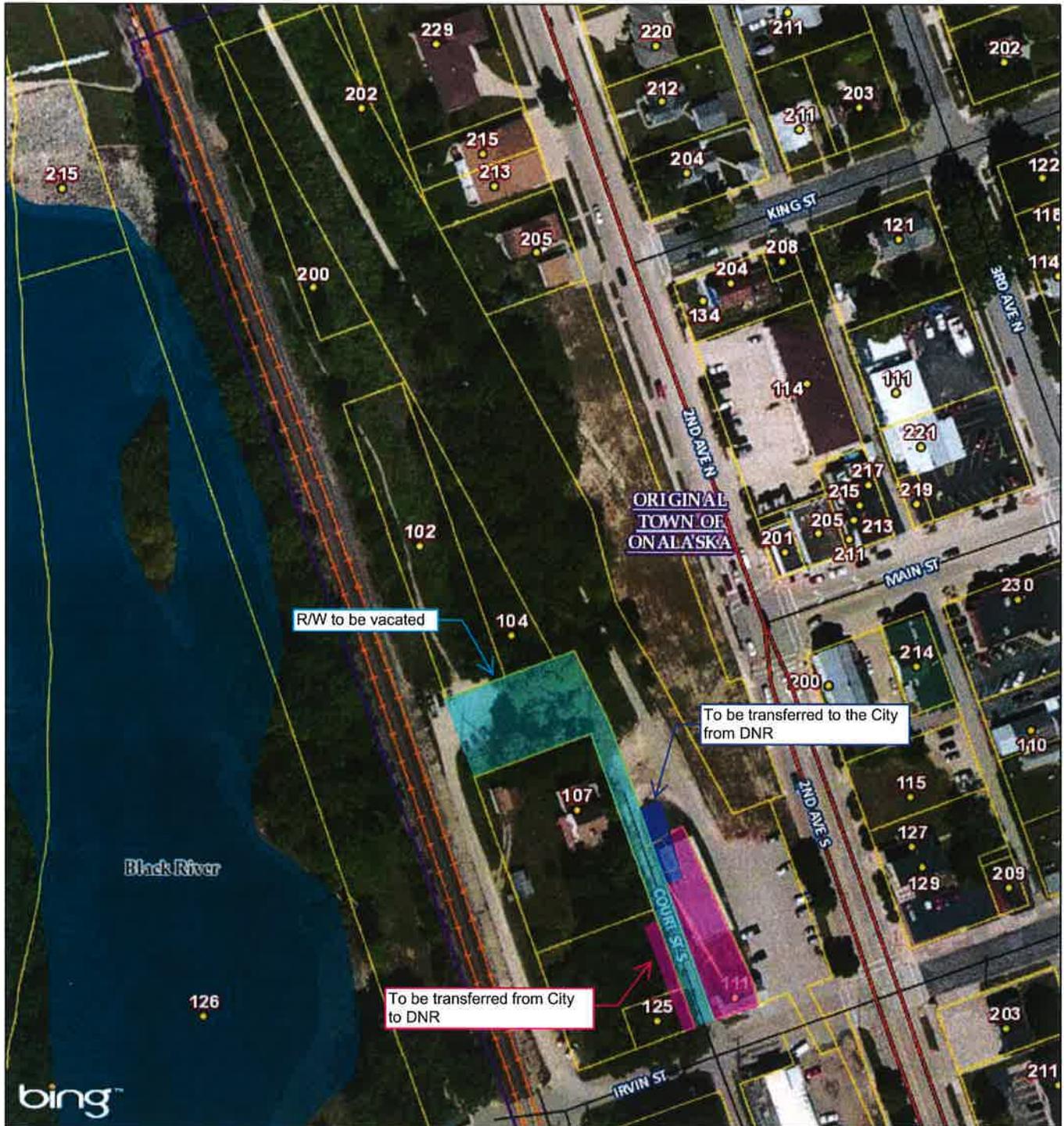
March 22, 2015

Agenda Item 8:

**Review and Consideration of a Discontinuance/Vacation of Main Street west of 2nd
Avenue South / State Road 35 and Court Street South alley between Main Street and
Irvin Street.**

1. 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.
2. 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.

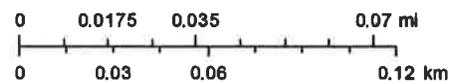
ArcGIS Online Web Map



February 26, 2016

1:2,257

- | | |
|------------------------------|-----------------------------------|
| County Limits | Spur Track |
| Subdivision Boundary Outline | Address Labels |
| Federal & State Roads | Address Points |
| County & Town Roads | Tax Parcel Boundary (as of Jan 1) |
| Railroad Center Lines | Tax Parcel Lines (current) |
| Burlington Northern Santa Fe | Streams |
| CP Rail | Lake & River Labels |



La Crosse County, WI
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 La Crosse County



CITY OF ONALASKA

STAFF REPORT

Plan Commission – March 22, 2016

- Agenda Item: Consideration of a Certified Survey Map (CSM) containing 0.617 acres and 2 lots.
- Applicant/Owner: Calvin King, 1010 Valley Vue Drive, Onalaska, WI 54650
- Parcel Number: 18-5217-0
- Site Location: 1010 Green Coulee Road, Onalaska, WI 54650
- Existing Zoning: Single Family Residential (R-1) District
- Neighborhood Characteristics: The zoning of land within 250 feet of the proposed site includes single family residential, multi-family residential, and Public & Semi-Public zoning districts. The uses within 500 feet along the same street of the site include single family homes, stormwater ponds, and vacant land.
- Conformance with Comprehensive Land Use Plan: The Comprehensive Plan's Future Land Use Plan designates this area as *Conservation/Cluster Residential District*. This district is intended to accommodate primarily single family development on clustered compact lots with common open space, outside of environmentally sensitive areas.
- Background: The applicant is requesting approval to divide a single parcel into two (2) lots and to construct a single family dwelling on the current vacant portion of the parcel (Lot 3). An existing single family residence is located on Lot 2 of the proposed CSM. The proposed lot meets single family residential property development regulations as specified in the Unified Development Code. A small parcel (#18-5218-0) that directly abuts Green Coulee Road is not owned by the applicant. Prior to approval of the Certified Survey Map, the applicant will need to provide documentation proving ownership of all land contained within the proposed Certified Survey Map.
- Action Requested: The applicant seeking approval of the Certified Survey Map. Staff recommends approval with the conditions following in this packet.

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

March 22, 2016

Agenda Item 9:

Review and Consideration of a Certified Survey Map (CSM) submitted by Calvin King, 1010 Valley Vue Drive, Onalaska, for a 2-lot land division (.617 acres) at 1010 Green Coulee Road, Onalaska (Tax Parcel 18-5217-0).

1. CSM Fee of \$75.00 + \$10.00 per lot x 2 lots = \$95.00 (PAID).
2. Park Fee of \$922.21 for new lot. Park fee to be paid prior to issuance of a building permit on vacant land. – MODIFIED CONDITION
3. Recorded copy of Final CSM to be submitted to City Engineering Department.
4. New lot pins required. Intermediate lot stakes required for all lots over 150' in depth.
5. CSM shall note all easements.
6. Applicant to provide ownership documentation for Parcel # 18-5218-0 prior to Common Council review and consideration of the Certified Survey Map. – NEW CONDITION
7. Any future improvements to these parcels will be subject to additional City permits (i.e., building permits, zoning approvals).
8. All conditions run with the land and are binding upon the original developer and all heirs, successors, and assigns. The sale or transfer of all or any portion of the property does not relieve the original developer from payment of any fees imposed or from meeting any other conditions.
9. Any omissions of any conditions not listed shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

CERTIFIED SURVEY MAP

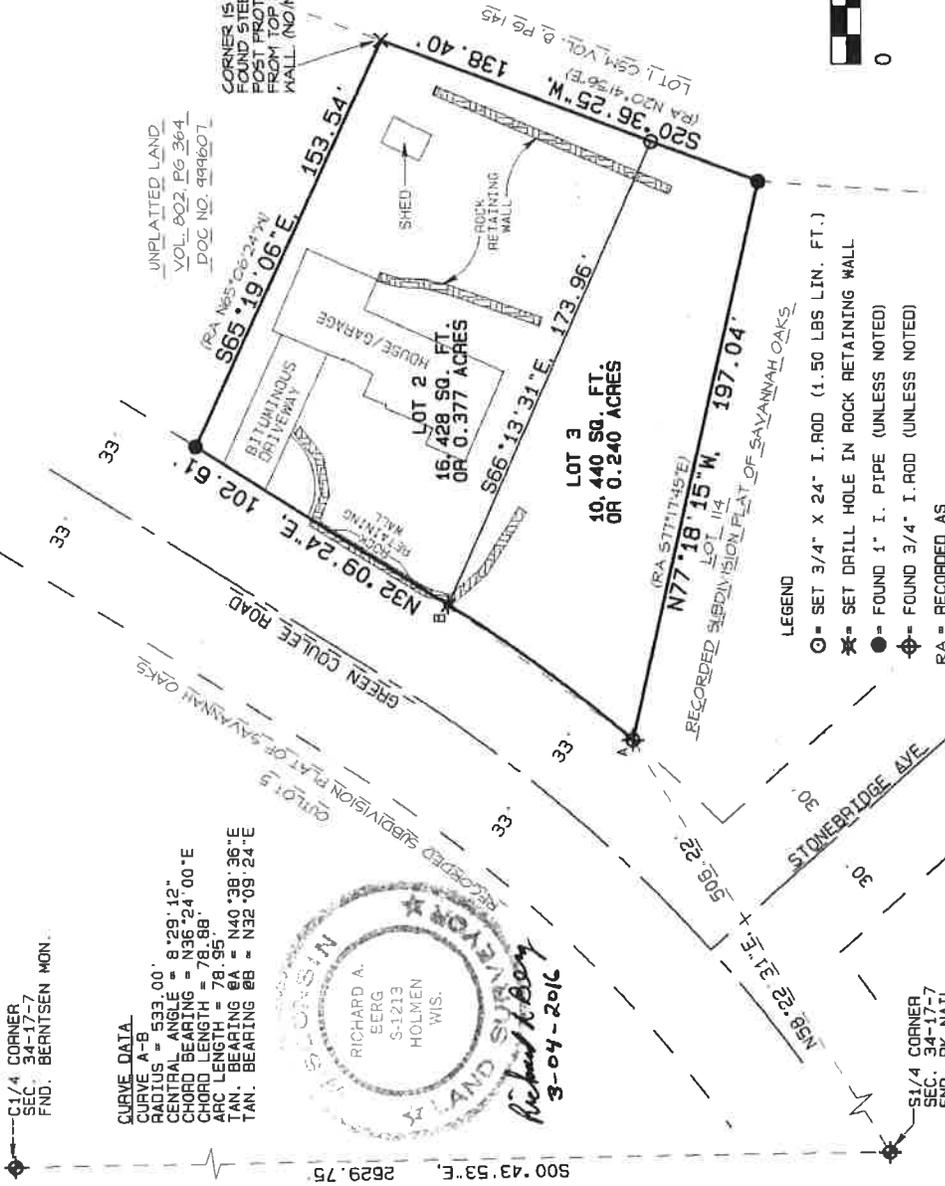
PART OF THE SW1/4 OF THE SE1/4 OF SECTION 34, T17N, R7W, CITY OF ONALASKA, LACROSSE COUNTY, WISCONSIN.

1/4 CORNER
SEC. 34-17-7
FND. BERTSEN MON.

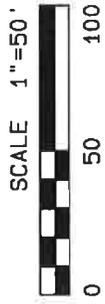
CURVE DATA
 CURVE A-B
 RADIUS = 533.00'
 CENTRAL ANGLE = 82°12'
 CHORD BEARING = N32°24'00"E
 ARC LENGTH = 78.9588'
 TAN. BEARING BA = N40°38'36"E
 TAN. BEARING BB = N32°09'24"E



Richard A. Berg
3-04-2016



BEARINGS ARE REFERENCED TO THE WEST LINE OF
 LINE OF THE SE1/4 ASSUMED TO BEAR S00°43'53"E



- LEGEND**
- = SET 3/4" X 24" I. ROD (1.50 LBS LIN. FT.)
 - ✱ = SET DRILL HOLE IN ROCK RETAINING WALL
 - = FOUND 1" I. PIPE (UNLESS NOTED)
 - ⊕ = FOUND 3/4" I. ROD (UNLESS NOTED)
 - RA = RECORDED AS

CERTIFIED SURVEY MAP

PART OF THE SW1/4 OF THE SE1/4 OF SECTION 34, T17N,
R7W, CITY OF ONALASKA, LACROSSE COUNTY, WISCONSIN.

SURVEYORS CERTIFICATE

I, RICHARD A. BERG, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THIS CERTIFIED SURVEY OF PART OF THE SW1/4 OF THE SE1/4 OF SECTION 34, T17N, R7W, CITY OF ONALASKA, LACROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 34, T17N, R7W; THENCE N58°22'31"E, 506.22 FEET, TO THE NORTHERNMOST CORNER OF LOT 114 OF THE RECORDED SUBDIVISION PLAT OF SAVANNAH OAKS, ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF GREEN COULEE ROAD, AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, 78.95 FEET ALONG THE ARC OF A 533.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST, THE CHORD OF WHICH BEARS N36°24'00"E, AND MEASURES 78.88 FEET; THENCE CONTINUING ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF GREEN COULEE ROAD, N32°09'24"E, 102.61 FEET, TO THE WESTERMOST CORNER OF THE PARCEL OF LAND DESCRIBED IN VOLUME 802 OF LACROSSE COUNTY RECORDS, PAGE 364, AS DOCUMENT NUMBER 999607; THENCE S65°19'06"E, 153.54 FEET ALONG THE SOUTHWESTERLY LINE OF THE PARCEL DESCRIBED IN DOCUMENT NUMBER 999607, TO THE WESTERLY LINE OF LOT 1 OF THE CERTIFIED SURVEY MAP RECORDED IN VOLUME 8 OF LACROSSE COUNTY CERTIFIED SURVEY MAPS, PAGE 145; THENCE S20°36'25"W, 138.40 FEET ALONG THE WESTERLY LINE OF THE CERTIFIED SURVEY MAP RECORDED IN VOLUME 8, PAGE 145, TO THE NORTHEASTERLY LINE OF LOT 114 OF THE RECORDED SUBDIVISION PLAT OF SAVANNAH OAKS; THENCE N77°18'15"W, 197.04 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 114, TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 26,868 SQUARE FEET OR 0.617 ACRES, AND SUBJECT TO ANY EASEMENTS OF RECORD.

I FURTHER CERTIFY THAT I HAVE MADE THIS SURVEY AND MAP AT THE DIRECTION OF CALVIN KING; THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED, AND ANY SUBDIVISION THEREOF, AND THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES, AND THE SUBDIVISION ORDINANCE OF THE CITY OF ONALASKA, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

OWNER:
CALVIN D. KING
M4948 GREEN COULEE ROAD
ONALASKA WI 54650

SURVEYED & MAPPED BY:
RICHARD A. BERG PLS#1213
BERG ENTERPRISES
300 STATE ST. PO BOX 625
HOLMEN WI. 54636



THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF ONALASKA.

DATE

Richard A. Berg
3-04-2016



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

SUBDIVISION APPLICATION

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

- ➔ **Overview/ Cover Letter Describing the following:**
 - ▶ Detailed Description of Proposed Subdivision
 - ▶ Plan Set including: Plot Plan, Legal Description, Grading/Draingage, Utilities, Site Layout, Landscaping, etc.
- ➔ **Application Fee** (Payable to the City of Onalaska) = \$75 + \$10/lot. Other fees may apply.

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

Brief Description of Request for Subdivision.

SEE CSM

Easements on Property:

Access: Yes No
 Utility: Yes No
 Other: _____

Utilities Serving Property:

Water: Yes No
 Sanitary Sewer: Yes No

Number of Lots: 1
(Existing)

Number of Lots: 2
(Proposed)

Property Address: _____
 Parcel Number: 18- 5217-0
 Zoning District: R-1

Applicant: Calvin King
 Mailing Address: 1010 Valley View DRIVE
 City, State, Zip: ONALASKA, WISCONSIN 54650
 Phone Number: (608) 304-3945
 Email: chipshotartist@hotmail.com Primary Contact

Business: _____
 Owner/Contact: _____
 Mailing Address: _____
 City, State, Zip: _____
 Phone Number: _____
 Email: _____ Primary Contact

Property Owner: Calvin King
 Contact: (608) 304-3945
 Mailing Address: 1010 Valley View DR
 City, State, Zip: ONALASKA, WISCONSIN 54650
 Phone Number: (608) 304-3945
 Email: chipshotartist@hotmail.com Primary Contact

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

Signature of Applicant: Calvin King Date: 3/6/16
 Signature of Property Owner: Calvin King Date: 3/6/16

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



CITY OF ONALASKA

Agenda Item:

10

STAFF REPORT

Plan Commission – March 22, 2016

Agenda Item: Reconsideration of a substantial modification determination to the Greens Coulee Community Park Planned Unit Development (PUD) for Zone 2 (adjacent to Clearwater Farms)

Applicant: Shari Collas, on behalf of Clearwater Farm Foundation, Inc., 760 Green Coulee Road, Onalaska, WI

Property Owner: City of Onalaska

Parcel Number: 18-675-131

Address: 730 Green Coulee Road

Site Location: Zone 2 of the Greens Coulee Community Park Planned Unit Development .

Existing Zoning: Public Institutional District (P1) and Planned Unit Development (PUD)

Background:

This application is a request to modify two of the Conditions of Approval of the Clearwater Farm Planned Unit Development (PUD) that allowed grazing within Zone 2, which was approved by the Common Council on November 10, 2015.

Below are the approved Conditions #3 & #6:

- Condition #3: A 10-foot buffer to be maintained along wetlands; and
- Condition #6: A 10-foot setback to be maintained from the paved path on the west and southeast sides of the fenced-in grazing area.

The request is to remove Condition #3 and reduce the buffer setback in Condition #6 to a minimum of three (3) feet from the paved path on the west and southeast sides of the fenced-in grazing area.

Action Requested: Review and consider the attached Conditions of Approval that have been modified to reflect the request. City staff support the requested amendment to the Conditions of Approval.

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

March 22, 2016

Agenda Item 10:

Reconsideration of a substantial modification to the Greens Coulee Community Park Planned Unit Development (PUD) to allow grazing in Zone 2 (adjacent to Clearwater Farms), submitted Shari Collas, on behalf of Clearwater Farm Foundation, Inc., 760 Green Coulee Road, Onalaska, WI (Tax Parcel #18-675-131).

1. Applicant to enter into a Grazing Land Lease agreement with the City of Onalaska.
2. Applicant shall abide by all requirements and conditions of the previously approved Greens Coulee Community Park Planned Unit Development and with previous City approvals.
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 the minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.
5. A minimum three (3) foot setback to be maintained from the paved path on the west and southeast sides of the fenced-in grazing area.



CITY OF ONALASKA

STAFF REPORT

Plan Commission – March 22, 2016

Agenda Item: Discussion and consideration of consideration of an amendment to the Unified Development Code (UDC) regarding fence setbacks.

Background: The UDC Section 13-6-10 for Fences specifies a number of regulations pertaining to fences in residential and non-residential zoning districts. The attached document is proposed language to update the entire fence section to provide clear regulations on fence heights and setbacks in all zoning districts in addition to removing redundant language.

Requested Action: The Plan Commission review the proposed ordinance language and potentially recommend to schedule a Public Hearing at the April Plan Commission meeting for an ordinance amendment.

ORDINANCE NO. _____ -2016

AN ORDINANCE TO AMEND CHAPTER 5 OF TITLE 13,
OF THE CODE OF ORDINANCES OF THE CITY OF ONALASKA RELATING TO
APPLICATION FOR CONDITIONAL USES

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

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**CHAPTER 6
ACCESSORY USES AND
MISCELLANEOUS STANDARDS**

Sec. 13-6-10 Fences and Hedges.

(a) **Fences Defined.** For the purpose of this Section, a "fence" is herein defined as an enclosed barrier consisting of vegetation, wood, stone or metal intended to prevent ingress or egress. For the purpose of this Section, the term "fence" shall include plantings, such as hedges and shrubbery. No fence shall be constructed of unsightly or dangerous materials which would constitute a nuisance.

(b) **Fences Categorized.** Fences shall be categorized into five (5) classifications:

(1) **Boundary Fence.** A fence placed on or within three (3) feet of the property lines of adjacent properties.

(2) **Protective Fence.** A fence constructed to enclose a hazard to the public health, safety and welfare.

(3) **Architectural or Aesthetic Fence.** A fence constructed to enhance the appearance of the structure or the landscape.

(4) **Hedge.** A row of bushes or small trees planted close together which may form a barrier, enclosure or boundary.

(5) **Picket Fence.** A fence having a pointed post, stake, pale or peg laced vertically with the point or sharp part pointing upward to form a part of the fence.

(e)(b) **Height of Fences Regulations.**

(1) **Fence Heights.**

a. Fences in Residential D districts but shall not, in any case, exceed a height of six (6) feet in rear and side yards, unless allowed through an issued Conditional Use Permit. Fences shall not exceed a height of four (4) feet in the street yard.

Fence heights for street yard in non-residential zoning districts shall be determined through site plan review and/or review by the Planning Department, unless they are a decorative picket style fence less than three (3) feet in height, and shall not be closer than three (3) feet to any public right of way. Residential fences greater than six (6) feet shall require a Conditional Use Permit. All fences must be constructed and maintained in a good state of repair and appearance. Decorative picket style fences less than three (3) feet in height or decorative lot corner landscape may be placed up to the property line in Residential Districts.

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~~b. No fence, wall, hedge or shrubbery shall be erected, placed, maintained or grown along a lot line on any non-residentially zoned property, adjacent to a residentially zoned property, to a height exceeding eight (8) feet.~~

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Comment [a1]:

~~c. Fences in non-residential zoning district commercial and industrial zoning districts may not exceed eight (8) feet in height commercial districts or ten (10) feet in industrial districts in the rear or side yard.~~

~~a.d. Fences in public and semi-public zoning districts may not exceed six (6) feet in height in the rear or side yard. If a fence or wall is to be installed adjacent to a residential lot line, the maximum fence height is eight (8) feet.~~

~~b.e. Fence heights shall be measured at a point from ground elevation to the top of fence at site of installation.~~

~~e. In the event that a fence is placed on top of a retaining wall or similar structure and shares a vertical support system, the height of the fence shall include the height of both structures. If the fence and the retaining wall have independent vertical support structures, the fence and retaining wall heights may be measured separately.~~

~~f. (2) Fence Setbacks.~~

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~~d. Fences in residential districts may be placed up to the lot line in rear and side yards. Fences shall not be closer than three (3) feet to any public right-of-way, unless it is a decorative style fence less than three (3) feet in height.~~

~~a. Fences in all non-residential zoning districts adjacent to public right-of-ways shall be set back a minimum of three (3) feet or comply with the specified zoning district street yard setback; whichever is less. Fences may be placed up to the lot line in rear and side yards.~~

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~~b. Property owners shall locate fences so that each side of the fence may be properly maintained by the owner of the fence while on said owners property.~~

~~g. (c) Security Fences. Security fences are permitted on up to the property lot lines in all non-residential zoning districts except Residential Districts, but shall not exceed ten (10) feet in height and shall be of an open type similar to woven wire or wrought iron fencing.~~

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~~h. Prohibited Fences. No fence shall be constructed which is in a dangerous condition, or which conducts electricity or is designed to electrically shock or which uses barbed wire, provided, however, that barbed wire may be used in industrially zoned areas if the devices securing the barbed wire to the fence are ten (10) feet above the ground or height and project toward the fenced property and away from any public area.~~

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~~(d) i. Fences to be Repaired. All fences shall be maintained and kept safe and in a state of good repair, and the finished side or decorative side of a fence shall face adjoining property.~~

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~~(e) j. Temporary Fences. Fences erected for the protection of planting or to warn of construction hazard, or for similar purposes, shall be clearly visible or marked with colored streamers or other such warning devices at four (4) foot intervals. Such fences shall comply with the setback requirements set forth in this Section. The issuance of a permit shall not be necessary for~~

~~temporary fences as described herein, but said Temporary~~ fences shall not be erected for more than forty-five (45) days.

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~~(f)~~ ~~(g)~~ **Nonconforming Fences and Hedges.** Any fence or hedge existing on the effective date of this Code of Ordinances and not in conformance with this Section may be maintained, but no alteration, modification or improvement of said fence shall ~~occur, unless installed in conformance~~ ~~comply~~ with this Section.

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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 _____, 2016.

CITY OF ONALASKA

By: _____

Joe Chilsen, Mayor

By: _____

Caroline Burmaster, Clerk

PASSED:

APPROVED:

PUBLISHED:

~~1. Fences Required Under Conditional Use Permits. An opaque fence of six (6) feet in height may be required on property for which a conditional use permit is granted in those cases in which such a fence is determined to be beneficial to the health, safety or welfare of the public or adjoining property owners.~~

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CITY OF ONALASKA

STAFF REPORT

Plan Commission – March 22, 2016

Agenda Item:

12

Agenda Item: Discussion and consideration regarding the Onalaska Payment In Lieu of Taxes Policy as adopted by the Common Council on February 9, 2016.

Background: Attached is the City of Onalaska Payment in Lieu of Taxes (PILOT) Policy that was reviewed by the Finance & Personnel Committee on February 3, 2016 and approved by the Common Council on February 9, 2016. The purpose of a PILOT agreement is to assist in the City's burden of providing City services which benefit tax-exempt organizations such as street lighting, street cleaning and maintenance, police and fire protection, and snow removal.

According to Onalaska's City Assessor, Heather Wolf, the State Legislature granted municipalities the power to establish payments in lieu of taxes (PILOT) with tax exempt entities; however, they left the responsibility for setting up the PILOT process and formula to the municipality.

In many cities the PILOT process involves the following departments: the Planning Department, the Assessor's Office and the Finance Department. The Planner is involved in the early stages as the project is initiated, the Assessor's Office sets the total market value of the project and the Finance Department multiplies the market value by the municipal tax rate. The end result is the annual PILOT. Again, there is nothing specific in State Statutes that demand it happens in this way, but it is the most logical process and ensures fairness among exempt entities on a PILOT arrangement. This is the process that Onalaska's PILOT Policy follows, with the addition that our legal counsel draft PILOT agreements to be executed.

Onalaska's PILOT Policy is initiated at the time that a tax-exempt organization applies for a property exemption or when it contemplates acquiring, expanding, improving or replacing its property. For example, the discussion would be initiated when inquiring about a Conditional Use Permit, variance and/or to rezone a property. Ideally, the agreement should consider a property-wide agreement. PILOT payments will be based upon the value of the property and the value of forgone revenue due to a tax-exempt status and will only cover the City's portion of the property taxes, unless required otherwise. The Plan Commission can add PILOT agreements to Conditions of Approval during review processes.

Below is a summary of the 3 Steps to Establish a PILOT Agreement:

- 1) When an organization applies for an exemption or intends to expand, improve, etc., the Planning Department, City Assessor's Office, and Finance Director will review the property to determine the appropriate PILOT.
- 2) A meeting will take place, prior to the issuance of any applicable permits, to discuss the formulation of the PILOT agreement and amount.
- 3) Once an agreement in principal is reached, the Finance Director and City Attorney's office shall work to draft the PILOT agreement and once approved by all parties the agreement shall be executed.

City of Onalaska Payment in Lieu of Taxes (PILOT) Policy

The City of Onalaska planning department shall initiate discussion regarding a voluntary PILOT at the time a tax-exempt organization applies for a property exemption or when it contemplates either acquiring, expanding, improving or replacing its property.

When an organization anticipates alterations to its property, the agreement ideally should consider a property-wide agreement (meaning all of the property not just the expansion or renovation be included under the PILOT).

PILOT payments shall be based upon the value of the property and the revenue the City forgoes due to the organization's exempt status. The PILOT shall only seek to cover the municipal portion of the property taxes, unless at such time it is required that the City repay any portion of a PILOT to the other taxing jurisdictions. The purpose of seeking to cover the City portion of the taxes is to assist in the burden of covering City services which benefit the exempt organization, such as street lighting, cleaning and maintenance, police and fire protection, and snow removal.

Three Basic Steps to Establishing a PILOT:

1. When an organization applies for exemption or demonstrates its intent to expand, improve, replace or acquire a facility, (may be triggered by a request for building permit, rezoning, variance, conditional use permit or other similar permit) the City of Onalaska planning department working with the City Assessor's office and Finance Director shall review the property to determine the appropriate Payment in Lieu of Taxes. The City may ask for such information as needed including revenue raising capability, intended use and related data.
2. A meeting shall take place, **prior to the issuance of any applicable permits** to discuss the formulation of a payment in lieu of tax agreement and the amount of payment.
3. Once an agreement in principal is reached, the Finance Director and City Attorney's office shall work together to draft the PILOT agreement, once approved by all parties the Agreement shall be executed.



CITY OF ONALASKA

Agenda Item:

13

STAFF REPORT

Plan Commission – March 22, 2016

- Agenda Item: Consideration of a Certified Survey Map (CSM) containing a total of 2.73 acres, with two (2) lots.
- Applicant: Jason Cance, SEH Inc., 10 N. Bridge Street, Chippewa Falls, WI 54729
- Owners: City of Onalaska and Wisconsin DNR
- Parcel Numbers: 18-6-0, 18-15-0, 18-20-1, 18-19-0, 18-16-0, 18-18-0, 18-2-2
- Site Location: Intersection of Main Street & State Road 35
- Existing Zoning: R-1, B-1, M-3, and Undefined – *Note: All parcels in process of being rezoned to Public & Semi-Public (P-1) Zoning District.*
- Neighborhood Characteristics: Properties within 250 feet of the properties in question include a variety of residential dwellings, commercial businesses (retail, restaurants, and personal service offices), a utility substation, railroad property and parkland.
- Conformance with Land Use Plan: The Comprehensive Plan identifies this area as *Downtown Mixed Use*. This district is intended to remain a compact pedestrian-oriented area with a mix of neighborhood and recreation oriented commercial uses, small professional offices and services, institutional, residential, civic, and park and open space uses.
- Background: The City of Onalaska and the Wisconsin Department of Natural Resources (WDNR) own the land within the Certified Survey Map request. The purpose of the Certified Survey Map request is to formalize the land swap between the City of Onalaska and the WDNR and to reduce the overall number of parcels down to two (2) parcels. Approval of the Certified Survey Map will facilitate the construction of the Great River Landing which will provide safe and accessible access to the waterfront with clear connectivity to downtown and Main Street.
- Action Requested: The applicant seeking approval of the Certified Survey Map. Staff recommends approval with the conditions following in this packet.

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

March 22, 2016

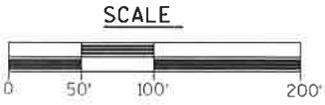
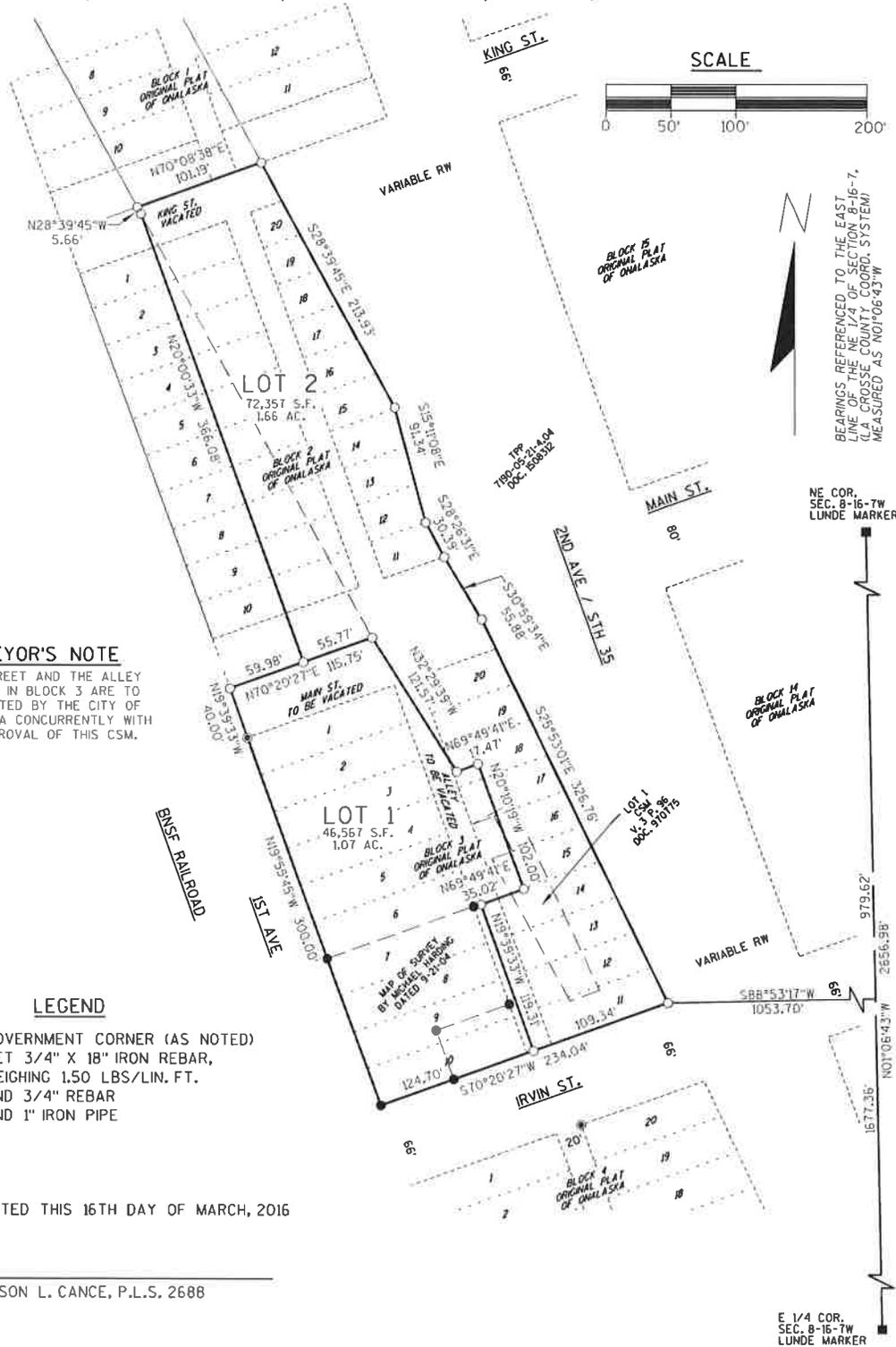
Agenda Item 13:

Review and Consideration of a Certified Survey Map (CSM) submitted by Jason Cance, SEH INC., 10 N Bridge Street, Chippewa Falls, WI 54729 on behalf of the City of Onalaska and Wisconsin Department of Natural Resources (WDNR) to combine seven (7) parcels into two (2) parcels at the intersection of Main Street and State Road 35, (Tax Parcels #18-2-2, 18-6-0, 18-15-0, 18-16-0, 18-18-0, 18-19-0, and 18-20-1).

1. Recorded copy of Final CSM to be submitted to City Engineering Department.
2. New lot pins required. Intermediate lot stakes required for all lots over 150' in depth.
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 shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

CERTIFIED SURVEY MAP NO. _____
 VOLUME _____, PAGE _____.

PART OF LOTS 1-20 BLOCK 2, PART OF LOTS 1-20 BLOCK 3,
 PART OF MAIN STREET, PART OF KING STREET, ALL IN THE
 ORIGINAL PLAT TO THE CITY OF ONALASKA, LOCATED IN
 GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 16 NORTH,
 RANGE 7 WEST, CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.



BEARINGS REFERENCED TO THE EAST
 LINE OF THE NE 1/4 OF SECTION 8-16-7,
 (LA CROSSE COUNTY COORD. SYSTEM)
 MEASURED AS N01°06'43\"/>

SURVEYOR'S NOTE

MAIN STREET AND THE ALLEY
 LOCATED IN BLOCK 3 ARE TO
 BE VACATED BY THE CITY OF
 ONALASKA CONCURRENTLY WITH
 THE APPROVAL OF THIS CSM.

LEGEND

- GOVERNMENT CORNER (AS NOTED)
- SET 3/4" X 18" IRON REBAR,
WEIGHING 1.50 LBS/LIN. FT.
- FND 3/4" REBAR
- ⊙ FND 1" IRON PIPE

DATED THIS 16TH DAY OF MARCH, 2016

JASON L. CANCE, P.L.S. 2688

SEH INC.
 10 N. BRIDGE STREET
 CHIPPEWA FALLS WI 54729

CERTIFIED SURVEY MAP NO. _____

VOLUME _____, PAGE _____.

PART OF LOTS 1-20 BLOCK 2, PART OF LOTS 1-20 BLOCK 3,
PART OF MAIN STREET, PART OF KING STREET, ALL IN THE
ORIGINAL PLAT TO THE CITY OF ONALASKA, LOCATED IN
GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 16 NORTH,
RANGE 7 WEST, CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JASON L. CANCE, WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED, AND MAPPED PART OF LOTS 1-2 BLOCK 2, LOTS 1-20 BLOCK 3, PART OF KING STREET, AND PART OF MAIN STREET, OF THE ORIGINAL PLAT OF ONALASKA, LOCATED IN GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 8; THENCE N01°06'43"W ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 1677.36 FEET; THENCE S88°53'17"W 1053.70 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF STH 35 AND THE NORTHERLY RIGHT OF WAY OF IRVIN STREET ALSO BEING THE POINT OF BEGINNING; THENCE S70°20'27"W 234.04 FEET TO THE SOUTHERLY MOST CORNER OF SAID BLOCK 3; THENCE N19°55'45"W 300.00 FEET TO THE WESTERLY MOST CORNER OF SAID BLOCK 3; THENCE N19°39'33"W 40.00 FEET; THENCE N70°20'27"E 59.98 FEET; THENCE N20°00'33"W 366.08 FEET; THENCE N28°39'45"W 5.66 FEET; THENCE N70°08'38"E 101.19 FEET TO THE WESTERLY RIGHT OF WAY OF STH 35; THENCE S28°39'45"E 213.93 FEET ALONG THE RIGHT OF WAY OF STH 35; THENCE S15°11'08"E 91.34 FEET ALONG THE WESTERLY RIGHT OF WAY OF STH 35; THENCE S28°26'31"W 30.39 FEET ALONG THE WESTERLY RIGHT OF WAY OF STH 35; THENCE S30°59'34"E 55.88 FEET ALONG THE WESTERLY RIGHT OF WAY OF STH 35; THENCE S25°53'01"E 326.76 FEET ALONG THE WESTERLY RIGHT OF WAY OF STH 35 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 118,924 SQUARE FEET (2.73 ACRES) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS BOTH IMPLIED AND RECORDED.

THAT I HAVE MADE SUCH A SURVEY AT THE DIRECTION OF JARROD HOLTER, CITY ENGINEER, CITY OF ONALASKA, CITY HALL 415 MAIN STREET, ONALASKA, WI54650.

THAT THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF ONALASKA, IN SURVEYING DIVIDING, AND MAPPING THE SAME.

DATED THIS 16TH DAY OF MARCH, 2016.

JASON L. CANCE P.L.S. 2688

COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, LOCATED IN THE CITY OF ONALASKA, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF ONALASKA.

DATE: _____

JOE CHILSEN, MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF ONALASKA.

CARIBURMASTER, CITY CLERK



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

SUBDIVISION APPLICATION

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

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

- ▶ Detailed Description of Proposed Subdivision
- ▶ Plan Set including: Plot Plan, Legal Description, Grading/Draingage, Utilities, Site Layout, Landscaping, etc.

➔ **Application Fee** (Payable to the City of Onalaska) = \$75 + \$10/lot. Other fees may apply.

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

Brief Description of Request for Subdivision.

merge 9 parcels into two (2) parcels for the Great River Landing project.

Easements on Property:

Access: Yes No

Utility: Yes No

Other: _____

Utilities Serving Property:

Water: Yes No

Sanitary Sewer: Yes No

Number of Lots: 9
(Existing)

Number of Lots: 2
(Proposed)

Property Address: *Intersection of*

Parcel Number: *Main st & 85*
18- see attachment

Zoning District: *rezone in process P-1*

Applicant: *Jason Cance, SEH*

Mailing Address: *10 N Bridge St*

City, State, Zip: *Chippewa Falls, WI*

Phone Number: _____

Email: _____ Primary Contact

Business: _____

Owner/Contact: _____

Mailing Address: _____

City, State, Zip: _____

Phone Number: _____

Email: _____ Primary Contact

Property Owner: *City of Onalaska*

Contact: *Wisconsin*

Mailing Address: *DNR*

City, State, Zip: _____

Phone Number: _____

Email: _____ Primary Contact

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

Signature of Applicant: _____ Date: _____

Signature of Property Owner: *[Signature]* Date: *3/15/16*

OFFICE USE ONLY:	Date Submitted: <i>3/</i>	Permit Number:
Permit Fee: <i>NA</i>	<input type="checkbox"/> Cash <input type="checkbox"/> Check #	Application Received by: <i>KA</i>