

Plan Commission Sub Committee

of the City of Onalaska

Tuesday, May 14, 2019

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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 14, 2019. 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. Tom Smith, Skip Temte, City
6 Engineer Jarrod Holter

7

8 Also Present: Planning Manager Katie Aspenson

9

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

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

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15 Skip said he had not received a copy of the April 9 Plan Commission Subcommittee meeting
16 minutes.

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18 Katie told Skip she had checked with Deputy City Clerk JoAnn Marcon and said they had been
19 sent out. Katie told Skip she can give him a copy of the minutes from that meeting and said they
20 had been published.

21

22 Skip told Katie the minutes are not on the internet.

23

24 Katie told Skip she had been shown that the minutes from that meeting were sent out.

25

26 Ald. T. Smith said approval of the minutes from the April 9 Plan Commission Subcommittee
27 meeting will be deferred to the June 11 Plan Commission Subcommittee meeting.

28

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

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31 Ald. T. Smith called for anyone wishing to provide public input.

32

33 **Peter Congdon**

34 **2216 Germann Court**

35 **Onalaska**

36

37 “I’m here to talk about the purpose of this meeting and the lots and the proposal for the Honda
38 dealership in my backyard. I don’t know how much I am allowed to say today.”

39

40 Ald. T. Smith told Peter he is allowed to speak for up to three minutes.

41

42 Peter said, “I purchased the property back in September 2015. I found out my property is

Reviewed 5/16/19 by Katie Aspenson

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43 actually zoned Commercial on a Residential house. I wasn't aware that the property behind me
44 was zoned Commercial, either. But shortly after we moved in, signs started going up for the
45 property. I do want to thank you for the opportunity to respond. I think transparency is always
46 the best tool for good relationships, and I hope everything will be explained fully going forward.
47 My concerns with having an auto dealership and a service shop in my backyard 30 feet away
48 from my fence is the lights. I've gone by other auto dealerships, and the amount of brightness
49 from the security lights, I'm worried about that pouring over into my backyard and into my
50 home. That Ride199 [dealership] out on [State Trunk Highway] 16 is unbelievably bright. I
51 really don't want something like that in my backyard. Dust, hazardous materials – these are all
52 things I'm concerned about. Going back to the lights quick, I have two bedrooms, a kitchen, and
53 a dining room that all face east in that direction. I also have concerns about noise from air
54 compressors and pneumatic tools, [and] snowplowing in the winter with the backup siren going
55 off. I can already hear that faintly from my house in the winter over at Bremer Bank when
56 they're plowing. The constant activity of people coming in and out of that lot ... At least
57 Goodwill and Bremer Bank have set hours. People are going to be coming in on weeknights and
58 weekends. Also, what about headlights coming into our house as they're going around the lot?
59 The rain garden, I don't quite know what that is. Hopefully it's not a mosquito haven. The loss
60 of green space possibly blocking our view of the bluff ... You have a lot of maturing trees back
61 there. I have some questions. I don't know if I can ask those.”

62

63 Ald. T. Smith informed Peter he is nearing his three-minute speaking limit.

64

65 Peter said, “I'd like to know the type of lights. What is this going to look like? I'm going to
66 need more details. I realize some of the land has already been purchased, but in conclusion I
67 would say this property was zoned Neighborhood Business for a reason and not Light Industrial,
68 because of the closeness to so many homes. Thank you.”

69

70 **Cliff Hendrick**
71 **2232 Germann Court**
72 **Onalaska**

73

74 “I agree with much of what the previous gentleman said. I have two other concerns beyond the
75 lighting and the structure or whatever they're going to screen it with. My lot and my neighbor
76 directly to the south, Deborah Carlson, are low-lying. I'm concerned about fill, because we're
77 currently already a catch area for water. I have pictures to show that we probably get two to
78 three inches of water in that area right now. If they fill anything and that rain garden doesn't
79 contain that area, then we're actually going to get more water in our backyard. That's my
80 biggest concern with this thing. It's not like we're concerned about the neighbor directly behind
81 me leaving. That's been kind of a touchy point for us in the past. I think if the job is done right,
82 I don't have too much opposition to it other than like what the gentleman said before me about
83 the lighting. They certainly should use down lighting. Other than that, [regarding] good
84 screening, some of the people believe that Dahl will probably be a better customer than our

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85 neighbor that we have currently, but that remains to be seen.”

86

87 **George Luecke**

88 **227 Heritage Lane**

89 **Onalaska**

90

91 George noted his residence is the last condominium directly above Cliff Hendrick, and he also
92 noted the street that goes into Judy Rockwood’s residence is located 5 feet from his property.
93 George said, “I actually welcome Dahl Ford into there, if it’s done properly. I agree with Cliff
94 [in that] we’ve had some problems in the past with the current renters who are in there, and
95 [also] with Rockwood Gardens. But primarily, we went to the [Common] Council meeting 15
96 years ago when Judy first wanted to establish her Rockwood Gardens. At that time, our biggest
97 problem was the way she wanted to zone it. We did get it zoned – I don’t know the numbers or
98 the letters in particular – but we got it zoned to a point where it was for greenhouse use only. I
99 don’t particularly have a problem with the M-1 zoning, and I don’t know what M zone
100 encompasses, but my fear is ... I don’t have a problem with the car dealership there, but I don’t
101 want to see it opened for anything else that’s more industrial than that. That’s not really
102 industrial; that’s very light. And I don’t mind a car dealership there if it was done properly. But
103 I don’t want machine shops and things like that that may be falling under that classification, and
104 I don’t know what falls under that. But that’s my objection. I can see it if there was something
105 put in there that said ‘for car dealership only’ like we had in there for Rockwood Gardens for a
106 garden shop only or whatever the case may be. The other thing is the lighting, of course. We
107 need it bermed and a fence, and I’m sure they’ll do that. Those are my concerns.”

108

109 **Marie Congdon**

110 **2216 Germann Court**

111 **Onalaska**

112

113 “I’m really concerned about this car dealership going in behind us. It’s going to be right behind
114 my house and the two neighbors on either side of me. I’m worried about the lights. I’m worried
115 about all the people that are going to be there right behind my backyard. It is a residential area.
116 It’s a neighborhood. It’s our home. I don’t want them to come in. Thank you.”

117

118 **Tyler Dahl, Dahl family representative**

119 **No address given**

120

121 “I’m here with my brother, Jansen. I just want to thank everyone who has been working with us
122 on this project. It was pretty much officially beginning today. We certainly have been
123 expanding through other communities in this area – more specifically, Winona, Minnesota. That
124 project is very similar, if not a little bit more intensive as far as the connection to a neighboring
125 community. We worked very closely with the neighbors there as well. I think if you go up there
126 and talk to the neighbors with that project, our Dahl Auto Plaza, you’re going to find them very

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127 gracious and open about the process that we went through to make sure that this project is good
128 not only for us as a growing enterprise, but also for the community members and for the city in
129 general. We're very excited about this project and what it can do for the City of Onalaska, and
130 we're very excited to work with the residents as well. It's going to be a good project."

131
132 Ald. T. Smith called three times for anyone else wishing to provide public input and closed that
133 portion of the meeting.

134

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

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137 **Item 4 – Review and Consideration of a rezoning request filed by Jansen Dahl of CHASE**
138 **2010, LLC, 3819 Creekside Lane, Holmen, WI 54636, on behalf of Judith Rockwood,**
139 **N9495 Radcliffe Road, Mindoro, WI 54644 to rezone a parcel from Neighborhood Business**
140 **(B-1) to Light Industrial (M-1) District to facilitate the construction auto dealership and**
141 **service center at 384 Theater Road, Onalaska, WI 54650 (Tax Parcel #18-3570-70)**

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

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145 2. A Green Fee of \$638.47 per acre x 1.39 acres = \$887.47 dollars to be paid to the City
146 prior to obtaining a Building Permit.

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148 3. Applicant/owner to enter into an access/egress agreement for a paved, two-way access
149 with Tax Parcel #18-3568-37 (Goodwill Industries of North Central Wisconsin INC).
150 Applicant/owner to record the agreement at the La Crosse County Register of Deeds and
151 provide the Engineering Department with a copy of the recorded agreement. This to
152 occur prior to issuance of a Temporary Occupancy Permit.

153

154 4. Applicant/owner to vacate and relinquish the access/easement to Heritage Lane/German
155 Court and record said document prior to July 23, 2019, however owner may retain a
156 limited access easement for the sole purpose of demolition of the residential structure and
157 access to the telecommunications structure until issuance of a Temporary Occupancy
158 Permit.

159

160 5. Applicant/owner to adhere to all Conditions of Approval tied to the Conditional Use
161 Permit for the construction of a 120' Stealth Flag Pole (telecommunications structure)
162 with a 20' x 20' lease area and a 12' x 7' concrete slab with ground equipment issued on
163 July 14, 2009 by the Onalaska Common Council.

164

165 6. Applicant/owner to install required screening/buffering through the use of berm, fencing,
166 and/or vegetated covering with a minimum of 80% opacity at installation along the
167 western boundary of the parcel as specified by the Plan Commission and by City Staff
168 during the Site Plan Review process.

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7. Prior to any construction activities, all impacted parcels shall be merged into one (1) parcel by July 23, 2019. Applicant/owner to work with La Crosse County Land Records to satisfy this condition.
 8. Rezoning approval contingent upon future issuance of a Conditional Use Permit request for an automotive dealership and service center.
 9. In the event of more than one (1) principal structure, the applicant will need to obtain a Conditional Use Permit issued by the Plan Commission.
 10. If future lot divisions are to occur, applicant/owner to a Certified Survey Map as approved by the Common Council.
 11. Site Plan Permit required for new development in advance of building permit applications, including detailed architectural plans, landscape, drainage, erosion control, and other required information/plans (fire accessibility, hydrant locations, etc.). Any future improvements to these parcels may be subject to additional City permits (i.e., building permits).
 12. Owner/developer shall pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to issuance of occupancy permits.
 13. 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.
 14. 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.

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Katie said properties located within 250 feet of the properties in question include a variety of single-family dwellings, a condominium development, a telecommunications structure, retail business, and vacant land. Katie said the Comprehensive Plan identifies this area in the Commercial District. This district is intended to accommodate both large- and small-scale commercial and office development. A wide range of retail, service, lodging and office uses are appropriate. Katie said the applicant intends to construct an automotive dealership and service center on Tax Parcel #18-3568-40, which is zoned Light Industrial; Tax Parcel #18-3570-70, which is zoned Neighborhood Business and is the parcel under consideration; and Tax Parcel #9-93-0, which is addressed under Item 5, is located in the Town of Medary, and there is a

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211 residential home currently located on that property. The applicant has an accepted offer to
212 purchase from the property owner, which is required to process this application. Katie said the
213 applicant will be required to complete the following activities if the rezoning request is granted:
214

- 215 • Merge all three parcels into a single parcel.
- 216 • Provide required access to improve circulation from neighboring properties to funnel
217 vehicular traffic to the signaled intersection of Theater Road and Midwest Drive.
- 218 • Obtain a Conditional Use Permit for an automotive dealership and service center.
- 219 • If future lot divisions will occur, obtain a Certified Survey Map as approved by the
220 Common Council.

221
222 Katie noted subcommittee members' packets include an attached site plan, which is conceptual
223 only, and she also noted additional information will be provided during the CUP review process,
224 which is the next step for the development should both the Plan Commission and the Common
225 Council move this project forward. The property owner will be required to obtain a Site Plan
226 Permit and also comply with the Unified Development Code (landscaping, parking, green space
227 requirements, setbacks, lighting, etc.) and obtain all required permits from other relevant state
228 agencies prior to construction activities. Katie noted a public hearing will be held at the May 28
229 Plan Commission meeting and said testimony should be listened to and considered before
230 deciding on the requested rezoning application.

231
232 Katie noted the following from the Conditions of Approval:
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- 234 • There currently is a telecommunications tower on the site, and the property owner will be
235 required to follow all the Conditions of Approval adopted in 2009 when the
236 telecommunications tower, which the property owner intends to keep, was activated.
- 237 • The applicant and owner must install required screening and buffering through the use of
238 berm, fencing, and or vegetated covering with a minimum of 80 percent opaqueness at
239 the installation along the western boundary, which is where the residents reside and is
240 their backyard. Katie said staff would work with the property owner and the residents to
241 ensure there is appropriate screening to best facilitate that as the use of Residential as
242 compared to Light Industrial is a different enough use.
- 243 • Katie acknowledged a number of residences are zoned Neighborhood Business and said
244 she does not know why that is the case. Katie also said it happens throughout the city,
245 and is an issue the city wishes to remedy as the intent is for these parcels to be
246 Residential in nature.
- 247 • Rezoning approval will be contingent upon future issuance of a CUP, which would come
248 before the Plan Commission at a future date.
- 249 • A Site Plan Permit will be required for new development in advance of Building Permit
250 applications, including detailed architectural plans, landscaping, drainage, erosion
251 control, and other required information and plans such as Fire Department accessibility

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252 and hydrant locations. Any future improvements to these parcels could be subject to
253 additional city permits such as building permits.

254

255 Katie told those in attendance anything the city receives as part of the Site Plan review process is
256 open to the public, which is welcome to see the plans as they are made available. Katie also
257 noted there are 14 conditions tied to the development application.

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259 Motion by Skip, second by Ald. T. Smith, to forward with the 14 stated conditions for a public
260 hearing at the May 28 Plan Commission meeting review and consideration of a rezoning request
261 filed by Jansen Dahl of CHASE 2010, LLC, 3819 Creekside Lane, Holmen, WI 54636, on behalf
262 of Judith Rockwood, N9495 Radcliffe Road, Mindoro, WI 54644 to rezone a parcel from
263 Neighborhood Business (B-1) to Light Industrial (M-1) District to facilitate the construction auto
264 dealership and service center at 384 Theater Road, Onalaska, WI 54650 (Tax Parcel #18-3570-
265 70).

266

267 Skip recommended that the individuals who spoke this afternoon plan to attend the May 28 Plan
268 Commission meeting and speak during the public hearing.

269

270 Jarrod said many of the concerns raised during public input (e.g. drainage plan, onsite
271 stormwater conveyance, lighting, landscaping) are items staff typically reviews during the Site
272 Plan process. Jarrod said, "I think looking at the site can have a lot of mitigating factors that will
273 make the site a lot more neighborly."

274

275 Skip asked Katie if this item also will apply to Item 5 if the Plan Commission approves Item 5.

276

277 Katie noted Item 5 is the annexation petition for what is the residence, and she told Skip, "They
278 are requesting that it come in as Light Industrial. This rezoning is only for the property that is
279 currently vacant outside the telecommunications structure. All three parcels need to be zoned the
280 same thing in order to be merged into one. The Conditional Use Permit that is forthcoming will
281 be applying to all three parcels."

282

283 On voice vote, motion carried.

284

285 **Item 5 – Review and Consideration of an annexation application for N4342 Germann**

286 **Court / N4375 Theater Road, Tax Parcel #9-93-0 (1.84 acres total) filed by Judith**

287 **Rockwood, N9495 Radcliffe Road, Mindoro, WI 54644**

288

289 1. Payment of Green Coulee Sanitary Sewer Fee: \$336.00 per acre * 1.84 acres = \$618.24
290 dollars.

291

292 2. Topography Map Fee: \$10.00 per acre * 1.84 acres = \$18.40 dollars (minimum fee).

293

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- 294 3. Green Fee: \$638.47 per acre * 1.84 acres = \$1,174.78 dollars.
295
296 4. Applicant/owner to vacate and relinquish the access/easement to Heritage Lane/German
297 Court and record said document prior to July 23, 2019, however owner may retain a
298 limited access easement for the sole purpose of demolition of the residential structure and
299 access to the telecommunications structure until issuance of a Temporary Occupancy
300 Permit.
301
302 5. Applicant/owner to install required screening/buffering through the use of berm, fencing,
303 and/or vegetated covering with a minimum of 80% opaqueness at installation along the
304 western parcel boundary and also starting at the northwestern corner of the parcel a
305 minimum of 100' westward along the northern parcel line as specified by the Plan
306 Commission and by City Staff during the Site Plan Review process.
307
308 6. Annexed land to be placed in the Light Industrial (M-1) Zoning District upon ordinance
309 adoption.
310
311 7. Prior to any construction activities, all impacted parcels shall be merged into one (1)
312 parcel by July 23, 2019. Applicant/owner to work with La Crosse County Land Records
313 to satisfy this condition.
314
315 8. Annexation approval contingent upon future issuance of a Conditional Use Permit
316 request for an automotive dealership and service center.
317
318 9. Owner/developer must notify City prior to any utility connection to City-owned utilities
319 takes place.
320
321 10. Owner/developer shall pay all fees and have all plans reviewed and approved by the City
322 prior to obtaining a building permit. Owner/developer must have all conditions satisfied
323 and improvements installed per approved plans prior to issuance of occupancy permits.
324
325 11. All conditions run with the land and are binding upon the original developer and all heirs,
326 successors and assigns. The sale or transfer of all or any portion of the property does not
327 relieve the original developer from payment of any fees imposed or from meeting any
328 other conditions.
329
330 12. Any omissions of any conditions not listed in minutes shall not release the property
331 owner/developer from abiding by the City's Unified Development Code requirements.
332

333 Katie said the existing zoning for this parcel in La Crosse County is Commercial. The
334 neighborhood characteristics include a condominium development, single-family residential
335 dwellings, vacant land, a telecommunications structure, and retail establishments. The

Reviewed 5/16/19 by Katie Aspenson

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336 Comprehensive Plan identifies this area as Mixed-Density Residential as a residence is located
337 on the parcel today. The Comprehensive Plan notes all surrounding land within the City of
338 Onalaska and the Town of Medary is guided for Commercial, with which the proposed future use
339 of the land is consistent. Katie said the Comprehensive Plan identifies review criteria for
340 annexations, of which the following are applicable:

341
342 The city should approve proposals for annexation into the City of Onalaska only when meeting
343 the following utilities and community facilities criteria, or if other important community goals
344 are met:

- 345 • The annexation is in an area designated for growth on the city’s Future Land Use Map.
- 346 • The increased tax base and overall benefit to the city of approving the annexation
347 outweigh the actual financial impact on the community for providing police, fire, road
348 maintenance and other public improvements and services to the annexation area.

349
350 Katie said the property located at N4342 Germann Court is surrounded (excluding to the north)
351 by the City of Onalaska. It is the intent of the applicant to merge this parcel upon successful
352 annexation with Tax Parcel #18-3570-70, and Tax Parcel #18-3568-40 in order to facilitate the
353 construction of an automotive dealership and service facility. Katie said the applicant is
354 requesting to have the property annex into the City of Onalaska with the Light Industrial (M-1)
355 District for zoning to accommodate the future proposed development. Katie said staff is asking
356 for consideration of the annexation request, and she noted there are 12 conditions of approval.

357
358 Motion by Skip, second by Ald. T. Smith, to forward to the Plan Commission with the 12 stated
359 conditions of approval recommendation of approval of an annexation application for N4342
360 Germann Court / N4375 Theater Road, Tax Parcel #9-93-0 (1.84 acres total) filed by Judith
361 Rockwood, N9495 Radcliffe Road, Mindoro, WI 54644.

362
363 On voice vote, motion carried.

364
365 **Adjournment**

366
367 Motion by Skip, second by Ald. T. Smith, to adjourn at 4:51 p.m.

368
369 On voice vote, motion carried.

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372 Recorded by:
373
374 Kirk Bey