



CITY OF ONALASKA

STAFF REPORT

Plan Commission – December 17, 2019

Agenda Item: Review and Consideration of an Easement Agreement at 1785 East Main Street, Onalaska, WI 54650.

Property Owner: Acme Commercial Properties, LLC
PO Box 6060, Abilene, TX 79608-6060

Parcel Numbers: 18-725-1

Site Locations: 1785 East Main Street, Onalaska, WI 54650

Background:

This property was approved for a Conditional Use Permit on November 22, 2005 by the Plan Commission to install a telecommunication facility at 1735 East Main Street, Onalaska. Common Council then gave it final approval on December 13, 2005. Attached are the documents related to the conditions of the Conditional Use Permit and Conditions related to the Site Plan Permit. Further background information of this property can be found in the attached letter. Acme Commercial Properties, LLC will be providing a proposed Easement Agreement for consideration at the upcoming Plan Commission meeting.

Action Requested:

Acme Commercial Properties, LLC would like to work with the city to clarify and acknowledge the access to the communication tower by entering into a formal Easement Agreement with the City of Onalaska.

Acme Commercial Properties, LLC
PO Box 6060
Abilene, TX 79608
(325) 691-0495

November 13, 2019

Ms. Lisa Ranney
City of Onalaska
Onalaska, WI

Re: Request for an Easement Agreement
1785 E. Main Street
Parcel No.: 018-000725-001

Dear Ms. Ranney,

Acme Commercial Properties LLC owns a communication tower at the address of 1785 E. Main Street in Onalaska (Parcel 018-000725-001). Our property is a small "parcel" (~60' x60') consisting of a compound around the tower and ground equipment. The parcel sits inside a larger "parent tract". Since the tower was built (2007), access to the site was a road that comes off Main Street, runs northwest paralleling Highway 53 and then loops around to the right and climbs up to the top of the ridge and then to the site. The City of Onalaska is the current owner the parent tract and Acme would like to request the City to work with us in getting an Easement Agreement in place to acknowledge our access road.

As background, let me summarize the chain of events leading up to the present situation.

In 2005, Arthur & Pearly Brueske entered into an Option and Lease Agreement with Cingular Wireless, to allow Cingular to build a tower on their land; the Option and Lease Agreement was never recorded in the public records; and after the tower was built (in 2007), Cingular subsequently gave their rights to the parcel and tower to the Brueskes. Maybe knowing they were intending to give the tower to the Brueskes was why the Option and Lease Agreement was never recorded by Cingular???

In 2007, the Brueskes created an entity for themselves named Beer Cave Hill LLC, with Arthur Brueske as the President of the company. The Brueskes executed a Quit Claim Deed from themselves into their company to convey ownership of the tower and parcel. The Option and Lease Agreement had easement language stating access was granted across the parent tract in order to get to a public road... and that the owner of the parent tract (Bruskes) would execute an Easement Agreement across the parent tract upon request by the parcel owner. At the time, an Easement Agreement wasn't an issue since the Brueskes and Beer Cave Hill were the same folks.

In 2011, Beer Cave Hill (Brueskes) sold the tower and parcel to a third party, Telecom Lease Advisors, LLC (TLA). Since the original Option and Lease Agreement was never recorded... the Option and Lease Agreement was referenced in the Assignment and Assumption Agreement that conveyed the parcel and tower rights from Beer Cave Hill to TLA. The access easement was still implied.

Later in 2011, TLA sold the tower and parcel to Acme Commercial Properties LLC. Again, the unrecorded Option and Lease Agreement was referenced in the Assignment and Assumption Agreement, along with the implied access easement.

However, now forward to 2019... Acme was going to request an Easement Agreement from the Brueskes, but learned that they no longer own the parent tract... the City of Onalaska does. I'm not sure how/when the parent tract was conveyed to the City. And even though the access easement has been in place for 12 years, Acme would like to work with the City to clarify and acknowledge our access to the tower by requesting an Easement Agreement from the City of Onalaska, as the current owner of the parent tract. Acme can prepare the Easement Agreement for the City's review and we already have a surveyor's legal description of the existing road that can be used for the Easement Agreement. Thank you for considering Acme's request and I'd be happy to discuss in further detail... or provide supporting documentation that the City might require to consider our request.

Sincerely,
Acme Commercial Properties, LLC


Laddie C. Galloway
Site Acquisition
(325) 669-8110 mobile
lgalloway@txoexploration.com

589 **telecommunication facility consisting of a stealth pole with a fenced in equipment shelter**
590 **near the Well Street Station (reservoir), east of State Highway 35 & north of Main Street,**
591 **Onalaska, WI 54650 (Parcel #18-725-0).**

- 592
- 593 1. CUP Fee of \$150.00.
 - 594
 - 595 2. Owner shall submit a visual analysis, photo simulation showing what the tower
596 will look like in its surroundings, prior to Plan Commission determination.
 - 597
 - 598 3. Maximum height shall not exceed 1 foot for each 3 feet the tower is set back from
599 the nearest property line unless approved by the Plan Commission as a “stealth
600 facility”.
 - 601
 - 602 4. Owner shall provide a Site Plan Permit with all submittals required by Section 13-
603 1-135 (o) of the Zoning Code.
 - 604
 - 605 5. Tower and equipment, grading and land disturbance shall not be visible by the
606 public.
 - 607
 - 608 6. If the Plan Commission determines that the facility is not a “stealth” application,
609 this site does not qualify for a Conditional Use Permit.
 - 610
 - 611 7. Owner/developer must pay all fees and have all plans reviewed and approved by
612 the City prior to obtaining a building permit. Owner/developer must have all
613 conditions satisfied and improvements installed per approved plans prior to the
614 issuance of occupancy permit.
 - 615
 - 616 8. Owner/developer must notify the City prior to any utility connection to public
617 utilities.
 - 618
 - 619 9. All conditions run with the land and are binding upon the original developer and
620 all heirs, successors, and assigns. The sale or transfer of all or any portion of the
621 property does not relieve the original developer from payment of any fees
622 imposed or from meeting any other conditions.
 - 623
 - 624 10. Any omissions of any conditions not listed in the Plan Commission Minutes shall
625 not release the developer/property owner from abiding by the City’s Subdivision
626 Ordinance and Zoning Code requirements.
 - 627

628 Motion by Ald. Giese, second by Ald. Gonczy, to approve with ten conditions the Conditional
629 Use Permit/Stealth Determination submitted by Arthur and Pearly Brueske, 1315 3rd Avenue
630 North, Onalaska for the purpose of erecting a wireless telecommunication facility consisting of a

**CITY OF ONALASKA
SITE PLAN PERMIT**

COPY

DATE: September 1, 2006

Cingular Wireless – Well St. Station
Brueske Site

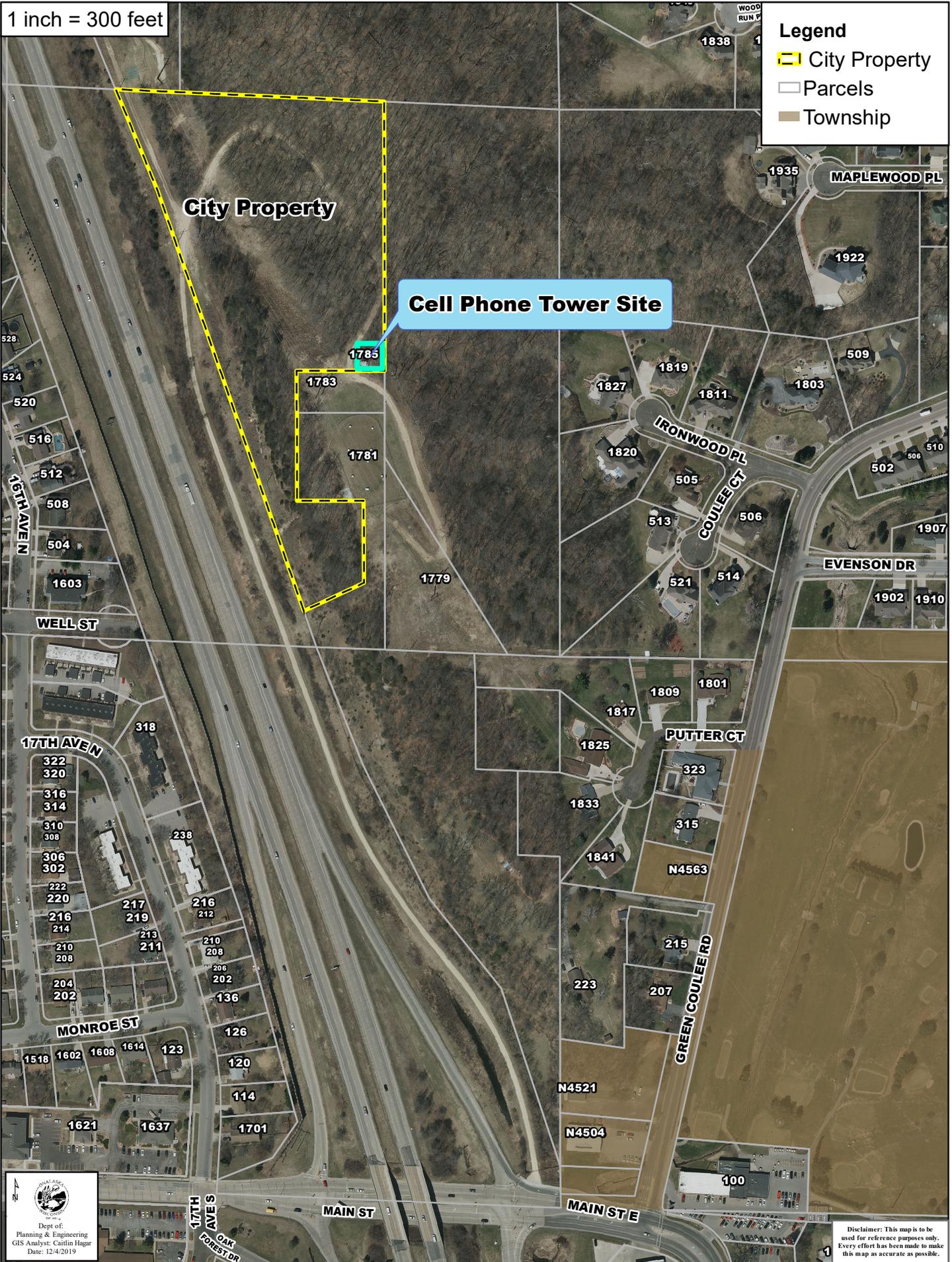
SITE PLAN PERMIT #: 060901

1. Site Plan Permit Fee of \$100.00.
2. Owner/developer shall submit details of tower including height, diameter and color.
3. Structure, fencing / land disturbance shall not be visible by public. Dark gray color scheme – 42" maximum diameter and 80' height maximum to insure stealth appearance to blend into surroundings per Plan Commission approval.
4. Letter of FAA approval required.
5. Owner shall insure open access for all vehicle equipment types to City reservoir.
6. Owner shall disclose any lighting on proposed tower.
7. Exterior storage is prohibited.
8. Owner/developer must 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 the issuance of the occupancy permit.
9. Owner/developer must notify the City prior to any utility connection to City owned utilities.
10. 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.
11. Any omissions or any conditions not listed in Plan Commission minutes shall not release the developer/property owner from abiding by the City's Subdivision Ordinance and Zoning Code requirements.
12. Owner shall provide own lock at gates – coordinate with Utility Dept.
13. Owner shall maintain road to tower.

1 inch = 300 feet

Legend

-  City Property
-  Parcels
-  Township



City Property

Cell Phone Tower Site



Dept of:
Planning & Engineering
GIS Analyst: Caitlin Hagar
Date: 12/4/2019

Disclaimer: 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

STAFF REPORT

Plan Commission – December 17, 2019

Agenda Item: Review and Consideration of Invoice No: 018-021-18: Hoisington Koegler Group Inc. for UDC / Zoning Ordinance Re-write Project.

Attached is the 18th Invoice for the UDC / Zoning Ordinance Re-write Project totaling \$11,615.75 dollars.

Original Contract Amount:	Billed to Date:	Payment Requested:
\$108,000.00	\$108,000.00	\$11,615.75



Hoisington Koegler Group inc.
 123 North 3rd Street, Suite 100
 Minneapolis, MN 55401-1659

Katie Aspenson
 City of Onalaska
 415 Main Street
 Onalaska, WI 54650

December 3, 2019
 Invoice No: 018-021 - 18

Project 018-021 Onalaska - UDC/Zoning Ordinance Rewrite
Professional Services from November 1, 2019 to November 30, 2019

Task 04 Draft UDC and Zoning Map

- Internal team collaboration
- Preparation and attendance at staff meeting
- Preparation of draft report
- Preparation of draft UDC
- Preparation of second draft
- Project coordination
- Prepare draft Definitions chapter
- PUD overlay district mapping

Professional Personnel

	Hours	Rate	Amount	
Associate				
Miller, Jeffrey	46.00	130.00	5,980.00	
Trapp, Rita	42.25	130.00	5,492.50	
Professional II				
Chamberlain, Laura	11.50	85.00	977.50	
Professional I				
Richmond, Beth	52.75	70.00	3,692.50	
Totals	152.50		16,142.50	
Total Labor				16,142.50
				Total this Task
				\$16,142.50

Billing Limits	Current	Prior	To-Date	
Total Billings	16,142.50	96,384.25	112,526.75	
Limit			108,000.00	
Adjustment				-4,526.75
				Total this Invoice
				\$11,615.75

Outstanding Invoices

Number	Date	Balance
15	8/14/2019	12,100.62
16	9/6/2019	12,826.02



CITY OF ONALASKA

STAFF REPORT

Plan Commission – December 17, 2019

Agenda Item: Discussion and Consideration of the Proposed Zoning for County Road PH Properties, Onalaska, WI 54650.

Site Locations: See Attached Map

Background:

As part of the comprehensive review of the City of Onalaska's current zoning map, City staff propose that the twelve parcels as identified on the included map along County Road PH be rezoned from Single Family Residential (R-1) to Mixed-Use Neighborhood (MU-N) to be in conformance with the Future Land Use Map within the 2015 Comprehensive Plan. This recommendation is based on the current development in this neighborhood, including comments from PH residents regarding the ability to walk to commercial areas, mixture of commercial and residential uses and recent development in this neighborhood. For example the current mixture of the neighborhood includes Olive Juice Quilts, River of Life Assembly of God and the Bronson Development; in addition to being located directly next to big box retail and commercial strip developments.

The purpose of the MU-N Mixed Use Neighborhood District is to provide areas for the development and redevelopment of land based on the design principles of traditional neighborhoods including a mix of complementary uses consisting of residential, commercial, civic, institutional, and open space uses in close proximity to each other; a mix of housing styles, types and sizes to accommodate households of all ages, sizes and incomes; compact and human scale design; an interconnected street system with sidewalks, bikeways, and transit access; retains existing buildings with historical or architectural features that enhance the community's visual character; and preserves and incorporates significant environmental features.

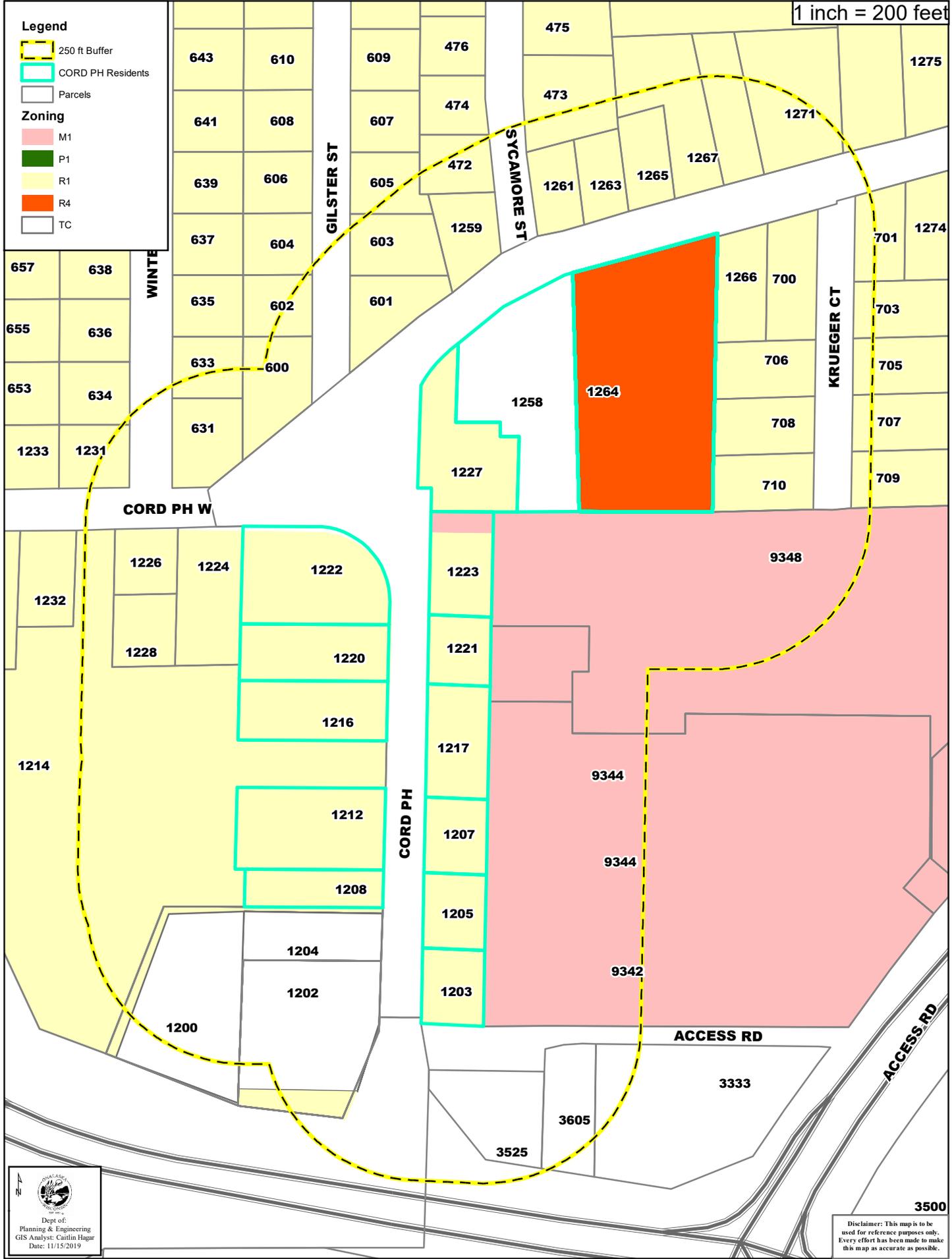
Neighbors are concerned about the proposed rezoning from R-1 to MU-N. City Staff met with multiple residents a number of times to discuss the implications of the proposed zoning and residents are seeking to maintain the zoning in this area as R-1 Low Density Residential. The purpose of the R-1 Low Density Residential District is to encourage the establishment and preservation of neighborhoods with single-household detached dwellings.

Action Requested:

City staff is asking that the Plan Commission make a determination of whether the twelve properties in question should stay R-1 or be proposed to be rezoned to MU-N in the comprehensive rezoning map. This action does not approve the rezoning but gives direction to staff on what zoning to include in the new zoning map.

Properties within 250 ft CORD PH Residents

1 inch = 200 feet



OBJECTION TO THE ONALASKA PLAN COMMISSION PROPOSITION TO RE-ZONE THE SOUTH END OF COUNTY ROAD PH

We, the undersigned, are concerned citizens who want to let the City of Onalaska, Wisconsin know that we do NOT want the properties at the south end of County Road PH (numbers 1203, 1205, 1207, 1208, 1212, 1216, 1217, 1220, 1221, 1222, 1223, 1227) re-zoned to Mixed Use-Neighborhood. We want those properties to remain as R-1 Single Family Residential zoning.

PRINTED NAME	SIGNATURE	ADDRESS	DATE
MARCIA HORVATH	<i>Marcia Horvath</i>	1205 COUNTY RD. PH, ONALASKA	12/7/2019
Anthony A. Horvath	<i>Anthony A. Horvath</i>	1205 County Rd PH, Onalaska	12-7-2019
BLAN J BENCH	<i>Blanch Ben</i>	1203 COUNTY RD PH ONALASKA	12-7-19
Karen Mainz	<i>Karen Mainz</i>	1227 CTH PH onalaska	12-7-19
Richard Mainz	<i>Richard Mainz</i>	1227 CTH PH Onalaska	12-7-19
DAVE CAUWE	<i>Dave Cauwe</i>	1208 CTH RD PH Onalaska	12-7-19
Carolyn Christopherson	<i>Carolyn K Christopherson</i>	1207 Hwy PH Onalaska	12-7-19
John Christopherson	<i>John Christopherson</i>	1207 Hwy PH Onalaska	12-7-19
Ronald E Gjortsen	<i>Ronald E Gjortsen</i>	1222 Cty PH onalaska	12-7-19
Cory Schubert	<i>Cory Schubert</i>	1222 Cty PH onalaska	12-7-19
Darlene Cauwe	<i>D. Cauwe</i>	1208 Cty Rd. PH Onalaska	12-7-19
Charles Christopherson	<i>Charles Christopherson</i>	1207 Cty Rd PH Onalaska	12-7-19

OBJECTION TO THE ONALASKA PLAN COMMISSION PROPOSITION TO RE-ZONE THE SOUTH END OF COUNTY ROAD PH

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PRINTED NAME	SIGNATURE	ADDRESS	DATE
Vicki Meinertz	<i>Vicki Meinertz</i>	1212 Cty Road PH ^{Onalaska}	12-7-19
Jensine Wing	<i>Jensine Wing</i>	1221 County Road PH ^{Onalaska}	12-7-19
Mark Shepard	<i>Mark Shepard</i>	1227 County Road PH, Onalaska	12-7-19
<i>Vinlinhin</i>	<i>Vinlinhin</i>	1217 County Rd. PH. Onalaska	12-8-19
Nathan Stram	<i>Nathan Stram</i>	1223 County Rd. PH Onalaska	12-8-19
Sierra Stram	<i>Sierra Stram</i>	1223 County Rd. PH Onalaska	12-8-19
Michael S Peters	<i>Michael S Peters</i>	1216 County Rd PH Onalaska	12-8-19
Gretchen Husby	<i>Gretchen Husby</i>	560 Court Rd Onalaska	12/9/19
Lori A Peterson	<i>Lori A. Peterson</i>	1216 CTH PH, Onalaska WI 54650	12/9/19

We, the undersigned, are concerned citizens who want to let the City of Onalaska, WI know that we do NOT want the neighborhood at the south end of County Road PH re-zoned to Mixed Use-Neighborhood. We want the neighborhood to remain as R-1 Single Family Residential zoning.

PRINTED NAME	SIGNATURE	ADDRESS	DATE
Gail Saltz	Gail Saltz	1259 CTH PH Onalaska, WI	12/8/19
DeLaney Gilster	DeLaney Gilster	1259 CTH PH Onalaska, WI	12/8/19
Ron Bendel	Ron Bendel	1261 County PH Onalaska WI 54650	12/5/19
Jennifer Arthosel Hanabarger	JAN-18	1271 County Rd PH Onalaska WI 54650	12/8/19
Jeanette Wright	Jeanette Wright	Onalaska WI 703 Krueger Ct.	12/8/19
Terry Young	Terry Young	705 Keweenaw Ct. Onalaska WI	12/8/19
Debbie Young	Debbie Young	Onalaska 705 Krueger Ct	12/8/19
Robert Herendowski	Robert Herendowski	Onalaska 707 Krueger Ct, WI.	12/8/19
JULIANNE H MCGARRY	Julianne H McGarry	1220 County Road PH Onalaska WI 54650	12/8/19
Richard C. McGarry Sr.	Richard McGarry Sr.	1220 County Road PH 54650	12/8/19

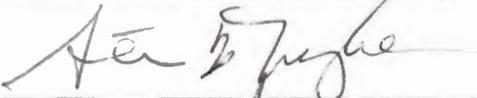
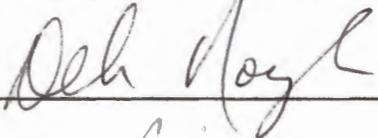
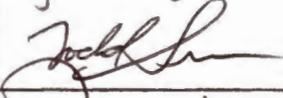
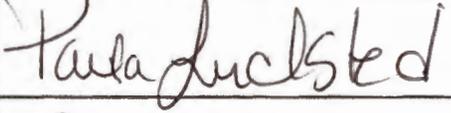
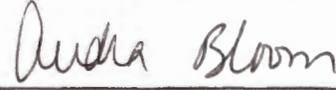
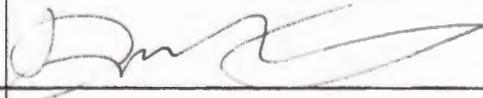
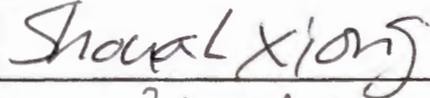
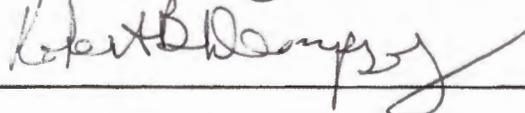
We, the undersigned, are concerned citizens who want to let the City of Onalaska, WI know that we do NOT want the neighborhood at the south end of County Road PH re-zoned to Mixed Use-Neighborhood. We want the neighborhood to remain as R-1 Single Family Residential zoning.

PRINTED NAME	SIGNATURE	ADDRESS	DATE
Betsy Stannard	Betsy Stannard	ONALASKA 1224 PH West	12/8/19
DENNIS STANNARD	Dennis Stannard	1224 Co Rd PHW/Oma	12/8/19
SUSAN Levendoski	Susan Levendoski	Onalaska 707 Krueger Ct	12.8.19
Kathy Gartner	Kathy Gartner	1231 County Road PH West Onalaska WI 54650	12-8-19
JAMIE Peaslee	Jamie Peaslee	1231 PH West ONALASKA WI	12-8-19
DUANE Diane Triplett	Duane Triplett	also ↑ Onalaska	12-8-19
DORIS Triplett	Doris Triplett	634 Winter St Onalaska	12-8-19
DAN WICKIOLSON	Dan Wickiolson	602 GILSTER ST ONALASKA, WI	12/8/19
Rudy Brandstetter	Rudy Brandstetter	604 Onalaska St Onalaska WI 54650	12/8/19
Pang Xiong	Pang Xiong	600 Gilster St. Onalaska, WI	12/8/19

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PRINTED NAME	SIGNATURE	ADDRESS	DATE
Alissa Romero	<i>Alissa Romero</i>	1226 County Rd PH W. Onalaska, WI	12/8/19
Richard Steels	<i>Richard Steels</i>	635 ⁵³⁵ WINTER Onalaska WI	12/18/19
JoAnn Kranig <i>JoAnn Kranig</i>	<i>JoAnn Kranig</i>	637 Winter St. Onalaska WI 54650	12/8/19
Paul Cochliu	<i>Paul Cochliu</i>	WI 54650 603 Gilster St ONALASKA	12/8/19
Welda <i>Sid Welda</i>	<i>Sid Welda</i>	474 Sycamore St ONALASKA	12-8-19
WARREN BJORGE <i>Warren Borge</i>	<i>Warren Borge</i>	473 Sycamore St ONALASKA	12-8-19
Denise Hannahan <i>Denise Hannahan</i>	<i>Denise Hannahan Brown</i>	ONALASKA, WI 700 Krueger Court	12-8-19
Andrew Kroos	<i>Andrew Kroos</i>	706 Krueger Ct 54650 ONALASKA WI	12-8-19
William H Varnum	<i>William H Varnum</i>	1236 county Rd. PH West Onalaska WI 54650	12-8-19
Susan R Varnum	<i>Susan R Varnum</i>	1236 county rd PH West Onalaska, WI 54650	12-8-2019

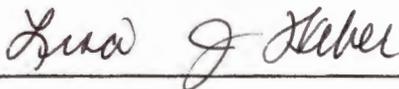
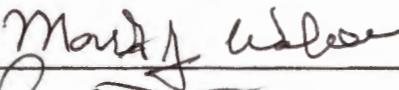
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PRINTED NAME	SIGNATURE	ADDRESS	DATE
Steve Nordyke		1232 Cty Rd PH W Onalaska, WI 54650	12/8/19
Debra Nordyke		1232 County Rd PH W Onalaska, WI 54650	12/8/19
Christina Araszewski		1233 County Rd PH W. Onalaska, WI 54650	12/8/19
Todd Severson		1233 County Road PH W Onalaska, WI 54650	12-8-19
Paula Lucksted		654 Green Ct. Onalaska, WI - 54650	12-8-19
Audra Bloom		656 Green Ct Onalaska WI 54650	12-8-19
Ben Bulera		658 Green Ct Onalaska, WI 54650	12-8-19
David Xiong		642 Winter St Onalaska, WI 54650	12-8-19
Shoual Xiong		642 Winter St Onalaska, WI 54650	12-8-19
ROBERT DEMPSEY		640 Winter St. Onalaska, WI 54650	12-8-19

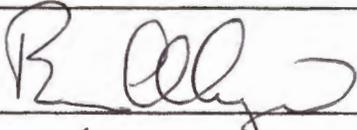
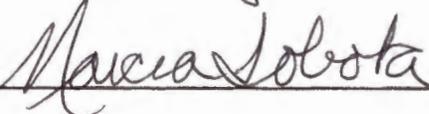
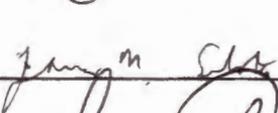
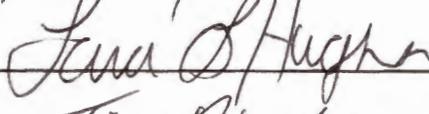
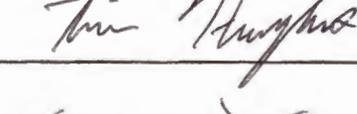
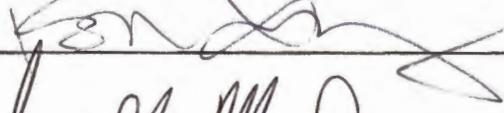
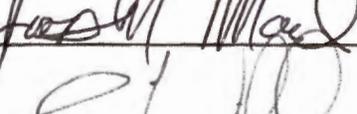
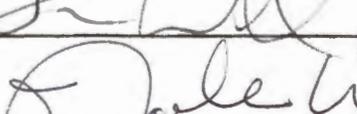
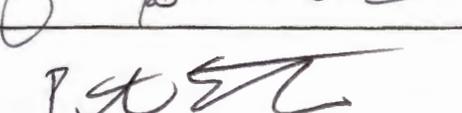
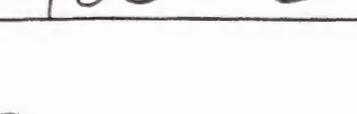
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PRINTED NAME	SIGNATURE	ADDRESS	DATE
Jean B Dempsey	<i>Jean B Dempsey</i>	640 Winter St. Onalaska, WI	12-8-19
SUZANNE SCHULZ	<i>Suzanne Schulz</i>	638 WINTER ONALASKA, WI	12-8-19
WILLIAM SCHULZ	<i>William Schulz</i>	638 WINTERS	12-8-19
David Groat	<i>David Groat</i>	636 Winter	12-8-19
Audrey Groat	<i>Audrey Groat</i>	636 Winter	12-8-19
Sharon Gantzer	<i>Sharon Gantzer</i>	701 Krueger Ct	12-9-19

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PRINTED NAME	SIGNATURE	ADDRESS	DATE
Lisa Weber		655 Green Ct Onalaska, WI	12/08/19
Mark Miller		655 Green Court Onalaska WI 54620	12/08/19
Robert Kravitz		637 Winter St	12/8/19

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PRINTED NAME	SIGNATURE	ADDRESS	DATE
Bruner Hanaburger		1271 County Rd PH ONALASKA, WISCONSIN 54650	10.9.2019
Marcia Sobota		1278 County Road PH Onalaska	12-9-19
James Sobota		1278 County Road PH Onalaska	12-9-19
Tara Hughes		595 Court Rd/PH Onalaska	12-9-19
Tim Hughes		595 Court Rd Onalaska	12-9-19
Kou Xiong		717 Dutton Street Onalaska	12-9-19
Joseph MAND		719 DUTTON ST ONA	12/9/19
Sam Williams		1274 County Rd PH Ona	12/9/19
NOELLE WEBER STRAUS		639 WINTER ST. ONALASKA, WI 54650	12/9/2019
Peter Straus		639 Winter St, Ona 54650	12-9-19



We, the undersigned, are concerned citizens who want to let the City of Onalaska, WI know that we do NOT want the neighborhood at the south end of County Road PH re-zoned to Mixed Use-Neighborhood. We want the neighborhood to remain as R-1 Single Family Residential zoning.

PRINTED NAME	SIGNATURE	ADDRESS	DATE
Heather Thompson	<i>Heather Thompson</i>	Onalaska 54050	12-3-2019
AORIAN NOVAK	<i>Arian Novak</i>	1280 COUNTY ROAD PH ONALASKA	12-9-19
Beth H Novak	<i>Beth H Novak</i>	1280 county Rd PH Onalaska WI	12-9-19
GAYLORD Dolph W	<i>Gaylord Dolph</i>	724 DUTTON ST ONALASKA, WI	12-9-19
ESTHER Dolph W	<i>Esther Dolph</i>	724 DUTTON ST ONALASKA, WI	12-09-19
Jeremy Larson	<i>Jeremy Larson</i>	1277 Cty PH	12/9/19
James W. Larson	<i>James W. Larson</i>	1574 Park PH	12-09-19

SIGN-UP SHEET

Plan Commission

12-17-19

7pm

MEETING NAME

DATE OF MEETING

TIME OF MEETING

	NAME	ADDRESS
①	Larry Roth	686 Galster St
②	Marcia Horvath	1205 County Road PH
③	Mark Shepard	1221 County Rd. PH.
④	Kim Smith	436 Mayfair Place
⑤	Brenda Netral	431 Mayfair pl.
⑥	Roger Wacner	686 Symone St.
⑦	Chuck Lipford	1263 CTH PH ONALASKA
⑧	Bob Rasmussen	449 Symone, Onalaska
⑨	Dick McGarry	1220 County Rd PH
⑩	Betsy Starnard	1224 PH W Ona
⑪	Steve McCombs	558 Burt Road Ona
⑫	DAN Forsythe	583 COURT ROAD ONA
⑬	John Beun	2009 Craig Lane E
⑭	Jeffrey	622 Gilster St
⑮	Debbie Young	705 Krueger Cr
⑯	P. Stannard	1224 PH W / ONA
⑰	Jodie McElroy	1220 County Road PH Onalaska

Notes

December 13th 2019.

Attention

City attorney, Amanda Halderon

We received a notice from
Richard & Julieanne Mc Murray Friday
morning Dec 13th. We don't have
e-mail so hoping this notice gets
to you soon enough.

We are putting this in writing
about the city rezoning the area
to add new neighborhood.

We live at 580 Court Rd for
64 years and are definitely against
the rezoning!

We are both elderly & have
medical issues & need to keep our home
safe. There is enough places in this
area that went out of business, so they
can use those areas if they need to
build something.

Sincerely

Harlan Yahrke
Arlene Yahrke

Peterson, Zach

From: Jackson, Amanda
Sent: Monday, December 16, 2019 8:14 AM
To: Peterson, Zach
Subject: FW: Rezoning for the Mayfair Addition

Amanda Halderson Jackson
City Attorney | City of Onalaska

The information transmitted above is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, transmission, dissemination or other use of or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you have received this email in error, please respond to the sender and delete the material from any computer and/or server. The City of Onalaska is subject to Wisconsin Statutes related to public records. Emails sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City email should presume that the emails are subject to release upon request, and subject to state record retention requirements.

From: Eugene R Alberts [<mailto:eralberts@viterbo.edu>]
Sent: Monday, December 16, 2019 8:13 AM
To: Jackson, Amanda; Aspenson, Katie; Chilsen, Joe
Cc: Smith, Kim
Subject: Rezoning for the Mayfair Addition

Ms. Jackson,

I am unable to attend the Planning Commission meeting on December 17th to discuss the proposed re-zoning of property contiguous to the Mayfair Addition to MU-N. I reside at 475 Sycamore Street and our property lies outside of the 250 foot notification area, however I do have some concerns I am hoping the Commission addresses or at least take into consideration. Please forward my comments to the Commission members.

1. The Mayfair Addition and its abutting properties have been around for 40 plus years and has grown into a very livable and friendly neighborhood, We generally know each other, even streets over. My family has personally lived at our home for 28 years and is one of the newest families on the block. I would hate to lose the neighborhood feel.
2. Traffic on PH is becoming more problematic with cars running both stop signs on PH regularly.
3. Traffic congestion is occurring more regular by Tobacco Warehouse and the Chiropractor/Dentist Office, particularly since a drive through was added for the coffee shop and the Sub shop was added. If more businesses get added to this small stretch of street, traffic will be even more problematic.
4. I have concern that this new Zoning designation would allow bars, tattoo parlors and other business that are opened to late in the evening and have the possibilities to host less than savory individuals. If this is the case, my property values and those of my fellow neighbors will be greatly lowered as well as our standard of living.
5. Lighting – As business move in and are allowed, additional lighting and noise will infiltrate our neighborhood.

Please consider these comments as you plan the future of our neighborhood and just remember additional tax base isn't always best for the city, strong neighborhoods where we look out for one another is....

Thanks

Gene

Eugene R. Alberts
Asst VP of Finance
Viterbo University
608-796-3849
eralberts@viterbo.edu



 Please consider the environment before printing this e-mail.



Peterson, Zach

From: Jackson, Amanda
Sent: Monday, December 9, 2019 1:27 PM
To: Aspenson, Katie; Peterson, Zach
Subject: FW: Rezone of PH

Amanda Halderson Jackson
City Attorney | City of Onalaska

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-----Original Message-----

From: Gail Saltz [<mailto:gms.bd54@yahoo.com>]
Sent: Monday, December 9, 2019 1:25 PM
To: Jackson, Amanda
Subject: Rezone of PH

Dear Ms Jackson,

I am writing to let you know that my mother and I are not in favor of rezoning the area on CTH PH. My mother and I have lived in our home, since 1958, and from what I am guessing, we are probably the longest residents out there. The Mayfair addition was my step grandfathers farm, so I have seen a lot of changes over the past 61 years. We do not want, nor do we need any more commercial development in our neighborhood. We have empty buildings, that could be put to better use, we have enough traffic problems as it is, we don't need any more. I live right across the street from the quilt store, and that is not pleasant, she has tour buses coming, there are semis, coming in, and her customers park, were ever they please. This creates problems, on PH and Sycamore, that we don't need. We like our neighborhood, as it is and want to keep it that way. We don't need the City to tell us what is best for us. The sidewalk, is a joke, as is the bike lane. Has anyone done a study out there about the traffic, or are you going to tell us again, that there is not a problem and we need to get along, with the other people, who are using our street as we have been told in the past? I can not tell you, how many people run the stop signs, speed, laugh, make fun, leave trash, how many near miss accidents, there are and just plan stupid drivers. Some people have told me they use PH, because it is pretty and they do not want to have to stop for the lights on 16 and 157, also a lady told me that she did not realize that people live out there. How dumb is that ?

I also remember, someone from the City saying to watch out for the people of the Mayfair addition, because when they get mad, they will fight for their neighborhood. Who ever that was, he is right, we will fight this with everything we have.

Gail Saltz (DeLaney Gilster- mother)
1259 C T H PH
Onalaska, Wisconsin 54650- 8519

Peterson, Zach

From: Jackson, Amanda
Sent: Monday, December 9, 2019 11:22 AM
To: Peterson, Zach
Subject: FW: Neighborhood rezoning

Amanda Halderson Jackson
City Attorney | City of Onalaska

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From: Sky view 75 [<mailto:rjbeach1975@gmail.com>]
Sent: Saturday, December 7, 2019 11:58 AM
To: Jackson, Amanda
Cc: Iyer, boondj; Smith, Kim
Subject: Neighborhood rezoning

I am not able to attend the meeting on December 17 at 7 p.m. I live at 1203 county road PH and attended the last meeting. I oppose this proposal to to change the zoning from residential and wish to have that known as I did at the first meeting. I have been living here since 2010 and my grandparents were here before me for almost as long as I can remember. Why expand this area for commercial development when we cannot even fill the the vacant buildings we already have around here. 2 open spots next to Jersey Mike's, Payless shoes, Shopko, Toys R Us, The Mall.... are some but not all around here.

Thank you
Ryan j. Beach

Peterson, Zach

From: Jackson, Amanda
Sent: Monday, December 9, 2019 11:22 AM
To: Peterson, Zach
Subject: FW: re-zoning of S. leg of Cty. rd PH

Amanda Halderson Jackson
City Attorney | City of Onalaska

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From: Steve Nordyke [<mailto:stevenordyke55@yahoo.com>]
Sent: Monday, December 9, 2019 8:36 AM
To: Jackson, Amanda; Iyer, boondi; Smith, Kim
Subject: re-zoning of S. leg of Cty. rd PH

Dear Representatives,

I cannot make it to the December public hearing on Tues. ,Dec. 17 at the Onalaska Town Hall but I wanted to weigh in on the plan to re-zone the south leg of PH from R-1 to MU-C. I am opposed to this plan for two reasons.

Reason 1- There is a shortage of affordable housing in the Onalaska/La Crosse area and making this area accessible to business development will reduce housing further.

Reason 2 - There is already an abundance of properties for businesses to access, both existing (mall, Carlos O Kelly's, Shopko, etc) and new.

Our community would be better served if you would protect the residential areas for the improvement and development of residences.

Sincerely,
Steve and Deb Nordyke
1232 COUNTY RD. PH WEST
ONALASKA, WI

**CITY OF ONALASKA
2020 APPLICATION DEADLINES
AND CITY MEETING SCHEDULE**

Subdivision Review/Rezoning/Conditional Use Permits/Annexations

Application Submittal Deadline (approximately 9 working days prior to Plan Sub meeting date)	Plan Commission Sub-Committee Meeting (4:30 P.M.)	Plan Commission Meeting (7:00 P.M.)	Common Council Meeting (7:00 P.M.)
November 18, 2019	December 10, 2019	December 17, 2019	January 14, 2020
December 16, 2019	January 14, 2020	January 28, 2020	February 11, 2020
January 29, 2020	February 11	February 25	March 10
February 26	March 10	March 24	April 14
April 1	April 14	April 28	May 12
April 29	May 12	May 26	June 9
May 27	June 9	June 23	July 14
June 29	July 14	July 28	August 11
July 29	August 11	August 25	September 8
August 26	September 8	September 22	October 13
September 30	October 13	October 27	November 10
October 21	November 10	November 17	December 8
November 16	December 8	December 15	January 12, 2021
December 21	January 12, 2021	January 26, 2021	February 9, 2021

IMPORTANT NOTES:

Building and Occupancy Permits are subject to the completion of Conditions of Approval for the above permits. Make sure you review the approved conditions carefully so that your permit process is efficient.

Rezoning and Annexation requests require referral to the City’s Judiciary Committee and publishing. This process requires additional review time beyond the final approval by the Common Council, with an approximate total timeline of 3 months.

Conditional Use Permits are determined by the Plan Commission. If the Plan Commission should deny a Conditional Use Permit, the applicant may appeal to the Common Council for consideration.

Please contact the Planning Department at (608) 781-9590 if you have any questions.