

CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: Plan Commission Sub-Committee
DATE OF MEETING: October 20, 2015 (Tuesday)
PLACE OF MEETING: City Hall – 415 Main Street (Common Council Chambers)
TIME OF MEETING: 4:30 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. Consideration of a request for a Conditional Use Permit to allow a wholesale automotive sales business at 702-704 Sand Lake Road, Onalaska, WI 54650, zoned Neighborhood Business (B-1), application filed by William Thomas, N8618 County Road TT, Holmen, WI 54636 (Tax Parcels #18-675-12 & 18-675-13).
5. Consideration 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).
6. Consideration of landscaping requirements associated with the Conditional Use Permit for the cell phone tower at 111 Sand Lake Road, Onalaska, WI 54650, applicant R. Shane Begley, 14114 South Country Circle, Gordon, WI 54838 on behalf of Elinor Thorud (Sand Lake Development, LLC); Brian Meier (Central States Tower); and Verizon Wireless (Tax Parcel #18-767-1).

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	*Skip Temte
Ald. Jim Binash	*Jarrod Holter, City Engineer
Ald. Jim Olson	* *Kevin Schubert
*Ald. Jim Bialecki - Chair	
Ald. Bob Muth	Shari Collas – Clearwater Farm Foundation
Ald. Barry Blomquist	R. Shane Begley
Ald. Harvey Bertrand	Diveley Properties
City Attorney Dept Heads	William Thomas
La Crosse Tribune Charter Com.	
Onalaska Holmen Courier Life	
WIZM WKTY WLXR WKBH	Plan Comm. Members
WLSU WKBT WXOW	Onalaska Public Library
*Committee Members	* * Alternate Member – for City Engineer

Date Notices Mailed and Posted: 10-15-15

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.

7. Update on 2015 Comprehensive Plan Update including public comments and feedback from September 30th Open House.
8. Report from Land Use & Development Director
 - a. Development Update.
 - b. Joint Plan Commission meeting with the Town of Medary Plan Commission on November 11th, 2015 to review general purposes of cooperative boundary agreements.
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 cooperative boundary agreement with Town of Medary.

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.

Adjournment



CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – October 20, 2015

Agenda Item:
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- Agenda Item:** Consideration of a request for a Conditional Use Permit to allow a wholesale automotive sales business.
- Applicant:** William Thomas, N8618 County Road TT, Holmen, WI 54636
- Property Owner:** Diveley Properties, LLC, 711 Pleasant Court, Onalaska, WI 54650
- Parcel Numbers:** 18-675-12 & 18-675-13
- Site Location:** 702 – 704 Sand Lake Road, Onalaska, WI 54650
- Existing Zoning:** Neighborhood Business (B-1) District

Background:

William Thomas of Tri-State Wholesalers has requested a Conditional Use Permit (CUP) to allow a wholesale automotive sales business at 702-704 Sand Lake Road. The sale of vehicles on a parcel in the Neighborhood Business (B-1) Zoning District is permitted only by Conditional Use Permit per Section 13-5-16 (g) and pursuant to standards set forth in Sections 13-8-11.

A wholesale automotive business is allowed by issuance of a Wholesale Dealer License by the Wisconsin Department of Transportation. According to the Wholesale Dealer License, a wholesale dealer is only allowed to sell to licensed dealers and the general public is unable to purchase from the business. Some of the other requirements of the state issued license include having a permanent business location with indoor office spaces, an outdoor vehicle display lot, a business sign and posted notice that sales are restricted to licensed dealers only. For a comprehensive description of the Wholesale Dealer License, please see the attachment.

The business includes purchasing vehicles and selling them to licensed dealers, vehicles which may not be readily available to dealers. The business would have an office space for record keeping and day-to-day operations and vehicles would be parked temporarily on-site until sold. A maximum of six (6) vehicles may be on display at one time. The business would create two (2) jobs and potentially provide additional business for local repair shops.

Standards for Review:

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

1. **Compatibility.** Tri-State Wholesalers would be located at 702-704 Sand Lake Road that currently houses multiple office/service/retail businesses that share a parking lot with 39 parking stalls. Surrounding lands are zoned Single Family and/or Duplex Residential (R-2) with Neighborhood Business (B-1) and Community Business (B-2) parcels across Sand Lake Road. Uses within 250 feet of the proposed site include the American Legion, Insurance Center, service and retail businesses (within 704 Sand Lake Road), an apartment, and multiple single family residential dwellings. Uses within 500 feet along the same street are generally single family residential dwellings and a commercial real estate office.

CITY OF ONALASKA

2. Consistency with Comprehensive 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.
3. Importance of Services to the Community. According to the Comprehensive Plan, an Economic Development Objective of the City states, "*By attracting firms that complement the existing industries and increase business for established companies.*" There are many licensed vehicle dealerships within the City of Onalaska and nearby communities. The applicant states that the business would bring in a new inventory of quality vehicles to be sold at lesser prices.
4. Neighborhood Protections. According to the applicant, the majority of sales would not occur on-site; rather, the applicant intends to drive the vehicles to licensed dealers for viewing/testing. The general public will not be able to purchase vehicles from the business and the business will adhere to Wisconsin DOT requirements for signage and posting required information. The applicant has identified that a maximum of six (6) parking stalls would be necessary for this business of the existing 46 parking stalls on-site. Please see the attached email and application provided by the applicant that details the proposed business.
5. Conformance with Other Requirements of City/State Ordinances/Statutes: Applicant to obtain all required State licenses as needed.

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 Conditional Use Permit application.

Applicant to provide a diagram of the site to the Planning Department prior to the Plan Commission meeting, showing the 6 parking stalls, and all outdoor sales areas with maximum number of vehicles to be on display.

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION SUB-COMMITTEE:

October 20, 2015

Agenda Item 4:

Consideration of request for a Conditional Use Permit to allow a wholesale automotive sales business at 702-704 Sand Lake Road, Onalaska, WI 54650, zoned Neighborhood Business (B-1), application filed by William Thomas, N8618 County Road TT, Holmen, WI 54636 (Tax Parcels #18-675-12 & 18-675-13).

1. Conditional Use Permit Fee of \$150.00 (*PAID*).
2. Applicant to maintain a Wholesale Dealer License from the Wisconsin Department of Transportation and abide by license requirements.
3. The location of all vehicles sales and vehicle display areas to comply with diagram provided to the City from the applicant and approved by the Plan Commission.
4. All vehicles to be located on approved hard surfaces (concrete, asphalt, etc.).
5. Exterior storage of materials is prohibited.
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 minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.



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

CONDITIONAL USE PERMIT APPLICATION

Property Address: 704 SAND LAKE RD, STE 207 B
 Parcel Number: ONALASKA, WI. 18-675-12
 Zoning District: B-1

Applicant: William Thomas
 Contact:
 Mailing Address: N 8618 CTY Rd TT
 City, State, Zip: Holmen WI 54636
 Phone Number: 608 799 2955
 Email: billthomas1668@gmail.com Primary Contact

Business: Tri-State Wholesalers
 Owner/Contact: William Thomas
 Mailing Address: N 8618 CTY Rd TT
 City, State, Zip: Holmen WI 54636
 Phone Number: 608 799 2955
 Email: billthomas1668@gmail.com Primary Contact

Property Owner: MIKE & JOYCE STEGMANN
 Contact: JOYCE DIVEEY
 Mailing Address: 711 PLEASANT CT.
 City, State, Zip: ONAWASKA, WI. 54650
 Phone Number: 608-283-7716
 Email: diveeysdesign@charter.net Primary Contact

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

Signature of Applicant: [Signature] Date: 9-22-15
 Signature of Property Owner: [Signature] Date: 9/21/15

Compatibility with Surrounding Neighborhood:
This is not a business that the general public would buy from so there will not be additional traffic or noise concerns

Consistency with the Comprehensive Plan:
Mixed use district which would allow this type of use

Importance of Services to the Community:
We would be bringing new inventory into the community with quality vehicles at a cheaper price

Neighborhood Protections (avoidance of negative externalities):
will not be open to general public most sales will be split

Other Factors (pertinent to the proposed use):

OFFICE USE ONLY	Date Submitted: <u>9/22/15</u>	Permit Number:	City of Onalaska
Permit Fee:	<input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check	Application Received by: <u>[Signature]</u>	

CITY OF ONALASKA
 REC#: R00018357 09/22/2015 4:17 PM



CONDITIONAL USE PERMIT APPLICATION

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

➔ Overview/ Cover Letter Describing the following:

- ▶ Detailed Description of Proposed Conditional Use
- ▶ Description of how Proposed Conditional Use Meets Unified Development Ordinance Standards (use form on next page or attach an explanation each of the following):
 - ▶ Compatibility with Surrounding Neighborhood (existing and anticipated development within 250 ft of proposed use and within 500 ft along the same street)
 - ▶ Consistency with the Comprehensive Plan (relationship of proposed use to the goals, objectives and polices)
 - ▶ Importance of Services to the Community (provided by the proposed use)
 - ▶ Neighborhood Protections (avoidance of negative impacts)
 - ▶ Other Factors (pertinent to the proposed use)

➔ Site Sketch and Photographs (if applicable)

➔ \$150 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 Conditional Use is a land use or development that would not generally be appropriate within a district but might be allowed in certain locations within the district if specific requirements are met. The compatibility must be judged on the basis of the particular circumstances and may require additional conditions set by the Plan Commission & Common Council before development or occupancy is permitted. The intent is to allow a reasonable degree of discretion in determining the suitability of a particular development at a specific location.

Application for:

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

Brief Description of Proposed Conditional Use:

This will be a wholesale business. Sales will only be conducted with dealers not the general public

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

**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:

**MONDAY, OCTOBER 27, 2015
APPROX. 7:00 P.M.
(or immediately following public input)**

in Onalaska City Hall, 415 Main Street, Onalaska, WI 54650, at which time they shall consider an application filed by William Thomas, N8618 County Road TT, Holmen, WI 54636 to allow a wholesale auto sale business at property located at 702/704 Sand Lake Road, Onalaska WI 54650.

Property is more particularly described as:

Computer Number: 18-675-12
Section 4, Township 16, Range 07
CERTIFIED SURVEY MAP NO. 46 VOL 14 LOT 1 DOC NO. 1513305

Property is more particularly described as:

Computer Number: 18-675-13
Section 4, Township 16, Range 07
CERTIFIED SURVEY MAP NO. 46 VOL 14 LOT 2 DOC NO. 1513305

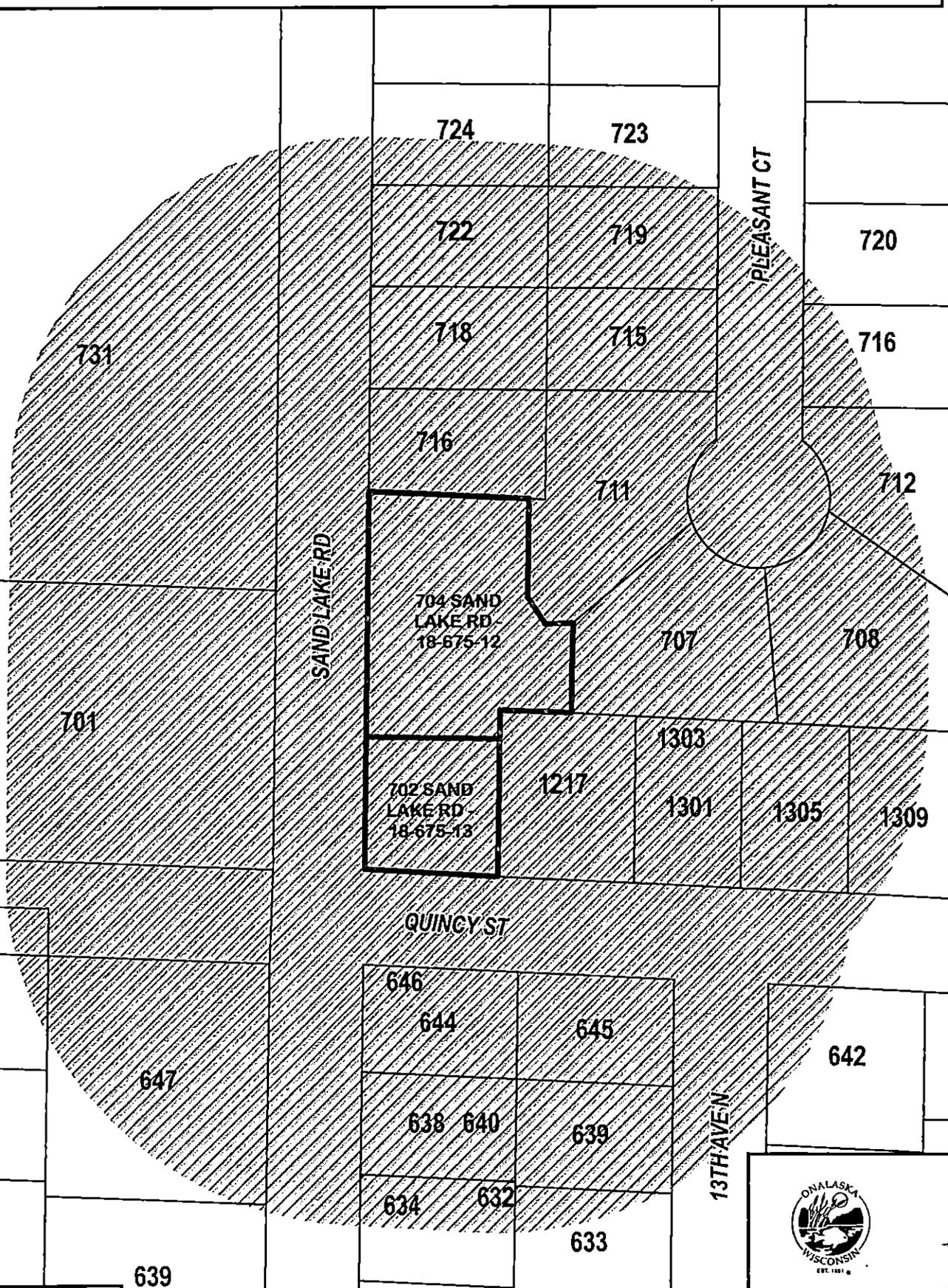
YOU ARE FURTHER NOTIFIED that the City of Onalaska Plan Commission will hear all persons interested, their agent or attorney, concerning this matter.

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 2nd day of October, 2015.

Cari Burmaster
City Clerk

PROPERTIES WITHIN 250' OF PARCELS: 18-675-12 & 18-675-13



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

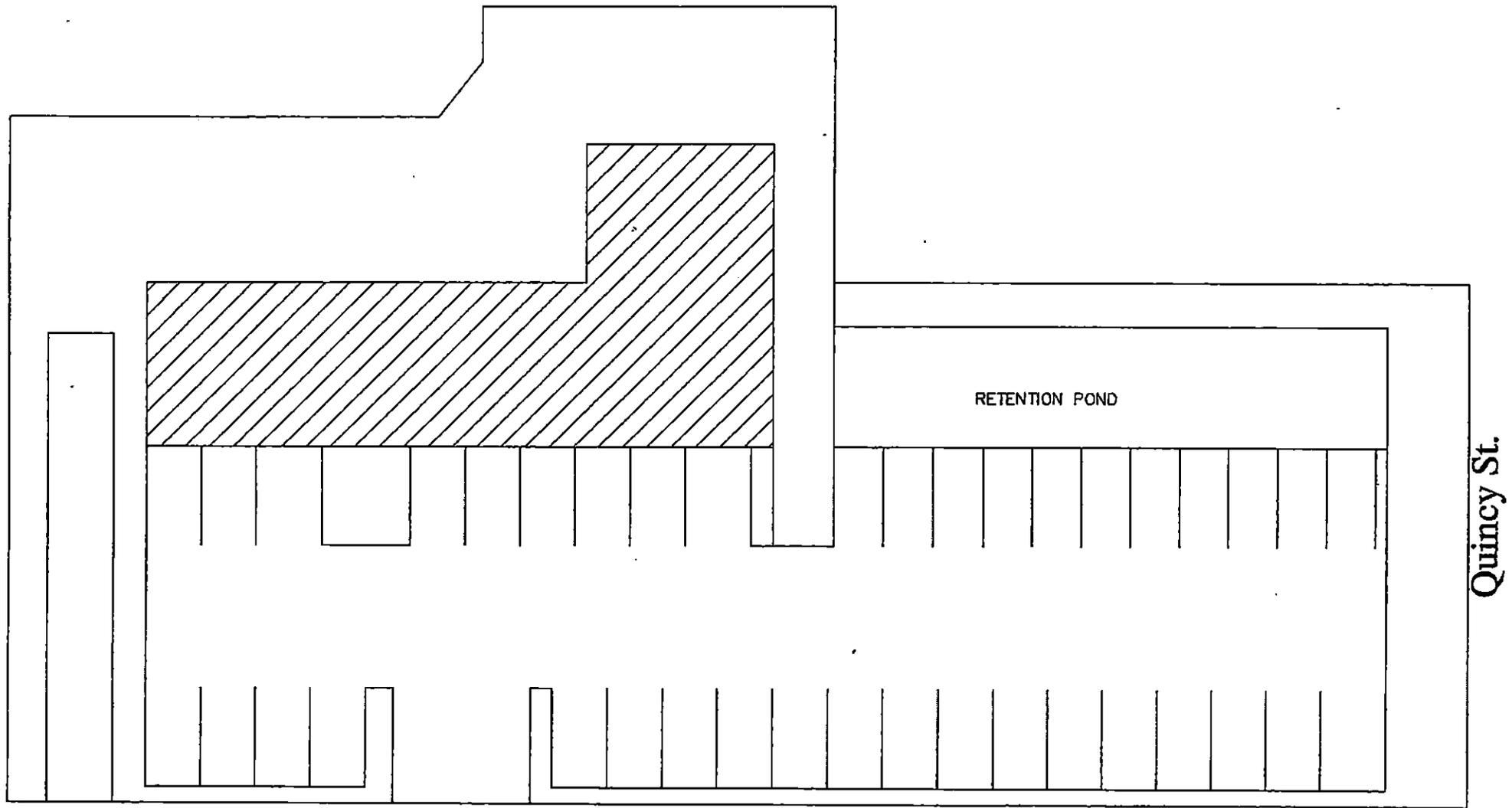
ONALASKA
WISCONSIN
EST. 1881

1 in = 100 ft

GIS Dept
Map Designer: Joe Barstow
Date: 09/22/2015

From: Bill Thomas
To: Grace Brea
Subject: description of business
Date: Wednesday, September 23, 2015 10:56:13 AM

This will be a automotive wholesale business. There will be no actual sales to the general public. We will be purchasing vehicles and selling to dealers that may not be readily available to the dealer. This will bring a wide variety of quality vehicles to the area. The offices will serve as record keeping, phone calls, and vehicles will be parked there temporarily waiting to be sold. There will be no more than 6 vehicles at a time. This would create 2 jobs and possibly more for local repair shops if repair are needed.



Sand Lake Rd.

SITE PLAN

scale: 1"=20'



State of Wisconsin
Department of Transportation

Wholesale dealer license

Business licenses

Buyer's license

Manufacturer license

Moped dealer license

Motorcycle dealer
license

Recreational vehicle
dealer license

Representative license

Retail dealer licensing

Salesperson license

Salvage buyer ID
(BID) card

Salvage dealer license

Wholesale auction
dealer license

Wholesale dealer
license

Anyone who sells, leases, offers, or negotiates sales or leases of motor vehicles in Wisconsin must have a Wisconsin Dealer License. (Individuals can sell up to 5 of their own vehicles each year without a dealer license.) Wisconsin Department of Transportation (WisDOT) licenses dealers to ensure fair business competition and protect consumers.

A motor vehicle wholesale dealer license allows you to purchase and resell used vehicles to licensed dealers only, never to the public. Motor vehicle salvage pools, which sell salvaged vehicles to licensed dealers, are also licensed as motor vehicle wholesale dealers.

If you wish to sell or lease vehicles to the general public, you will need a retail dealer license. For information about applying for a retail dealer license, see [retail dealer license application instructions](#).

To qualify you must meet all of the following requirements:

- A permanent business location with indoor office space.
- An outdoor vehicle display lot adjacent to the business office, unless all vehicles will be displayed indoors.
- A \$25,000 surety bond or irrevocable letter of credit. For a list of insurance companies accepting applications for bonds, see [insurance companies that accept applications for bonds](#).
- Zoning and local permit approval for the location.
- At least one [licensed representative](#). That may be you or someone else.
- An outdoor sign showing business name.
- A sign with your business hours posted on or next to the entrance door.

- Posted notice that sales are restricted to licensed dealers only.
- A lease for the business real estate unless the license applicant owns it.
- Fees for a two-year wholesale dealer license, dealer plate fee, and representative license fee. (More information on fees follows.)
- You must be at least 18 years old.
- You must be of good character, and must not have been convicted of a serious crime directly related to the sale of motor vehicles.

Apply by mail

You must complete several forms and provide additional documentation in order to apply for a wholesale dealer license. Many of the forms require your signature, or the signature of authorities and witnesses. It is not currently possible to submit your wholesale dealer license application online or by email. Some of the forms available below can be partially completed on the screen before printing. Others must be printed and completed entirely by hand. Therefore, you must apply for your wholesale dealer license by mail at the address below.

Steps in applying for a license:

1. (See [wholesale dealer license application instructions](#).) Print the instructions for your reference while completing application forms online.
2. Complete and print application materials. You must submit all of the following application materials, except those listed as optional below. You may complete online forms on your screen before you print them. Some require additional handwritten information and signatures. However, you may not submit forms online or by email. You must mail completed paper copies of the required forms to the WisDOT Dealer & Agent Section at the address below.
 - Motor Vehicle Wholesaler Two Year License Application form [MV2860](#). Print two copies.
 - Entity/Owner Statement form [MV2844](#). If your business has more than one owner, print and submit a form for each owner, partner, LLC member or manager, corporate officer or shareholder of 10% or more.
 - Business Facilities Statement form [MV2845](#).
 - A Dealer Bond form [MV2511](#). If you will be submitting an Irrevocable Letter of Credit instead of the \$25,000 bond, you will use the Wisconsin Irrevocable Letter of Credit form [MV1046](#).
 - Salesperson/Representative License Application form [MV2184](#).
 - Buyer's License Application form [MV2941](#). The [Buyer's license](#) is optional.
 - Salvage Buyer Identification (BID) Card Application form [MV2651](#) - The [Salvage Buyer Identification \(BID\) Card](#) is optional.
3. Mail your completed application materials to the address below.

For more information:

- [Field investigation offices](#)
- [Wholesale dealer license application instructions](#)

If you have questions or prefer to have application materials mailed to you:

Dealer & Agent Section

4802 Sheboygan Avenue, Room 201
P.O. Box 7909
Madison, WI 53707-7909

Email dealerlicensingunit@dot.wi.gov

Phone (608) 266-1425

Fax (608) 267-0323



CITY OF ONALASKA

Agenda Item:

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STAFF REPORT

Plan Commission Sub-Committee – October 20, 2015

- Agenda Item: Consideration 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 the Clearwater Farm Planned Unit Development (PUD) to allow grazing within Zone 2.

The PUD approved in 2002 identified 3 use zones. Zone 1 includes the Clearwater Farm Foundation parcels (which include all farm buildings and auxiliary uses), Zone 2 includes City of Onalaska lower parkland, and Zone 3 includes City of Onalaska upper parkland. The permitted uses within Zone 1 include agriculture, grazing, livestock raising, paddocks, pasturage, poultry raising, stables, floriculture, horticulture, nurseries, orchards, parks, playgrounds, parking lots, restaurant, business offices/professional offices, fruit/vegetable store, gift store, and limited residential. The permitted uses within Zone 2 include parks, arboretums, playgrounds, fishing, wading, skating, sledding, sustained-yield forestry, wildlife preserves, solid and water conservation, water measurement and water control facilities, public facilities, horticulture, and orchards.

The proposal is to allow grazing on City property within Zone 2. After reviewing the PUD for these lands, staff determined that grazing would not be outright permitted use on the City parklands per the PUD. Onalaska's Parks & Recreation Board reviewed this request on July 27, 2015 and recommended approval of the request to use City parkland property for pasture and grazing provided a lease agreement is entered into between the Clearwater Farm Foundation and the City of Onalaska.

Enclosed please find:

- PUD Modification Application.
- Proposal from Clearwater Farm Foundation (starting with a 6/25/15 email from Dan Wick through a New York Times article).

CITY OF ONALASKA

Action Requested: The applicant is requesting approval of grazing within Zone 2 of the PUD. At the September 22, 2015 Plan Commission meeting, the Commission determined that the proposed change is substantial which will require a public hearing. A public hearing has been scheduled for the October 27th Plan Commission meeting.

Staff recommendation is that the decision on the requested PUD modification takes into consideration the initial reasoning for the PUD, compatibility with the existing and long-range future neighborhood, as well as vegetative management in City Parks. Staff recommends approval with the attached conditions.

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION SUB-COMMITTEE:

October 20, 2015

Agenda Item 5:

Consideration of a substantial modification determination to the Greens Coulee Community Park Planned Unit Development (PUD) for 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. A 10-foot buffer to be maintained along wetlands.
4. 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.
5. 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.



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/Drainage, 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:

To allow Clearwater Farm animals to graze this overgrown field by eliminating weeds & thistles within the area and also supplement animals of CWT (Shari Collas)

Property Address: 760 Green Conlee Rd

Parcel Number: 18-167-125

Zoning District:

Applicant: Clearwater Farm

Mailing Address: 760 Green Conlee Rd

City, State, Zip: Onalaska WI 54650

Phone Number: 608-780-5692

Email: SLCOLLAS@Yahoo.com 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 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: *Shari Collas*

Date: 8-17-15

Signature of Property Owner:

Date:

OFFICE USE ONLY:

Date Submitted:

Permit Number:

Permit Fee:

Cash

Check #

Application Received by:

PAID BY: CLEARWATER FARMS 700.00
 OR 700.00
 APPLIED BY: CLEARWATER FARMS
 TENDERS: EEE 2697
 CHANGE: 0.00
 700.00
 700.00

Box 352

NOV 10 10 07/23/2015
 TRAN: 450 PLANNING & ZONING
 OPER: C1 TERM: 1
 TKBY: CASH 01

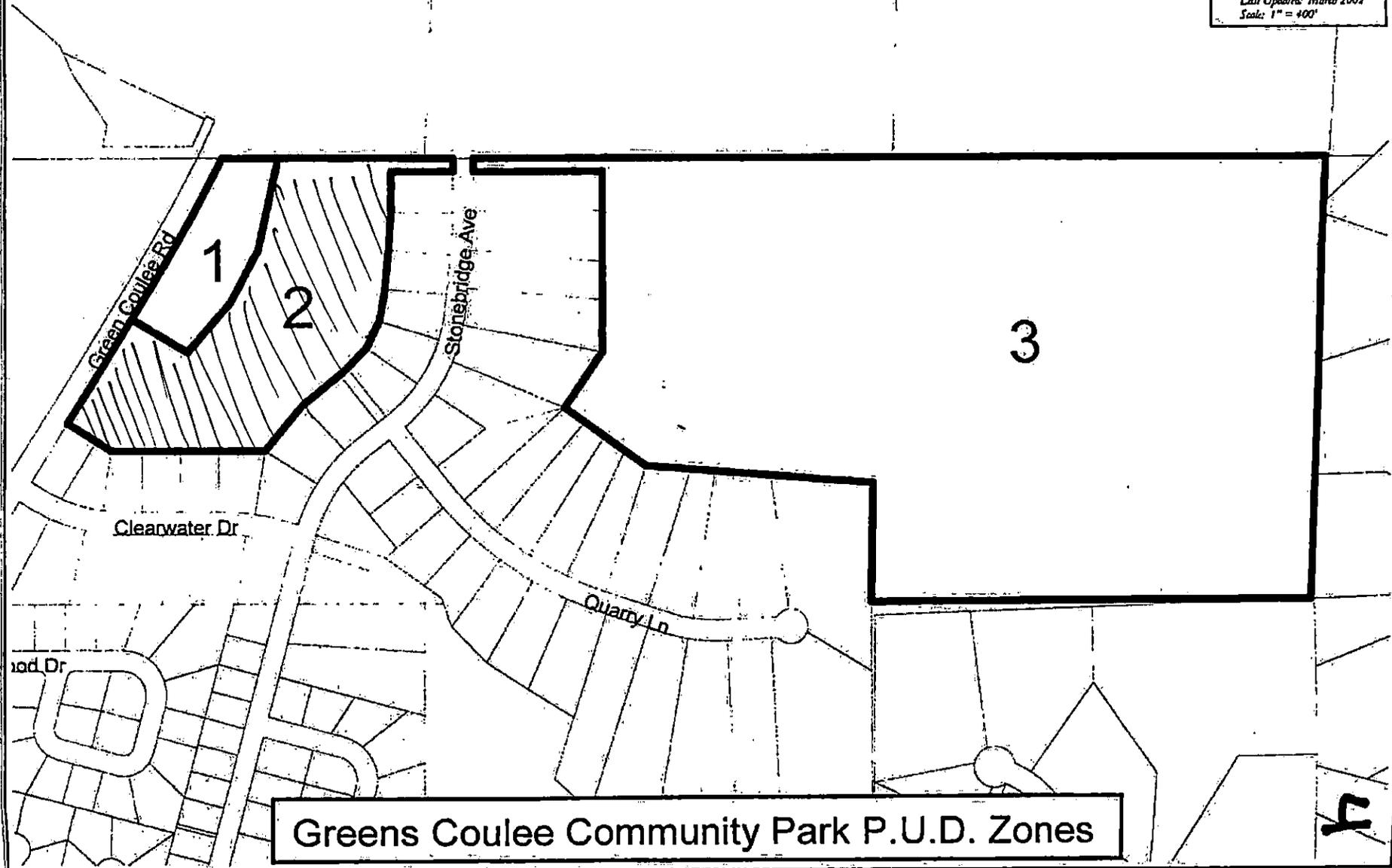
- Zone 1: Clearwater Farm Foundation
- Zone 2: City of Onalaska - Lower Parkland
- Zone 3: City of Onalaska - Upper Parkland

City of
ONALASKA



Planning Department

Map Designer: Cathy Gester
Print Date: August 8, 2002
Last Updated: March 2002
Scale: 1" = 400'



Greens Coulee Community Park P.U.D. Zones

Printed on 8.11.02

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**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, OCTOBER 27, 2015
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 Shari Collas, on behalf of Clearwater Farm Foundation, 760 Green Coulee Road, Onalaska, WI 54650 for a substantial modification to the Greens Coulee Community Park Planned Unit Development (PUD) to allow grazing in Zone 2 (adjacent to Clearwater Farms) on the property located at 730 Green Coulee Road, Onalaska, WI 54650.

Property is more particularly described as:

Computer Number 18-675-131

Section 3, Township 16, Range 7

PRT SE-NW & PRT SW-NE COM E1/4 COR SEC 3 N1D19M10SE 1309.55FT
TO NE COR SE-NE S89D24M3SW 2580.74FT TO WLY R/W LN
STONEBRIDGE AVE & POB S0D35M56SE 39.76FT S89D24M 4 SW 180FT
S0D35M56SE 12.011FT S3D37M54SW 108.96FT S4D 35M0SW 118FT
S8D37M32SW 96.37FT S25D42M37SW 87.74FT S44D19M14SW 95.37FT
S49D51M 20SW 157.35FT S38D55M42SW 171.46FT S89D24M10SW
453.941FT N58D48M50SW 150FT TO ELY R/W LN GREEN COULEE RD
N31D 11M10SE 313.67FT ALG CURV N31D1M34SE 46.68FT S60D12M 1 SE
190.3FT N40D33M16SE 191.43FT N26D59M23SE 178.51FT N11D55M51SE
275.97FT N89D 32M32SE 427.86FT N89D24M3SE 82.08FT TO POB SUBJ TO
RESTR IN V1609 P347

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 2nd Day of October, 2015.

Cari Burmaster
City Clerk



Frank Collas <frcollas@gmail.com>

Fw: Clearwater requests

1 message

Shari Collas <slcollas@yahoo.com>
To: Frank <frcollas@gmail.com>

Thu, Jun 25, 2015 at 12:54 PM

Can u make 3 copies of this?

Sent from Yahoo Mail on Android

From: "Wick, Dan" <dwick@cityofalaska.com>
Date: Wed, Jun 24, 2015 at 11:15 AM
Subject: Clearwater requests

Shari,

The Park and Rec Board discussed your request at our meeting this past Monday night. Below are the items the Park Board would like to see in a proposal prior to making a decision.

- Summary of the proposed use of City land.
- Number & type of animals proposed to be grazing.
- Map with location of the request identified.
- Map identifying where any fencing would be located. Also identify the type and height of proposed fencing (either with fencing images and/or narrative).
- Who would be responsible for the maintenance of the fence
- Map identifying where storm water is currently draining and description of how the proposed use may impact adjacent waterways and/or wetlands, and if any grassy buffers are proposed to remain.
- Will the land being used/leased by Clearwater remain open to the public? If so what types of conflicts may arise (i.e., human/animal interactions) and how can they be prevented?
- Copy of Clearwater Farms Liability Insurance, and would they have the ability to name the City additional insured.

It you have any questions please let me know.

Dan

Daniel D. Wick

Park and Rec Board....Responses to questions and concerns

1. The adjacent parcel south of Clearwater Farm shall be used as pasture and grazing for the Clearwater Farm animals. This will benefit the animals by providing additional green grass to eat. The city will benefit as well by not having to maintain the parcel and will prevent the land from becoming overgrown and weed ridden as it currently stands. Attached are pictures of the current state of this parcel and the three foot thistle plants that plague the neighborhood.
2. Animals grazing would consist of donkeys, horses or goats, limited to 2 – 4 at a time. Grazing would occur only when there is an abundance of grass to be eaten. Animals will be taken to the fenced area and removed by nightfall. The fenced area will be cleaned twice daily when in use by the Clearwater Farm animal team. Our animals do not get fed any other feed or grain. Their diet is strictly grass or hay that is baled by Gary Humfeld, owner of the farm across the street.
3. Fencing would be installed and maintained by Clearwater Farm. Fencing would be 4 ft. tall and be consistent with the fencing pictured.
4. Fenced area would not be open to the public when animals are present. Gate leading to the area would be padlocked like all our fenced areas. If access is needed for city use, gates will be opened and keys provided to the city. The land bordering the fenced area would be accessible for animal viewing. This border area is several feet wide and quite a distance between the handicap blacktop path and the proposed fencing. There have been no accidents or injuries on Clearwater Farm property since its inception 16 years ago. Signage would be discussed concerning no admittance to the fenced area.
5. No change in storm water drainage is expected. The east side of the farm is currently marsh and provides a buffer and filter for drainage. Fields will be cleaned daily and grassy barriers around fences will remain the same.
6. Copy of Clearwater Farm insurance is attached and the City of Onalaska may be added as additional insured.



SECURA INSURANCE, A Mutual Company
 P. O. BOX 819 APPLETON, WI 54912-0819
COMMERCIAL GENERAL LIABILITY
 RENEWAL DECLARATION

POLICY NO. 20-CP-003218254-5/000
 RENEWAL OF 20-CP-003218254-4

ACCOUNT NUMBER: 00007284784
 NAMED INSURED AND MAILING ADDRESS

AGENCY AND MAILING ADDRESS 484189 01

CLEARWATER FARM
 CLEARWATER FARM FOUNDATION INC DBA
 760 GREEN COULEE RD
 ONALASKA WI 54650

MERITRUST INS GRP LLC
 1523 ROSE ST #1
 LA CROSSE WI 54603

POLICY PERIOD: From 02/06/2015 to 02/06/2016 AT 12:01 A.M. STANDARD TIME AT YOUR MAILING ADDRESS SHOWN ABOVE.
 ATTACH THIS RENEWAL DECLARATION TO YOUR POLICY.

LIMITS OF INSURANCE		
GENERAL AGGREGATE	\$	1,000,000
PRODUCTS-COMPLETED OPERATIONS AGGREGATE	\$	1,000,000
PERSONAL INJURY & ADVERTISING INJURY	\$	1,000,000
EACH OCCURRENCE	\$	1,000,000
DAMAGE TO PREMISES RENTED TO YOU	\$	100,000 ANY ONE PREMISES
MEDICAL EXPENSE	\$	EXCLUDED ANY ONE PERSON

PROPERTY DAMAGE DEDUCTIBLE: See Manuscript Forms.

STATE - 1

LOCATION OF ALL PREMISES YOU OWN, RENT OR OCCUPY:
 LOC # 1: 760 GREEN COULEE RD, ONALASKA WI 54650

LOC CLASSIFICATION	CODE	PREMIUM BASIS	PMS RATE	PDTS RATE
1 ZOOS - NOT-FOR-PROFIT ONLY PRODUCTS-COMPLETED OPERATIONS ARE SUBJECT TO THE GENERAL AGGREGATE LIMIT	49903	EACH	1 336.893	INCL
1 HALLS - NOT-FOR-PROFIT ONLY PRODUCTS-COMPLETED OPERATIONS ARE SUBJECT TO THE GENERAL AGGREGATE LIMIT	44277	AREA	3,500 69.900	INCL



Frank Collas <frcollas@gmail.com>

Fw: Field South of Clearwater Farms

1 message

Sharl Collas <slcollas@yahoo.com>

Tue, Jul 7, 2015 at 2:36 PM

To: Frank <frcollas@gmail.com>

Two copies please

Xcopy of Jaycee email

Sent from Yahoo Mail on Android

From: "Andy Speropulos" <Andy@tristatesound.com>

Date: Tue, Jul 7, 2015 at 2:16 PM

Subject: Field South of Clearwater Farms

To whom it may concern,

The Onalaska Jaycees have been using the field south of Clearwater Farms for the use of parking for some time now. I believe it was Mr. Bialecki who gave us the opportunity to use it. However, in the past few years the field has become more problematic because of the nature of the field. During the month of October for the past 3-4 years it has been very wet and unusable. We've had to push multiple vehicles out of the field due to them being stuck, which creates a hazard for us and the public. Last year, we opted to use street parking along Green Coulee Road and adjacent streets, and found parking to be a lot easier on us and to haunted house goers. As you can imagine a family getting out of their vehicle, and walking through mud does not make for a positive experience. We hope to continue our stay at Clearwater Farms and continue our annual food drive to benefit the Onalaska Food Shelter that is desperately in need during the month of October.

Thank you,

Andy Speropulos

Onalaska Jaycees

Membership VP

* woven field fencing - 4 feet tall - proposed

Standing guard since 1889.™

RED-BRAND®

AMERICAN
MADE

CLOTURE À GRILLAGE TRESSÉ POUR GRANDS ESPACES
MALLA GRADUADA PARA CAMPO

English:

Protect your investment with our most reliable fencing...
 • Meets the demands of covering large animal herds...
 • Can be used for all animals, as small as goats...
 • Will stand up to even the most severe weather...
 • Made with 100% American steel...

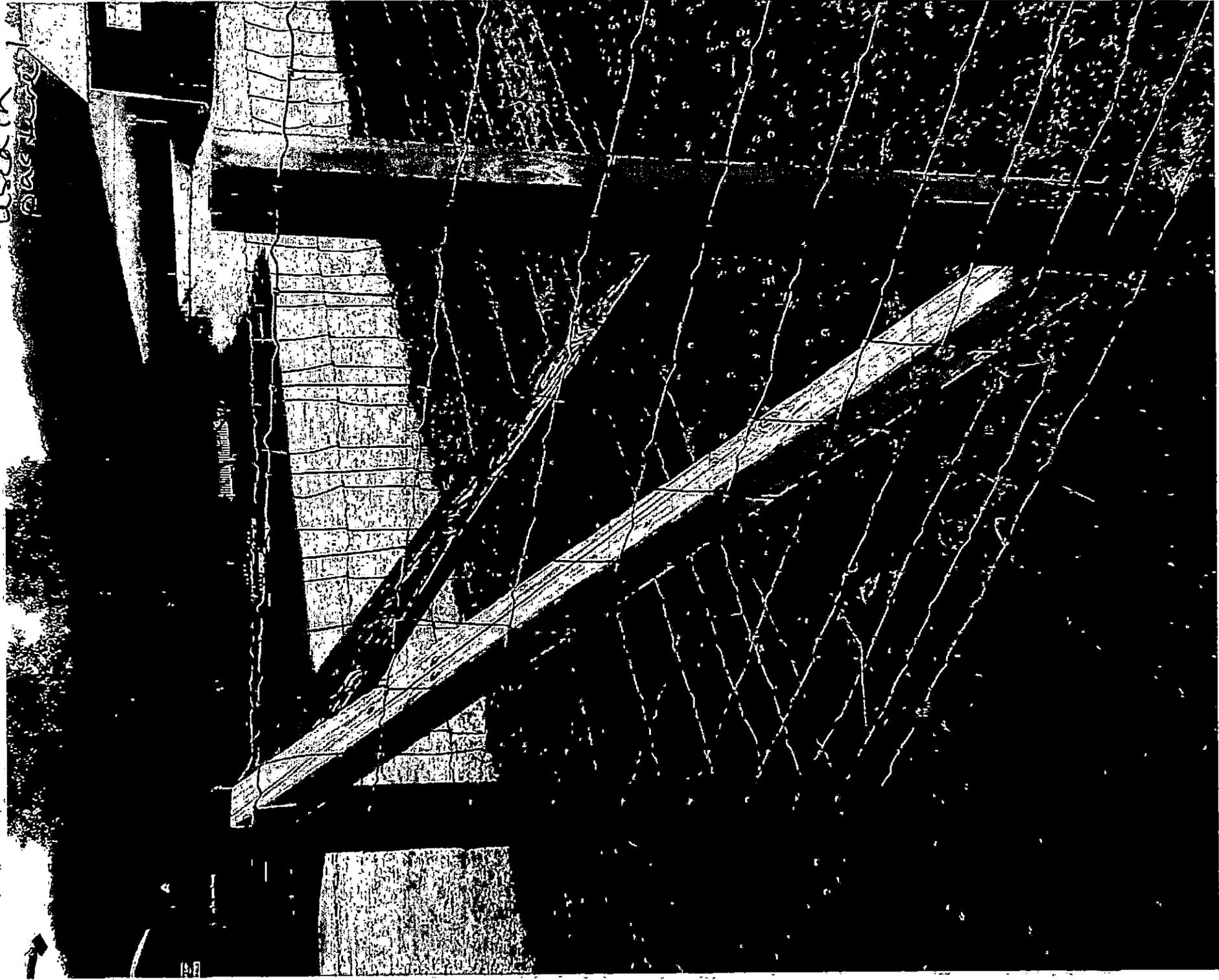
French:

Protégez votre investissement avec notre barrière d'élevage des plus solides pour bovins, porcs, chevaux et autres gros animaux...
 • Offre la résistance requise pour contenir des troupeaux de gros animaux...
 • Convient parfaite pour tous les terrains, ruraux et naturels...
 • Peut résister aux plus conditions météorologiques...
 • Fil galvanisé de catégorie 1 résistant aux intempéries & rustique...
 • à la génération...

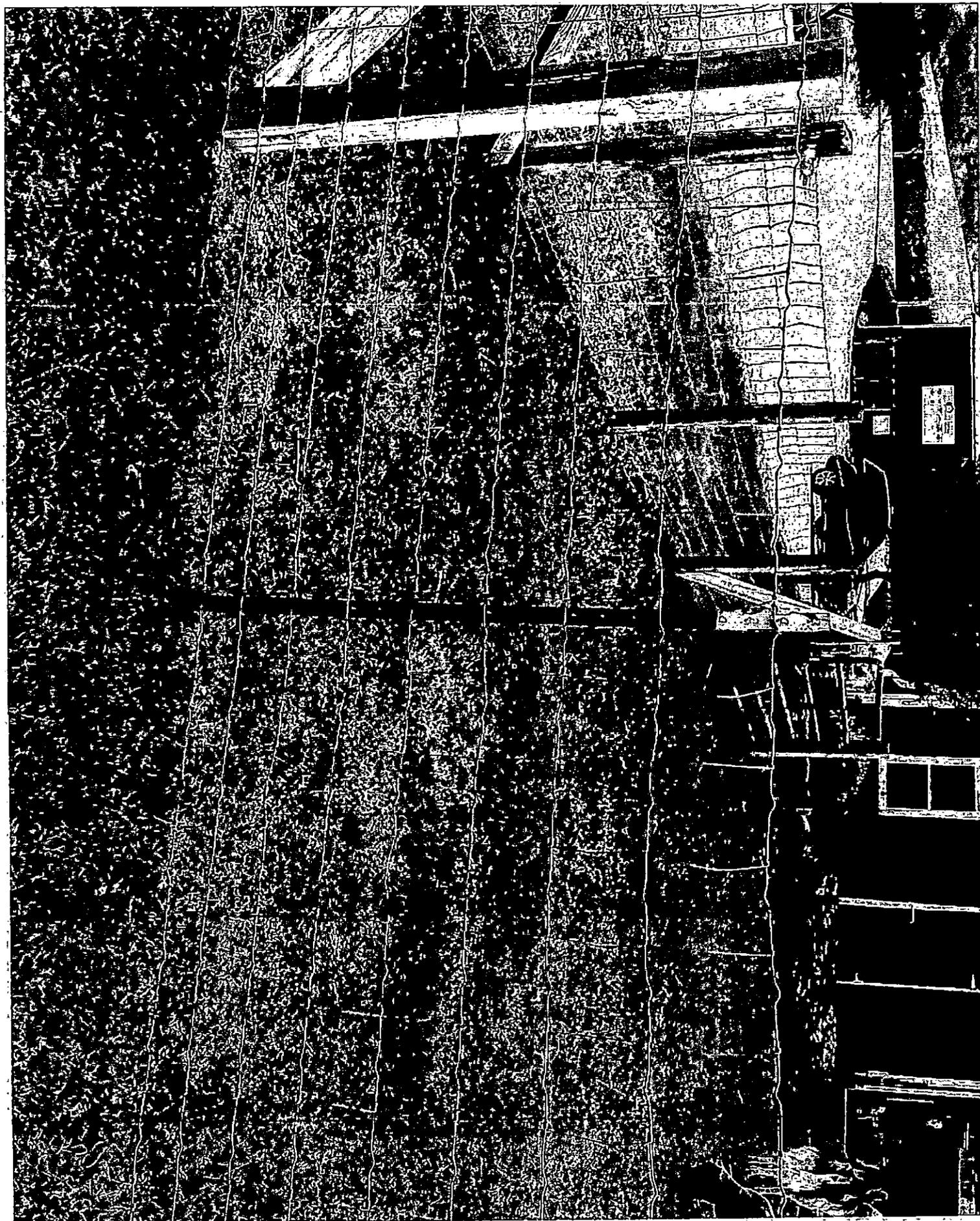
Spanish:

Proteja su inversión con nuestra barrera de protección de ganado más resistente para vacas, cerdos, caballos y otros animales pesados...
 • Ofrece la resistencia necesaria para contener grandes manadas de animales...
 • Es adecuada para todos los terrenos, rurales y naturales...
 • Puede resistir a las más severas condiciones climáticas...
 • Hecho con alambre galvanizado de categoría 1 resistente a las intemperies y muy duradero...
 • apto para varias generaciones...

* current corner posts and Arcing that would be used in practice



* T posts that would be used & picture of gate

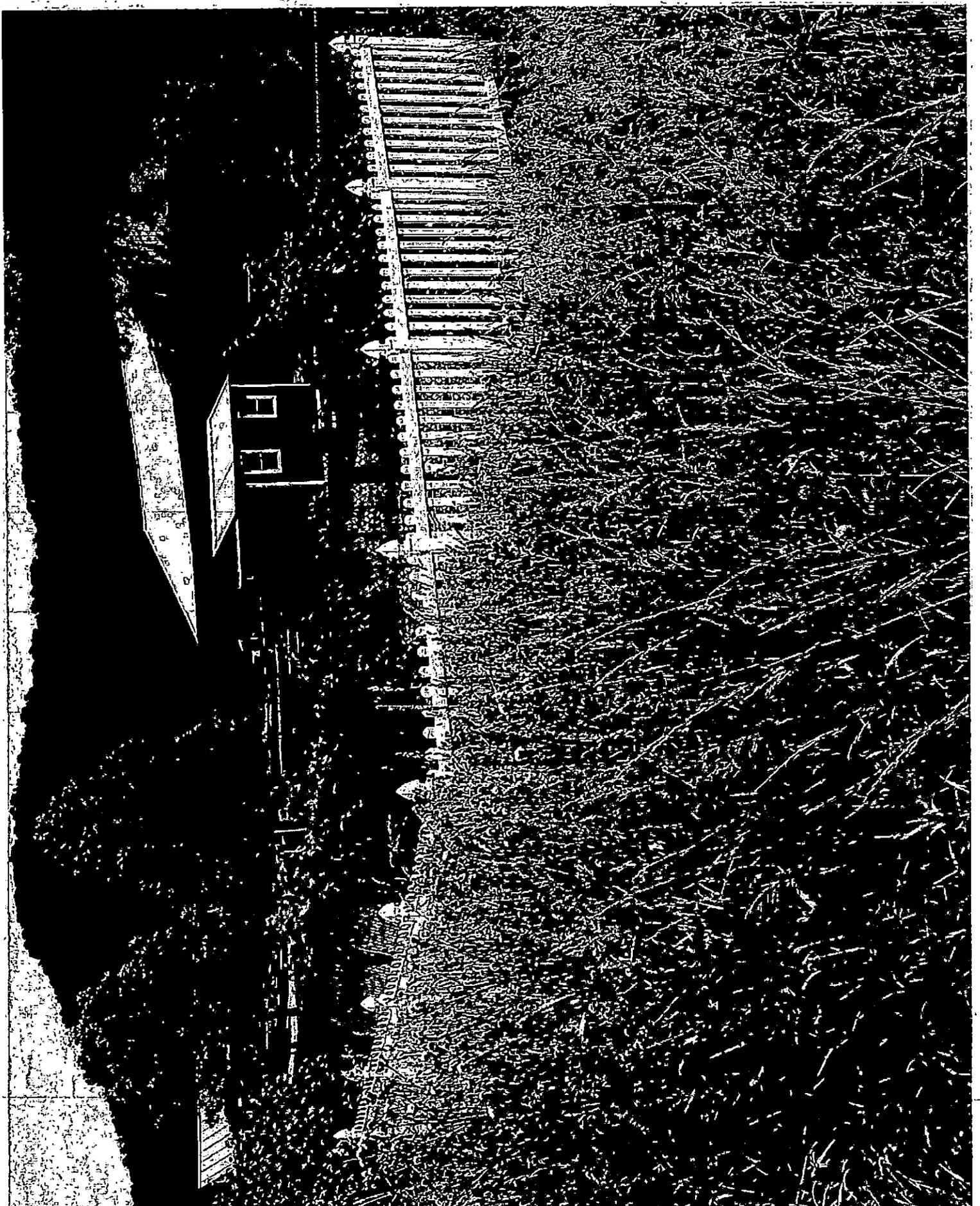


* Aerial view of parcel being discussed.
At this time it is overgrown with grass
and thistles.

Clearwater
↓ Garden

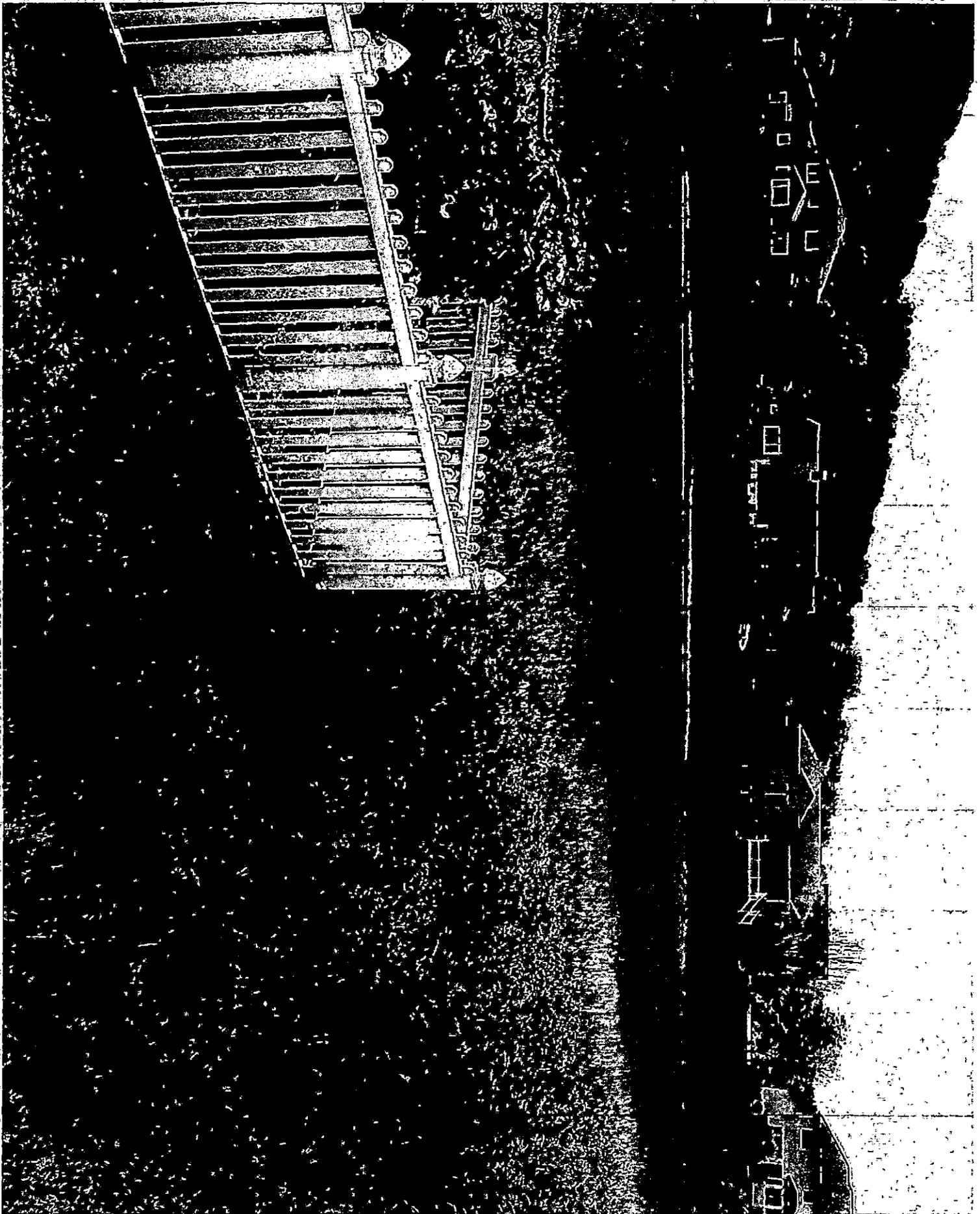
10' Gate





* Foreground pic of this site in field - Clearwater in background

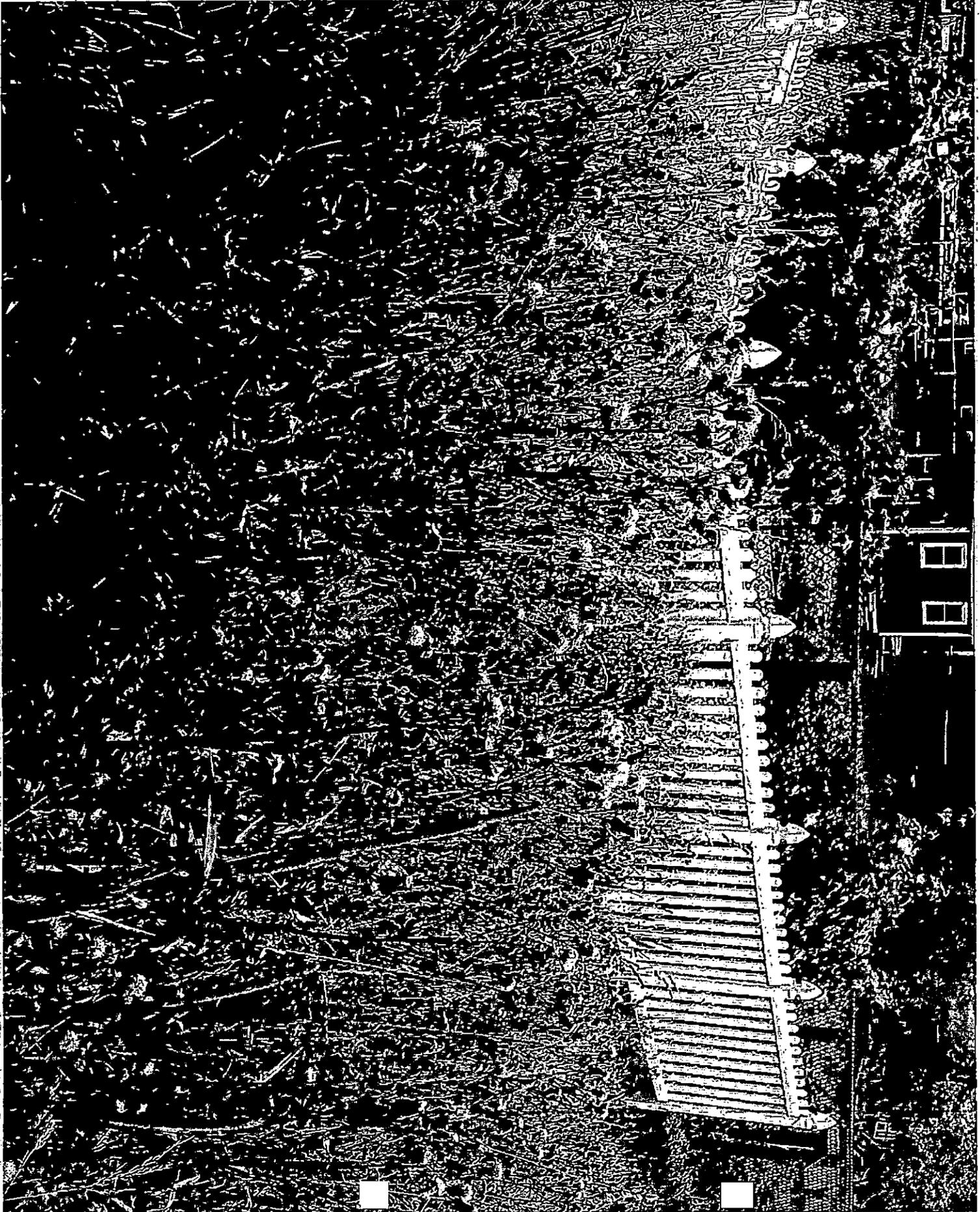
cleanwater whitefencing - field being discussed and
marsh area in front of houses



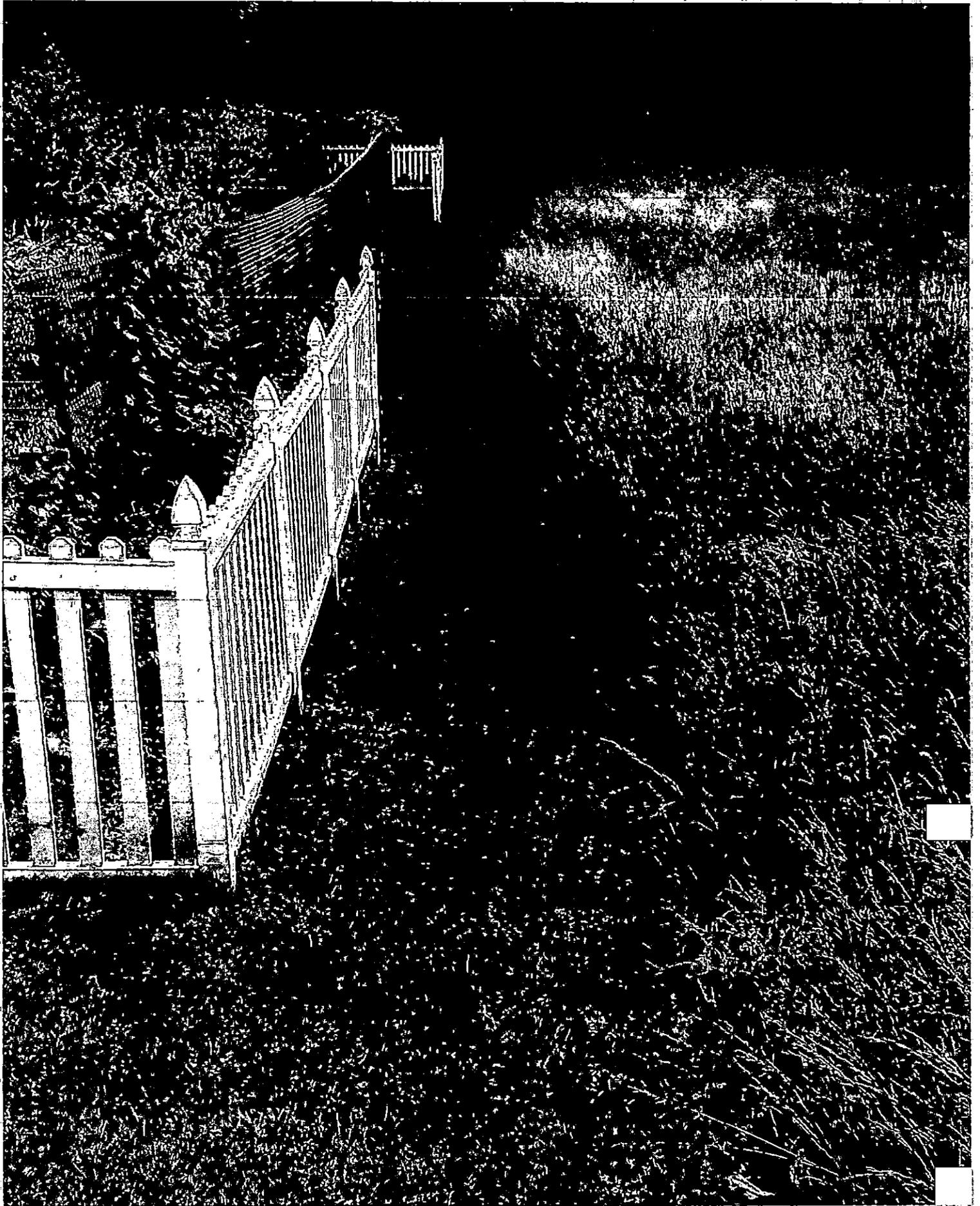
* Field from backtop pasture view!



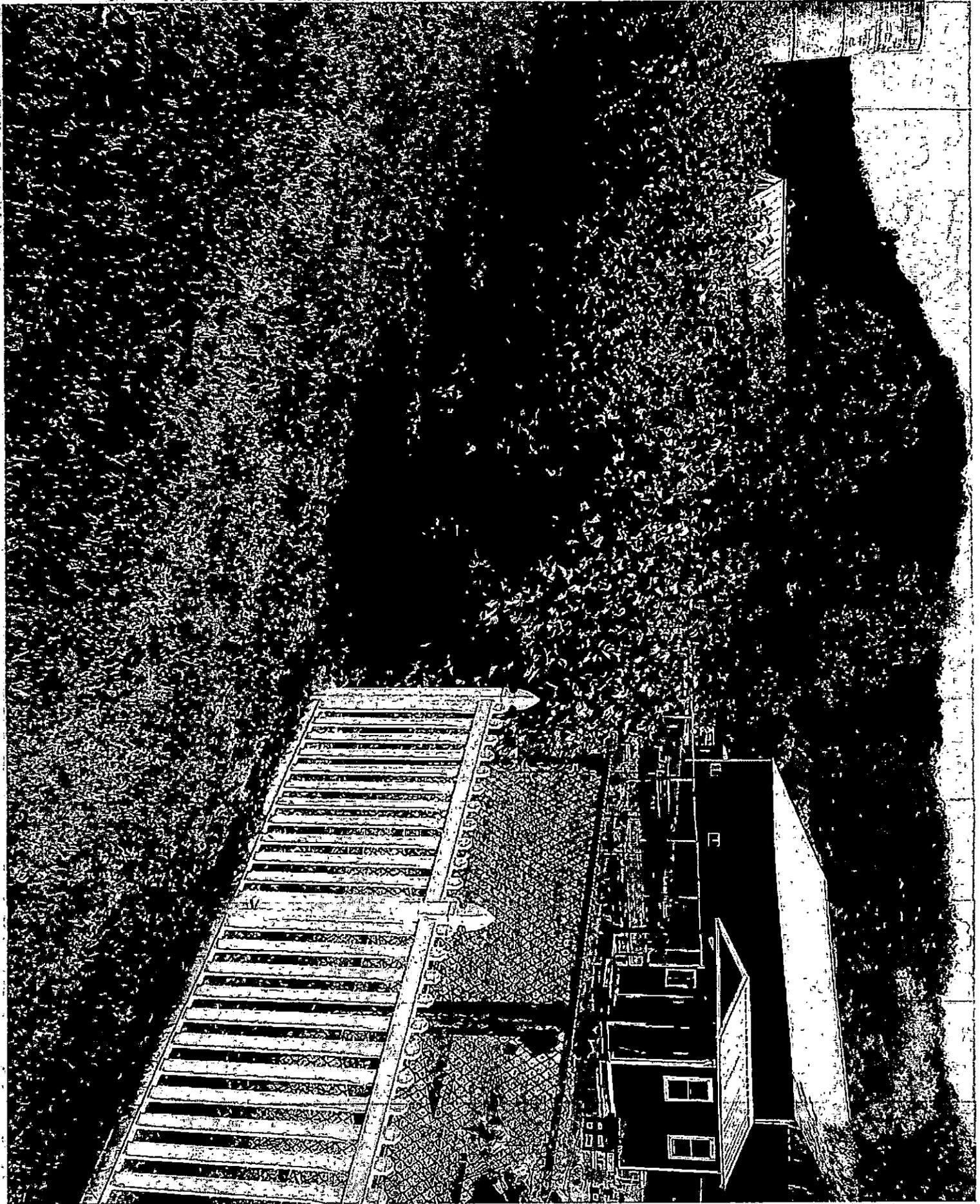
* We have been cutting down these shrubs as they spread to our community garden in fenced area



Clear water area that we now to keep a barrier
from the field!



* Road View of Clearwater Farm garden area and
potting shed





The New York Times | <http://nytimes.com/KQtlZB>

N.Y. / REGION

To Tackle an Invasive Weed, Bringing In the Hooved Pros

By LISA W. FODERARO JUNE 21, 2012

On a sweltering afternoon on Staten Island, the New York City parks department unveiled its latest weapon in the war on phragmites, an invasive weed that chokes the shoreline: goats. Twenty Anglo-Nubians, to be exact. With names like Mozart, Haydn and Van Goat, and with floppy ears and plaintive bleats, they did not seem fearsome. But on Thursday they were already munching inexorably through the long pale leaves in the first phase of a wetland restoration at what will soon be Freshkills Park.

Known for their unending, indiscriminate appetites, the goats are being rented by the city for the next six weeks from a farmer in the Hudson Valley. Parks officials are counting on the goats to clear the phragmites across two acres of wetlands that will eventually be cultivated with native grasses like spartina and black needle rush. The hope is that the goats will weaken the phragmites, setting the stage for another series of assaults on their stubborn rhizomes — applying herbicide, scarifying the earth and laying down sand.

In the short term, the goats are part of an unusual experiment to eradicate the pesky reeds, which were introduced from Europe in the late 19th century and which, once rooted, are almost impossible to eliminate. They have fueled brush fires across the region and pushed out other species along the East Coast.

But the farm animals are also being tested for their lawn-mowing prowess, especially at Freshkills Park, which is in transition from its former life as the world's

largest landfill to its future one — as the largest park to be developed in New York City in more than a century.

“We want to introduce the idea of using goats to help in vegetation management,” Eloise L. Hirsh, the administrator of the park, said. “The sanitation department mows us once a year. But this is 2,200 acres. We need help.”

The goats are perhaps the most vivid example of the lengths to which the city is going to turn a symbol of environmental degradation into one of ecological redemption. As Freshkills Park is developed in phases over the next three decades, it will be a laboratory for green practices; there are plans for composting toilets, green roofs, rain gardens and a native seed farm.

The official opening of the park is two or three years off, though it is open periodically for tours. Three of the four giant mounds formed by garbage are now capped, and the parks department will soon solicit bids on the first stage of development — 21 acres with walking paths and a bird observation tower overlooking the wetlands. Already, the landscape looks impossibly bucolic, with dragonflies and swallows darting amid lanky grasses and the occasional tree.

The goats only add to the pastoral image. On Thursday, Beethoven, with long white ears and a black body, and Van Goat, sporting a black stripe down his chestnut back, were contentedly exploring their new territory, plunging their mouths into dense stands of phragmites. Others trotted down to the shore of Main Creek, a tributary of the Fresh Kill. (In yet another act of environmental rectitude, parks workers will soon arrange logs made of coconut fiber along the banks to attract mussels, which prevent erosion.)

“The first test was to see if they would eat the phragmites, and they’re eating it, so they passed,” said Terry Doss, an ecologist with Biohabitats, a company specializing in ecological restoration that is advising the parks department.

The city received a grant of \$350,000 from the state for the wetlands project. (The cost of renting the goats from Larry Cihanek of Rhinebeck, N.Y., is \$20,625 for the six weeks.) If the goats prove successful, Freshkills Park may one day have a permanent herd. “It’s exciting to be able to replace what would be a carbon-polluting



CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – October 20, 2015

Agenda Item:

6

Agenda Item: Consideration of landscaping requirements associated with the Conditional Use Permit for the cell phone tower at 111 Sand Lake Road

Applicant: R. Shane Begley, 14114 S. Country Circle, Gordon, WI 54838 on behalf of Elinor Thorud (Sand Lake Development, LLC); Brian Meier (Central States Tower); and Verizon Wireless

Property Owner: Elinor Thorud (Sand Lake Development, LLC)

Parcel Number: 18-767-1

Site Location: 111 Sand Lake Road (west of Center 90 strip mall)

Existing Zoning: Community Business (B-2) District

Background:

The Conditional Use Permit (CUP) for the proposed cell phone tower at 111 Sand Lake Road was approved by the Plan Commission on April 28, 2015. During this meeting landscaping around the western and southern sides of the facility was discussed, as was fencing height, type and color. These discussions resulted in the following conditions of approval.

21. Chain link fence with vertical sandstone colored slats to be 8-feet in height, and to be maintained in good repair through the existence of the facilities and structure (i.e., replace of broken or missing slats in a timely manner) to screen all equipment. Chain link fence shall not be permitted to have barbed, razor, or other similar wire.
22. Building, equipment platform and equipment shall be screened by landscaping and/or fencing, as determined by the Plan Commission. A minimum of one (1) 2 ½" caliper canopy tree per 25 feet of street frontage is required as boulevard trees. Boulevard trees to be selected from a City list of recommended boulevard tree species. Additional landscaping is required along western and southern boundaries of fence enclosure. Plant names and locations to be indicated on a Landscaping Plan to be submitted to the Land Use & Development Director for review and approval. Any plant material which does not live shall be replaced within six (6) months.

The applicant has requested Plan Commission review of the proposed landscaping plan. To date, the applicant has been unable to secure approvals from the U.S. Postal Service (USPS) to allow planting on USPS property, in the 5' grassy area immediately west of the fenced-in cell tower facility. The applicant is requesting approval from the Plan Commission to allow an improved fencing type as an alternate to planting on the west side of the facility. The applicant will provide fencing details and a proposed landscaping plan.

Action Requested: Review and consideration of this modification to the screening requirements.



CITY OF ONALASKA

INSPECTION/PLANNING/ZONING DEPARTMENTS 415 MAIN STREET
 ONALASKA, WI 54650-2953
 PH: (608) 781-9590
 FAX (608) 781-9506
<http://www.cityofonalaska.com>

BUILDING PERMIT DATA

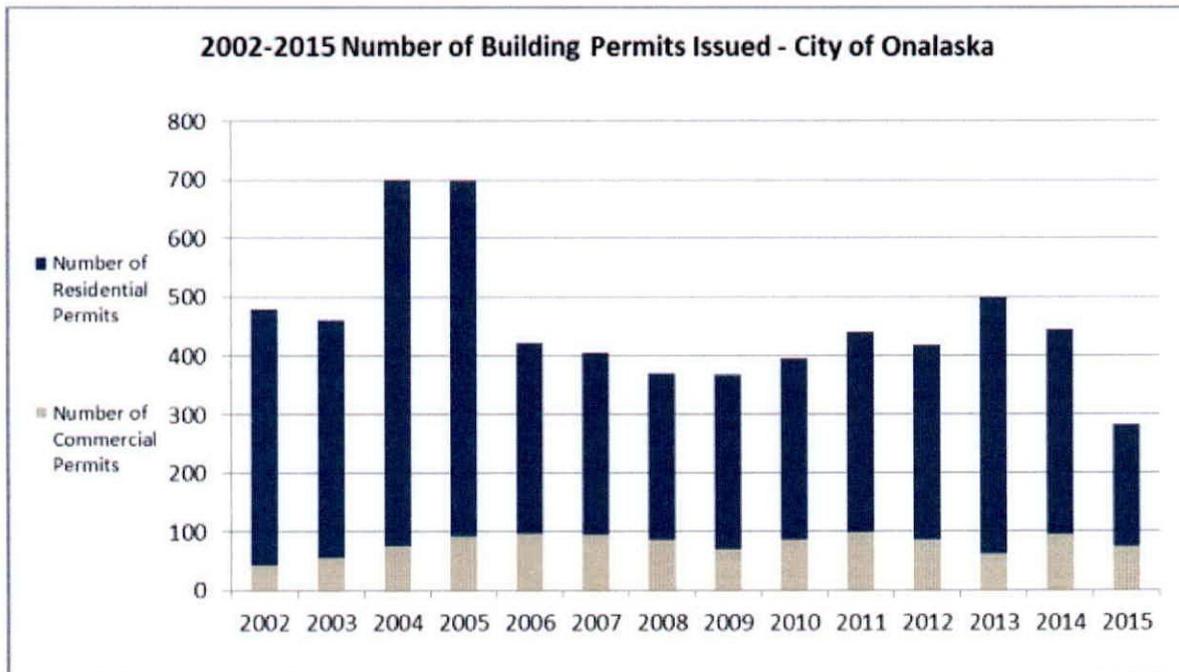
09/24/2015 Update

Total Number of Building Permits: January – August 2015

Year	Number of Permits	Number of Residential Permits	Number of Commercial Permits
2006	422	325	97
2007	406	312	94
2008	371	284	87
2009	368	297	71
2010	396	310	86
2011	440	341	99
2012	419	333	86
2013	498	440	61
2014	443	351	94
2015	282	208	74
5-year Average	439	355	85

Compared to data from the previous years, the total number of residential building permits issued through August 2015 (282 permits) may be slightly less than the five-year average. However as outlined later in this document, permits are being issued for larger, higher valued projects.

The number of commercial permits issued in 2015 through August is estimated to be consistent with the five-year average. With recent trends of construction, we anticipate continued commercial development and permit issuance in fall 2015.



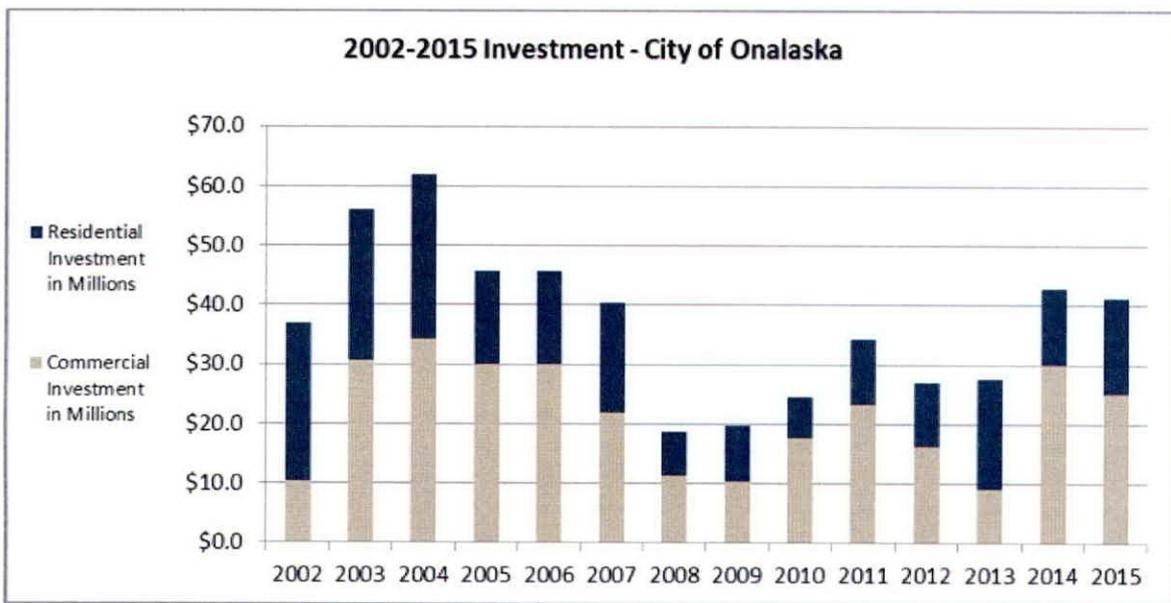
* Annual totals for years 2007 through 2014. Total for 2015 includes activities through August 2015.

Total Investment as Reported by Building Permit Applications

Year	Overall Investment in Millions	Residential Investment in Millions	Commercial Investment in Millions
2006	\$45.7	\$15.6	\$30.1
2007	\$40.5	\$18.6	\$21.9
2008	\$18.7	\$7.4	\$11.4
2009	\$19.7	\$9.3	\$10.4
2010	\$24.5	\$6.8	\$17.7
2011	\$34.4	\$11.0	\$23.4
2012	\$27.0	\$10.8	\$16.2
2013	\$27.5	\$18.4	\$9.1
2014	\$42.9	\$12.8	\$30.1
2015	\$41.3	\$16.1	\$25.2
5-year Average	\$26.6	\$11.3	\$15.4

Compared to the previous five-year average for total investment (at \$26.6 million), through August 2015 total investment (\$41.3 million) is about one-and-a-half times the average.

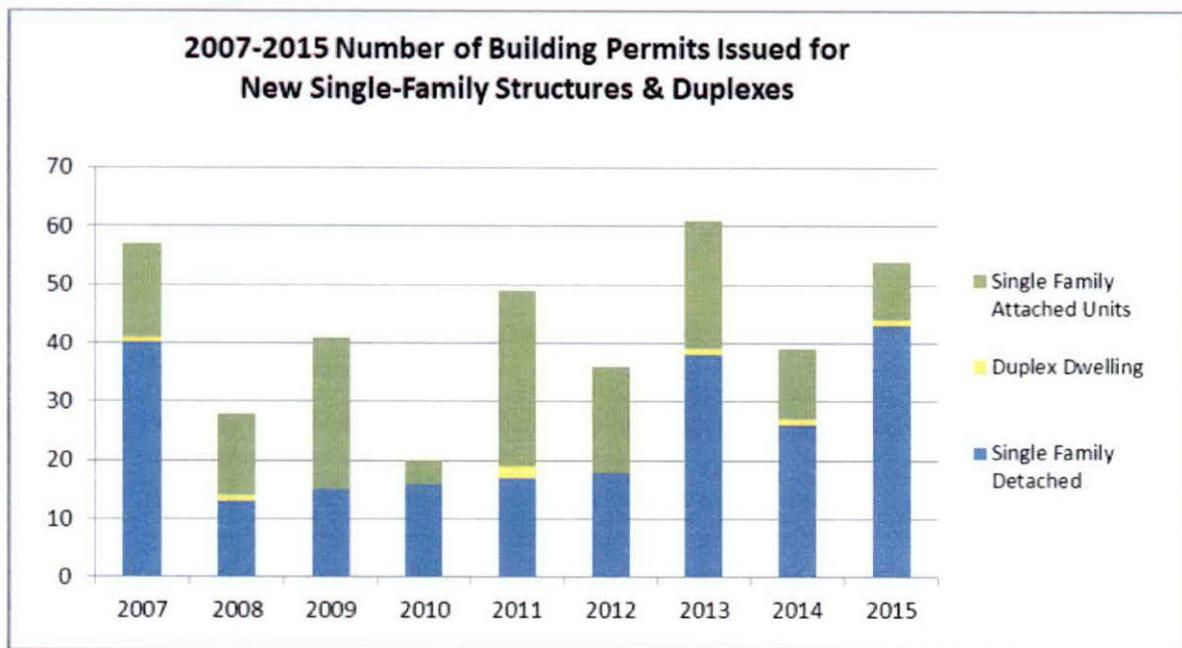
Total investments is greater than the five-year average for both residential and commercial, however the pace of total investments is being led by commercial investments (\$25.2 million).



* Annual totals for years 2007 through 2014. Total for 2015 includes activities through August 2015.

Residential Building Permits: Single-and Two-Family Construction

- The five-year average for the number of building permits issued for single-family homes and duplexes is 29 permits issued, with an average value of \$6.3 million. Note the five-year average extends from 2010 – 2014.
- Through August 2015, the Department has issued 54 permits for single-family homes and duplexes with a total approximate value of \$14.6 million. The 2015 values surpass the annual values of every year since 2008, with the exception of 2013. Through August 2015 the value of \$14.6 million is just below the 2013 value of \$14.9 million and the 2007 value of \$15.8 million.
- Also note that the values for 2015 only take into account permits issued January through August 2015, while the previous years on the chart summarize permits issued from January through the end of December of the given year.



* Annual totals for years 2007 through 2014. Total for 2015 includes activities through August 2015.

RESIDENTIAL CONSTRUCTION	2007	2008	2009	2010	2011	2012	2013	2014	2015
Single Family Detached	40	13	15	16	17	18	38	26	43
Approx value	\$13,299,401	\$3,515,000	\$3,964,151	\$4,104,900	\$4,583,000	\$5,160,574	\$10,500,894	\$7,739,000	\$12,729,470
Duplex Dwelling	1	1	0	0	2	0	1	1	1
Approx value	\$140,000	\$80,000	\$0	\$0	\$390,000	\$0	\$100,000	\$100,000	\$191,000
Total no. of units	2	2	0	0	4	0	2	2	2
Single Family Attached Units	16	14	26	4	30	18	22	12	10
Total no. of units	\$2,418,000	\$1,780,000	\$3,370,000	\$630,000	\$3,758,000	\$2,890,000	\$4,364,000	\$1,730,000	\$1,708,000
Total Permits	57	28	41	20	49	36	61	39	54
Total Approx. Value	\$15,857,401	\$5,375,000	\$7,334,151	\$4,734,900	\$8,731,000	\$8,050,574	\$14,964,894	\$9,569,000	\$14,628,470

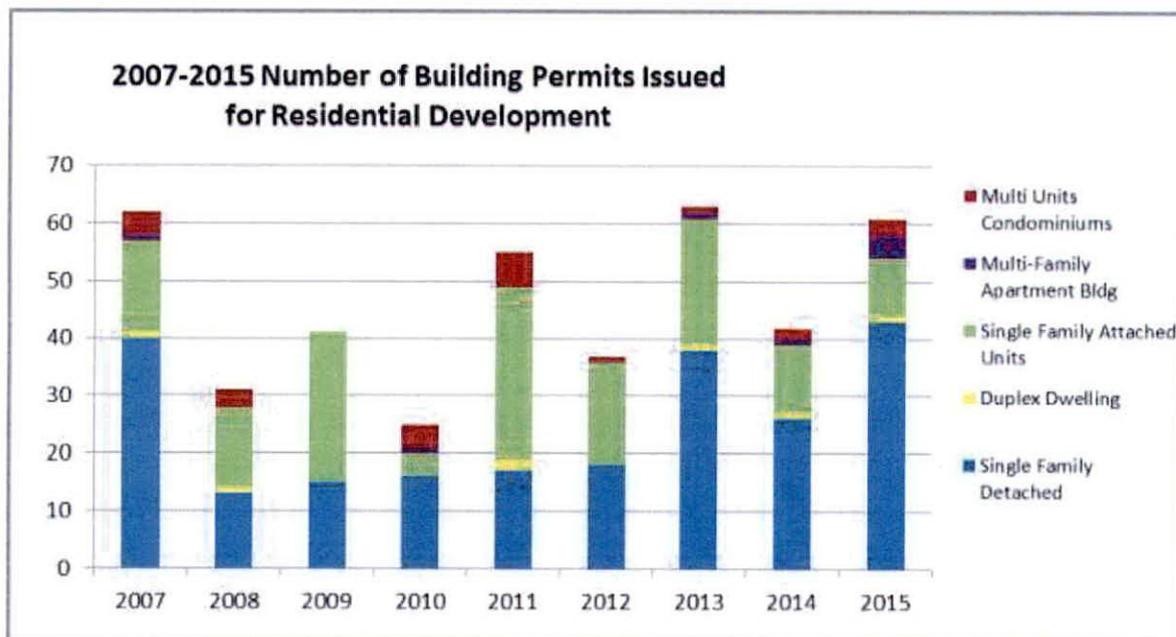
* Annual totals for years 2007 through 2014. Total for 2015 includes activities through August 2015.

Residential Building Permits: Multi-Unit Construction

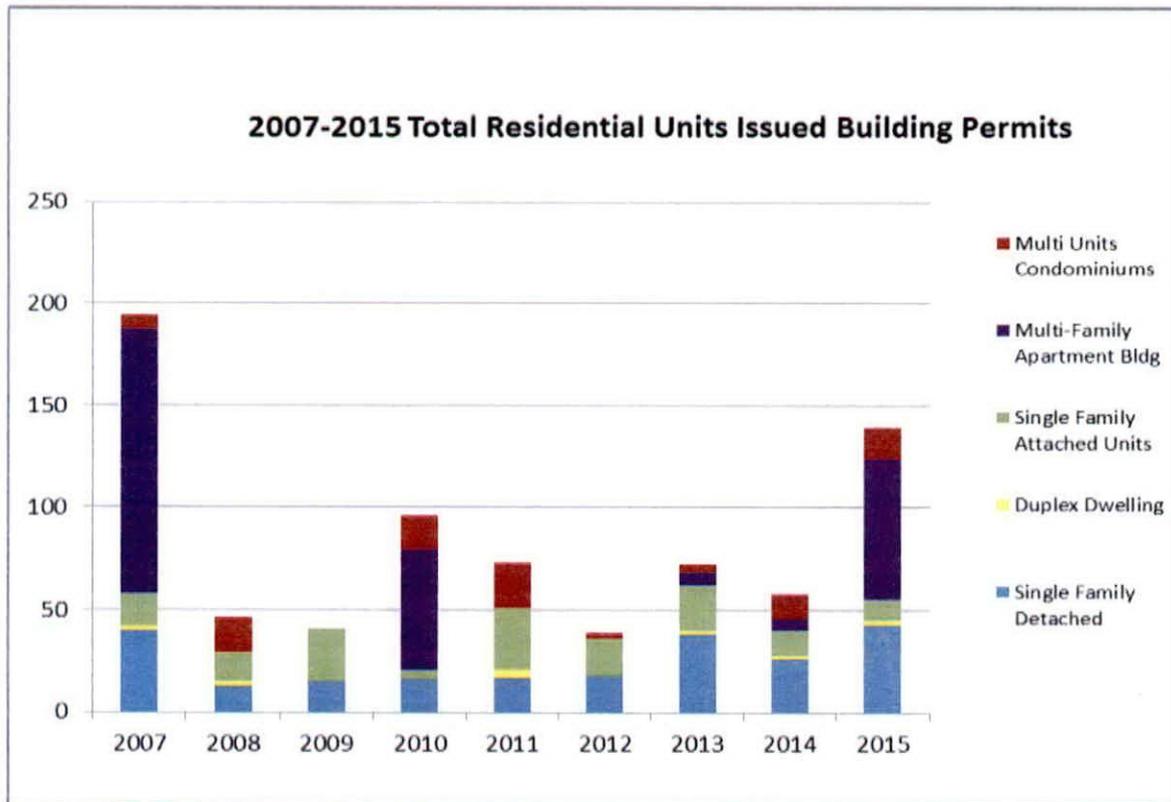
- When multi-unit residential construction is included for 2015, an additional \$6.3 million has been invested in residential properties through August 2015.
- In terms of value and the number of new residential units created, multi-unit residential construction through August 2015 currently exceeds every year between 2008-2014.

MULTI-UNIT RESIDENTIAL CONSTRUCTION		2007	2008	2009	2010	2011	2012	2013	2014	2015
Multi-Family Apartment Bldg	No. of bldgs	1	0	0	1	0	0	1	1	4
	Approx value	\$12,285,000	\$0	\$0	\$2,400,000	\$0	\$0	\$670,000	\$500,000	\$4,250,000
	Total no. of units	130	0	0	60	0	0	7	6	69
Multi Units Condominiums	No. of bldgs	4	3	0	4	6	1	1	2	3
	Approx value	\$825,000	\$1,021,000	\$0	\$962,268	\$1,800,000	\$450,000	\$650,000	\$1,515,534	\$2,059,920
	Total no. of units	6	17	0	16	22	3	3	12	15
Total Units		136	17	0	76	22	3	10	18	84
Total Approx. Value		\$13,110,000	\$1,021,000	\$0	\$3,362,268	\$1,800,000	\$450,000	\$1,320,000	\$2,015,534	\$6,309,920

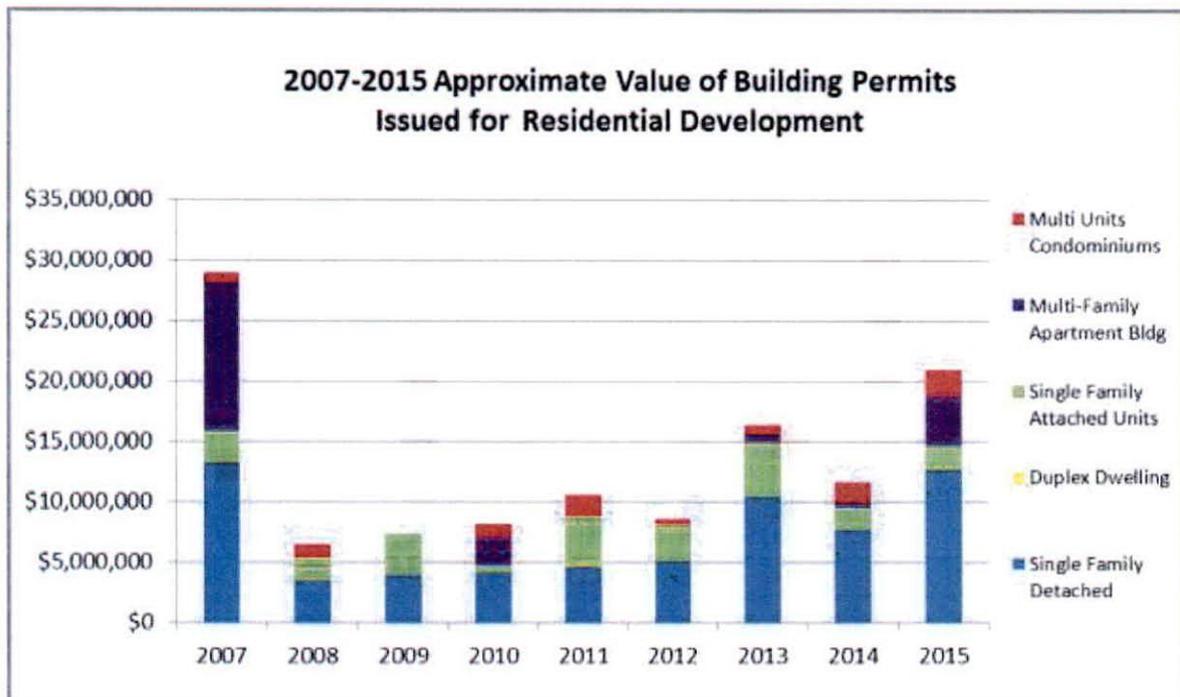
* Annual totals for years 2007 through 2014. Total for 2015 includes activities through August 2015.



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*Annual totals for years 2007 through 2014. Total for 2015 includes activities through August 2015.



*Annual totals for years 2007 through 2014. Total for 2015 includes activities through August 2015.

Commercial Building Permits

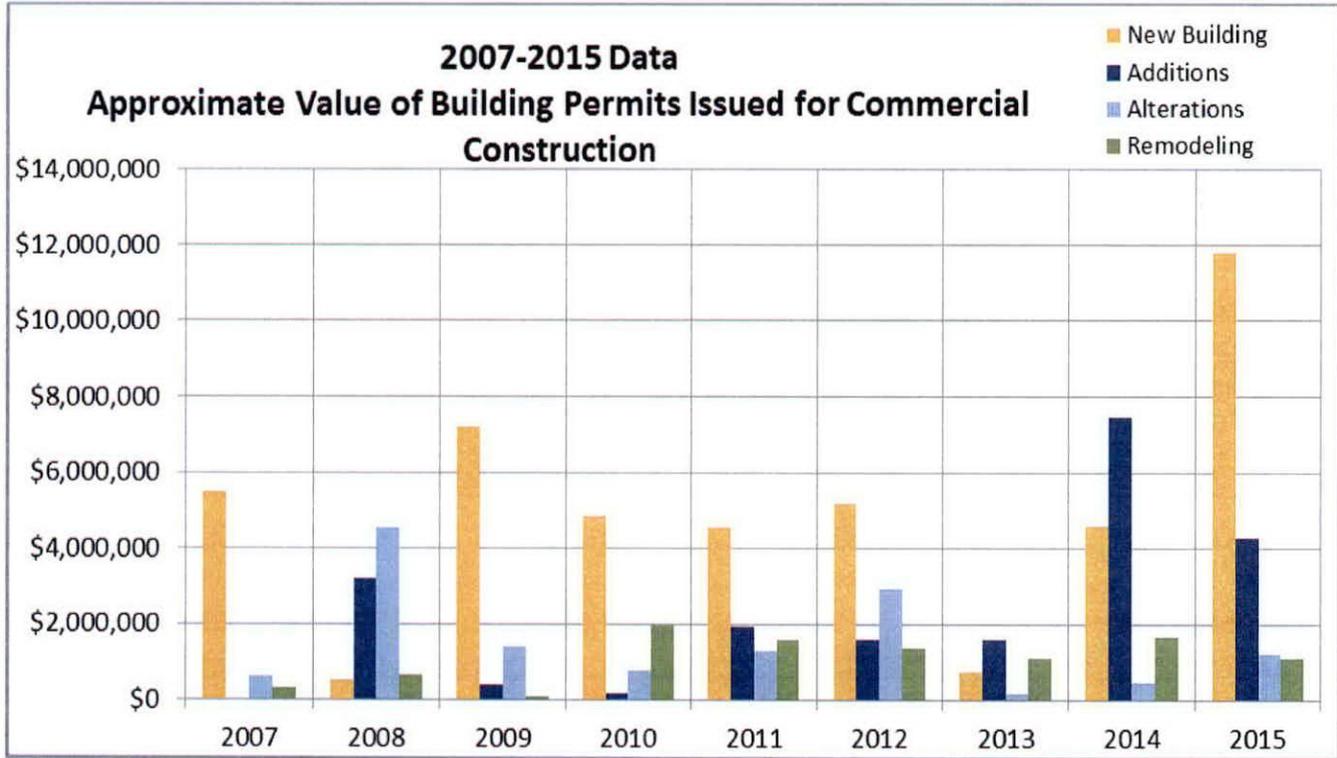
- For commercial construction, the total investment in 2015 through August is \$25.2 million, which exceeds the five-year average of \$15.4 million.
- Through August 2015, 9 permits have been issued for new commercial structures. This number surpasses the annual total number of new commercial structures every year since 2008, and is equal to that of 2007, with the exception of 2014 (which had 13 new structures). As additional commercial structures are planned to be started yet this fall, the number for 2015 will be close to that of 2014.

COMMERCIAL CONSTRUCTION		2007	2008	2009	2010	2011	2012	2013	2014	2015
Multi-Family	No. of bldgs	1	0	0	0	0	0	0	1	4
	Approx value	\$12,285,000	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$4,250,000
Apartment Bldg	No. of bldgs	4	3	0	4	6	1	0	1	3
	Approx value	\$825,000	\$1,021,000	\$0	\$962,268	\$740,000	\$450,000	\$0	\$700,200	\$2,059,920
Multi Units Condominiums	Total no. of units	6	17	0	16	11	3	0	6	15
	No. of bldgs	9	4	7	3	5	2	3	13	9
New Building	Approx value	\$5,487,937	\$527,927	\$7,204,362	\$4,838,325	\$4,555,355	\$5,190,000	\$719,000	\$4,585,575	\$11,793,183
	No. of permits	0	6	3	2	4	4	4	6	3
Additions	Approx value	\$0	\$3,217,006	\$415,000	\$167,000	\$1,937,000	\$1,595,480	\$1,610,000	\$7,442,250	\$4,300,000
	No. of permits	22	27	21	9	8	9	2	6	9
Alterations	Approx value	\$611,600	\$4,530,300	\$1,400,273	\$771,000	\$1,297,000	\$2,947,767	\$161,000	\$493,500	\$1,228,800
	No. of permits	12	14	5	27	18	24	19	17	13
Remodeling	Approx value	\$309,100	\$663,174	\$94,700	\$1,968,700	\$1,578,800	\$1,374,000	\$1,123,900	\$1,670,908	\$1,100,205
	No. of permits	14	8	16	10	10	23	10	22	21
Miscellaneous	Approx value	\$301,550	\$102,103	\$306,432	\$775,220	\$3,775,465	\$1,264,394	\$216,415	\$94,100	\$497,555

* Annual totals for years 2007 through 2014. Total for 2015 includes activities through August 2015.



* Annual totals for years 2007 through 2014. Total for 2015 includes activities through August 2015.



* Annual totals for years 2007 through 2014. Total for 2015 includes activities through August 2015.

Recent Commercial Projects

Prior to the issuance of a commercial building permit, site plan review is required for new commercial development. Larger site plans currently under review include:

- 1) Traditional Trades – construction of 74-unit residential apartment
 - 2) Co-op Credit Union – new 4,300 s.f. financial institution (\$1,131,000 value)
 - 3) Festival Foods Support Center – construction of 33,500 s.f. office building
 - 4) Luke’s Auto – construction of new 40’ x 40’ cold storage accessory structure & parking lot expansion
- In 2015, larger site plan reviews completed include:
 - 1) Associated Bank – 201 Marcou Road - 2,220 s.f. relocation of branch office (\$1,300,000 value).
 - 2) Three Amigos, LLC - Green Bay Street - Construction of 29-unit residential apartment and 8 townhomes (\$1,950,000 value)
 - 3) Altra Federal Credit Union – 1807 East Main Street – 600 s.f. addition & interior remodel (\$800,000 value)
 - 4) Dahl Automotive – 561 Theater Road – 4,126 s.f. addition & remodel (\$1,800,000)

CITY OF ONALASKA - INSPECTION / PLANNING / ZONING DEPARTMENTS

- 5) Firefighters Credit Union – 2707 Midwest Drive – 6,000 s.f. new building (\$1,150,000 value)
 - 6) Allergy Associates – 10,153 s.f. building addition (\$1,700,000 value)
 - 7) Armory – construction of cold storage building
 - 8) Dairy Queen – 1,943 s.f. building renovation (\$243,000 value)
 - 9) Kujak Dental – 2747 National Drive – 5,666 s.f. new building (\$714,000 value)
 - 10) YMCA – 400 Mason Street - 46,902 square feet addition & alterations – (\$4,500,000)
 - 11) Abbey Road – Construction of 32-unit apartment complex (\$1,150,000 value)
 - 12) Arby's – 3210 N. Kinney Coulee Rd – 3,015 s.f. new restaurant (\$1,114,290 value)
 - 13) City of Onalaska Well #9 – 860 11th Ave S – construction of new 3,417 well house (\$2,763,593 value)
 - 14) Terry Weiland – 2150 Abbey Road - construction of two 16-unit residential apartments (\$1,150,000 value)
 - 15) Audio Video Pro's – 1291 CTH PH – remodel existing building and parking lot addition
- Other Building Permits which have been issued for larger commercial projects, which have had site plan review prior to 2015 include:
 - 1) Tradition Trades Triplex – 2083-2087 Krause Road (\$350,100 value)
 - 2) Nathan Hills Estate, LLC Six-Plex –
 - a. 442-452 Coronado Circle (\$820,000 value) and
 - b. 422-432 Coronado Circle (\$889,800 value)
 - 3) Onalaska School District – Northern Hills & Irving Pertzsch remodel
 - Other larger commercial projects in 2015 which pulled a Building Permit did not require Site Plan Review include:
 - 1) Mathy Construction – 6,576 s.f. interior renovation (\$350,000 value).
 - 2) Valley Plaza Shopping Center – 9360 HWY 16 – 2,180 s.f. refinish canopy & add pergola (\$379,000 value)
 - 3) Altra Federal Credit Union – 1700 Oak Forest Drive – 1,419 s.f. interior remodel (\$160,000 value)
 - 4) Rocky Rococo – 1239 Crossing Meadow Drive – interior remodel (\$110,000 value)
 - 5) Dahl Automotive – 561 Theater Rd – 4,126 s.f. addition & remodel (\$1,800,000 value)

Note: Values are as reported on the Building Permit application.

Report compiled by: Brea Grace, AICP, Land Use & Development Director

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