

**Plan Commission
of the City of Onalaska**

Tuesday, February 27, 2018

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1 The Meeting of the Plan Commission of the City of Onalaska was called to order at 7:00 p.m. on
2 Tuesday, February 27, 2018. It was noted that the meeting had been announced and a notice
3 posted at City Hall.

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

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8 Also Present: City Administrator Eric Rindfleisch, Deputy City Clerk JoAnn Marcon,
9 Planner/Zoning Inspector Katie Aspenson

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11 Excused Absences: Paul Gleason, Skip Temte

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

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15 Motion by Ald. Binash, second by Craig, to approve the minutes from the previous meeting as
16 printed and on file in the City Clerk’s Office.

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18 On voice vote, motion carried.

19
20 **Item 3 – Public Input (Limited to 3 minutes per individual)**

21
22 Mayor Chilsen called for anyone wishing to provide public input.

23
24 **Rick Christenson, Owner of Gasoline Alley Toys & Antiques**
25 **110 3rd Avenue South**
26 **Onalaska**

27
28 “[My business is] right behind David Reay’s new restaurant. I basically came tonight just for
29 some clarification, and I did get that from both Jarrod and Katie. I had been informed multiple
30 times by Mr. Skogen that his intention was to close the alley behind my property. When I saw
31 the zoning for the two properties that border the alley, I just wanted to come in and voice my
32 concern. Jarrod and Katie did say that this is just for the zoning of those properties [and] not
33 involving the alley, but they asked me to at least continue on with my concerns that I have. First,
34 I would like to congratulate Dave and Barb [Skogen]. [David Reay’s] has been a great addition
35 to the neighborhood; [the restaurant] has been very, very successful. I think over the long haul
36 it’s going to be good for the neighborhood. I just want to make sure that we’re not doing it at the
37 expense of the neighborhood. There have been some issues that have come up that we’ve dealt
38 with. Myself and Sue Kolve are having some parking problems with our private parking lots.
39 Sue has been in contact with Jarrod as far as some signage issues so we know what to do and we
40 have a game plan for that. That was one of the reasons why my concern came up with the alley:
41 because of our limited in-and-out access. If Dave was wanting to close the alley behind my
42 property, that meant egress only one way out. In the last four business days the alley on either

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43 the south or the north end of the parking lot has been blocked 18 times, and at least over 15
44 minutes at a time, making it very difficult for parking issues. Thus, if one end of the alley was
45 closed it's almost impossible if the delivery truck is coming and going. Sanitation [trucks] use
46 the alley, [as do] Xcel Energy and the utilities. My biggest concern was the artist rendering for
47 the rezoning tonight did not show the alley, so I was concerned about the alleyway and the
48 property around it. That's really all I have to say. I don't have a problem with the rezoning of
49 the actual property. We're just trying to work the bugs out in the neighborhood, and I think in
50 the long run it's going to be awesome for the rest of us around there. We just need to keep an
51 open line of communication with everybody to hopefully keep it working. Thank you."

52

53 **Stacy Howden**
54 **213 6th Avenue North**
55 **Onalaska**

56

57 "I am speaking on the topic of the Onalaska United Methodist Church expansion. I want to
58 express some points and feelings on that matter. I am a homeowner in this area that is affected
59 by the expansion. We moved to this area because it is a nice area. It is between an elementary
60 school, a high school and a middle school. It's in a safe region. The taxes are half the price of
61 La Crosse and Holmen houses, on average, when we looked for them. You can walk around on
62 a nice day, and it's a very nice place to raise children, which is why we bought our house in the
63 place we did. I feel that to ask about 38 properties – and I counted on the map – to move and
64 adjust their lives so that way the church can expand is very imposing and rude. How in good
65 conscience can the church ask 30-plus homeowners to pack everything up – all the houses they
66 have memories in – go through the house-hunting process and the paper process, and then go all
67 over through the moving process again, and feel like it is the right thing to do? This effect is
68 unmeasurable, and it will change the community. I am also offended as a Christian myself that
69 the community will see a church shoving people out of their houses, thinking that that is what
70 churches do. In the past, churches have tried to do this before, but that does not make it right.
71 That is not how I want anyone to view a church, ever. So in summary, I support churches
72 growing. However, if the church is running out of room they should do what other families do
73 and move to a bigger house that's in a different location. Just because it is their problem that
74 they are growing does not mean that they have the right to impose on everyone else. It is not
75 fair, nor do I feel that it is a Godly move. Thank you."

76

77 Mayor Chilsen called three times for anyone else wishing to provide public input and closed that
78 portion of the meeting.

79

80 **Consideration and possible action on the following items:**

81

82 **Item 4 – Public Hearing: Approximately 7:00 P.M. (or immediately following Public Input)**
83 **and consideration of a rezoning request filed by Skogenheim, LLC, 3800 Emerald Drive**
84 **East, Onalaska, WI 54650 to rezone parcels at 209 Irvin Street and 2nd Avenue South from**

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Neighborhood Business (B-1) District to Public and Semi-Public (P-1) District for the purpose of expanding Dash Park and constructing related amenities (Tax Parcels #18-100-0 & 18-98-1)

1. Rezoning Fee of \$300.00 (PAID).
2. Any future improvements to these parcels may be subject to additional City permits and fees (i.e., building permits)
3. Site Plan Permit amendment required for new development in advance of building permit applications, including detailed architectural plans, landscape, drainage, erosion control, and other required information/plans (fire accessibility, hydrant locations, etc.).
4. Conditional Use Permit required prior to construction of any structures on the parcel.
5. Owner/developer shall 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 issuance of occupancy permits.
6. 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.
7. Any omissions of any conditions not listed in committee minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

Katie said the properties located within 250 feet of the properties in question include a variety of businesses, multifamily housing, single-family residences, a private park, and public lands. The Comprehensive Plan identifies this area as Downtown Mixed Use District. The intent of this district is to have pedestrian-focused development with a mix of uses, including residential, personal service, commercial, institutional, and civic uses. The properties in question are zoned Neighborhood Business (B-1). Katie said the intention is to incorporate the two parcels into Dash Park, which is zoned Public and Semi-Public (P-1). Katie said that in order to merge the parcels together they must be the same zoning district. The property owner will be required to obtain all necessary permits prior to demolition activities commencing. The property owner also is required to amend the existing site plan on file for Dash Park before construction may commence. This is intended to occur this week. Katie noted there are seven conditions of approval tied to this development.

Mayor Chilsen opened the public hearing and called for anyone wishing to speak in favor of the

Reviewed 3/7/18 by Katie Aspenson

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127 rezoning request filed by Skogenheim, LLC.

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129 Mayor Chilsen called three times for anyone wishing to speak in favor of the rezoning request
130 filed by Skogenheim, LLC and closed that portion of the public hearing.

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132 Mayor Chilsen called three times for anyone wishing to speak in opposition to the rezoning
133 request filed by Skogenheim, LLC and closed the public hearing.

134

135 Motion by Craig, second by Steven, to approve with the seven listed conditions of approval a
136 rezoning request filed by Skogenheim, LLC, 3800 Emerald Drive East, Onalaska, WI 54650 to
137 rezone parcels at 209 Irvin Street and 2nd Avenue South from Neighborhood Business (B-1)
138 District to Public and Semi-Public (P-1) District for the purpose of expanding Dash Park and
139 constructing related amenities (Tax Parcels #18-100-0 & 18-98-1).

140

141 Jarrod referenced Rick Christenson's comments during the public input portion of the meeting
142 and said this is for the property that currently is private property owned at the site. Jarrod said
143 any alterations to the 20-foot right-of-way for which the alley is utilized would take further
144 action by the Board of Public Works at a future date.

145

146 Ald. Binash asked Katie if there are one or two parcels involved.

147

148 Katie said there technically are two parcels, one of which is "very, very small." Katie noted it is
149 an easement area for access and said the second, larger parcel is where The Spillway Pub is
150 located.

151

152 Jan asked if both parcels are on the tax roll.

153

154 Katie said both parcels eventually will be removed from the tax roll "when it comes to the city.
155 But for now, it will be private."

156

157 On voice vote, motion carried.

158

159 **Item 5 – Public Hearing: Approximately 7:10 P.M. (or immediately following previous**
160 **hearing at 7:00 P.M.) and consideration of a General Development Plan for a Downtown**
161 **Planned Unit Development (D-PUD) application filed by Jeffrey Moorhouse of Onalaska**
162 **United Methodist Church, 212 4th Avenue North, Onalaska, WI 54650 for the purpose of**
163 **expanding United Methodist Church using a three-phased approach which include the**
164 **following parcels located at 212 4th Avenue North, 222 4th Avenue North, 412 Locust Street,**
165 **418 Locust Street, 213 5th Avenue North, and 415 King Street (Tax Parcels #18-229-0, 18-**
166 **228-0, 18-233-0, 18-234-0, 18-232-0 & 18-231-0)**

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168 1. D-PUD Application Fee of \$700.00 (PAID).

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2. Final Implementation Plan to be submitted for review and approval prior to any development activities.
 3. Site Plan review will be required prior to construction of Phase 1, Phase 2, and Phase 3.
 4. Owner/developer to abide by the Airport Overlay Height Zoning Ordinance and obtain any necessary permits from the City of Onalaska and/or City of La Crosse as needed.
 5. All erosion control BMPs (Best Management Practices) to be installed prior to the start of any construction activities. Swale areas/stormwater ponds to be dug prior to start of construction and prior to initial grading to act as sediment traps. Track pad(s) to be installed with a minimum of 3- to 6-inch stones, one (1) foot deep and fifty (50) feet in length. All disturbed areas to have black dirt placed and seeded within seven (7) days of disturbance.
 6. As-builts of all utility work required to be submitted to the Engineering Department.
 7. Owner/developer to request and have the vacation of alley finalized prior to any construction activities.
 8. Owner/developer to submit final, colored renderings of all four (4) sides of proposed buildings noting architectural elevations with details and materials to be approved by the Planning Department.
 9. Any future improvements to these parcels will be subject to additional City permits (i.e., site plan approvals, building permits, zoning approvals). Owner/developer shall 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 issuance of occupancy permits.
 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 of any conditions not listed in minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

208 Katie addressed Stacy Howden's comments made during the public input portion of the meeting,
209 stating, "I'm assuming when you had referred to the 38 properties you were looking at the map
210 that was mailed to you. That map just shows all the properties that were notified of the potential
211 development. The church is not pushing out the neighborhood. They're not buying those

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212 properties. It's just who is all within 250 feet because we're trying to inform the neighborhood
213 of the potential development. The potential development is only on the church property.
214 They're not going beyond their properties."

215

216 Katie said the existing zoning of the properties is a combination of Single-Family Residential
217 and Public & Semi-Public Districts. The Comprehensive Plan classifies these properties as
218 Downtown Mixed Use District and Institutional District, which are intended for a mixture of
219 uses including residential, personal service, commercial, institutional, and civic uses. Katie said
220 the Downtown Planned Unit Development request is to facilitate a three-phase development to
221 the Onalaska United Methodist Church located at 212 4th Avenue North. The properties in
222 question are all owned by the church, and the alley separates the parcels is in the process of
223 being vacated and the land given to the church. Katie said Phase 1 of the development includes
224 providing improved access to the facility with a covered canopy entrance, a new vestibule, and
225 restrooms to serve guests. Phase 2 of the development moves the existing fellowship hall to the
226 main floor to be on the same level as the sanctuary, which allows for additional lower level
227 entrance and classroom space. Phase 3 of the development includes repurposing the single-
228 family homes on their property. Katie said the upcoming Final Implementation Plan will only be
229 for Phase 1 and Phase 2. Phase 3 will have its own FIP in the future. Katie said according to the
230 applicant, it is estimated that Phase 1 and Phase 2 will have a construction value of \$3.5 million.
231 In addition, the significant community services offered by United Methodist Church are
232 increasingly beneficial to the public and community members.

233

234 Katie said the tentative schedule for implementation is:

235

- 236 • **Phase 1:** 2018 construction/completion
- 237 • **Phase 2:** 2025 construction/completion
- 238 • **Phase 3:** 2030 construction/completion

239

240 Katie explained that a Downtown Planned Unit Development may be utilized as a custom zoning
241 district. An approved D-PUD supersedes any underlying zoning district. Katie said D-PUDs
242 shall be on a tract of land not less than one-quarter acre, adding that this development exceeds
243 the minimum standard. Katie said, "This is the first development that we've had that is going to
244 be using this new tool that was recently adopted by the Common Council. I wanted to commend
245 Mr. Moorhouse on his application. It was very detailed and laid-out, as you can see in the packet
246 that you have before you. He did a wonderful job, and I wanted to note that for the record that it
247 was a pleasure reviewing this application."

248

249 Katie said Jeffrey Moorhouse presented in detail the proposed permitted uses, noting there is a
250 very detailed list in a letter he had written to the city. The list includes:

251

- 252 • One family dwelling

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- 253 • Community living arrangements
- 254 • Multifamily dwellings, including senior living
- 255 • Special needs housing
- 256 • Family daycare/nurseries, preschool, centers, and school-aged daycare programs
- 257 • Food-related services
- 258 • Retail uses (stationery store, gift shop, book store, studio and shop for artists and artisans)
- 259 • Services (music, dance or exercise studio, professional office, or medical clinic)
- 260 • Cultural uses
- 261 • Clubs, fraternities, lodges and meeting places of a noncommercial nature
- 262 • Church and place of worship-related uses
- 263 • Educational facility
- 264 • Open space uses (passive recreation, park or playground)
- 265 • Manufacture and packaging of confection or jewelry
- 266 • Parking facilities
- 267 • Public facilities

268

269 Katie said there were no conditional uses set forth. Katie said the following standards were
270 examined in relation to density:

271

- 272 • In relation to adjacent properties, the greatest change will be the removal of one of the
273 single-family structures located on the property as part of Phase 1. All the properties
274 located to the north, west and east of the proposed development are single-family
275 residential dwellings, in addition to a parking lot owned by United Methodist Church.
276 Properties located to the south include City Hall, its parking lot, and a funeral home.
- 277 • City services to the project are adequate as United Methodist Church is not anticipating
278 increased demand for water and sewer for Phase 1, Phase 2 and Phase 3. Phase 1 will
279 include a new water service that will be able to provide for a fire sprinkler system that is
280 part of Phase 2. Adequacy of infrastructure also was taken under consideration. The
281 project includes the vacation of the alleyway.
- 282 • Architectural renderings for the final project have been included in commission
283 members' packets. They will require site plan review, and architecture is considered as
284 part of that. The addition appears to complement the existing architecture of the church.
285 Phase 1 and Phase 2 are possible by vacating the alley. This allows the additions to occur
286 in a manner that is appropriate to the surrounding development.
- 287 • Additional green space is being added, where appropriate. Added green space will
288 replace the single-family dwelling located at 213 5th Avenue. New green space will be
289 incorporated between the church building and the parking where there currently is none.
290 There is a play area on the eastern side of the church. Open space is being preserved in
291 reasonable proportion to the building and parking. Site plans indicate green space being
292 provided. Perimeter green space remains virtually unchanged by the project.

293

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294 Katie said United Methodist Church is requesting the following specific setbacks:
295

- 296 • **Front:** Each structure in the D-PUD shall have one street designated as “front.” The
297 setback for the front shall be 25 feet. All other sides shall not be considered a front, even
298 if they abut a street.
- 299 • **Side yard:** Sides, other than the front, shall have a minimum setback of 5 feet.
- 300 • **Rear yard:** None
- 301 • **Area:** Total maximum building area, including canopies, shall not exceed 40 percent of
302 the D-PUD site. Total parking and drives shall not exceed 30 percent of the D-PUD site.
303 There also is a proposal for a parking garage credit. Specifically, for every required
304 parking space that is relocated to “below grade,” meaning parking either under created
305 green space or below the building footprint, the allowable building footprint may be
306 increased by 625 square feet.

307
308 Katie addressed building height, noting the overall proposed height of the structure is three
309 stories. This would not include basements or parking structures that might be partly or fully
310 below grade. The overall height of the church steeple will be 65 feet. The steeple shall be
311 designed to fit into the architecture of the building. Regarding environmental design, Katie said
312 the purpose of the phase is to provide ADA accessibility to the public. The church also has
313 worked with the changing elevations of the site to arrive at a “unique and sensitive plan.”
314 Regarding open space, Katie said the church is proposing 30 percent of its site. This provides for
315 general green space, and playground and shelter space. In addition, two biofilters will be
316 preserved in Phase 1, and one will be relocated in Phase 2. Regarding parking, Katie said
317 parking onsite shall include a minimum of 36 spaces without exceeding the proposed maximum
318 parking and driveway pavement for the site of 30 percent. Katie said there are approximately 66
319 parking stalls serving the facility, including those currently onsite and the adjacent parking lot
320 that is not part of this particular development. Katie said no new public utilities are being
321 proposed. The entire block is served by sidewalks, and there are multiple connections to those
322 sidewalks throughout the site. Landscaped areas are shown on the submittal site plan. An ash
323 tree located onsite will be replaced as part of the development.

324
325 Katie addressed signage and said the three monument-style signs existing at the facility will
326 remain. The signs might be updated or reconstructed at their current locations, provided the
327 following occur:

- 328
- 329 • The character of the sign shall remain consistent with the building architecture.
- 330 • The foundation of any replacement shall not exceed the existing foundation by more than
331 10 percent.
- 332 • The sign shall not be placed closer to any adjacent right-of-way than the current sign.
- 333 • Any sign reconstruction shall be made to comply with the physical conditions of the Sign
334 Ordinance for size, area, brightness, height, or any properties required of the sign as

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335 contained in Section 13-6-24, 13-6-25, and 13-6-20 of the City of Onalaska Sign
336 Ordinance.

337
338 Katie noted that a copy of the applicant's letter, the current uses of the property, the proposed
339 future uses of the property, building elevations, a copy of the draft site plan, a copy of the phase
340 development plan, a copy of the proposed building floorplans, and an overall application packet
341 have been included in commission members' packets. Katie also noted there are 11 conditions
342 of approval tied to this development.

343
344 Mayor Chilsen opened the public hearing and called for anyone wishing to speak in favor of a
345 General Development Plan for a Downtown Planned Unit Development (D-PUD) application
346 filed by Jeffrey Moorhouse of Onalaska United Methodist Church, 212 4th Avenue North,
347 Onalaska.

348
349 **Jeffrey Moorhouse**
350 **1979 Sandalwood Drive**
351 **Onalaska**

352
353 "I'm representing Onalaska United Methodist Church. I am Trustee/Chairperson. First, I know
354 Katie mentioned it, but apparently there is a misunderstanding regarding the rezoning and what
355 that means to the surrounding neighbors. Certainly the last thing the church would want to do is
356 do any harm to the neighborhood. If our church was actually going to do that, I would be on
357 their side. We're definitely not interested in [causing] any harm to the neighborhood. We feel
358 the addition that we're planning needs this rezoning in order to fit in with the property and the
359 way we're doing this, otherwise we would just be going for a building permit. But in this
360 particular case we need this rezoning. We are not pushing anyone out of their homes. Our
361 project is specific to our site. It is on the property we already own. In fact, we're very
362 intentionally keeping the development on the parking lot side interior to the property to the
363 greatest extent that we can so it doesn't have an impact on the neighborhood. We've spent a
364 long time planning this to make sure it really had a small impact and was a good fit with the land
365 that we have. Phase 1 does involve removing one house. Phase 2 would potentially require
366 removing one of the other houses. We're pretty sure it's OK, but the rezoning will allow us to
367 keep the red house until Phase 3, whenever that is determined. I just want to assure everybody
368 that we are not going to do anything to the neighborhood. We are not taking anybody's house. I
369 am here to answer questions. My firm has prepared all of the site planning, so I'm very familiar
370 with it. ... We very thoughtfully chose all of the uses that we've selected in there to be
371 compatible with what a church should be providing to the neighborhood. If you look through
372 those you will see that there is nothing in there that wouldn't be realistic for us to do that would
373 be a benefit and not do harm."

374
375 Mayor Chilsen called three times for anyone else wishing to speak in favor of a General
376 Development Plan for a Downtown Planned Unit Development (D-PUD) application filed by

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377 Jeffrey Moorhouse of Onalaska United Methodist Church, 212 4th Avenue North, Onalaska, and
378 closed that portion of the public hearing.

379

380 Mayor Chilsen called three times for anyone wishing to speak in opposition to a General
381 Development Plan for a Downtown Planned Unit Development (D-PUD) application filed by
382 Jeffrey Moorhouse of Onalaska United Methodist Church, 212 4th Avenue North, Onalaska, and
383 closed the public hearing.

384

385 Motion by Ald. Binash, second by Craig, to approve with the 11 listed conditions of approval a
386 General Development Plan for a Downtown Planned Unit Development (D-PUD) application
387 filed by Jeffrey Moorhouse of Onalaska United Methodist Church, 212 4th Avenue North,
388 Onalaska, WI 54650 for the purpose of expanding United Methodist Church using a three-phased
389 approach which include the following parcels located at 212 4th Avenue North, 222 4th Avenue
390 North, 412 Locust Street, 418 Locust Street, 213 5th Avenue North, and 415 King Street (Tax
391 Parcels #18-229-0, 18-228-0, 18-233-0, 18-234-0, 18-232-0 & 18-231-0).

392

393 Ald. Binash noted that Onalaska United Methodist Church currently owns the houses and they
394 are on the tax roll. Ald. Binash also noted that the houses eventually will be removed from the
395 tax roll over the course of several years. Ald. Binash said the alley is being utilized by the
396 church and is not on the tax roll, adding it will become part of the church and will not affect any
397 city residents.

398

399 Craig complimented Jeffrey on the project. However, Craig also said, “With the expansion to
400 the east of the facility, it looks like you’re going to be getting rid of a lot of parking places that
401 currently exist in that back parking lot. Is that true?”

402

403 Jeffrey told Craig that is incorrect and said, “The existing parking is not very efficient. When we
404 do the modifications I think we actually add, even in Phase 1, I think there are actually two more
405 spaces than we have now. I think we go from 34 to 36.”

406

407 Craig told Jeffrey he is relieved to hear that and said, “What I’m really concerned about – and
408 it’s not the church’s problem – but it’s something that exists in that area, and that’s exacerbating
409 that parking along 4th Avenue North with that tricky intersection on Locust Street. Right now we
410 see parking on both sides of the street, which really crowds things in at times coming down
411 through that corridor. And with increased traffic coming from the north side of town by
412 residents who don’t seem to want to use [State Trunk Highway] 35 – I can kind of understand
413 why – it directs a lot of traffic down 4th Avenue North. I don’t want things to get out of control
414 there, but there’s nothing you can do about that. But I’m glad to hear that the parking will be
415 preserved.”

416

417 Jan asked Jeffrey if the church owns the parking lot to the east across King Street.

418

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419 Jeffrey said yes.

420

421 Jan asked where the sprinkler system that is part of Phase 2 will be installed.

422

423 Jeffrey told Jan a firewall will be installed as part of the Phase 1 addition, explaining that even
424 though the sprinkler is not part of Phase 1 the service will be brought in. Jeffrey said the
425 sprinkler system being installed as part of Phase 2 will service the entire building.

426

427 Jarrod noted the entire project is bordered on the north by Locust Street, the east by 5th Avenue,
428 and the west by 4th Avenue and King Street. Jarrod said all the work that is part of the proposed
429 development will remain in that block. Jarrod also said the applicant has no plans at this time to
430 go outside that block.

431

432 On voice vote, motion carried.

433

434 **Item 6 – Review and Consideration of a request to extend the Final Plat submittal**
435 **requirement for one year, as requested by Dr. Leo Bronston, on behalf of French Valley,**
436 **LLC, 1202 County Road PH, Suite 100, Onalaska for the French Valley Neighborhood Plat**
437 **(Tax Parcels #18-4480-0, 18-4481-0, 18-4482-1, 18-4485-0)**

438

439 Katie told commission members she had received a letter from the applicant regarding the
440 French Valley Neighborhood Final Plat extension request dated February 20, 2018 that she
441 would like to read into the record: *“Dear Plan Commission, I planned to attend the February 27*
442 *meeting asking for consideration for the extension. But I effectively request that you reschedule*
443 *my appearance for March 27 as I must leave on Tuesday, [February 27] to attend meetings in*
444 *Washington, D.C. I appreciate your kind consideration on my behalf as I realize you would like*
445 *to discuss with me questions that you might have considering the Final Plat extension request*
446 *that you are presented with. I am hoping that you respectfully accept my continuance. Kind*
447 *regards, Leo Bronston, Managed Member, French Valley, LLC.”*

448

449 Motion by Craig, second by Ald. Binash, to refer to the March 27 Plan Commission meeting
450 review and consideration of a request to extend the Final Plat submittal requirement for one year,
451 as requested by Dr. Leo Bronston, on behalf of French Valley, LLC, 1202 County Road PH,
452 Suite 100, Onalaska for the French Valley Neighborhood Plat (Tax Parcels #18-4480-0, 18-
453 4481-0, 18-4482-1, 18-4485-0).

454

455 On voice vote, motion carried.

456

457 **Item 7 – Review and Consideration of a request by Pete Quackenboss of Home Depot to**
458 **host an extended tent sale event in 2018 at 2927 Market Place, Onalaska, WI (Tax Parcel**
459 **#18-3635-4)**

460

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461 Motion by Ald. Binash, second by Steven, to approve a request by Pete Quackenboss of Home
462 Depot to host an extended tent sale event in 2018 at 2927 Market Place, Onalaska, WI (Tax
463 Parcel #18-3635-4).

464 Katie said the request is conditioned upon the applicant obtaining a tent permit from the
465 Onalaska Inspection Department, asking that this request be added to the motion.

466
467 Ald. Binash said he will add Katie's request that the applicant obtain a tent permit from the
468 Onalaska Inspection Department as a friendly amendment to his motion.

469
470 City Administrator Rindfleisch asked if the city has received a check from Home Depot as part
471 of the application.

472
473 Katie said the city has received the application, but not the check. Katie added, "So we wouldn't
474 process it. We wouldn't issue the permit until we have the check."

475
476 On voice vote, motion carried.

477
478 **Adjournment**

479
480 Motion by Ald. Binash, second by Craig, to adjourn at 7:36 p.m.

481
482 On voice vote, motion carried.

483
484
485 Recorded by:

486
487 Kirk Bey