

**Plan Commission
of the City of Onalaska**
Tuesday, March 24, 2020
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, March 24, 2020. It was noted that the meeting had been announced and a notice posted
3 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, Skip Temte, Craig Breitsprecher. Jan Brock participated via
7 telephone.

8
9 Also Present: Deputy City Clerk JoAnn Marcon, Planning Manager Katie Aspenson

10
11 Excused Absence: Jenny Akins

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

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

17
18 On voice vote, motion carried.

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

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

23
24 **Skip Temte**
25 **1051 Wilson Street**
26 **Onalaska**

27
28 “In January, I brought up the idea that many years ago we had looked at the idea of Onalaska
29 becoming a Wi-Fi city, and at that time it was not feasible either from a technical or a financial
30 standpoint. I thought in January that we should again look at that. I think that what’s happened
31 between when I said that in January and today really brings out the fact that if we can, we should
32 be a Wi-Fi city. I don’t know about the details in Onalaska, but I know from La Crosse that
33 almost every child in La Crosse has an iPad. The problem is, many do not have Wi-Fi at home.
34 Just think about a situation where we have this lockdown now if we had a Wi-Fi city how much
35 better it would be for everybody to be connected. Thank you very much.”

36
37 Mayor K. Smith called three times for anyone else wishing to provide public input and closed
38 that portion of the meeting.

39
40 Mayor K. Smith said there are two public hearing notices for developments in the city that were
41 noticed prior to the Declaration of Emergency. Mayor K. Smith said, “These projects would be
42 substantially delayed due to public notice requirements had the City of Onalaska cancelled

43 tonight's meeting. In an effort to promote the continued growth and sustainability of our city
44 and residents, we are having a brief meeting tonight to address those topics. Social distancing
45 practices will be adhered to, and we thank you for your patience as we work through this. All
46 future Plan Commission-related applications and public hearings will subsequently occur at the
47 Common Council meetings, and Plan Commission meetings will be suspended until further
48 notice due to the health emergency. We do still want to allow an opportunity for feedback, and
49 we did make provisions for people who, if they were to come here tonight, would be able to
50 speak. But if you are not here and you still have feedback and wanted to comment on any of
51 these projects, you may still submit comments to Katie Aspenson, who is in charge of our
52 Planning Department, and her email is: kaspenson@onalaskawi.gov. This can be done any time
53 between now and April 5, 2020. Those comments will be included in the Common Council
54 packet as additional information for the Common Council to make their final determinations at
55 the April 14, 2020 meeting. Please make sure to include your full name and address with your
56 provided commentary. We do still want to be receiving those comments as we transition from
57 this meeting to City Council."

58
59 **Consideration and possible action on the following items:**

60
61 **Item 4 – Public Hearing: Approximately 7:00 P.M. (or immediately following Public Input)**
62 **to consider a Conditional Use Permit (CUP) filed by David & Mary Stokes, 311 Poplar**
63 **Street, Onalaska, WI 54650, for the purpose of replacing a six (6) foot privacy fence with**
64 **an eight (8) foot privacy fence on the parcel located at 311 Poplar Street, Onalaska, WI**
65 **54650. (Tax Parcel #: 18-6202-0)**
66

67 Katie said David and Mary Jo Stokes filed a Conditional Use Permit application to replace their
68 existing six-foot high fence with a new eight-foot high fence to allow for greater privacy from
69 neighboring properties. Katie noted an increase in fence height in the side and rear yards is
70 permitted only by Conditional Use Permit per Section 13-6-10(b)(1), and pursuant to the
71 standards set forth in Sections 13-8-11. Katie said that while the city has no basis for denial of
72 the CUP, it has found a basis to impose the following conditions:

- 73
74 1. Owner/developer shall pay all fees and have all plans reviewed and approved by the City
75 prior to obtaining a building permit. Owner/developer must have all conditions satisfied
76 and improvements installed per approved plans prior to issuance of occupancy permits.
77 **Substantial Evidence:** This condition provides notice to the owner/developer that they
78 are to follow procedure for orderly development in the City of Onalaska in order to
79 promote the health, safety and welfare of the City.
80
81 2. All conditions run with the land and are binding upon the original developer and all heirs,
82 successors and assigns so long as the conditional use is being actively used. **Substantial**
83 **Evidence:** This condition acknowledges and provides public notice of the term and puts
84 the owner/developer and future owners on notice that they are bound by the conditions

85 and that they can continue the use as long as they follow the conditions and actively use
86 the conditional use.

87
88 3. Owner/developer shall abide by the City’s Ordinances, Unified Development Code and
89 Building Code requirements, as amended. **Substantial Evidence:** This condition
90 assures the owner/developer understands that they must follow the city’s Unified
91 Development Code and Building Code, which they are required to follow in every way,
92 and that as they are receiving the benefit of being allowed to have a use that is not within
93 the standards of the City’s zoning code, failure to follow City ordinances may result in
94 loss of their Conditional Use Permit.

95
96 4. The Conditional Use Permit shall be reviewed every five (5) years to ensure continued
97 use. **Substantial Evidence:** This shifts the burden to the owner of the property to
98 provide proof that the use is active and continuing. Ensuring that existing permits are
99 still valid and being properly used ensures compliance with the City’s procedures and
100 ordinances, and promotes interaction and communication with the City, which furthers
101 orderly development and the health, safety and welfare of the City.

102
103 5. Applicant to provide documentation approving the installation of the fence by a simple
104 majority of the Sand Hill Estates Condominium Association. **Substantial Evidence:**
105 This condition affirms property owner consent to the Conditional Use Permit application,
106 which is required for processing an application. **(NEW CONDITION).**

107
108 Katie noted a public hearing is being held this evening and said Only where no reasonable
109 conditions could exist to allow the Conditional Use, may a Conditional Use Permit be denied.

110
111 Mayor K. Smith opened the public hearing and called for anyone wishing to speak in favor of the
112 Conditional Use Permit.

113
114 Katie told Mayor K. Smith she would like to speak on behalf of the property owners, who were
115 unable to attend this evening’s meeting due to the COVID-19 health crisis. Katie told
116 commission members the property owners had received a simple majority, which has been
117 included in their packets. Katie said the property owners had spoken to all the available property
118 owners. Further, Katie noted the property owners had informed her they do not necessarily
119 intend to do eight feet on all sides of the structure; rather, just where it would be needed. Katie
120 said, “This essentially would allow them to go up to eight [feet] for the entire ____, but they
121 don’t intend to do it for the full.”

122
123 Mayor K. Smith called three times for anyone else wishing to speak in favor of the Conditional
124 Use Permit and closed that portion of the public hearing.

125
126 Mayor K. Smith called three times for anyone wishing to speak in opposition to the Conditional

127 Use Permit and closed the public hearing.

128

129 Motion by Craig, second by Skip, to approve with the five stated conditions a Conditional Use
130 Permit (CUP) filed by David & Mary Stokes, 311 Poplar Street, Onalaska, WI 54650, for the
131 purpose of replacing a six (6) foot privacy fence with an eight (8) foot privacy fence on the
132 parcel located at 311 Poplar Street, Onalaska, WI 54650. (Tax Parcel #: 18-6202-0).

133

134 Craig noted this is a procedural matter and asked Katie, “In a situation like this where you have
135 property external to the condominium itself is owned by an association. Did [City Attorney]
136 Amanda [Jackson] have a specific opinion as far as, should the individual condominium owner
137 be bringing that forward when they’re putting a fence on land that does not belong to them as a
138 majority owner [and] they’re only a minor owner? Or should the association be bringing that
139 forth? It almost seems like we were in a position initially to proceed without that added
140 permission from the other owners. ... I just want to make sure we’re prepared for this in the
141 future, because obviously it can happen.”

142

143 Katie told Craig, “It was originally missed that it was the condominium association by staff.
144 When speaking with our legal counsel, we had noted that as long as the majority of the
145 condominium association had signed the application, which is shown in the paperwork in the
146 application, that it could proceed. Another opportunity would be to have the condominium
147 association themselves apply for the application, as you had noted.”

148

149 Craig asked Katie if anybody in the condominium association, with majority approval, may do
150 anything they wish to a property that would be similar to this.

151

152 Katie told Craig there will not be Conditional Use Permits of this nature in the future and said the
153 Plan Commission should not be seeing items such as this one coming forward any further.

154

155 On voice vote, motion carried.

156

157 **Item 5 – Public Hearing: Approximately 7:10 P.M. (or immediately following Public**
158 **Hearing @ 7:00 P.M.) to consider a Planned Commercial Industrial Development (PCID)**
159 **Amendment filed by Venture Pass Partners, LLC, 19620 Waterford Court, Shorewood,**
160 **MN 55331, on behalf of Gundersen Clinic, LTD, 1900 South Avenue, La Crosse, WI 54601**
161 **on the parcel located at 3015 & 3075 Kinney Coulee Road South. (Tax Parcel #'s: 18-3649-**
162 **1 & 18-3649-2)**

163

164 1. PCID Amendment Fee of \$700.00 (PAID).

165

166 2. Abide by all conditions of original Gundersen PCID and subsequent amendments as
167 approved on June 13, 1995, November 7, 2001, and July 8, 2003.

168

- 169 3. Site Plan Permit required for new development in advance of building permit
170 applications, including detailed architectural plans, water, sewer, landscape, stormwater,
171 drainage, erosion control, and other required information/plans (fire accessibility, hydrant
172 locations, etc.).
173
- 174 4. Traffic study to be performed by developer and approved by City Engineer. Developer to
175 implement recommendations from traffic study into Site Plan Permit.
176
- 177 5. As the project site is equal to or greater than one (1) acre, a submittal of a digital and hard
178 copy of the WIDNR NR 216/NOI application, permit, and associated data is required a
179 minimum of ten days prior to the start of construction. Said data must be reviewed and
180 approved by the City Engineer before construction begins.
181
- 182 6. Certified Survey Map (CSM) required for proposed parcel subdivision and approved by
183 the Plan Commission and Common Council prior to obtaining a Building Permit.
184 Property owner to record said CSM with the La Crosse County Register of Deeds and
185 provide a copy to the Engineering Department.
186
- 187 7. Owner/developer shall pay all fees and have all plans reviewed and approved by the City
188 prior to obtaining a building permit. Owner/developer must have all conditions satisfied
189 and improvements installed per approved plans prior to issuance of occupancy permits.
190
- 191 8. All conditions run with the land and are binding upon the original developer and all heirs,
192 successors and assigns. The sale or transfer of all or any portion of the property does not
193 relieve the original developer from payment of any fees imposed or from meeting any
194 other conditions.
195
- 196 9. Any omissions of any conditions not listed in minutes shall not release the property
197 owner/developer from abiding by the City's Unified Development Code requirements.
198

199 Katie said the applicant is requesting to amend the Gundersen Planned Commercial Industrial
200 District to allow for a new restaurant/retail development. Katie referred to the conceptual site
201 plan included in commission members' packets and noted Lot 1 will contain the existing
202 Gundersen Renal Dialysis Center, and Lots 2 and 3 are proposed to each contain new
203 restaurant/retail facilities. Lot 2 is proposed to have a multitenant building with three retail
204 spaces totaling 6,600 square feet. Lot 3 is proposed to have one building for the use of a
205 restaurant totaling 4,833 square feet with a double drive-thru located along State Road 16. The
206 developer is proposing a total of 138 parking stalls to serve the entire development. Katie again
207 referred to the conceptual site plan included in commission members' packets and noted it shows
208 the proposed parcel reconfiguration, location of new buildings, signage, parking, and other site
209 amenities. Katie also referred to a cover letter written by the developer that describes the overall
210 development and requested deviations from the United Development Code/Zoning Ordinance. It

211 includes the following:

212

213 **Proposed Uses**

214

- 215 • Restaurant, including full service, fast casual, and fast food restaurants (free-standing or
- 216 as part of multitenant building), drive-thru(s)
- 217 • Retail sales
- 218 • Uses approved in the original PCID approved May 14, 2002, including business offices,
- 219 clinics and hospitals, credit unions and banks, drugstores and pharmacies, motels, optical
- 220 stores, professional offices, restaurants, financial institutions, hotels, large business
- 221 offices, health, recreational, and athletic clubs and facilities, research and development
- 222 laboratories, and daycare

223

224 **Site Accessibility**

225

- 226 • Proposed access to the Lot 1 Dialysis Center will remain unchanged, and existing cross-
- 227 lot access between Lot 1 and Lot 2 will be removed. Lot 1 clinic external traffic will be
- 228 isolated from the proposed restaurant and retail traffic on Lots 2 and 3.
- 229 • One driveway access is proposed to serve both Lots 2 and 3 off South Kinney Coulee
- 230 Road at the western extent of Lot 2. This location provides a maximum separation from
- 231 the intersection of State Road 16 and South Kinney Coulee Road. Access to Lot 3 will be
- 232 accomplished by an easement across Lot 2.

233

234 **Setbacks**

235

- 236 • All principal and accessory structure setbacks will be a minimum of 25 feet from the
- 237 State Road 16 right-of-way line. The plan shows a 34-foot setback from State Road 16
- 238 right-of-way at the northeast building corner of Lot 2. This is excess of the city's Street
- 239 Yard Setback of 10 feet minimum.

240

241 **Signage**

242

- 243 • The existing Gundersen Health System monument sign, located at the corner of State
- 244 Road 16 and South Kinney Coulee Road, is to remain in its current position and
- 245 configuration. Upon recording of the proposed CSM, this sign will be located and
- 246 protected by a sign easement within the limits of proposed Lot 3, and it will be
- 247 documented as a legal approved off-premise sign.
- 248 • There are two new freestanding signs proposed that will serve both Lots 2 and 3, and they
- 249 will be documented as legal off-premise advertising signs as the signs will advertise
- 250 businesses served on parcels jointly.

251

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252 Katie noted a public hearing will be held this evening, and that there are nine conditions of
253 approval tied to this development.

254

255 Mayor K. Smith opened the public hearing and called for anyone wishing to speak in favor of the
256 Planned Commercial Industrial Development (PCID) Amendment.

257

258 Mayor K. Smith called three times for anyone wishing to speak in favor of the Planned
259 Commercial Industrial Development (PCID) Amendment and closed that portion of the public
260 hearing.

261

262 Mayor K. Smith called for anyone wishing to speak in opposition to the Planned Commercial
263 Industrial Development (PCID) Amendment.

264

265 Katie read into the record the following email from Terry Baker and Vane Songsidej, 1407
266 Kingswood Lane, Onalaska: *"To the City Administrator and the City Planner: We are a married
267 couple who have lived in the community of Onalaska for almost 38 years. We are also lesbians.
268 We oppose allowing Chick-fil-A to open a store in our community. They have a well-known
269 track record of donations to anti-LGBTQ hate groups. One thing we do not need here is more
270 hate. We want all parties involved, including GHS, to take a good look at their values and how
271 they want to represent themselves to the community. Please let this be our expression of
272 opposition to allowing Chick-fil-A a place in our community. Thank you for your
273 consideration."*

274

275 Katie read into the record the following email from Breanna Stillman, 513 Bluebird Court,
276 Onalaska: *"Hello. My name is Breana Stillman and I am an Onalaska resident and a student at
277 UW-La Crosse. I plan to graduate with my Bachelors in Women, Gender, and Sexuality Studies
278 in fall of 2020. I came to this city in particular to learn how to stand up for my community and
279 people everywhere. I gained knowledge on how to be an activist and fight for social justice, and
280 I intend to do my part to make our society better. Today, I want to make a statement urging the
281 block of Chick-fil-A in this community. As a community, we should denounce all ties to
282 discrimination and hate, including corporations like Chick-fil-A that promote bias and
283 intolerance against the LGBTQ+ community. LGBTQ+ individuals ARE members of our
284 community, and if you choose to allow Chick-fil-A in this community, the people of this
285 community will resist to protect the ones that are equal to us. (our LGBTQ+ Friends and
286 family). I sincerely hope the just choice is made and Chick-fil-A is unwelcomed here. Thank
287 you."*

288

289 Katie read into the record the following email from Joseph Rogan-Nordstrom, E11761 County
290 Road P, La Farge: *"I won't be too wordy or long winded. I won't try to bring up all sorts of
291 rhetoric that we as your constituents know that you know. You have to know that though Chick-
292 fil-A is a successful fast food company, the company promotes hate speech. They discriminate.
293 They support hate-filled organizations. The folks buying/developing the Gundersen property*

294 *have dozens of alternate options. The development is great. New options for Onalaska and new*
295 *tax base, awesome! But adding pressure on them to find an alternate fast-food option is in the*
296 *community's best interest. Please, hold them to a higher standard and require an alternate*
297 *option. Thank you for your time."*

298
299 **Rae (no last name given)**
300 **1217 Park Avenue**
301 **La Crosse**

302
303 "My two colleagues are also here with me. We also have similar addresses. We live in La
304 Crosse, and we are also here in objection to Chick-fil-A's presence, similarly to their anti-
305 LGBTQ views."

306
307 Katie read into the record the following email from David Rogan-Nordstrom, E11761 County
308 Road P, La Farge: *"My name is David Rogan-Nordstrom. My husband and I own and operate*
309 *the Kickapoo Guest Cabins and Cowboy David's Bakery. Our address is E11761 County Road P,*
310 *La Farge, Wisconsin. We have been at this address since 2003 and consider ourselves to be*
311 *civic-minded and community supportive. We contribute time and money to a variety of causes in*
312 *our community and nationwide, particularly the Human Rights Campaign. This brings me to my*
313 *reason for this email. For my entire life I've fought for the rights and opportunities that*
314 *everyone else in this country has. Being gay has meant that not only has the struggle for*
315 *equality been an uphill battle in many areas – work, social acceptance, religion, [and] on and on*
316 *– but these problems have been compounded when companies like Chick-fil-A donate large sums*
317 *of money to organizations dedicated to halting and reversing the progress the LGBTQ*
318 *community has made. Hopefully some consideration can be given to welcoming another*
319 *franchise instead of Chick-fil-A."*

320
321 Mayor K. Smith called three times for anyone else wishing to speak in opposition to the Planned
322 Commercial Industrial Development (PCID) Amendment and closed the public hearing.

323
324 Motion by Jarrod, second by Craig, to approve with the nine stated conditions a Planned
325 Commercial Industrial Development (PCID) Amendment filed by Venture Pass Partners, LLC,
326 19620 Waterford Court, Shorewood, MN 55331, on behalf of Gundersen Clinic, LTD, 1900
327 South Avenue, La Crosse, WI 54601 on the parcel located at 3015 & 3075 Kinney Coulee Road
328 South. (Tax Parcel #'s: 18-3649-1 & 18-3649-2).

329
330 Skip asked if it is logical to approve Item No. 5 if Item No. 7 were denied.

331
332 Katie told Skip that Item No. 5 is strictly discussing the uses and how they would be outlaid.
333 Katie said, "If we did not approve Item No. 7, which is the CSM, we would be able to make
334 alterations to that CSM at a later time."

335

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336 Skip said, “[With] Item No. 5 we’re talking about the lots, and we haven’t approved that they can
337 even exist.”

338
339 Mayor K. Smith asked Katie, “Are we going to do those two items tonight? Or are we going to
340 defer those to Council?”

341
342 Katie noted the two items will be addressed this evening.

343
344 Jarrod referred to Condition No. 4 and noted it states that a traffic study must be performed by
345 the developer and submitted to the city for approval by the City Engineer. Jarrod noted the
346 traffic engineering analysis was performed and submitted to city staff. Jarrod said staff reviewed
347 the traffic analysis and told commission members he had contacted another second party
348 engineering firm to gather more data. Jarrod described the Gundersen campus as being “a very
349 busy place,” and he said, “The traffic impact analysis study did not have any necessary changes
350 that were needed to the geometrics of the lane configuration out in this area. Obviously we
351 would be introducing more traffic into the area, but my review of the report and that of the two
352 different traffic engineers – the one that actually performed the study and the one that reviewed it
353 – were that it’s in acceptable levels of what you would see.”

354
355 Craig noted the left-turn lane coming off South Kinney Coulee Road onto State Road 16 can be
356 “problematic” at times, and he said, “With this additional development, [I asked], ‘What do we
357 do now?’ ”

358
359 Ald. T. Smith asked if there had been a discussion about placing the driveway closer to the
360 Gundersen Renal Dialysis Center.

361
362 Jarrod told Ald. T. Smith staff had discussed that with the developer and said, “With the layout
363 of the Renal Dialysis Center, it doesn’t lend itself to putting the traffic from those two
364 developments past that building and bringing it into that location.” Jarrod noted the city had
365 extended the left-turn lane to which Craig had referred in approximately 2015, and he said that
366 had been recommended as part of the 1997 Master Development Plan. Jarrod said, “We waited
367 as long as we could to do that.” Jarrod next referred to the intersection for the private roadway
368 that runs behind Kwik Trip and said it likely will experience “more level of service difficulties
369 than this will.”

370
371 Jarrod told commission members, “One thing that’s interesting about this area ... is it’s unique in
372 that there’s only one way in and one way out. Most of the Gundersen Health System traffic that
373 comes into the development ... They have the Administrative Center with 500 or 600 people in
374 that. Most of the staff that comes into work at the clinic will come in in the morning. If you’re
375 out there before 9 o’clock in the morning, there’s a lot of traffic coming into the coulee. That’s
376 not the main time for this development. They could have some uses to get a coffee shop or
377 something, but their main traffic impacts will be lunchtime, afternoon, evening, and that will be a

378 lot of the traffic coming out South Kinney and going back toward [State Road] 16, thereby
379 allowing that the traffic may back up a little bit within the driveway area of the development.
380 But that area is large enough, and with the amount of cars in there they can take that. And it's a
381 right turn out, so you're not crossing traffic to do that, which is a lot less problematic of a
382 movement.

383
384 Looking at it, you are going to see a few cars be in the right-turn lane. The other thing is there
385 aren't a lot of vehicles that head into South Kinney from State Trunk Highway 16. The only
386 other left turn is into the Renal Dialysis Center, which really doesn't produce a lot of traffic.
387 There are no more left turns because the interstate blocks them all. It is an interesting area as far
388 as traffic. If we had another traffic generator on the other end of the coulee, such as it connected
389 into something or had circular traffic movements, it probably would have a little different
390 outcome. But I think the way this lays out from the traffic impact analysis looks like it's going
391 to work."

392
393 On voice vote, motion carried.

394
395 **Item 6 – Review and Consideration of a Certified Survey Map (CSM) submitted by Jansen**
396 **Dahl, 3819 Creekside Lane, Holmen, WI 54636 on behalf of Chase 2010, LLC, 3819**
397 **Creekside Lane, Holmen, WI 54636 to subdivide one (1) parcel into three (3) parcels**
398 **located at 2520 Midwest Drive. (Tax Parcel #: 18-3568-40)**

- 399
400 1. CSM Fee of \$75.00 + \$10.00 per lot x 3 lots = \$105.00 due before final approval of CSM
401 by the City. (PAID)
- 402
403 2. New lot pins required. Intermediate lot stakes required for all lots over 150' in depth.
- 404
405 3. CSM shall note all easements (water, sewer, storm, access, etc.).
- 406
407 4. Property owner to record said CSM with the La Crosse County Register of Deeds and
408 provide a copy to the Engineering Department.
- 409
410 5. CSM to note all easements.
- 411
412 6. Street to be installed by developer in dedicated outlot to include water, storm sewer, and
413 sanitary sewer utilities, plans and specifications to be approved by the City Engineer.
414 Any costs associated with street and utility installation shall be borne by the applicant.
- 415
416 7. Outlot 1 to be dedicated to the public for street and utility purposes.
- 417
418 8. A ten (10) foot snow easement is required around cul-de-sac.
- 419

- 420 9. Any future improvements to these parcels will be subject to additional City permits (i.e.,
421 building permits, zoning approvals).
422
- 423 10. All conditions run with the land and are binding upon the original developer and all heirs,
424 successors, and assigns. The sale or transfer of all or any portion of the property does not
425 relieve the original developer from payment of any fees imposed or from meeting any
426 other conditions.

427
428 Katie said the applicant is requesting to subdivide one parcel into three parcels. Outlot 1 will be
429 dedicated to the public for street and utility purposes (the street extension of Midwest Drive).
430 Lot 1 will be 5.734 acres, and the Dahl Honda Dealership will be located on it. Lot 2 on the
431 corner of Theater Road and Midwest Drive will be 1.276 acres, and Lot 3 will be 1.029 acres.
432 Lots 2 and 3 are vacant and available for future development. All of the parcels meet the
433 minimum lot requirements in the Light Industrial Zoning District. Katie noted there are 10
434 conditions of approval tied to this development.

435
436 Motion by Ald. T. Smith, second by Skip, to approve with the 10 stated conditions a Certified
437 Survey Map (CSM) submitted by Jansen Dahl, 3819 Creekside Lane, Holmen, WI 54636 on
438 behalf of Chase 2010, LLC, 3819 Creekside Lane, Holmen, WI 54636 to subdivide one (1)
439 parcel into three (3) parcels located at 2520 Midwest Drive. (Tax Parcel #: 18-3568-40).

440
441 Craig asked Katie, “Was there any mention why this wasn’t done initially when we looked at this
442 some time ago?”

443
444 Katie said, “I think the intent was to get them to begin construction as soon as possible. They
445 were originally planning on the development would come up off of the cul-de-sac with an
446 extended driveway. We knew this was coming. It’s just a matter of order to allow them to begin
447 their project.”

448
449 On voice vote, motion carried.

450
451 **Item 7 – Review and Consideration of a Certified Survey Map (CSM) to subdivide and**
452 **modify two (2) existing parcels and create three (3) parcels total by Venture Pass Partners,**
453 **LLC, 19620 Waterford Court, Shorewood, MN 55331, on behalf of Gundersen Clinic,**
454 **LTD, 1900 South Avenue, La Crosse, WI 54601 on parcel located at 3015 & 3075 Kinney**
455 **Coulee Road South. (Tax Parcel #'s: 18-3649-1 & 18-3649-2)**

- 456
- 457 1. CSM Fee of \$75.00 + \$10.00 per lot x 3 lots = \$105.00 due before final approval of CSM
458 by the City. (PAID)
 - 459
 - 460 2. New lot pins required. Intermediate lot stakes required for all lots over 150’ in depth.

461
Reviewed 03/26/2020 by Zach Peterson

- 462 3. CSM shall note all easements (water, sewer, storm, access, etc.).
463
464 4. Property owner to record said CSM with the La Crosse County Register of Deeds and
465 provide a copy to the Engineering Department.
466
467 5. CSM to note all easements.
468
469 6. Driveway locations to be approved by City Engineer. No driveway access along State
470 Highway 16 for Lot 2 and Lot 3. No South Kinney Coulee access along Lot 3.
471
472 7. All water, storm sewer, and sanitary sewer utilities shall be installed for Lot 1 and Lot 2,
473 locations to be approved by the City Engineer. Any costs associated with utilities shall be
474 borne by the applicant/owner utilities approved as part of the site plan approval.
475
476 8. Any future improvements to these parcels will be subject to additional City permits (i.e.,
477 building permits, zoning approvals).
478
479 9. All conditions run with the land and are binding upon the original developer and all heirs,
480 successors, and assigns. The sale or transfer of all or any portion of the property does not
481 relieve the original developer from payment of any fees imposed or from meeting any
482 other conditions.
483

484 Katie said Venture Pass Partners, LLC is proposing to subdivide two parcels into three parcels at
485 3015 & 3075 South Kinney Coulee Road. Lot 1 will contain the Gundersen Renal Dialysis
486 Center, and Lots 2 and 3 are proposed to each contain new restaurant/retail facilities. A variety
487 of cross-lot easements (including water, sewer, storm water, access, and signage) are required,
488 and they are shown on the CSM included in commission members' packets. The proposed
489 parcels meet all dimensional requirements of parcels in the Light Industrial Zoning District.
490 Katie noted there are nine conditions of approval tied to this development.
491

492 Motion by Jarrod, second by Ald. T. Smith, to approve with the nine stated conditions a Certified
493 Survey Map (CSM) to subdivide and modify two (2) existing parcels and create three (3) parcels
494 total by Venture Pass Partners, LLC, 19620 Waterford Court, Shorewood, MN 55331, on behalf
495 of Gundersen Clinic, LTD, 1900 South Avenue, La Crosse, WI 54601 on parcel located at 3015
496 & 3075 Kinney Coulee Road South. (Tax Parcel #'s: 18-3649-1 & 18-3649-2).
497

498 On voice vote, motion carried.
499

500 **Adjournment**

501
502 Motion by Craig, second by Ald. T. Smith, to adjourn at 7:40 p.m.
503

**Plan Commission
of the City of Onalaska**
Tuesday, March 24, 2020
13

504 On voice vote, motion carried.

505

506

507 Recorded by:

508

509 Kirk Bey