

**Plan Commission
of the City of Onalaska**

Tuesday, January 23, 2018

1

1 The Meeting of the Plan Commission of the City of Onalaska was called to order at 7:00 p.m. on
2 Tuesday, January 23, 2018. It was noted that the meeting had been announced and a notice
3 posted at City Hall.

4
5 Roll call was taken, with the following members present: Mayor Joe Chilsen, Ald. Jim Binash,
6 City Engineer Jarrod Holter, Paul Gleason, Craig Breitsprecher, Steven Nott

7
8 Also Present: Deputy City Clerk JoAnn Marcon, Ald. Harvey Bertrand

9
10 Excused Absences: Jan Brock, Skip Temte

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

13
14 Motion by Ald. Binash, second by Craig, 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 Mayor Chilsen called three times for anyone wishing to provide public input and closed that
22 portion of the meeting.

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

25
26 **Item 4 – Review and Consideration to Vacate and Discontinue a portion of the alley from**
27 **Locust Street to King Street between 4th Avenue North and 5th Avenue North, submitted by**
28 **Jeff Moorhouse, on behalf of United Methodist Church, 214 4th Avenue North, Onalaska,**
29 **WI 54650**

- 30
31 1. All conditions run with the land and are binding upon the original developer and all heirs,
32 successors and assigns. The sale or transfer of all or any portion of the property does not
33 relieve the original developer from payment of any fees imposed or from meeting any
34 other conditions.
35
36 2. Any omissions of any conditions not listed in committee minutes shall not release the
37 property owner/developer from abiding by the City’s Unified Development Code
38 requirements.

39
40 Motion by Ald. Binash, second by Craig, to approve vacating and discontinuing a portion of the
41 alley from Locust Street to King Street between 4th Avenue North and 5th Avenue North,
42 submitted by Jeff Moorhouse, on behalf of United Methodist Church, 214 4th Avenue North,

Reviewed 1/25/18 by Jarrod Holter

**Plan Commission
of the City of Onalaska**

Tuesday, January 23, 2018

2

43 Onalaska, WI 54650.

44

45 Jarrod said staff recommends approval of Item 4, adding, “We do not see any reason, with all the
46 adjacent properties being owned by the United Methodist Church, that this will impact anything.
47 This is not a through alley going through to the north, so I don’t see any use of the alley besides
48 what the church members are.”

49

50 Steven asked if the Plan Commission is voting to make a recommendation to the Common
51 Council and not voting to approve.

52

53 Mayor Chilsen said the Plan Commission is sending this item with its approval to the Common
54 Council, which will render the final decision at its February 13 meeting.

55

56 On voice vote, motion carried.

57

58 **Item 5 – Review and Consideration of a request by Ralph Kloiber of HOM Furniture to**
59 **host two (2) thirty (30) day tent sale events in 2018 at 9519 State Road 16, Onalaska, WI**
60 **54650 (Tax Parcel #18-3625-4)**

61

62 Jarrod said this is a yearly request from HOM Furniture, which generally holds its events mid-
63 May to June, and August through Labor Day weekend. Jarrod said staff recommends approval
64 of Item 5, noting HOM Furniture must obtain a tent permit for each event from the City of
65 Onalaska Inspection Department.

66

67 Motion by Ald. Binash, second by Steven, to approve a request by Ralph Kloiber of HOM
68 Furniture to host two (2) thirty (30) day tent sale events in 2018 at 9519 State Road 16,
69 Onalaska, WI 54650 (Tax Parcel #18-3625-4).

70

71 Paul asked if staff recommends approval.

72

73 Jarrod reiterated that staff recommends approval of Item 5, conditioned upon HOM Furniture
74 obtaining a tent permit for each event from the City of Onalaska Inspection Department.

75

76 On voice vote, motion carried.

77

78 **Item 6 – Review and Consideration of a request to extend the Final Plat submittal**
79 **requirement for one year, as requested by Kevin Fry, on behalf of Elmwood Partners, 1859**
80 **Sand Lake Road, Onalaska for the 4th Addition to the Country Club Estates Plat (Tax**
81 **Parcels #18-3566-100 & 18-4479-0)**

82

83 Jarrod said the Common Council approved the Preliminary Plat on March 13, 2012. The
84 Common Council has approved three one-year extensions for the Final Plat submittal: February

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**Plan Commission
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Tuesday, January 23, 2018

3

85 10, 2015; February 9, 2016; and February 14, 2017. Jarrod staff recommends approving a one-
86 year extension and allowing the 4th Addition to the Country Club Estates Plat to be submitted
87 later than the 36-months filing requirement after the approval of the Preliminary Plat.

88
89 Motion by Ald. Binash, second by Craig, to approve a request to extend the Final Plat submittal
90 requirement for one year, as requested by Kevin Fry, on behalf of Elmwood Partners, 1859 Sand
91 Lake Road, Onalaska for the 4th Addition to the Country Club Estates Plat (Tax Parcels #18-
92 3566-100 & 18-4479-0).

93
94 On voice vote, motion carried, 5-0, with one recusal (Paul Gleason).

95
96 **Item 7 – Review and Consideration of a request by Steve Bluske of Shopko to host an**
97 **extended tent sale event in 2018 at 9366 State Road 16, Onalaska, WI (Tax Parcel #18-**
98 **3589-9)**

99
100 Jarrod said Shopko has requested three temporary outdoor sales tents as well as an extension
101 beyond the 30 days. Jarrod said staff recommends approving Shopko’s request to allow an
102 extended tent sale event in 2018 at 9366 State Road 16, conditioned upon obtaining a tent permit
103 for each tent from the City of Onalaska Inspection Department.

104
105 Motion by Craig, second by Ald. Binash, to approve a request by Steve Bluske of Shopko to host
106 an extended tent sale event in 2018 at 9366 State Road 16, Onalaska, WI (Tax Parcel #18-3589-
107 9).

108
109 Steven asked if the city’s recently approved sign policy limits proprietors to one temporary sign,
110 also asking if the Plan Commission also has to vote on allowing an exception to that policy,
111 “because it’s listed down here as two.”

112
113 Jarrod said he is unsure if signage is mentioned.

114
115 Steven said it is listed on the staff report, noting Condition No. 4 states “*Outdoor display and*
116 *sales areas shall not include portable toilets and more than two temporary signs advertising the*
117 *sale.*”

118
119 Jarrod said, “I would condition that upon whatever the ordinance states is what we will enforce.
120 If the new sign ordinance that is in effect ... if it has taken effect, we will enforce what is in the
121 new ordinance.”

122
123 On voice vote, motion carried.

124
125 **Item 8 – Review and Consideration of a request to extend the Final Plat submittal**
126 **requirement for one year, as requested by Dr. Leo Bronston, on behalf of French Valley,**

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**Plan Commission
of the City of Onalaska**

Tuesday, January 23, 2018

4

127 **LLC, 1202 County Road PH, Suite 100, Onalaska for the French Valley Neighborhood Plat**
128 **(Tax Parcels #18-4480-0, 18-4481-0, 18-4482-1, 18-4485-0)**

129

130 Jarrod said Dr. Bronston wanted to attend this evening's meeting, but was unable to do so.
131 Jarrod said he would recommend referring Item 8 for 30 days if the Plan Commission has
132 specific questions it would like Dr. Bronston's development team to answer. Jarrod said staff
133 recommends approving Item 8 with the recommended conditions of approval:

134

135 a. Amendment of the March 2008 Development Agreement between French Valley,
136 LLC and the City of Onalaska prior to the commencement of any construction
137 activities, including public improvements. Developer is advised to schedule adequate
138 time for the amended Development Agreement to be reviewed and approved by the
139 City's Plan Commission and Common Council.

140

141 b. All permits must be current prior to the start of any construction activities (i.e.,
142 sanitary sewer and water approvals from WDNR). All plans and specifications must
143 be resubmitted to the City for review and approval (i.e., stormwater plan).

144

145 Jarrod said, "This development is over 10 years since its inception, so some of the plans are
146 outdated. We'll have to have them updated if it was moved along for another extension."

147

148 Motion by Craig, second by Mayor Chilsen, to refer to the February 27 Plan Commission
149 meeting review and consideration of a request to extend the Final Plat submittal requirement for
150 one year, as requested by Dr. Leo Bronston, on behalf of French Valley, LLC, 1202 County
151 Road PH, Suite 100, Onalaska for the French Valley Neighborhood Plat (Tax Parcels #18-4480-
152 0, 18-4481-0, 18-4482-1, 18-4485-0).

153

154 Craig said, "Just in looking over [Dr. Bronston's] request letter, I understand they want to
155 continue to do this, but we're already at a decade. One of the things I would like to hear from
156 them is, they consider this to still be a unique project with a great deal of support. I'm thinking
157 to myself, where is the support, because nothing is happening. They also make the claim [in the
158 letter] that '*We do not intend to deviate from the approved vision as we feel it remains valid
159 [and will be a wonderful addition to the community].*' If it's valid, there has been no movement
160 forward on this in a decade. I guess I would like to hear their perspective as far as, do we go
161 another 10 years if they don't feel conditions are right, or where do we go with this? At some
162 point I think we have to draw a line in the sand and say, 'Why don't you just start over when
163 you're ready to actually do something,' because I think one of the things we talked about at the
164 [Plan Commission] Sub-Committee [meeting on January 9] was, do regulations at the state level
165 change, and how things are to be evaluated? We need to be cognizant of that, and I think we're
166 really running a long time on this."

167

168 Paul said, "I'm OK with the referral if we want to go that route. I was hoping Dr. Bronston

Reviewed 1/25/18 by Jarrod Holter

**Plan Commission
of the City of Onalaska**

Tuesday, January 23, 2018

5

169 would be here to address things as well.”

170

171 Mayor Chilsen told Paul he had spoken with Dr. Bronston earlier Tuesday and said he told Dr.
172 Bronston the Plan Commission likely would refer his request to the February 27 Plan
173 Commission meeting because its members wish to speak with him.

174

175 Paul said, “In matters like this, I would tend to give deference to the developer who is most
176 familiar with what their plan is and how they view the market relative to their plan. But I don’t
177 think it’s inappropriate to defer and hear from Leo directly on it.”

178

179 Craig said, “My only concern is, how long does this go on? Is this another 10 years? It’s almost
180 becoming an indefinite ... What I’m saying is, it’s not about lack of support for doing something.
181 But I think at some point in time you have to reevaluate the entire situation at every level,
182 whether it’s at his level or at the city’s level.”

183

184 Paul said, “My guess is they’re constantly reevaluating internally. And if they felt it was no
185 longer appropriate they would be prepared to begin with a new plan.”

186

187 Mayor Chilsen noted he had spoken with Duane Ring, also of French Valley, LLC, last weekend
188 and said he is willing to have a discussion with the Plan Commission.

189

190 Paul said, “What I’m asking myself is, how does it hurt the city to grant the request if they wish
191 for it to be extended? I don’t see that it hurts the city to grant that. We can’t force them to do
192 something different with it, or to do anything at all, for that matter.”

193

194 Craig said, “If I have come across as that is the intention, I apologize for that.”

195

196 Paul told Craig, “No, you haven’t.”

197

198 Craig said, “One of things in my stay here, which is almost coming up on the same as Leo
199 Bronston’s, is that we’ve seen a number of developments that just end up not going anywhere,
200 but yet they want extensions, extensions, extensions. Are we creating a precedent where there’s
201 no commitment to actually doing anything?”

202

203 **Harvey Bertrand, Third District Alderperson**

204 **3334 Augusta Lane**

205 **Onalaska**

206

207 Ald. Bertrand asked, “Is there any fire issue in terms of the steepness of that property?”

208

209 Jarrod said, “Once again, it’s 10 years old, and our current Fire Chief [Don Dominick] was
210 probably just starting when it went through. I know that the city streets are all designed to city

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**Plan Commission
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Tuesday, January 23, 2018

6

211 standards at 10-percent maximum grade.”

212

213 Ald. Bertrand addressed Craig’s comment and said, “It seems to me that, especially in a land-
214 constrained city, we just let it go indefinitely. It would be to the benefit of the city in terms of
215 taxation, tax rolls. That would be my vote, in that respect. I’m not sure what harm it would do
216 to grant that on an indefinite basis.”

217

218 Mayor Chilsen asked Ald. Bertrand, “Are you saying there’s no harm to let it continue to go?”

219

220 Ald. Bertrand said yes, adding, “Again, it’s going to benefit the city and the developer, in my
221 way of thinking.”

222

223 Steven said, “I see no problem with referring this until the next [Plan Commission] meeting so
224 we can hear from the owner. They may very well have some insights we’re missing. I’m kind
225 of along the lines with what Craig is saying, to a degree. I also see no harm, but a decade is a
226 long time and a lot of things change. Another thing that caught my attention is they’re saying
227 ‘due to high inventory.’ That tells me we’re probably going to be looking at an extension again
228 next year. By potentially next month, looking at this a little more seriously, it could encourage a
229 more in-depth look as well on what it is they really need to do or want to do. You’re right; it
230 doesn’t harm the city. I agree.”

231

232 Craig told Steven he had made a good point and said, “I think one of the things, too, is when I
233 look at these extensions – for example, the one we granted for Elmwood – that to me looks to be
234 pretty much a residential-type element. I look at the properties that Dr. Bronston is asking for
235 the extension on, and I see that as there are a lot of different things that could be done with that
236 property. I know they have a desire to do certain things. I’m just wondering if they have looked
237 at other options. [These are] just things to be aware of. I’m neither at this point for or against. I
238 just want to find out more.”

239

240 Ald. Binash asked Jarrod if the area already has roads and only the land needs to be developed.

241

242 Jarrod told Ald. Binash there is no public infrastructure installed at this time, noting it is only
243 “raw land.” Jarrod said, “There is a Preliminary Plat that has been filed and engineering plans
244 that were filed 10 years ago that showed a road system and lots, and they were approved by all
245 those involved. But now those plans are 10 years old. For instance, they would have to submit
246 to the Wisconsin DNR to get new water and sewer approvals to make sure they met current
247 codes. Storm water approvals have changed in the last 10 years. Possibly even our Subdivision
248 Code has changed. Say we changed our Subdivision Code to say instead of a 10-percent street
249 you can only have 8 percent. We would have to reevaluate that. But there haven’t been a lot of
250 those changes in our codes, so I think the plans are relatively stable. But we would look at all
251 those things as part of a fresh review, as stated in the conditions.”

252

**Plan Commission
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Tuesday, January 23, 2018
7

253 Ald. Binash said he would like to hear from Dr. Bronston and determine if zones are being
254 changed or if apartments, townhomes or condominiums will be constructed. Ald. Binash said,
255 “It seems to me that the current market would support condominiums that are within a certain
256 price range. I understand that the market was terrible in 2008, and since that time things have
257 improved tremendously. I would like to hear from [Dr. Bronston]. [A referral] seems perfectly
258 reasonable. I have no problem approving it again. I would just like to know for the city’s sake
259 what his intentions are.”

260

261 On voice vote, motion carried.

262

263 **Adjournment**

264

265 Motion by Craig, second by Steven, to adjourn at 7:22 p.m.

266

267 On voice vote, motion carried.

268

269

270 Recorded by:

271

272 Kirk Bey