

**Plan Commission Sub Committee  
of the City of Onalaska**

Tuesday, March 13, 2018

1

1 The Meeting of the Plan Commission Sub Committee of the City of Onalaska was called to order  
2 at 4:30 p.m. on Tuesday, March 13, 2018. It was noted that the meeting had been announced and  
3 a notice posted at City Hall.

4

5 Roll call was taken, with the following members present: Ald. Jim Binash, Craig Breitsprecher,  
6 City Engineer Jarrod Holter

7

8 Also Present: City Administrator Eric Rindfleisch, Planner/Zoning Inspector Katie Aspenson

9

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

11

12 Motion by Craig, second by Jarrod, to approve the minutes from the previous meeting as printed  
13 and on file in the City Clerk’s Office.

14

15 On voice vote, motion carried.

16

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

18

19 Ald. Binash called for anyone wishing to provide public input.

20

21 **Don Fruit, Representative for Luther High School**

22

23 **1501 Wilson Street**

24

25 **Onalaska**

26

27 “I just wanted to give a little bit of information or an opportunity for you to ask questions about  
28 our intended purpose for the rezoning of a piece of property that currently adjoins Luther High  
29 School’s property. Probably the most important thing for people to understand is in the future  
30 we would like to add tennis courts onto the facility. However, at this time we’re just looking to  
31 acquire the piece of property so that we have it for future master planning purposes. There’s not  
32 an intention to actually build tennis courts in the near future. I would expect it would be at least  
33 five years out before that would happen. We have some other building projects currently  
34 underway that are taking precedence right now. The immediate plans would be to acquire the  
35 property, mow the grass for a few years, maintain it, and then later on we could utilize it in our  
36 master planning. There is no intention of putting lights on those tennis courts. The [Luther]  
37 Athletic Department said they do not see a need for that.”

38

39 Ald. Binash told Don the subcommittee would call him back up during discussion of Item 4 if its  
40 members have any questions.

41

42 Ald. Binash called three times for anyone else wishing to provide public input and closed that  
43 portion of the meeting.

44

43 **Consideration and possible action on the following items:**  
44

45 **Item 4 – Review and Consideration of a rezoning request filed by Hans Zietlow of Luther**  
46 **High School Association, 1830 Alpine Place, Onalaska, WI 54650, on behalf of Marvin &**  
47 **Michelle Wanders of Cedar Hill Multifamily Properties, LLC, 1243 Badger Street, La**  
48 **Crosse, WI 54601, to rezone a parcel from Multifamily Residential District (R-4) to Public**  
49 **and Semi-Public (P-1) for the purpose of constructing tennis courts at 601-615 13<sup>th</sup> Avenue**  
50 **South, Onalaska, WI 54650 (Tax Parcel #18-1756-0)**  
51

- 52 1. Rezoning Fee of \$300.00 (PAID).
- 53
- 54 2. Exterior storage is permitted.
- 55
- 56 3. Any future improvements to these parcels will be subject to additional City permits (i.e.,  
57 site plan approvals, building permits, zoning approvals).
- 58
- 59 4. Upon finalization of rezoning and once ownership is retained by Luther High School  
60 Association, property owner shall merge Tax Parcels 18-1756-0 and 18-1015-0 into a  
61 single parcel. Contact La Crosse County Land Records to complete this condition.  
62
- 63 5. Owner/developer shall pay all fees and have all plans reviewed and approved by the City  
64 prior to obtaining a building permit. Owner/developer must have all conditions satisfied  
65 and improvements installed per approved plans prior to issuance of occupancy permits.  
66
- 67 6. All conditions run with the land and are binding upon the original developer and all heirs,  
68 successors and assigns. The sale or transfer of all or any portion of the property does not  
69 relieve the original developer from payment of any fees imposed or from meeting any  
70 other conditions.  
71
- 72 7. Any omissions of any conditions not listed in committee minutes shall not release the  
73 property owner/developer from abiding by the City’s Unified Development Code  
74 requirements.  
75

76 Katie said the properties located within 250 feet of the property in question include a variety of  
77 residential dwellings, including single-family homes, attached townhomes, apartment buildings,  
78 and Luther High School. The Comprehensive Plan identifies this area as Mixed Density  
79 Residential, where institutional uses are appropriate with proper zoning controls. Katie said the  
80 applicant has a conditional offer on the parcel in question and intends to construct tennis courts  
81 on the parcel in the near future. Upon finalization of the rezoning, if approved, the applicant  
82 intends to merge said parcel with the Luther High School parcel, which is zoned Public & Semi-  
83 Public (P-1), where tennis courts are a permitted “park” use. A public hearing will be held at the  
84 March 27 Plan Commission meeting. Katie said there are seven conditions of approval tied to

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3

85 this development.

86

87 Motion by Ald. Binash, second by Craig, to forward to a public hearing at the March 27 Plan  
88 Commission meeting with seven conditions of approval review and consideration of a rezoning  
89 request filed by Hans Zietlow of Luther High School Association, 1830 Alpine Place, Onalaska,  
90 WI 54650, on behalf of Marvin & Michelle Wanders of Cedar Hill Multifamily Properties, LLC,  
91 1243 Badger Street, La Crosse, WI 54601, to rezone a parcel from Multifamily Residential  
92 District (R-4) to Public and Semi-Public (P-1) for the purpose of constructing tennis courts at  
93 601-615 13<sup>th</sup> Avenue South, Onalaska, WI 54650 (Tax Parcel #18-1756-0).

94

95 On voice vote, motion carried.

96

97 **Item 5 – Review and Consideration of a rezoning request filed by Leo Bronston, 1202**  
98 **County Road PH, Suite 100, Onalaska, WI 54650 and on behalf of River of Life Assembly**  
99 **of God, Inc., 1214 County Road PH, Onalaska, WI 54650, to rezone a parcel from**  
100 **Transitional Commercial District (T-C) to Neighborhood Business District (B-1) and a**  
101 **portion of a parcel from Single Family Residential (R-1) to Neighborhood Business (B-1) to**  
102 **facilitate the construction of a new commercial development on the properties located at**  
103 **1204 County Road PH and 1214 County Road PH, Onalaska, WI 54650 (Tax Parcels #18-**  
104 **3544-0 & 18-3542-0)**

105

106 1. Rezoning Fee of \$300.00 (PAID).

107

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

111

112 3. Upon finalization of rezoning and once ownership is retained by Leo Bronston, property  
113 owner shall have a Certified Survey Map approved by the City of Onalaska documenting  
114 new tax parcel boundaries and recorded with the La Crosse County Register of Deeds.

115

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

120

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

124

125 Katie said the existing zoning of the parcels in question for this development are Transitional  
126 Commercial (T-C) and Single Family Residential (R-1). Properties located within 250 feet of

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127 the property in question include single-family residences, a church, and commercial businesses.  
128 The Comprehensive Plan identifies this area as Commercial. Dr. Bronston, who is the primary  
129 applicant, owns the property located at 1204 County Road PH, and he has a conditional offer to  
130 purchase approximately 1.3 acres from River of Life Assembly of God, Inc., which is located  
131 directly adjacent to the commercial property. Katie said Dr. Bronston's property at 1204 County  
132 Road PH is zoned T-C, and that the purpose of this request is to rezone 1204 County Road PH  
133 and a portion of 1214 County Road PH to Neighborhood Business (B-1), where the current and  
134 proposed uses are outright permitted. These uses include, but are not limited to, office,  
135 restaurant, coffee shop, personal service, and medical-related services. The remainder of the  
136 property owned by River of Life Assembly of God, Inc. would continue on as Single-Family  
137 Residential. Katie noted a following agenda item will address the required Certified Survey Map  
138 that is necessary to facilitate proper ingress/egress for both parcels in question. A public hearing  
139 is scheduled at the March 27 Plan Commission meeting. There are five conditions of approval  
140 for this development.

141  
142 Motion by Ald. Binash, second by Craig, to forward to a public hearing at the March 27 Plan  
143 Commission meeting with five conditions of approval review and consideration of a rezoning  
144 request filed by Leo Bronston, 1202 County Road PH, Suite 100, Onalaska, WI 54650 and on  
145 behalf of River of Life Assembly of God, Inc., 1214 County Road PH, Onalaska, WI 54650, to  
146 rezone a parcel from Transitional Commercial District (T-C) to Neighborhood Business District  
147 (B-1) and a portion of a parcel from Single Family Residential (R-1) to Neighborhood Business  
148 (B-1) to facilitate the construction of a new commercial development on the properties located at  
149 1204 County Road PH and 1214 County Road PH, Onalaska, WI 54650 (Tax Parcels #18-3544-  
150 0 & 18-3542-0).

151  
152 Craig said he knows that this use is appropriate for the location. However, Craig also described  
153 the traffic in this area as "a nightmare," and he said, "I'm hoping that this won't exacerbate that  
154 situation."

155  
156 Jarrod said he believes the 6,000 square-foot commercial structure is being added to the west of  
157 the existing building, which includes Caribou Coffee, Bronston Chiropractic, and a dental office.  
158 Jarrod said, "The thing that is going to help us is the extra driveway that's on PH that is further  
159 to the north. I think that's going to take a lot of the traffic that is coming into this development,  
160 and then reconfiguring the driveway that's on the south side. We really need to try to get as  
161 much traffic as we can to the north and get it to come into the northerly driveway. The driveway  
162 at Jansen Place, which is [a] City of La Crosse street ... does get impacted traffic-wise and  
163 congested. If you look at that intersection – I don't have the exact traffic counts – but if you look  
164 at the pavement where it's worn, I would say 90 percent of the turning movements come out of  
165 the east side of the road." Jarrod told Craig he had asked the applicant about the intended  
166 business uses and said, "Obviously if we had something that was going to generate high volume  
167 such as a very high-volume fast food restaurant or a convenience store it probably would need a  
168 traffic study or something in that regard. The uses that were outlined, I think proposed uses in

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169 the B-1 District could work here with what we have, and I think it would fit with the character of  
170 the adjoining freeway. I think we could get it to work.”

171  
172 Ald. Binash asked Jarrod if the applicant had given any indication of what would be constructed,  
173 and when construction is scheduled to begin.

174  
175 Katie told Ald. Binash the primary applicant is present if there are questions, and she said,  
176 “Based off the staff report that was given, it could be some sort of a medical-related service. It  
177 could be offices. It could be another restaurant. All of those different uses are outright permitted  
178 in the B-1 Zoning District.”

179  
180 Ald. Binash noted Item 9 on today’s agenda is apparently related to Item 5 and said he is  
181 concerned about what would be going into this location and the resulting traffic.

182  
183 Craig said that while he agrees, he also said, “Obviously I don’t want to get into a position where  
184 we’re trying to dictate what types of businesses to any great extent go in someplace because I  
185 think being a business-friendly community that I think we’ve always strived to be, we want to  
186 stay away from that as far as we can. But just the nature of the traffic in that area, I think it’s a  
187 valid concern and it just needs to be looked at.”

188  
189 On voice vote, motion carried.

190  
191 **Item 6 – Review and Consideration of a Conditional Use Permit request filed by Jim**  
192 **Binash, 700 Westwood Drive, Onalaska, WI 54650 on behalf of the American Legion Post**  
193 **#336, 731 Sand Lake Road, Onalaska, WI 54650 to install an Electronic Message Center**  
194 **sign seventy-five (75) feet from a residential parcel line at 731 Sand Lake Road, Onalaska,**  
195 **WI 54650 (Tax Parcel #18-699-0)**

- 196  
197 1. Conditional Use Permit Fee of \$250.00 (PAID).  
198  
199 2. The Electronic Message Board sign shall follow all applicable standards set forth in the  
200 following sections of the City’s Code of Ordinances: Sections 13-6-24 and 13-6-25.  
201  
202 3. All conditions run with the land and are binding upon the original developer and all heirs,  
203 successors and assigns. The sale or transfer of all or any portion of the property does not  
204 relieve the original developer from payment of any fees imposed or from meeting any  
205 other conditions.  
206  
207 4. Any omissions of any conditions not listed in committee minutes shall not release the  
208 property owner/developer from abiding by the City’s Unified Development Code  
209 requirements.  
210

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211 Katie said the purpose of the CUP application is to allow an electronic message center sign to be  
212 constructed closer than 100 feet from a residential property line at the American Legion. The  
213 applicant is proposing to install the sign a minimum of 75 feet from residential property lines and  
214 remove the existing freestanding sign located at the entrance to this property off Sand Lake  
215 Road. Currently, the existing sign is considered nonconforming as it does not have the required  
216 5-foot setback from the right-of-way. Katie said the proposed electronic message center portion  
217 of the sign is approximately 24 square feet per side, adding that this CUP is permitted only by  
218 approval of the Plan Commission via Section 13-6-25 (2)(f)(1). Katie said staff considered  
219 Compatibility, Consistency with the Comprehensive Plan, Importance of Services to the  
220 Community, and Neighborhood Protections. A public hearing will be held at the March 27 Plan  
221 Commission meeting. There are four conditions of approval for this development.

222  
223 Motion by Craig, second by Ald. Binash, to forward to a public hearing at the March 27 Plan  
224 Commission meeting with four conditions of approval review and consideration of a Conditional  
225 Use Permit request filed by Jim Binash, 700 Westwood Drive, Onalaska, WI 54650 on behalf of  
226 the American Legion Post #336, 731 Sand Lake Road, Onalaska, WI 54650 to install an  
227 Electronic Message Center sign seventy-five (75) feet from a residential parcel line at 731 Sand  
228 Lake Road, Onalaska, WI 54650 (Tax Parcel #18-699-0).

229  
230 Ald. Binash noted he is an officer at American Legion Post 336 and said the current fluorescent  
231 sign will be replaced by a digital sign.

232  
233 On voice vote, motion carried.

234  
235 **Item 7 – Review and Consideration of a Conditional Use Permit request filed by Nathan**  
236 **Hilmer, SmithGroupJJR, 44 East Mifflin Street, Madison, WI 53703 on behalf of Barbara**  
237 **and David Skogen, 757 Sand Lake Road, Onalaska, WI 54650 for the purpose of**  
238 **constructing an open air, steel-framed park structure at Dash Park, located at 200 Main**  
239 **Street, Onalaska, WI 54650 (Tax Parcel #18-96-1)**

- 240
- 241 1. Conditional Use Permit Fee of \$250.00 (PAID).
  - 242
  - 243 2. Owner shall have all plans reviewed and approved by the City prior to obtaining a  
244 building permit. Owner must have all conditions satisfied and improvements installed  
245 per approved plans prior to issuance of occupancy permits.
  - 246
  - 247 3. All conditions run with the land and are binding upon the original developer and all heirs,  
248 successors and assigns. The sale or transfer of all or any portion of the property does not  
249 relieve the original developer from payment of any fees imposed or from meeting any  
250 other conditions.
  - 251
  - 252 4. Any omissions of any conditions not listed in committee minutes shall not release the

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253 property owner/developer from abiding by the City's Unified Development Code  
254 requirements.

255  
256 Katie said a majority of Dash Park was constructed in 2017, and that additional property has  
257 been purchased by the property owner to expand Dash Park to adjoining properties to the south.  
258 The adjoining properties currently are being rezoned to Public & Semi-Public (P-1), and they  
259 will be merged with the primary parcel once the rezoning process is complete. Katie said the  
260 property owner wishes to construct a shade/swing/bench structure at Dash Park, noting that  
261 structures in the P-1 District require CUPs per Section 13-5-18. Katie said staff considered  
262 Compatibility, Consistency with the Comprehensive Plan, Importance of Services to the  
263 Community, and Neighborhood Protections. A public hearing will be held at the March 27 Plan  
264 Commission meeting. There are four conditions of approval for this development.

265  
266 Motion by Ald. Binash, second by Craig, to forward to a public hearing at the March 27 Plan  
267 Commission meeting with four conditions of approval review and consideration of a Conditional  
268 Use Permit request filed by Nathan Hilmer, SmithGroupJJR, 44 East Mifflin Street, Madison,  
269 WI 53703 on behalf of Barbara and David Skogen, 757 Sand Lake Road, Onalaska, WI 54650  
270 for the purpose of constructing an open air, steel-framed park structure at Dash Park, located at  
271 200 Main Street, Onalaska, WI 54650 (Tax Parcel #18-96-1).

272  
273 Ald. Binash inquired about the starting and completion dates.

274  
275 Katie said the applicant currently is under the site plan process, which is necessary before  
276 construction may commence. Katie added the applicant also is in the process of obtaining a  
277 building permit and said, "Likely sooner than later."

278  
279 On voice vote, motion carried.

280  
281 **Item 8 – Review and Consideration of an Annexation Application filed by Kwik Trip, Inc.**  
282 **c/o Hans Zietlow, 1626 Oak Street, La Crosse, WI 54603-2308, for the properties located at**  
283 **Abbey Road, W6782 Abbey Road, & Abbey Road, and Abbey Road Right-of-Way (Tax**  
284 **Parcels #10-2323-0, 10-2324-0, & 10-2325-0 (6.57 acres))**

- 285  
286 1. Payment of annexation application review fees: \$950.00 dollars (PAID).  
287  
288 2. Payment of East Avenue North Sanitary Sewer Fee: \$1,140 per acre \* 1.86 acres =  
289 \$2,120.40 dollars.  
290  
291 3. Topography Map Fee: \$10.00 per acre \* 1.86 acres = \$18.60 dollars.  
292  
293 4. Green Fee: \$638.47 per acre \* 1.86 acres = \$1,187.55 dollars.  
294

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- 295 5. Annexed land to be initially placed in the R-1 Single-Family Residential Zoning District.  
296  
297 6. Owner/developer shall connect to City water and sewer utilities within one year of  
298 annexation approval.  
299  
300 7. Owner/developer must notify City prior to any utility connection to City-owned utilities  
301 takes place.  
302  
303 8. Owner/developer shall pay all fees and have all plans reviewed and approved by the City  
304 prior to obtaining a building permit. Owner/developer must have all conditions satisfied  
305 and improvements installed per approved plans prior to issuance of occupancy permits.  
306  
307 9. All conditions run with the land and are binding upon the original developer and all heirs,  
308 successors and assigns. The sale or transfer of all or any portion of the property does not  
309 relieve the original developer from payment of any fees imposed or from meeting any  
310 other conditions.  
311  
312 10. Any omissions of any conditions not listed in minutes shall not release the property  
313 owner/developer from abiding by the City's Unified Development Code requirements.  
314

315 Katie said the city has received an application from Kwik Trip, Inc. to bring in the three parcels  
316 previously noted. The Comprehensive Plan identifies this area as being within the City of  
317 Onalaska's smart growth planning area, and it also is within the areas noted in the City of  
318 Onalaska's boundary agreements with both the Village of Holmen and the Town of Onalaska.  
319 Katie said the properties at W6782 Abbey Road and Abbey Road would be connected to the City  
320 of Onalaska through the annexation of Abbey Road, which is located just north of the city's  
321 municipal boundary. The applicant is requesting that this 6.57-acre area be annexed into the City  
322 of Onalaska. The property is operating on failing infrastructure, and it would connect to city  
323 water and sanitary sewer as soon as available. Katie said that as the automatic zoning applied to  
324 annexed parcels is Single Family Residential (R-1), the applicant intends to immediately request  
325 a rezoning to Neighborhood Business (B-1) District, where the use of a gas station/car wash  
326 facility is a permitted use. Katie said staff supports the annexation request and noted there are 10  
327 conditions of approval tied to this development.

328  
329 Motion by Ald. Binash, second by Craig, to forward to the March 27 Plan Commission meeting  
330 recommending approval with 10 conditions of approval an Annexation Application filed by  
331 Kwik Trip, Inc. c/o Hans Zietlow, 1626 Oak Street, La Crosse, WI 54603-2308, for the  
332 properties located at Abbey Road, W6782 Abbey Road, & Abbey Road, and Abbey Road Right-  
333 of-Way (Tax Parcels #10-2323-0, 10-2324-0, & 10-2325-0 (6.57 acres)).  
334

335 Jarrod said that as part of a 2019 construction project the city would intend to extend city  
336 services (sanitary sewer, watermain) up Abbey Road to the site. The street, which would end up  
337 being within the City of Onalaska, also would be repaved.

Reviewed 3/19/18 by Katie Aspenson

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338

339 Ald. Binash asked, “The distance from where the city limits end to the point where the hookup  
340 would begin, does that also go through Town of Onalaska property?”

341

342 Jarrod said, “It currently is in the town, but it would be annexed. It would be within the road  
343 right-of-way, which would be annexed as part of this annexation.” Jarrod referred to a map  
344 included in subcommittee members’ packets and said the annexation includes all of Abbey Road  
345 shown on the map and proceeds up to where a Kwik Trip would be constructed.

346

347 Ald. Binash said it is his understanding that the properties located south of the Kwik Trip site are  
348 not being annexed.

349

350 Jarrod said all the properties located to the south, east, and west of Abbey Road are not being  
351 annexed at this time.

352

353 Ald. Binash asked if any type of right-of-way through the property will be necessary.

354

355 Jarrod said, “It will all be within the road right-of-way, which would be annexed as part of this  
356 annexation.”

357

358 For clarification, City Administrator Rindfleisch said the boundary agreements require  
359 unanimous consent annexations in this area and stated, “Publicly, there is no ‘forced’  
360 annexations of any properties that don’t wish to be within the City of Onalaska at this point in  
361 time. However, it does open up the entire business park to utility, developments, and with  
362 annexation, as well of any residences in the area that would also have failing systems down the  
363 road. ... It does expand the potential services to not just residential, but also businesses as well.”

364

365 Ald. Binash asked, “Do you have an idea of what this may cost the city if we do something like  
366 this? Or is the party that is being annexed actually paying for this?”

367

368 Jarrod said he equates to when the city annexed in Green Coulee, noting the city had started at  
369 the intersection at East Main Street and proceeded to extend utilities approximately halfway up  
370 into Green Coulee. Jarrod said, “Those utilities were then ready for developers to hook onto. As  
371 part of this, the city would put this through in its Capital Improvements Projects list. If it gets  
372 approved, then it would include bonding for the sanitary sewer and watermain street work, then  
373 we would assess back. We would have a public hearing for assessments, so we’d assess back  
374 based upon mostly likely a lineal foot of frontage. It would be assessments for curb and gutter, if  
375 we so choose to put it in, sanitary sewer, watermain – things such as that that we normally assess  
376 back for. Those would all have to be figured out and presented to the Board of Public Works,  
377 people brought in, comment on that, and brought forward for Common Council approval. The  
378 project in itself was [approximately] \$1 million to do all of the utility work and street work and  
379 get everything up there. Then we would assess back a portion of that.”

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On voice vote, motion carried.

**Item 9 – Review and Consideration of a Certified Survey Map (CSM) submitted by Leo Bronston, 1202 County Road PH, Suite 100, Onalaska, WI 54650, and on behalf of River of Life Assembly of God, Inc., 1214 County Road PH, Onalaska, WI 54650, to reconfigure two (2) parcels (2.69 acres) at 1204 County Road PH and 1214 County Road PH, Onalaska, WI 54650 (Tax Parcels #18-3544-0 & 18-3542-0)**

1. Approval of Certified Survey Map contingent upon approval of rezoning of Tax Parcels #18-3544-0 and 18-3542-0 to Neighborhood Business (B-1) District.
2. Recorded copy of Final CSM to be submitted to City Engineering Department.
3. New lot pins required. Intermediate lot stakes required for all lots over 150’ in depth.
4. CSM shall note all easements.
5. Any future improvements to these parcels may be subject to additional City permits (i.e., building permits, zoning approvals).
6. 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.
7. Any omissions of any conditions not listed in committee minutes shall not release the property owner/developer from abiding by the City’s Unified Development Code requirements.

Katie reiterated that the Comprehensive Plan identifies this area for commercial. The purpose of the CSM is to reconfigure Tax Parcels #18-3544-0 and 18-3542-0. A rezoning request is currently under review by the City of Onalaska. Katie said the applicant is seeking approval of the CSM and noted there are seven conditions of approval for this development.

Motion by Craig, second by Ald. Binash, to forward to the March 27 Plan Commission meeting recommending approval with the seven conditions of approval a Certified Survey Map (CSM) submitted by Leo Bronston, 1202 County Road PH, Suite 100, Onalaska, WI 54650, and on behalf of River of Life Assembly of God, Inc., 1214 County Road PH, Onalaska, WI 54650, to reconfigure two (2) parcels (2.69 acres) at 1204 County Road PH and 1214 County Road PH, Onalaska, WI 54650 (Tax Parcels #18-3544-0 & 18-3542-0).

Jarrold reiterated there are challenges pertaining to traffic, but he also said, “The one good thing Reviewed 3/19/18 by Katie Aspenson

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423 with this development is there's no further need for public streets or right-of-ways or  
424 infrastructure needs. They will be running in a sanitary sewer and watermain to serve this lot  
425 you see in your CSM. There will not be a city-dedicated street or anything. It's infill  
426 development that works with our existing infrastructure."

427

428 Ald. Binash referred back to Item 5, which noted that Dr. Bronston has a conditional offer to  
429 purchase 1.3 acres from River of Life Assembly of God, Inc., and he said the survey map has  
430 2.69 acres. Ald. Binash asked why there is a difference.

431

432 Katie told Ald. Binash the 2.69 acres includes both Lot 1 and Lot 2, adding the 1.3 acres is the  
433 amount of land currently owned by River of Life Assembly of God that is being proposed for  
434 rezoning. Katie said, "The CSM incorporates the whole sum."

435

436 Ald. Binash asked Katie if she knows if there are plans to construct on all 2.69 acres, or only the  
437 1.3 acres.

438

439 Katie said the previous agenda item is rezoning all the 2.69 acres, adding, "It's just 1.3 [acres] of  
440 River of Life's parcel."

441

442 On voice vote, motion carried.

443

444 **Item 10 – Review and Consideration of a request to extend the Final Plat submittal**  
445 **requirement for one year, as requested by Dr. Leo Bronston, on behalf of French Valley,**  
446 **LLC, 1202 County Road PH, Suite 100, Onalaska, WI 54650 for the French Valley**  
447 **Neighborhood Plat (Tax Parcels #18-4480-0, 18-4481-0, 18-4482-1, 18-4485-0)**

448

449 Katie said this is a request to extend the Final Plat submittal requirement for one year for the  
450 French Valley Development. Katie noted that a timeline of approvals starting in January 2008  
451 has been included in subcommittee members' packets, also noting the most recent one-year  
452 extension was granted by the Common Council in February 2017. Katie said staff has created  
453 the two recommended conditions of approval that would allow another one-year extension:

454

455 a. Amendment of the March 2008 Development Agreement between French Valley, LLC  
456 and the City of Onalaska prior to the commencement of any construction activities,  
457 including public improvements. Developer is advised to schedule adequate time for the  
458 amended Development Agreement to be reviewed and approved by the city's Plan  
459 Commission and Common Council.

460 b. All permits must be current prior to the start of any construction activities (i.e., sanitary  
461 sewer and water approvals from WDNR). All plans and specifications must be  
462 resubmitted to the city for review and approval (i.e., stormwater plan).

463

464 Motion by Ald. Binash, second by Craig, to forward without recommendation and two

Reviewed 3/19/18 by Katie Aspenson

**Plan Commission Sub Committee**

**of the City of Onalaska**

Tuesday, March 13, 2018

12

465 conditions of approval to the March 27 Plan Commission meeting review and consideration of a  
466 request to extend the Final Plat submittal requirement for one year, as requested by Dr. Leo  
467 Bronston, on behalf of French Valley, LLC, 1202 County Road PH, Suite 100, Onalaska, WI  
468 54650 for the French Valley Neighborhood Plat (Tax Parcels #18-4480-0, 18-4481-0, 18-4482-1,  
469 18-4485-0).

470  
471 Craig asked, “If conditions aren’t right, and haven’t been right for a decade, would it not be wise  
472 just to bring this back at some point in time when conditions are right for a full and complete  
473 reevaluation? It’s just a comment.”

474  
475 On voice vote, motion carried.

476  
477 **Item 11 – Closed Session**

478  
479 To consider a motion to convene in Closed Session under Section 19.85(1)(e) for the purpose of  
480 deliberating or negotiating the purchasing of public properties, the investing of public funds, or  
481 conducting other specified public business, whenever competitive or bargaining reasons require a  
482 closed session:

- 483  
484 • Interviewing and consideration/deliberation of prospective consultants for the City of  
485 Onalaska Unified Development Code/Zoning Ordinance Rewrite.

486  
487 If any action is required in Open Session, as the result of the Closed Session, the Plan  
488 Commission Sub Committee will reconvene in Open Session to take the necessary action and/or  
489 continue on with the printed agenda.

490  
491 Katie said the Plan Commission Sub Committee will not be going into Closed Session today as  
492 the entire Plan Commission will discuss this item in Closed Session on March 27.

493  
494 **Adjournment**

495  
496 Motion by Craig, second by Ald. Binash, to adjourn at 4:59 p.m.

497  
498 On voice vote, motion carried.

499  
500  
501 Recorded by:  
502 Kirk Bey  
503