

**Plan Commission
of the City of Onalaska**

Tuesday, May 25, 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, May 25, 2021. 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 (either in person or remotely): Mayor
6 Kim Smith, Ald. Tom Smith, City Engineer Jarrod Holter, Jan Brock, Gargi Chauduri, Skip
7 Temte, Craig Breitsprecher

8
9 Also Present (either in person or remotely): City Administrator Eric Rindfleisch, Planning
10 Manager Katie Aspenson, City Attorney Amanda Jackson, Ald. Diane Wulf, Ald. Cari
11 Burmaster, Deputy City Clerk Stacy Wilk, City Code Enforcement Technician Peter McColl
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 three times for anyone wishing to provide public input and closed that
23 portion of the meeting.

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

26
27 **Item 4 – Public Hearing: Approximately 7:00 PM (or immediately following Public Input)**
28 **of the Marketplace Development (Phase Two) Planned Commercial Industrial District**
29 **(PCID) Amendment application to construct a new freestanding sign filed by La Crosse**
30 **Sign Company on behalf of Troy Muller of Ashley Real Estate, LLC, 1 Ashley Way,**
31 **Arcadia, WI 54618 and Marvin Wanders of 2928 MP, LLC, 1243 Badger Street, PO Box**
32 **609, La Crosse, WI 54601 on the parcels located at 2906 Market Place and 2928 Market**
33 **Place, Onalaska, WI 54650 (Tax Parcel # 18-3635-12 & 18-3635-13)**

- 34
35 1. PCID Amendment Fee of \$700.00 (PAID).
36
37 2. Abide by all Conditions of Approval associated with the Market Place PCID as approved
38 by the Common Council on September 9, 1997.
39 a. Distance from OS intersection at Marcou Road to first drive opening to be a
40 minimum of 250feet. Right in, right out, openings may be permitted pending
41 individual site plan approval.
42 b. PCID fee of \$700.00.

Reviewed 05/28/2021 by Katie Aspenson

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- 43 c. Owner/developer shall provide plans and details for all utility work showing all
44 dedicated water and sewer mains with easements and street improvements, sidewalks
45 and crosswalk areas for review by the City Engineering, Street and Planning
46 Departments. A sidewalk will be required along the east side of Midwest Drive from
47 CTH OS to the sidewalk along the south side of the new public street due to existing
48 sidewalk locations on the north side of CTH OS and the need for flexibility in
49 possible pedestrian crossing points on Midwest Drive. Crosswalks should be clearly
50 identified and designed at the safest locations possible on Midwest Drive.
51 Owner/developer shall provide Opticon systems on all proposed traffic signals.
52 Owner/developer to be aware of possible future off-street bicycle trail on the south
53 side of CTH OS and its potential impact on proposed landscaping in this right-of-way
54 area.
- 55 d. Owner/developer shall install all street and utility improvements and obtain all
56 approval from DOT and La Crosse County for proposed transportation
57 improvements. Owner/developer shall submit detailed cost estimates for all
58 improvements for the City's consideration. The City will participate in these
59 improvements to the extent of the funds allocated for these projects as part of the
60 T.I.D. #2 plan. The City will then determine a schedule for reimbursing the
61 owner/developer for the City's cost share of these improvements.
- 62 e. As part of the City approval of the proposed alignment of the central roadway, the
63 City will require the relocation of the existing Marcou Road to align with this
64 roadway at the CTH OS intersection. The City will retain a utility easement the width
65 of which shall be decided based on as built conditions for existing utilities in the
66 existing Marcou Road alignment. The existing Marcou Road shall be terminated at a
67 point east of the CTH OS right-of-way as approved by the City and shall serve as an
68 access road to existing residences along Marcou Road. The owner/developer shall
69 submit a full set of details showing this realignment for City approval. As part of the
70 proposed realignment, the City will swap the existing right-of-way for Marcou Road
71 for the proposed right-of-way pending approved plans for the realignment.
- 72 f. The developer shall submit a tree protection plan to the City based on a field
73 inventory.
- 74 g. Business along CTH OS shall provide permanent structures compatible with building
75 architecture and consistent with other businesses for housing all exterior storage,
76 refuse, and recycling areas. The placement of refuse/service areas shall be placed
77 adjacent to neighboring refuse/service areas for shared locations for these types of
78 uses where possible.
- 79 h. Owner/developer shall submit detailed guidelines for future development of
80 landscape areas along CTH OS, main roadways, sign areas and parking islands to
81 provide consistency in the treatment of these areas. These guidelines should include
82 planting species, signs and spacing guidelines. Detailed guidelines for the
83 development of the main pedestrian corridor fronting the buildings should be
84 incorporated into these details to ensure that this system is designed in some uniform

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- 85 manner for width, landscape treatment, materials, and general design.
86 Owner/developer shall provide a detailed project grading plan showing the location
87 and height of proposed landscape berms.
- 88 i. The proposed sign of the corner of Midwest Drive and CTH OS shall be a monument
89 style design due to neighboring residential areas. The sign shall not exceed 15 feet in
90 height above the adjacent roadway. Project identity signage shall be incorporated into
91 the proposed pylon and monument signage. Project identify signage shall be placed in
92 visible locations in conjunction with other signage on the same structures. Project
93 identity signage shall be submitted as a typical detail for review and approval by the
94 City and upon approval, may be exempt from area and height requirements. A plan
95 for coordinating signage materials and sizes within the project should be included.
- 96 j. Curbed parking islands shall be provided for traffic control, landscaping and snow
97 storage.
- 98 k. All loading areas and truck storage areas shall be screened from view of adjacent
99 roadways and residential areas. Owner/developer shall provide for the complete
100 screening of all rooftop equipment, mechanical equipment and service areas from
101 view of adjacent roadways and residential areas. The City reserves the right to inspect
102 final conditions for compliance with this requirement. In the event that screening is
103 inadequate the developer may be required to install necessary measures to meet this
104 condition.
- 105 l. Owner/developer to make conditions of PCID approval available to prospective
106 developers within Marketplace.
- 107 m. The City will require a 60-foot right-of-way with five-foot sidewalk easements north
108 and south of the right-of-way with the proposed 43-foot roadway centered in the
109 right-of-way. Sidewalk shall be installed in south easement area as part of this option.
110 Owner/developer shall submit a CSM or plat showing proposed subdivision of
111 roadway right-of-way for Plan Commission review.
- 112 n. Owner/developer shall submit detailed building elevations for the first tenant to
113 occupy the Marketplace Development. The City will evaluate the architecture for its
114 compatibility with the surrounding character and development. Upon approval, the
115 owner/developer shall submit, for review and approval by the City, detailed
116 architectural design guidelines for the remainder of the Marketplace Development
117 which will provide for a unified and architecturally compatible project.
- 118 o. A painted split parking bay will be required in the center of the proposed parking area
119 to provide a safe zone for pedestrians from the south sidewalk system to the north
120 sidewalk system. This split will be designed per the approval detail and will be
121 subject to further design review at the time the central area develops.
- 122 p. Cart corrals shall be incorporated into raised landscape islands when used.
- 123 q. All conditions shall be met prior to the issuance of Site Plan Permits for individual
124 developments and Building Permits.
- 125 r. Green fee base fee of \$200.00 will apply to subsequent development.

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- 126 s. Deliveries of materials to businesses along CTH OS shall be restricted to specific
127 hours approved by the City to minimize conflicts with neighboring residential land
128 uses.
- 129 t. Permitted and Conditional uses for the Marketplace Development PCID shall be in
130 accordance with the permitted and conditional uses of Section 13-1-31, M-1 Light
131 Industrial District of the City of Onalaska Zoning Code.
- 132 u. All requirements of Section 13-1-31. M-1 Light Industrial District shall be applicable
133 to the Marketplace Development PCID.
- 134 v. Any omissions of any conditions not listed in Plan Commission minutes shall not
135 release the developer/property owner from abiding by the City's Subdivision
136 Ordinance and Zoning Code requirements.
- 137
- 138 3. Abide by all Conditions of Approval associated with the amendment to the Market Place
139 PCID as approved by the Common Council on April 10, 2001.
- 140 a. See Conditions of Approval (a & b) as stated in Condition #2 above.
- 141 b. Owner/developer to detail traffic flow around the out lot as it relates to the greater
142 master plan including pedestrian connections.
- 143 c. Building elevations required for review and approval by City. Architecture should
144 complement surrounding structures.
- 145 d. Owner to consider transit circulation through development.
- 146 e. Lighting to be shielded down consistent with Home Depot.
- 147 f. Site plan permit required including detailed layout, landscape drainage, and erosion
148 control plan.
- 149 g. Owner/developer must pay all fees and have all plans reviewed and approved by the
150 City prior to obtaining a building permit. Owner/developer must have all conditions
151 satisfied and improvements installed per approved plans prior to the issuance of
152 occupancy permits.
- 153 h. Owner/developer must notify City prior to any utility connection to City owned
154 utilities takes place.
- 155 i. All conditions run with the land and are binding upon the original developer and all
156 heirs, successors and assigns. The sale or transfer of all or any portion of the property
157 does not relieve the original developer from payment of any fees imposed or from
158 meeting any other conditions.
- 159 j. Owner/developer shall provide the City with a five (5) year guarantee for
160 improvements in the following form: A letter of credit shall be furnished to the City
161 by the developer/owner for 25% of the total cost of improvements including but not
162 limited to roadway construction, sidewalk, utilities, etc. for a period of three (3) years
163 from the date of final acceptance of said improvements by the City. The
164 owner/developer shall also provide a lump sum of \$100.00 for each catch basin,
165 manhole or valve box as part of the same letter of credit for an additional two (2)
166 years.

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- 167 k. Any omissions of any conditions not listed in Plan Commission minutes shall not
168 release the developer/property owner from abiding by the City’s Subdivision
169 Ordinance and Zoning Code requirements.
170
- 171 4. Signage to adhere to all other standards with Title 14 – Sign Code (height, square
172 footage, etc.).
173
- 174 5. Owner/developer shall pay all fees and have all plans reviewed and approved by the City
175 prior to obtaining a building permit. Owner/developer must have all conditions satisfied
176 and improvements installed per approved plans prior to issuance of occupancy permits.
177
- 178 6. All conditions run with the land and are binding upon the original developer and all heirs,
179 successors and assigns. The sale or transfer of all or any portion of the property does not
180 relieve the original developer from payment of any fees imposed or from meeting any
181 other conditions.
182
- 183 7. Any omissions of any conditions not listed in minutes shall not release the property
184 owner/developer from abiding by the City’s Unified Development Code requirements.
185
- 186 **8. PCID Amendment Request:**
- 187 a. Owner/developer is allowed to replace and construct a new ground/freestanding sign
188 to advertise business(es) located at 2906 Market Place on 2928 Market Place within
189 the existing easement area as shown in the attached site plan.
190

191 Mayor K. Smith opened the public hearing and called for anyone wishing to speak in favor of the
192 Marketplace Development (Phase Two) Planned Commercial Industrial District (PCID)
193 Amendment application.
194

195 **James Fuchsel, La Crosse Sign Company**
196 **1450 Oak Forest Drive**
197 **Onalaska**
198

199 James noted Ashley Furniture is his client and he is representing the company this evening.
200 James said, “Ashley Furniture came to me right after they moved into their location [to] address
201 the need for more signage [and] more visibility from where they’re at. They wanted to get some
202 interstate [highway] exposure because it was important for the success of the business there. The
203 location that they’re in was the original Toys R Us building, which we all know was vacated and
204 their old sign is still up there today. They want it to go on that same spot that they are in, so they
205 came to us to design a sign that was effective for that location. The sign that is currently there is
206 about 30 feet tall, and it sits down below the interstate, and it’s covered by a lot of trees that are
207 along [Interstate 90] that cannot be cut down because they’re on the right-of-way. At 30 feet, the
208 existing sign was kind of hidden, so we designed a sign at 45 feet and kept it within what’s

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209 allowed for the city sign ordinance. Ashley approved the look of it and wanted to get the PCID
210 amended so they could put their sign in place of the Toys R Us pylon sign in the same location. I
211 am here tonight asking you to amend the PCID to allow them to go in there and put a pylon sign
212 for [I-90] exposure and give them that necessary stuff so they can help become successful at that
213 location.”

214

215 Mayor K. Smith called three times for anyone else wishing to speak in favor of the Marketplace
216 Development (Phase Two) Planned Commercial Industrial District (PCID) Amendment
217 application and closed that portion of the public hearing.

218

219 Mayor K. Smith called three times for anyone wishing to speak in opposition to the Marketplace
220 Development (Phase Two) Planned Commercial Industrial District (PCID) Amendment
221 application and closed the public hearing.

222

223 Katie told commission members the intention is to allow for the replacement of an existing off-
224 premise sign. The previous tenant of the building has a sign located on the adjacent parcel along
225 I-90, and Ashley Homestore is requesting to replace the existing sign to reflect their brand. The
226 proposed sign is in conformance with Sign Ordinance Sections 14.02.13 & 14.02.22.B.1
227 regulating ground signs. Katie said this development is considered a “Major Amendment” to the
228 PCID as the allowance of an off-premise sign was not officially allowed in the original approval
229 and this request is not allowed in the Sign Code, unless approved as part of a PCID. If approved
230 both by the Plan Commission and Common Council, the city will record the attached Conditions
231 of Approval at the La Crosse County Register of Deeds to document the final list of approved
232 conditions for all future development opportunities. Katie said plans noting the proposed sign
233 placement and design, in addition to a cover letter describing the request, have been included in
234 commission members’ packets.

235

236 Katie gave commission members the following description of deviation from Title 14 – Sign
237 Code, which is allowed as part of an approved PCID: The applicant is requesting to replace the
238 existing ground sign located in the southeast corner of Tax Parcel No. 18-3635-13, 2928 Market
239 Place. The proposed sign is in conformance with Sign Code Sections 14.02.13 & 14.02.22.B.1
240 regulating ground signs. Katie said city staff supports this request as this appears to be intended
241 in the original PCID approval from 1997. Had the applicant refaced the sign, no approvals
242 would have been required. The applicant intends to replace an older, lesser structure with a new
243 sign that adheres to all other standards within Title 14 – Sign Code. Further, this action will
244 document the proposed sign as an approved off-premise sign.

245

246 Katie noted there are eight conditions of approval tied to this item, and she highlighted Condition
247 No. 8, which is a PCID Amendment Request that reads as follows: *“Owner/developer is allowed
248 to replace and construct a new ground/freestanding sign to advertise business(es) located at
249 2906 Market Place on 2928 Market Place within the existing easement area as shown in the
250 attached site plan.”* Katie told commission members if they are going to approve this item and

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251 allow the sign to occur, she would recommend approval with the eight conditions, as shown.
252 Katie told commission members if they do not wish to approve this item, she recommends
253 modifying Condition No. 8 to reflect any verbiage so that is clear what is being asked of the
254 developer.

255
256 Motion by Ald. T. Smith, second by Craig, to approve with the eight stated conditions the
257 Marketplace Development (Phase Two) Planned Commercial Industrial District (PCID)
258 Amendment application to construct a new freestanding sign filed by La Crosse Sign Company
259 on behalf of Troy Muller of Ashley Real Estate, LLC, 1 Ashley Way, Arcadia, WI 54618 and
260 Marvin Wanders of 2928 MP, LLC, 1243 Badger Street, PO Box 609, La Crosse, WI 54601 on
261 the parcels located at 2906 Market Place and 2928 Market Place, Onalaska, WI 54650 (Tax
262 Parcel # 18-3635-12 & 18-3635-13).

263
264 Craig asked how long an entity is allowed to keep a sign up after it vacates a site, noting Toys R
265 Us had not operated at that location for some time.

266
267 Katie told Craig the city had worked with Toys R Us when it originally vacated its store, noting
268 it is supposed to be within six months. Katie said the city had asked Toys R Us representatives
269 either to flip the sign or paint it so that it no longer advertises that the store is present.

270
271 Craig asked how the city allows commercial entities within the City of Onalaska to enjoy
272 visibility along Interstate 90 when the Wisconsin Department of Transportation does not
273 maintain the trees.

274
275 Jarrod said he believes an entity requesting a permit from WisDOT is allowed to trim trees for
276 sign clearance in certain circumstances based on what he has seen in the past.

277
278 Mayor K. Smith noted she has been told by citizens that they are able to see these types of signs
279 from their homes, and she asked if there is an anticipated impact on the nearby neighborhoods
280 with the sign increasing by 15 feet.

281
282 Katie told Mayor K. Smith the closest homes to the sign are located north off of Larkspur Lane
283 in Elmwood Hills, and she said she does not believe the sign will be as intrusive due to the
284 presence of Home Depot and the two buildings that are present with the Ashley Homestore.
285 However, Katie also said the applicant must adhere to the city's light standards. Katie's
286 comments regarding ambient light and residences located next to a major retail area were
287 inaudible on the recording.

288
289 On voice vote, motion carried.

290
291 **Item 5 – Certified Survey Map (CSM) to reconfigure one (1) existing parcel into four (4)**
292 **parcels filed by Kirk Stoa on behalf of Boetheia Holdings, LLC. N6818 JO Johnson Road,**

**Holmen, WI 54636 for the parcel located at 512 4th Avenue North, Onalaska, WI 54650
(Tax Parcel # 18-550-0)**

1. CSM Fee of \$75.00 + \$10.00 per lot x 4 lots = \$11 5.00 due before final approval of CSM by the City. (PAID).
2. New lot pins required. Intermediate lot stakes required for all lots over 150' in depth.
3. CSM shall note all easements (water, sewer, storm, access, etc.).
4. Property owner to record said CSM with the La Crosse County Register of Deeds and provide a copy to the Engineering Department.
5. Developer to install all necessary infrastructure for relation of street, including but not limited to current street removal, driveways, building laterals, pavement, curb and gutter, storm sewer, fire hydrants, water main, sanitary sewer, etc.
6. Site Plan Permit is required for new development in advance of building permit applications, including detailed architectural plans meeting R-3 District Specific Standards, landscape, drainage, erosion control, fire accessibility and other required information/plans. Any future improvements to these parcels will be subject to additional City permits (i.e., building permits, zoning approvals).
7. 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.
8. 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 told commission members Boetheia Holdings LLC proposes to reconfigure one parcel into four parcels with the existing principal structure and outbuildings on the largest lot and three smaller lots for future development. The total area of the existing parcel is 1.483 acres. As shown on the proposed Certified Survey Map, Lot 1 will contain 0.67 acres as well as the house and garage, Lot 2 will contain 0.301 acres, Lot 3 will contain 0.256 acres, and Lot 4 will contain 0.256 acres. Katie noted Lots 1 and 2 meet all dimensional requirements for all permitted uses in the Medium Density Residential (R-3) District. Lots 3 and 4 meet all dimensional requirements for all permitted uses in the Medium Density Residential (R-3) District, excluding the following uses: Apartment with residential support services and Other permitted/permitted with standard uses. Therefore, those uses will not be allowed on the subject parcels. Katie said city staff will

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335 work with the developer to ensure that he is adhering to the codes, as required. Katie noted all of
336 these either are or will be zoned R-3. This means there is the potential to allow up to eight units
337 per newly created parcel for this development. There are eight conditions of approval tied to this
338 development.

339

340 Motion by Craig, second by Skip, to approve with the eight stated conditions a Certified Survey
341 Map (CSM) to reconfigure one (1) existing parcel into four (4) parcels filed by Kirk Stoa on
342 behalf of Boetheia Holdings, LLC. N6818 JO Johnson Road, Holmen, WI 54636 for the parcel
343 located at 512 4th Avenue North, Onalaska, WI 54650 (Tax Parcel # 18-550-0).

344

345 Jarrod's gave general information related to utilities and City improvements within the
346 neighborhood.

347

348 Jan asked if the garage had a residence above it.

349

350 Katie said, "As long as the accessory structure meets our physical structure, it would be possible
351 for them to create an accessory dwelling unit, provided it meets all the city's regulations and
352 requirements that are associated with that."

353

354 Jan noted there are two antennas on the lot and asked if they would be removed.

355

356 **Kirk Stoa, Boetheia Holdings, LLC**

357 **N6818 JO Johnson Road**

358 **Holmen**

359

360 Kirk addressed Jan's first question and told commission members the first detached structure is a
361 garage. Kirk said, "There is walling there currently; it's just a two-car garage, basically. We've
362 heard chicken coop, and also dog kennel. ... Regarding those antennas, yes, we would like to
363 take those down as soon as possible. We have to make sure we do it in a safe way, but the intent
364 is to take both of those down."

365

366 Mayor K. Smith addressed the R-3 zoning and the 0.256 acres lots and said it appears to be too
367 small for a multifamily development.

368

369 Jarrod noted duplexes had been constructed along Krause Road within the last 17 years, and he
370 estimated they are approximately the same size. Jarrod said the minimum single-family lot size
371 is 7,200 square feet. Jarrod said, "I don't think they're overly large, but I think with some design
372 standards that they can make it work."

373

374 Katie commented that each parcel would be required to meet the 25% green space requirement.

375

376 Jarrod commented on the setbacks and noted the lot is a two-frontage lot.

Reviewed 05/28/2021 by Katie Aspenson

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377
378 Ald. T. Smith asked if the neighboring residences would be notified if a multiunit development
379 were to be constructed.

380
381 Katie noted the property is zoned R-3 and said notifications would be sent only if the zoning
382 were being changed. Katie said there would be no required neighborhood notification for this.

383
384 Jan asked if the property was originally zoned R-3.

385
386 Katie said it was changed with the new Unified Development Code, and she noted there are
387 design standards that are part of R-3 zoning that are shared with the applicant.

388
389 Jan said she hopes the applicant will share his intentions with the neighboring property owners.

390
391 Kirk told commission members there have not yet been any conversations with the neighbors as
392 there is no final design as of yet. Kirk said the first step is to complete the CSM so that he
393 knows what may be constructed on the lot, at which time he will approach the city regarding
394 permitting. Kirk said he is willing to speak to the neighbors and added it is his understanding
395 that the use already has been designated.

396
397 Katie said that while there has not been a formal notification process, an informal process has
398 been occurring for approximately the last month.

399
400 Jarrod noted there has been several changes over the years in that neighborhood, including
401 Bluebird Court, which is a duplex development, in the late 1980s, and an eight-unit rowhouse
402 located on 4th Avenue that was constructed approximately 35 years ago.

403
404 On voice vote, motion carried.

405
406 **Item 6 – Discussion related to enforcement of Design Standards in the Medium Density**
407 **Residential (R-3), High Density Residential (R-4), Mixed-Use Neighborhood (MU-N) and**
408 **Mixed-Use Community (MU-C) Zoning Districts**

409
410 Katie said that with the adoption of the Unified Development Code (UDC) in March 2020, the
411 City created three new zoning districts, Mixed Use Neighborhood (MU-N) District, Mixed Use
412 Community (MU-C) District, and Medium Density Residential (R-3) District. In order ensure
413 high quality architecture and building design, the City created new design standards for the
414 aforementioned districts, in addition to the High Density Residential (R-4) District. When the
415 new Zoning Map was adopted, the city rezoned a number of properties into these districts, aware
416 that the structures did not necessarily adhere to the new design standards. These structures are
417 grandfathered in in their current capacity, as well as existing structures in the R-4 District.

418
Reviewed 05/28/2021 by Katie Aspenson

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419 Katie said a citizen currently located in a commercial district that has no design standards wishes
420 to rezone into one of the city’s new mixed-use districts. Katie said, “As a matter of
421 interpretation for how we should proceed with design standards, we wanted to bring this to the
422 Plan Commission and get your feedback.”

423

424 The following four scenarios were included in commission members’ packets:

425

- 426 • **Vacant Parcel (new development):** Property owner will be required to adhere to all
427 aspects of associated design standards.
- 428 • **Existing Structure on Parcel (demolished and redeveloped):** Property owner will be
429 required to adhere to all aspects of associated design standards.
- 430 • **Existing Structure on Parcel (rezoned during citywide rezone process):** Property
431 owner is exempt from associated design standards unless one or both of the following
432 occur. If this occurs, the property owner will be required to adhere to all aspects of
433 associated design standards. (*Note, in the event of Act of God (tornado, fire, etc.), the
434 owner would be encouraged, but not required, to adhere to design standards):
 - 435 1. Fifty percent (50%) addition to overall square footage; and/or
 - 436 2. Fifty percent (50%) of the value of the structure for remodeling effort.
- 437 • **Existing Structure on Parcel (request to rezone to MU-N, MU-C, R-3, or R-4**
438 **District):** Property owner is exempt from associated design standards unless one (1) or
439 both of the following occur. If this occurs, the property owner will be required to adhere
440 to all aspects of associated design standards:
 - 441 1. Fifty percent (50%) addition to overall square footage; and/or
 - 442 2. Fifty percent (50%) of the value of the structure for remodeling effort.

443

444 Katie said she is seeking the opinions and thoughts of commission members regarding the four
445 scenarios, and she told them she will instruct city staff to proceed if they either agree with the
446 scenarios or wish to recommend changes.

447

448 Craig said he believes the city should carry through with Scenario No. 4 as it is comparable to
449 the city’s policy regarding nonconforming signs.

450

451 Jan asked if properties would be above to change zoning in the future.

452

453 Katie said if the Plan Commission approves this procedure moving forward, “we would likely in
454 the near future see a business that is established that would come forward to rezone to one of
455 these districts, but they do not meet the standards.”

456

457 Mayor K. Smith asked what the zoning of the property in question was.

458

459 Katie said she believes the zoning is B-2 and told commission members what makes the property
460 unique is that it is surrounded by residential. Katie said the Mixed-Use District gives the city

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461 more control and the neighborhood is in a better position.

462 Craig said he believes it would be wise to create a transitional buffer.

463

464 Skip asked how the 50% value would be calculated.

465

466 Katie said the city would utilize the most recent assessed value, adding the city will allow an
467 individual to further invest in his or her structure.

468

469 Mayor K. Smith asked if a vote was needed.

470

471 Katie commented it was not required and noted the Plan Commission appears to support the four
472 scenarios being presented and said city staff will proceed accordingly.

473

474 **Adjournment**

475

476 Motion by Craig, second by Ald. T. Smith, to adjourn at 7:30 p.m.

477

478 On voice vote, motion carried.

479

480

481 Recorded by:

482

483 Kirk Bey