

CITY OF ONALASKA MEETING NOTICE

Please note date
change

COMMITTEE/BOARD: Plan Commission Sub-Committee
DATE OF MEETING: November 10, 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. Discussion and consideration of an amendment to the Unified Development Code (UDC) regarding zoning fees.
5. Review and Consideration of a Conditional Use Permit request to allow the operation of a child care center at 1001 Quincy Street, Onalaska, WI 54650 in a Public & Semi-Public (P-1) Zoning District, submitted by Andy LeFebre on behalf of Rivers Harvest Church / Rivers Harvest Inc., 1001 Quincy Street, Onalaska, WI 54650 (Tax Parcel #18-697-0).
6. Review and Consideration of a request for a Conditional Use Permit to allow the operation of a child care center at 1960 State Road 35, Onalaska, WI 54650, in a Single Family Residential (R-1) Zoning District, submitted by Sheila Schabel of Heaven's Steps Child Care and Tim Van Eijl & Shelia Schabel on behalf of Lakeview Community Church / International Church of Foursquare Gospel, 1960 State Road 35, Onalaska, WI 54650 (Tax Parcel #18-2096-60).
7. Update on 2015 Comprehensive Plan Update review process.
8. Adjournment

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
Ald. Jim Binash
Ald. Jim Olson
*Ald. Jim Bialecki - Chair
Ald. Bob Muth
Ald. Barry Blomquist
Ald. Harvey Bertrand
City Attorney Dept Heads
La Crosse Tribune Charter Com.
Onalaska Holmen Courier Life
WIZM WKTY WLXR WKBH
WLSU WKBT WXOW
*Committee Members

*Skip Temte
*Jarrod Holter, City Engineer
**Kevin Schubert
JD Manske Family Land Holdings LLC
Andy LeFebre
Sheila Schabel
Plan Comm. Members
Onalaska Public Library
** Alternate Member – for City Engineer

Date Notices Mailed and Posted: 11-5-15

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.



CITY OF ONALASKA

Agenda Item:

5

STAFF REPORT

Plan Commission Sub-Committee – November 10, 2015

- Agenda Item: Consideration of a Conditional Use Permit request to allow the operation of a child care center.
- Applicant: Andy LeFebre, on behalf of Rivers Harvest Church, 1001 Quincy Street, Onalaska, WI 54650
- Property Owner: Rivers Harvest INC, 1001 Quincy Street, Onalaska, WI 54650
- Parcel Number: 18-697-0
- Existing Zoning: Public & Semi-Public (P-1) District

Background:

Rivers Harvest Church has requested a Conditional Use Permit (CUP) to allow the operation of a child care center in a Public & Semi-Public (P-1) Zoning District. The child care center would serve up to fifty (50) children between the ages of six (6) weeks to five (5) years old. The business would operate Monday – Friday from 6:00AM to 5:30PM.

Commercial daycare facilities are permitted only by Conditional Use Permit per Section 13-5-15 (c) and pursuant to standards set forth in Sections 13-8-11.

Standards for Review:

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

1. Compatibility. Rivers Harvest Church property is located on the northeast corner of the intersection of Quincy Street and 10th Avenue North. Section 13-5-15 (c) of the City's Code of Ordinances conditionally permits children's nurseries and/or daycare centers provide all principal structures and uses have at least a six (6) foot side yard setback. Rivers Harvest Church exceeds the six (6) foot side yard setbacks requirement. The zoning of land within 250 feet of the proposed site includes Single Family Residential, Two-Family Residential, Multi-Family Residential, and Community Business Districts. The uses within 500 feet along the same street of the proposed site include single family residences, condominium developments, American Legion baseball field, and Onalaska Middle School.
2. Consistency with Comprehensive Plan. The Comprehensive Plan identifies this area as *Mixed Density Residential District*. This district is intended to accommodate primarily single family and duplex/two-flat residential development. Institutional uses, clinics, senior housing and services, children's nurseries, group homes etc. are also appropriate in this district with proper zoning controls.
3. Importance of Services to the Community. According to the Comprehensive Plan, an Economic Development Objective of the City states, "*By identifying... companies (businesses) that provide a needed product or service in Onalaska.*" According to the applicant, Rivers Harvest Church is meant to serve the community and meet needs of families and there is a need for in this community for child care services, specifically infant care.

CITY OF ONALASKA

4. Neighborhood Protections. Rivers Harvest Church intends to install a four (4) foot fence to enclose the rear of the property. Parents will utilize the rear entry to drop-of and pick-up children.
5. Conformance with Other Requirements of City/State Ordinances/Statutes: Child care business to obtain all necessary licenses for child care businesses from the Wisconsin Department of Family Children.

Action Requested:

If the requested Conditional Use Permit is approved by the Plan Commission Sub-Committee, staff recommends including the attached conditions of approval. 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.

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

November 10, 2015

Agenda Item 5:

Review and Consideration of a Conditional Use Permit request to allow the operation of a child care center at 1001 Quincy Street, Onalaska, WI 54650 in a Public & Semi-Public (P-1) Zoning District submitted by Andy LeFebre on behalf of Rivers Harvest Church / Rivers Harvest INC, 1001 Quincy Street, Onalaska, WI 54650, Tax Parcel #18-697-0.

1. Conditional Use Permit Fee of \$150.00 (PAID).
2. Site Plan Permit required for any alteration to the existing parking lot, building footprint or accessory structure.
3. Property owner to provide a conceptual site plan designating fenced area. Fencing to comply with standards set forth in Section 13-6-10 of the Unified Development Code.
4. All signs require permits.
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 Plan Commission Sub-Committee Minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

RIVERS HARVEST
CHURCH

1001 Quincy St.
Onalaska WI 54650
Ph. (608) 781-8778
riversharvestchurch
@gmail.com
riversharvest.org

Isaiah 61:1-3

The spirit of the sovereign Lord is on me because the Lord has anointed me to preach good news to the poor. He has sent me to bind up the brokenhearted, to proclaim the year of the Lord's favor and the day of vengeance of our God, to comfort all who mourn and provide for those who grieve in Zion—to bestow on them a crown of beauty instead of ashes, the oil of gladness instead of mourning, and a garment of praise instead of a spirit of despair. They will be called oaks of righteousness a planting of the Lord for the display of his splendor.



October 12, 2015

Dear Planning Committee,

Rivers Harvest Church is asking for your consideration to approve the use of our existing church property to be used as a day care center as well. The need for quality child care in Onalaska is great, especially infant care. The only exterior property change would be to add a 4' child care fence enclosing the rear of the property. Parents would use the rear entry to drop off and pick up their children.

Thank you for your consideration. We look forward to hearing from you.

Sincerely,

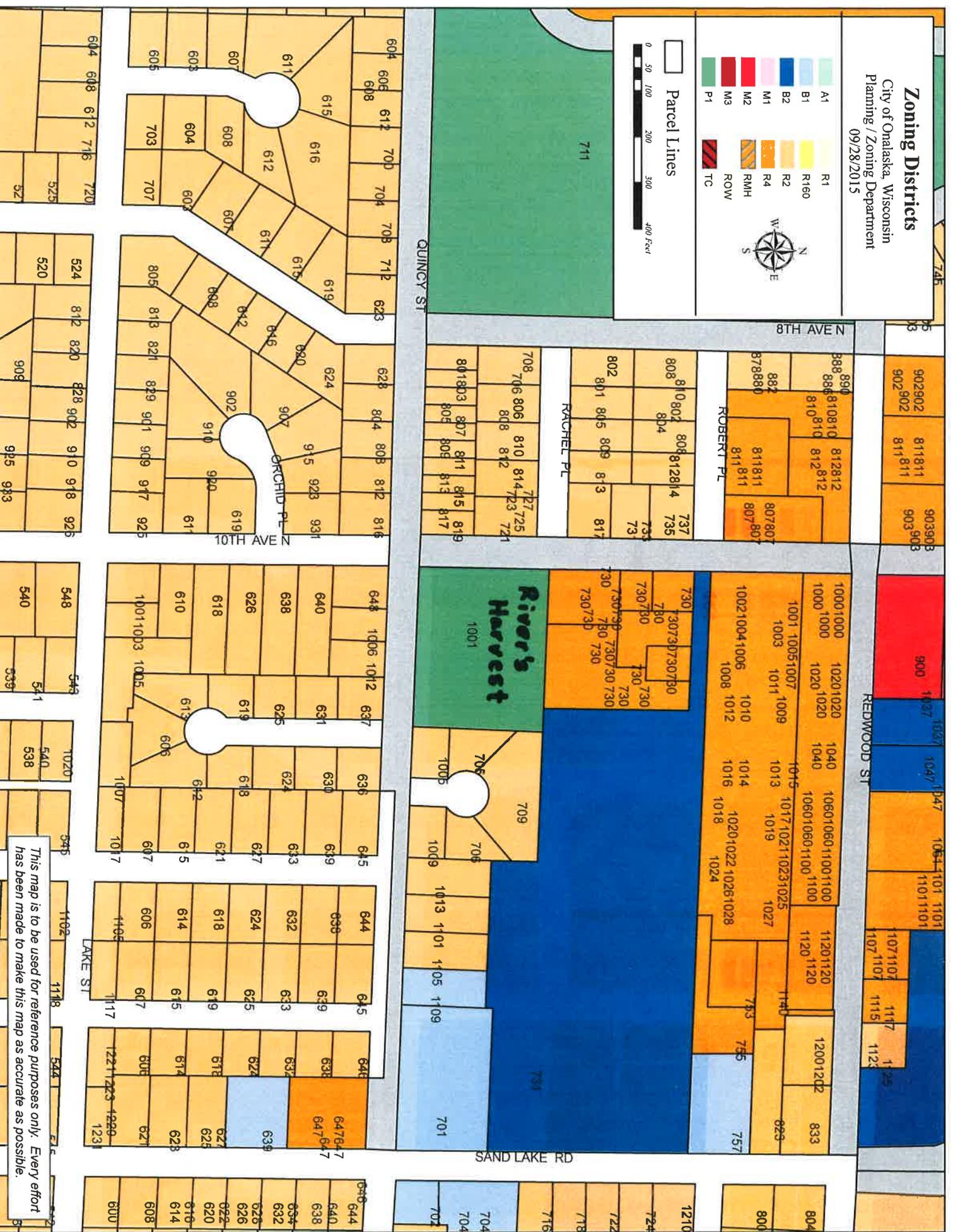
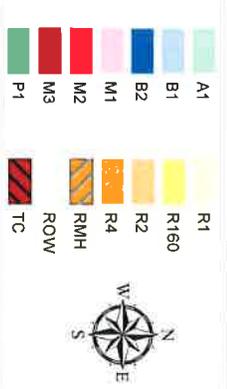
A handwritten signature in black ink that reads "Andrew T. LeFebre".

Andrew T. LeFebre
Pastor



Zoning Districts

City of Onalaska, Wisconsin
 Planning / Zoning Department
 09/28/2015



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



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

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

Brief Description of Proposed Conditional Use:

Group Day Care Center of 50 or less children, ages 6 wks to kindergarten age (5)

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.

CITY OF ONALASKA
 REC#: R00021354 10/14/2015 3:49 PM
 TRAN: 450 PLANNING & ZONING
 OPER: 01 TERM: 1
 18BY : 0831101
 10-6-15 150.00
 Paid to HARVEST CHURCH
 OK 1 REF: SW - 4320
 150.00
 150.00
 0.00



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

CONDITIONAL USE PERMIT APPLICATION

Property Address:
1001 Quincy St, Onalaska WI

Parcel Number:
18-1697-0

Zoning District:
P-1

Applicant:

Contact:

Mailing Address:

City, State, Zip: *same*

Phone Number:

Email: Primary Contact

Business:

Owner/Contact: Andy Lefebvre

Mailing Address: 1001 Quincy St

City, State, Zip: Onalaska WI 54601

Phone Number: 781-8778

Email: alefebrevhc@gmail.com Primary Contact

Property Owner:

Contact:

Mailing Address:

City, State, Zip: *same*

Phone Number:

Email: Primary Contact

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

Signature of Applicant: <i>Andy T Lefebvre</i>	Date: 10/10/15
Signature of Property Owner: <i>Andy T Lefebvre</i>	Date: 10/10/15

Compatibility with Surrounding Neighborhood:
Residential, yet close to school. We fit in w/ proposed use.

Consistency with the Comprehensive Plan:
We are here to serve the community - reach children & families - meet needs

Importance of Services to the Community:
Great need for child care, specifically infants

Neighborhood Protections (avoidance of negative externalities):
We dont have many direct neighbors - mostly condos - very well lit, well taken care of property. Many comments on well maintained grounds.

Other Factors (pertinent to the proposed use):
Hours of operation (M-F) 6am - 5:30pm

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

**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, NOVEMBER 17, 2015
APPROX. 7:10 P.M.
(or immediately following the public hearing at 7:00PM)**

in Onalaska City Hall, 415 Main Street, Onalaska, Wisconsin 54650 at which time they shall consider an application filed by Andy LeFebre / Rivers Harvest Church, 1001 Quincy Street, Onalaska, WI who is requesting a Conditional Use Permit to allow the operation of a child care center at 1001 Quincy Street, Onalaska, WI 54650.

Property is more particularly described as:

Computer Number: 18-697-0

Section 04, Township 16, Range 07

ASSESSORS PLAT OF ONALASKA PRT OUTLOT 4 COM SW COR N6MW 33FT
S88D53ME 33FT TO POB N6MW 279.88FT S88D51ME 350.64FT S1D7MW 279.7FT
N88D 53MW 344.69FT TO POB

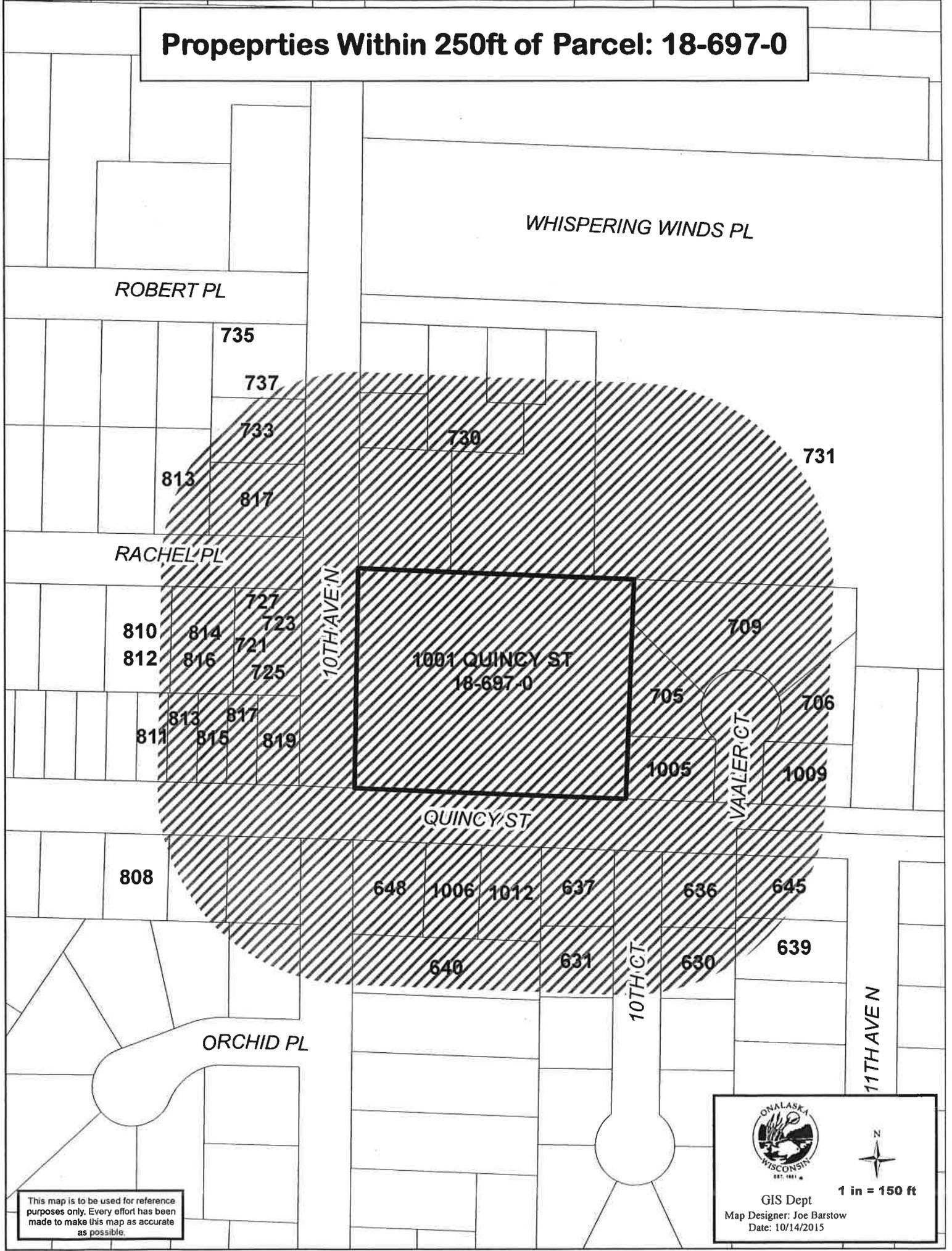
YOU ARE FURTHER NOTIFIED that the City of Onalaska Plan Commission will hear all persons interested, their agent or attorney concerning this matter.

More detailed information on this item will be posted to the City of Onalaska website www.cityofonalaska.com the Friday before the scheduled meeting under Agendas & Minutes/Plan Commission. This posting will contain the Plan Commission Agenda and all attachments referencing this item.

Dated this 16th day of October, 2015.

Cari Burmaster
City Clerk

Properties Within 250ft of Parcel: 18-697-0



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



GIS Dept
Map Designer: Joe Barstow
Date: 10/14/2015

1 in = 150 ft



CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – November 10, 2015

- Agenda Item: Consideration of a Conditional Use Permit request to allow the operation of a child care center.
- Applicant: Sheila Schabel of Heaven's Steps Child Care and Tim Van Eijl, on behalf of Lakeview Community Church, 1960 State Road 35, Onalaska, WI 54650
- Property Owner: International Church of Foursquare Gospel c/o La Crosse Foursquare Church, N5292 State Rd 35, Onalaska, WI 54650
- Parcel Number: 18-2096-60
- Existing Zoning: Single Family Residential (R-1) District

Background:

Lakeview Community Church has requested a Conditional Use Permit (CUP) to allow the operation of a child care center in a Single Family Residential (R-1) Zoning District. The child care center would serve from 25 to 50 children between the ages of six (6) weeks to six (6) years old. The business would operate Monday – Friday from either 5:00 or 6:00AM to 5:30PM. There is potential for Saturday care depending on need by customers. Heaven's Steps Child Care will have a maximum of five (5) employees and staffing will fluctuate as needed. The child care center will have a four (4) foot high fenced playground area approximately 40 feet x 50 feet.

Commercial daycare facilities are permitted only by Conditional Use Permit per Section 13-5-15 (c) and pursuant to standards set forth in Sections 13-8-11.

Standards for Review:

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

1. Compatibility. Lakeview Community Church property is located north of the intersection of Mason Street and State Road 35 on the western side and proposes to house Heaven's Steps Child Care Center. Section 13-5-15 (c) of the City's Code of Ordinances conditionally permits children's nurseries and/or daycare centers provide all principal structures and uses have at least a six (6) foot side yard setback. Lakeview Community Church exceeds the six (6) foot side yard setbacks requirement and has an approximate 20 foot rear yard setback. The zoning of land within 250 feet of the proposed site includes Single Family Residential within City limits and has single family residences and a commercial business nearby in the Town of Onalaska. The uses within 500 feet along the same street of the proposed site include single family residences, First Free Evangelical Church and a salon/spa.
2. Consistency with Comprehensive Plan. The Comprehensive Plan identifies this area as *Mixed Density Residential District*. This district is intended to accommodate primarily single family and duplex/two-flat residential development. Institutional uses, clinics, senior housing and services, children's nurseries, group homes etc. are also appropriate in this district with proper zoning controls.

CITY OF ONALASKA

3. Importance of Services to the Community. According to the Comprehensive Plan, an Economic Development Objective of the City states, “*By identifying... companies (businesses) that provide a needed product or service in Onalaska.*” According to the applicant, the Lakeview Community Church is in a prime location for families coming from north and south along State Road 35 and for other families in the area. Child care services allow parents to attend school, work and community activities while their children are in safe care.
4. Neighborhood Protections. Lakeview Community Church intends to install a four (4) foot fence to enclose approximately 40 feet x 50 feet of the side yard as a play area. According to the applicant, the Lakeview Community Church is relatively isolated from State Road 35 and has vegetated screening where the fenced play area would be installed, between the Church and a residence to the south.
5. Conformance with Other Requirements of City/State Ordinances/Statutes: Child care business to obtain all necessary licenses for child care businesses from the Wisconsin Department of Family Children.

Action Requested:

If the requested Conditional Use Permit is approved by the Plan Commission Sub-Committee, staff recommends including the attached conditions of approval. 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.

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

November 10, 2015

Agenda Item 6:

Review and Consideration of a Conditional Use Permit request to allow the operation of a child care center at 1960 State Road 35, Onalaska, WI 54650 in a Public & Semi-Public (P-1) Zoning District submitted by Sheila Schabel of Heaven's Steps Child Care and Tim Van Eijl on behalf of Lakeview Community Church / International Church of Foursquare Gospel, 1960 State Road 35, Onalaska, WI 54650, Tax Parcel #18-2096-60.

1. Conditional Use Permit Fee of \$150.00 (PAID).
2. Site Plan Permit required for any alteration to the existing parking lot, building footprint or accessory structure.
3. Property owner to provide a conceptual site plan designating fenced area. Fencing to comply with standards set forth in Section 13-6-10 of the Unified Development Code prior to the November 17th Plan Commission meeting.
4. No outdoor storage.
5. Building inspection required prior to daycare opening. Any code violations pertaining to life / safety issues and building weatherization to be addressed prior to daycare opening.
6. Damaged directional sign for the church to be repaired, replaced, or removed within 60-days of Plan Commission approval. All new signs and sign replacements will require a City Sign Permit. Property owner to bring existing freestanding signs into compliance with the Unified Development Code Sections 13-6-21 & 13-6-26.
7. 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.
8. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns. The sale or transfer of all or any portion of the property does not relieve the original developer from payment of any fees imposed or from meeting any other conditions.
9. Any omissions of any conditions not listed in Plan Commission Sub-Committee Minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

Heaven's Steps Child Care

Heaven's Steps Child Care will be an asset to the Coulee Region community from Arcadia to La Crosse, reaching businesses from Ashley Furniture to Gundersen Lutheran and beyond. The need for High Quality childcare for infants, toddlers and preschoolers is very important for the parents as well as for employers looking to hire people with children.

HSCC has a mission to offer high quality care to the community. HSCC believes children need and deserve a *home away from home*, a place children can feel comfortable and accepted. HSCC offer's experiences through growth and development. While creating space children can explore and learn to care for themselves and those around them. According to "The Parenting Place", the La Crosse area continues to need high quality care for young children.

Since January 1, 2015 through November 2, 2015, Onalaska alone has had 48 requests for childcare.

Heaven's Steps Child Care is owned and operated by Sheila Schabel. I entered the child care field in 2007, opening my in home family center. I have gone back to school and earned an Associate's degree in Early Childhood Education and am currently working on a Bachelor's Degree. I have always loved working with children. One of my childhood dreams was to be a teacher. I would love this opportunity to serve our community and be an asset for families.

Heaven's Steps Child Care
Sheila Schabel
621 Liberty St.
La Crosse, WI 54603
608-796-0246

Zoning Districts

City of Onalaska, Wisconsin
 Planning / Zoning Department
 09/28/2015

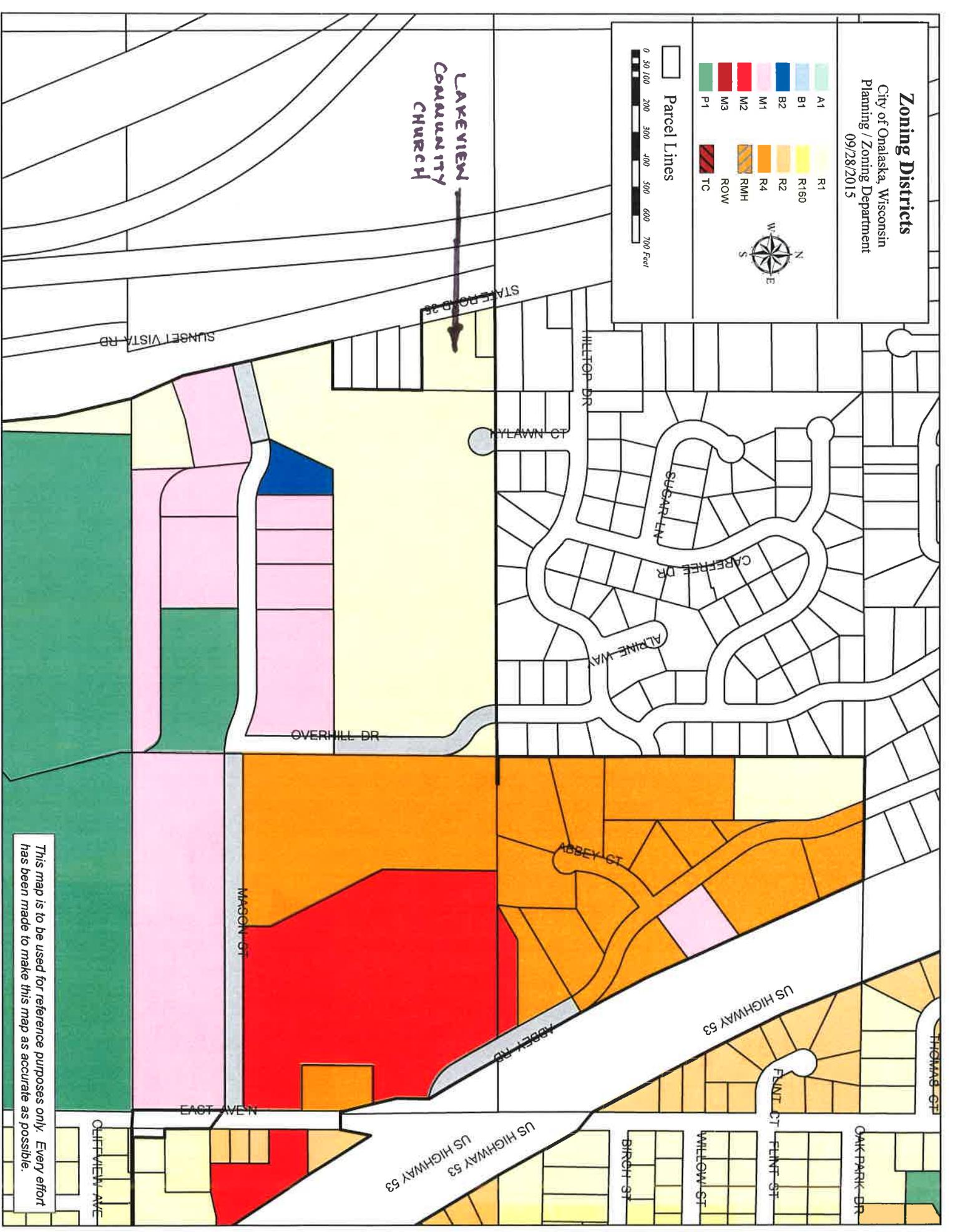


- A1
- B1
- B2
- M1
- M2
- M3
- P1
- R1
- R160
- R2
- R4
- RMH
- ROW
- TC

Parcel Lines



Lakeview Community Church



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

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 type="checkbox"/> Automotive Repair / Sales | <input type="checkbox"/> Use <u>Child Care in Church</u> |
| <input type="checkbox"/> Bed & Breakfast | <input type="checkbox"/> Warehousing / Storage | <input type="checkbox"/> Other _____ |

Brief Description of Proposed Conditional Use:

We would like to open a child care center in the already existing Lakemew Church and offer child care services to the community.

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.

CITY OF ONALASKA
 REC#: R00021316 10/14/2015 3:08 PM
 TRAN: 450 PLANNING & ZONING
 ORDER: 01 TERM: 1
 TRBY: TASH 01
 150.00
 150.00
 0.00
 REF: SW - 1540
 SHEILA ANN SCHABEL



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

CONDITIONAL USE PERMIT APPLICATION

Property Address:
1960 Hwy 35

Parcel Number:
18-2096-60

Zoning District:
Single-Family Residential (R-1)

Applicant: Sheila Schabel - Heaven's Steps Child Care

Contact: same

Mailing Address: 621 Liberty St.

City, State, Zip: La Crosse, WI 54603

Phone Number: 608-796-0246

Email: hseclax@gmail.com Primary Contact

Business: Lakeview Community Church

Owner/Contact: Tim Van Eijl

Mailing Address: 1960 Hwy 35

City, State, Zip: Onalaska WI

Phone Number: 608-385-5371

Email: Primary Contact

Property Owner:

Contact:

Mailing Address:

City, State, Zip:

Phone Number:

Email: Primary Contact

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

Signature of Applicant: Sheila Schabel **Date:** 10-13-15

Signature of Property Owner: Timothy Van Eijl **Date:** 10-12-15

Compatibility with Surrounding Neighborhood:
Opening a child care center in the Lakeview Community Church will have provide for families coming from the North or South on Hwy 35, as well as for families living and working in the area. One home is within 500 feet of the church.

Consistency with the Comprehensive Plan:
The use of an already existing church maximizes the building and property and offers a service to the community.

Importance of Services to the Community:
Child care services allow parents to attend school, work and community activities while their children are in safe care.

Neighborhood Protections (avoidance of negative externalities):
Church is isolated from most residential + business areas.

Other Factors (pertinent to the proposed use):

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

**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, NOVEMBER 17, 2015
APPROX. 7:20 P.M.
(or immediately following the public hearing at 7:10PM)**

in Onalaska City Hall, 415 Main Street, Onalaska, Wisconsin 54650 at which time they shall consider an application filed by Tim Van Eijl / Shelia Schabel / Lakeview Community Church, 1960 Highway 35, Onalaska, WI who is requesting a Conditional Use Permit to allow the operation of a child care center at 1960 Highway 35, Onalaska, WI 54650.

Property is more particularly described as:

Computer Number: 18-2096-60

Section 32, Township 17, Range 07

PRT NW-NW COM NE COR S ALG E LN 266FT W P/WN LN NW-NW 298FT M/L

TO C/L USH-53 NWLY ALG C/L TO N LN NW-NW E ALG N LN 358FT M/L TO

POB EX BEG INTER N LN NW-NW & ELY R/W LN STH-35 ELY ALG N LN 185FT

SLY PERPENDICULAR TO N LN 70FT TO A LN P/W N LN WLY ALG L

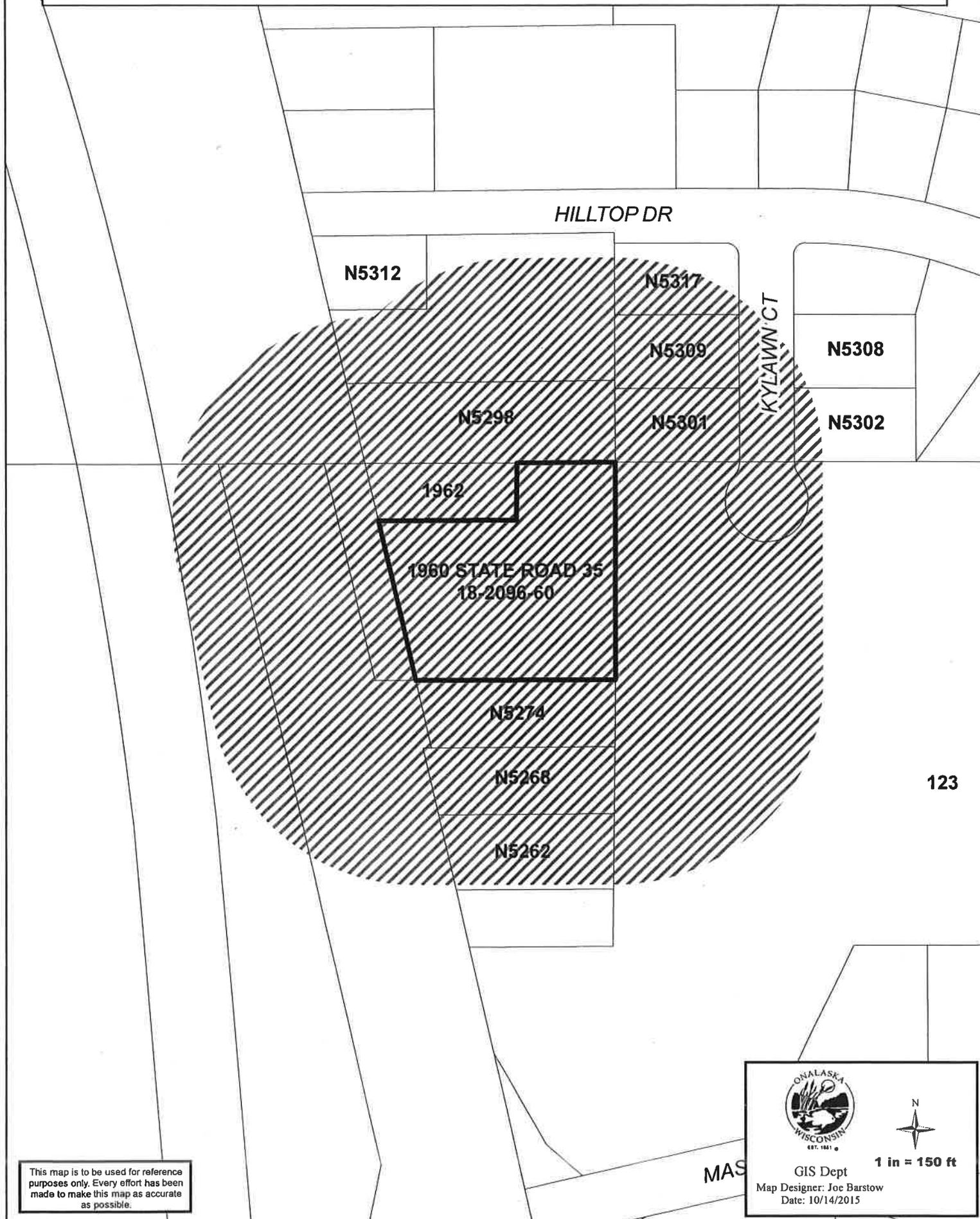
YOU ARE FURTHER NOTIFIED that the City of Onalaska Plan Commission will hear all persons interested, their agent or attorney concerning this matter.

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 16th day of October, 2015.

Cari Burmaster
City Clerk

Properties Within 250ft of Parcel: 18-2096-60



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. 1851



1 in = 150 ft

GIS Dept
Map Designer: Joe Barstow
Date: 10/14/2015

MAS