

**Long Range Planning Committee**

**of the City of Onalaska**

Thursday, August 2, 2018

1

1 The Meeting of the Long Range Planning Committee of the City of Onalaska was called to order  
2 at 5:35 p.m. on Thursday, August 2, 2018. It was noted that the meeting had been announced  
3 and a notice posted at City Hall.

4  
5 Roll call was taken, with the following members present: Dana Fredrickson, Kristen Odegaard,  
6 Joe Etten, Jennifer Brown. Ken Schmocker arrived with the meeting in progress.

7  
8 Also Present: City Administrator Eric Rindfleisch, Planner/Zoning Inspector Katie Aspenson

9  
10 Excused Absences: Debbie Clarkin, Jim Warren

11  
12 **Item 2 – Approval of minutes from the previous meeting**

13  
14 Motion by Jennifer, second by Dana, to approve the minutes from the previous meeting as  
15 printed and on file in the City Clerk’s Office.

16  
17 On voice vote, motion carried.

18  
19 **Item 3 – Public Input (limited to 3 minutes per individual)**

20  
21 As there was no one from the public present, Item 4 was addressed next.

22  
23 **Consideration and possible action on the following items:**

24  
25 **Item 4 – Election of Long Range Planning Committee:**

- 26  
27
  - Chair

28  
29 Motion by Dana, second by Kristen, to nominate and re-elect Debbie Clarkin as Chair of the  
30 Long Range Planning Committee.

31  
32 Kristen called for any other nominations and closed the nomination process.

33  
34 On voice vote, motion carried.

- 35  
36
  - Vice Chair

37  
38 Motion by Dana, second by Jennifer, to nominate and re-elect Kristen Odegaard as Vice Chair of  
39 the Long Range Planning Committee.

40  
41 Kristen called for any other nominations and closed the nomination process.

42

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43 On voice vote, motion carried.

44

45 **Item 5 – Discussion/Listening Session regarding improvements to the Unified Development**  
46 **Code/Zoning Ordinance as part of the Unified Development Code/Zoning Ordinance**  
47 **Rewrite Project**

48

49 Katie noted the Long Range Planning Committee had been the primary committee for the  
50 Comprehensive Plan Rewrite Project, and she also noted one of the primary parts of the  
51 Comprehensive Plan had listed several suggestions regarding ways the city can improve its  
52 Zoning Code. The City of Onalaska’s Zoning Code was originally written in 1969, and Katie  
53 said it had been updated in 2009. Katie told committee members the city has hired Hoisington  
54 Koegler Group, Inc. (HKGi), and also that the Plan Commission is the lead committee for the  
55 Unified Development Code/Zoning Ordinance. Katie said the city is looking to the Long Range  
56 Planning Committee, which is a citizen member group, to begin the listening session regarding  
57 improvements to the code. Katie said she realizes not every member deals with the Zoning Code  
58 on a day-to-day basis; therefore, the purpose this evening is to have a discussion so that she may  
59 obtain feedback. Katie said all feedback will be given to the Plan Commission and the HKGi  
60 consulting team, adding the entire rewrite process likely will take 12 to 18 months.

61

62 Katie began a PowerPoint presentation regarding the Unified Development Code and noted the  
63 following:

64

- 65 • The relationship to the Comprehensive Plan is the Comprehensive Plan is the “vision,” or  
66 what is the desired look of the City of Onalaska. Goals, objectives and policies have  
67 been listed. Ten different areas were addressed. The purpose of the UDC is to  
68 implement the Comprehensive Plan. Katie said, “We have to make sure that what we  
69 desired for our community, through the Comprehensive Plan process, that we can  
70 actually make it happen with our Zoning Code. In different cases they’re not necessarily  
71 consistent, so we’re trying to make our code match the Comprehensive Plan.”
- 72 • The primary component of the UDC is zoning districts. There are three or four different  
73 Residential Zoning Districts; two different Commercial Business Districts; Transitional  
74 Commercial (a mix for residential and businesses); three different Industrial Districts;  
75 Agricultural; and Public and Semi-Public. Planned Unit Developments are allowed in  
76 Special Overlay Districts. Developers or property owners are allowed to write their own  
77 zoning districts in terms of setbacks, height, and desired uses. There are bluff protections  
78 for the floodplain. There is a Medical Campus District that was written in 2017. Katie  
79 said setbacks are defined in the primary zoning districts, as are uses. Katie said, “The  
80 higher the value in terms of Residential to Business to Industrial, the more intensive and  
81 the more mix of uses you can have. Right now we have a few listed out, but it’s all  
82 sectioned off. One of the big goals of this is to streamline it so that someone can look at  
83 the new Zoning Code and say, ‘This is my district. These are my setbacks. These are my

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84 uses.' ... Our goal is to make it as easy and concise for developers and for the public to  
85 understand."

- 86 • There was a significant change regarding Conditional Use standards. Katie said Act 67,  
87 which was passed by the Wisconsin State Legislature, makes it difficult for the City of  
88 Onalaska to deny a Conditional Use Permit. Previously, the burden was on the applicant  
89 to prove to the city and the neighborhood it was a good idea, and the Plan Commission  
90 could attach conditions it believed were necessary to make it more amenable to the  
91 neighborhood. Katie noted Act 67 removes that burden from the developer and places it  
92 on the city. The city may add a condition only if it is able to justify it with substantial  
93 evidence, such as a study. Katie said the City of Onalaska is attempting to reduce the  
94 number of Conditional Uses it has because the city no longer has the control it once did.  
95

96 Dana said he hopes the city is not attempting to add limitations so that it has more control.  
97

98 Katie said that is not the case and stated the intent is that the city may have conditions to  
99 standardize the conditions that normally are in place. Katie cited the example of a daycare  
100 facility and said the city wants to ensure a daycare facility has a license, a certain amount of  
101 square feet per child, fencing at a certain height, the facility must be set back a certain amount, et  
102 cetera. Katie said, "We make it permitted. You just have to follow those rules versus us adding  
103 those rules as conditions on a Conditional Use Permit. Yes, we're still trying to keep the control  
104 that we can. But in the same token, we're trying to standardize that so we're not showing  
105 favoritism from one application to another."  
106

- 107 • Regarding accessory uses, Katie said the city spent approximately two years redoing its  
108 Sign Ordinance, making it so it is not content-based and the city treats all signs based  
109 more so on the zoning district. The city may dictate a sign's height, size, material of  
110 which it is made, number of signs, whether it may be lighted. However, the city may not  
111 dictate the sign's content. Katie noted digital message centers are becoming more  
112 popular and said the city has been working with its standards to ensure that it is  
113 attempting to follow health, safety, and welfare in terms of traffic, lighting, and when  
114 they are and are not allowed.
- 115 • Regarding general performance standards, Katie cited the example of not allowing a large  
116 smokestack on a residence, and not allowing noise.
- 117 • Regarding mobility standards, Katie said this pertains to driveways and the minimum  
118 number of parking spaces needed for residences. A minimum of two parking units per  
119 dwelling unit are required for multifamily structures. Katie said staff is considering  
120 updating some of these standards as they have been in place for nearly 50 years, adding  
121 vehicle use also has changed since the late 1960s.
- 122 • Regarding subdivision standards, Katie said this pertains to how the city plats a new  
123 property. Katie said there is not much open land for development remaining and that the  
124 city's focus has been on annexation potential. Katie said the city is attempting to come

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125 into conformity as standards for subdividing land have changed over the last 10 to 15  
126 years.

- 127 • Regarding development review procedures, Katie said this pertains to the process one  
128 must follow if he/she needs to obtain a Conditional Use Permit or a variance.

129  
130 Katie said, “The overall project objectives for this particular endeavor is to one, meet state  
131 statutes. They’ve changed over time, and we have to make sure we’re being consistent with  
132 them. We also want to make this code as easy to understand and use as possible. We’re looking  
133 to implement the 2016 Comprehensive Plan, addressing inconsistencies as we find them. We’re  
134 going to be looking at all of our zoning districts. Maybe we don’t have enough. Maybe we  
135 should have more variation in our Commercial.” Katie noted the bulk of the city’s Commercial  
136 land was zoned Light Industrial, and she said it was zoned this way because it gave individuals  
137 the most opportunity for a variation of businesses. However, Katie cited the example of  
138 Midwest Drive and Theater Road and noted the businesses along this corridor are different than a  
139 big-box retailer located along State Trunk Highway 16. Katie noted it is all zoned the same and  
140 suggested perhaps better differentiation between those districts is necessary because perhaps one  
141 is more professional office versus retail. Katie said they have different needs and uses in terms  
142 of parking and landscaping.

143  
144 Katie said other objectives include:

- 145  
146 • Updating the city’s zoning map, as there are instances in which residences are zoned  
147 Public & Semi-Public. Katie said the goal is to not create nonconforming uses such as  
148 taking a business property and placing a Residential zoning designation over it, thus  
149 making it nonconforming.
- 150 • Modernizing development standards to achieve high-quality, context-sensitive projects.  
151 Katie said Mixed Use is increasing in popularity and noted the city’s current code makes  
152 it difficult for this to occur. Katie reiterated the amount of developable land is decreasing  
153 and said the goal is to ensure the city’s code allows for redevelopment and makes it easier  
154 for it to occur.

155  
156 Katie noted staff had redone the city’s Form-Based Overlay Code for the downtown district in  
157 2017, and she said the intention is to allow for effective redevelopment, unique development,  
158 and creativity. Katie noted Jeff Miller of Hoisington Koegler Group, Inc., which recently  
159 completed the City of Winona’s Zoning Code, is the project manager. Katie then explained the  
160 project’s process:

- 161  
162 • The initiation, which includes a kickoff meeting and tour, and a public participation plan.  
163 A Common Council meeting is scheduled for Wednesday, August 29, likely at the Omni  
164 Center, with the intent being to obtain public feedback. The city’s rotary clubs will be  
165 invited, as will the La Crosse Area Builders Association (LABA), the La Crosse Area

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- 166 Realtors Association, Onalaska Area Business Association, and Centering Onalaska,  
167 among others. Stakeholder meetings also will be held with developers.
- 168 • The review and evaluation period will include HKGi examining the city's code. City  
169 staff already has begun this process. This process will occur during the autumn and  
170 winter months. Katie noted the code currently is more than 450 pages.
  - 171 • Creation of an annotated outline. HKGi will examine the code and make suggestions  
172 regarding where improvements possibly can be made and where the code can be  
173 streamlined.
  - 174 • HKGi will put the project into multiple modules, and Katie said she hopes to obtain more  
175 information from the Long Range Planning Committee, show its members the different  
176 drafts, and obtain feedback.
  - 177 • The goal is to adopt the rewrite either in September or October 2019. There will be  
178 public hearings as well as the final code preparation. Katie said the Long Range Planning  
179 Committee will attempt to meet three to four times a year for the next 18 months.

180

181 Regarding community engagement, Katie said the primary goal is issue identification.

182 Regarding visual preferences, Katie said the committee might be asked if there are areas in the

183 city its members like, and what it is that makes them attractive. Katie said HKGi will be

184 providing different language the committee to which the committee may respond and reply.

185 Katie addressed future land use categories and said the desired goal is to make them match the

186 city's Zoning Code districts:

187

- 188 • **Mixed Use:** There currently is minimal Mixed Use zoning. These are districts that likely  
189 will be created.
- 190 • **Environmentally Sensitive Residential:** Located in the blufflands, where lots sizes are  
191 larger.
- 192 • **Mixed Density Residential:** Allows multifamily, single-family, and two-family units.
- 193 • **Downtown Mixed Use:** The goal is to promote more mixed-use development in the  
194 downtown area.
- 195 • **Smart Growth Area/Mixed Use:** Located on Sand Lake Road. It connects the  
196 downtown corridor with Main Street.
- 197 • **Commercial and Industrial Districts:** The goal is to ensure that the city's parcels are  
198 appropriately zoned.
- 199 • **Medical Facility:** This was just redone.
- 200 • **Institutional:** Institutional, Parks and Open Space currently is all one zoning district.  
201 All the city-owned parcels are automatically zoned Public & Semi-Public. Katie said it  
202 might be more logical for schools, religious facilities, and municipal facilities to be  
203 treated separately from the city's parks.

204

205 Katie referred to the Comprehensive Plan and said the goal is to promote the following:

206

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- 207 • Downtown infill and redevelopment.
- 208 • High-quality development character. The goal is to ensure that transportation is done
- 209 well and Commercial districts are enhanced.
- 210 • Protect sensitive areas (bluffs, water).
- 211 • Compatible infill development, where it is logical.
- 212 • Quality urban design.
- 213 • Housing. Housing in city includes traditional neighborhoods and subdivisions. There
- 214 were attempts to create smaller-lot housing and conservation development in the coulees
- 215 and the northern section of the city. There have been some Planned Unit Developments
- 216 in the last couple years because of a lack of large tracts of land. A goal is to ensure
- 217 redevelopment in existing neighborhoods is compatible with what already exists.
- 218 • Regarding historic housing, Katie said five structures possibly could be included on the
- 219 State of Wisconsin and the National Historical Registers. One structure (Fauver Hill
- 220 School) likely will be razed in the near future. The owner of the Pertzsch residence
- 221 located on 2<sup>nd</sup> Avenue North elected to be included as a historical structure. Katie said
- 222 the goal is to ensure the code supports any homeowners who in the future choose to seek
- 223 a local designation.
- 224 • New neighborhoods, with focus being on architectural design and building materials, the
- 225 Complete Streets Policy.
- 226 • Variety of housing types. The goal is to promote a mixture of housing so that more
- 227 individuals have an opportunity to reside in the city.
- 228 • Affordable senior housing.
- 229 • Connections to public amenities.
- 230 • Increasing homeownership.

231

232 Katie addressed implementation strategies and noted the Long Range Planning Committee was

233 identified as the primary group for many of them, including:

234

- 235 • Implementing the Great River Landing Plan. It has been constructed.
- 236 • Economic development.
- 237 • Performing arts, galleries and redevelopment. The city's code currently prevents this
- 238 from happening, and the goal is to increase flexibility.

239

240 Katie showed committee members the city's current zoning districts, its overlay districts. Katie

241 then welcomed feedback from committee members, asking them if they have concerns regarding

242 construction on a particular project, or if there is anything they would like to see done differently

243 in the downtown or residential districts.

244

245 Ken said he believes the construction of David Reay's on the corner of State Trunk Highway 35

246 and Main Street was positive for the community.

247

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248 Katie asked if anyone has been involved in Commercial site development.

249

250 Dana, who serves as Vice President for Mathy Construction, said he takes issue with existing  
251 regulations for retail sites that wish to redo their parking lots exactly as they are. Dana said this  
252 is an issue because instead of viewing it as a rehabilitation it is viewed as reconstruction. This  
253 creates a green space issue. Dana said a majority of the lots were designed how they are, and to  
254 drain as they are. Dana said new conditions being placed on an existing site can create  
255 significant impacts on the lot. Dana cited the example of Kohl's parking lot and said having to  
256 include green space to comply with regulations because there is reconstruction creates  
257 challenges. Dana said not only does it create water-related challenges, but he also noted Kohl's  
258 lost parking stalls, which means lost revenue for the business. Dana also pointed out it creates  
259 challenges related to plowing the lot during the winter as there are concrete curbs and islands in  
260 the parking lot.

261

262 Katie asked Dana if he has a potential solution to the problem.

263

264 Dana said this discussion had occurred prior to Mayor Joe Chilsen taking office in 2012 and  
265 noted the Wisconsin Department of Transportation had given Mathy Construction its definition  
266 of rehabilitation versus reconstruction. Dana said WisDOT defines a rehabilitation as not going  
267 down into the subgrade. Dana said, "Something as simple as a redefinition so these  
268 businessowners ... I think it's a problem for them. I think whether it's a redefinition of what  
269 rehabilitation is or consideration of what their original design is, if there's something that is  
270 doable, I don't think they're opposed to it. But in a lot of these cases it's not the easiest thing,  
271 and they're investing more and they're losing more. All they want to do is fix up their lot so  
272 their store looks nice. From that perspective, there are a couple of things that could be done. I  
273 think it's worth looking at."

274

275 Katie told Dana city staff has examined this topic in the last five years, telling him  
276 businessowners are allowed to go back in as-is if they remove pavement and do not touch the  
277 base.

278

279 City Administrator Rindfleisch said accessory structures – specifically, the amount that were  
280 allowed – had become an issue in some residential neighborhoods, and he asked committee  
281 members if any of them had heard concerns regarding this issue.

282

283 Dana said the accessory structures he has seen appear to be getting larger.

284

285 Katie said that section of the code had been rewritten, noting the percentage allowed had  
286 increased from 20 percent to 25 percent. Katie noted that in the past residents were allowed to  
287 only have one shed, one pool, and one deck, and she said residents now may utilize 25 percent of  
288 their rear yards as they please. Thus, property owners now have more control.

289

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290 Dana asked who governs subdivisions that has covenants.

291

292 Katie told Dana the city places conditions on new plats, and the Zoning Code states what  
293 accessory structures and what type of lighting is allowed. Katie explained that covenants  
294 typically are more restrictive (e.g. no gardens are allowed, boats cannot be parked in the  
295 backyard) and said the city does not enforce covenants. Katie said the city typically attempts to  
296 obtain a copy of covenants, and she told Dana any type of regulation is at the homeowners'  
297 association's discretion.

298

299 Dana asked Katie asked if she has on file calls from homeowners who register complaints and  
300 don't know who the homeowners' association representatives are.

301

302 Katie said no.

303

304 Kristen, a former Aspen Valley resident, noted the covenants had expired after 10 years and said  
305 a homeowner constructed a 6-foot tall plywood fence. Kristen said similar instances began  
306 occurring, and that it was the feeling of residents the covenants no longer are relevant because no  
307 one was enforcing them.

308

309 Katie said covenants are more enforced in the city's newer neighborhoods because they are  
310 "fresh in people's minds."

311

312 Katie asked committee members if there are other recent developments that have gone up in the  
313 city that they like.

314

315 Joe said he likes Misty's Dance Unlimited, which was finished earlier in 2018, and also that a  
316 daycare will be going into Misty's former studio across the street on 12<sup>th</sup> Avenue South.

317

318 Katie said newer projects in the city include AutoZone, Bremer Bank, Northwest Mutual, and  
319 Kujak Orthodontics.

320

321 Kristen said she believes the development in the Midwest Drive and Theater Road area has been  
322 "well done," noting there still is green space and the architecture "flows."

323

324 Joe said he believes Traditional Trades also has done a good job serving the senior population.

325

326 Katie referred to the new Festival Foods Support Center, which is located near Woodman's and  
327 HOM Furniture along STH 16. Katie also noted a four-story, 140-plus senior housing facility is  
328 being constructed north of the Festival Foods Support Center.

329

330 Dana asked if the former Old Country Steak Buffet is located in the City of La Crosse.

331

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332 Katie said it is located in the City of Onalaska, and she told Dana she does not know what will be  
333 occurring at the site. Katie said there is a permit to remove the parking lot and construct two  
334 structures. Katie noted MBA Architects is working on the project.

335

336 Joe said he would like to see more development in the downtown district, including more  
337 restaurant options.

338

339 Jennifer noted she resides two blocks from David Reay's and said downtown parking is  
340 becoming an issue. Jennifer told Katie parking "is starting to creep further and further" from  
341 Main Street and said parking will become even more challenging if there is further development  
342 in the downtown district.

343

344 Katie asked committee members if there are developments they have not liked as much.

345

346 Jennifer noted Del's Auto Repair is bricking the exterior of the building.

347

348 Katie noted the city does not have specific architectural controls over the downtown area. Katie  
349 explained that someone may do a Planned Unit Development if he/she amasses a quarter-acre in  
350 the downtown area, and he/she also may create his/her own zoning district and setbacks, address  
351 parking differently than what the code states. Katie said there also is an architectural provision  
352 stating both the Plan Commission and the Common Council must give their approval. Regarding  
353 Residential development, Katie said it is possible for one to move closer to the street, and have  
354 different setbacks and heights. Katie said she has been told repeatedly the goal is for the city's  
355 older neighborhoods to retain their aged appearance so as to retain the neighborhood's character.  
356 Katie said this ties into zoning, asking if perhaps there should be a different zoning district for  
357 the city's different residential pockets. Katie also asked if perhaps more leniency should be  
358 allowed in the city's older neighborhoods.

359

360 Kristen referred to past discussions by the Long Range Planning Committee pertaining to  
361 garages and newer duplexes along Main Street and STH 35, noting it does not maintain the  
362 character of everything surrounding the structure.

363

364 Katie noted some of the duplexes are not located in the downtown district, and she cited the  
365 example of a twindo located on Main Street that is too large for a garage. Katie suggested  
366 perhaps writing the code to state only single-family housing is allowed.

367

368 City Administrator Rindfleisch said the city's only tool to expand the ability to invest in the  
369 community is what is called "net-new construction." This means if someone secures a \$200,000  
370 building, razes it and constructs a \$250,000, the only net-new construction value is the \$50,000.  
371 City Administrator Rindfleisch said, "As we reach our natural geographic and topographic  
372 boundaries, the only way to really gain new construction is to reinvest internally. Simply  
373 knocking down homes and building them does not generate enough net-new construction. To

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374 some degree, the answer in my mind is twofold: mixed uses and densification throughout. How  
375 does this committee feel about densification in particular and the character of the community that  
376 we currently live in?”

377  
378 Dana said he believes the city should be careful about the number of regulations it places on  
379 something. Dana also suggested that the city “proceed with caution” and how in depth it chooses  
380 to get regarding how many stipulations it is going to place on someone’s property.

381  
382 Joe said he does not see densification being an issue. Joe also noted he sees a significant amount  
383 of green space on the left side of STH 35, and he said, “To me, there is no reason why that could  
384 not be filled in a little bit more, or built up a little bit.”

385  
386 Dana said he believes mixed uses work well, citing the example of condominiums and  
387 apartments being constructed above retail businesses in the City of La Crosse.

388  
389 Kristen said she believes it is logical to set up some of the new remaining spaces as a much  
390 denser area.

391  
392 Ken said he finds some of the dense spaces appealing.

393  
394 Katie asked committee members if they have any input regarding the following development  
395 projects:

- 396  
397
- **Parking:** There are minimum standards – one stall per every 300 square feet, or free until space. No exceptions will be allowed. There has been an effort to encourage shared parking, where it is logical.
  - **Screening and Fencing:** Anything in the front yard in a Residential area is 4 feet, and anything in the backyard or side yard is 6 feet. Some citizens believe they should be allowed to go higher.
  - **Landscaping:** The city has “pretty minimal” landscaping standards. Residential parcels must have two trees per lot. Landscaping is tied more to Commercial properties, which must have a certain number of trees per linear feet of frontage; specifically, one per 25 feet. The more pavement there is, more landscaping must be provided. Parking islands come into play if there are more than 50 stalls in a lot.
  - **Urban Farming:** There has been interest in owning chickens, and citizens also have expressed interest in creating more community gardens. The city’s code currently does not allow for urban farming.
  - **Beekeeping:** There have been “a few” applications to have beehives within the city. Beekeeping has been licensed. One must meet basic setbacks.
  - **Accessory Dwelling Units:** This is a second dwelling unit that either is attached or detached. Katie said there is “grey language” in the code regarding this topic, which promotes aging in the home and having larger family sizes.
- 415

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- 416 • **Home Occupations:** The Comprehensive Plan promotes home occupations as it  
417 typically is a first opportunity for an entrepreneur to try out a product or a business.  
418 Katie said the city currently has some standards regarding home occupations, including  
419 the need to obtain a CUP if employees or customers are coming to one's home.
- 420 • **Mobile Food Vendors:** Food trucks are allowed to operate at three city properties,  
421 including the Great River Landing.

422  
423 Joe said he favors allowing individuals to own chickens, provided they are responsible and the  
424 birds are not a nuisance.

425  
426 Kristen said she does not have an issue with a citizen owning bees.

427  
428 Katie noted the City of Onalaska currently does not allow ownership chickens, with the  
429 exception being if one's child is enrolled in a 4-H program. However, they are allowed in the  
430 City of La Crosse. Town of Onalaska residents are allowed through La Crosse County to own  
431 chickens.

432  
433 Kristen addressed accessory dwelling units, asking Katie if there is a difference between having  
434 an attached or unattached second dwelling unit and having a rental property in the rear yard.

435  
436 Katie said the city does not specify who may live in the units. However, Katie said the city  
437 regulates Airbnb, to a degree. Katie asked committee members if they believe it would be  
438 logical to allow smaller footprint houses, adding they likely would be seen on larger tracts of  
439 land and not in the downtown district. Katie noted a city residence must be at least 20 feet wide,  
440 or the size of a mobile home. Katie asked committee members if smaller footprint houses should  
441 be allowed in less-dense districts, suggesting that perhaps one would be allowed to have a  
442 condominium-style development (shared spaces, smaller homes) on a 2-acre parcel. Katie also  
443 asked committee members if they believe row houses would work with the city's character.

444  
445 Dana asked how much tax could be collected from such structures compared to that of larger  
446 single-family homes.

447  
448 Katie asked committee members if they have seen any newer projects with exceptional  
449 landscaping.

450  
451 Joe said he likes the look of Dash-Park. Joe also said he favors allowing food trucks.

452  
453 Kristen said she believes there must be traffic and parking considerations with home  
454 occupations.

455  
456 Katie addressed a slide being shown to committee members and noted the area colored in pink,  
457 which includes Crossing Meadows, TJ Maxx and Shopko, is zoned Light Industrial. Katie also

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458 pointed out an area colored in dark orange that is zoned R-2, and also green-colored areas that  
459 are zoned Public & Semi-Public.

460

461 Kristen asked Katie if she can provide an update regarding the Mayo property.

462

463 Katie said the city has not been informed.

464

465 **Adjournment**

466

467 Motion by Jennifer, second by Kristen, to adjourn at 6:50 p.m.

468

469 On voice vote, motion carried.

470

471

472 Recorded by:

473

474 Kirk Bey