

**Plan Commission
of the City of Onalaska**

Tuesday, June 22, 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, June 22, 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: Mayor Kim Smith, Ald. Tom Smith,
6 City Engineer Jarrod Holter, Jan Brock, Skip Temte, Craig Breitsprecher

7
8 Also Present: City Administrator Eric Rindfleisch, Planning Manager Katie Aspenson, City
9 Attorney Amanda Jackson, Ald. Diane Wulf, Deputy City Clerk Stacy Wilk, Assistant Fire Chief
10 Les Norin, City Code Enforcement Technician Peter McColl

11
12 Excused Absence: Gargi Chauduri

13
14 **Item 2 – Consideration and action on minutes from the previous meeting**

15
16 Motion by Craig, second by Ald. T. Smith, to approve the minutes from the previous meeting as
17 printed and on file in the City Clerk’s Office.

18
19 On voice vote, motion carried.

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

22
23 Mayor K. Smith called three times for anyone wishing to provide public input and closed that
24 portion of the meeting.

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

27
28 **Item 4 – Public Hearing to amend the Pineview Estates Subdivision Planned Unit**
29 **Development (properties along Beverly Drive and Marv Drive) related to defining special**
30 **side yard setbacks. Applicants: City of Onalaska & Pineview Estates Architectural**
31 **Committee.**

- 32
33 1. Owners shall abide by all requirements and conditions of the Pineview Estates Final Plat
34 approved by the Common Council on June 11, 1996.
35
36 2. Owners shall abide by all Conditions of Approval for the Pineview Estates Planned Unit
37 Development as approved by the Common Council on April 13, 1999:
38 a. PUD fee of \$700.00.
39 b. All fees must be paid.
40 c. Owner/developer to submit a scaled map showing all proposed setbacks, existing
41 structures, topography and a master drainage plan.
42 d. Owner/developer to submit a narrative accompanying PUD map describing the nature

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- 43 of the PUD and its effect on the development.
- 44 e. Owner to submit a utility feasibility statement outlining the effect of the PUD on
- 45 services specifically storm water drainage and sanitary sewer.
- 46 f. Owner to submit any amendment or addition to existing covenants.
- 47 g. Owner/developer shall closely coordinate all building siting and sanitary sewer lateral
- 48 placement with the City Inspection Department by submitting with each building
- 49 permit application a profile of proposed sanitary lateral, drainage plan & site plan
- 50 showing neighboring residences and conformance with the PUD plan.
- 51 h. Owner/developer to include provision in covenants preventing the disturbance of
- 52 vegetation on 30% slopes and a 10' buffer around such slopes.
- 53 i. Owner/developer will be able to apply for a building permit when ordinances has its
- 54 3rd and final reading at the Common Council one month after approval of zoning
- 55 request at the Council meeting in which the recommendation from the Plan
- 56 Commission is heard.
- 57 j. Owner/developer must pay all fees and have all plans reviewed and approved by the
- 58 City prior to obtaining a building permit. Owner/developer must have all conditions
- 59 satisfied and improvements installed per approved plans prior to the issuance of
- 60 occupancy permits.
- 61 k. Owner/developer must notify City prior to any utility connection to City owned
- 62 utilities takes place.
- 63 l. All conditions run with the land and are binding upon the original developer and all
- 64 heirs, successors and assigns. The sale or transfer of all or any portion of the property
- 65 does not relieve the original developer from payment of any fees imposed or from
- 66 meeting any other conditions.
- 67 m. Any omissions of any conditions not listed in Plan Commission minutes shall not
- 68 release the developer/property owner from abiding by the City's Subdivision
- 69 Ordinance and Zoning Code requirements.
- 70 n. Owner/developer to submit all covenants as recordable documents, part of the PUD.
- 71 o. Owner/developer to record covenants with PUD.
- 72 p. Owner/developer to submit covenants prior to 3rd & final reading of ordinance.
- 73
- 74 3. Owners within the PUD shall not disturb of vegetation on 30% slopes and a 10' buffer
- 75 around such slopes.
- 76
- 77 4. Owners to comply with existing Drainage Plan on-file in the Engineering Department.
- 78
- 79 5. Any future improvements to these parcels will be subject to additional City permits (i.e.,
- 80 site plan approvals, building permits, zoning approvals). Owners shall pay all fees and
- 81 have all plans reviewed and approved by the City prior to obtaining a building permit.
- 82 Owners must have all conditions satisfied and improvements installed per approved plans
- 83 prior to issuance of occupancy permits.
- 84

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- 85 6. All conditions run with the land and are binding upon the original developer and all heirs,
86 successors and assigns. The sale or transfer of all or any portion of the property does not
87 relieve the original developer from payment of any fees imposed or from meeting any
88 other conditions.
89
- 90 7. Any omissions of any conditions not listed in minutes shall not release the property
91 owner/developer from abiding by the City’s Unified Development Code requirements.
92
- 93 8. **PCID Amendment Request:** Owners to comply with the following setbacks for the
94 Pineview Estates Planned Unit Development, enforced by the Onalaska Inspection
95 Department:
- 96 • **Rear Yard:** thirty (30) foot minimum;
 - 97 • **Street Yard:** Continue to allow and enforce the varied Street Yard setbacks as
98 defined on the map provided by the Developer and enforced by the City; and
 - 99 • **Side Yard:** Minimum twenty (20) foot side yard setbacks, except for the 11
100 properties as indicated on the attached Setback Map. Those 11 properties would
101 be allowed their individual side yard setbacks as they exist today and would not
102 be allowed to encroach further to the side parcel line.

103

104 Mayor K. Smith opened the public hearing and called for anyone wishing to speak in favor of
105 amending the Pineview Estates Subdivision Planned Unit Development.

106

107 **Ann Brandau**
108 **4033 Mary Drive**
109 **Onalaska**

110

111 Ann identified herself as a member of the architectural committee for Pineview Estates, and she
112 said, “I’m just here to reiterate that the architectural committee brought this request to the Plan
113 Commission after consultation with the majority of the neighbors in the subdivision, and that we
114 previously had their approval to request that these special setbacks be adopted by the Plan
115 Commission.”

116

117 **Sam Scinta**
118 **4104 Beverly Drive**
119 **Onalaska**

120

121 “I am one of the citizens impacted by this special side yard setback, and I just wanted to echo
122 Ms. Brandau and thank her and the other members of the architectural committee for Pineview
123 Estates, as well as the City of Onalaska, for your flexibility in working through this. The
124 neighbors I’ve spoken with are very much in favor of this process. Again, I just wanted to thank
125 the city for working with us on this situation.”

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127 **Mark Hanson**
128 **4046 Beverly Drive**
129 **Onalaska**

130
131 “I want to echo the same comments that Sam said. We had neighborhood kind of consensus of
132 it, and [we] really appreciate the city [being] willing to work with us with this. We really do
133 appreciate the city working on this.”

134
135 Mayor K. Smith called three times for anyone else wishing to speak in favor of amending the
136 Pineview Estates Subdivision Planned Unit Development and closed that portion of the public
137 hearing.

138
139 Mayor K. Smith called three times for anyone wishing to speak in opposition to amending the
140 Pineview Estates Subdivision Planned Unit Development and closed the public hearing.

141
142 Katie told commission members this is the second time the Planned Unit Development for the
143 Pineview Estates has come forward to the Plan Commission, noting the original Final Plat was
144 approved in 1996 with 28 parcels, one residence, and one park. Residences began being
145 constructed after that time. The PUD was approved in 1999, and it included special setbacks for
146 the 27 residential parcels. However, some of those residences were constructed before those
147 setbacks were in effect at the time. Katie said the city did not receive a map that had all the
148 special setbacks detailed, and this made it difficult for the Inspection Department to ensure the
149 special setback was being followed. Katie said research determined that a different department
150 was in possession of a partial copy of the covenants, and staff was able to verify that was in
151 effect in place. The Pineview Estates Subdivision became fully built out as of 2012, and only 16
152 of those parcels have the required 20-foot side yard setback. The remaining 11 are considered
153 nonconforming as they either were constructed before the setbacks were installed, or they were
154 constructed after the setback was required and it was not enforced. Katie said, “Due to the
155 timing of the PUD and the construction of residences, we want to make sure that we’re going to
156 clean this up, which is the intent of bringing this forward this evening.”

157
158 Katie noted the map includes a setback created by the city that shows the averaging of all of
159 those, and she said staff has been able to identify which parcels are and are not in conformance
160 with the special 20-foot side yard setback. Katie said staff previously had brought forward a
161 recommendation that the subdivision’s residents did not support. City staff has worked with the
162 architectural committee, and a new solution has been proposed to specifically amend the
163 Pineview Estates PUD to require the following setbacks only for principal structures:

- 164
165
- 166 • **Rear Yard:** thirty (30) foot minimum.
 - 167 • **Street Yard:** Continue to allow and enforce the varied Street Yard setbacks as defined on
168 the map provided by the Developer and enforced by the city.
 - **Side Yard:** Minimum twenty (20) foot side yard setbacks, except for the 11 properties as

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169 indicated on the attached Setback Map. Those 11 properties would be allowed their
170 individual side yard setbacks as they exist today and would not be allowed to encroach
171 further to the side parcel line.

172

173 Katie said the 11 properties would be in conformance with the PUD if the city approves this
174 action, and they also would no longer be considered nonconforming properties. Katie said if in
175 the future a property owner within this PUD wanted to change his or her side yard setback, he or
176 she first would have to obtain permission from the architectural committee. He or she then
177 would have to come forward to the city upon approval by the architectural committee and amend
178 the PUD on a lot-by-lot basis. Doing so would keep everyone intact. Katie said the city is
179 requesting approval of the PUD Amendment, noting staff has compiled eight conditions of
180 approval for this development.

181

182 Motion by Ald. T. Smith, second by Craig, to approve with the eight stated conditions amending
183 the Pineview Estates Subdivision Planned Unit Development (properties along Beverly Drive
184 and Mary Drive) related to defining special side yard setbacks.

185

186 Jan asked if a homeowner would be allowed to build back a residence to its original size or if the
187 homeowner would have to meet the new setbacks should his or her home be lost to a fire or
188 otherwise damaged.

189

190 Katie said, "They would be allowed to go to the setback as they stand today, if you approve
191 this."

192

193 Ald. T. Smith thanked both the city and the architectural committee for their work on resolving
194 their differences.

195

196 On voice vote, motion carried.

197

198 **Item 5 – Public Hearing to annex lands from the Town of Medary and Town of Hamilton**
199 **to the City of Onalaska (28.25 acres) at the end of Emerald Valley Drive, Tax Parcel # 9-35-**
200 **0 and portions of Tax Parcels # 9-34-0, 7-1356-0, and 7-1357-0. Applicant: Elmwood**
201 **Partners Limited Partnership.**

202

203 1. Annexation Application Fee: \$300.00 dollars (PAID).

204

205 2. Annexed land to be placed in Low Density Residential (R-1) District.

206

207 3. Park Fee of \$922.21 (per unit) will be due prior to obtaining Building Permits, as
208 applicable. Note: if the Park Fees increase in the future, the property owner will be
209 required to pay the increased Park Fees at the time of the development.

210

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- 211 4. If future lot divisions are to occur, applicant/owner to a Certified Survey Map and/or
212 Preliminary and Final Plats as applicable, as approved by the Common Council.
213
214 5. Owner/developer shall pay all fees and have all plans reviewed and approved by the City
215 prior to obtaining a building permit. Owner/developer must have all conditions satisfied
216 and improvements installed per approved plans prior to issuance of occupancy permits.
217
218 6. All conditions run with the land and are binding upon the original developer and all heirs,
219 successors and assigns. The sale or transfer of all or any portion of the property does not
220 relieve the original developer from payment of any fees imposed or from meeting any
221 other conditions.
222
223 7. Any omissions of any conditions not listed in minutes shall not release the property
224 owner/developer from abiding by the City's Unified Development Code requirements.
225

226 Mayor K. Smith opened the public hearing and called for anyone wishing to speak in favor of
227 annexing lands from the Town of Medary and Town of Hamilton to the City of Onalaska (28.25
228 acres) at the end of Emerald Valley Drive.
229

230 **Kevin Fry, Elmwood Partners Limited Partnership**
231 **1859 Sand Lake Road**
232 **Onalaska**
233

234 "I'm here to speak in favor of the annexation. It's essentially 28 acres in the Town of Hamilton
235 and Medary. The intent of the annexation is to further extend the fourth addition of the Country
236 Club Estates Plat for the [La Crosse] Country Club, which is the last addition to the country club
237 on the west side of the golf course. This annexation is just to complete that fourth addition. If
238 you have any questions, I'll be here to answer them."
239

240 Mayor K. Smith called three times for anyone else wishing to speak in favor of annexing lands
241 from the Town of Medary and Town of Hamilton to the City of Onalaska (28.25 acres) at the end
242 of Emerald Valley Drive and closed that portion of the public hearing.
243

244 Mayor K. Smith called for anyone wishing to speak in opposition to annexing lands from the
245 Town of Medary and Town of Hamilton to the City of Onalaska (28.25 acres) at the end of
246 Emerald Valley Drive.
247

248 **Eric Wilson**
249 **W5336 Bahr Road**
250 **West Salem**
251

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252 “I’m not sure that I’m actually against it, so maybe we could have some questions. As of last
253 week, we are now the owners to the east of the new subdivision that’s proposed, so I was quite
254 surprised on our closing day that instead of looking out into the bluffland of Peter Bahr and
255 Nathan Hill, which we bought to preserve, there might be 17 homes. Really, my wife and I and
256 our kids did buy it to preserve it from a bluffland standpoint – and we’re seeing it built up
257 everywhere else – hopefully someday to give it back and keep it that way. I’m not against
258 homes, but I am against some of the setbacks cutting into the bluffland and really just changing
259 the scenery in general. If it’s close to the country club and people are viewing the country club
260 and that’s where they want to be, more power to them. If you want to cut into the blufflands and
261 take some of that habitat away, that’s something that I would like to discuss.”

262

263 Mayor K. Smith called three times for anyone else wishing to speak in opposition to annexing
264 lands from the Town of Medary and Town of Hamilton to the City of Onalaska (28.25 acres) at
265 the end of Emerald Valley Drive and closed the public hearing.

266

267 Katie noted the applicant intends to annex a total of 28.25 acres of vacant farmland and
268 blufflands via four different tax parcels from the Town of Medary and the Town of Hamilton
269 into the City of Onalaska, with the intention of further dividing the parcels via a subdivision plat
270 for a single-family housing development known as the “Fourth Addition to the Country Club
271 Estates.” The municipal boundary is directly adjacent to the southern and eastern portions of the
272 subject parcels. The parcels would be accessed off an extension of Emerald Valley Drive. The
273 subject land is proposed to be zoned Low Density Residential (R-1) upon annexation. Katie said
274 the applicant also is requesting a PUD to establish Special Building Envelope Setbacks for the
275 future development. Katie noted there are seven conditions tied to this development.

276

277 Motion by Jarrod, second by Craig, to approve with the seven stated conditions annexing lands
278 from the Town of Medary and Town of Hamilton to the City of Onalaska (28.25 acres) at the end
279 of Emerald Valley Drive, Tax Parcel # 9-35-0 and portions of Tax Parcels # 9-34-0, 7-1356-0,
280 and 7-1357-0.

281

282 On voice vote, motion carried.

283

284 Mayor K. Smith announced the Plan Commission will next address Item 7.

285

286 **Item 7 – Public Hearing for the 4th Addition to the Country Club Estates Preliminary Plat**
287 **application containing 17 residential parcels at the end of Emerald Valley Drive including**
288 **Tax Parcels #18-3566-100 and 9 -35-0, and portions of Tax Parcels #9-34-0, 7-1356-0, and**
289 **7-1357-0. Applicant: Elmwood Partners Limited Partnership.**

290

291 1. Preliminary Plat Fee of \$200.00 + \$25.00 per lot x 15 lots = \$575.00 dollars (PAID).

292

293 2. Park Fee of \$922.21 (per unit) due prior to issuance of building permit for each buildable

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- 294 lot. Anticipated 17 units for overall development. Note: if the fee increases in the future,
295 the property owner will be required to pay the increased fee at the time of the
296 development.
297
- 298 3. Topography Map fee of \$10.00 (per acre) $\$10/\text{acre} \times 23.16 \text{ acres} = \231.60 dollars to be
299 paid prior to City signing Final Plat.
300
- 301 4. Owner/developer to pay Crestwood/French Road/STH 16 Booster Fee = $\$2,297.72/\text{acre} \times$
302 $7 \text{ acres} = \$16,084.07$ dollars to be paid prior to City signing Final Plat.
303
- 304 5. Preliminary Plat contingent upon approval of associated annexation petition of lands
305 from the Town of Medary and Town of Hamilton.
306
- 307 6. Owner/developer to be aware that City water system provides service to elevation 930';
308 meeting Wisconsin DNR minimum pressure requirements. Owner/developer to be aware
309 Wisconsin DNR minimum water pressure supplied at a main is 35 psi, which occurs at
310 elevation 930' in the City of Onalaska High Service Zone. Water pressure for owner
311 satisfaction in a typical residential home is higher than the Wisconsin DNR minimum.
312
- 313 7. Recommend 13R sprinkler systems for residences beyond forty (40) feet from the right-
314 of-way due to anticipated topography, setbacks of homes of streets and non-direct
315 driveways.
316
- 317 8. Sidewalks required on east side of Emerald Valley Drive, minimum of five (5) feet in
318 width and located a minimum of five (5) feet from the curb.
319
- 320 9. Street lights for development are required. Applicant/owner to coordinate with City
321 Engineer.
322
- 323 10. Applicant/owner to provide a minimum 1,500 Gallons Per Minute (GPM) for all
324 hydrants.
325
- 326 11. All infrastructure design for development to be approved by the City Engineer. Review of
327 street widths and pavement cross section with final approval by the City Engineer.
328
- 329 12. Master Grading and Stormwater plan for subdivision to be reviewed & approved by the
330 City Engineer. Note tree removal/clearing/grubbing limitations on Master Grading Plan.
331
- 332 13. Owner/developer to extend watermain to north and east in Plat for future connection or
333 secure easement dedicated to the City for extension of watermain from plat to East across
334 La Crosse Country Club golf course to lands owned by Owner/developer.
335
- 336 14. Owner/developer shall record with the La Crosse County Register of Deeds, the legal
337 description of the Final Plat and Conditions of Approval and a copy provided to the

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9

- 338 Planning Department. These conditions shall not lapse or be waived as a result of any
339 subsequent change in ownership of tenancy.
340
- 341 15. If in the future the owner/developer creates Declaration of Covenants, Conditions and
342 Deed Restrictions, etc. that at a minimum address maintenance, repair, and replacement
343 of parking lots/private drives, the buildings including all common areas and green spaces,
344 stormwater management/easement areas, as well as any ownership or use restrictions for
345 the parcel/development; a copy shall be provided to the Planning Department and
346 recorded at the La Crosse County Register of Deeds. Any amendments to the
347 aforementioned document to be recorded at the La Crosse County Register of Deeds and
348 a copy provided to the Planning Department.
349
- 350 16. Thirty (30) percent slopes to be identified on Final Plat and a ten (10) foot buffer
351 surrounding the identified slopes. Building pads/residences/structures may not infringe
352 upon this area.
353
- 354 17. Tree/Land Preservation Plan (landscaping/open space/tree preservation) to be reviewed
355 and approved by the Planning Department. A minimum of two (2) trees to be installed in
356 the boulevard area per lot prior to issuance of individual occupancy permits. Trees to be a
357 minimum of 1½ caliper (measured by diameter as breast height).
358
- 359 18. Owner/developer to submit a digital and hard copy of the WIDNR NR 216/NOI
360 application, permit, approval letter and associated data prior to construction to the
361 Engineering Department. A City Erosion Control Permit for greater than one (1) acre of
362 land disturbance is required before any earth moving activities occur. Permit to be
363 reviewed and approved a minimum of ten (10) days prior to construction activities.
364
- 365 19. All erosion control BMPs (Best Management Practices) to be installed prior to the start of
366 any construction activities. Swale areas/stormwater ponds to be dug prior to start of
367 construction and prior to initial grading to act as sediment traps. Track pad(s) to be
368 installed with a minimum of 3 to 6-inch stones, one (1) foot deep and fifty (50) feet in
369 length. All disturbed areas to have black dirt placed and seeded within seven (7) days of
370 disturbance.
371
- 372 20. Master Utility Plan (including any phasing) to be reviewed and approved by the City
373 Engineer including a schedule. Any utilities dedicated to the City of Onalaska shall be in
374 a dedicated right-of-way, outlot, or easement. Master Utility Plan to note hydrant
375 locations.
376
- 377 21. City-furnished Inspector required during utility installations and developer to pay costs.
378
- 379 22. As-builts of all utility work required to be submitted to the Engineering Department
380 within sixty (60) days of occupancy of first residential dwelling.

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- 381
382 23. Owner/developer to obtain letters from utility service providers noting that there are
383 adequate power, natural gas, and telephone/internet services available to serve this
384 project and provided to the Engineering Department.
385
386 24. All lot pins to be installed at 150' (maximum interval).
387
388 25. Any future improvements to these parcels will be subject to additional City permits (i.e.,
389 site plan approvals, building permits, zoning approvals). Owner/developer shall pay all
390 fees and have all plans reviewed and approved by the City prior to obtaining a building
391 permit. Owner/developer must have all conditions satisfied and improvements installed
392 per approved plans prior to issuance of occupancy permits.
393
394 26. All conditions run with the land and are binding upon the original developer and all heirs,
395 successors and assigns. The sale or transfer of all or any portion of the property does not
396 relieve the original developer from payment of any fees imposed or from meeting any
397 other conditions.
398
399 27. Any omissions of any conditions not listed in minutes shall not release the property
400 owner/developer from abiding by the City's Unified Development Code requirements.
401

402 Mayor K. Smith opened the public hearing and called for anyone wishing to speak in favor of the
403 4th Addition to the Country Club Estates Preliminary Plat application containing 17 residential
404 parcels at the end of Emerald Valley Drive.
405

406 **Kevin Fry, Elmwood Partners Limited Partnership**
407 **1859 Sand Lake Road**
408 **Onalaska**
409

410 "This is the extension of Emerald Valley Drive on the west side of the golf course, so it would be
411 the last addition on the west side. This is going to include 11 golf course lots, four uphill lots,
412 and two estate lots on the far north end. This is the portion of the development that's been in the
413 works for over a couple decades, and we understand the difficulties of having the development
414 expand this long. We appreciate city staff working with us through this. Things have changed,
415 staff has changed – we understand that part of it. But staff has done very well working with this
416 and trying to keep this development moving over the 20-plus years this has been going on. One
417 thing that has changed a little bit in the last week or so is we've been working with MVC
418 [Mississippi Valley Conservancy] for quite some time on the 51 acres on the northern part of
419 this."
420

421 Kevin referred to a map Katie had distributed to commission members, and he said, "That piece
422 on the northern end of it extending to the east and to the south, and then along the east side
423 there's a portion that the MVC already owns in the French Valley part of it. ... We're working

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424 with them as far as that property over there. One of their requests is that Elmwood petitions the
425 city to annex that property. We have agreed to that part of it to go to the city as one of the
426 conditions. I believe it is going to be added to the plat tonight. There are a couple of other
427 conditions on the wording of stuff that's in the conditions. Do you want to go over it now, or do
428 you want to wait until after the public hearing to go over those?"

429
430 Jarrod told Kevin he will address those as part of the plat discussion.

431

432 **John Boland**
433 **348 19th Street South**
434 **La Crosse**

435

436 John noted he is an adjoining landowner, and he said, "I'm not speaking in favor or against; I
437 don't know why you force people to make that sort of [choice]. I'm speaking for information. I
438 have a couple questions. Also, the issue that's just been raised of extending the annexation
439 further north is an issue that is germane to my interest, too. The primary issue and the primary
440 question I have – which, unfortunately, I was not able to speak to [Katie]." John apologized to
441 Katie for not receiving her callback, and he said, "I know that Elmwood has a well and a
442 pumping station and a water holding tank that's located to the west on top of the bluff at the end
443 of one of the other drives there. Looking at the information that was added here at the point
444 where these documents were submitted, the letter from Elmwood says: *'The proposed water will
445 extend north. We are currently working on the design for serving the two larger parcels on the
446 north end and more detail will be included in the utility plans.'* That is my primary interest. I
447 would be very unhappy about them putting another holding tank adjoining or close to my
448 property and putting a service road up to it. I don't want the top of that bluff developed. I know
449 there are 30-degree slopes there, so that might hinder their ability to do that, and it might not be
450 in their plans to do that. I would like some clarification on that. Also, this proposed further
451 annexation, does that come back before this [commission]? Or is that something that you would
452 take up tonight? Those are my two issues."

453

454 Mayor K. Smith called three times for anyone else wishing to speak in favor of the 4th Addition
455 to the Country Club Estates Preliminary Plat application containing 17 residential parcels at the
456 end of Emerald Valley Drive and closed that portion of the public hearing.

457

458 Mayor K. Smith called for anyone wishing to speak in opposition to the 4th Addition to the
459 Country Club Estates Preliminary Plat application containing 17 residential parcels at the end of
460 Emerald Valley Drive.

461

462 **Eric Wilson**
463 **W5336 Bahr Road**
464 **West Salem**

465

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466 “We have 37 acres directly to the east. My primary concern is the upper plots cutting into what I
467 consider a historical bluff with Nathan Smith, Nathan Hill. I would hate to see it developed into
468 that bluff.”

469
470 Mayor K. Smith called three times for anyone else wishing to speak in opposition to the Country
471 Club Estates Preliminary Plat application containing 17 residential parcels at the end of Emerald
472 Valley Drive and closed the public hearing.

473
474 Katie told commission members this Preliminary Plat is to facilitate a development consisting of
475 17 parcels north of existing residences on Emerald Valley Drive which wraps around the La
476 Crosse Country Club Golf Course on the western and northern sides. All parcels are to contain
477 single family residences, which is consistent with the existing development to the south, which is
478 the previous Country Club Estates Additions. An Annexation Petition comprised of lands in the
479 Towns of Medary and Hamilton are to be included on the northern side of this development. If
480 the Preliminary Plat is approved, the applicant will be required to apply and obtain approval for a
481 Final Plat with the Department of Administration (DOA). There are 27 conditions tied to this
482 development.

483
484 Motion by Craig, second by Ald. T. Smith, to approve with the 27 stated conditions the 4th
485 Addition to the Country Club Estates Preliminary Plat application containing 17 residential
486 parcels at the end of Emerald Valley Drive including Tax Parcels #18-3566-100 and 9-35-0, and
487 portions of Tax Parcels #9-34-0, 7-1356-0, and 7-1357-0.

488
489 Jarrod noted this area has an extensive water system plan that is served by a secondary zone
490 served by its own booster stations and reservoirs. Jarrod said, “As part of this, when Country
491 Club Estates came in in the early ‘90s, and a reservoir was installed. It is run by the city. It’s a
492 city-serviced water system in this area. The developer, Elmwood Partners, installed that water
493 system within the Country Club Lane, and subsequently through Country Club Estates Additions
494 1, 2, and 3, and now we’re on to Addition 4. They also built and funded a reservoir at the end of
495 Country Club Lane that serves this specific pressure zone. In relation to Condition No. 4, when
496 the city started designing and planning a booster station to serve the Crestwood/French Road
497 area, we looked at the service area for that booster station, and that service area extended around
498 the French Road area and over toward the Country Club Estates Addition proposed areas. At the
499 time, we did not have a firm document submitted that would have shown where the plats were
500 going to start and end. At that point, we had planned on the watermain connecting all the way
501 around the golf course, and then connecting back into French Road.

502
503 With this plat that has been submitted today, that is showing Emerald Valley Drive East ending
504 before the end of the golf course. This plat will be totally served by water infrastructure that was
505 funded by the developer, including the reservoir at the end of Country Club Lane and also a golf
506 course crossing that is at the end of Country Club Lane that extends to Marcou Road. They will
507 not see any benefit from the Crestwood Booster Station Project that was installed and is going in

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508 service soon. It is my recommendation that we remove Condition No. 4, and I will actually take
509 it back through the Board of Public Works to amend the map for that service area because with
510 the new information we have in hand today with where the road is ending, the development will
511 not receive benefit from that booster station. They'll be using their existing services."

512

513 Motion by Jarrod, second by Craig, to make a friendly amendment to the previous motion and
514 remove Condition No. 4 from the 4th Addition to the Country Club Estates Preliminary Plat
515 application containing 17 residential parcels at the end of Emerald Valley Drive including Tax
516 Parcels #18-3566-100 and 9-35-0, and portions of Tax Parcels #9-34-0, 7-1356-0, and 7-1357-0.

517

518 Vote on the amendment:

519

520 On voice vote, motion carried.

521

522 Jarrod next addressed Condition No. 13 and told commission members staff originally had
523 written this condition with the expectation that the watermain would go around the golf course.
524 Jarrod said staff has talked to the developer, and he told commission members he wishes to
525 amend Condition No. 13 to read as follows: "*Owner/developer to extend watermain to an*
526 *easement along the property line of an easterly lot to the east line of the plat.*" Jarrod referred to
527 the plat that was included in commission members' packets on page 29 and noted there is a
528 variety of easterly lots located along the golf course. Jarrod said city staff would work with the
529 developer within the development to extend the watermain through the easement that would be
530 dedicated to the city. That would allow the city at some point to extend the watermain across the
531 golf course so that there is a looped water system into the French Road area at a future date.
532 Jarrod said, "This would be in the city's best interest because we don't want to see that
533 watermain with no one hooked to it going all the way around the golf course and probably have
534 ... It could be anywhere from a half-mile to a mile watermain with no services. This would be
535 the shorter way. It's actually shown this way in the master plan that was done by Davy
536 Engineering back in the middle '90s for the secondary service zone."

537

538 Motion by Jarrod, second by Ald. T. Smith, to make a friendly amendment to the previous
539 motion and edit Condition No. 13 of the 4th Addition to the Country Club Estates Preliminary
540 Plat application containing 17 residential parcels at the end of Emerald Valley Drive including
541 Tax Parcels #18-3566-100 and 9-35-0, and portions of Tax Parcels #9-34-0, 7-1356-0, and 7-
542 1357-0 to read as follows: "*Owner/developer to extend watermain to an easement along the*
543 *property line of an easterly lot to the east line of the plat.*"

544

545 Craig said, "This has been brought up, at least in general reference, for years now [regarding]
546 how to handle that. Jarrod, thanks for catching that. This is a good solution to that challenge."

547

548 Eric Wilson's question was inaudible on the recording.

549

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14

550 Jarrod said, “Within the development. It would be within the lands that are being developed in
551 the plat that is shown. ... In this plan, the watermain would be interconnected, hopefully at a
552 future time. We do have a booster station along Crestwood Lane. The city would pursue a
553 reservoir at a future date at some point along that system on the Crestwood Lane area. There
554 was a site identified in the original French Valley plat that we had identified as a site for a
555 reservoir, but that’s for planning purposes. We have not officially put where we’re going to put
556 the reservoir. Planning-wise, it could be 10 years, it could be 20 years. But the city at some
557 point will pursue a reservoir in that area – very much like the reservoir that’s currently getting
558 installed in Green Coulee. If you’ve looked at the one in Green Coulee or heard about that,
559 we’ve taken great measures to tuck it into the bluff, save trees, and do everything like that. But
560 there will be a future reservoir at some point out in this area – not in regard to this plat, once
561 again, because this plat is still off the other zone, but just trying to be ... Since the questions
562 came up, at some point there will be more work to be done out in the Crestwood Lane area.”

563

564 Mayor K. Smith said it will depend on development.

565

566 Jarrod told Mayor K. Smith she is correct.

567

568 Vote on the amendment:

569

570 On voice vote, motion carried.

571

572 Jan addressed Condition No. 6 and asked Jarrod if there are several properties that would be
573 above the 930-foot elevation.

574

575 Jarrod told Jan no properties will be above the 930-foot elevation in this plat and said staff wants
576 to outline what the service area is in the secondary zone.

577

578 Katie asked the Plan Commission to add a new condition, which would read as follows:

579 *“Owner/developer to annex the remnants of Tax Parcel Nos. 7-1356-0, 7-1357-0, and 9-34-0*
580 *(approximately 51 acres) into the City of Onalaska which directly abut the Fourth Addition to*
581 *the Country Club Estates Preliminary Plat.”*

582

583 Motion by Jarrod, second by Ald. T. Smith, to make a friendly amendment to the previous
584 motion and add a condition to the 4th Addition to the Country Club Estates Preliminary Plat
585 application containing 17 residential parcels at the end of Emerald Valley Drive including Tax
586 Parcels #18-3566-100 and 9-35-0, and portions of Tax Parcels #9-34-0, 7-1356-0, and 7-1357-0
587 that would read as follows: *“Owner/developer to annex the remnants of Tax Parcel Nos. 7-1356-*
588 *0, 7-1357-0, and 9-34-0 (approximately 51 acres) into the City of Onalaska which directly abut*
589 *the Fourth Addition to the Country Club Estates Preliminary Plat.”*

590

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15

591 Katie said, “As mentioned by the developer, they’ve been working with the Mississippi Valley
592 Conservancy with the intent to donate that land to that entity. The Mississippi Valley
593 Conservancy wants that land in the City of Onalaska. The hope is that maybe the city would be
594 able to become a future owner of that property, which ties in with our greenway plan. I’m
595 requesting that that land be required to be annexed. I would like to note that the owner has
596 already given me the annexation petition. It’s the intent that this will go at the next meeting,
597 provided all the documentation has been provided. We are in support of the annexation request.”

598

599 Vote on the amendment:

600

601 On voice vote, motion carried.

602

603 Jarrod noted he has been a City of Onalaska employee for 25 years, and he also noted the
604 Country Club Estates Plat had already begun prior to his employment with the city. Jarrod noted
605 the goal at that time was to place various lots around the edge of the golf course, and he said,
606 “Looking at the area that this Fourth Addition to the Country Club Estates is proposing to
607 develop at the north end of the golf course ... The easterly part of the golf course on the north
608 end is relatively cleared out in there, and it’s actually the more developable, flatter ground. With
609 the developer’s proposal to put two lots at the end, it actually is probably going to be less impact
610 as far as homes because there’s probably more land back there. He probably could have put in
611 more lots than what they’re showing today. I think this is showing what has been planned for
612 many years in this area. It’s following that general direction. In actuality, it’s probably lower
613 impact than what would have been proposed had this been the same style of development we saw
614 on the other side of the golf course that was done anywhere between 15 and 25 years ago.”

615

616 Katie addressed the annexation and said, “For the condition that was added, the applicant would
617 have to come back and reapply. That annexation petition is not under discussion this evening.
618 It’s just the one that was emailed to you. Provided the documentation comes in, at the next Plan
619 Commission meeting [July 27], there would be another public hearing. But it would specifically
620 focus on that additional land.”

621

622 John Boland’s question was inaudible on the recording.

623

624 Katie said, “The previous annexation request was only portions of some parcels. When I say
625 ‘remnant,’ it’s the remainder of those parcels, so then we would be able to collect all of that land
626 that was in the Town of Medary and Hamilton, and we wouldn’t have portions that are
627 outstanding any further.”

628

629 John Boland’s statements were inaudible on the recording.

630

631 Mayor K. Smith told John he is out of order and said, “We do have public hearings, and we can
632 address those questions with you – just not right at this moment.”

Reviewed 06/28/2021 by Katie Aspenson

633
634 John Boland's statements were inaudible on the recording.

635
636 Mayor K. Smith told John, "It's out of bounds to have a dialogue. We're having a committee
637 meeting, and we have opportunities for public input. It's not appropriate for the committee to be
638 having dialogue with the audience. We do care what you have to say, and we want to hear it.
639 We just need to follow our proper decorum for our meeting."

640
641 Original motion restated:

642
643 To approve the 4th Addition to the Country Club Estates Preliminary Plat application containing
644 17 residential parcels at the end of Emerald Valley Drive including Tax Parcels #18-3566-100
645 and 9-35-0, and portions of Tax Parcels #9-34-0, 7-1356-0, and 7-1357-0, as amended.

646
647 On voice vote, motion carried.

648
649 **Item 6 – Public Hearing for a General Development Plan application to create the 4th**
650 **Addition to the Country Club Estates Planned Unit Development (PUD) containing 17**
651 **residential parcels to allow for Special Building Envelope Setbacks at the end of Emerald**
652 **Valley Drive including Tax Parcels #18-3566-100 and 9-35-0, and portions of Tax Parcels #**
653 **9-34-0, 7-1356-0, and 7-1357-0. Applicant: Elmwood Partners Limited Partnership.**

- 654
655 1. Planned Unit Development Application Fee of \$700.00 (PAID).
656
657 2. Final Implementation Plan to be submitted for approval prior to any development
658 activities.
659
660 3. La Crosse Wastewater Treatment Plan Sanitary Sewer Connection Fee (per residential
661 equivalent connection/unit (REC)) due at time of plumbing permit issuance. Estimated
662 fee is \$730.00/REC.
663
664 4. Owner/developer shall provide the City with a check in the amount of \$30.00 dollars
665 made payable to the La Crosse County Register of Deeds. The City shall cause to be
666 recorded the legal description of the Planned Unit Development and the Conditions of
667 Approval tied to the development. These conditions shall not lapse or be waived as a
668 result of any subsequent change in ownership of tenancy.
669
670 5. Owner/developer shall not allow disturbance to any thirty (30) percent slopes in addition
671 to a ten (10) foot wide buffer around such slopes on the subject properties. Building
672 pads/residences/structures may not infringe upon these areas.
673
674 6. If future lot divisions are to occur, applicant/owner to complete a Certified Survey Map

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17

675 for approval by the Common Council.

676

677 7. Any future improvements to these parcels will be subject to additional City permits.
678 Owner/developer shall pay all fees and have all plans reviewed and approved by the City
679 prior to obtaining a building permit. Owner/developer must have all conditions satisfied
680 and improvements installed per approved plans prior to issuance of occupancy permits.

681

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

686

687 9. Any omissions of any conditions not listed in minutes shall not release the property
688 owner/developer from abiding by the City's Unified Development Ordinance
689 requirements.

690

691 10. **Planned Unit Development Request #1:** The seventeen (17) parcels located within this
692 Planned Unit Development are allowed to exceed minimum R-1 District setbacks and
693 establish "building envelopes" for all 17 parcels. When not otherwise specified, the
694 applicant proposes the following setbacks and building envelopes shown on individual
695 parcels:

696

- Street Yard: 25 feet;
- Side Yard: 20 feet; and
- Rear Yard: 50 feet.

697

698

699

700

11. **Planned Unit Development Request #2:** No common open space is required for this
701 development.

702

703 Mayor K. Smith opened the public hearing and called for anyone wishing to speak in favor of a
704 General Development Plan application to create the 4th Addition to the Country Club Estates
705 Planned Unit Development (PUD) containing 17 residential parcels to allow for Special Building
706 Envelope Setbacks at the end of Emerald Valley Drive.

707

708 **Kevin Fry, Elmwood Partners Limited Partnership**
709 **1859 Sand Lake Road**
710 **Onalaska**

711

712 "This PUD is an overlay of the Preliminary Plat that you were just talking about, the Fourth
713 Addition. Throughout the Country Club Additions throughout all the years, setbacks have been
714 varied for all the residents for the flexibility to work with the topography within the homes.
715 Within this plat, the four uphill lots and the two estate lots is what's triggering the PUD. All the
716 golf course lots are actually beyond city setbacks. City setbacks are perfectly fine. We included

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18

717 the whole Fourth Addition just to keep it cleaner for the city in the future. When I pull out the
718 Fourth Addition, everything is on one page and there's no confusion for that part of it. ... We're
719 going to ask for the open space requirement to be waived on the subdivision. ... We take 15 lots
720 times a 5,000 square foot footprint for the home, plus 15 lots, times 2,500 square feet for the
721 driveway, plus two estate lots, times a 5,000 square foot footprint for the home, plus a 30,000
722 square foot driveway for the two estate lot homes – [that is] just a rough number – and I'll take
723 1,700 feet of sidewalk times 5 feet, 1,700 feet of new city street times 32 feet wide, divided by
724 43,560.”

725

726 Jarrod informed Kevin the total is 4.94 acres.

727

728 Kevin said that is potentially 5 acres of impervious coverage out of 90 acres of the development,
729 and he told commission members, “This is a complete open development we're doing. All these
730 developments are bigger lots. They're more wooded lots. The whole thing has been laid out like
731 this from day one for this part of it. That's part of the reason why I'm asking for the open space
732 to be waived.”

733

734 Mayor K. Smith called three times for anyone else wishing to speak in favor of a General
735 Development Plan application to create the 4th Addition to the Country Club Estates Planned
736 Unit Development (PUD) containing 17 residential parcels to allow for Special Building
737 Envelope Setbacks at the end of Emerald Valley Drive and closed that portion of the public
738 hearing.

739

740 Mayor K. Smith called for anyone wishing to speak in opposition to a General Development Plan
741 application to create the 4th Addition to the Country Club Estates Planned Unit Development
742 (PUD) containing 17 residential parcels to allow for Special Building Envelope Setbacks at the
743 end of Emerald Valley Drive.

744

745 **John Boland**

746 **348 19th Street South**

747 **La Crosse**

748

749 John reiterated he is an adjoining property owner and said, “Unfortunately, I have not been privy
750 to all the documents and the changes that have taken place tonight. I have to be prepared to take
751 a for or against position on this – which, of course, doesn't deal with any of the nuances of the
752 situation. I would like to ask a question, and that is, this area that's been identified is the
753 remnant area that's outlined on this aerial photo. Is this the area that Elmwood Partners are
754 proposing to be turned over to conservancy land that was mentioned in the previous discussion?”

755

756 Mayor K. Smith informed John the correct format is for him to list his questions and the Plan
757 Commission may answer them at the completion of the public hearing.

758

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19

759 John said, “I want to know what the proposed disposition of that property is. I do not know
760 where the two estate parcels are. I have not been able to figure out, given the information that
761 we got tonight and the information on the documents that I was sent, where the two estate parcels
762 we’re talking about [are], although it seems to me that that must be at the northern end of the
763 development. I don’t know the alignment of the proposed main that you’re talking about, so if
764 you could clarify that. I understand what you’re talking about when you say that the reservoir
765 would go ... Previously it had been proposed to go above Crestwood and that other development
766 to the east. I think I understand what you’re talking about in terms of creating a loop main. I
767 haven’t seen any document that shows what the alignment is. I’m curious about that.

768
769 The other comment I’ll make, which is actually an aside, in one of the documents I was sent
770 there was a series of proposed conditions. Page 2, Item e, [which is] ‘Dimensional and Design
771 Standards, under Item 7, [which is] ‘Common Open Space,’ I know that this development is
772 around the country club, and there are tennis courts and swimming pools and golf courses for
773 members of the country club. One doesn’t assume that all of the residents are necessarily
774 members of the country club. I also know that the developer has worked with Mississippi Valley
775 Conservancy to have open spaces for hiking, I would assume, and nature viewing and that sort of
776 thing, which is a very laudable attitude for them to take. I do think, in agreement with the staff
777 report, that some provision for recreational facilities in addition to the golf course and country
778 club is advisable for people to throw a frisbee around or a ball or do something like that. Those
779 are my comments. Any questions you can answer I would appreciate.”

780
781 Mayor K. Smith called three times for anyone else wishing to speak in opposition to a General
782 Development Plan application to create the 4th Addition to the Country Club Estates Planned
783 Unit Development (PUD) containing 17 residential parcels to allow for Special Building
784 Envelope Setbacks at the end of Emerald Valley Drive and closed the public hearing.

785
786 Katie said this area is considered in the Comprehensive Plan future for Environmentally
787 Sensitive Residential for lower density single family development on compact lots, and also the
788 environmental corridor as there are many areas within this section that have 30-percent slopes,
789 which do not allow general development for installation of homes. This PUD is to allow for
790 special setbacks for predefined building pads to make best use of topography; to match the
791 existing development located to the south of the previous additions to the Country Club Estates;
792 and also a reduction in the open space requirement.

793
794 Katie addressed the following under the PUD Overlay District Standards for Review:

795
796 **Dimensional and Design Standards**

- 797 • **Yard Setbacks:** The applicant requests that Unified Development Code Section
798 13.02.25-1 requiring a maximum rear yard setback of thirty (30) feet for Single Family
799 Residential (R-1) Districts be waived. Further, the applicant proposes to exceed
800 minimum R-1 District setbacks and establish “building envelopes” for all 17 parcels.

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20

- 801 When not otherwise specified, the applicant proposes the following setbacks and building
802 envelopes shown on individual parcels:
- 803 ○ **Street Yard:** 25 feet
 - 804 ○ **Side Yard:** 20 feet
 - 805 ○ **Rear Yard:** 50 feet

806

807 Katie said the purpose of the larger setbacks is to accommodate topographic limitations, and to
808 follow the current style of development shown in previous Country Club Estates Additions.
809 Katie said, “As with many developments coming forward that are in the bluffland area, city staff
810 have been supportive of those requests due to the reasons stipulated above. We want to not
811 impede on 30-percent slopes. The developer will not be allowed to be able to impact those
812 unless for access purposes or utility installations. They’ll have to have the ability to maneuver
813 where those slopes do not exist, in addition to buffers. City staff are in support of that request.”

814

815 **Common Open Space**

- 816 • The applicant requests that Unified Development Code 13.02.32.E.7. requiring that PUD
817 overlays provide fifteen percent (15%) common open space be waived in entirety.
818 Previous additions to the Country Club Estates were not required to provide common
819 open space. The applicant wishes to continue this practice for the final addition to the
820 Country Club Estates. Further, as indicated in the annexation petition, the remnant
821 portions of Tax Parcels #7-1356-0, 7-1357, and 9-94-0 within the Townships of Hamilton
822 and Medary contain extensive blufflands. The applicant has been working with
823 Mississippi Valley Conservancy (MVC) to preserve the lands and asks the Plan
824 Commission to consider this potential exchange as the intent for common open space. As
825 of now, these lands are intended to remain in the respective townships.

826

827 Katie explained that one of the reasons the order of items in this evening’s agenda was altered
828 was to make it known to the Plan Commission that the applicant is proceeding with bringing that
829 land into the City of Onalaska, and also that he is continuing to work with MVC, and to support
830 that request. Katie told commission members the summaries she had previously written in the
831 document, “this is new information as of today.” Katie further stated, “City staff are in support
832 of this. It’s the intent that if the city and/or MVC become, the end result is that we could amend
833 the PUD and bring this into it, thereby providing well more than the 15 percent minimum open
834 space that is required. That’s the reason for jumping around on the agenda. I apologize for any
835 confusion that that may have caused. City staff are now in support, provided that annexation
836 occurs. And as stated, the applicant is already making good on that annexation application as
837 they have already applied to the city and are beginning that process.” Katie added there are 11
838 conditions tied to this development, noting Condition Nos. 10 and 11 are written as the applicant
839 has requested.

840

841 Mayor K. Smith addressed Condition No. 11 and asked, “Wouldn’t we have to state that that was
842 conditional upon ... What if it didn’t happen?”

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21

843
844 Katie said, “We are already requiring that they bring that land in. The applicant has been
845 working with MVC for two years, so there is an element of trust that the city is placing in
846 Elmwood that they will make good on their promise as we’ve required them to bring it into the
847 city. That is a condition that MVC wants. . . . The city has spoken a number of times MVC –
848 very recently, as of today. It is their intention to give that land to the city.”

849
850 Mayor K. Smith stated she is not questioning the intent and said, “If that is going to happen, then
851 we really wouldn’t need to have a condition saying that no common open space was required
852 because there would be open space.”

853
854 Katie said, “There would be once the PUD would be amended. As of today, there is no common
855 open space. The PUD, as it stands, would need to be amended to add that, and then it would
856 eventually make that condition go away. But as it stands today, there is no common open space
857 for this development. That’s why the condition needs to be in there.”

858
859 Amanda explained there are legal reasons as to why Elmwood is asking the city not to make it a
860 condition.

861
862 Motion by Ald. T. Smith, second by Craig, to approve with the 11 stated conditions a General
863 Development Plan application to create the 4th Addition to the Country Club Estates Planned
864 Unit Development (PUD) containing 17 residential parcels to allow for Special Building
865 Envelope Setbacks at the end of Emerald Valley Drive including Tax Parcels #18-3566-100 and
866 9-35-0, and portions of Tax Parcels # 9-34-0, 7-1356-0, and 7-1357-0.

867
868 Jan asked if the cul-de-sac at the end of the new development will be sized appropriately so that
869 trucks may turn around, noting the temporary cul-de-sac is “very small.”

870
871 Kevin assured Jan it will be paved and said, “When we did Second Addition, we put it in and
872 two years later I tore it out. We did Third Addition and we said, ‘We’re going to sell this
873 quickly, so I’m not going to put it in this year and tear it out.’ Here we are 12 years later. We
874 will build this one.”

875
876 Jarrod said he believes Kevin had mentioned an interesting fact in relation to open space and
877 stated, “I kind of look at the open space and the park as two different items. The open space,
878 we’re trying to with performing that function as part of our review of the plats is the saving of
879 the trees [and] the natural character of the land. [We’re] trying to ensure we have some spot like
880 that so someone doesn’t go in and bulldoze 40 acres and make it flat like we have seen in some
881 of the developments we had in the city in the ‘60s and the early ‘70s. When you look at this,
882 there is a lot of room where you could put much more density in this plat. And it was an
883 interesting calculation from the developer that there’s 5 acres of impervious on 90 acres of land.
884 I think their intent of meeting the rule is there, and I think that’s the reason when the first couple

885 of additions to the country club were approved, the way they were approved, I think that was the
886 general consensus of the Plan Commission at that time.”

887
888 On voice vote, motion carried.

889
890 **Item 8 – Final Implementation Plan to create the 4th Addition to the Country Club Estates**
891 **Planned Unit Development (PUD) containing 17 residential parcels to allow for Special**
892 **Building Envelope Setbacks at the end of Emerald Valley Drive including Tax Parcels #18-**
893 **3566-100 and 9-35-0, and portions of Tax Parcels # 9-34-0, 7-1356-0, and 7- 1357-0.**
894 **Applicant: Elmwood Partners Limited Partnership.**

- 895
896 1. Contingent on Common Council approval of General Development Plan.
897
898 2. La Crosse Wastewater Treatment Plan Sanitary Sewer Connection Fee (per residential
899 equivalent connection/unit (REC)) due at time of plumbing permit issuance. Estimated
900 fee is \$730.00/REC.
901
902 3. Owner/developer shall provide the City with a check in the amount of \$30.00 dollars
903 made payable to the La Crosse County Register of Deeds. The City shall cause to be
904 recorded the legal description of the Planned Unit Development and the Conditions of
905 Approval tied to the development. These conditions shall not lapse or be waived as a
906 result of any subsequent change in ownership of tenancy.
907
908 4. Owner/developer shall not allow disturbance to any thirty (30) percent slopes in addition
909 to a ten (10) foot wide buffer around such slopes on the subject properties. Building
910 pads/residences/structures may not infringe upon these areas.
911
912 5. If future lot divisions are to occur, applicant/owner to complete a Certified Survey Map
913 for approval by the Common Council.
914
915 6. If in the future the owner/developer creates Declaration of Covenants, Conditions and
916 Deed Restrictions, etc. that at a minimum address maintenance, repair, and replacement
917 of parking lots/private drives, the buildings including all common areas and green spaces,
918 stormwater management/easement areas, as well as any ownership or use restrictions for
919 the parcel/development; a copy shall be provided to the Planning Department and
920 recorded at the La Crosse County Register of Deeds. Any amendments to the
921 aforementioned document to be recorded at the La Crosse County Register of Deeds and
922 a copy provided to the Planning Department.
923
924 7. Any future improvements to these parcels will be subject to additional City permits.
925 Owner/developer shall pay all fees and have all plans reviewed and approved by the City
926 prior to obtaining a building permit. Owner/developer must have all conditions satisfied
927 and improvements installed per approved plans prior to issuance of occupancy permits.

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949
8. 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.
 9. Any omissions of any conditions not listed in minutes shall not release the property owner/developer from abiding by the City's Unified Development Ordinance requirements.
 10. **Planned Unit Development Request #1:** The seventeen (17) parcels located within this Planned Unit Development are allowed to exceed minimum R-1 District setbacks and establish "building envelopes" for all 17 parcels. When not otherwise specified, the applicant proposes the following setbacks and building envelopes shown on individual parcels:
 - Street Yard: 25 feet;
 - Side Yard: 20 feet; and
 - Rear Yard: 50 feet.
 11. **Planned Unit Development Request #2:** No common open space is required for this development.

950 Katie noted there are no changes from the General Development Plan to the Final Development
951 Plan. There are 11 conditions of approval tied to this development.
952

953 Motion by Jarrod, second by Craig, to approve with the 11 stated conditions the Final
954 Implementation Plan to create the 4th Addition to the Country Club Estates Planned Unit
955 Development (PUD) containing 17 residential parcels to allow for Special Building Envelope
956 Setbacks at the end of Emerald Valley Drive including Tax Parcels #18-3566-100 and 9-35-0,
957 and portions of Tax Parcels # 9-34-0, 7-1356-0, and 7-1357-0.
958

959 Craig said, "I know there have been some concerns voiced about 'it might affect my view' or
960 'how does this affect my property?' I think my approach has always been as long as
961 developments are done adhering to the Unified Development Code as well as the city's plan for
962 development, I don't feel like it's incumbent on me to tell people how they should build on their
963 property, or what they can or cannot do, as long as it follows the guidelines that have been laid
964 down. Nor do I think it's my right to come to existing property owners and tell them what they
965 can and can't do as long as they follow the guidelines that apply to their properties. I just wanted
966 to make that a statement."
967

968 On voice vote, motion carried.
969

**Plan Commission
of the City of Onalaska**
Tuesday, June 22, 2021
24

970 **Adjournment**

971

972 Motion by Craig, second by Ald. T. Smith, to adjourn at 8:03 p.m.

973

974 On voice vote, motion carried.

975

976

977 Recorded by:

978

979 Kirk Bey