

**Plan Commission  
of the City of Onalaska**

Tuesday, January 26, 2021

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 26, 2021. 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 Kim Smith, Ald. Tom Smith,  
6 City Engineer Jarrod Holter, Jan Brock, Amber Pfaff, Skip Temte, Craig Breitsprecher

7  
8 Also Present: City Administrator Eric Rindfleisch, Planning Manager Katie Aspenson, City  
9 Attorney Amanda Jackson, Fire Chief Troy Gudie, Deputy City Clerk Stacy Wilk, Ald. Diane  
10 Wulf, Ald. Cari Burmaster, Firefighter Jeremy Southworth

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

13  
14 Motion by Ald. T. Smith, 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 K. Smith 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 – Consideration of a Final Implementation Plan to create “The Fields” Planned Unit**  
27 **Development (PUD) application filed by Adam Aspenson of Traditional Trades, Inc., 1641**  
28 **Sand Lake Road, Onalaska, WI 54650 on behalf of Elmwood Partners Limited**  
29 **Partnership, 1859 Sand Lake Road, Onalaska, WI 54650, to allow for a mixed-use**  
30 **development containing a combination of townhomes, multi-family dwellings and**  
31 **commercial uses located at Sand Lake Road, 1500 Sand Lake Road, and Sand Lake Road,**  
32 **Onalaska, WI 54650 (Tax Parcels #18-4515-0, 18-4516-0 and 18-4521-0)**

- 33  
34 1. Planned Unit Development Application Fee of \$700.00 (PAID).  
35  
36 2. Owner/developer shall adhere to Conditions of Approval for the Rezoning application as  
37 approved by the Common Council on September 8, 2020:  
38 a. *Rezoning Fee of \$300.00 (PAID).*  
39 b. *Park Fee of \$922.21 (per unit) and Green Fee of \$638.47/acre will be due prior to*  
40 *obtaining a Building Permit, as applicable. Note: if the Green/Park Fees increase in*  
41 *the future, the property owner will be required to pay the increased Green/Park Fees*  
42 *at the time of the development.*

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- 43 c. *If future lot divisions are to occur, applicant/owner to a Certified Survey Map and/or*  
44 *Preliminary and Final Plats as applicable, as approved by the Common Council.*
- 45 d. *Any future improvements to this property will be subject to additional City permits*  
46 *(Site Plan, Building Permits, etc.).*
- 47 e. *Owner/developer shall pay all fees and have all plans reviewed and approved by the*  
48 *City prior to obtaining a building permit. Owner/developer must have all conditions*  
49 *satisfied and improvements installed per approved plans prior to issuance of*  
50 *occupancy permits.*
- 51 f. *All conditions run with the land and are binding upon the original developer and all*  
52 *heirs, successors and assigns. The sale or transfer of all or any portion of the*  
53 *property does not relieve the original developer from payment of any fees imposed or*  
54 *from meeting any other conditions.*
- 55 g. *Any omissions of any conditions not listed in committee minutes shall not release the*  
56 *property owner/developer from abiding by the City's Unified Development Code*  
57 *requirements.*
- 58
- 59 3. Owner/developer to adhere to Conditions of Approval for "The Fields" General  
60 Development Plan as approved by the Common Council on September 8, 2020.
- 61 a. *Final Implementation Plan(s) to be submitted for review and approval prior to any*  
62 *development activities.*
- 63 b. *Park Fee of \$922.21 (per unit) and Green Fee of \$638.47/acre will be due prior to*  
64 *obtaining a Building Permit, as applicable. Note: if the Green/Park Fees increase in*  
65 *the future, the property owner will be required to pay the increased Green/Park Fees*  
66 *at the time of the development.*
- 67 c. *If future lot divisions are to occur, applicant/owner to a Certified Survey Map and/or*  
68 *Preliminary and Final Plats, Condominium Plats as applicable, as approved by the*  
69 *Common Council.*
- 70 d. *Any future improvements to this property will be subject to additional City permits*  
71 *(Site Plan, Building Permits, etc.).*
- 72 e. *All erosion control BMPs (Best Management Practices) to be installed prior to the*  
73 *start of any construction activities. Swale areas/stormwater ponds to be dug prior to*  
74 *start of construction and prior to initial grading to act as sediment traps. Track*  
75 *pad(s) to be installed with a minimum of 3 to 6-inch stones, one (1) foot deep and fifty*  
76 *(50) feet in length. All disturbed areas to have black dirt placed and seeded within*  
77 *seven (7) days of disturbance.*
- 78 f. *As-builts of all utility work required to be submitted to the Engineering Department.*
- 79 g. *Owner/developer to submit final, colored renderings of all four (4) sides of proposed*  
80 *buildings noting architectural elevations with details and materials to be approved by*  
81 *the Planning Department.*
- 82 h. *Any future improvements to these parcels will be subject to additional City permits*  
83 *(i.e., site plan approvals, building permits, zoning approvals). Owner/developer shall*  
84 *pay all fees and have all plans reviewed and approved by the City prior to obtaining*

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- 85                    *a building permit. Owner/developer must have all conditions satisfied and*  
86                    *improvements installed per approved plans prior to issuance of occupancy permits.*  
87                    *i. All conditions run with the land and are binding upon the original developer and all*  
88                    *heirs, successors and assigns. The sale or transfer of all or any portion of the*  
89                    *property does not relieve the original developer from payment of any fees imposed or*  
90                    *from meeting any other conditions.*  
91                    *j. Any omissions of any conditions not listed in minutes shall not release the property*  
92                    *owner/developer from abiding by the City's Unified Development Ordinance*  
93                    *requirements.*  
94  
95                    4. Park Fee of \$922.21 (per dwelling unit) and Green Fee of \$638.47/acre (for commercial  
96                    development) will be due prior to obtaining a Building Permit, as applicable. Note: if the  
97                    Green/Park Fees increase in the future, the property owner will be required to pay the  
98                    increased Green/Park Fees at the time of the development.  
99  
100                   5. Payment of East Avenue Sanitary Sewer Fee\* of \$1,221.00 per acre x 16.34 acres =  
101                   \$19,951.14, due before issuance of a Building Permit. **UPDATED CONDITION**  
102  
103                   6. La Crosse Wastewater Treatment Plan Sanitary Sewer Connection Fee (per residential  
104                   equivalent connection/unit (REC)) due at time of plumbing permit issuance. Estimated  
105                   fee is \$730.00/REC. Owner/developer to pay finalized fee for all remaining Phases  
106                   (future apartment buildings, townhomes, etc. and the respective residential equivalent  
107                   connection counts) yet to be constructed as part of "The Fields" Planned Unit  
108                   Development. **UPDATED CONDITION**  
109  
110                   7. Owner/developer shall prepare and submit a master drainage/stormwater management  
111                   plan for review and approval by the City Engineer.  
112  
113                   8. Owner/developer shall prepare a Master Site Grading Plan to be submitted for review and  
114                   approval by the City Engineer. Plans to include any proposed tree removals.  
115  
116                   9. Owner/developer shall prepare and submit a utility master plan and final street, water,  
117                   sanitary sewer and storm sewer for review and approval by the City Engineer. Hydrant  
118                   locations shall also be shown on the plan, including any additional hydrants which may  
119                   be required. The Fire Department Connection (FDC) and hydrant location to be reviewed  
120                   and approved by the Fire Chief prior to the issuance of the Building Permit. Master  
121                   Utility Plan (including any phasing and a schedule) to be reviewed and approved by the  
122                   City Engineer. Any utilities dedicated to the City of Onalaska shall be in a dedicated  
123                   right-of-way, outlot, or easement.  
124  
125                   10. Sidewalk required on the East side of Field's Court. **UPDATED CONDITION**  
126

- 127 11. Owner/developer two work with City on installation of an off-street pedestrian path along  
128 east side of development. **UPDATED CONDITION**  
129
- 130 12. Owner/developer required to provide 1,500 Gallons Per Minute (GPM) minimum at all  
131 fire hydrants.  
132
- 133 13. Owner/developer to coordinate Fire Department access for all buildings, minimum  
134 parking lot, turning radii and access. Developer to provide documentation demonstrating  
135 appropriate turning radius for Fire Department accessibility.  
136
- 137 14. Signed Development Agreement with the City for reimbursement of water and sewer,  
138 Park/Trail Dedication, Park Fees etc.  
139
- 140 15. Owner/developer will work with the City on dedication of any future land needed.  
141 **UPDATED CONDITION**  
142
- 143 16. Owner/developer must notify the City prior to any utility connection to public utilities.  
144 City-furnished Inspector required during utility installations and developer to pay costs.  
145
- 146 17. Owner/developer to secure La Crosse County Highway Department Permit for street  
147 connection to CTH S. Minimum improvements required by Developer with future CTH  
148 improvements by the City.  
149
- 150 18. Owner/developer to dedicate Stormwater Outlot and Fields Court Right-of-Way to the  
151 City.  
152
- 153 19. Owner/developer to dedicate easement(s) to the City for water and sanitary sewer mains  
154 running through development and for storm sewer from outlot for stormwater pond to  
155 Southern property line.  
156
- 157 20. Owner/developer to submit as-builts of all utility work to the Engineering Department  
158 within sixty (60) days of occupancy of each building.  
159
- 160 21. All retaining walls to meet UDC requirements (height maximum of six (6) feet with a  
161 three (3) foot terrace, location setbacks, etc.), unless specifically show on the Final  
162 Implementation Plan and approved by the Plan Commission and Common Council.  
163
- 164 22. As the project site is equal to or greater than 1 acre, a submittal of a digital and hard copy  
165 of the WIDNR NR 216/NOI application, permit, and associated data is required a  
166 minimum of ten days prior to the start of construction. Said data must be reviewed and  
167 approved by the City Engineer before construction begins.  
168

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- 169 23. Owner/developer to obtain any necessary archaeological approvals/permits from the  
170 Wisconsin Historical Society and adhere to any requirements as needed.  
171
- 172 24. Owner/developer to delineate all wetlands and floodplains on plans and all necessary  
173 permits secured prior to land disturbance.  
174
- 175 25. Site Plan Permit required for new development in advance of building permit  
176 applications, including detailed architectural plans, landscape, drainage, erosion control,  
177 and other required information/plans (fire accessibility, hydrant locations, etc.).  
178
- 179 26. Upon completion of “3rd” Phase the Developer shall provide access to development from  
180 the South at either Rolling Oaks Drive or Riders Club Road.  
181
- 182 27. If future lot divisions are to occur, applicant/owner to a Certified Survey Map and/or  
183 Preliminary and Final Plats, Condominium Plats as applicable, as approved by the  
184 Common Council.  
185
- 186 28. Applicant shall submit the Condominium Plat in accordance with Chapter 703, Wis.  
187 Stats. For approval by the Wisconsin Department of Administration. Applicant to provide  
188 all associated documentation submitted the Department of Administration to the City of  
189 Onalaska.  
190
- 191 29. Owner/developer to abide by the Airport Overlay Height Zoning Ordinance and obtain  
192 any necessary permits from the City of Onalaska and/or City of La Crosse as needed.  
193
- 194 30. Owner/developer shall provide the City with a check in the amount of \$30.00 made  
195 payable to the La Crosse County Register of Deeds. The City shall cause to be recorded  
196 the legal description of the Planned Unit Development and the Conditions of Approval  
197 tied to the development. These conditions shall not lapse or be waived as a result of any  
198 subsequent change in ownership of tenancy.  
199
- 200 31. Thirty (30) percent slopes to be identified on a plan and also indicate a ten (10) foot  
201 buffer surrounding the identified slopes.  
202
- 203 32. If in the future the owner/developer creates Declaration of Covenants, Conditions and  
204 Deed Restrictions, etc. that at a minimum address maintenance, repair, and replacement  
205 of parking lots/private drives, the buildings including all common areas and green spaces,  
206 stormwater management/easement areas, as well as any ownership or use restrictions for  
207 the parcel/development; a copy shall be provided to the Planning Department and  
208 recorded at the La Crosse County Register of Deeds. Any amendments to the  
209 aforementioned document to be recorded at the La Crosse County Register of Deeds and  
210 a copy provided to the Planning Department.

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- 211  
212 33. Owner/developer to submit a Master Signage Plan noting location(s) of freestanding  
213 monument signs for internal traffic control prior to issuance of phased site plans.  
214  
215 34. Owner/developer to provide a phasing plan that depicts what infrastructure/site  
216 improvements (grading, stormwater controls, landscaping, future road, utilities, etc.) that  
217 are required with each phase for the development. Schedule will include a map with a  
218 “bubble diagram” around each area noting proposed construction year.  
219  
220 35. Owner/developer to note on Site Plan all location(s) of proposed temporary tent(s) and  
221 the associated size. Developer to obtain a Temporary Tent Permit from the Inspection  
222 Department for each individual tent.  
223  
224 36. Developer is allowed to install one (1) accessory structure (approximately 4,500 SF)  
225 forward the building in the Street Yard in the location identified off of Field’s Court as  
226 shown on the Final Implementation Plan. No other accessory structure may be installed  
227 forward a principal structure unless as specifically approved by the Plan Commission and  
228 Common Council as part of the Final Implementation Plan review process.  
229  
230 37. Final proposed architecture (colored renderings, building features/materials) for all  
231 buildings within Area C shall be provided to the Planning Department for review and  
232 approval during the Site Plan process.  
233  
234 38. The areas A, B, D, & E all are required to obtain separate Final Implementation Plans  
235 review by the Plan Commission and Common Council and subsequent Site Plan Reviews  
236 prior to allowing additional construction activities.  
237  
238 39. Master Open Space Place with provision for maintenance and pedestrian accessibility  
239 plan (trails, connections, etc.) to be reviewed and approved by the Engineering &  
240 Planning Departments.  
241  
242 40. Master Landscaping Plan to be reviewed and approved by the Planning Department  
243 during the Site Plan Review process.  
244

245 Katie said this PUD is to facilitate a multi-phased development located on the vacant land east of  
246 Sand Lake Road to allow for a mixture of mixed-use development of multifamily housing,  
247 including rowhouses and apartments, combined with commercial uses. This development is  
248 expected to create and retain new jobs, provide high-quality housing for all ages, and deliver an  
249 overall proposed \$65 million development with a positive social and economic impact for the  
250 City of Onalaska and surrounding areas. Katie said the proposed Final Implementation Plan is  
251 for what previously was shown as Area “C” on the General Development Plan. This area  
252 contains a multifamily condominium project with approximately 360 dwelling units. This area

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253 also includes approximately 16.344 acres, with structures three to four stories in height with  
254 underground parking. Centered within the building will be a courtyard, a clubhouse that contains  
255 a leasing office, and other amenities for tenants. Katie noted the FIP also shows a connection  
256 from the underground parking of the western and easternmost structures to the lower level of the  
257 clubhouse, allowing residents to pass between buildings at all times.

258  
259 Katie said the proposed primary access is off County Road S, and a new cul-de-sac called  
260 “Fields Court” will serve as the primary entrance to the development. Construction on the  
261 development is expected to commence in March. Katie told commission members additional  
262 details have come forward specifically related to the temporary tenting job site trailers, noting  
263 that any tent would be less than 2,400 square feet to facilitate construction activities. All tenting  
264 will need to be removed prior to requesting final occupancy for the structures. Katie noted this  
265 FIP only is for Area “C”. The remaining areas “A”, “B”, “D”, and “E” either will require  
266 separate or new Final Implementation Plans – the areas may be grouped together – and Site Plan  
267 Review prior to allowing construction activities. Katie noted a copy of an updated cover letter  
268 from the applicant has been included in commission members’ packets, as have the FIP  
269 regarding what Area “C” will contain; further architectural design standards and images for Area  
270 “C”; master grading, stormwater, utility, and fire vehicle accessibility plans; a proposed  
271 condominium plat that will go straight to the Department of Administration and will not be  
272 reviewed either by the Plan Commission or the Common Council; and a proposed Certified  
273 Survey Map, which the Plan Commission will review under Item No. 6.

274  
275 Katie said, “From the last meeting to this one, we did update our Planned Unit Development  
276 ordinance language. There is some reorganizing of how we did this review. The only additional  
277 permitted use that they’re requesting is the temporary tenting of job site trailers, which was  
278 previously discussed. They will be required to obtain temporary tents for each individual  
279 structure and coordinate their locations at the time of pulling those permits with the Inspection  
280 Department.”

281  
282 Katie noted there are 40 conditions tied to this development, and she told commission members  
283 she had sent them an updated list of modified conditions. Katie noted city staff had worked with  
284 the developer to ensure accuracy with the review and conditions of approval for this  
285 development.

286  
287 Motion by Ald. T. Smith, second by Craig, to approve with the 40 stated conditions a Final  
288 Implementation Plan to create “The Fields” Planned Unit Development (PUD) application filed  
289 by Adam Aspenson of Traditional Trades, Inc., 1641 Sand Lake Road, Onalaska, WI 54650 on  
290 behalf of Elmwood Partners Limited Partnership, 1859 Sand Lake Road, Onalaska, WI 54650, to  
291 allow for a mixed-use development containing a combination of townhomes, multi-family  
292 dwellings and commercial uses located at Sand Lake Road, 1500 Sand Lake Road, and Sand  
293 Lake Road, Onalaska, WI 54650 (Tax Parcels #18-4515-0, 18-4516-0 and 18-4521-0).

294

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295 Jarrod noted approval would be with the 40 conditions that were updated and distributed  
296 Tuesday, January 26.

297

298 On voice vote, motion carried.

299

300 **Item 5 – Review and Consideration of a Certified Survey Map (CSM) to subdivide and**  
301 **modify two (2) existing parcels and create three (3) parcels total by Venture Pass Partners,**  
302 **LLC, 19620 Waterford Court, Shorewood, MN 55331, on behalf of Gundersen Clinic, Ltd.,**  
303 **1900 South Avenue, La Crosse, WI 54601 on a parcel located at 3015 & 3075 Kinney**  
304 **Coulee Road South (Tax Parcels # 18-3649-1 and 18-3649-2)**

305

306 1. CSM Fee of \$75.00 + \$10.00 per lot x 3 lots = \$105.00 due before final approval of CSM  
307 by the City. (PAID)

308

309 2. New lot pins required. Intermediate lot stakes required for all lots over 150' in depth.

310

311 3. CSM shall note all easements (water, sewer, storm, access, etc.).

312

313 4. Property owner to record said CSM with the La Crosse County Register of Deeds and  
314 provide a copy to the Engineering Department.

315

316 5. Driveway locations to be approved by City Engineer. No driveway access along State  
317 Highway 16 for Lot 2 and Lot 3. No South Kinney Coulee access along Lot 3.

318

319 6. All water, storm sewer, and sanitary sewer utilities shall be installed for Lot 1 and Lot 2,  
320 locations to be approved by the City Engineer. Any costs associated with utilities shall be  
321 borne by the applicant/owner utilities approved as part of the site plan approval.

322

323 7. Any future improvements to these parcels will be subject to additional City permits (i.e.,  
324 building permits, zoning approvals).

325

326 8. All conditions run with the land and are binding upon the original developer and all heirs,  
327 successors, and assigns. The sale or transfer of all or any portion of the property does not  
328 relieve the original developer from payment of any fees imposed or from meeting any  
329 other conditions.

330

331 Katie said both the Plan Commission and the Common Council had previously approved this  
332 CSM in April 2020, and she noted that if a CSM is not recorded within 12 months, a CSM is  
333 required to be reapproved accordingly. As the approved CSM on file will not meet this deadline,  
334 the applicant is seeking reapproval of the attached CSM. Venture Pass Partners, LLC is  
335 proposing to reconfigure and subdivide two parcels into three parcels at 3015 and 3075 South  
336 Kinney Coulee Road. As shown on the CSM, Lot 1 will contain the Gundersen Renal Dialysis

Reviewed 02/03/2021 by Katie Aspenson



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337 Center, and Lots 2 and 3 are proposed to each contain new restaurant/retail facilities. Katie  
338 noted a variety of cross-lot easements are required and are shown on the CSM included in  
339 commission members' packets, including water, sewer, stormwater, access and signage. Katie  
340 noted there are eight conditions tied to this development, and she told commission members the  
341 Common Council will have the final CSM at its February 9 meeting if this item is approved as  
342 there are some changes that will occur.

343  
344 Skip asked how Lot 3 will be utilized.

345  
346 Katie told Skip that a Chick-fil-A restaurant will be constructed on Lot 3, and how Lot 2 will be  
347 utilized is undetermined at this time.

348  
349 Motion by Jarrod, second by Skip, to approve with the eight stated conditions a Certified Survey  
350 Map (CSM) to subdivide and modify two (2) existing parcels and create three (3) parcels total by  
351 Venture Pass Partners, LLC, 19620 Waterford Court, Shorewood, MN 55331, on behalf of  
352 Gundersen Clinic, Ltd., 1900 South Avenue, La Crosse, WI 54601 on a parcel located at 3015 &  
353 3075 Kinney Coulee Road South (Tax Parcels # 18-3649-1 and 18-3649-2).

354  
355 Ald. T. Smith inquired about Lot 1.

356  
357 Katie said Lot 1 is the site of the Gundersen Renal Dialysis Center.

358  
359 On voice vote, motion carried.

360  
361 **Item 6 – Review and Consideration of a Certified Survey Map (CSM) to reconfigure “Lot**  
362 **1” created from Tax Parcel #18-4515-0 and a portion of Tax Parcel #18-4516-0 and to**  
363 **create two (2) outlots from Tax Parcel #18-4515-0, filed by Adam Aspenson of Traditional**  
364 **Trades, Inc., 1641 Sand Lake Road, Onalaska, WI 54650 on behalf of Elmwood Partners**  
365 **Limited Partnership, 1859 Sand Lake Road, Onalaska, WI 54650, from the property**  
366 **located at Sand Lake Road and 1500 Sand Lake Road, Onalaska, WI 54650 (Tax Parcels #**  
367 **18-4515-0 and 18-4516-0)**

- 368
- 369 1. CSM Fee of \$75.00 + \$10.00 per lot x 1 lot = \$85.00 due before final approval of CSM  
370 by the City. (PAID)
  - 371
  - 372 2. New lot pins required. Intermediate lot stakes required for all lots over 150' in depth.  
373
  - 374 3. CSM shall note all easements (water, sewer, storm, access, etc.).  
375
  - 376 4. Property owner to record said CSM with the La Crosse County Register of Deeds and  
377 provide a copy to the Engineering Department.  
378

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- 379 5. If future lot divisions are to occur, applicant/owner to a Certified Survey Map and/or  
380 Preliminary and Final Plats, Condominium Plats as applicable, as approved by the  
381 Common Council.  
382
- 383 6. Property owner to install infrastructure for Fields Court including water, sanitary sewer,  
384 storm sewer, curb & gutter, pavement, etc. Plans and specifications to be approved by  
385 City Engineer.  
386
- 387 7. Property owner to submit final floodplain data including revised boundary, to  
388 Engineering Department for review.  
389
- 390 8. Any future improvements to these parcels will be subject to additional City permits (i.e.,  
391 building permits, zoning approvals).  
392
- 393 9. All conditions run with the land and are binding upon the original developer and all heirs,  
394 successors, and assigns. The sale or transfer of all or any portion of the property does not  
395 relieve the original developer from payment of any fees imposed or from meeting any  
396 other conditions.  
397

398 Katie said the applicant is proposing to reconfigure Tax Parcel No. 18-4515-0 and create two  
399 outlots to be dedicated to the City of Onalaska. The proposed Lot 1 is to contain 16.34 acres and  
400 includes a small portion of Tax Parcel No. 18-4516-0. Outlot 1 is proposed to be Fields Court  
401 (0.32 acres), and Outlot 2 is a proposed stormwater pond (2.07 acres). The proposed Lot 1  
402 parcel meets all dimensional requirements of parcels in the Mixed-Use Community (MU-C)  
403 Zoning District. Katie noted there are nine conditions tied to this development.  
404

405 Motion by Jarrod, second by Ald. T. Smith, to approve with the nine stated conditions a Certified  
406 Survey Map (CSM) to reconfigure “Lot 1” created from Tax Parcel #18-4515-0 and a portion of  
407 Tax Parcel #18-4516-0 and to create two (2) outlots from Tax Parcel #18-4515-0, filed by Adam  
408 Aspenson of Traditional Trades, Inc., 1641 Sand Lake Road, Onalaska, WI 54650 on behalf of  
409 Elmwood Partners Limited Partnership, 1859 Sand Lake Road, Onalaska, WI 54650, from the  
410 property located at Sand Lake Road and 1500 Sand Lake Road, Onalaska, WI 54650 (Tax  
411 Parcels # 18-4515-0 and 18-4516-0).  
412

413 Skip noted Item No. 6 is related to Item No. 4.  
414

415 On voice vote, motion carried.  
416

417 **Adjournment**  
418

419 Motion by Ald. T. Smith, second by Craig, to adjourn at 7:17 p.m.  
420

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11

421 On voice vote, motion carried.

422

423

424 Recorded by:

425

426 Kirk Bey