



City of Onalaska Meeting Notice

COMMITTEE/BOARD: Plan Commission
DATE OF MEETING: October 22, 2019 (Tuesday)
PLACE OF MEETING: City Hall – 415 Main Street (Common Council Chambers)
TIME OF MEETING: 7:00 P.M.

PURPOSE OF MEETING

1. Call to Order and roll call
2. Approval of minutes from previous meeting
3. Public input: (limited to 3 minutes / individual)

Consideration And Possible Action On The Following Items:

4. Review and Recommendation for a Concept Plan to Reconfigure Lots at First Free Church, 123 Mason Street, Onalaska, WI 54650
5. Adjournment

PLEASE TAKE FURTHER NOTICE that members of the Common Council of the City of Onalaska who do not serve on the Commission may attend this meeting to gather information about a subject over which they have decision making responsibility.

Therefore, further notice is hereby given that the above meeting may constitute a meeting of the Common Council and is hereby noticed as such, even though it is not contemplated that the Common Council will take any formal action at this meeting.

NOTICES MAILED TO:

*Mayor Joe Chilsen– Chair	*Jan Brock	*Knutte Temte
*Ald. Tom Smith	*Vacant	*Craig Breitsprecher
Ald. Jim Olson	*Parks & Rec Chair - Steven Nott	
Ald. Dan Stevens	**Alternate – Vice Chair Parks & Rec- Andrea Benco	
Ald. Diane Wulf		
Ald. Boondi Iyer		
Ald. Kim Smith		
* Jarrod Holter, City Engineer **Kevin Schubert		
City Attorney City Administrator		
La Crosse Tribune Dept. Heads.		
Coulee Courier	Onalaska Omni Center	
WKTY WLXR WKBT WXOW WLAX	Onalaska Public Library	
*Committee Members	* * Alternate Member – for City Engineer	

Date Notices Mailed and Posted: 10-16-19

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.

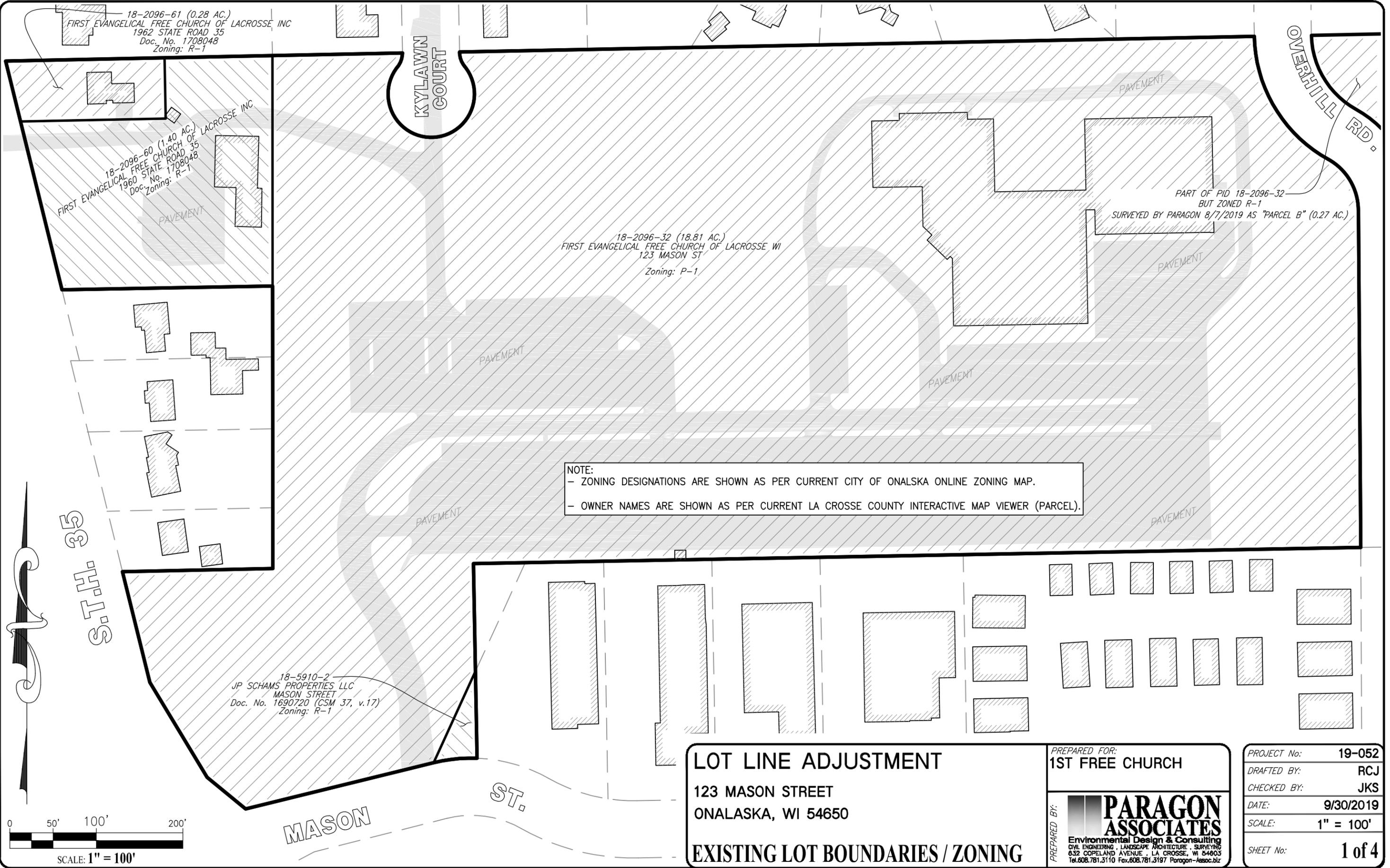


CITY OF ONALASKA

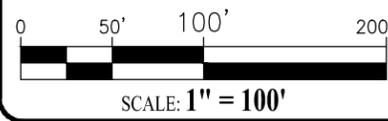
STAFF REPORT

Plan Commission – October 22, 2019

- Agenda Item:** Review and Recommendation for a Concept Plan to Reconfigure Lots at First Free Church, 123 Mason Street, Onalaska, WI 54650
- Background:** First Free Church is looking to receive feedback from the Plan Commission to reconfigure the existing lot boundaries into a 4 lot parcel reconfiguration. They are doing this for financial and organizational purposes.
- Property Owner:** First Evangelical Free Church of La Crosse WI
- Parcel Number:** 18-2096-32
- Site Location:** 123 Mason Street, Onalaska, WI 54650
- Existing Zoning:** Single Family Residential (R-1)
- Action Requested:** Review and give feedback to owner at the meeting regarding the reconfiguration plan.



NOTE:
- ZONING DESIGNATIONS ARE SHOWN AS PER CURRENT CITY OF ONALSKA ONLINE ZONING MAP.
- OWNER NAMES ARE SHOWN AS PER CURRENT LA CROSSE COUNTY INTERACTIVE MAP VIEWER (PARCEL).



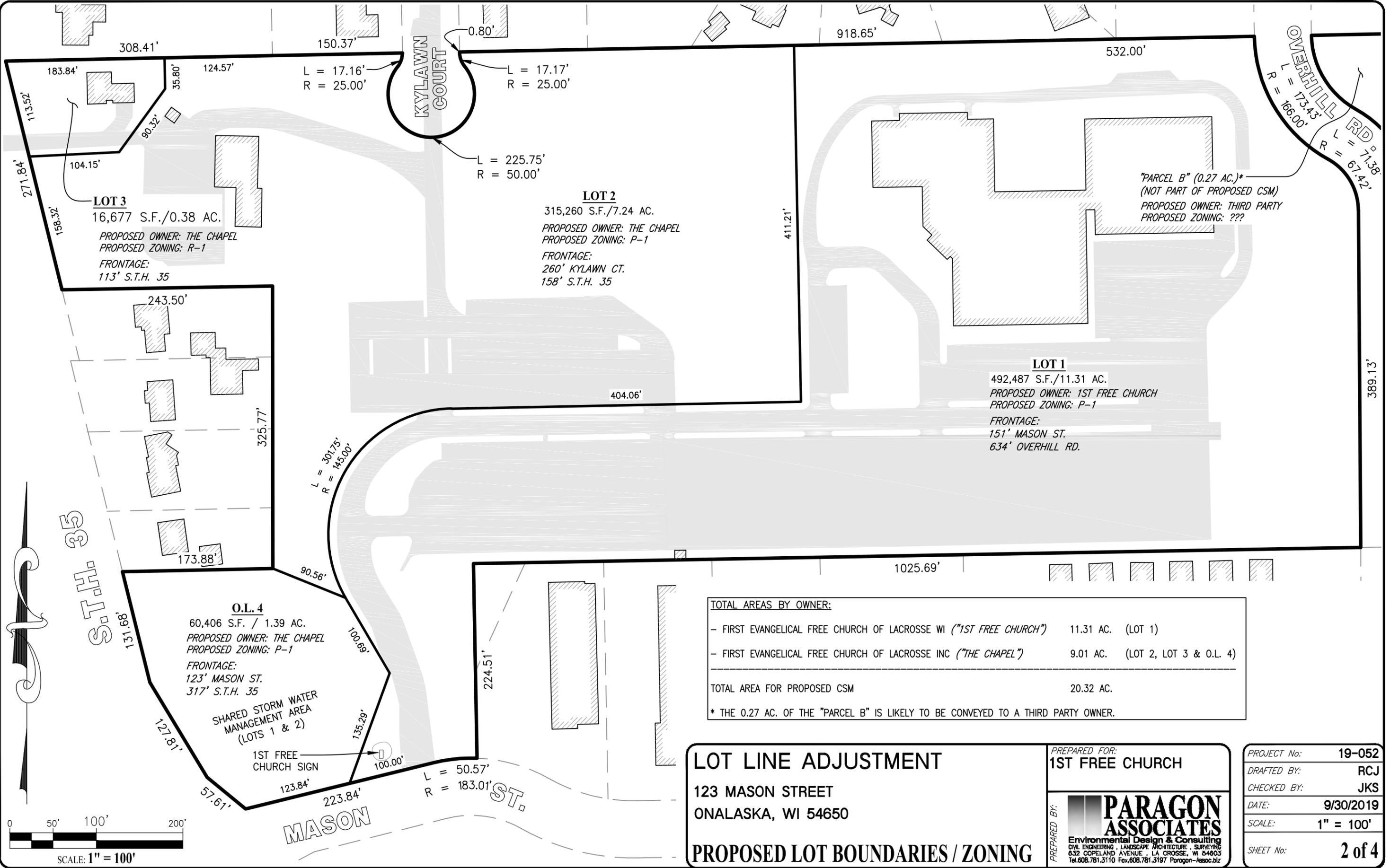
LOT LINE ADJUSTMENT
123 MASON STREET
ONALASKA, WI 54650
EXISTING LOT BOUNDARIES / ZONING

PREPARED FOR:
1ST FREE CHURCH

PREPARED BY:
PARAGON ASSOCIATES
Environmental Design & Consulting
CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, SURVEYING
632 COPELAND AVENUE, LA CROSSE, WI 54603
Tel. 608.781.3110 Fax. 608.781.3197 Paragon-Assoc.biz

PROJECT No:	19-052
DRAFTED BY:	RCJ
CHECKED BY:	JKS
DATE:	9/30/2019
SCALE:	1" = 100'
SHEET No:	1 of 4

CAD FILE: 1st Free Church - Lot Line Adjustment_02.dwg PLOT DATE: 9/30/2019 2:36 PM



"PARCEL B" (0.27 AC.)*
 (NOT PART OF PROPOSED CSM)
 PROPOSED OWNER: THIRD PARTY
 PROPOSED ZONING: ???

LOT 1
 492,487 S.F./11.31 AC.
 PROPOSED OWNER: 1ST FREE CHURCH
 PROPOSED ZONING: P-1
 FRONTAGE:
 151' MASON ST.
 634' OVERHILL RD.

LOT 2
 315,260 S.F./7.24 AC.
 PROPOSED OWNER: THE CHAPEL
 PROPOSED ZONING: P-1
 FRONTAGE:
 260' KYLAWN CT.
 158' S.T.H. 35

LOT 3
 16,677 S.F./0.38 AC.
 PROPOSED OWNER: THE CHAPEL
 PROPOSED ZONING: R-1
 FRONTAGE:
 113' S.T.H. 35

O.L. 4
 60,406 S.F. / 1.39 AC.
 PROPOSED OWNER: THE CHAPEL
 PROPOSED ZONING: P-1
 FRONTAGE:
 123' MASON ST.
 317' S.T.H. 35

TOTAL AREAS BY OWNER:	
- FIRST EVANGELICAL FREE CHURCH OF LACROSSE WI ("1ST FREE CHURCH")	11.31 AC. (LOT 1)
- FIRST EVANGELICAL FREE CHURCH OF LACROSSE INC ("THE CHAPEL")	9.01 AC. (LOT 2, LOT 3 & O.L. 4)
<hr/>	
TOTAL AREA FOR PROPOSED CSM	20.32 AC.
* THE 0.27 AC. OF THE "PARCEL B" IS LIKELY TO BE CONVEYED TO A THIRD PARTY OWNER.	

LOT LINE ADJUSTMENT
 123 MASON STREET
 ONALASKA, WI 54650
PROPOSED LOT BOUNDARIES / ZONING

PREPARED FOR:
1ST FREE CHURCH

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PROJECT No:	19-052
DRAFTED BY:	RCJ
CHECKED BY:	JKS
DATE:	9/30/2019
SCALE:	1" = 100'
SHEET No:	2 of 4



CITY OF ONALASKA

CITY ATTORNEY

Phone: (608) 781-9530 x 235

FAX: (608) 781-9504

415 Main Street

Onalaska, WI 54650-2953

www.cityofonalaska.com

MEMO

Date: October 17, 2019

To: Eric Rindfleisch, City Administrator and Onalaska Plan Commission

From: Amanda Jackson, City Attorney

Re: First Free Concept Plan

I was asked to provide an outline of the statutory provisions related to First Free's request to subdivide their parcels. Under WI Stat. §70.11 Property described under that section is exempt from general property tax provided it is being used for such exempt purposes or if its use changes, provided that it files with the assessor of the taxation district on or before March 1st a form as prescribed by the Department of Revenue. The specific exemption that applies here is under §70.11(4) Educational, Religious and Benevolent Institutions; Women's Clubs; Historical Societies; Fraternities; Libraries. Under §70.11(4) property owned and used exclusively by churches or religious associations including property owned and used for housing pastors and members of religious orders and communities, but not exceeding 10 acres of land shall be exempt. Any property owned above the 10 acre threshold would be taxable.

First Free is currently requesting to subdivide their parcels and transfer one parcel to a different ownership that meets the criteria under §70.11 which would remove roughly 8 acres from the City's general property tax roll. Regardless of the proposed concept plan, First Free is slated to be rezoned to P1-Public and Semi-Public in 2020 as part of the City's Zoning Map update, which would result in a reduction on their tax assessment for the taxable portion due to the change from Residential to Public zoning.