

**Plan Commission
of the City of Onalaska**

Tuesday, November 19, 2019

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1 The Meeting of the Plan Commission of the City of Onalaska was called to order at 7:00 p.m. on
2 Tuesday, November 19, 2019. It was noted that the meeting had been announced and a notice
3 posted at City Hall.

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5 Roll call was taken, with the following members present: Mayor Joe Chilsen, Ald. Tom Smith,
6 City Engineer Jarrod Holter, Jan Brock, Steve Bluske, Skip Temte, Steven Nott

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8 Also Present: City Administrator Eric Rindfleisch, City Attorney Amanda Jackson, Deputy City
9 Clerk JoAnn Marcon, Planning Technician Zach Peterson, Ald. Diane Wulf, Ald. Dan Stevens

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11 Excused Absence: Craig Breitsprecher

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

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15 Motion by Steven, second by Skip, to approve the minutes from the previous meeting
16 (November 13, 2019 Special Plan Commission meeting) as printed and on file in the City Clerk’s
17 Office.

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19 On voice vote, motion carried.

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

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23 Mayor Chilsen 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:**

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28 **Item 4 – Review and consideration of a Final Implementation Plan for a Planned Unit**
29 **Development (PUD) application filed by the City of Onalaska, 415 Main Street, Onalaska,**
30 **WI 54650 to replace the R-160 Zoning District for the “Country Air Estates Subdivision”**
31 **containing fifty-seven (57) lots for single-family dwellings**

- 32
33 1. Owners shall abide by all requirements and conditions of the County Air Estates
34 Preliminary Plat and Final Plat approved by the Common Council on April 12, 1988 and
35 June 14, 1988, respectively.
36
37 2. Owners shall abide by all Conditions of Approval of the General Development Plan for
38 the Country Air Estates Planned Unit Development as approved by the Common Council
39 on October 8, 2019.
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41 3. Any future improvements to these parcels will be subject to additional City permits (i.e.,
42 site plan approvals, building permits, zoning approvals). Owner/developer shall pay all

Reviewed 11/20/19 by Zach Peterson

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43 fees and have all plans reviewed and approved by the City prior to obtaining a building
44 permit. Owner/developer must have all conditions satisfied and improvements installed
45 per approved plans prior to issuance of occupancy permits.

46

47 4. All conditions run with the land and are binding upon the original developer and all heirs,
48 successors and assigns. The sale or transfer of all or any portion of the property does not
49 relieve the original developer from payment of any fees imposed or from meeting any
50 other conditions.

51

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

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55 Zach said this item goes back to the General Implementation Plan the Plan Commission had
56 passed at its September 24 meeting, and he told commission members the Final Implementation
57 Plan is before them this evening. Under the plan, the R-160 District as it pertains to this
58 neighborhood will be eliminated, and a Planned Unit Development Overlay District will be
59 created. The PUD Overlay District will have the same special property development regulations
60 as the subdivision currently has, but it will be regulated by the city in a different way. Zach said
61 the city recommends approval of the Final Implementation Plan for the PUD, and he read the
62 above-stated conditions.

63

64 Motion by Steven, second by Steve, to approve with the five stated conditions a Final
65 Implementation Plan for a Planned Unit Development (PUD) application filed by the City of
66 Onalaska, 415 Main Street, Onalaska, WI 54650 to replace the R-160 Zoning District for the
67 "Country Air Estates Subdivision" containing fifty-seven (57) lots for single-family dwellings.

68

69 Jan referred to Condition No. 3 and asked if any future improvements would need additional city
70 permits even if this district remained R-160.

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72 Jan was told yes.

73

74 On voice vote, motion carried.

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76 **Item 5 – Review and consideration of Invoice No. 018-021-17 from Hoisington Koegler**
77 **Group, inc. for UDC/Zoning Code Rewrite Project**

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79 Motion by Ald. T. Smith, second by Steven, to approve Invoice No. 018-021-17 from Hoisington
80 Koegler Group, inc. for UDC/Zoning Code Rewrite Project in the amount of \$6,385.

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82 On voice vote, motion carried.

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85 **Adjournment**

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87 Motion by Steven, second by Skip, to adjourn.

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89 On voice vote, motion carried.

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92 Recorded by:

93

94 Kirk Bey