

**Plan Commission Sub Committee**

**of the City of Onalaska**

Tuesday, May 8, 2018

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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, May 8, 2018. It was noted that the meeting had been announced and a  
3 notice posted at City Hall.

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

7

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

9

10 Excused Absence: Craig Breitsprecher

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12 **Item 2 – Approval of minutes from the previous meeting**

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14 Motion by Jarrod, second by Ald. Binash, to approve the minutes from the previous meeting as  
15 printed and on file in the City Clerk’s Office.

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17 On voice vote, motion carried.

18

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

20

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

22

23 **Leo Bronston**

24 **163 East Larkspur Lane**

25 **Onalaska**

26

27 “I’m just here in case there are any questions regarding a Transitional Commercial request on my  
28 behalf for the River of Life property that is adjacent to my property at 1202 County Road PH.”

29

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

32

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

34

35 **Item 4 – Review and Consideration of a Conditional Use Permit request filed by Mike**  
36 **Dolan of SAC Wireless, 540 West Madison Street, 16<sup>th</sup> Floor, Chicago, IL 60661 on behalf**  
37 **of Carole Nelson, USCOC of La Crosse, LLC, 8410 West Bryn Mawr Avenue, Chicago, IL**  
38 **60631 to replace three (3) existing antennas and add six (6) radio units to the**  
39 **telecommunications structure located at 1033 2<sup>nd</sup> Avenue Southwest, Onalaska, WI 54650**  
40 **(Tax Parcel #18-939-0)**

41

42 Katie said this CUP request pertains to allowing Sprint to replace three existing antennas and add

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43 six new radio units along with the associated cabling to the existing telecommunications  
44 structure. The telecommunications structure is a 118-foot tall monopole with three existing  
45 antennas. This telecommunications tower and site was selected because it has sufficient space  
46 for antennas to provide better coverage to users within this area. According to the applicant,  
47 upgrading this facility would be the least disruptive to the community. The height and footprint  
48 of the structure will not change with this project. Katie said the project is not considered a  
49 substantial change by the Federal Communications Commission's definition as the equipment  
50 will be installed at 102 feet or below. The height of the structure will not increase. New  
51 equipment will not protrude from the structure by more than six feet. No new cabinets will be  
52 installed, no excavation is required for the project, and the proposed work is not in conflict with  
53 the original CUP issued by the City of Onalaska for the telecommunications structure in 2007.  
54 Katie said all the necessary documentation has been provided for review, including a project plan  
55 set, statement of justification for the project, structural analysis report, photo simulations, and a  
56 CUP and application. Katie noted a public hearing is scheduled at the May 22 Plan Commission  
57 meeting and said the four conditions of approval tied to the development.

58

59 The Conditions of Approval and the substantial evidence for each condition are as follows:

60

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

64 **Substantial Evidence:** This condition provides notice to the owner/developer that they  
65 are to follow procedure for orderly development in the City of Onalaska in order to  
66 promote the health, safety and welfare of the City.

67

68 2. All conditions run with the land and are binding upon the original developer and all heirs,  
69 successors and assigns so long as the conditional use is being actively used. **Substantial**  
70 **Evidence:** This condition acknowledges and provides public notice of the term and puts  
71 the owner/developer and future owners on notice that they are bound by the conditions  
72 and that they can continue the use as long as they follow the conditions and actively use  
73 the conditional use.

74

75 3. Owner/developer shall abide by the City's Ordinances, Unified Development Code and  
76 Building Code requirements, as amended. **Substantial Evidence:** This condition  
77 assures the owner/developer understands they must follow the city's Unified  
78 Development Code and Building Code, which they are required to follow in every way,  
79 and that as they are receiving the benefit of being allowed to have a use that is not within  
80 the standards of the City's zoning code, failure to follow City ordinances may result in  
81 loss of their Conditional Use Permit.

82

83 4. The Conditional Use Permit shall be reviewed every five (5) years to ensure continued  
84 use. **Substantial Evidence:** This shifts the burden to the owner of the property to

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85 provide proof that the use is active and continuing. Ensuring that existing permits are  
86 still valid and being properly used ensures compliance with the City's procedures and  
87 ordinances, and promotes interaction and communication with the City, which furthers  
88 orderly development and the health, safety and welfare of the City.

89  
90 Motion by Ald. Binash, second by Jarrod, to forward with four conditions of approval to a public  
91 hearing at the May 22 Plan Commission meeting review and consideration of a Conditional Use  
92 Permit request filed by Mike Dolan of SAC Wireless, 540 West Madison Street, 16<sup>th</sup> Floor,  
93 Chicago, IL 60661 on behalf of Carole Nelson, USCOC of La Crosse, LLC, 8410 West Bryn  
94 Mawr Avenue, Chicago, IL 60631 to replace three (3) existing antennas and add six (6) radio  
95 units to the telecommunications structure located at 1033 2<sup>nd</sup> Avenue Southwest, Onalaska, WI  
96 54650 (Tax Parcel #18-939-0).

97  
98 Ald. Binash noted that this tower already exists and asked if this simply is a matter of upgrades.

99  
100 Katie told Ald. Binash he is correct.

101  
102 On voice vote, motion carried.

103  
104 **Item 5 – Review and Consideration of a Rezoning request filed by Leo Bronston, 1202**  
105 **County Road PH, Suite 100, Onalaska, WI 54650 on behalf of River of Life Assembly of**  
106 **God, Inc., 1214 County Road PH, Onalaska, WI 54650, to rezone a portion of a tax parcel**  
107 **from Single Family Residential (R-1) to Transitional Commercial (T-C) to facilitate the**  
108 **construction of a new commercial development on the property located at 1214 County**  
109 **Road PH, Onalaska, WI 54650 (Tax Parcel #18-3542-0)**

- 110  
111 1. Rezoning Fee of \$300.00 (PAID).  
112  
113 2. Upon finalization of rezoning and once ownership is retained by Leo Bronston, property  
114 owner of 1204 County Road PH, shall have a Certified Survey Map approved by the City  
115 of Onalaska documenting new tax parcel boundaries and recorded with the La Crosse  
116 County Register of Deeds.  
117  
118 3. Owner/developer shall pay all fees and have all plans reviewed and approved by the City  
119 prior to obtaining a building permit. Owner/developer must have all conditions satisfied  
120 and improvements installed per approved plans prior to issuance of occupancy permits.  
121  
122 4. All conditions run with the land and are binding upon the original developer and all heirs,  
123 successors and assigns. The sale or transfer of all or any portion of the property does not  
124 relieve the original developer from payment of any fees imposed or from meeting any  
125 other conditions.

126  
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- 127           5. Any omissions of any conditions not listed in committee minutes shall not release the  
128           property owner/developer from abiding by the City’s Unified Development Code  
129           requirements.  
130

131           Katie noted this particular project was sent back from the Common Council to the Plan  
132           Commission to reconsider the previous application of rezoning this property to Neighborhood  
133           Commercial. Katie said the applicant has amended his original application and is now  
134           requesting to rezone the River of Life portion of the property to Transitional Commercial. The  
135           current commercial facility also is zoned T-C. If the rezoning is approved, the two zones would  
136           match and the parcel lines then could be redrawn because the zoning would be compatible on  
137           both sides. Katie said the Comprehensive Plan identifies this area as Commercial. This district  
138           is intended to accommodate large and small-scale commercial and office development. A wide  
139           range of retail, service, lodging, and office uses are appropriate in this district. Katie noted Dr.  
140           Leo Bronston owns the property located at 1204 County Road PH, and he has a conditional offer  
141           to purchase approximately 1.3 acres from River of Life directly adjacent to the commercial  
142           property. The 1.3 acres Dr. Bronston seeks to purchase is zoned Single Family Residential (R-  
143           1), and the balance of the property not being proposed as T-C would remain owned by River  
144           of Life and continue on being zoned R-1. Katie noted a public hearing is scheduled for the May  
145           22 Plan Commission meeting and said there five conditions of approval tied to this development.  
146

147           Motion by Ald. Binash, second by Jarrod, to forward with five conditions of approval to a public  
148           hearing at the May 22 Plan Commission meeting review and consideration of a Rezoning request  
149           filed by Leo Bronston, 1202 County Road PH, Suite 100, Onalaska, WI 54650 on behalf of River  
150           of Life Assembly of God, Inc., 1214 County Road PH, Onalaska, WI 54650, to rezone a portion  
151           of a tax parcel from Single Family Residential (R-1) to Transitional Commercial (T-C) to  
152           facilitate the construction of a new commercial development on the property located at 1214  
153           County Road PH, Onalaska, WI 54650 (Tax Parcel #18-3542-0).  
154

155           Ald. Binash noted that Dr. Bronston’s previous request to rezone the parcel from R-1 to B-1  
156           (Neighborhood Business) had concerned some of the residents in the neighborhood. Ald. Binash  
157           also noted that several of the residents seemed to favor rezoning the parcel T-C, as did a majority  
158           of the Common Council.  
159

160           On voice vote, motion carried.  
161

162           **Item 6 – Review and Consideration of a Conditional Use Permit request filed by Mark**  
163           **Bateman, 1030 Windsong Lane, Onalaska, WI 54650 on behalf of St. Paul’s Lutheran**  
164           **Church, 1201 Main Street, Onalaska, WI 54650, to install an Electronic Message Center**  
165           **sign which will exceed zoning district size requirements and replace the existing**  
166           **freestanding sign at 1201 Main Street, Onalaska, WI 54650 (Tax Parcel #18-733-0)**  
167

168           Katie said this CUP request pertains to allowing an Electronic Message Center Sign, as part of an  
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169 overall, new freestanding sign, to exceed the size requirements for a freestanding sign of the  
170 Public & Semi-Public District at St. Paul’s Lutheran Church. The applicant is proposing to  
171 install a new freestanding sign that will replace the existing freestanding sign along Sand Lake  
172 Road. The new sign will be 11 feet in height, which is allowed, and 12 feet, 5 inches in width,  
173 with a total of 137.5 square feet. This exceeds the square footage allotment of 32 square feet.  
174 Katie noted that approximately 42.75 square feet of the sign is the sign itself, while the  
175 remaining square footage is the monument/sign foundation. This conditional use is permitted  
176 only by approval of the Plan Commission, and pursuant to standards set forth in Sections 13-8-  
177 11. Katie noted a public hearing is scheduled for the May 22 Plan Commission meeting and said  
178 there are four conditions of approval tied to this development.

179

180 The Conditions of Approval and the substantial evidence for each condition are as follows:

181

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

185 **Substantial Evidence:** This condition provides notice to the owner/developer that they  
186 are to follow procedure for orderly development in the City of Onalaska in order to  
187 promote the health, safety and welfare of the City.

188

189 2. All conditions run with the land and are binding upon the original developer and all heirs,  
190 successors and assigns so long as the conditional use is being actively used. **Substantial**  
191 **Evidence:** This condition acknowledges and provides public notice of the term and puts  
192 the owner/developer and future owners on notice that they are bound by the conditions  
193 and that they can continue the use as long as they follow the conditions and actively use  
194 the conditional use.

195

196 3. Owner/developer shall abide by the City’s Ordinances, Unified Development Code and  
197 Building Code requirements, as amended. **Substantial Evidence:** This condition  
198 assures the owner/developer understands they must follow the city’s Unified  
199 Development Code and Building Code, which they are required to follow in every way,  
200 and that as they are receiving the benefit of being allowed to have a use that is not within  
201 the standards of the City’s zoning code, failure to follow City ordinances may result in  
202 loss of their Conditional Use Permit.

203

204 4. The Conditional Use Permit shall be reviewed every five (5) years to ensure continued  
205 use. **Substantial Evidence:** This shifts the burden to the owner of the property to  
206 provide proof that the use is active and continuing. Ensuring that existing permits are  
207 still valid and being properly used ensures compliance with the City’s procedures and  
208 ordinances, and promotes interaction and communication with the City, which furthers  
209 orderly development and the health, safety and welfare of the city.

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211 Motion by Ald. Binash, second by Jarrod, to forward with four conditions of approval to a public  
212 hearing at the May 22 Plan Commission meeting review and consideration of a Conditional Use  
213 Permit request filed by Mark Bateman, 1030 Windsong Lane, Onalaska, WI 54650 on behalf of  
214 St. Paul’s Lutheran Church, 1201 Main Street, Onalaska, WI 54650, to install an Electronic  
215 Message Center sign which will exceed zoning district size requirements and replace the existing  
216 freestanding sign at 1201 Main Street, Onalaska, WI 54650 (Tax Parcel #18-733-0).

217  
218 Ald. Binash asked, “Even though it exceeds the allotment, is the digital sign actually getting  
219 bigger? It is remaining about the same size, is it not?”

220  
221 Katie told Ald. Binash there currently is no digital sign at St. Paul’s and said the digital sign that  
222 is permitted in that particular area can be up to 32 square feet. Katie said the digital portion of  
223 the sign is within regulation. Katie added, “It’s for the overall freestanding sign.”

224  
225 On voice vote, motion carried.

226  
227 **Item 7 – Review and Consideration of a Conditional Use Permit request filed by Charles**  
228 **Foust, 1900 North Kinney Coulee Road, Onalaska, WI 54650 to construct a fifteen (15) unit**  
229 **mini-storage building which will be a second principal structure on the property located at**  
230 **1900 North Kinney Coulee Road, Onalaska, WI 54650 (Tax Parcel #18-3654-73)**

231  
232 Katie said this CUP request pertains to allowing the use of mini-storage warehousing and a  
233 second principal structure on a parcel at 1900 North Kinney Coulee Road. The applicant intends  
234 to construct a 15-unit mini-warehouse approximately 150 feet long by 28 feet deep, with 10-foot  
235 garage doors. The garage doors will face Interstate 90 with architectural features (two-toned  
236 structure) facing North Kinney Coulee Road adjacent neighbors. Further, the applicant intends  
237 to landscape the area in front of the structure, and he will not allow overnight parking to keep the  
238 integrity of the neighborhood intact. Katie said the applicant will have a paved driveway  
239 entrance and area to provide access to units, and also for Fire Department accessibility with  
240 limited lighting above the garage doors so to not impact neighboring properties. Katie said this  
241 CUP is permitted only by approval of the Plan Commission, and pursuant to standards set forth  
242 in Section 13-8-11. Katie noted a public hearing is scheduled at the May 22 Plan Commission  
243 meeting and said there are four conditions of approval tied to this development.

244  
245 The Conditions of Approval and the substantial evidence for each condition are as follows:

- 246  
247 1. Owner/developer shall pay all fees and have all plans reviewed and approved by the City  
248 prior to obtaining a building permit. Owner/developer must have all conditions satisfied  
249 and improvements installed per approved plans prior to issuance of occupancy permits.  
250 **Substantial Evidence:** This condition provides notice to the owner/developer that they  
251 are to follow procedure for orderly development in the City of Onalaska in order to  
252 promote the health, safety and welfare of the City.

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2. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns so long as the conditional use is being actively used. **Substantial Evidence:** This condition acknowledges and provides public notice of the term and puts the owner/developer and future owners on notice that they are bound by the conditions and that they can continue the use as long as they follow the conditions and actively use the conditional use.
  3. Owner/developer shall abide by the City’s Ordinances, Unified Development Code and Building Code requirements, as amended. **Substantial Evidence:** This condition assures the owner/developer understands they must follow the city’s Unified Development Code and Building Code, which they are required to follow in every way, and that as they are receiving the benefit of being allowed to have a use that is not within the standards of the City’s zoning code, failure to follow City ordinances may result in loss of their Conditional Use Permit.
  4. The Conditional Use Permit shall be reviewed every five (5) years to ensure continued use. **Substantial Evidence:** This shifts the burden to the owner of the property to provide proof that the use is active and continuing. Ensuring that existing permits are still valid and being properly used ensures compliance with the City’s procedures and ordinances, and promotes interaction and communication with the City, which furthers orderly development and the health, safety and welfare of the City.

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Motion by Ald. Binash, second by Jarrod, to forward with four conditions of approval to a public hearing at the May 22 Plan Commission meeting review and consideration of a Conditional Use Permit request filed by Charles Foust, 1900 North Kinney Coulee Road, Onalaska, WI 54650 to construct a fifteen (15) unit mini-storage building which will be a second principal structure on the property located at 1900 North Kinney Coulee Road, Onalaska, WI 54650 (Tax Parcel #18-3654-73).

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284

On voice vote, motion carried.

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**Item 8 – Review and Consideration of a Rezoning request filed by Nicholas Roush, Roush Rentals, 707 La Crosse Street, Office 102, La Crosse, WI 54601 on behalf of Elmwood Partners, 1859 Sand Lake Road, Onalaska, WI 54650 to rezone a parcel from Single Family Residential (R-1) to Multi-Family Residential (R-4) to allow for a multifamily development on the property located at 9522/9530 East 16 Frontage Road, Onalaska, WI 54650 (Tax Parcel #18-3613-3)**

- 292  
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294
1. Rezoning Fee of \$300.00 (PAID).
  2. A Park Fee of \$922.21 will be required per residential unit to be paid to the City prior to

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- 295           obtaining a Building Permit.  
296  
297           3. Topography Map Fee: \$10.00 per acre \* 4.59 acres = \$45.90 dollars to the City prior to  
298           obtaining a Building Permit.  
299  
300           4. Exterior storage is prohibited.  
301  
302           5. In the event of more than one (1) principal structure, the applicant will need to obtain a  
303           Conditional Use Permit issued by the Plan Commission.  
304  
305           6. Site Plan Permit required for new development in advance of building permit  
306           applications, including detailed architectural plans, landscape, drainage, erosion control,  
307           and other required information/plans (fire accessibility, hydrant locations, etc.). Any  
308           future improvements to these parcels may be subject to additional City permits (i.e.,  
309           building permits).  
310  
311           7. Owner/developer shall pay all fees and have all plans reviewed and approved by the City  
312           prior to obtaining a building permit. Owner/developer must have all conditions satisfied  
313           and improvements installed per approved plans prior to issuance of occupancy permits.  
314  
315           8. All conditions run with the land and are binding upon the original developer and all heirs,  
316           successors and assigns. The sale or transfer of all or any portion of the property does not  
317           relieve the original developer from payment of any fees imposed or from meeting any  
318           other conditions.  
319  
320           9. Any omissions of any conditions not listed in committee minutes shall not release the  
321           property owner/developer from abiding by the City's Unified Development Code  
322           requirements.  
323

324           Katie said the Comprehensive Plan identifies this area as Mixed Use District/Smart Growth  
325           Area. This district allows complementary land uses, including housing (primarily multifamily),  
326           retail, offices, commercial service, and civic uses in an efficient, compact development. Katie  
327           said the applicant intends to construct multiple apartment buildings, meaning a maximum of  
328           four, two-story apartment buildings with a walk-out lower floor to take advantage of unique site  
329           characteristics. There is a stream on this particular property. The property owner will be  
330           required to obtain a Conditional Use Permit from the Plan Commission in order to have multiple  
331           principal structures on a parcel. During that process, the applicant will propose a revised/final  
332           site plan for consideration. Katie noted the attached site plan and building elevations are  
333           conceptual-only for discussion purposes. The property owner also will be required to obtain a  
334           Site Plan Permit and comply with the Unified Development Code (landscaping, parking, green  
335           space requirements, setbacks, etc.) and obtain all required permits from other relevant state  
336           agencies prior to construction activities commencing. Katie noted a public hearing is scheduled  
337           for the May 22 Plan Commission meeting and said there are nine conditions of approval tied to

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9

338 this development.

339

340 Motion by Ald. Binash, second by Jarrod, to forward with nine conditions of approval to a public  
341 hearing at the May 22 Plan Commission meeting review and consideration of a Rezoning request  
342 filed by Nicholas Roush, Roush Rentals, 707 La Crosse Street, Office 102, La Crosse, WI 54601  
343 on behalf of Elmwood Partners, 1859 Sand Lake Road, Onalaska, WI 54650 to rezone a parcel  
344 from Single Family Residential (R-1) to Multi-Family Residential (R-4) to allow for a  
345 multifamily development on the property located at 9522/9530 East 16 Frontage Road, Onalaska,  
346 WI 54650 (Tax Parcel #18-3613-3).

347

348 On voice vote, motion carried.

349

350 **Item 9 – Review and Consideration of amendments to the Unified Development Code**  
351 **Sections 13-6-23(3), 13-6-25(2)(f)(1), 13-6-26(2)(a)(5), 13-6-26(2)(a)(7), 13-6-26(2)(b)(2), 13-**  
352 **6-27(2)(b)(2), 13-6-28(2)(b)(2), 13-6-29(2)(a)(5), 13-6-29(2)(b)(2), 13-6-31(1)(d), 13-6-**  
353 **31(2)(e), 13-6-31(1)(j), and 13-6-31(2)(k) related to Signage in City of Onalaska, and**  
354 **Sections 13-8-11, 13-1-12, 13-1-14(b) related to Conditional Use Permits, Site Regulations**  
355 **and General Provisions**  
356

357 Katie said city staff and city legal counsel have been working together and are proposing a  
358 variety of ordinance amendments related to the Sign Ordinance, Conditional Use Permits, Site  
359 Regulations and General Provisions. Katie said this is being done primarily to address concerns  
360 associated with Wisconsin 2017 Act 67, which is directly related to Conditional Use Permits.  
361 The proposed ordinance amendments are as follows:

362

- 363 • **Section 13-6-23(3):** Removes the requirement that temporary signs are to be setback a  
364 minimum of five feet from the right-of-way. All other location requirements remain  
365 intact.
- 366 • **Section 13-6-25(2)(f)(1):** Removes the need for a CUP to be less than 100 feet away  
367 from a residential structure. The American Legion Post 336 sign is an example of this.  
368 Updates the language so that Electronic Message Center Signs may not be within 100 feet  
369 of an abutting residential district parcel line. However, such signs may be allowed within  
370 100 feet of a residential district parcel line only if the parcel is separated from the  
371 sign/property in question by a public right-of-way (across the street).
- 372 • **Sections 13-6-26(2)(a)(5), 13-6-26(2)(a)(7) & 13-6-26(2)(b)(2):** Removes allowance to  
373 exceed zoning district standards through a CUP and states sign illumination standards.
- 374 • **Section 13-6-27(2)(b)(2):** Removes allowance for property owner to increase number of  
375 wall signs for distinct and unrelated services through a CUP.
- 376 • **Section 13-6-28(2)(b)(2):** Removes allowance for property owner to increase number of  
377 wall signs for distinct and unrelated services through a CUP. An example would be a  
378 strip mall, where each business has a wall sign to highlight its entrance.
- 379 • **Sections 13-6-29(2)(a)(5) & 13-6-29(2)(b)(2):** Removes difference in signage allowance

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- 380 for permitted uses versus conditional uses.
- 381 • **Sections 13-6-31(1)(d) & 13-6-31(2)(e):** Removes maximum size for construction-  
382 related banners on fencing in commercial and residential areas, as required by Wisconsin  
383 Legislative Action.
  - 384 • **Sections 13-6-31(1)(j) & 13-6-31(2)(k):** Removes the requirement that sidewalk signs  
385 are to be setback a minimum of 5 feet from the right-of-way. All other location  
386 requirements remain intact.
  - 387 • **Section 13-8-11:** Removes incorrect language regarding Conditional Uses, confusing  
388 language regarding highway access, removes language regarding “importance of service  
389 to the Community” as a review criteria (not evidence-based), and better defines  
390 “compatibility” for neighborhoods, merging compatibility with neighborhood protections  
391 subsections.
  - 392 • **Sections 13-1-12 & 13-1-14:** Removes duplicative language regarding requiring a  
393 Conditional Use Permit for more than one principal structure on a parcel and confusing  
394 language regarding increases setbacks between properties with different zoning districts.  
395 Also removes language regarding potential conditions the Plan Commission may impose  
396 on a Conditional Use Permit application.

397  
398 Motion by Ald. Binash, second by Jarrod, to forward to a public hearing at the May 22 Plan  
399 Commission meeting review and consideration of amendments to the Unified Development  
400 Code Sections 13-6-23(3), 13-6-25(2)(f)(1), 13-6-26(2)(a)(5), 13-6-26(2)(a)(7), 13-6-26(2)(b)(2),  
401 13-6-27(2)(b)(2), 13-6-28(2)(b)(2), 13-6-29(2)(a)(5), 13-6-29(2)(b)(2), 13-6-31(1)(d), 13-6-  
402 31(2)(e), 13-6-31(1)(j), and 13-6-31(2)(k) related to Signage in City of Onalaska, and Sections  
403 13-8-11, 13-1-12, 13-1-14(b) related to Conditional Use Permits, Site Regulations and General  
404 Provisions.

405  
406 Ald. Binash noted the city is having its ordinances reviewed by an outside source and asked if  
407 action should be taken now, or if it should be delayed until the city’s ordinances are reviewed.

408  
409 Katie said, “This is something that we need to do right now. They’re going to be looking at our  
410 entire code. We didn’t write new regulations for this; we’re just removing language. We’re  
411 actually making it easier for the public to understand as well. This is just kind of our first step.  
412 It is possible in the next few months that if the need arises that we have to amend our zoning  
413 code, the issue is that it takes four to five months to change the code. So even though this is  
414 happening now, it won’t go into effect until ... we’re looking at fall of this year at the earliest.  
415 And the rezoning project for the rewrite is at least a year-and-a-half to a two-year project. We  
416 may do housekeeping along the way if an immediate need requires, but our intent is to have  
417 fewer ordinance amendments until we do the full-blown rewrite.”

418  
419 On voice vote, motion carried.

420  
421

**Plan Commission Sub Committee  
of the City of Onalaska**  
Tuesday, May 8, 2018  
11

422 **Adjournment**

423

424 Motion by Ald. Binash, second by Jarrod, to adjourn at 4:54 p.m.

425

426 On voice vote, motion carried.

427

428

429 Recorded by:

430

431 Kirk Bey