

CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: Plan Commission Sub-Committee
DATE OF MEETING: June 16, 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. Review and Consideration of a Conditional Use Permit application filed by Keith Heinze for Luther High School, 1501 Wilson Street, Onalaska, WI 54650, who is requesting a Conditional Use Permit to construct a storage building at 1501 Wilson Street (Tax Parcel #18-1023-1).
5. Review and Consideration of an Ordinance to Amend the Unified Development Code, Section 13-5-14 regarding Telecommunication Structures and Towers.
6. Review and Consideration of an Ordinance to Amend the Unified Development Code, Section 13-5, to allow churches as a Conditional Use in the B-1 Zoning District.
7. Review and Consideration of a Planned Unit Development (PUD) application filed by CADC Investments LLC on behalf of Paul L. Nelson, 700 Angel Court Holmen, WI 54636, for the purpose of developing a multi-family development on the property located at 2137 Sand Lake Road (Tax Parcel #18-4509-1).
8. 2015 Development Update.
9. **CLOSED SESSION:**
To consider a motion to convene in Closed Session under Section 19.85(1)(e) of the Wisconsin Statutes for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session:
 - Consideration, development and approval of negotiating strategy regarding boundary agreement with Village of Holmen.If any action is required in Open Session, as the result of the Closed Session, the Council will reconvene in Open Session to take the necessary action and/or continue on with the printed agenda.
10. 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

Chris Meyer & Brian Miller

JD Manske Family Land Holdings Inc.

Alexis Brott - CADC Investments LLC

Keith Heinze

Plan Comm. Members

Onalaska Public Library

* * Alternate Member – for City Engineer

Date Notices Mailed and Posted: 06/12/15

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

STAFF REPORT

Plan Commission Sub-Committee – June 16, 2015

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

June 16, 2015

Agenda Item 4:

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

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

Luther High School

Keeping Christ in Higher Education



Mr. James Mahnke – Student Affairs

Mr. Paul Wichmann – Principal

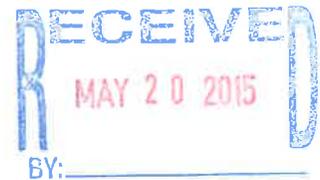
Mr. Keith Heinze – Administrative Affairs

To: City of Onalaska, Department of Planning and Zoning

Re: Conditional Use Permit Application

Date: 5/20/15

From: K. Heinze



1. Luther High School has made the following rezoning request:

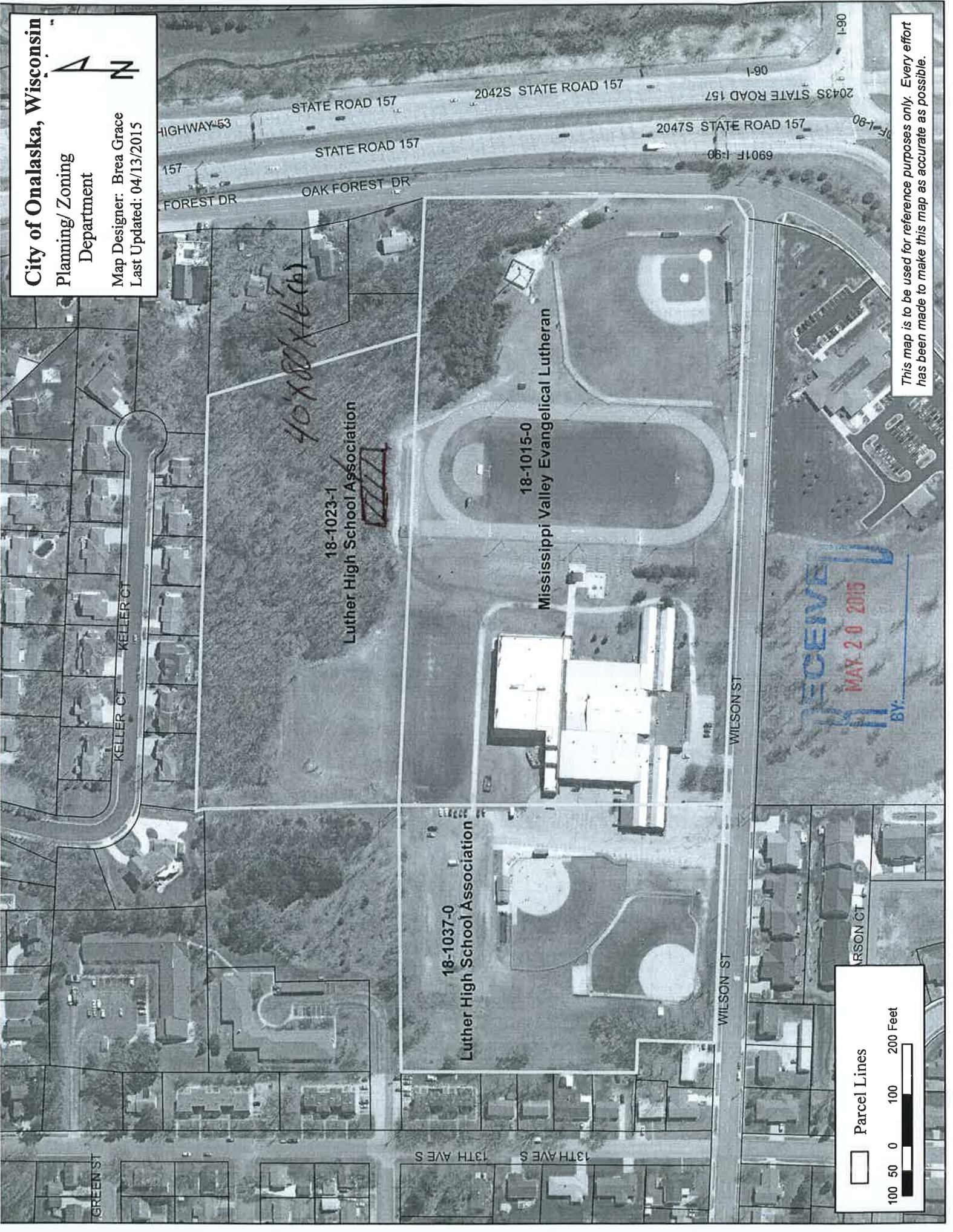
Parcels 18-1037-0 and 18-1023-1 be rezoned from R-2 to P-I to match Parcel 18-1015-0 which is zoned PI.

This rezoning will allow us to merge our three parcels into one parcel and become more compatible with the residential area around us since we are a Public Institution.

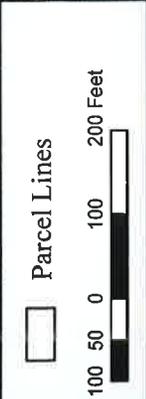
2. Upon completion of the rezoning, we would like to construct a 40'x80'x16' steel storage building with a 14'x20' porch. The building will house athletic equipment and will be built north of our present football field/track.

City of Onalaska, Wisconsin
Planning/ Zoning
Department

Map Designer: Brea Grace
Last Updated: 04/13/2015



RECEIVED
MAY 20 2015
BY:



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

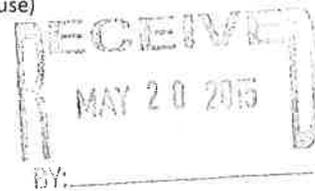
The following checklist will ensure the timely processing of your permit:

➔ 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 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 _____ |
| <input type="checkbox"/> Bed & Breakfast | <input checked="" type="checkbox"/> Warehousing / Storage | <input checked="" type="checkbox"/> Other <u>Storage shed</u> |

Brief Description of Proposed Conditional Use:

storage for Athletic equipment.

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.

150.00 TENDERED
150.00 APPLIED

PAID BY: LUTHER HIGH SCHOOL
OK 150.00 REF: SW - 47036

LUTHER HIGH SCHOOL 150.00

REC#: R0008871 05/20/2015 9:59 AM
TRAIN: 450 PLANNING & ZONING
OPER: 01 TERM: 1
TRKY: CASH 01



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

CONDITIONAL USE PERMIT APPLICATION

Property Address: 1501 Wilson St.

Parcel Number: 18-1015-0

Zoning District: P-1

Applicant:

Contact:

Mailing Address:

City, State, Zip:

Phone Number:

Email: Primary Contact

Business: Luther High

Owner/Contact: KETHY HEINZE

Mailing Address: 1501 Wilson St.

City, State, Zip: ONALASKA, WI 54650

Phone Number: 608-783-5435 X 109

Email: HEINZKETH@LUTHERIC.K12.WI.US 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: Kathy Heinz, Assistant Principal Date: 5/20/15

Signature of Property Owner: _____ Date: _____

Compatibility with Surrounding Neighborhood:

RECEIVED
MAY 20 2015
BY: _____

Consistency with the Comprehensive Plan:

Importance of Services to the Community:

Neighborhood Protections (avoidance of negative externalities):

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, JUNE 23, 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 Keith Heinze / Luther High, 1501 Wilson Street, Onalaska, WI who is requesting a Conditional Use Permit to construct a storage shed for athletic equipment on property located at 1501 Wilson Street, Onalaska, WI 54650.

Property is more particularly described as:

Computer Number: 18-1023-1

Section 09, Township 16, Range 07

ASSESSORS PLAT OF ONALASKA OUTLOT 122 COM NW COR S1D6ME
255FT TO POB S88D1ME 803FT S16D51ME 430.31FT N88D1MW 909.96FT
N1D6MW 408.05FT TO POB EX V741 P449

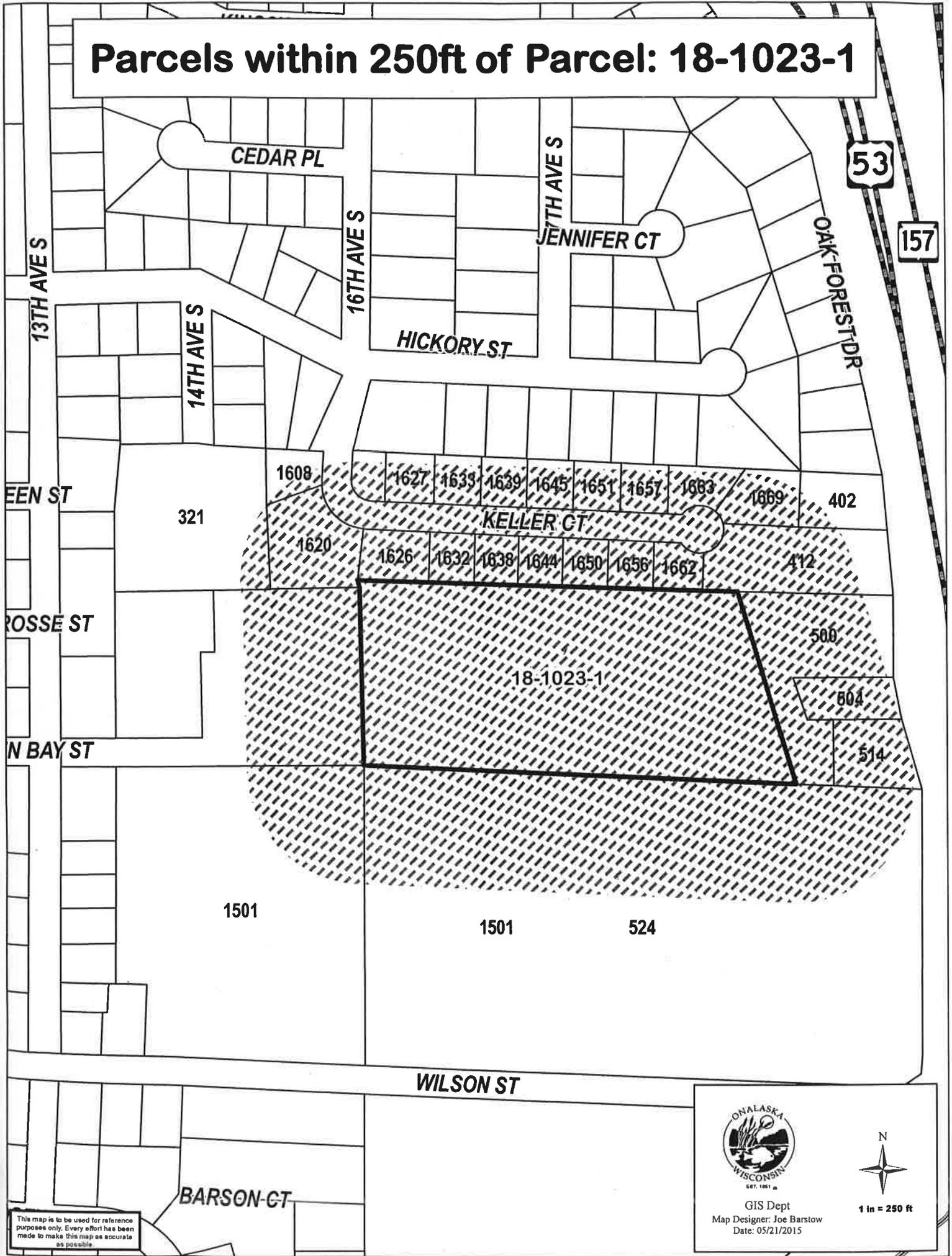
YOU ARE FURTHER NOTIFIED that the City of Onalaska Plan Commission will hear all persons interested, their agent or attorney, concerning this matter.

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 29th day of May, 2015.

Cari Burmaster
City Clerk

Parcels within 250ft of Parcel: 18-1023-1



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: 05/21/2015

1 in = 250 ft



CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – June 16, 2015

Agenda Item: Consideration of an Ordinance to Amend the Unified Development Code, Section 13-5-14 regarding Telecommunication Structures and Towers.

Background: The 2013 state biennial budget bill (2013 Wisconsin Act 20) included significant changes to State Statutes limiting local regulation of communication towers (cellular and broadcast).

The City's Unified Development Code (UDC) will need to change so our municipal code is consistent with State Statutes. Changes are needed in two sections: Section 13-6-6 pertaining to Accessory Structures: Telecommunication Structures and Towers (reviewed at the May Plan Commission meeting) and Section 13-5-14 pertaining to Conditional Use Permit standards.

Ordinance No. 1500-2015 would replace and recreate the existing Section 13-5-14. Attached is a copy of proposed ordinance language to conform to state requirements regarding telecommunication towers, as well as the existing ordinance language.

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

Conditional Uses 13-5-13

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

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

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

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

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

ORDINANCE NO. 1500-2015

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

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

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

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

SECTION II. This Ordinance shall take effect and be in force from and after its passage and prior to publication although it will be published in due course.

Dated this ___ day of _____, 2015.

CITY OF ONALASKA

By: _____
Joe Chilsen, Mayor

By: _____
Caroline Burmaster, Clerk

PASSED:
APPROVED:
PUBLISHED:

**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, JUNE 23, 2015
APPROX. 7:10 PM (or immediately following public hearing at
7:00pm)**

in Onalaska City Hall, 415 Main Street, Onalaska, WI 54650, at which time they will Consider an Ordinance to Amend the Unified Development Code Section 13-5-14 - Telecommunication Structures and Towers:

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 29th day of May, 2015.

Cari Burmaster
City Clerk



CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – June 16, 2015

Agenda Item:

6

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

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

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

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

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

Conditional Uses

13-5-20

Sec. 13-5-20 Special Conditional Uses.

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

- (a) Apartment hotels, appliance and household item sales and repairs, small engine sales and repairs, caterers, clothing repair shops, crockery stores, department stores, electrical repair and supply, financial institutions, food lockers, furniture stores, furniture upholstery shops, heating and air conditioning repair and supply, hotels, music stores, newspaper offices and press rooms, office supplies, pawn shops, personal service establishments, pet shops, photographic supplies, plumbing repair and supplies, printing, private contractor's offices, variety stores and parking lots.
- (b) Pet shops in TC, B-1 and B-2 Districts.

(c) Church in B-1 District.

Draft

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

Reserved for Future Use.

Conditional Uses

13-5-13

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

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

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

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

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

Draft

**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, MAY 26, 2015
APPROX. 7:20 PM (or immediately following public hearing at
7:10pm)**

in Onalaska City Hall, 415 Main Street, Onalaska, WI 54650, at which time they will Consider an Ordinance to Amend the Unified Development Code Section 13-5 to allow churches as a Conditional Use in the B-1 Zoning District:

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 29th day of May, 2015.

Cari Burmaster
City Clerk



CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – June 16, 2015

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

Background:

This Planned Unit Development (PUD) request pertains to allowing the construction of multiple multi-family residential buildings in a phased approach. At the May Plan Commission meeting, the Mayor listed four items to be addressed by the developer/applicant: Architecture; Green Space; Screening; and Density. Stormwater/grading was added by a Plan Commissioner as fifth item to be addressed.

Attached is an updated narrative with a project overview from the applicant, two site drawings (layout #1 and layout #2) from the applicant’s architect, and images from similarly designed buildings submitted by the applicant.

Overview of Site Layout #1 – This site drawing (labeled as Sheet A1) is a modification of the site layout originally submitted with 2 apartment buildings eleven townhomes, to be constructed in three phases. The apartment buildings have been revised to include 94 apartment units, a modification from the 88 apartment units in the original submittal. Associated parking for the apartment buildings is proposed at 166 total parking spaces, unchanged from the original submittal. Through the PUD the applicant is proposing a parking ratio of 1 parking space for 1-bedroom apartments and 2 parking spaces for 2-bedroom apartments, which the revised proposal will be consistent with. The site drawing also includes a modification to the proposed townhomes; 11 townhomes in a set of three buildings were originally proposed, and 9 townhomes in a set of two buildings is currently proposed. The structure with the southern 2 townhomes was eliminated; with green space proposed in its place. Site Layout #1 proposes a total of 105 new residential units. With site acreage of 5.45 acres, the density per acre is 19. The original plan called for a density of 18 units per acre (with 88 apartment units and 11 townhomes).

CITY OF ONALASKA

Boulevard tree planting on the modified plan is proposed at 1 tree every 20'. The City requires a minimum of one (1) 2-1/2" caliper tree for every 25' of street frontage on new commercial site plans and subdivisions. To the extent possible, these trees should be located in the boulevard. Where it's not possible, because of driveways, etc. the trees may be located elsewhere on site, but the entire quantity of trees (based on the 1 tree every 25' formula) is the minimum required. Based on the species and size of the tree selected, utility locations, driveway locations, etc. the spacing can be determined on the Final Landscaping Plan to be submitted with the PUD-FIP. [Note: the City has a list of recommended species for boulevard tree plantings; evergreen trees are not permitted in the boulevard.]

Both the apartment buildings and the townhomes are considered multi-family developments. The Unified Development requires that:

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

With the removal of 2 townhomes from the original proposal, additional green space was added to the plan, as well as a gazebo to be constructed as a deck over the stormwater pond. Sidewalk/trail connectivity should be considered. Proposed pedestrian connections to be shown on the Final Landscaping Plan including linkages/trails around the property, to the gazebo, connectivity to Sand Lake Road sidewalks, etc.

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

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

Comments about boulevard tree planting, parking lot screening, and landscaping remain the same as what was mentioned above for Site Layout #1.

With the removal of the 11 townhome units quite a bit of additional green space was added with a gazebo. Similar to Site Layout #1, sidewalk/trail connectivity should be considered.

Comments about architecture of the apartment buildings remain the same as what was mentioned above for Site Layout #1.

CITY OF ONALASKA

Planned Unit Development (PUD) Overview:

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

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

Unified Development Code Requirement		Applicant Proposal	
<i>1) Parking Space Allotment</i>			
<ul style="list-style-type: none"> 2 parking stalls per dwelling unit 	<u>Site Layout #1</u> <ul style="list-style-type: none"> 2 stalls * 105 units <p>= 210 parking stalls</p>	<ul style="list-style-type: none"> 1 parking stall per 1-bedroom unit 2 parking stalls per 2-bedroom unit 	<u>Site Layout #1</u> <ul style="list-style-type: none"> 34 stalls for 1-bedrooms 120 stalls for 2-bedrooms <p>= 154 parking stalls for apartment units would meet the proposed ratio. 173 parking stalls are shown on the plan; a number of stalls will be required to be converted to landscape islands.</p> <ul style="list-style-type: none"> 18 stalls for 2-bedroom townhomes <p>=172 parking stalls minimum would be required for entire development</p>
	<u>Site Layout #2</u> <ul style="list-style-type: none"> 2 stalls * 94 units <p>= 188 parking stalls</p>		<u>Site Layout #2</u> <ul style="list-style-type: none"> 34 stalls for 1-bedrooms 120 stalls for 2-bedrooms <p>= 154 parking stalls for apartment units would meet the proposed ratio & would be minimum for entire development. 160 parking stalls are shown on the plan.</p>
<i>2) Building Height</i>			
<ul style="list-style-type: none"> Maximum Building Height = 40 feet 		<ul style="list-style-type: none"> Apartment Building Heights = 51 feet 	
<i>3) Maximum Number of Buildings on a Parcel</i>			
<ul style="list-style-type: none"> 1 Principal Building per Parcel 		<u>Site Layout #1</u> <ul style="list-style-type: none"> The 2 apartment buildings and 9 townhomes would be on one parcel. <u>Site Layout #2</u> <ul style="list-style-type: none"> The 2 apartment buildings would be on one parcel. 	

CITY OF ONALASKA

4) Building Setback	
<ul style="list-style-type: none">• Setback from Street Yards: Minimum 25 feet Maximum 40 feet	<p><u>Site Layout #1</u></p> <ul style="list-style-type: none">• Setback from Street Yards: Building #1 (east): 34 feet (average) Building #2 (west): 73 feet (average) Townhomes: 46 feet (average) <p><u>Site Layout #2</u></p> <ul style="list-style-type: none">• Setback from Street Yards: Building #1 (east): 45 feet (average) Building #2 (west): 93 feet (average)

Review of PUD Application Submittal

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

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

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

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

CITY OF ONALASKA

Standards for Review:

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

- (a) Permitted Uses. Permitted Uses shall be defined in the PUD proposal to the City or in the case of an overlay district, shall be consistent with the permitted uses of the underlying districts.
- Proposed uses include multi-family housing developed with apartments and with or without townhomes.
- (b) Conditional Uses. Conditional Uses shall be defined in the PUD proposal to the City or in the case of an overlay district shall be consistent with the conditional uses in the underlying zoning districts.
- None Proposed. Shall be consistent with the Unified Development Ordinance.
- (c) Density. Density of development will be reviewed based on the following criteria:
- (1) Effect on adjacent properties
 - (2) Adequacy of public & private services/infrastructure
 - (3) Overall design:
 - Staff recommends that the overall design of the development takes into consideration the following standards from the 2004 Menard's Area Master Plan:
 - Staff believes the proposed development would be an appropriate extension of the High-Density Residential District, a district with the purpose "to provide space for high-density residential uses such as multi-story, multi-family structures, condominiums, townhouse style housing, senior housing and loft apartments."
 - In this District the Plan also promotes providing "safe, well-designed linkages for pedestrians, bicycles, and automobiles between this area and the rest of the neighborhood, and to provide transit provisions".
 - Staff recommends requiring sidewalks along the extent of the Sand Lake Road frontage.
 - Staff also recommends that transit connectivity and bus stop locations be considered by the developer.
 - In this District the Plan identifies a maximum building height of four stories, with additional stories allowed by Plan Commission "in instances where there is little effect on bluff view preservation" however, "buildings located on the plateau areas shall not exceed two stories".
 - Regarding building design, the "exterior facades shall be earth tones to better blend these developments with the natural setting of this neighborhood and the adjacent bluffslands."
 - In this District the Plan identifies that "developments in this area should be integrated with the surrounding land uses with both design elements and physical transportation linkages."

CITY OF ONALASKA

- (4) Scale and massing of structures
- (5) Building elevations and setbacks
- (6) Landscaping, screening and buffering
- (7) Open space provision and design
- (8) Retention of natural, cultural, and historic resources

(d) PUD Perimeter. PUD's shall be designed to complement existing adjacent uses and infrastructure.

(e) Lot Area. Lot area may vary in PUD's provided the developer has demonstrated that the proposed design and layout meets the provisions of this Article.

(f) Setbacks. Setbacks may vary in PUD's provided the developer has demonstrated that the proposed design and layout meets the provisions of this Article. Perimeter setbacks shall be consistent with the setbacks of adjacent zoning districts outside the district.

(g) Building Height. Building height may vary and shall be proposed as part of the PUD proposal to the City. The City may request cross sections, elevations and other information from the developer in order to determine if the structure height meets the provisions of this Article.

(h) Environmental Design. A PUD shall be designed to preserve existing vegetation and topography where practical and shall be consistent with the goals and objectives of the Onalaska Comprehensive Plan.

(i) Common Open Space. PUD's shall include common open space that is functional, improves appearance and aesthetics, is accessible and where possible adds to existing common or public open space systems.

(1) Common open space shall comprise a minimum of fifteen percent (15%) of the gross land area in the PUD and shall not include:

- a. Setback areas;
- b. Street right-of-way;
- c. Parking areas and driveways;
- d. Building sites; or
- e. Inaccessible stormwater ponds.

(2) Common open space may include land dedicated for public parks, trails or pathways.

(3) All structures or facilities proposed as part of common open space systems shall be completed as part of the required improvements or infrastructure of the proposed PUD.

(j) Architecture. PUD's shall include and incorporate architectural planning by the developer and implementation provisions for controlling the architecture by protective covenants, design overlay districts enforced by the City or other legal methods.

(k) Parking. Parking ratios may vary but shall be proposed as part of the PUD proposal. Where parking ratios are not stated, they shall conform to the City Zoning Code.

(l) Streets, Utilities and Drainage. All publicly dedicated streets, utilities and storm-water facilities shall be designed in accordance with City Ordinances and Policies. The City may consider flexible standards for streets if the developer has demonstrated that the proposed design and layout warrants varying standards and the design meets the provisions of this Article.

(m) Traffic Calming-Design. Traffic calming measures and good street design shall be considered in all PUD's.

CITY OF ONALASKA

(n) Circulation/Access. Vehicular access to lots adjoining an arterial as defined by the functional classification system shall be designed by way of a frontage road, service road or local street. Streets in a Planned Unit Development shall be designed to promote a grid network of streets, minimizing dead ends and cul-de-sacs and connecting to adjoining developments where streets have been ‘stubbed in’ for the purpose of continuation. PUD’s shall include provisions for pedestrians, bicycles and transit.

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

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

Action Requested:

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

Staff Recommendation:

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

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

If the Plan Commission Sub-Committee recommends approval a PUD-GDP, at a minimum, the following changes will be needed before 06/23/15 Plan Commission review:

- 1) Verify/modify layout to ensure 42’ turn radius throughout the site drives and parking areas.
- 2) If Layout #2 is selection, modify layout to include fire department access road around both buildings.

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

- 1) If Layout #1 is selected, modify parking areas to eliminate parking spaces in middle of lot that do not abut a landscaping edge. This may be a location for a parking lot island with landscaping.
- 2) Developer to provide site distance calculations for proposed ingress/egress on Sand Lake Road; to be submitted with GDP-FIP.
- 3) Utility Plan with details of water, sanitary sewer, and Revised Grading & Stormwater Management Plan, including (drainage plan).

CITY OF ONALASKA

- 4) Final Landscaping Plan with details of proposed boulevard trees, screening, and parking lot landscaping. The planting schedule will also need to be updated.
 - a. Screening. Townhomes are considered multi-family. Code requires:
 - i. Parking lot screening from adjacent residential uses.
 - ii. Landscaping of all front, rear and side yards not used for off-street parking so as not to impair the value of adjacent properties.
 - b. Parking Lot Landscaping. The Code requires:
 - i. A minimum of 1 square foot of landscaping per ten (10) square feet of parking using trees, shrubs, sod, and ground cover plants (Sec. 13-7-10 (e)(1)).
 - ii. In those parking lots containing fifty (50) parking spaces or more or two (2) or more drive aisles, interior planting islands of not less than seventy (70) square feet and a six (6) foot minimum width are required. Total area of interior planting islands must not total less than three percent (3%) of total parking area. The required number of parking stalls shall be reduced by the amount equal to stalls lost due to required planting islands. (Section 13-7-10 (e)(6)).
 - If Layout #2 is selected, staff suggests landscaping be installed within the triangular island at a size and height that would screen headlights from internal apartment units.
- 5) Final Signage Plan with details on freestanding signs. If Layout #2 is selected, development sign will have to be moved at least 5' onto the property; cannot be located in the public right-of-way.
- 6) Architectural rendering, in color of all sides of the all principle structures (apartment buildings and townhomes).

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

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

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

Note regarding PUD-GDP approval:

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

CITY OF ONALASKA

Attachments:

- Map of existing premise.
- Updated narrative with a project overview from the applicant.
- Two site layout drawings from the applicant's architect, Chris LaShorne.
- Images from similarly designed buildings submitted by the applicant.
- Grading plan submitted in May 2015 by applicant's engineer, Fred Hilby. [Note this plan doesn't take into account any changes that have been made in the past month, but is useful for conceptually understanding the proposed site grading and stormwater management.]

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

June 16, 2015

Agenda Item 7:

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

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

16. Owner to pay for and install street light on County Highway SN at proposed driveway entrance.
17. If intersection controls are installed in the future on County Road SN & S, property owner to work with the City to redirect traffic to future controlled intersection. Driveway as currently planned may be required to be closed to redirect traffic to the future controlled intersection. Property owner responsible for parking lot modifications and other on-site modifications including but not limited to installation of new driveway to the future controlled intersection. With this future occurrence property owner to be responsible for costs associated with this condition.
18. Consideration of bus stop locations.
19. Owner/developer to install sidewalk to City standards along full length of Sand Lake Road.
20. Underground parking ramp and internal drives are private and are to be maintained by the property owner.
21. Site's location in B3 Airport Overlay Zoning District requires completion of the Land Use Permit.
22. Any future improvements to these parcels will be subject to additional City permits (i.e., site plan approvals, building permits, zoning approvals). Owner/developer shall pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to issuance of occupancy permits.
23. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns. The sale or transfer of all or any portion of the property does not relieve the original developer from payment of any fees imposed or from meeting any other conditions.
24. Any omissions of any conditions not listed in minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

June 8, 2015

To: Honorable Major Chilsen, City Staff and Plan Commission/Council Members

Subject: General Implementation plan for the proposed PUD at 2137 Sandlake Road

CADC Investments LLC has worked extensively over the past few months with city staff, our architect, Chris LaShorne, and LaCrosse Engineering attempting to create an attractive, yet distinctive PUD for the roughly 5.8 acre parcel located at 2137 Sandlake Road.

This plan allows for a multi-generational design that is sure to meet the needs and expectations of our growing community. We have taken great consideration in the surrounding neighbors and neighborhoods and believe that our PUD is not only congruent with the multi-family surroundings, but a great addition to the Menards/Mayo corridor.

Quality designed architecture with perimeter landscaping will surely allow this development to blend well into the surrounding areas.

Finally, we believe that after working extensively for the past few months with everyone involved, that this area has not only the potential to provide a large number of multi-generational adults with a conveniently located home, but will also create a large tax base for the community to continue to thrive.

Sincerely,

Dale Brott

Alexis Meyer

Clint Meyer

CADC Investments LLC

CADC Investments LLC

700 Angel Ct

Holmen, WI 5463

(608)783-5809

We, CADC Investments LLC, are comprised of Dale Brott, Clint Meyer, and Alexis Meyer. Together, and separately the members of CADC Investments have been building and renting a vast variety of homes to residents of Milwaukee, West Salem, La Crosse, Onalaska and Holmen for thirty plus years. Our goal is to provide a high quality living experience to multi-generational renters; with a focus on seniors and business professionals.

Our proposed Planned Unit Development (PUD) will incorporate a technologically advanced living environment with superior amenities, and an aesthetically pleasing environment. Our proposed multi-story, condo style, apartments will be comprised of one and two bedroom units. Each unit will provide tenants with energy efficient appliances, including a stove, fridge, microwave, dishwasher, washer and dryer. Additionally, each unit will have a fireplace, air conditioning, gas heat, and ceiling fans. All one bedroom units will be allowed one underground parking space. All two bedroom units will allow for one underground parking space and one outdoor space.

In addition to the quality put into each unit, these facilities will provide residents with the security of locked/coded entries, underground parking, monitored hallways and common areas, and fire sprinklers. For the convenience of each tenant these buildings will also offer on site secure mail delivery, indoor refuse disposal and recycling, soft water, handi-cap accessible entries, elevators, public bathrooms, community rooms, and exercise facilities.

The structures will be constructed of 8 foot poured basement walls, and wood framed walls. The exteriors will be finished with matching vinyl siding, architectural shingles and brick ledge four feet high around the perimeter. Each balcony will be wood framed.

The proposed cottages along the Northwest property line will all be two bedroom, two bathroom units. Each unit will have a two car attached garage. Interior amenities will include stove, fridge, dishwasher, microwave, washer/dryer hook-ups, air conditioning, gas heat, and fireplace. Exteriors will be finished with vinyl siding, architectural shingles and a brick ledge four feet high in the front of the garages and the front of the homes.

May 4, 2015

PUD GDP

I. Economic Overview

A. Proposed investment

- a. Building #1- \$3 million
- b. Building #2- \$3 million
- c. Building #3- \$1,100,000.00

B. Residential Units

- a. 24 1-bedroom units, 740-1000 square feet/unit, ea. assigned 1 parking space
- b. 68 2-bedroom units, 1040-1300 square feet, ea. assigned 2 parking spaces
- c. 11 2-bedroom units on slab with attached 2 car garage, 1200 square feet

C. Job creation

- 1- General maintenance
- 1- Interior housekeeping
- 1- grounds keeper
- 1- Office/ clerical

II. Development organization

- A. PUD owned and operated by CADC investment LLC
- B. CSM overlay details future partial split
- C. Will be maintained by ingress/ egress easements for traffic and utilities

III. Timing associated with phasing plan

- A. Phase I- 44-46 units (east side of property nearest Sand Lake Rd) Bldg #1
 - a. Start date- August 2015
 - b. Completion- August 2016
 - c. Full occupancy- February 2017

- B. Phase II- 44-46 units, Bldg #2
 - a. Start date- April 2017
 - b. Completion- May 2018
 - c. Full occupancy- September 2018
- C. Phase III- 11 townhomes (4/4/3 units)
 - a. Start date- June 2017
 - b. Completion- June 2018
 - c. Full occupancy- December 2018

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

5.45 ACRES OR
 237,396 SQ.FT. TOTAL LOT AREA
 146,688 SQ.FT. ROOF & PAVING
 90,708 SQ FT GREEN SPACE
 38% GREEN SPACE

BLDG 1 & BLDG 2
 60 2 BEDROOM
 34 1 BEDROOM
 94 TOTAL APARTMENT UNITS
 154 TOTAL BEDROOMS

154 PARKING SPACES REQUIRED

72 ABOVE GROUND PARKING SPACES
 94 SPACES BELOW GRADE PARKING SPACES
 166 TOTAL PARKING SPACES

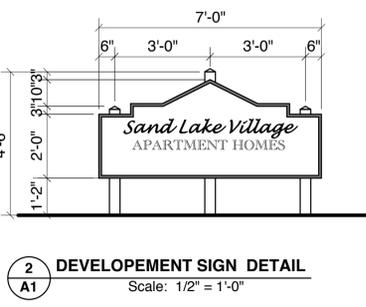
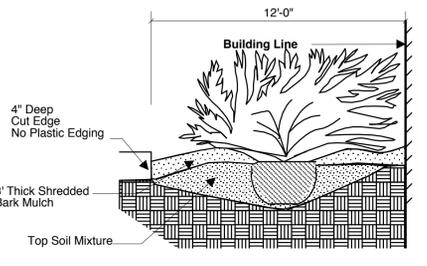
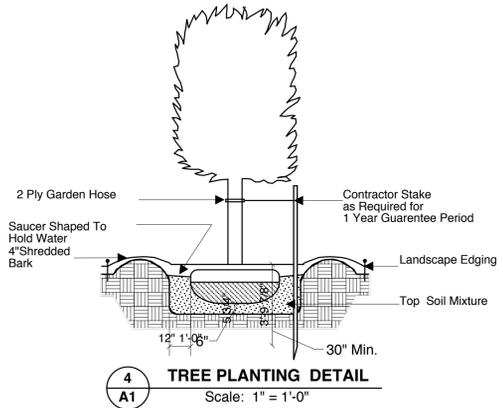
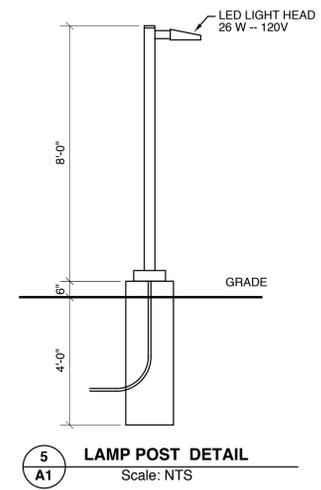
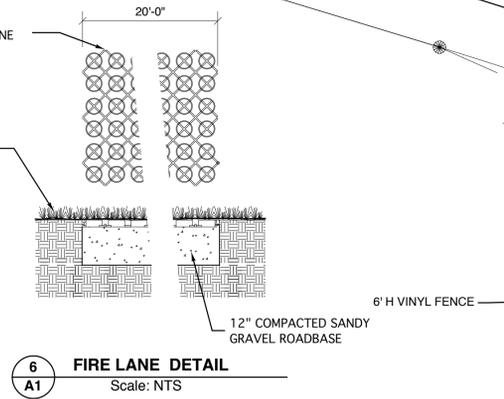
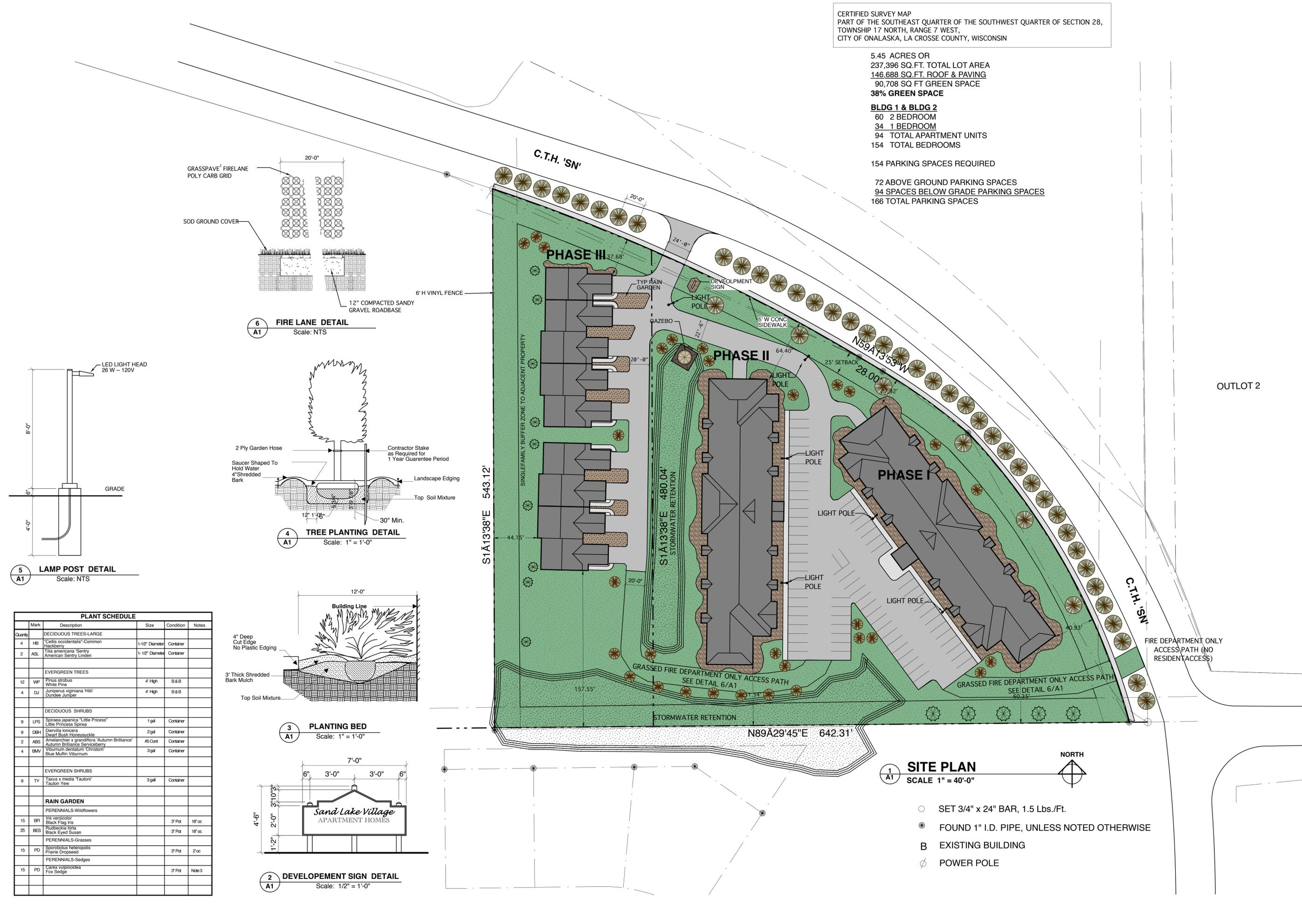
CHRIS L A SHORNE
 ARCHITECTURE
 3643 Ebner Coulee Rd La Crosse WI 54601
 (608) 785-2626
 Architecture and Design
 for Residential, Commercial, Historic Preservation

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL UNDER THE LAWS OF THE STATE OF WISCONSIN.

SIGNED: _____
 DATE: _____
 NUMBER: _____

NELSON PROPERTY PUD DEVELOPMENT
 SAND LAKE ROAD
 ONALASKA WI

Scale: _____
 Project No.: 2015.017
 Date: 05.04.2015
 Drawing Name: _____
 Sheet No.: **A1**



PLANT SCHEDULE					
Quantity	Mark	Description	Size	Condition	Notes
4	HB	DECIDUOUS TREES-LARGE "Celtis occidentalis"-Common Hackberry	1-1/2" Diameter	Container	
2	ASL	Tilia americana 'Sentry' American Sentry Linden	1-1/2" Diameter	Container	
EVERGREEN TREES					
12	WP	Pinus strobus White Pine	4" High	B & B	
4	DJ	Juniperus virginiana 'Hilli' Dundee Juniper	4" High	B & B	
DECIDUOUS SHRUBS					
9	LPS	Spiraea japonica 'Little Princess' Little Princess Spirea	1 gal	Container	
2	DBH	Dierilla lonicera Dwarf Bush Honeysuckle	2 gal	Container	
9	ABS	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	#5 Cont	Container	
4	BMV	Viburnum dentatum 'Christom' Blue Muffin Viburnum	3 gal	Container	
EVERGREEN SHRUBS					
9	TY	Taxus x media 'Tautoni' Tauton Yew	3 gal	Container	
RAIN GARDEN					
PERENNIALS-Wildflowers					
15	BFI	Iris versicolor Black Flag Iris	3" Pot	18" oc	
25	BES	Rudbeckia hirta Black Eyed Susan	3" Pot	18" oc	
PERENNIALS-Grasses					
15	PD	Sporobolus heteropolis Prairie Dropseed	3" Pot	2" oc	
PERENNIALS-Sedges					
15	PD	Carex vulpinoidea Fox Sedge	3" Pot	Note 3	

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

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154 PARKING SPACES REQUIRED

66 ABOVE GROUND PARKING SPACES
 94 SPACES BELOW GRADE PARKING SPACES
 160 TOTAL PARKING SPACES

CHRIS L SHORNE
 ARCHITECTURE
 3643 Ebner Coulee Rd La Crosse WI 54601
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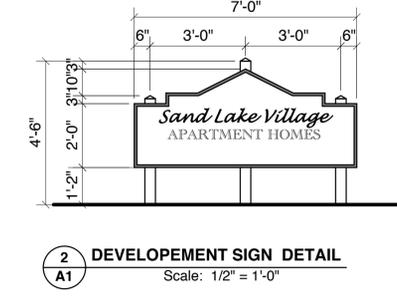
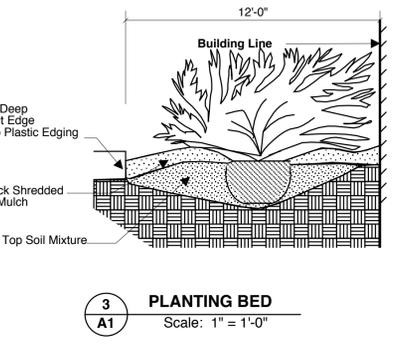
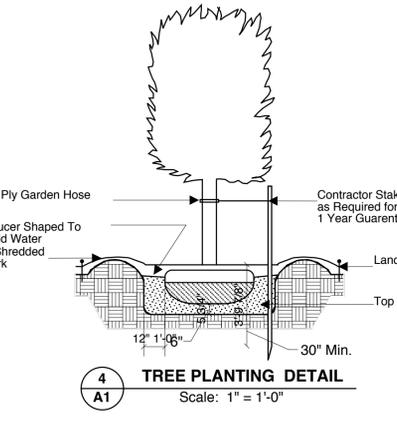
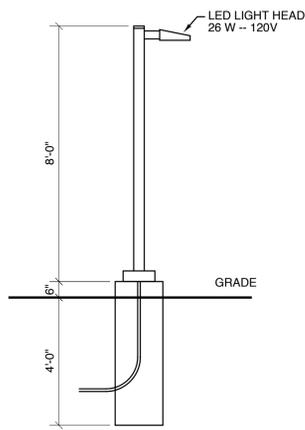
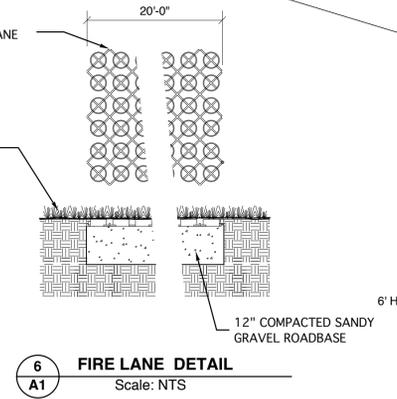
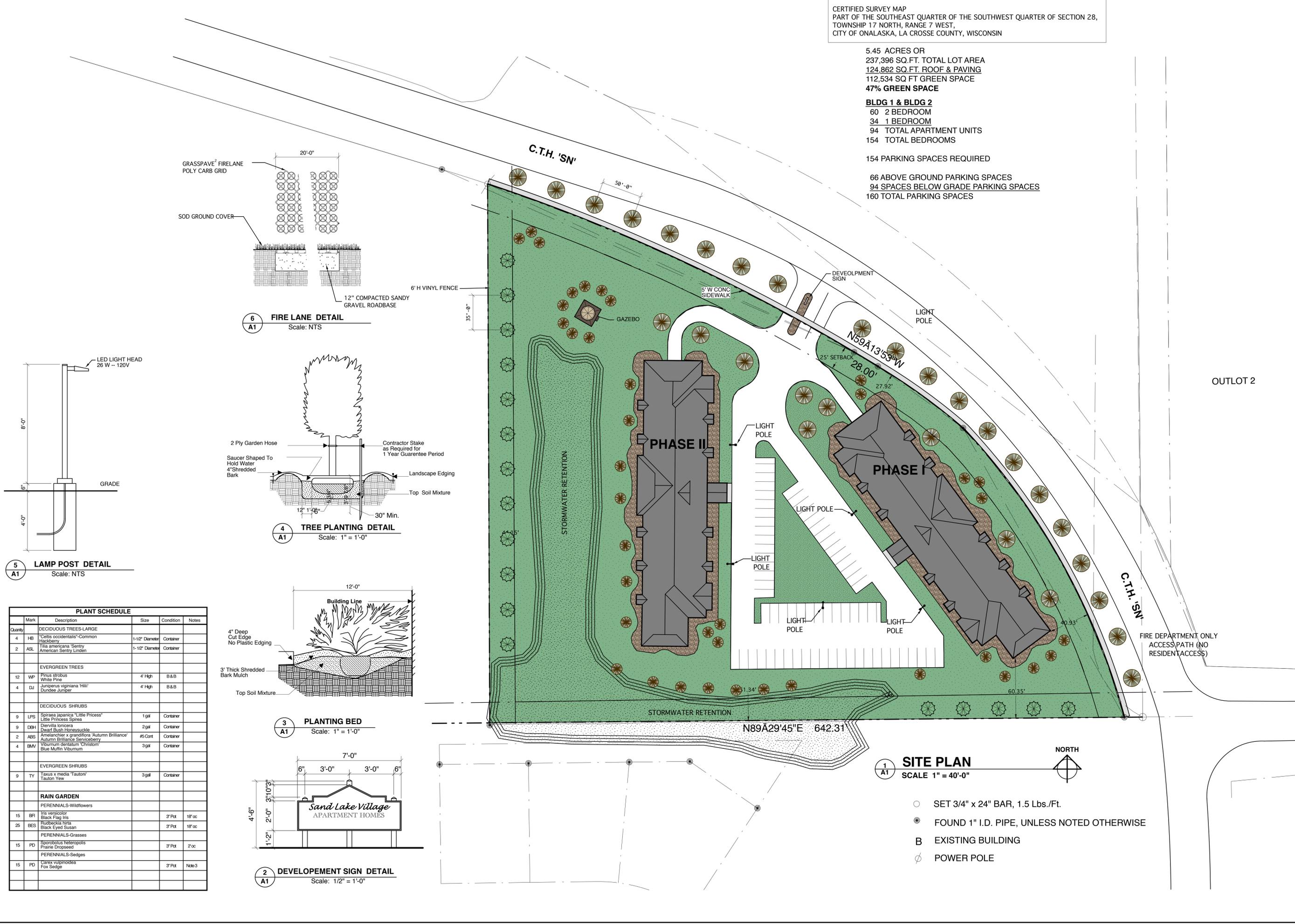
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL UNDER THE LAWS OF THE STATE OF:

SIGNED: _____
 DATE: _____
 NUMBER: _____

NELSON PROPERTY PUD DEVELOPMENT
 SAND LAKE ROAD
 ONALASKA WI

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

A1x



PLANT SCHEDULE					
Quantity	Mark	Description	Size	Condition	Notes
DECIDUOUS TREES-LARGE					
4	HB	"Celtis occidentalis"-Common Hackberry	1-1/2" Diameter	Container	
2	ASL	Tilia americana 'Sentry' American Sentry Linden	1-1/2" Diameter	Container	
EVERGREEN TREES					
12	WP	Pinus strobus White Pine	4" High	B & B	
4	DJ	Juniperus virginiana 'Hill' Dundee Juniper	4" High	B & B	
DECIDUOUS SHRUBS					
9	LPS	Spiraea japonica "Little Princess" Little Princess Spiraea	1 gal	Container	
9	DBH	Diervilla lonicera Dwarf Bush Honeysuckle	2 gal	Container	
2	ABS	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	#5 Cont	Container	
4	BWV	Viburnum dentatum 'Chisatom' Blue Muffin Viburnum	3 gal	Container	
EVERGREEN SHRUBS					
9	TY	Taxus x media 'Fautoni' Tautoni Yew	3 gal	Container	
RAIN GARDEN					
PERENNIALS-Wildflowers					
15	BF1	Iris versicolor Black Flag Iris	3" Pot	18" oc	
25	BES	Rudbeckia hirta Black Eyed Susan	3" Pot	18" oc	
PERENNIALS-Grasses					
15	PD	Sporobolus heteropilis Prairie Dropseed	3" Pot	2" oc	
PERENNIALS-Sedges					
15	PD	Carex vulpinoidea Fox Sedge	3" Pot	Note 3	



800 Airport Court
Village Pines II
APARTMENT HOMES
608-783-5809 RENTAL INFO 800-410-9604

805







Village Green II
APARTMENT RESIDENCES
800.785.5000 800.413.8000

















IF YOU DO NOT
SUBSCRIBE TO THE
TRIBUNE, DO NOT
TAKE ONE.
THEY ARE THE
PROPERTY OF THE
TENANT SUBSCRIBING
TO THEM.

**ELEVATOR
OPERATIONS**

IF YOU ARE MOVING PLEASE
STAY AWAY FROM THE
ELEVATOR DOOR.

IF YOU ARE HOLDING THE ELEVATOR
DOOR OPEN AND IT BEGINS TO SHUT
THE DOOR WILL TRY TO SHUT
ALL THE WAY. PLEASE DO NOT
STEP INTO THE DOOR. IF YOU
ARE IN THE DOOR, PLEASE
BE ALERT TO BE HELD BY THE ELEVATOR.

IF THE ELEVATOR FAILS TO OPERATE
PLEASE STAY CALM AND DO NOT
Panic. Press the alarm button
to call for help. Do not attempt
to force the door open. Wait for
the guards to be opened.











CITY OF ONALASKA

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

BUILDING PERMIT DATA

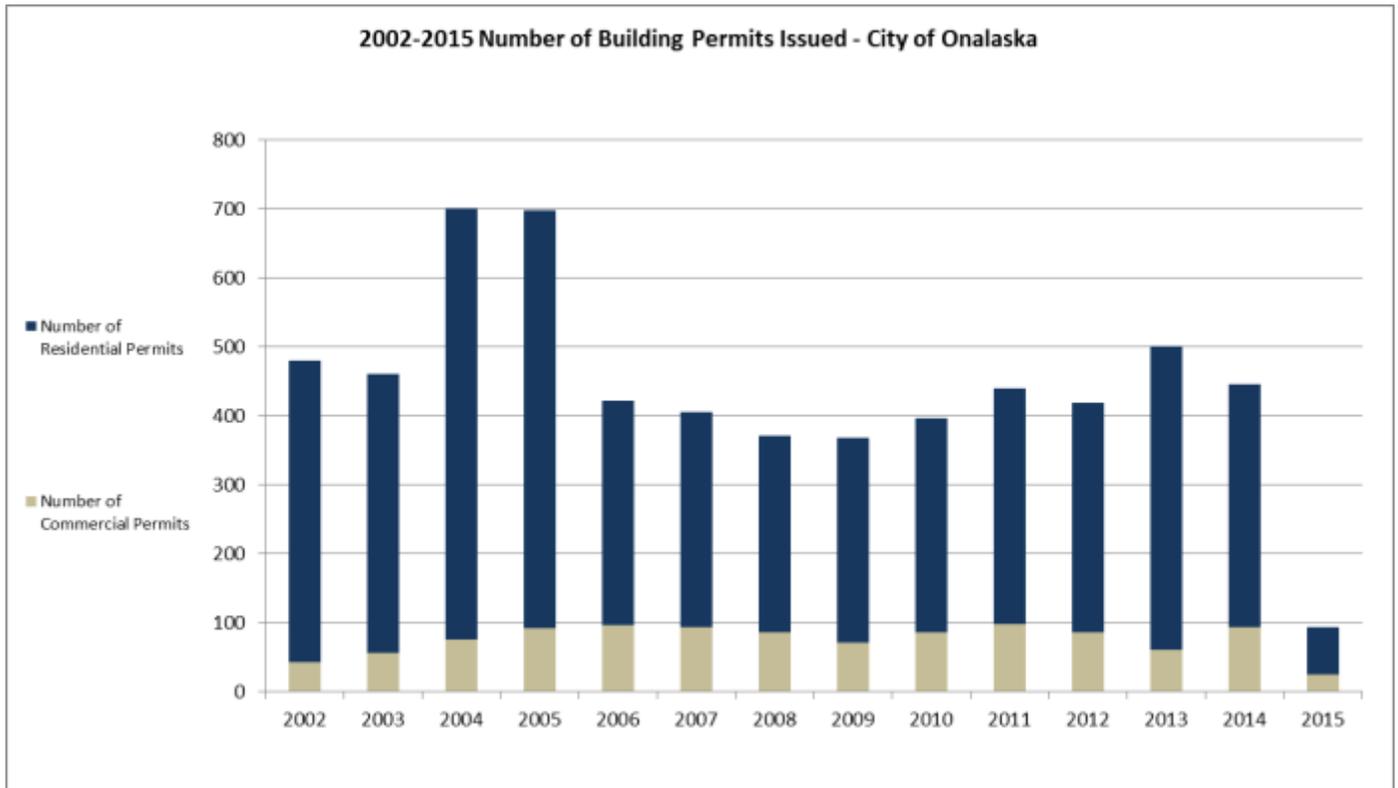
05/22/2015 Update

Total Number of Building Permits: January – April 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	94	69	25
5-year Average	439	355	85

Compared to data from the previous years, the number of building permits issued through April for the 2015 year (94 permits) is on pace to be equivalent or greater than the five-year building permit average.

Commercial permits of 2015 thus far are slightly less than half of the total permits issued for the year 2013. With recent trends of construction, we anticipate heightened development and permit issuance for the summer and fall months.



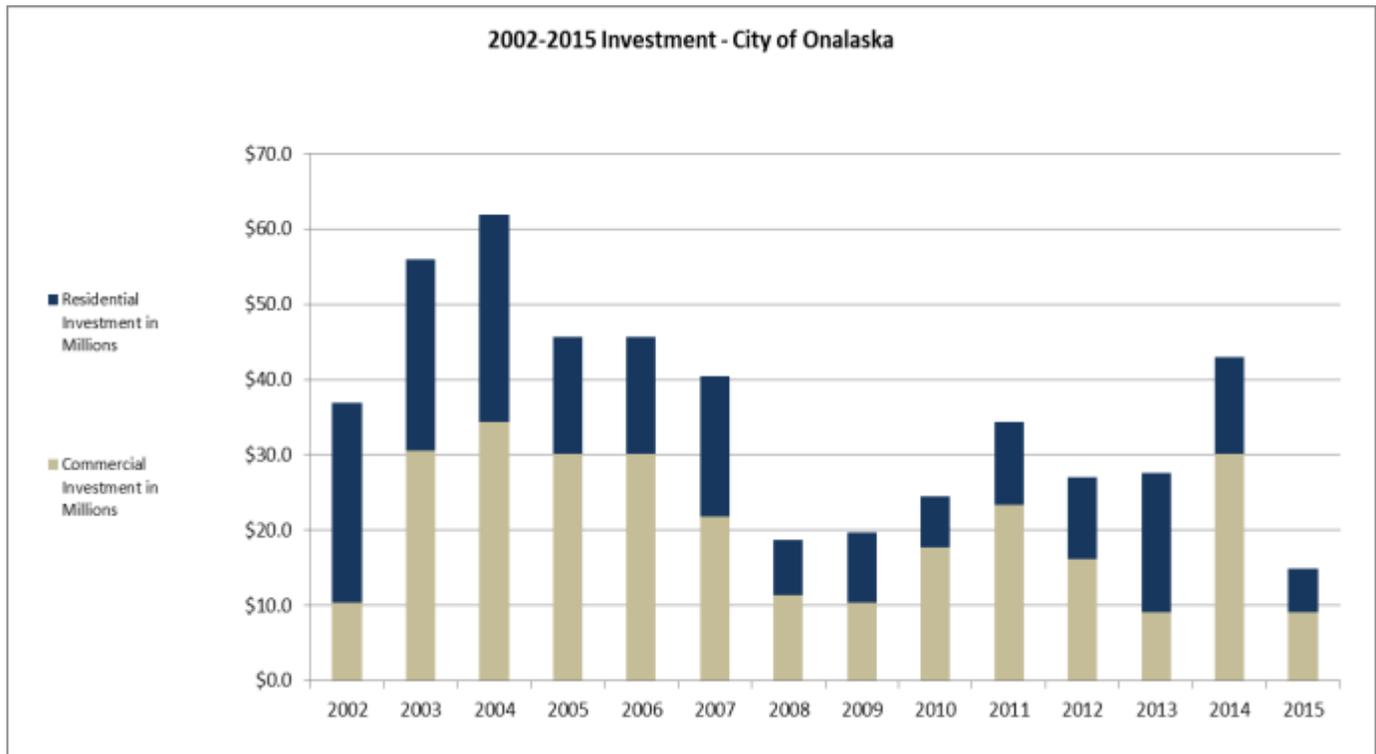
* Annual totals for years 2007 through 2014. Total for 2015 includes activities through April 2015.

Total Investment as Reported by Building Permit Applications

Year	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	\$14.9	\$5.9	\$9.1
5-year Average	\$26.6	\$11.3	\$15.4

Compared to the previous five-year total investment average (\$26.6 million), the 2015 first four months of total investment (\$14.9 million) is more than half the five-year total investment average.

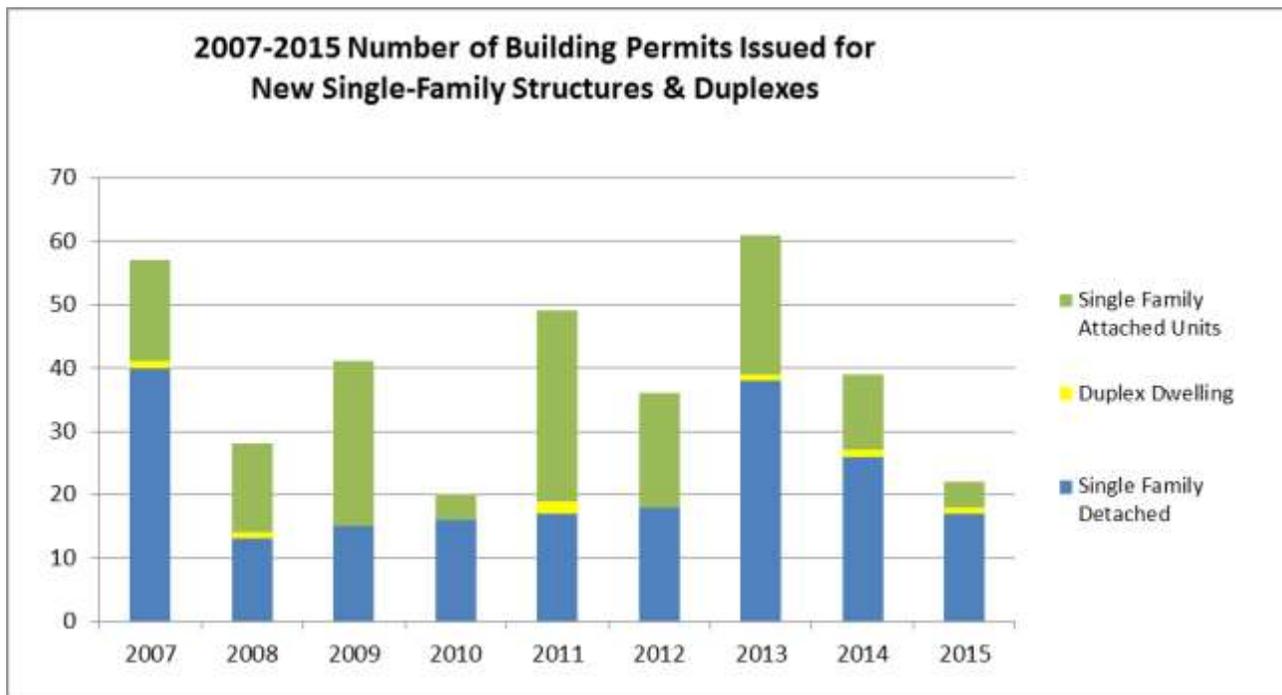
The 2015 pace of total investments is currently lead by 2015 commercial investments (\$9.1 million), which is equivalent to the 2013 total annual commercial investments.



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

Residential Building Permits: Single-and Two-Family Construction

- The five year average number of building permits issued for single-family homes and duplexes were 29 permits issued, with an average value of \$6.3 million. Note the five year average extends from 2010 – 2014.
- Through April 2015, the Department has issued 22 permits for single-family homes and duplexes with the total approximate value of \$5.4 million. The 2015 values surpass the annual values of 2010, of which 20 permits were issued with the approximate value of \$4.7 million.
- Also note that the values for 2015 only take into account permits issued January through April 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 April 2015.

RESIDENTIAL CONSTRUCTION	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Single Family Detached	35	40	13	15	16	17	18	38	26	17
Approx value	\$7,926,000	\$13,299,401	\$3,515,000	\$3,964,151	\$4,104,900	\$4,583,000	\$5,160,574	\$10,500,894	\$7,739,000	\$4,589,990
Duplex Dwelling	1	1	1	0	0	2	0	1	1	1
Approx value	\$100,000	\$140,000	\$80,000	\$0	\$0	\$390,000	\$0	\$100,000	\$100,000	\$191,000
Total no. of units	2	2	2	0	0	4	0	2	2	2
Single Family Attached Units	38	16	14	26	4	30	18	22	12	4
Total no. of units	\$5,273,000	\$2,418,000	\$1,780,000	\$3,370,000	\$630,000	\$3,758,000	\$2,890,000	\$4,364,000	\$1,730,000	\$648,000
Total Permits	74	57	28	41	20	49	36	61	39	22
Total Approx. Value	\$13,299,000	\$15,857,401	\$5,375,000	\$7,334,151	\$4,734,900	\$8,731,000	\$8,050,574	\$14,964,894	\$9,569,000	\$5,428,990

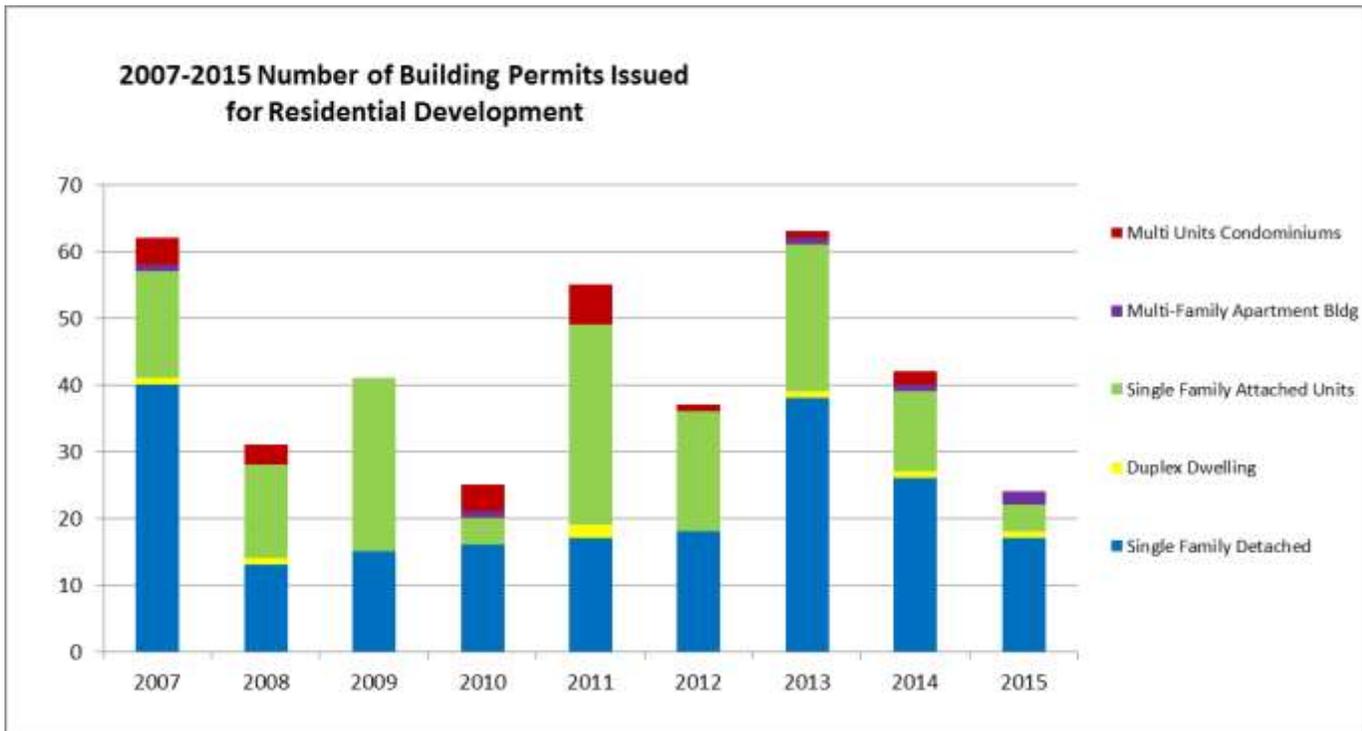
* Annual totals for years 2007 through 2014. Total for 2015 includes activities through April 2015.

Residential Building Permits: Multi-Unit Construction

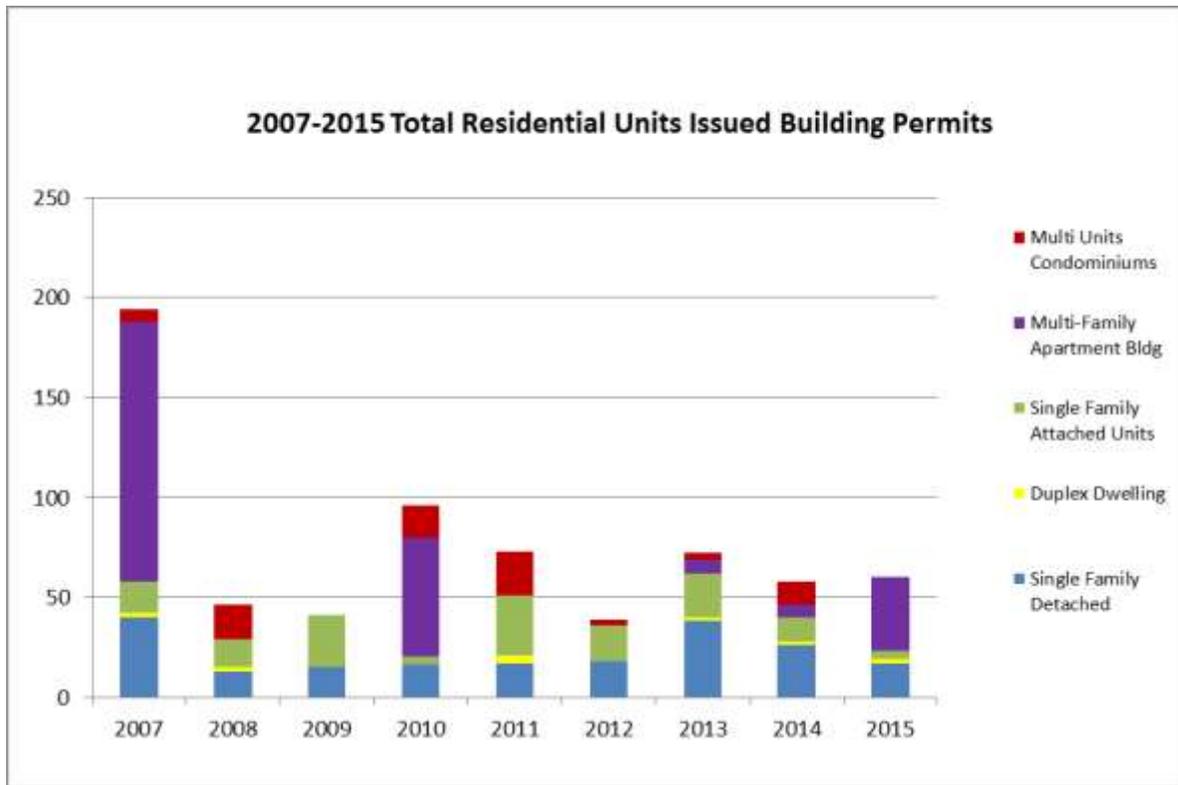
- When Multi-Unit Residential Construction is included for 2015, an additional \$2 million has invested in residential properties through April 2015.
- Multi-Unit Residential Construction through April 2015 currently exceeds that of three of the last five years with 2 structures being permitted with a total of 37 units.

MULTI-UNIT RESIDENTIAL CONSTRUCTION											
		2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Multi-Family Apartment Bldg	No. of bldgs	1	1	0	0	1	0	0	1	1	2
	Approx value	\$3,860,000	\$12,285,000	\$0	\$0	\$2,400,000	\$0	\$0	\$670,000	\$500,000	\$1,950,000
	Total no. of units	64	130	0	0	60	0	0	7	6	37
Multi Units Condominiums	No. of bldgs	4	4	3	0	4	6	1	1	2	0
	Approx value	\$973,000	\$825,000	\$1,021,000	\$0	\$962,268	\$1,800,000	\$450,000	\$650,000	\$1,515,534	\$0
	Total no. of units	7	6	17	0	16	22	3	3	12	0
Total Units		71	136	17	0	76	22	3	10	18	37
Total Approx. Value		\$4,833,000	\$13,110,000	\$1,021,000	\$0	\$3,362,268	\$1,800,000	\$450,000	\$1,320,000	\$2,015,534	\$1,950,000

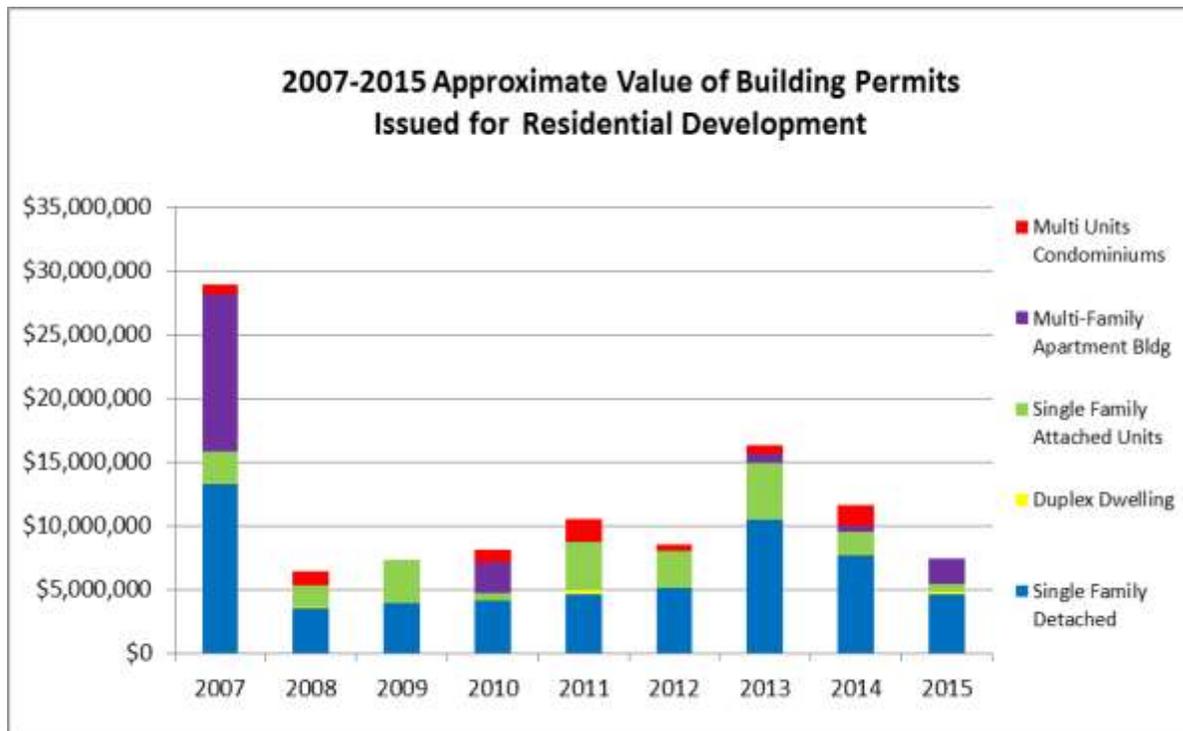
* Annual totals for years 2007 through 2014. Total for 2015 includes activities through April 2015.



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



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



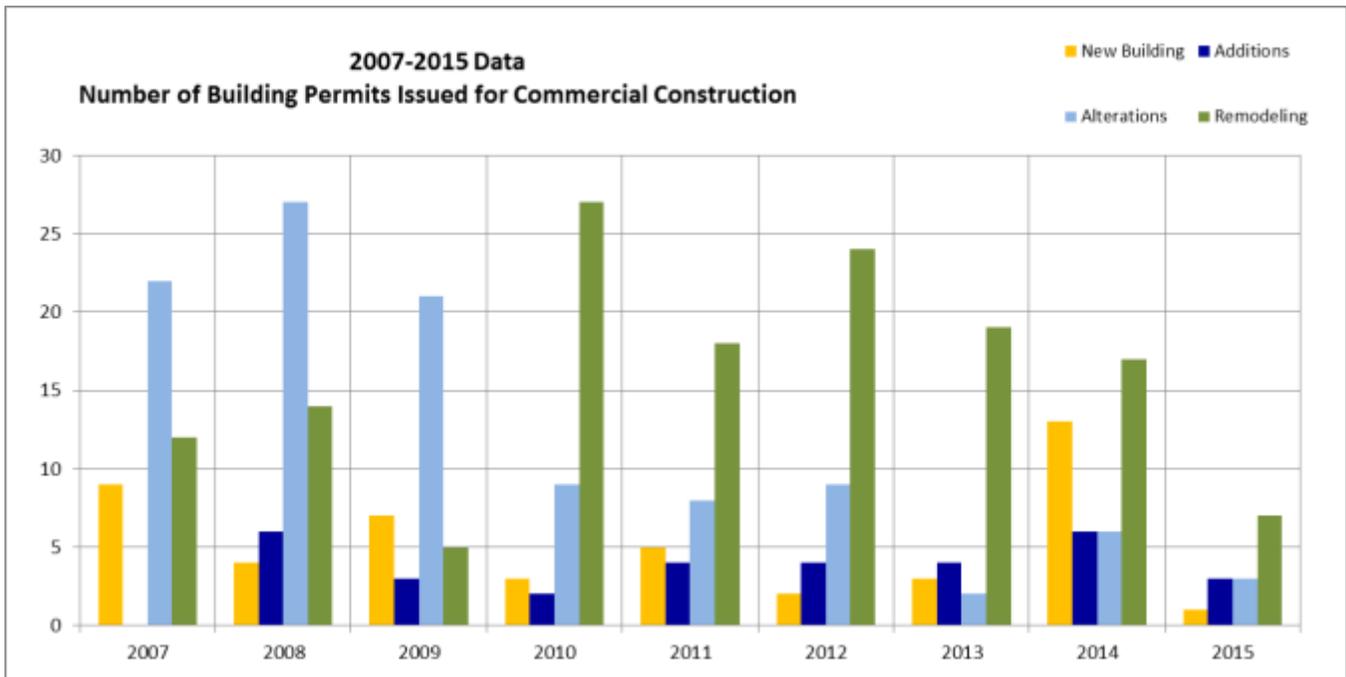
**Annual totals for years 2007 through 2014. Total for 2015 includes activities through April 2015.*

Commercial Building Permits

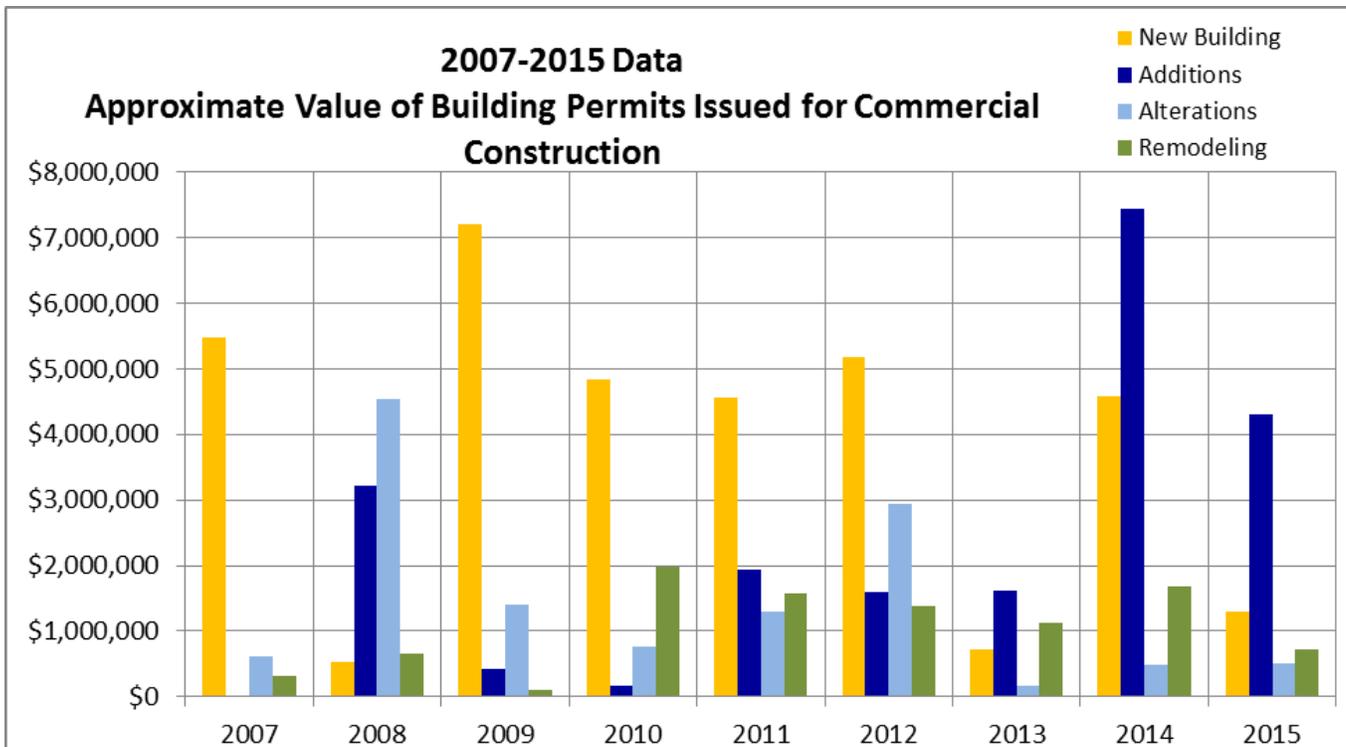
- For commercial construction, the total investment in 2015, through April is \$9.1 million which is equivalent to the total annual investment of 2013 in commercial construction.
- Through April, 25 permits have been issued, approximately 29% of Onalaska’s five-year annual average of 85.
- In 2015, there has been a substantial increase in Multi-Family Apartment Buildings permits, with a steady volume of building permits in regards to Remodeling, Alterations, and Additions, thus far. Additionally, several new commercial buildings are planning to commence this summer.

COMMERCIAL CONSTRUCTION		2007	2008	2009	2010	2011	2012	2013	2014	2015
Multi-Family Apartment Bldg	No. of bldgs	1	0	0	0	0	0	0	1	2
	Approx value	\$12,285,000	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$1,950,000
Multi Units Condominiums	No. of bldgs	4	3	0	4	6	1	0	1	0
	Approx value	\$825,000	\$1,021,000	\$0	\$962,268	\$740,000	\$450,000	\$0	\$700,200	\$0
	Total no. of units	6	17	0	16	11	3	0	6	0
New Building	No. of bldgs	9	4	7	3	5	2	3	13	1
	Approx value	\$5,487,937	\$527,927	\$7,204,362	\$4,838,325	\$4,555,355	\$5,190,000	\$719,000	\$4,585,575	\$1,300,000
Additions	No. of permits	0	6	3	2	4	4	4	6	3
	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
Alterations	No. of permits	22	27	21	9	8	9	2	6	3
	Approx value	\$611,600	\$4,530,300	\$1,400,273	\$771,000	\$1,297,000	\$2,947,767	\$161,000	\$493,500	\$500,000
Remodeling	No. of permits	12	14	5	27	18	24	19	17	7
	Approx value	\$309,100	\$663,174	\$94,700	\$1,968,700	\$1,578,800	\$1,374,000	\$1,123,900	\$1,670,908	\$717,000
Miscellaneous	No. of permits	14	8	16	10	10	23	10	22	9
	Approx value	\$301,550	\$102,103	\$306,432	\$775,220	\$3,775,465	\$1,264,394	\$216,415	\$94,100	\$284,000

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



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



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

Recent Commercial Projects

Prior to the issuance of a commercial building permit, site plan review is required for new development. Site Plans Currently Under Review:

- 1) Kujack Orthodontics –construction of new office
 - 2) YMCA – building addition
 - 3) Arby’s – new construction
 - 4) Traditional Trades – new construction of 74-unit residential apartment
 - 5) Terry Weiland – new construction of two 16-unit residential apartments
 - 6) Education Station – new accessory structure
 - 7) Audio Video Pro’s – remodel existing building and parking lot addition
 - 8) Well #9 – demolition and construction of Well #9
- In 2015, 7 site plan reviews were completed through May 18, 2015:
- 1) Associated Bank – 201 Marcou Road - 2,220 s.f. relocation of branch office (\$1,300,000 value).
 - 2) 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)
 - 4) Dahl Automotive – 561 Theater Road – 4,126 s.f. addition & remodel (\$1,800,000 value)
 - 5) Firefighters Credit Union – 2707 Midwest Drive – 6,000 s.f. new building (\$1,150,000)
 - 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)
- Other Building Permits which have been issued which have had site plan review prior to 2015 include:
- 1) Tradition Trades Triplex – 2083-2087 Krause Road (\$350,100)
 - 2) Nathan Hills Estate, LLC Six-Plex – 442-452 Coronado Circle (\$820,000)
- 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)

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

Data compiled by: Cindy Genz, Office Clerical Support, Inspection Department