

**Plan Commission
of the City of Onalaska**

Tuesday, July 27, 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, July 27, 2021. It was noted that the meeting had been announced and a notice posted at
3 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, Assistant City Engineer Kevin Schubert (for City Engineer Jarrod
7 Holter), Jan Brock, Skip Temte, Craig Breitsprecher, Gargi Chauduri

8
9 Also Present (either in person or remotely): Planning Manager Katie Aspenson, City Attorney
10 Amanda Jackson, Deputy City Clerk Stacy Wilk, Fire Chief Troy Gudie, Ald. Diane Wulf, Ald.
11 Cari Burmaster

12
13 Excused Absence: City Engineer Jarrod Holter

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

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

19
20 On voice vote, motion carried.

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

23
24 Mayor K. Smith called for anyone wishing to provide public input.

25
26 **Hazel Ridlon**
27 **N4653 Crestwood Lane**
28 **Onalaska**

29
30 “When there was some building going on before – and now there may be some more going on
31 here soon – I had issues then, and I still have road issues [and] safety issues. I have my property
32 for sale, so it may not concern me, but I ...”

33
34 There was no audio for 1 minute, 3 seconds.

35
36 Hazel said, “It’s not straight anymore; they made a curve there. I personally took a little loop-
37 de-loop the first time I drove that, and it scared me pretty good. I know personally that’s pretty
38 dangerous. These cars are not supposed to be parking in those apartments down there, but they
39 do ... so it’s skinnier than it should be at times. It’s nothing against any developers or anything;
40 I know the world has to go on. But I’m hoping they can see things as safety for everybody
41 concerned. We’re talking about hundreds, [or] maybe up to 1,000 people if I’m reading this
42 right, to be in this new area. That’s huge. I had an issue, and I’m so glad they put that new light

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2

43 out there already on the other one where they did because the cars were coming off that hill. I
44 heard somebody else had something to do with it, and I praise them because that light, even
45 though you can't always turn out there, [when] the people come off the hill, you don't realize
46 how fast they're coming off Nathan Hill down through there when you're pulling out of there. A
47 lot of people may not realize it. It was a very dangerous thing. My deal on Crestwood Lane
48 where I live, in the wintertime there's simply days [when] I had people park in my driveway
49 because they couldn't make it, and I had two houses above me. ... There needs to be another way
50 out in case there are problems. If there's anything else I need to talk about, I'll talk about it later.
51 But [regarding] those safety issues, I wish somebody would take that in mind and help figure out
52 how they can get that done immediately. We deal with this construction work on this other
53 project. I'm hoping we find another way in so we're not always dealing with that there."

54

55 **John Noble**
56 **N4915 Clifford Drive**
57 **Onalaska**

58

59 "I have some questions regarding the parcel at the end of Clifford Drive [and] the 32 acres the
60 MVC [Mississippi Valley Conservancy] currently has with the Town of Onalaska. Apparently
61 it's no longer beneficial to them to keep it, I don't know why. There was nothing stated in the
62 staff report, so I have some questions regarding that. Was that parcel offered to other
63 conservation organizations? And will squirrel hunting, turkey hunting [and] deer hunting be
64 offered by the city if they acquire it? Will there be weapon restrictions for that parcel? What are
65 the plans for developing that [parcel] as far as the city goes once they acquire it?"

66

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

69

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

71

72 **Item 4 – Public Hearing to annex land from the Town of Onalaska to the City of Onalaska**
73 **(32.17 acres) at the end of Clifford Drive, Onalaska, WI 54650. Tax Parcel # 10-1-0.**
74 **Applicants: Mississippi Valley Conservancy, Inc.**

75

76 1. Annexation Application Fee: WAIVED (See Condition #5).

77

78 2. Greens Coulee High Pressure Zone Fee: WAIVED (See Condition #5).

79

80 3. Greens Coulee Sanitary Sewer Fee: WAIVED (See Condition #5).

81

82 4. Annexed land to be placed in Park & Open Space (P-2) District.

83

84 5. Owner to deed land to the City of Onalaska within one (1) year of annexation for

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85 parkland purposes.

86

87 6. Owner/developer shall pay all fees and have all plans reviewed and approved by the City
88 prior to obtaining a building permit. Owner/developer must have all conditions satisfied
89 and improvements installed per approved plans prior to issuance of occupancy permits.

90

91 7. All conditions run with the land and are binding upon the original developer and all heirs,
92 successors and assigns. The sale or transfer of all or any portion of the property does not
93 relieve the original developer from payment of any fees imposed or from meeting any
94 other conditions.

95

96 8. Any omissions of any conditions not listed in minutes shall not release the property
97 owner/developer from abiding by the City's Unified Development Code requirements.

98

99 Mayor K. Smith opened the public hearing and called for anyone wishing to speak in favor of the
100 annexation of 32.17 acres at the end of Clifford Drive from the Town of Onalaska to the City of
101 Onalaska.

102

103 Mayor K. Smith called three times for anyone wishing to speak in favor of the annexation of
104 32.17 acres at the end of Clifford Drive from the Town of Onalaska to the City of Onalaska and
105 closed that portion of the public hearing.

106

107 Mayor K. Smith called for anyone wishing to speak in opposition to the annexation of 32.17
108 acres at the end of Clifford Drive from the Town of Onalaska to the City of Onalaska.

109

110 **Laura Podurgiel**
111 **N4914 Clifford Drive**
112 **Onalaska**

113

114 "I'm not necessarily against it. But as Mr. Noble said, I'm also very concerned about what the
115 city is planning on doing with the land. If they're planning on altering it in any format, then I
116 definitely have issues. If they're planning to keep it a nature preserve ... Many backyards back
117 up to that land, so I am also concerned about the hunting aspect of it if you plan on expanding
118 the hunting availability there. I have not heard any plans from the city, except that you are going
119 to take it over. Is that going to be discussed at all as to what the city plans on doing with it if
120 they do annex it?"

121

122 Mayor K. Smith told Laura she does not believe that will be part of this evening's discussion and
123 said, "You can say that's your concern and we'll note that and we'll be discussing it in the next
124 portion."

125

126 Laura asked, "So it is going to be discussed at a later date? Or are you going to discuss what you

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127 plan on doing with it now?”

128

129 Mayor K. Smith told Laura that this is not a dialogue and said, “You can express that that’s your
130 concern, and then we will discuss that in the next part of the meeting.”

131

132 Laura said, “OK. Those are my big concerns, that many backyards do back up to it. People with
133 kids live in those neighborhoods. If there is hunting, that’s obviously not a good thing. And to
134 keep the integrity of the neighborhood as well [and] keeping it a nature area.”

135

136 **John Noble**

137 **N4915 Clifford Drive**

138 **Onalaska**

139

140 “I would have some concerns over the development of that parcel. The neighbors at the end of
141 the cul-de-sac ... I am a proponent of hunting and managing the carrying capacity of animals in
142 the neighborhood, so I am an advocate of hunting. I would like to see that maintained as I see
143 young people using the storm ponds for fishing, and likewise, [I see] sons and daughters and
144 adults taking their kids up to hunt at that parcel. I would encourage that to continue.”

145

146 Mayor K. Smith called three times for anyone else wishing to speak in opposition to the
147 annexation of 32.17 acres at the end of Clifford Drive from the Town of Onalaska to the City of
148 Onalaska and closed the public hearing.

149

150 Katie noted Abbie Church of the Mississippi Valley Conservancy is available for questions via
151 Zoom, and she told commission members the applicant seeks to annex a total of 32.20 acres of
152 vacant blufflands from the Town of Onalaska to the City of Onalaska, with the intention of
153 donating this land to the City of Onalaska. The intention is that this land will be in a natural
154 form, and Katie said the city is not looking to construct any residential or commercial
155 development on the property. Regarding restrictions, Katie said she will defer to the applicant,
156 noting the MVC could be placing a deed restriction regarding what can and cannot be done on
157 the property. Katie also said she will refer all hunting-related questions to Parks and Recreation
158 Director Dan Wick, and she noted there are eight conditions of approval for this development.

159

160 Ald. T. Smith asked Abby to address the questions and concerns that were raised earlier this
161 evening.

162

163 Abbie, who serves as the MVC’s Conservation Director, told commission members the MVC
164 and the City of Onalaska had signed an agreement for the Onalaska Natural Lands Protection
165 Program. Per the agreement, the city provided funding for land acquisition, and the MVC
166 leveraged that funding to purchase this specific property and other properties that are identified
167 within the Onalaska Central Greenway Plan. Part of the agreement involved transferring the
168 land to the city, subject to a conservation easement. Abbie said the intent and purpose of this

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169 property is to maintain it as a nature preserve that is open to the public for activities such as
170 hiking, hunting, and bird watching. Abbie said, “We will retain a conservation easement so that
171 at no point in the future could the land be converted to an incompatible use. It is required by law
172 both through the conservation easement and the DNR grant contract for this parcel that it may
173 not be developed, subdivided, or otherwise used for purposes that are not compatible with public
174 recreation and wildlife habitat.”

175

176 Motion by Ald. T. Smith, second by Skip, to approve with the eight stated conditions annexing
177 land from the Town of Onalaska to the City of Onalaska (32.17 acres) at the end of Clifford
178 Drive, Onalaska, WI 54650. Tax Parcel # 10-1-0. Applicants: Mississippi Valley Conservancy,
179 Inc.

180

181 Gargi noted there is a discrepancy in the number of acres to be annexed, noting the staff report
182 states 32.20 acres, and the Request for Annexation Review states 32.17 acres.

183

184 Katie told Gargi she had rounded up in the staff report and said the amount is what is shown on
185 the legal description for the formal annexation map. Katie said, “Their map says 32.20 [acres],
186 and the acre is 32.17. I believe it is 32.20.” Katie added any discrepancy will be addressed at
187 the state level.

188

189 Craig noted high pressure zone fees and a sanitary sewer fee are addressed in the conditions of
190 approval, and he said he understands why those are waived. Craig asked, “Do we anticipate any
191 significant cost to the city related to either high pressure water or sewer needs for this location?”

192

193 Kevin told Craig, “No, we do not anticipate any cost. I would believe that those fees were
194 included on the agenda tonight and noted as waived just because the parcel in question could
195 have been served by those zones. Now that the [MVC] has decided to hand this parcel over,
196 that’s just a formality to note that this area may have been able to be served by those systems if a
197 different developer or a different entity had bought it and wanted to develop it. Now that the
198 [MVC] has it and is turning it over to the city in what would become a natural area, it’s just a
199 formality that we note that those have been waived because they do lie within the boundaries
200 which were initially established for those zones.”

201

202 Skip said it is his understanding that donating land to the MVC is to keep the land from being
203 developed, and also to protect the ecology. Therefore, there would be no need for sewer or
204 water. Skip said it is his understanding that this land is undevelopable because it belongs to the
205 MVC.

206

207 Abbie said the land was not donated to the MVC as it was an outright purchase for which the
208 MVC had applied for grant funding. Abbie said the appraisal states the land has development
209 potential, and she told commission members, “Once the land is subject to the conservation
210 easement, that will prohibit development in perpetuity.”

Reviewed 7/29/2021 by Katie Aspenson

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211
212 Craig said, “The nature of my question revolved around, if there were a warming house [or] a
213 trailhead or something like that, would it require services that would be exorbitantly expensive to
214 provide to that site? What I am hearing is nothing like that is being planned, so it’s really a non-
215 issue.”

216
217 Abbie told Craig he is correct and said any type of structure such as a warming house is a
218 prohibited use, and therefore would not be an option. Abbie said signs and an informational
219 kiosk is the only infrastructure that would be allowed.

220
221 On voice vote, motion carried.

222
223 **Item 5 – Public Hearing for the Grandview Estates Preliminary Plat application containing**
224 **56 parcels and 8 outlots creating a mixed-use development for the properties located along**
225 **State Highway 16, Onalaska, WI 54650 including Tax Parcels #9-23-0, 9-14-0, 9-13-3 & 9-**
226 **13-0. Applicant: Grandview Estates, LLC.**

- 227
228 1. Preliminary Plat Fee of \$200.00 + \$25.00 per lot x 56 lots = \$1,600.00 dollars (PAID).
229
230 2. Park/Green Fee of \$922.21 (per unit) or \$638.47/acre, respectively, due prior to obtaining
231 Building Permits, as applicable. If Park/Green Fees increase in the future, the property
232 owner will be required to pay the increased Park/Green Fees at the time of the
233 development.
234
235 3. Topography Map Fee of \$10.00 (per acre) \$10.00/acre x 34.61 acres = \$346.10 dollars to
236 be paid prior to signing of Final Plat.
237
238 4. US Highway 16 Sanitary Sewer Fee* of \$900.00 (per acre) \$900.00/acre x 34.61 acres =
239 \$31,149.00 dollars to be paid prior to signing of Final Plat.
240
241 5. Owner/developer to pay Crestwood/French Road/STH 16 Booster Fee = \$2,297.72/acre x
242 20.53 acres = \$47,172.19 dollars to be paid prior to signing of Final Plat.
243
244 6. Erosion Control Permit Fee for a Subdivisions in excess of ten (10) acres = \$500.00
245 dollars to be paid prior to signing of Final Plat.
246
247 7. Stormwater Management Permit Fee for a Subdivisions in excess of ten (10) acres =
248 \$500.00 dollars to be paid prior to signing of Final Plat.
249
250 8. La Crosse Wastewater Treatment Plan Sanitary Sewer Connection Fee (per residential
251 equivalent connection/unit (REC)) due at time of plumbing permit issuance. Estimated
252 fee is \$730.00/REC.

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- 253
254 9. Preliminary Plat is contingent up on approval of Grandview Estates Planned Unit
255 Development by the Onalaska Common Council.
256
257 10. Preliminary Plat shall note all easements (water, sewer, storm, access, etc.).
258
259 11. Preliminary and Final Plats shall note a thirty (30) foot wide planting/green strip and a
260 fifty (50) foot building setback along Lots 53-56 for the portion of the lots that adjoin
261 State Highway 16.
262
263 12. Developer to provide a minimum of eighty (80) foot diameter cul-de-sac.
264
265 13. No driveway access for Lots 11, 12, 32 or 52 off of Crestwood Lane.
266
267 14. New lot pins required. All lot pins to be installed at 150' (maximum interval).
268
269 15. Developer to provide new street names in accordance with Section 6.02.16 as approved
270 by the City Engineer.
271
272 16. If future lot divisions are to occur, applicant/owner to complete a Certified Survey Map
273 for approval by the Common Council.
274
275 17. Owner/developer shall prepare and submit a Master Drainage/Stormwater Management
276 Plan for review and approval by the City Engineer.
277
278 18. Owner/developer to submit a digital and hard copy of the WIDNR NR 216/NOI
279 application, permit, approval letter and associated data prior to construction to the
280 Engineering Department. A City Erosion Control Permit for greater than one (1) acre of
281 land disturbance is required before any earth moving activities occur. Permit to be
282 reviewed and approved a minimum of ten (10) days prior to construction activities.
283
284 19. Thirty (30) percent slopes to be identified on a plan and also indicate a ten (10) foot
285 buffer surrounding the identified slopes. Owner/developer shall not allow disturbance to
286 these defined areas. Building pads/residences/structures may not infringe upon these
287 areas.
288
289 20. Master Grading Plan to be reviewed & approved by the City Engineer. Note tree
290 removal/clearing/grubbing limitations on Grading Plan.
291
292 21. All erosion control BMPs (Best Management Practices) to be installed prior to the start of
293 any construction activities. Swale areas/stormwater ponds to be dug prior to start of
294 construction and prior to initial grading to act as sediment traps. Track pad(s) to be

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- 295 installed with a minimum of 3 to 6-inch stones, one (1) foot deep and fifty (50) feet in
296 length. All disturbed areas to have black dirt placed and seeded within seven (7) days of
297 disturbance.
298
- 299 22. Owner/developer shall prepare and submit a Master Utility Plan and Final Street, Water
300 & Hydrant Locations, Sanitary Sewer and Storm Sewer Plans for review and approval by
301 the City Engineer. Master Utility Plan Phasing/Schedule to be reviewed and approved by
302 the City Engineer. Any utilities dedicated to the City of Onalaska shall be in a dedicated
303 right-of-way, outlot or easement.
304
- 305 23. Owner/developer to be aware that City water system provides service to elevation 930';
306 meeting Wisconsin DNR minimum pressure requirements. Owner/developer to be aware
307 Wisconsin DNR minimum water pressure supplied at a main is 35 psi, which occurs at
308 elevation 930' in the City of Onalaska High Service Zone. Water pressure for owner
309 satisfaction in a typical residential home is higher than the Wisconsin DNR minimum.
310 Owner/developer to provide building pad and home elevations for proposed Lots 35-55
311 for City Engineer to determine if the elevations will exceed service elevation for water
312 system. Owner/developer to supply City with written plan for water service to these
313 impacted lots. Owner/developer is required to inform all impacted lot buyers of
314 water pressures within the Grandview Estates development.
315
- 316 24. Owner/developer must notify the City prior to any utility connection to public utilities.
317 City-furnished Inspector required during utility installations and developer to pay costs.
318
- 319 25. As-builts of all utility work required to be submitted to the Engineering Department
320 within sixty (60) days of occupancy of first residential dwelling.
321
- 322 26. Owner/developer to obtain letters from utility service providers noting that there is
323 adequate power, natural gas, and telephone/internet services available to serve this
324 project and provided to the Engineering Department.
325
- 326 27. Site Plan Permit required for new development (construction of more than 2-dwelling
327 units on a single parcel (multi-family development or commercial development) in
328 advance of building permit applications, including detailed architectural plans, landscape,
329 drainage, erosion control, and other required information/plans (fire accessibility, hydrant
330 locations, etc.).
331
- 332 28. If in the future the owner/developer creates Declaration of Covenants, Conditions and
333 Deed Restrictions, etc. that at a minimum address maintenance, repair, and replacement
334 of parking lots/private drives, the buildings including all common areas and green spaces,
335 stormwater management/easement areas, as well as any ownership or use restrictions for
336 the parcel/development; a copy shall be provided to the Planning Department and

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337 recorded at the La Crosse County Register of Deeds. Any amendments to the
338 aforementioned document to be recorded at the La Crosse County Register of Deeds and
339 a copy provided to the Planning Department.

340

341 29. Any future improvements to these parcels will be subject to additional City permits (i.e.,
342 site plan approvals, building permits, zoning approvals). Owner/developer shall pay all
343 fees and have all plans reviewed and approved by the City prior to obtaining a building
344 permit. Owner/developer must have all conditions satisfied and improvements installed
345 per approved plans prior to issuance of occupancy permits.

346

347 30. All conditions run with the land and are binding upon the original developer and all heirs,
348 successors and assigns. The sale or transfer of all or any portion of the property does not
349 relieve the original developer from payment of any fees imposed or from meeting any
350 other conditions.

351

352 31. Any omissions of any conditions not listed in minutes shall not release the property
353 owner/developer from abiding by the City's Unified Development Code requirements.

354

355 Mayor K. Smith opened the public hearing and called for anyone wishing to speak in favor of the
356 Grandview Estates Preliminary Plat application.

357

358 **Christopher Meyer, Grandview Estates, LLC**
359 **1589 Medary Lane**
360 **Onalaska**

361

362 Christopher told commission members he supports this proposal and welcomes any questions
363 they might have.

364

365 Mayor K. Smith called three times for anyone else wishing to speak in favor of the Grandview
366 Estates Preliminary Plat application and closed that portion of the public hearing.

367

368 Mayor K. Smith called three times for anyone wishing to speak in opposition to the Grandview
369 Estates Preliminary Plat application and closed the public hearing.

370

371 Katie told commission members the Preliminary Plat request is to facilitate a mixed-use
372 development consisting of 56 parcels and eight outlots located on vacant farmland and bluffland
373 north of State Road 16 and south/southwest of Crestwood Lane in Onalaska. This land recently
374 was annexed into the City of Onalaska, and the developer is beginning the process of obtaining a
375 plat for future development. The parcels will contain a variety of mixed-density residential
376 dwellings, including 21 single-family dwellings, 19 duplex/twin home parcels, 12 parcels that
377 could serve between two- to six-unit townhomes, and four proposed parcels that would contain
378 mixed commercial/multifamily residential. Katie noted the General Development Plan for the

Reviewed 7/29/2021 by Katie Aspenson

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379 Grandview Estates Planned Unit Development has been approved, and she noted Item No. 6 is
380 the Final Implementation Plan, which would create the specialized Grandview Estates PUD that
381 has special deviations, per the applicant's request, to serve this overall development. If the
382 Preliminary Plat is approved, the applicant will be required to obtain approval from the
383 Department of Administration. Katie noted a copy of the Preliminary Plat has been included in
384 commission members' packets, as has the application. There are 31 conditions tied to this
385 development.

386

387 Motion by Craig, second by Skip, to approve with the 31 stated conditions the Grandview
388 Estates Preliminary Plat application containing 56 parcels and 8 outlots creating a mixed-use
389 development for the properties located along State Highway 16, Onalaska, WI 54650 including
390 Tax Parcels #9-23-0, 9-14-0, 9-13-3 & 9-13-0. Applicant: Grandview Estates, LLC.

391

392 Craig said he is aware some of the terrain located at the site is a little challenging to work with,
393 and he asked what can be done if any of the lots exceed the service elevation for the water
394 system.

395

396 Kevin told Craig, "Similar to other developments in the area, one of the conditions listed tonight
397 does state the city's maximum elevation that we can serve. It also states that [with] this
398 maximum elevation, we are only requiring the DNR minimum water pressure, which is 35
399 pounds. We have made that known to the developer, and that is part of the conditions. This
400 would be similar to other developments in this area where the city currently does have some
401 limitations on the ability for water service depending on how the developer and potential future
402 property owners of all the lots choose to develop the lots. There are a few lots that potentially
403 would require an additional booster system within the residential property just potentially based
404 on the future owner's preference for water pressure. Sometimes people do not like the 35-pound
405 minimum that we serve, so that has been made aware to the owner/developer and their consulting
406 engineer on the project, similar to past projects."

407

408 Craig said he knows the city generally tries to recommend something more than what is
409 acceptable under Wisconsin Department of Natural Resources minimums.

410

411 Kevin told Craig he is correct and said, "With some of the elevations that exist in this
412 development, we are stretching our current system to the max. We are at the very far reach of
413 our high-pressure zone in this area. We just can't serve up to certain elevations in the city. We
414 do have restrictions, and the developer is aware of those restrictions for what the water utility can
415 provide in this instance."

416

417 On voice vote, motion carried.

418

419 **Item 6 – Final Implementation Plan to create the Grandview Estates Planned Unit**
420 **Development (PUD) containing 59 parcels and 8 outlots creating a mixed-use development**

Reviewed 7/29/2021 by Katie Aspenson

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**for the properties located along State Highway 16, Onalaska, WI 54650 including Tax
Parcels #9-23-0, 9-14-0, 9-13-3 & 9-13-0. Applicant: Grandview Estates, LLC.**

- 421 1. Contingent on Common Council approval of General Development Plan.
- 422
- 423
- 424
- 425
- 426 2. Park Fee of \$922.21 (per unit) and/or Green Fee of \$638.47/acre will be due prior to
427 obtaining Building Permits, as applicable. Note: if the Green/Park Fees increase in the
428 future, the property owner will be required to pay the increased Green/Park Fees at the
429 time of the development.
- 430
- 431 3. Topography Map Fee: \$10.00 (per acre) $\$10.000/\text{acre} \times 35.32 = \353.20 dollars to be
432 paid prior to signing of Final Plat/Certified Survey Map.
- 433
- 434 4. US Highway 16 Sanitary Sewer Fee: \$900.00 (per acre) $\$900.00/\text{acre} \times 35.32 \text{ acres} =$
435 $\$31,788.00$ dollars to be paid prior to signing of Final Plat/Certified Survey Map.
- 436
- 437 5. Crestwood/French Road/STH 16 Booster Fee: \$2,297.72 (per acre) $\$2,297.72/\text{acre} \times$
438 $20.98 \text{ acres} = \$48,206.17$ dollars to be paid prior to signing of Final Plat/Certified Survey
439 Map.
- 440
- 441 6. Crestwood Lane Connection Charges. Fees due prior to signing of Certified Survey
442 Map/Final Plat.
 - 443 • Street Fee: $\$2,206.00$ per hookup x 3 hookups = $\$6,618.00$ dollars.
 - 444 • Water/Sewer Fee (with lateral): $\$7,352.00$ per hookup x 1 hookup = $\$7,352.00$
445 dollars.
 - 446 • Water/Sewer Fee (without lateral): $\$5,088.00$ x 2 hookups = $\$10,176.00$ dollars.
 - 447
- 448 7. La Crosse Wastewater Treatment Plan Sanitary Sewer Connection Fee (per residential
449 equivalent connection/unit (REC)) due at time of plumbing permit issuance. Estimated
450 fee is $\$730.00/\text{REC}$.
- 451
- 452 8. Owner/developer to be aware that City water system provides service to elevation 930';
453 meeting Wisconsin DNR minimum pressure requirements. Owner/developer to be aware
454 Wisconsin DNR minimum water pressure supplied at a main is 35 psi, which occurs at
455 elevation 930' in the City of Onalaska High Service Zone. Water pressure for owner
456 satisfaction in a typical residential home is higher than the Wisconsin DNR minimum.
457 Owner/developer to provide building pad and home elevations for proposed Lots 35-55
458 for City Engineer to determine if the elevations will exceed service elevation for water
459 system. Owner/developer to supply City with written plan for water service to these
460 impacted lots. Owner/developer is required to inform all impacted lot buyers of water
461 pressures within the Grandview Estates development.
- 462

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- 463 9. Recommend 13R sprinkler systems for residences where applicable due to anticipated
464 topography, setbacks of homes of streets and non-direct driveways.
465
- 466 10. Site Plan Permit required for new development (construction of 3+unit townhomes,
467 multi-family and commercial) in advance of building permit applications, including
468 detailed architectural plans, landscape, drainage, erosion control, and other required
469 information/plans (fire accessibility, hydrant locations, etc.).
470
- 471 11. If in the future the owner/developer creates Declaration of Covenants, Conditions and
472 Deed Restrictions, etc. that at a minimum address maintenance, repair, and replacement
473 of parking lots/private drives, the buildings including all common areas and green spaces,
474 stormwater management/easement areas, as well as any ownership or use restrictions for
475 the parcel/development; a copy shall be provided to the Planning Department and
476 recorded at the La Crosse County Register of Deeds. Any amendments to the
477 aforementioned document to be recorded at the La Crosse County Register of Deeds and
478 a copy provided to the Planning Department.
479
- 480 12. Owner/developer shall provide the City with a check in the amount of \$30.00 made
481 payable to the La Crosse County Register of Deeds. The City shall cause to be recorded
482 the legal description of the Planned Unit Development and the Conditions of Approval
483 tied to the development. These conditions shall not lapse or be waived as a result of any
484 subsequent change in ownership of tenancy.
485
- 486 13. Owner/developer shall pay all fees and have all plans reviewed and approved by the City
487 prior to obtaining a building permit. Owner/developer must have all conditions satisfied
488 and improvements installed per approved plans prior to issuance of occupancy permits.
489
- 490 14. All conditions run with the land and are binding upon the original developer and all heirs,
491 successors and assigns. The sale or transfer of all or any portion of the property does not
492 relieve the original developer from payment of any fees imposed or from meeting any
493 other conditions.
494
- 495 15. Any omissions of any conditions not listed in committee minutes shall not release the
496 property owner/developer from abiding by the City's Unified Development Code
497 requirements.
498
- 499 16. **Planned Unit Development Request #1:** Allow Developer to create a Planned Unit
500 Development without the base zoning districts in place prior to the PUD. The
501 Developer/owner will be required to rezone all parcels after recordation of a Certified
502 Survey Map or Final Plat (as applicable) to the proposed base district as defined by the
503 Developer in the Crestwood Estates Final Implementation Plan. Any deviations from the
504 proposed base districts will require the Developer/owner to amend the Planned Unit
505 Development as well as obtain necessary rezonings. Once all parcels within the

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506 Development are rezoned, this request will no longer be needed as the UDC requirement
507 will have been satisfied and an additional request may be obtained by the
508 Developer/owner in the future as approved by the Plan Commission and Common
509 Council.

510
511 **17. Planned Unit Development Request #2:** Lots 36-38 & 50-52 (6 parcels) located within
512 this Planned Unit Development are allowed to exceed the maximum Street Yard Setback
513 (40 feet) in the R-1 District as needed. Lots 7-18 & 32-35 (16 parcels) located within this
514 Planned Unit Development are allowed to reduce the minimum Street Yard Setback (25
515 feet) to not less than eighteen (18) feet in the R-2 District as needed.

516
517 **18. Planned Unit Development Request #3:** Allow Developer to reduce the overall Open
518 Common Space from fifteen (15) percent to thirteen (13) percent.

519
520 **19. Planned Unit Development Request #4:** Lots 7-18 & 32-35 (16 parcels) located within
521 this Planned Unit Development are allowed to install retaining walls in excess of six (6)
522 feet in height, as needed, on condition that the Developer provides the Engineering
523 Department with stamped engineered plans that detail proposed location(s) and height(s)
524 of necessary retaining walls. Additionally, the maximum allowed height of any one (1)
525 retaining wall shall be up to eighteen (18) feet and any wall in excess of six (6) feet shall
526 have a fence installed on top of the wall a minimum of forty-two (42) inches in height.

527
528 Katie told commission members they had received an updated land use plan/zoning map that
529 defines the different proposed zoning, including Low-Density Residential, Low-Medium Density
530 Residential, and Medium Density Residential (R-1, R-2, and R-3), and Mixed-Use
531 Neighborhood. The Planned Unit Development is to facilitate a multi-phased development with
532 multiple uses. The number of lots from the General Development Plan to the Final
533 Implementation Plan was reduced, and a new zoning map was brought forward. Katie said,
534 “There are two Lots 1 through 3s, and that’s because one is tied to a Certified Survey Map, and
535 the other is tied to the Preliminary Plat.”

536
537 Katie said the applicant is requesting the following deviations from the Unified Development
538 Code:

- 539
- 540 • A deviation from the Unified Development Code pertains to Section 13.02.32.D.
541 (“Permitted Uses”). Generally, prior to requesting a Planned Unit Development, the base
542 zoning district is in place. In this instance, the applicant is requesting to establish “right
543 of zoning” for the land recently annexed into the City as Single Family Residential (R-1)
544 District. The purpose for this request is to allow for an easier transition to subdivide the
545 parcels through the platting process. Provided the Preliminary Plat, Final Plat and any
546 Certified Survey Maps are approved, the City will require that the noted Dark Brown,
547 Light Brown, and Orange/Brown Areas be appropriately rezoned on a lot-by-lot basis to

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14

548 match the Planned Unit Development Proposed Zoning Designations. It is anticipated
549 that the subsequent rezonings would be approved as they would be required by the City.
550 Any deviations from the Planned Unit Development Designations would require
551 amending the PUD in addition to necessary rezonings.

552

553 Katie said city staff supports this request as the developer/owner will be required to rezone all
554 parcels after recordation of a Certified Survey Map or Final Plat (as applicable) to the proposed
555 base district as defined by the Developer in the Crestwood Estates Final Implementation Plan.

556

- 557 • **Yard Setbacks:** The applicant requests two setback deviations for this development.
558 The first request is to establish special Street Yard Setbacks for the following lots to
559 accommodate designated building pads. This is a traditional request with bluffland
560 development, as there is a desire either to be closer to or farther from the street. In the
561 case of Lots 7-18 & 32-35, steep slopes exist in the rear yard which will require a reduced
562 Street Yard Setback (less than 25 feet) in order to accommodate a buildable area, with a
563 proposed minimum Street Yard Setbacks of 18 feet. In the case of Lots 36-38 & 50-52,
564 the proposed building pads exceed the maximum Street Yard Setback (40 feet) due to
565 steep slopes in the street yard. The additional setback is needed based on slopes for
566 longer driveways to access buildable pads.

567

568 Katie said city staff supports the Street Yard Setback variation request as defined above for the
569 specified lots due to the reasons stipulated above. This request is common in subdivisions and
570 Planned Unit Developments located in bluffland areas.

571

- 572 • **Common Open Space:** The applicant has requested to reduce the 15 percent open space
573 requirement to 13 percent. A total of eight outlots are proposed to be dedicated to the
574 City serving as accessible open space in the form of stormwater ponds, filtration basins,
575 tree preservation areas, and general open space. The applicant originally asked to waive
576 the area almost in entirety at approximately 6 percent.

577

578 Katie said city staff supports the request. Planned Unit Developments are intended to allow for
579 creative developments that provide common open spaces for all residents to enjoy.

580

- 581 • **Landscaping:** As mentioned previously, Lots 7-18 & 32-35 are requested to have a
582 Street Yard Setback (less than 25 feet) in order to accommodate a buildable area. In
583 order to accommodate the steep slopes in the rear yard it is likely that retaining walls will
584 be necessary which are estimated to exceed the maximum height of 6 feet as required by
585 the Unified Development Code. The applicant requests to install retaining walls in
586 excess of 6 feet in height where necessary on Lots 7-18 & 32-35.

587

588 Katie said city staff supports this request, provided the design of any retaining wall in excess of 6
589 feet is accompanied by a set of stamped engineered plans which detail proposed location(s) and

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15

590 height(s). Additionally, the maximum allowed height of any one retaining wall shall be up to 18
591 feet, and any wall in excess of 6 feet shall have a fence installed on top of the wall
592 a minimum of 42 inches in height. City Engineer Jarrod Holter has requested this condition to
593 ensure code compliance.

594
595 Katie noted there are 19 conditions tied to this development.

596
597 Ald. T. Smith noted Item 5 states there are 56 parcels and eight outlots, while Item 6 states there
598 are 59 parcels and eight outlots.

599
600 Katie told Ald. T. Smith the 56 parcels are tied to the Preliminary Plat.

601
602 Motion by Ald. T. Smith, second by Craig, to approve with the 19 stated conditions the Final
603 Implementation Plan to create the Grandview Estates Planned Unit Development (PUD)
604 containing 59 parcels and 8 outlots creating a mixed-use development for the properties located
605 along State Highway 16, Onalaska, WI 54650 including Tax Parcels #9-23-0, 9-14-0, 9-13-3 &
606 9-13-0. Applicant: Grandview Estates, LLC.

607
608 Jan inquired about the height of the retaining wall located on County Trunk Highway OS.

609
610 Kevin said the faces have to be at least 20 feet apiece at their highest points.

611
612 Jan addressed the recommended sprinkler systems for residences, where applicable, asking if this
613 is specified, or if it is at the developer's and the homeowner's discretion.

614
615 Katie told Jan this is a condition that has been placed on Crestwood Estates, which is located to
616 the north of this development, and she said, "It's a standard that we've been doing for properties
617 in the bluffland area. We have not been requiring sprinkler systems, but just recommending it."
618 Katie noted all of these conditions will be recorded at the La Crosse County Register of Deeds,
619 and she said, "Should a person purchase one of these properties, they'll see these conditions. It's
620 our way of doing additional notification to future public. They'll see that requirement, and that
621 may prompt a discussion, which is what we're hoping."

622
623 Fire Chief Gudie said it was his understanding that although the city strongly encourages fire
624 sprinklers for protecting property and lives in some of the residential areas to which the Fire
625 Department has limited access, "there was a decision we could not require the residential
626 sprinklers." Fire Chief Gudie said it is his understanding that the individuals who would be
627 constructing on that site would receive information that sprinklers were recommended, or that
628 they contact the Fire Department regarding residential sprinklers.

629
630 Jan asked if the city and the Fire Department would have zero liability should something happen.

631

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16

632 Fire Chief Gudie said, “We should have zero liability. We can’t force residential sprinklers on
633 people in our city. That was my understanding at the time, and I know there was quite a bit of
634 discussion over this.”

635
636 Amanda said it is correct that the city cannot by law require it.
637

638 Craig noted both he and Fire Chief Gudie have examined sites, and he said they understand how
639 critical sprinklers are for some of these developments. Craig said, “I wish there was a way we
640 could do more than just recommend. But I would just throw out there to the developer, please
641 strongly recommend. It’s vitally important for all of us.”
642

643 On voice vote, motion carried.
644

645 **Item 7 – Certified Survey Map to create three (3) parcels (a total of .71 acres) to allow for**
646 **future multifamily developments off of Crestwood Lane from Tax Parcel #18-4483-501 and**
647 **portions of Tax Parcels #9-14-0 & 9-23-0. Applicant: Grandview Estates, LLC.**
648

- 649 1. Certified Survey Map Fee: $\$75.00 + \$10/\text{lot} (3 \text{ lots}) = \105.00 dollars (PAID).
650
- 651 2. Park Fee of $\$922.21$ (per unit) due prior to obtaining Building Permits, as applicable. If
652 Park Fee increases in the future, the property owner will be required to pay the increased
653 Park Fee at the time of the development.
654
- 655 3. Topography Map Fee of $\$10.00$ (per acre) $\$10.00/\text{acre} \times .71 \text{ acres} = \10.00 dollars
656 (minimum) to be paid prior to signing of Certified Survey Map.
657
- 658 4. US Highway 16 Sanitary Sewer Fee* of $\$900.00$ (per acre) $\$900.00/\text{acre} \times .71 \text{ acre} =$
659 $\$639.00$ dollars to be paid prior to signing of Certified Survey Map.
660
- 661 5. Crestwood Lane Connection Charges. Fees due prior to signing of Certified Survey Map.
662 a. Street Fee: $\$2,206.00$ per hookup x 3 hookups = $\$6,618.00$ dollars.
663 b. Water/Sewer Fee (with lateral): $\$7,352.00$ per hookup x 1 hookup = $\$7,352.00$
664 dollars.
665 c. Water/Sewer Fee (without lateral): $\$5,088.00 \times 2$ hookups = $\$10,176.00$ dollars.
666
- 667 6. Owner/developer to pay Crestwood/French Road/STH 16 Booster Fee = $\$2,297.72/\text{acre} \times$
668 $.45 \text{ acre} = \$1,033.97$ dollars to be paid prior to signing of Certified Survey Map.
669
- 670 7. La Crosse Wastewater Treatment Plan Sanitary Sewer Connection Fee (per residential
671 equivalent connection/unit (REC)) due at time of plumbing permit issuance. Estimated
672 fee is $\$730.00/\text{REC}$.
673

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17

- 674 8. CSM is contingent up on approval of Grandview Estates Planned Unit Development by
675 the Onalaska Common Council.
676
- 677 9. Property owner to record said CSM with the La Crosse County Register of Deeds and
678 provide a copy to the Engineering Department.
679
- 680 10. CSM shall note all easements (water, sewer, storm, access, etc.).
681
- 682 11. Owner/developer shall prepare and submit a Master Drainage/Stormwater Management
683 Plan for review and approval by the City Engineer.
684
- 685 12. Owner/developer to utilize existing water and sewer lateral for Lot #2. Lots #1 & 3 will
686 require water and sewer lateral installation from main in Crestwood Lane.
687 Owner/developer pay all costs including street restoration.
688
- 689 13. Owner/developer must notify the City prior to any utility connection to public utilities.
690 City-furnished Inspector required during utility installations and developer to pay costs.
691
- 692 14. As-builts of all utility work required to be submitted to the Engineering Department
693 within sixty (60) days of occupancy of first residential dwelling.
694
- 695 15. Site Plan Permit required for new development (construction of 2-unit townhomes,
696 3+=unit townhomes/multi-family) in advance of building permit applications, including
697 detailed architectural plans, landscape, drainage, erosion control, and other required
698 information/plans (fire accessibility, hydrant locations, etc.).
699
- 700 16. If in the future the owner/developer creates Declaration of Covenants, Conditions and
701 Deed Restrictions, etc. that at a minimum address maintenance, repair, and replacement
702 of parking lots/private drives, the buildings including all common areas and green spaces,
703 stormwater management/easement areas, as well as any ownership or use restrictions for
704 the parcel/development; a copy shall be provided to the Planning Department and
705 recorded at the La Crosse County Register of Deeds. Any amendments to the
706 aforementioned document to be recorded at the La Crosse County Register of Deeds and
707 a copy provided to the Planning Department.
708
- 709 17. New lot pins required. All lot pins to be installed at 150' (maximum interval).
710
- 711 18. Any future improvements to these parcels will be subject to additional City permits (i.e.,
712 site plan approvals, building permits, zoning approvals). Owner/developer shall pay all
713 fees and have all plans reviewed and approved by the City prior to obtaining a building
714 permit. Owner/developer must have all conditions satisfied and improvements installed
715 per approved plans prior to issuance of occupancy permits.
716
- 717 19. All conditions run with the land and are binding upon the original developer and all heirs,

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18

718 successors and assigns. The sale or transfer of all or any portion of the property does not
719 relieve the original developer from payment of any fees imposed or from meeting any
720 other conditions.

721

722 20. Any omissions of any conditions not listed in minutes shall not release the property
723 owner/developer from abiding by the City's Unified Development Code requirements.

724

725 Katie told commission members that Grandview Estates, LLC proposes to reconfigure Tax
726 Parcel# 18-4483-501 and portions of 9-23-0 and 9-14-0 into three parcels for to accommodate
727 residential development. The proposed lots lie east of Crestwood Lane and immediately north of
728 the City of Onalaska Crestwood Booster Station. Lot 1 will contain 0.23 acres, Lot 2 will
729 contain 0.24 acres, and Lot 3 will contain 0.24 acres, for a total of 0.71 acres. The affected
730 parcels are currently zoned Low Density Residential (R-1) District with a partial Planned Unit
731 Development. As part of the approved General Development Plan, the proposed lots were
732 intended to be zoned Medium Density Residential (R-3) District. As proposed, the lots meet
733 dimensional standards for single family dwellings, two-family dwellings, zero lot line dwellings,
734 and attached townhouse or row house dwellings on individual lots. If some combination of the
735 parcels were to be merged in the future, the resultant property would also meet dimensional
736 standards for additional residential uses including attached townhouse or row house
737 dwellings with common yard, apartment with residential support services, and
738 other permitted/permitted with standard uses. Katie noted there are 20 conditions of approval
739 tied to this development.

740

741 Motion by Ald. T. Smith, second by Craig, to approve with the 20 stated conditions a Certified
742 Survey Map to create three (3) parcels (a total of .71 acres) to allow for future multifamily
743 developments off of Crestwood Lane from Tax Parcel #18-4483-501 and portions of Tax Parcels
744 #9-14-0 & 9-23-0. Applicant: Grandview Estates, LLC.

745

746 On voice vote, motion carried.

747

748 **Adjournment**

749

750 Motion by Craig, second by Kevin, to adjourn at 7:50 p.m.

751

752 On voice vote, motion carried.

753

754

755 Recorded by:

756

757 Kirk Bey