

CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: Plan Commission
DATE OF MEETING: May 26, 2015 (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 7:00PM (or immediately following Public Input)** and consideration of a rezoning request filed by Marianne Buchanan for Wesley and Florence Spors Irrevocable Trust, W2815 Shorewood Ct, West Salem, WI 54669, from Interim Single Family Residential District (R-1) to Light Industrial District (M-1) for development of property located at N4502 French Road and 200 French Road (Tax Parcel #s 18-4453-0 & 9-451-0).
5. **Public Hearing: Approximately 7:10PM (or immediately following Public Hearing at 7:00 PM)** and consideration of an Ordinance to Amend the Unified Development Code, Section 13-6-6 regarding Telecommunication Structures and Towers.
6. **Public Hearing: Approximately 7:20PM (or immediately following Public Hearing at 7:10 PM)** and consideration of a rezoning request filed by Keith Heinze for Luther High School, 1501 Wilson Street, Onalaska, WI 54650, from Single Family and Duplex Residential District (R-2) to Public and Semi-Public District (P-1) for the purpose of merging the three (3) parcels into one (1) parcel for property located at 1501 Wilson Street (Tax Parcels #18-1023-1 & 18-1037-0).
7. **Public Hearing: Approximately 7:30PM (or immediately following Public Hearing at 7:20 PM)** and consideration of a Planned Unit Development application filed by CADC Investments LLC for Paul L. Nelson, 700 Angel Court, Holmen, WI 54636, for the purpose of developing a Planned Unit Development (PUD) to allow for multi-family development on the property located at 2137 Sand Lake Road (Tax Parcel #18-4509-1).

PLEASE TAKE FURTHER NOTICE that members of the Common Council of the City of Onalaska who do not serve on the commission 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

* Sue Peterson - Chair Parks & Rec.

** Victor Hill - Vice Chair Parks & Rec.

Paragon Associates & I&B of Hudson LLC

JD Manske Family Land Holdings Inc.

Marianne Buchanan Brian Miller

Keith Heinze Steve Peters

CADC Investments Chris Meyer

Onalaska Public Library

Date Notices Mailed and Posted: 05-21-15

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.

8. **Public Hearing: Approximately 7:40PM (or immediately following Public Hearing at 7:30 PM)** and consideration of a Planned Unit Development application filed by Paragon Associates for I&B of Hudson, LLC, 422 Callaway Boulevard, La Crosse, WI 54603, for the purpose of amending a Planned Unit Development (PUD) to subdivide Walnut Grove Lot 2 into two (2) buildable lots on the property located at 1005 Summers Day Lane (Tax Parcel #18-6307-0).
9. **Public Hearing: Approximately 7:50PM (or immediately following Public Hearing at 7:40 PM)** and consideration of a Conditional Use Permit application filed by Steve Peters/Two Beagles Brewpub, 403 Cedar Bird Lane, Holmen, WI 54636 who is requesting a Conditional Use Permit to allow the operation of a brewpub at 910 2nd Avenue North (Tax Parcel # 18-1276-0).
10. Review and Consideration of a substantial alteration determination for the Nathan Hill Estates Subdivision Planned Unit Development (PUD) for 402-412, 422-432, and 442-452 Coronado Circle (Lots 3 and 4 of Certified Survey Map 1601242), submitted by Chris Meyer of Dream Builders of Wisconsin LLC, 1589 Medary Lane, Onalaska, WI 54650 on behalf of Brian Miller of Nathan Estates LLC (Tax Parcel #s 18-5955-4 & 18-5955-5).
11. Consideration of a Certified Survey Map (CSM) submitted by John Schmitz of Point Surveying on behalf of Brian Miller of Nathan Estates LLC, 121 West Franklin Street, Sparta, WI 54656 for the purpose of subdividing Lots 3 & 4 of Certified Survey Map 1601242 into three (3) buildable lots on Coronado Circle in the Nathan Hills Estates Planned Unit Development (Tax Parcel #s 18-5955-4 & 18-5955-5).
12. Consideration of a Certified Survey Map (CSM) submitted by Jeff Moorhouse of Paragon Associates on behalf of I & B of Hudson, LLC, 422 Callaway Boulevard, La Crosse, WI 54603, for the purpose of subdividing Walnut Grove Lot 2 into two (2) buildable lots on the property located at 1005 Summers Day Lane (Tax Parcel #18-6307-0).
13. Review and discussion of Amendment to Title 2 Chapter 4 of the City of Onalaska Code of Ordinances pertaining to powers of the Plan Commission. (FIO)
14. Review and discussion of 2015 Comprehensive Plan Update, Chapter 8 – Intergovernmental Cooperation.
15. Adjournment



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>

MEMO

Date: 05/20/2015

To: Plan Commission

From: Brea Grace

Re: Plan Commission Packet for 05/26/2015

The enclosed packet for the May 26th Plan Commission includes items that have either changed or are new since the May 19th Plan Commission Sub-Committee packet. Please also refer to the May 19th Plan Commission Sub-Committee packet for items that have not changed.

Thank you.



CITY OF ONALASKA

STAFF REPORT

Plan Commission – May 26, 2015

Agenda Item: Consideration of an Ordinance to Amend the Unified Development Code, Section 13-6-6 regarding Telecommunication Structures and Towers.

Background: The 2013 state biennial budget bill (2013 Wisconsin Act 20) included significant changes to State Statutes limiting local regulation of communication towers (cellular and broadcast). This includes the following that municipalities cannot:

- Limit cell phone towers to certain zoning districts.
- Require a minimum setback to a residential district.
- Impose a setback or fall zone requirement that is different from a requirement that is imposed on other types of commercial structures.
- Disapprove an application based on an assessment by the political subdivision of the suitability of other locations for conducting the activity.
- Require monopole design.
- Limit the height of a cell phone tower to under 200-feet.
- Require stealth towers / stealth applications.
- Disapprove an application based solely on aesthetic concerns.
- Disapprove an application based solely on the height of the tower or on whether the structure requires lighting.
- Limit the duration of any permit that is granted.
- Prohibit placement of emergency power systems.
- Require that a cell phone tower be placed on property owned by the political subdivision.
- Impose environmental testing, sampling or monitoring requirements, or other compliance measures for radio frequency emissions.
- Enact an ordinance related to radio frequency signal strength or the adequacy of mobile service quality.
- Require an applicant to construct a distributed antenna system instead of either constructing a new tower or using collocation.
- Consider a project to be a substantial modification if the project adds more than 20-feet to the height of a tower that is not more than 200-feet tall but the greater height is necessary to avoid interference with an existing antenna.
- Consider a project to be a substantial modification if the project adds 20-feet or more to the diameter of the tower but the greater diameter is necessary to shelter the antenna from inclement weather or to connect the antenna to the existing structure by cable.

But, the City can charge a higher fee and require a bond.

CITY OF ONALASKA

Another change is the requirement that the municipal decision on an application has to be made within 45-days or 90-days, depending on the type proposal (e.g. Class 1 Collocation or Class 2 Collocation).

The City's Unified Development Code (UDC) will need to change so our municipal code is consistent with State Statutes. Changes are needed in two sections: Section 13-6-6 pertaining to Accessory Structures: Telecommunication Structures and Towers and Section 13-5-14 pertaining to Conditional Use Permit standards. A public hearing is scheduled for the May 26th Plan Commission for review of Section 13-6-6. A public hearing will be scheduled next month to review changes to Section 13-5-14 and the proposed Ordinance No. 1500-2015.

Ordinance No. 1499-2015 would replace and recreate the existing Section 13-6-6. Attached is a copy of proposed ordinance language to conform to state requirements regarding telecommunication towers, as well as the existing ordinance language.

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



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Agenda Item:

7

STAFF REPORT

Plan Commission – May 26, 2015

- Agenda Item: Consideration of a Planned Unit Development (PUD) request.
- Applicant: Dale Brott, Clint Meyer, and Alexis Meyer, CADC Investments LLC, 700 Angel Court, Holmen, WI 54636
- Property Owner: Life Estate of Paul L Nelson, Life Estate of Janet S. Nelson, Debra J Thompson, Lynnaus L Gilbertson
- Parcel Number: 18-4509-1
- Site Location: 2137 Sand Lake Road, Onalaska, WI
- Existing Zoning: Single Family Residential (R-1) District
- Conformance with Comprehensive Plan: The Comprehensive Plan classifies this property as “Mixed Density Residential District” which is intended to accommodate primarily single-family and duplex/two-flat residential development. A limited higher density residential development may also be permitted in appropriate locations along the periphery of the district. The proposed PUD is for a property located on the periphery as Sand Lake Road is a geographical boundary between Parks & Open Space and Mixed Density Residential Districts.

Background:

This Planned Unit Development (PUD) request pertains to allowing the construction of multiple multi-family residential buildings in three phases of construction with the following capacity. Phase #1 includes an apartment building with 44 units. Phase 2 includes a second apartment building with 44 units. Phases #1 and #2 would have a total of 24 one-bedroom units and 68 two-bedroom units. Phase #3 encompasses 11 townhomes which would be attached in a set of 3 buildings. Each townhome unit would have two bedrooms and be built “on-slab” with attached 2-car garages.

The applicant intends to construct Phase #1 in 2015-2016 and Phases #2 and #3 in 2017-2018, with final occupancy of the townhomes in December 2018.

Planned Unit Development (PUD)

A Planned Unit Development may be used as a custom zoning district for any land use or combination of land uses. The proposed PUD is proposed as an overlay zoning district on a 5.31-acre parcel on which the applicants currently have an offer to purchase.

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

CITY OF ONALASKA

Unified Development Code Requirement		Applicant Proposal	
<i>1) Parking Space Allotment</i>			
<ul style="list-style-type: none"> 2 parking stalls per dwelling unit 	<ul style="list-style-type: none"> 2 stalls * 103 units = 206 parking stalls 	<ul style="list-style-type: none"> 1 parking stall per 1-bedroom unit 2 parking stalls per 2-bedroom unit 	<ul style="list-style-type: none"> 24 stalls for 1-bedrooms 136 stalls for 2-bedrooms =160 parking stalls for apartment units. 22 stalls for 2-bedroom townhomes =182 parking stalls for entire development
<i>2) Building Height</i>			
<ul style="list-style-type: none"> Maximum Building Height = 45 feet 		<ul style="list-style-type: none"> Apartment Building Heights = 51 feet 	
<i>3) Maximum Number of Buildings on a Parcel</i>			
<ul style="list-style-type: none"> 1 Principal Building per Parcel 		<ul style="list-style-type: none"> The 2 apartment buildings proposed as Phases #1 & #2 would be on one parcel. The townhomes of Phase #3 would be a one separate parcel that includes 3 standalone structures, each with multiple units. 	
<i>4) Building Setback</i>			
<ul style="list-style-type: none"> Setback from Street Yards: Minimum 25 feet Maximum 40 feet 		<ul style="list-style-type: none"> Setback from Street Yards: Building #2: 78 feet (average) Building #3: 47 feet (average) 	

Standards for Review:

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

(a) Permitted Uses.

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

(b) Conditional Uses:

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

(c) Proposed Density:

(1) Effect on adjacent properties:

- Properties west of the proposed PUD include single-family dwellings and vacant land zoned for single-family dwellings.
- Properties south of the proposed PUD include single-family dwellings and a cluster of five (5) structures that contain attached townhomes (multi-family).

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

- Development plans for one ingress/egress onto Sand Lake Road. Water and sewer are available adjacent to the site.

(3) Overall design

(4) Scale and massing of structures

(5) Building elevations and setbacks

(6) Landscaping, screening and buffering

(7) Open space provision and design

CITY OF ONALASKA

- (8) Retention of natural, cultural, and historic resources
- (d) PUD Perimeter: PUD to be designed to compliment existing uses
- (e) Lot Area: Consideration of proposed design & layout
- (f) Setbacks: Setbacks may vary in PUD's provided the developer has demonstrated that the proposed design & layout meets the provisions of the Unified Development Code.
- (g) Building Height: Building height may vary provided the developer has demonstrated that the proposed building meets the provisions of the Unified Development Code.
- (h) Environmental Design: PUD to be designed to preserve existing vegetation & topography where practical.
- (i) Common Open Space: Common open space to be functional, improve appearance & aesthetics, is accessible and adds to/connects to an existing open space system.
- (j) Architecture: Developer to incorporate architectural planning and implementation provisions for controlling the architecture by protective covenants or other similar method.
- (k) Parking: Parking rations may vary.
- (l) Streets, Utilities, Drainage: Publically dedicated infrastructure to meet City standards.
- (m) Traffic Calming & Good Street Design: to be considered in PUD design.
- (n) Circulation/Access: Site to be designed to promote a grid network of streets, minimize dead ends and cul-de-sacs. PUD's to include provisions for pedestrians, bicycles and transit.
- (o) Landscaping: PUD master landscape plan to include street trees, screening, parking lot landscaping & the preservation of mature, health hardwood trees where applicable.
- (p) Signage: Master signage plan to be included in PUD. Minimize number of freestanding signs.

Action Requested:

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

Attachments:

- Map of existing premise.
- Proposed architectural site layout and building elevations for the two 44-unit buildings.
- Draft grading plan.
- The pictures in the packet represent similarly designed facilities previously constructed by the applicants.
- Revised grading plan that also illustrates Fire Department Access Roads.

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

May 26, 2015

Agenda Item 7:

Review and Consideration of a Planned Unit Development (PUD) application filed by CADC Investments LLV on behalf of Paul L. Nelson, 700 Angel Court Holmen, WI 54636, for the purpose of developing a multi-family development on the property located at 2137 Sand Lake Road (Tax Parcel #18-4509-1).

1. PUD Application Fee of \$700.00 (*PAID*).
2. Park Fee of Park fee of \$922.21 (per unit) due prior to issuance of building permit.
3. Topography Map fee of \$10.00 (per acre).
4. Payment of 1998 Special Assessments: \$8,399.52 for water and \$14,349.18 for sanitary sewer.
5. Final Implementation Plan to be submitted for review and approval prior to any development activities.
6. Owner/developer to provide a development schedule indicating construction commencement and completion, project phases, the dedication of public improvements, and administration of covenants.
7. FEMA Letter of Map Revision (LOMR) must be submitted to the City Engineer prior to any grading work.
8. Owner/developer to submit a master grading and stormwater plan to be approved by the City Engineer.
9. Owner/developer to submit a master utility plan for utility improvements for each development phase to be approved by the City Engineer.
10. Owner/developer to submit final, colored renderings of architectural elevations with details and materials to be approved by the Planning Department.
11. Owner/developer to submit a master open space plan with provision for maintenance to be approved by the Planning Department.
12. Owner/developer to submit a master landscaping plan to be approved by the Planning Department.
13. Obtain a survey from a qualified archeologist as this site is located in the Sand Lake Archaeological District. Final report to be submitted to the City prior to any earthwork.
14. Driveway access to Sand Lake Road to be approved by La Crosse County.
15. Developer to provide site distance calculations for proposed ingress/egress on Sand Lake Road. Developer to install turn lanes if required.
16. Consideration of bus stop locations.

17. Owner/developer to install sidewalk to City standards along full length of Sand Lake Road.
18. Site's location in B3 Airport Overlay Zoning District requires completion of the Land Use Permit.
19. Any future improvements to these parcels will be subject to additional City permits (i.e., site plan approvals, building permits, zoning approvals). Owner/developer shall pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to issuance of occupancy permits.
20. 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.
21. Any omissions of any conditions not listed in minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.



SW CORNER S. 28, 117N, R7W
 CITY OF ONALASKA,
 LA CROSSE COUNTY, WISCONSIN

SOUTH 1/4 S. 28, 117N, R7W
 CITY OF ONALASKA,
 LA CROSSE COUNTY, WISCONSIN

OWNER:
 TERRA NELSON
 2177 SAND LAKE ROAD
 ONALASKA, WI 54601
 DEVELOPER:
 CADC INVESTMENTS, LLC
 700 ANGEL CT.
 HOLMEN, WI 54636



CADC INVESTMENTS LLC
 2177 SAND LAKE ROAD, ONALASKA
 PRELIMINARY - PLANNED UNIT DEVELOPMENT

LA CROSSE ENGINEERING & SURVEYING
 LA CROSSE ENGINEERING & SURVEYING
 127 SOUTH 7TH STREET
 LA CROSSE, WI 54601
 PHONE: 608/783-2433
 FAX: 608/783-2433

CADC INVESTMENTS LLC
 2177 SAND LAKE ROAD, ONALASKA
 PRELIMINARY - PLANNED UNIT DEVELOPMENT

C1

CERTIFIED SURVEY MAP
 PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28,
 TOWNSHIP 17 NORTH, RANGE 7 WEST,
 CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN

5.45 ACRES OR
 237,396 SQ. FT. TOTAL LOT AREA
 107,114 SQ. FT. ROOF & PAVING
 130,282 SQ. FT. GREEN SPACE
 55% GREEN SPACE

BLDG 1 & BLDG 2
 62 2-BEDROOM
 26 1-BEDROOM
 88 TOTAL APARTMENT UNITS
 150 TOTAL BEDROOMS

150 PARKING SPACES
 72 ABOVE GROUND PARKING SPACES
 94 SPACES BELOW GRADE PARKING SPACES

CHRIS L. SHORNE
 ARCHITECTURE
 3643 Ethel Coulter Rd., La Crosse, WI 54601
 (608) 785-2626
 Architectural Design
 Professional Corporation, Wisconsin

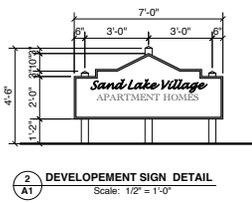
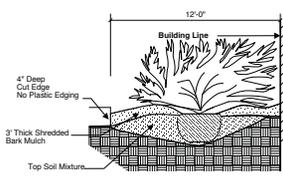
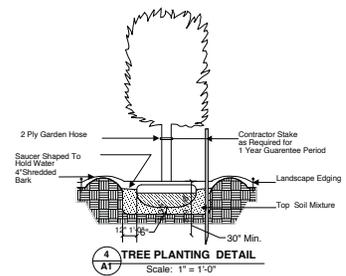
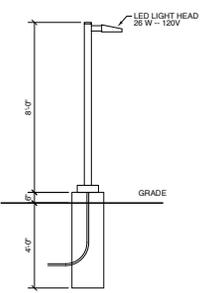
DESIGNED TO MEET THE MINIMUM SPECIFICATION ON REPORT AND TO BE CONSIDERED BY THE CITY AS A DULY REGISTERED PROFESSIONAL UNDER THE LAWS OF THE STATE OF WISCONSIN

DATE: _____
 SHEET: _____

NELSON PROPERTY PUD DEVELOPMENT
 SAND LAKE ROAD
 ONALASKA, WI

Scale: _____
 Project No.: 2015.017
 Date: 05.04.2015
 Drawing Name: _____
 Sheet No.: _____

A1



Mark	Description	Size	Condition	Notes
4 HB	DECIDUOUS TREES-LARGE			
4 HB	White Birch	1-1/2" Diameter	Container	
2 ABL	Red Spruce	1-1/2" Diameter	Container	
	Evergreen Trees			
13 WP	White Pine	4" High	B&B	
4 SJ	Juniperus virginiana 'Twin'	4" High	B&B	
	Deciduous Shrubs			
9 LPS	Common Juniper 'Blue Pyramid'	1 gal	Container	
9 DBH	Small Bush Hydrangea	2 gal	Container	
2 AOS	Andromeda 'Kodakawa'	40 Gall	Container	
4 SBA	Star Magnolia	3 gal	Container	
	Evergreen Shrubs			
9 TY	Yucca 'Fasciata'	3 gal	Container	
	Rain Garden			
15 WP	White Pine	2" Dia	18" x 18"	
30 WBS	Black-eyed Susan	2" Dia	18" x 18"	
15 PD	Perennial - Salix	2" Dia	2' x 2'	
15 PD	Perennial - Salix	2" Dia	2' x 2'	

1 A1 SITE PLAN
 SCALE 1" = 40'-0"

○ SET 3/4" x 24" BAR, 1.5 Lbs./Ft.
 ● FOUND 1" I.D. PIPE, UNLESS NOTED OTHERWISE
 B EXISTING BUILDING
 ∅ POWER POLE

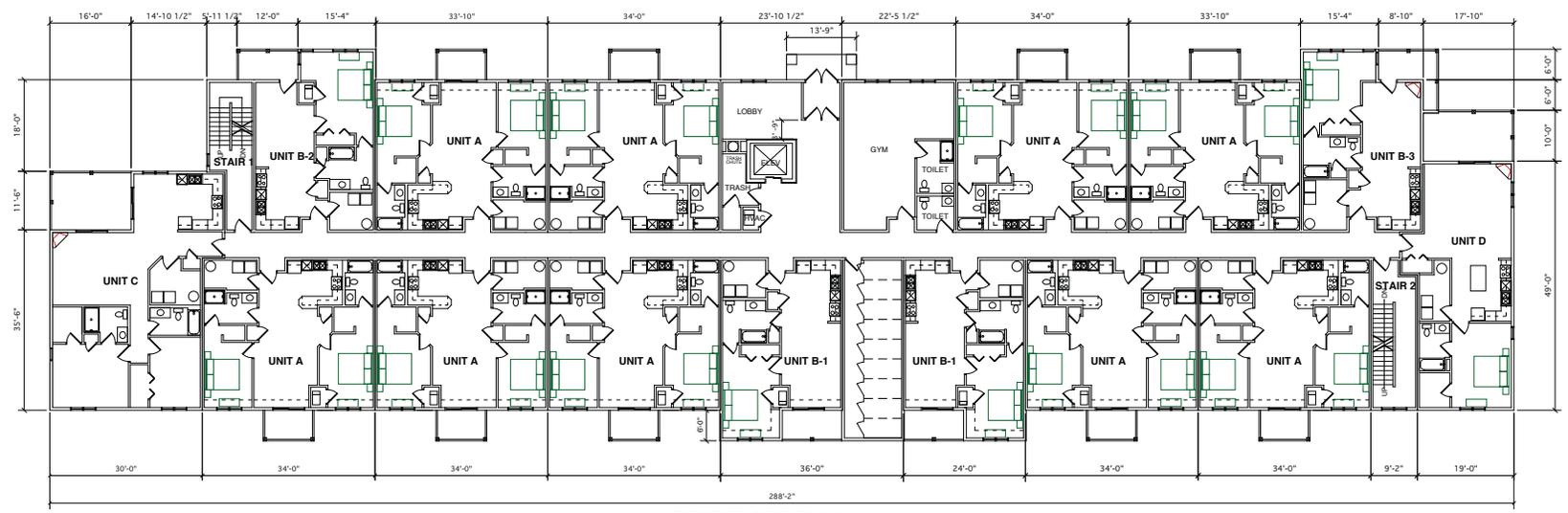
I HEREBY CERTIFY THAT THIS IS AN SPECIFICATION, OR REPORT AND DRAWING PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LEGALLY REGISTERED PROFESSIONAL ARCHITECT IN THE STATE OF WISCONSIN.

DATE: _____
SCALE: _____
SHEET: _____

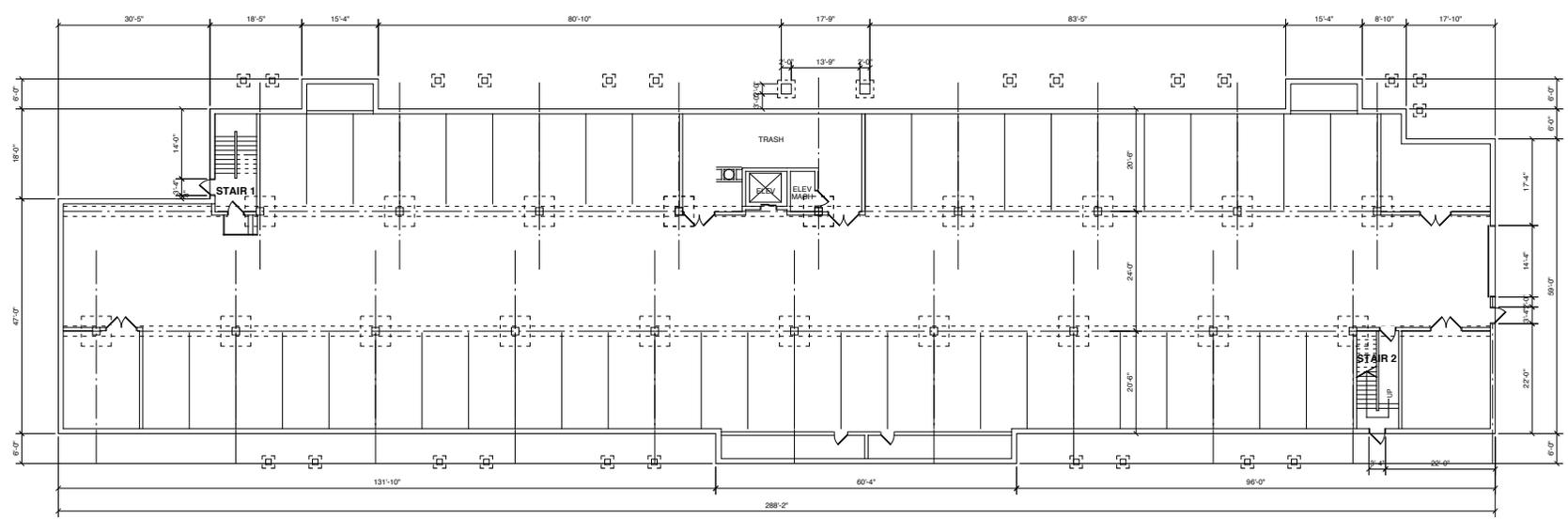
NELSON PROPERTY PUD DEVELOPMENT
SAND LAKE ROAD
ONALASKA WI

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Project No.: 2015.017
Date: 05.04.2015
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Sheet No.: _____

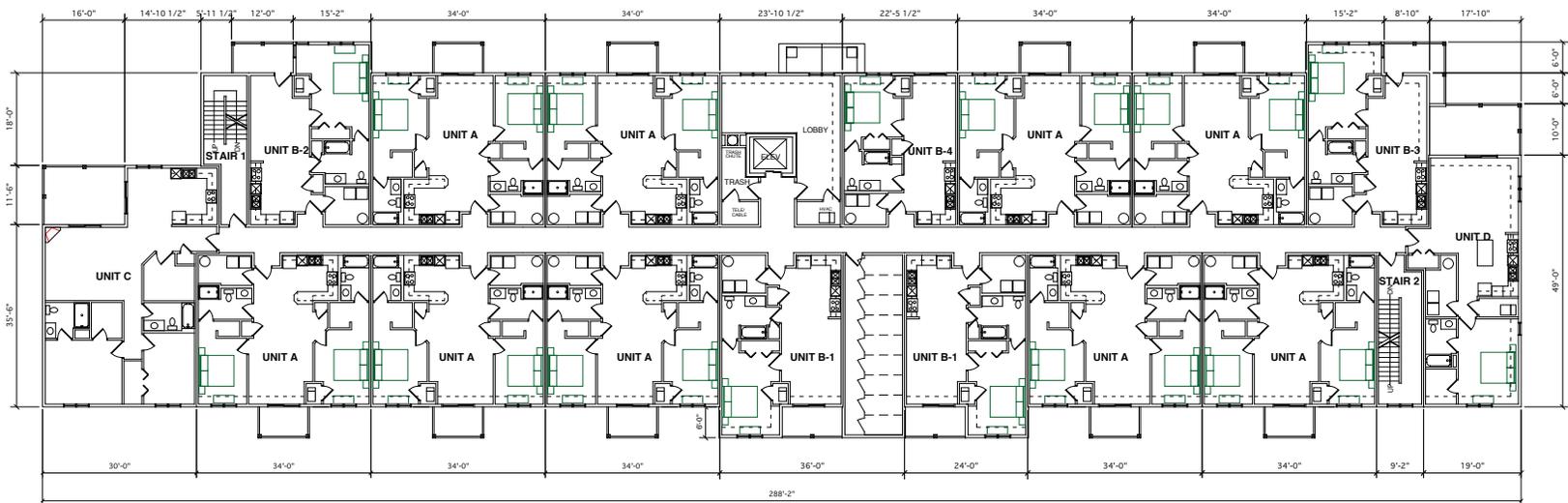
A2



FIRST FLOOR PLAN
SCALE 3/32" = 1'-0"

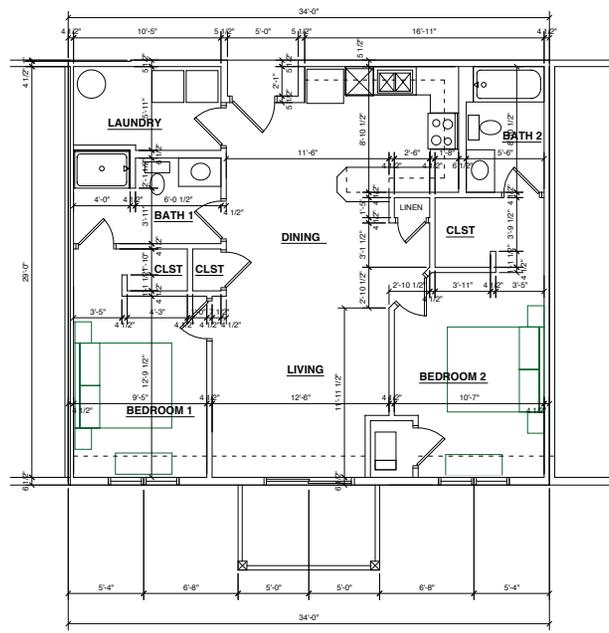


BASEMENT FLOOR PLAN
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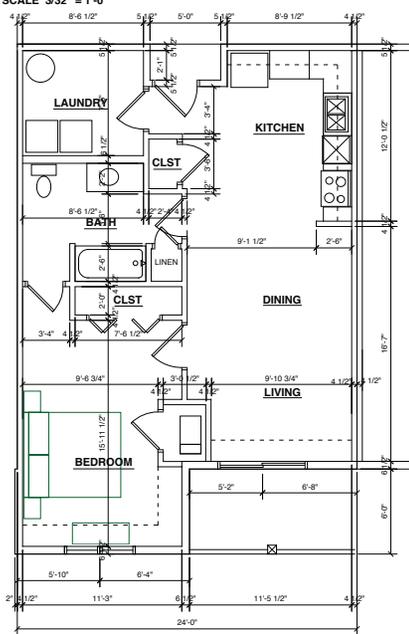


SECOND/THIRD FLOOR PLAN

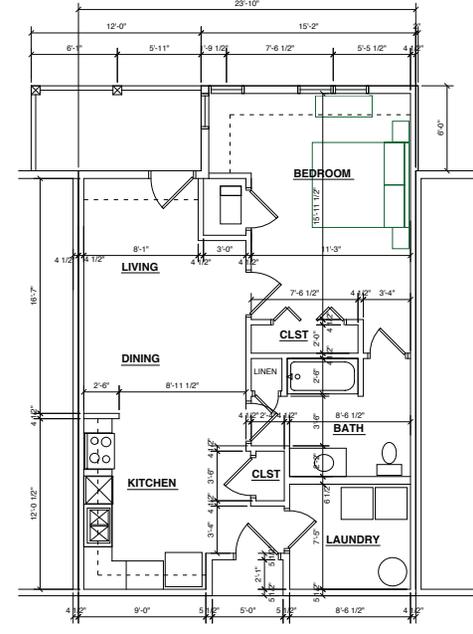
SCALE 3/32" = 1'-0"



UNIT A PLAN 1200 SF
SCALE 1/4" = 1'-0"



UNIT B-1 PLAN 794 SF
SCALE 1/4" = 1'-0"



UNIT B-2 PLAN 807 SF
SCALE 1/4" = 1'-0"

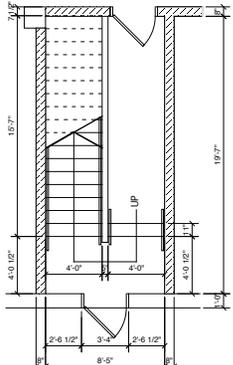
CHRIS L. A. SHORNE
ARCHITECTURE
3643 Ethel Avenue Rd. La Crosse, WI 54601
(608) 785-2626
Architectural Design
Professional Registration

LEGACY DESIGN: THIS DESIGN IS SPECIFICALLY FOR THE PROJECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

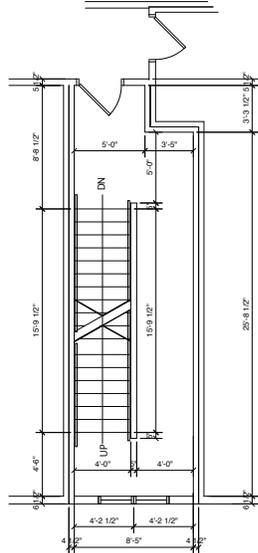
NELSON PROPERTY PUD DEVELOPMENT
SAND LAKE ROAD
ONALASKA, WI

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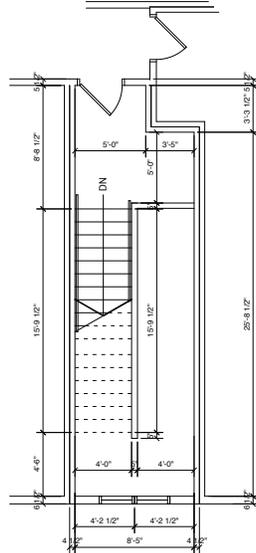
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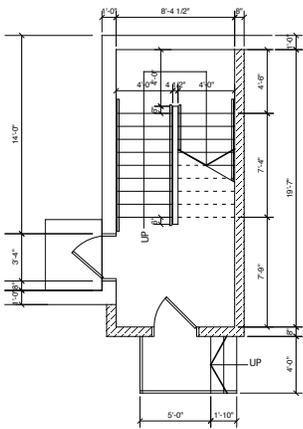
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AT **STAIR 1 BASEMENT PLAN**
SCALE 1/4" = 1'-0"



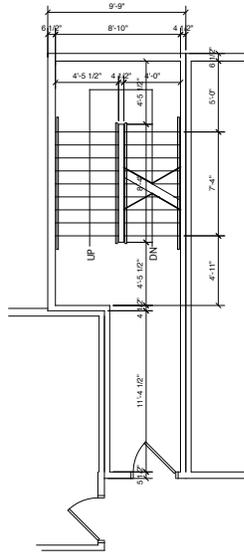
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AT **STAIR 1 FIRST FLOOR PLAN**
SCALE 1/4" = 1'-0"



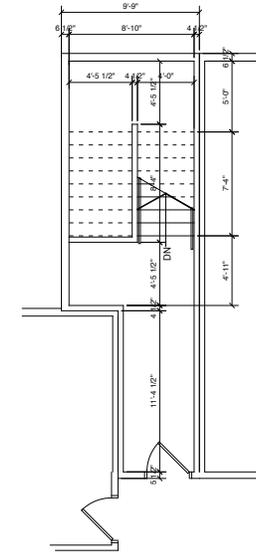
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AT **STAIR 1 SECOND FLOOR PLAN**
SCALE 1/4" = 1'-0"



1
AT **STAIR 2 BASEMENT PLAN**
SCALE 1/4" = 1'-0"



1
AT **STAIR 2 FIRST FLOOR PLAN**
SCALE 1/4" = 1'-0"



1
AT **STAIR 2 SECOND FLOOR PLAN**
SCALE 1/4" = 1'-0"

CHRIS LA SHORNE
ARCHITECTURE
3643 Ethier Coulee Rd. La Crosse, WI 54601
(608) 785-8256
Architectural and Design
for Residential, Commercial, Industrial

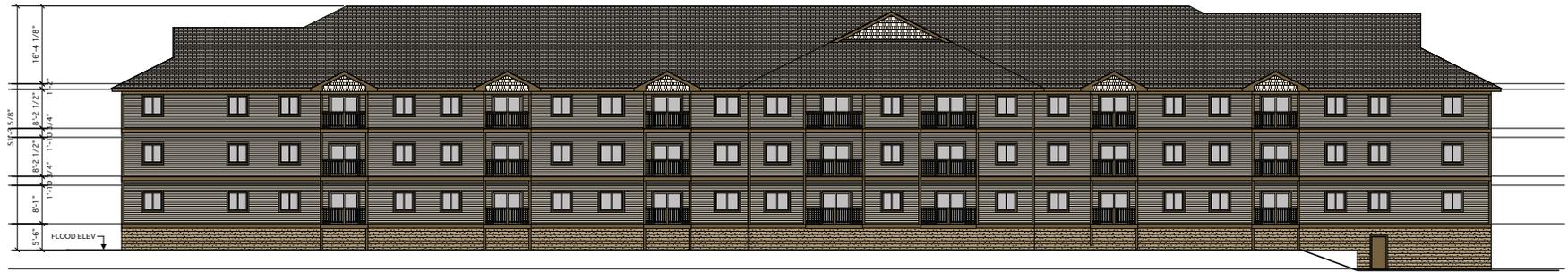
DESIGNED BY: _____
SPECIFICATION, OR REPORTS: _____
PREPARED BY: _____
CHECKED BY: _____
DATE: _____
SCALE: _____

NELSON PROPERTY PUD DEVELOPMENT
SAND LAKE ROAD
ONALASKA WI

Scale: _____
Project No.: 2015.017
Date: 05.04.2015
Drawing Name: _____
Sheet No.: _____



BUILDING FRONT ELEVATION
SCALE 3/32" = 1'-0"



BUILDING REAR STREET ELEVATION
SCALE 3/32" = 1'-0"



BUILDING RIGHT ELEVATION
SCALE 3/32" = 1'-0"



BUILDING LEFT ELEVATION
SCALE 3/32" = 1'-0"

CHRIS LA SHORNE
ARCHITECTURE
3643 Ethel Colwell Rd, La Crosse, WI 54601
(608) 785-2626
Architectural Design
1014-1016 Commercial Street, La Crosse, WI

DESIGNER: OWNER'S PROFESSIONAL REPRESENTATIVE OR ARCHITECT
PREPARED BY: ARCHITECTURE
A FULLY REGISTERED PROFESSIONAL ARCHITECT
UNDER THE LAWS OF THE STATE OF WISCONSIN

DATE: _____
BY: _____
PROJECT: _____

NELSON PROPERTY PUD DEVELOPMENT
SAND LAKE ROAD
ONALASKA WI

Scale: _____

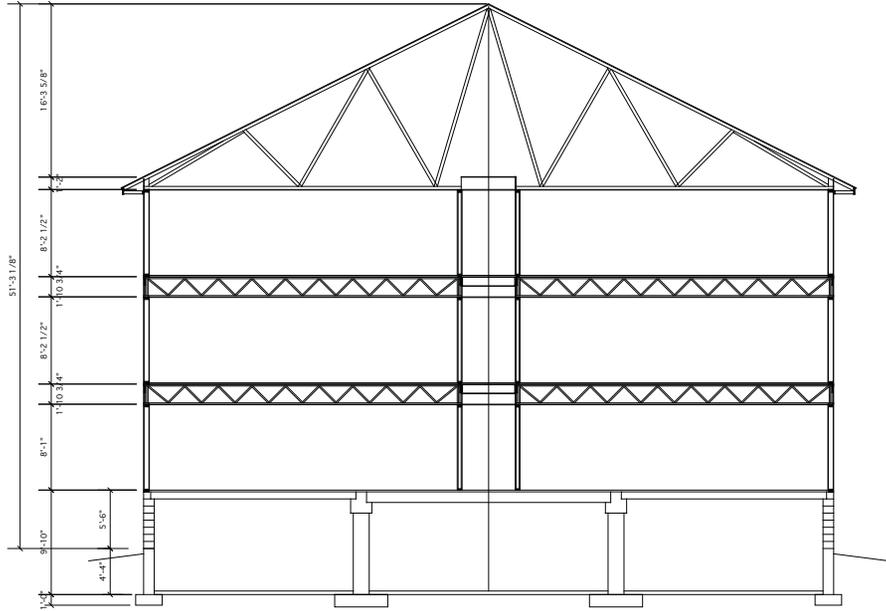
Project No.:
2015.017

Date:
05.04.2015

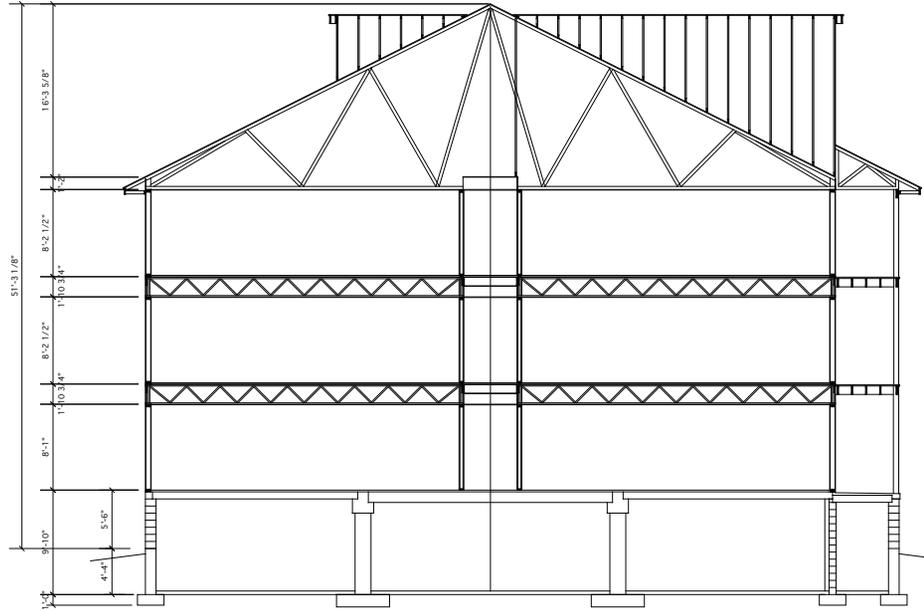
Drawing Name: _____

Sheet No.:

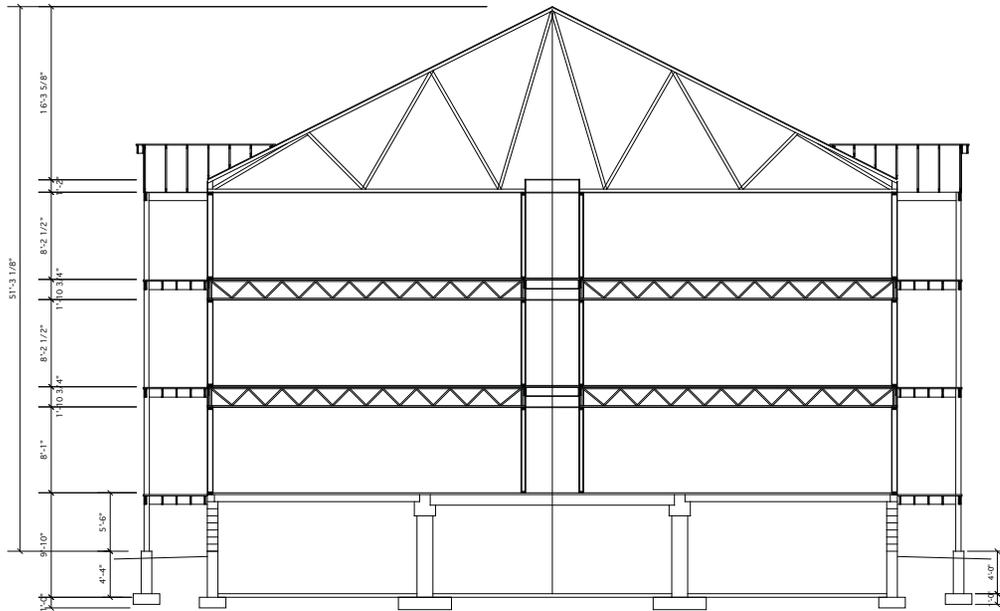
A7



1
A1
BUILDING SECTION
SCALE 3/16" = 1'-0"



2
A1
BUILDING SECTION
SCALE 3/16" = 1'-0"



3
A1
BUILDING SECTION
SCALE 3/16" = 1'-0"

CHRIS LA SHORNE
ARCHITECTURE
3645 E. Central Ave. La Crosse, WI 54601
(608) 785-2626
Architect and Designer
for Residential, Commercial, Historic Renovation

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS, CONTRACT AND AGREEMENT ARE MY OWN WORK AND THAT I AM A LICENSED ARCHITECT UNDER THE PROFESSIONAL ARCHITECTURE ACT, CHAPTER VER. 19.09, STATUTES OF THE STATE OF WISCONSIN.
DATE: _____
SIGNATURE: _____

NELSON PROPERTY PUD DEVELOPMENT
SAND LAKE ROAD
ONALASKA WI

Scale:
Project No.:
2015.017
Date:
05.04.2015
Drawing Name:
Sheet No.:

A8

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

May 26, 2015

Agenda Item 11:

Consideration of a Certified Survey Map (CSM) submitted by John Schmitz of Point Surveying on behalf of Brian Miller of Nathan Estates LLC, 121 West Franklin Street, Sparta, WI 54656 for the purpose of subdividing Lots 3 & 4 of Certified Survey Map 1601242 into three (3) buildable lots on Coronado Circle in the Nathan Hills Estates Planned Unit Development (Tax Parcels # 18-5955-4 & 18-5955-5).

1. CSM Fee of \$40.00 + \$10.00 per lot x 3 lots = \$70.00 due before final approval of CSM by the City.
2. Recorded copy of Final CSM to be submitted to City Engineering Department.
3. New lot pins required. Intermediate lot stakes required for all lots over 150' in depth. Lot lines shall be up at time of footings. Verify setback of existing structure upon placement of pins.
4. New revised plans required for all firewalls (roof sections).
5. Regrade the 20' stormwater easement along the southern lot line.
6. Final lift of asphalt on Coronado Circle to be installed as required by Nathan Hills PUD approvals.
- ~~6-7.~~ Any future improvements to these parcels will be subject to additional City permits (i.e., site plan approvals, building permits, zoning approvals) and additional City fees (i.e., parks fees, green fee).
- ~~7-8.~~ 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.
- ~~8-9.~~ Any omissions of any conditions not listed shall not release the property owner/developer from abiding by the City's Unified Development Ordinance requirements.



CITY OF ONALASKA

Agenda Item:

12

STAFF REPORT

Plan Commission – May 26, 2015

- Agenda Item: Consideration of a Certified Survey Map (CSM) containing 1.78 acres and 2 lots.
- Applicant: Jeff Moorhouse, Paragon Associates on behalf of I & B of Hudson, LLC, 422 Callaway Boulevard, La Crosse, WI 54601
- Property Owner: I & B of Hudson, LLC, 422 Callaway Boulevard, La Crosse, WI 54601
- Parcel Number: 18-6307-0
- Site Location: Intersection of Summers Day Lane and Walnut Place in the Walnut Grove Subdivision
- Existing Zoning: Single Family Residential (R-1) and Planned Unit Development (PUD) Zoning Districts.
- Neighborhood Characteristics: The zoning of land within 250 feet of the proposed site includes Single Family Residential, Multi-Family Residential, Public & Semi-Public and Planned Unit Developments.
- 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 Lot 2 of the existing Plat into two (2) lots and to construct a single family dwelling on each lot. Lot 2 is currently vacant. The proposed lot will not have 70-feet of frontage off a public road; the PUD amendment would approve a waiver from this requirement.
- Action Requested: The applicant seeking approval of the Certified Survey Map.

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

May 26, 2015

Agenda Item 12:

Consideration of a Certified Survey Map (CSM) submitted by Jeff Moorhouse of Paragon Associates on behalf of I & B of Hudson, LLC, 422 Callaway Boulevard, La Crosse, WI 54603, for the purpose of subdividing Walnut Grove Lot 2 into two (2) buildable lots on the property located at 1005 Summers Day Lane (Tax Parcel #18-6307-0).

1. CSM Fee of \$40.00 + \$10.00 per lot x 2 lots = \$60.00 due before final approval of CSM by the City. (PAID)
2. Park Fee of \$922.21 per residential unit x 2 = \$1,844.42. Park fee to be paid prior to issuance of a building permit.
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. Verification of square footages of existing and new lots.
6. A copy of the amended 20' Stormwater Easement across Lot 2 shall be provided to the City prior to the issuance of a Building Permit.
7. Any future improvements to these parcels will be subject to additional City permits (i.e., site plan approvals, building permits, zoning approvals) and additional City fees (i.e., parks fees, green fee).
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.
10. Certified Survey Map approval contingent upon approval of Planned Unit Development (PUD) amendment to split Lot 2.

ORDINANCE NO. 1498 - 2015

AN ORDINANCE TO AMEND TITLE 2 CHAPTER 4 OF THE CITY OF ONALASKA CODE OF ORDINANCES RELATED TO THE CITY PLAN COMMISSION

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

SECTION I. Section 5 of Chapter 4 of Title 2 of the Code of Ordinances of the City of Onalaska related to the City Plan Commission is hereby deleted in its entirety and replaced as follows:

Sec. 2-4-5 City Plan Commission.

- (a) **Composition.** The Plan Commission shall consist of eight (8) members as follows: the Mayor, one (1) Council Member, Director of Public Works, the Park and Recreation Board President or Vice-President in the event of the President's unavailability, and four (4) citizens.
- (b) **Appointment.**
 - (1) **Election/Appointment of Council Member.** At its annual meeting in April of each year the Common Council shall, by a two-thirds (2/3) vote of its members, elect one (1) of its number as member of the City Plan Commission for a period of one (1) year from and after the first day of May next ensuing.
 - (2) **Appointment and Terms of Citizen Members.** The four (4) citizen members shall be appointed by the Mayor and confirmed by the Common Council to hold office for a period ending respectively one (1), two (2) and three (3) years thereafter from the succeeding first of May. Annually during April, members shall be appointed for a term of three (3) years.
- (c) **Organization of Commission.** The Mayor shall serve as presiding officer. The Plan Commission shall organize by the election of a vice-chairman, secretary and such other officers as may in their judgment be necessary.
- (d) **Record.** The Plan Commission shall keep a written record of its proceedings to include all actions taken, a copy of which shall be filed with the City Clerk. Five (5) members shall constitute a quorum but all actions shall require the affirmative approval of a majority of all of the members of the Commission.
- (e) **Duties.**
 - (1) **The Master Plan.**
 - a. The Plan Commission may make, adopt and, as necessary, amend, extend or add to the master plan, subject to Common Council confirmation, for the physical development of the City including areas outside of its boundaries which, in the Plan Commission's judgment, bear relation to the development

of the City. The master plan, with the accompanying maps, plats and descriptive and explanatory matter, shall show the Commission's recommendations for such physical development, and may include, among other things without limitation because of enumeration, the general location, character and extent of streets, highways, freeways, street grades, roadways, walks, parking areas, public places and areas, parks, parkways, playgrounds, sites for public buildings and structures, and the general location and extent of sewers, water conduits and other public utilities whether privately or publicly owned, the acceptance, widening, narrowing, extension, relocation, removal, vacation, abandonment or change of use of any of the foregoing public ways, grounds, places, spaces, buildings, properties, utilities, routes or terminals, the general location, character and extent of community centers and neighborhood units, and a comprehensive zoning plan.

- b. The Plan Commission may adopt the master plan as a whole by a single resolution, or as the work of making the whole master plan progresses, may from time to time by resolution adopt a part or parts thereof, any such part to correspond generally with one or more of the functional subdivisions of the subject matter of the plan. The adoption of the plan or any part, amendment or addition, shall be by resolution carried by the affirmative votes of not less than a majority of all the members of the Plan Commission, subject to confirmation by the Common Council. The resolution shall refer expressly to the maps, descriptive matter, and other matters intended by the Commission to form the whole or any part of the plan, and the action taken shall be recorded on the adopted plan or part thereof by the identifying signature of the secretary of the Commission, and a copy of the plan or part thereof shall be certified to the Common Council. The purpose and effect of the adoption and certifying of the master plan or part thereof shall be solely to aid the Plan Commission and the Common Council in the performance of their duties.
- (2) **Mandatory Referrals to Commission.** The Common Council or officer of the City having final authority thereon shall refer to the Plan Commission, for its consideration and report before final action is taken by the Council, public body or officer, the following matters: the location of any statue or other memorial; the location, acceptance, extension, alteration, vacation, abandonment, sale, acquisition of land for or lease of land for any street, alley or other public ways (along with other appropriate City boards or commissions), park, playground, airport, area for parking vehicles, or other memorial or public grounds; the location, extension, abandonment or authorization for any public utility whether publicly or privately owned; all plats of lands in the City or within the territory over which the City is given platting jurisdiction by Chapter 236, Wis. Stats.; the location, character and extent or acquisition, leasing or sale of lands for public or semi-public housing, slum clearance, relief of congestion, or vacation camps for children; and the amendment or repeal of any land use ordinance. Unless such report from the Commission is made within thirty (30) days, or such longer period as may be stipulated by the Common Council, the Council or other public body or officer may take final action without it.
 - (3) **Miscellaneous Powers.** The Plan Commission exercises final review and approval of site development plans and requests for conditional use permits

and has the authority to make those decisions which the City of Onalaska Zoning Code (Title 13) has given the Plan Commission the authority to make, including but not limited to approval of non-substantial changes to Planned Unit Developments, sign approval for Roof Signs, extensions for the limitations to Outdoor Displays and Sales, approval of Temporary Sales Events and approval of Tower Lighting. The Plan Commission may make reports and recommendations relating to the plan and development of the City to public officials and agencies, public utility companies, civic, educational, professional and other organizations and citizens. It may recommend to the Common Council programs for public improvements. All public officials shall, upon request, furnish to the Plan Commission, within a reasonable time, such available information as it may require for its work. The Plan Commission, its members and employees, in the performance of its functions, may enter upon any land, make examinations and surveys, and place and maintain necessary monuments and markers thereon. In general, the Plan Commission shall have such powers as may be necessary to enable it to perform its functions and promote municipal planning in cooperation with the Common Council.

- (f) **Vacancies.** Vacancies shall be filled by appointment for the remainder of the unexpired term in the same manner as appointment for the full term.
- (g) **Compensation.** No compensation shall be paid for service on the Commission. Citizen members shall take the official oath as required by Sec. 19.01, Wis. Stats., said oath to be filed with the City Clerk.

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 _____, 2015.

CITY OF ONALASKA

By: _____
Joe Chilsen, Mayor

By: _____
Caroline Burmaster, Clerk

PASSED:
APPROVED:
PUBLISHED: