

CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: Plan Commission
DATE OF MEETING: June 23, 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. Amend and 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)** consideration of a Conditional Use Permit application filed by Keith Heinze for Luther High School, 1501 Wilson Street, Onalaska, WI 54650, who is requesting a Conditional Use Permit to construct a storage building at 1501 Wilson Street (Tax Parcel #18-1023-1).
5. **Public Hearing: Approximately 7:10 PM (or immediately following Public Hearing at 7:00 PM)** consideration of an Ordinance to Amend the Unified Development Code, Section 13-5-14 regarding Telecommunication Structures and Towers.
6. **Public Hearing: Approximately 7:20 PM (or immediately following Public Hearing at 7:10 PM)** consideration of an Ordinance to Amend the Unified Development Code, Section 13-5, to allow churches as a Conditional Use in the B-1 Zoning District.
7. Review and Consideration of a Planned Unit Development (PUD) application filed by CADC Investments LLC 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).

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 WKTU WLXR WKBH

*Jan Brock

*Paul Gleason

*Knut Temte

*Craig Breitsprecher

* Sue Peterson - Chair Parks & Rec.

** Victor Hill - Vice Chair Parks & Rec.

Keith Heinze

JD Manske Family Land Holdings Inc.

CADC

Onalaska Public Library

Date Notices Mailed and Posted: 06-18-15

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. 2015 Development Update.

9. **CLOSED SESSION**

To consider a motion to convene in Closed Session under Section 19.85(1)(e) of the Wisconsin Statutes for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session:

- Consideration, development and approval of negotiating strategy regarding boundary agreement with Village of Holmen.

If any action is required in Open Session, as the result of the Closed Session, the Plan Commission will reconvene in Open Session to take the necessary action and/or continue on with the printed agenda.

10. Adjournment



CITY OF ONALASKA

Agenda Item:
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STAFF REPORT

Plan Commission – June 23, 2015

- Agenda Item:** Review & Consideration of a Conditional Use Permit request.
- Applicant:** Keith Heinze on behalf of Luther High School, 1501 Wilson Street, Onalaska, WI 54650
- Parcel Numbers:** 18-1023-1
- Site Location:** Luther High School, 1501 Wilson Street, Onalaska, WI 54650
- Existing Zoning:** Single Family and/or Duplex Residential (R-2) District (in process of being rezoned to Public & Semi-Public (P1) District)
- Neighborhood Characteristics:** Properties within 250 feet of the properties in question includes a variety of residential dwellings including, single family homes, twin/duplexes, and apartment buildings, in addition to two commercial uses (retail and financial services).
- Conformance with Land Use Plan:** The Comprehensive Plan identifies this area as *Institutional*. This district is intended to accommodate civic, institutional, and related uses including schools and churches, etc. It is important for public and institutional developments within this district to set a high stand for architecture and site design for the community.
- Background:** The applicant intends to construct a 40' x 80' x 16' steel storage building with a 14' x 20' porch. The building will provide storage for athletic equipment and will be constructed north of the existing football field/track.
- Action Requested:** As a public hearing will be held, testimony from the public should be listened to and considered before deciding on the requested conditional use permit application.

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

June 23, 2015

Agenda Item 4:

Public Hearing, Review and Consideration of a Conditional Use Permit application filed by Keith Heinze for Luther High School, 1501 Wilson Street, Onalaska, WI 54650, who is requesting a Conditional Use Permit to construct a storage building at 1501 Wilson Street (Tax Parcel #18-1023-1).

1. Conditional Use Permit Application Fee of \$150.00 (PAID).
2. Exterior storage is prohibited.
3. Site plan permit approval required prior to construction of storage building.
4. Any future improvements to these parcels will be subject to additional City permits (i.e., site plan approvals, building permits, zoning approvals).
5. Owner/developer shall pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to issuance of occupancy permits.
6. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns. The sale or transfer of all or any portion of the property does not relieve the original developer from payment of any fees imposed or from meeting any other conditions.
7. Any omissions of any conditions not listed in committee minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.



CITY OF ONALASKA

STAFF REPORT

Plan Commission – June 23, 2015

Agenda Item: Consideration of an Ordinance to Amend the Unified Development Code, Section 13-5-14 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).

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 (reviewed at the May Plan Commission meeting) and Section 13-5-14 pertaining to Conditional Use Permit standards.

Ordinance No. 1500-2015 would replace and recreate the existing Section 13-5-14. 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, testimony from the public should be listened to and considered before deciding on the requested text amendment application.

**Conditional Uses
13-5-13**

deteriorate the nature of the surrounding neighborhood. Establishments otherwise qualifying under this Section regulating bed and breakfast establishments shall not be subject to the requirements of this Zoning Code with respect to signs.

- (h) **Termination of Permit.** A Bed and Breakfast Use Permit shall be void upon the sale or transfer of the property ownership. The Plan Commission shall review and conditionally approve or disapprove an application submitted by a person anticipating the purchase of premises for such use. A permit issued in accordance with Subsection (c) above shall be valid until terminated by action of the Land Use and Development Director for violation of the provisions of this Section, or of State of Wisconsin regulations as set forth in Chapter HSS 195 or Chapter HSS 197, Wis. Adm. Code, or as above provided.

Sec. 13-5-14 Public and Semipublic Conditional Uses.

The following public and semipublic conditional uses shall be conditional uses and may be permitted as specified:

- (a) Airports, airstrips and landing fields in the M-1, M-2 and M-3 Industrial Districts, A-1 Agricultural District, F-2 Regional Floodplain District, and P-1 Public and Semipublic District, provided the site area is not less than twenty (20) acres.
- (b) Governmental and cultural uses, such as fire and police stations, community centers, libraries, public emergency shelters and museums, in all residential and business districts, M-1, M-2 and M-3 Industrial Districts and P-1 Public and Semipublic District.
- (c) Utilities in all districts, provided all principal structures and uses are not less than forty (40) feet from any residential district lot line. ~~Telecommunications structures and towers are permitted only in the B-1, B-2, B-3, M-1, M-2, and M-3 Districts and must be a minimum of one thousand (1,000) feet from a Residential District.~~
- (d) Public passenger transportation terminals, such as heliports, bus and rail depots, except airports, airstrips and landing fields, in all business districts and the M-1, M-2 and M-3 Industrial Districts, provided all principal structures and uses are not less than one hundred (100) feet from any Residential District boundary.
- (e) Public, parochial and private elementary and secondary schools and churches in the R-1, R-2-3 and R-4 Residential Districts and P-1 Public and Semipublic District, provided the lot area is not less than two (2) acres and all principal structures and uses are not less than forty (40) feet from any lot line.
- (f) Colleges; universities; hospitals; sanitariums, religious, charitable, penal and correctional institutions; cemeteries and crematories in the A-1 Agricultural District and P-1 Public and Semipublic District, provided all principal structures and uses are not less than forty (40) feet from any lot line.
- (g) Parking lots may be permitted as a conditional use.

ORDINANCE NO. 1500-2015

AN ORDINANCE TO AMEND TITLE 13 CHAPTER 5 OF THE CITY OF ONALASKA CODE OF ORDINANCES RELATED TO PUBLIC AND SEMIPUBLIC CONDITIONAL USES

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

FOLLOWS:

SECTION I. Subsection (c) of Section 14 of Chapter 5 of Title 13 of the Code of Ordinances of the City of Onalaska related to Public and Semipublic Conditional Uses is hereby deleted in its entirety and replaced as follows:

(c) Utilities in all districts, provided all principal structures and uses are not less than forty (40) feet from any residential district lot line.

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:



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STAFF REPORT

Plan Commission – June 23, 2015

Agenda Item:

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Agenda Item: Consideration of an Ordinance to Amend the Unified Development Code, Section 13-5 to allow churches as a Conditional Use in the B-1 Zoning District.

Background: In the Unified Development Code, churches and places of worship are outright permitted in the Community Business (B-2) District. Churches and places of worship are allowed with the issuance of a Conditional Use Permit in the following Zoning Districts: Single Family Residential (R-1), Single Family and/or Duplex Residential (R-2), Multi-Family Residential (R-4), and Public & Semi Public (P-1) Districts.

The proposed ordinance amendment would allow churches and places of worship in the Neighborhood Business (B-1) District through the issuance of a Conditional Use Permit.

The proposed ordinance would add to the existing Section 13-5, regulating Conditional Use Permits. Attached is a copy of proposed ordinance language, as well as the existing ordinance language.

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

Conditional Uses

13-5-20

Sec. 13-5-20 Special Conditional Uses.

The following uses shall be conditional uses and may be permitted as specified;

(a) Apartment hotels, appliance and household item sales and repairs, small engine sales and repairs, caterers, clothing repair shops, crockery stores, department stores, electrical repair and supply, financial institutions, food lockers, furniture stores, furniture upholstery shops, heating and air conditioning repair and supply, hotels, music stores, newspaper offices and press rooms, office supplies, pawn shops, personal service establishments, pet shops, photographic supplies, plumbing repair and supplies, printing, private contractor's offices, variety stores and parking lots.

(b) Pet shops in TC, B-1 and B-2 Districts.

(c) Church in B-1 District.

Draft

Sec. 13-5-21 through Sec. 13-5-29

Reserved for Future Use.



CITY OF ONALASKA

STAFF REPORT

Plan Commission – June 23, 2015

<u>Agenda Item:</u>	Consideration of a Planned Unit Development (PUD) request.
<u>Applicant:</u>	Dale Brott, Clint Meyer, and Alexis Meyer, CADC Investments LLC, 700 Angel Court, Holmen, WI 54636
<u>Property Owner:</u>	Life Estate of Paul L Nelson, Life Estate of Janet S. Nelson, Debra J Thompson, Lynnaus L Gilbertson
<u>Parcel Number:</u>	18-4509-1
<u>Site Location:</u>	2137 Sand Lake Road, Onalaska, WI
<u>Existing Zoning:</u>	Single Family Residential (R-1) District
<u>Conformance with Comprehensive Plan:</u>	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 a phased approach. At the May Plan Commission meeting, the Mayor listed four items to be addressed by the developer/applicant: Architecture; Green Space; Screening; and Density. Stormwater/grading was added by a Plan Commissioner as fifth item to be addressed.

In the Plan Commission Sub-Committee packet, an updated narrative with a project overview from the applicant, two site drawings (Layout #1 and Layout #2) from the applicant’s architect, and images from similarly designed buildings submitted by the applicant was included.

Overview of Site Layout – The applicants are moving forward with Site Layout #2, (labeled as Sheet A1x). This site drawing identifies 2 apartment buildings and no townhomes. The apartment buildings would be constructed in two phases, with 94 apartment units. The parking lot layout changed and 160 parking spaces are proposed. This would meet the proposed parking ratio of 1 parking space for 1-bedroom apartments and 2 parking spaces for 2-bedroom apartments which is being proposed through the PUD. A total of 94 new residential units (with the apartment buildings). With site acreage of 5.45 acres, the density per acre is 17. The original plan called for a density of 18 units per acre (with 88 apartment units and 11 townhomes).

Boulevard tree planting on the modified plan is proposed at 1 tree every 20’. The City requires a minimum of one (1) 2-1/2” caliper tree for every 25’ of street frontage on new commercial site plans and subdivisions. To the extent possible, these trees should be located in the boulevard. Where it’s not possible, because of driveways, etc. the trees may be located elsewhere on site, but the entire quantity of

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trees (based on the 1 tree every 25' formula) is the minimum required. Based on the species and size of the tree selected, utility locations, driveway locations, etc. the spacing can be determined on the Final Landscaping Plan to be submitted with the PUD-FIP. [Note: the City has a list of recommended species for boulevard tree plantings; evergreen trees are not permitted in the boulevard.]

The apartment buildings are considered multi-family developments. The Unified Development requires that:

- Parking areas with more than 5 spaces be sufficiently screened in the form of a solid fence or evergreen planting of equivalent visual density (80% opaque) or other effective means, built and maintained at a minimum height of five (5) feet, to protect adjacent residential uses. (Plant screens shall be sufficient to provide a year-round screen within three (3) years of installation.)
- Additionally, the Plan Commission may require that all front, rear and side yards not used for off-street parking be attractively planted with trees, shrubs, plants or grass lawns and that the site be effectively screened so as not to impair the value of adjacent properties.

With the removal of the 11 townhome units quite a bit of additional green space was added with a gazebo and proposed pedestrian connections to be shown on the Final Landscaping Plan including linkages/trails around the property, to the gazebo, connectivity to Sand Lake Road sidewalks, etc.

The architecture of the apartment buildings is proposed to be similar to the architecture of the Village Pines II Apartment Homes located in Holmen; images provided by the applicant are in the packet.

Planned Unit Development (PUD) Overview:

A Planned Unit Development may be used as a custom zoning district for any land use or combination of land uses. The proposed PUD would act as a custom zoning district on a 5.31-acre parcel on which the applicants currently have an offer to purchase. As a custom zoning district, additional rezoning action to the R-4 District would not be required.

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

Unified Development Code Requirement		Applicant Proposal	
<i>1) Parking Space Allotment</i>			
<ul style="list-style-type: none"> • 2 parking stalls per dwelling unit 	<u>Site Layout:</u> <ul style="list-style-type: none"> • 2 stalls * 94 units = 188 parking stalls 	<ul style="list-style-type: none"> • 1 parking stall per 1-bedroom unit • 2 parking stalls per 2-bedroom unit 	<u>Site Layout:</u> <ul style="list-style-type: none"> • 34 stalls for 1-bedrooms • 120 stalls for 2-bedrooms = 154 parking stalls for apartment units would meet the proposed ratio & would be minimum for entire development. 160 parking stalls are shown on the plan.
<i>2) Building Height</i>			
<ul style="list-style-type: none"> • Maximum Building Height = 40 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 		<u>Site Layout:</u> <ul style="list-style-type: none"> • The 2 apartment buildings would be on one parcel. 	

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4) Building Setback	
<ul style="list-style-type: none"> • Setback from Street Yards: Minimum 25 feet Maximum 40 feet 	<u>Site Layout:</u> <ul style="list-style-type: none"> • Setback from Street Yards: Building #1 (east): 45 feet (average) Building #2 (west): 93 feet (average)

Review of PUD Application Submittal

(Note: Sections directly from the Unified Development Code are in Gray.)

The applicant shall file with the Plan Commission a General Development Plan consisting of:

- (1) A statement describing the general character and goals of the intended development. **See narrative from developer in the Plan Sub Committee packet.**
- (2) An accurate scale map of the project area including its relationship to surrounding properties with existing topography, easements, existing vegetation and all other features within one hundred (100) feet of the proposed PUD. **Scaled site layout map and draft grading plan is attached.**
- (3) A plan of the proposed project including:
 - a. The pattern of proposed land uses. **Refer to attached site layout map.**
 - b. The pattern, shape, size, arrangement and density of proposed use areas. **Refer to attached site layout map.**
 - c. The pattern and design of all circulation provisions (i.e., private streets, traffic circulation, access and parking either on or off the streets). **Refer to attached site layout map.**
 - d. The pattern and design of all common open space areas including proposed management. **Refer to attached site layout map.**
 - e. Utility provisions. **Utility plan to be required with GDP-FIP submittal.**
- (4) An economic analysis of the development including proposed investment, phasing, job creation, etc. and any other plans or data pertinent to evaluation by the City under the criteria established by this Chapter. **Refer to narrative from developer.**
- (5) A general outline of the organizational structure for the enforcement and administration of protective covenants if applicable (i.e., related to deed restrictions and private provision of common services). **Refer to narrative from developer.**

The Plan Commission is required to hold a Public Hearing on the General Development Plan. Notice was give and a Public Hearing was held by the Plan Commission on May 26th, 2015.

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. *(Note: Sections directly from the Unified Development Code are in Gray.)*

- (a) Permitted Uses. Permitted Uses shall be defined in the PUD proposal to the City or in the case of an overlay district, shall be consistent with the permitted uses of the underlying districts.

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- Proposed uses include multi-family housing developed with apartments without townhomes.

(b) Conditional Uses. Conditional Uses shall be defined in the PUD proposal to the City or in the case of an overlay district shall be consistent with the conditional uses in the underlying zoning districts.

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

(c) Density. Density of development will be reviewed based on the following criteria:

(1) Effect on adjacent properties

(2) Adequacy of public & private services/infrastructure

(3) Overall design:

- **Staff recommends that the overall design of the development takes into consideration the following standards from the 2004 Menard's Area Master Plan:**
 - Staff believes the proposed development would be an appropriate extension of the High-Density Residential District, a district with the purpose "to provide space for high-density residential uses such as multi-story, multi-family structures, condominiums, townhouse style housing, senior housing and loft apartments."
 - In this District the Plan also promotes providing "safe, well-designed linkages for pedestrians, bicycles, and automobiles between this area and the rest of the neighborhood, and to provide transit provisions".
 - Staff recommends requiring sidewalks along the extent of the Sand Lake Road frontage.
 - Staff also recommends that transit connectivity and bus stop locations be considered by the developer.
 - In this District the Plan identifies a maximum building height of four stories, with additional stories allowed by Plan Commission "in instances where there is little effect on bluff view preservation" however, "buildings located on the plateau areas shall not exceed two stories".
 - Regarding building design, the "exterior facades shall be earth tones to better blend these developments with the natural setting of this neighborhood and the adjacent bluffslands."
 - In this District the Plan identifies that "developments in this area should be integrated with the surrounding land uses with both design elements and physical transportation linkages."

(4) Scale and massing of structures

(5) Building elevations and setbacks

(6) Landscaping, screening and buffering

(7) Open space provision and design

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

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- (d) PUD Perimeter. PUD's shall be designed to complement existing adjacent uses and infrastructure.
- (e) Lot Area. Lot area may vary in PUD's provided the developer has demonstrated that the proposed design and layout meets the provisions of this Article.
- (f) Setbacks. Setbacks may vary in PUD's provided the developer has demonstrated that the proposed design and layout meets the provisions of this Article. Perimeter setbacks shall be consistent with the setbacks of adjacent zoning districts outside the district.
- (g) Building Height. Building height may vary and shall be proposed as part of the PUD proposal to the City. The City may request cross sections, elevations and other information from the developer in order to determine if the structure height meets the provisions of this Article.
- (h) Environmental Design. A PUD shall be designed to preserve existing vegetation and topography where practical and shall be consistent with the goals and objectives of the Onalaska Comprehensive Plan.
- (i) Common Open Space. PUD's shall include common open space that is functional, improves appearance and aesthetics, is accessible and where possible adds to existing common or public open space systems.
- (1) Common open space shall comprise a minimum of fifteen percent (15%) of the gross land area in the PUD and shall not include:
 - a. Setback areas;
 - b. Street right-of-way;
 - c. Parking areas and driveways;
 - d. Building sites; or
 - e. Inaccessible stormwater ponds.
 - (2) Common open space may include land dedicated for public parks, trails or pathways.
 - (3) All structures or facilities proposed as part of common open space systems shall be completed as part of the required improvements or infrastructure of the proposed PUD.
- (j) Architecture. PUD's shall include and incorporate architectural planning by the developer and implementation provisions for controlling the architecture by protective covenants, design overlay districts enforced by the City or other legal methods.
- (k) Parking. Parking ratios may vary but shall be proposed as part of the PUD proposal. Where parking ratios are not stated, they shall conform to the City Zoning Code.
- (l) Streets, Utilities and Drainage. All publicly dedicated streets, utilities and storm-water facilities shall be designed in accordance with City Ordinances and Policies. The City may consider flexible standards for streets if the developer has demonstrated that the proposed design and layout warrants varying standards and the design meets the provisions of this Article.
- (m) Traffic Calming-Design. Traffic calming measures and good street design shall be considered in all PUD's.
- (n) Circulation/Access. Vehicular access to lots adjoining an arterial as defined by the functional classification system shall be designed by way of a frontage road, service road or local street. Streets in a Planned Unit Development shall be designed to promote a grid network of streets, minimizing dead ends and cul-de-sacs and connecting to adjoining developments where streets have been 'stubbed in' for the purpose of continuation. PUD's shall include provisions for pedestrians, bicycles and transit.

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(o) Landscaping. A master landscape plan shall be included in the PUD submittal to the City including street tree provisions, screening, parking lot landscaping where applicable and the preservation of mature, healthy hardwood trees where applicable.

(p) Signs. A master signage plan shall be included in the PUD submittal to the City. Signage shall generally conform to the City Sign Code. Freestanding pylon type signs shall consolidate tenants or uses in predetermined locations, minimizing the number of freestanding signs where possible.

Action Requested:

The developer/applicant is requesting Plan Commission approval of the General Development Plan (GDP) of the Planned Unit Development (PUD).

Staff Recommendation:

Staff recommends that the Plan Commission discuss and consider the following aspects:

- 1) Density including number/size of townhomes and number/size of apartment units.
- 2) Amount and design of green/open space.
- 3) Architectural design of the apartment buildings and townhomes.
- 4) Screening.
- 5) Stormwater and grading.

Staff also would like to note that the following changes, at a minimum, will be required before the GDP-FIP submittal: (Please note, these items are not required to be changed at this time, but staff would like to inform the applicant and the Plan Commission that these changes will be needed.)

- 1) Developer to provide site distance calculations for proposed ingress/egress on Sand Lake Road; to be submitted with GDP-FIP.
- 2) Coordinate with the City of Onalaska Fire Department regarding 42' turn radius throughout the site drives and parking areas and locations of fire department access roads.
- 3) Utility Plan with details of water, sanitary sewer, and Revised Grading & Stormwater Management Plan, including (drainage plan).
- 4) Final Landscaping Plan with details of proposed boulevard trees, screening, and parking lot landscaping. The planting schedule will also need to be updated.
 - a. Screening. Townhomes are considered multi-family. Code requires:
 - i. Parking lot screening from adjacent residential uses.
 - ii. Landscaping of all front, rear and side yards not used for off-street parking so as not to impair the value of adjacent properties.
 - b. Parking Lot Landscaping. The Code requires:
 - i. A minimum of 1 square foot of landscaping per ten (10) square feet of parking using trees, shrubs, sod, and ground cover plants (Sec. 13-7-10 (e)(1)).
 - ii. In those parking lots containing fifty (50) parking spaces or more or two (2) or more drive aisles, interior planting islands of not less than seventy (70) square

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feet and a six (6) foot minimum width are required. Total area of interior planting islands must not total less than three percent (3%) of total parking area. The required number of parking stalls shall be reduced by the amount equal to stalls lost due to required planting islands. (Section 13-7-10 (e)(6)).

- If Layout #2 is selected, staff suggests landscaping be installed within the triangular island at a size and height that would screen headlights from internal apartment units.

- 5) Final Signage Plan with details on freestanding signs. Development sign will have to be moved at least 5' onto the property; cannot be located in the public right-of-way.
- 6) Architectural rendering, in color of all sides of the all principle structures (apartment buildings).

Staff also would like to note that the following changes, at a minimum, will be required before the Site Plan Review submittal: (Please note, these items are not required to be changed at this time, but staff would like to inform the applicant and the Plan Commission that these changes will be needed.)

- 1) Driveway in/out of the development to be at least 32' in width (not 24' as proposed).
- 2) Location of sidewalk on Sand Lake Road to be reviewed and approved by the City Engineer.

Regarding the proposed PUD-GPD currently under review, if the Plan Commission recommends approval, staff recommends the attached conditions of approval.

Note regarding PUD-GDP approval:

Approval of the General Development Plan establishes the basic right of use for the area in conformity with the plan as approved, but such plan shall be conditioned upon approval of a Final Implementation Plan and shall not make permissible any of the uses as proposed until a Final Implementation Plan is submitted and approved for all or a portion of the General Development Plan.

Attachments:

- Site layout drawing (Sheet 1Ax) from the applicant's architect, Chris LaShorne.
- Updated architectural rendering options from the applicant's architect, Chris LaShorne.
- Please refer to attachments found in the June 16, 2015 Plan Commission Sub-Committee Packet.

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

June 23, 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) due prior to approval of Final Implementation Plan.
4. Payment of 1998 Special Assessments: \$8,399.52 for water and \$14,349.18 for sanitary sewer due prior to approval of Final Implementation Plan.
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; to be submitted with GDP-FIP. Developer to install turn lanes if required.

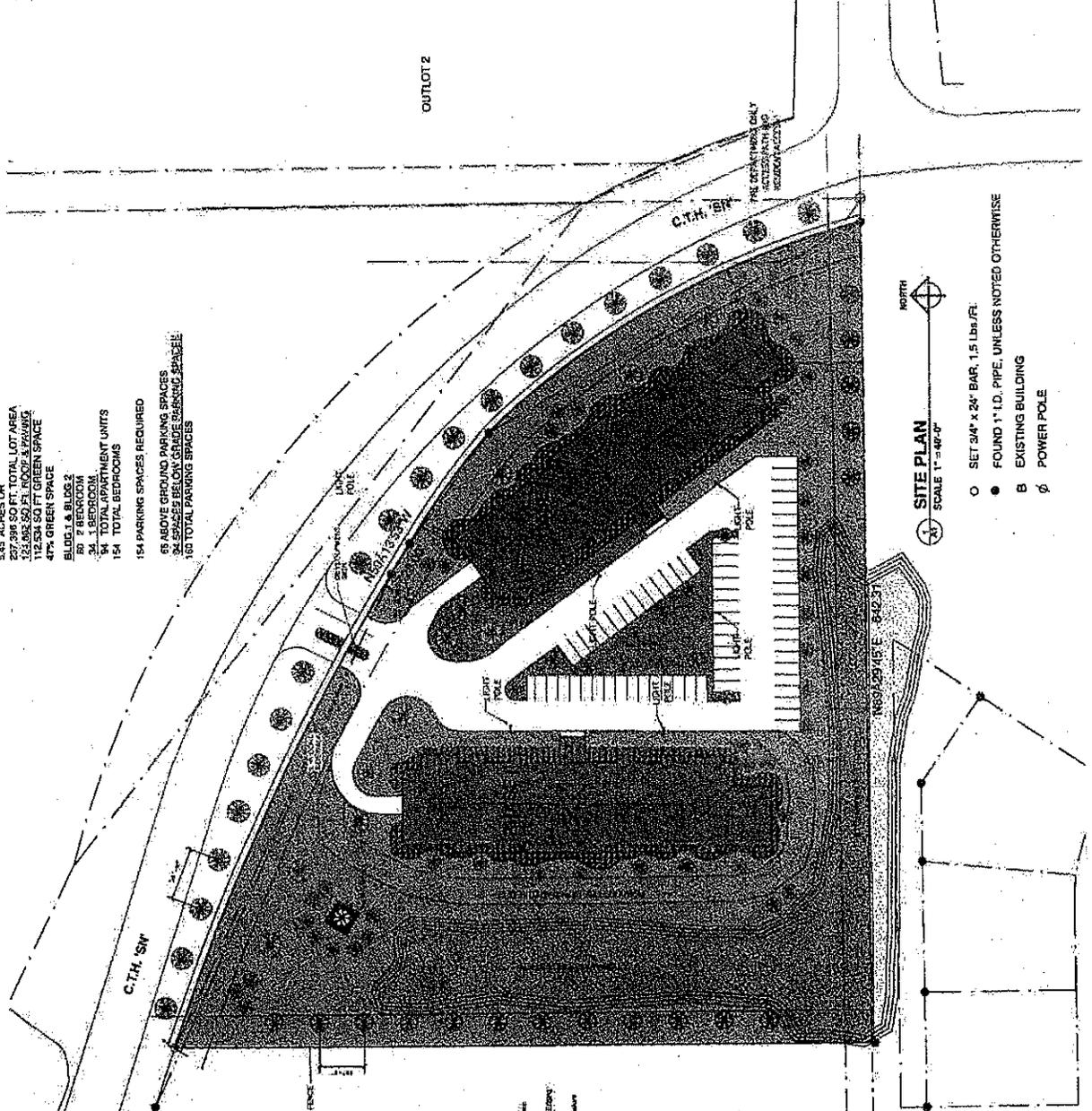
16. Owner to pay for and install street light on County Highway SN at proposed driveway entrance.
17. If intersection controls are installed in the future on County Road SN & S, property owner to work with the City to redirect left turn traffic flow into development to such controlled intersection. If left turn lane traffic flow into development is not directed to future controlled intersection and traffic warrants are met for installation of left turn lane traffic from northbound County Road SN property owner shall be responsible for costs associated with installation.
18. Consideration of bus stop locations.
19. Owner/developer to install sidewalk to City standards along full length of Sand Lake Road.
20. Underground parking ramp and internal drives are private and are to be maintained by the property owner.
21. Site's location in B3 Airport Overlay Zoning District requires completion of the Land Use Permit.
22. 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.
23. 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.
24. 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.

CHAIS, L. A. STORNE
ARCHITECTURE
2843 E. BROWN ST. SUITE 100
MILWAUKEE, WI 53207
(414) 353-1234

Project No. 2010111
Date: 08.24.10
Drawing Name: Site Plan
Sheet No. 1 of 1

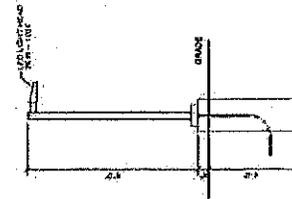
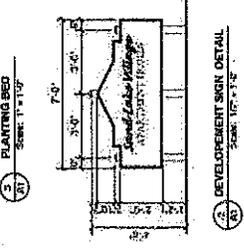
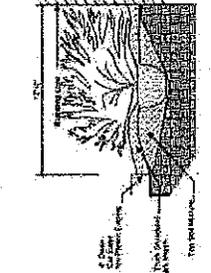
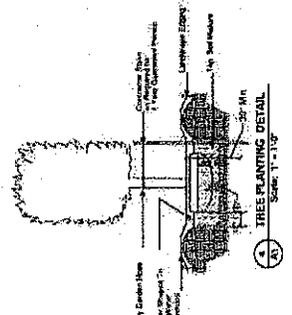
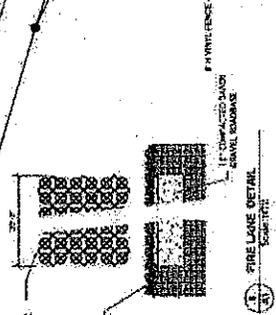
CERTIFIED SURVEY MAP
PART OF THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 10 NORTH, RANGE 12 WEST,
COUNTY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN

- 5.45 ACRES OR
- 237,998 SQ. FT. TOTAL LOT AREA
- 113,594 SQ. FT. TOTAL GREEN SPACE
- 113,594 SQ. FT. GREEN SPACE
- 47% GREEN SPACE
- BUILD 1 & BLDG 2
- RD 2, BEDROOM
- 34, 1 BEDROOM
- 34 TOTAL APARTMENT UNITS
- 154 TOTAL BEDROOMS
- 154 PARKING SPACES REQUIRED
- 68 ABOVE GROUND PARKING SPACES
- 34 SPACES BELOW GRADE PARKING SPACES
- 182 TOTAL PARKING SPACES



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



NO.	PLANT	QUANTITY	DATE	PLANT	QUANTITY	DATE
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