

Plan Commission Sub Committee

of the City of Onalaska

Tuesday, June 11, 2019

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, June 11, 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: City Administrator Eric Rindfleisch, Planning Manager Katie Aspenson, Ald.
9 Diane Wulf, Ald. Boondi Iyer

10

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

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13 Skip noted the Plan Commission Subcommittee will be voting to approve the minutes from both
14 the April 9, 2019 and May 14, 2019 meetings.

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16 Motion by Skip, second by Ald. T. Smith, to approve the minutes from the April 9, 2019 and
17 May 14, 2019 meetings as printed and on file in the City Clerk’s Office.

18

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 Ald. T. Smith 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:**

27

28 **Item 4 – Review and consideration to Vacate and Discontinue a portion of Crestwood Lane,**
29 **submitted by the City of Onalaska, 415 Main Street, Onalaska, WI 54650**

30

31 1. All conditions run with the land and are binding upon the original developer and all heirs,
32 successors and assigns. The sale or transfer of all or any portion of the property does not
33 relieve the original developer from payment of any fees imposed or from meeting any
34 other conditions.

35

36 2. Any omissions of any conditions not listed in committee minutes shall not release the
37 property owner/developer from abiding by the City’s Unified Development Code
38 requirements.

39

40 Katie said the City of Onalaska intends to install a booster station facility along Crestwood Lane
41 to facilitate future private development in nearby areas. The city began the process to vacate and
42 discontinue a portion of Crestwood Lane on May 9, and the Common Council approved

Reviewed 6/14/19 by Katie Aspenson

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43 Preliminary Resolution 30-2019 to vacate and discontinue a portion of Crestwood Lane at its
44 May 14 meeting. A public hearing has been scheduled for 7 p.m. at the July 9 Common Council
45 meeting for review and consideration of the proposed vacation request. Katie noted copies of the
46 applicant letter request and an exhibit showing the proposed vacation/discontinuance area and
47 legal description have been included in subcommittee members' packets.

48
49 Motion by Skip, second by Ald. T. Smith, to forward with the two stated conditions to the June
50 25 Plan Commission meeting recommending approval of vacating and discontinuing a portion of
51 Crestwood Lane, submitted by the City of Onalaska, 415 Main Street, Onalaska, WI 54650.

52
53 On voice vote, motion carried.

54
55 **Item 5 – Review and consideration of a Certified Survey Map (CSM) submitted by Laura**
56 **Olson on behalf of Gundersen Clinic LTD, 1910 South Avenue, La Crosse, WI 54601 to**
57 **reconfigure two (2) parcels and create an outlot for Kinney Coulee Road South (6.66 acres)**
58 **at 3015 Kinney Coulee Road South, Onalaska, WI 54650 (Tax Parcel #s 18-3649-0 & 18-**
59 **3650-0)**

- 60
61 1. Certified Survey Map Fee: \$75.00 plus \$10.00/lot = \$95.00 (NOT PAID).
62
63 2. Applicant/owner to dedicate Outlot 1 to the public for roadway purposes (Kinney Coulee
64 Road South).
65
66 3. Recorded copy of Final CSM to be submitted to City Engineering Department.
67
68 4. New lot pins required. Intermediate lot stakes required for all lots over 150' in depth.
69
70 5. CSM shall note all easements.
71
72 6. Any future improvements to these parcels may be subject to additional City permits (i.e.,
73 building permits, zoning approvals).
74
75 7. All conditions run with the land and are binding upon the original developer and all heirs,
76 successors and assigns. The sale or transfer of all or any portion of the property does not
77 relieve the original developer from payment of any fees imposed or from meeting any
78 other conditions.
79
80 8. Any omissions of any conditions not listed in minutes shall not release the property
81 owner/developer from abiding by the City's Unified Development Code requirements.
82

83 Katie said the purpose of the Certified Survey Map is to reconfigure the two noted parcels and
84 also create an outlot for Kinney Coulee Road South to be dedicated to the public for roadway

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85 purposes. The applicant is seeking approval of the CSM, and Katie noted there are eight
86 conditions of approval for this development.

87
88 Motion by Skip, second by Ald. T. Smith, to forward with the eight stated conditions to the June
89 25 Plan Commission meeting recommending approval of a Certified Survey Map (CSM)
90 submitted by Laura Olson on behalf of Gundersen Clinic LTD, 1910 South Avenue, La Crosse,
91 WI 54601 to reconfigure two (2) parcels and create an outlot for Kinney Coulee Road South
92 (6.66 acres) at 3015 Kinney Coulee Road South, Onalaska, WI 54650 (Tax Parcel #s 18-3649-0
93 & 18-3650-0).

94
95 Skip asked Katie if this is the area where Fauver Hill School used to be located before being
96 razed in 2018.

97
98 Katie said yes.

99
100 On voice vote, motion carried.

101
102 **Item 6 – Notification that the Plan Commission will review and consider a Landscaping**
103 **Plan for the construction of an auto dealership and service center (Dahl Honda) at 2520**
104 **Midwest Drive/384 Theater Road/N4375 Theater Road, Onalaska, WI 54650 (Tax Parcel #s**
105 **18-3568-40, 18-3570-70, & 9-93-0)**

106
107 Katie said staff does not have the Landscaping Plan here today; however, it will be at the June 25
108 Plan Commission meeting. Katie noted no action is needed on this agenda item today.

109
110 **Adjournment**

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112 Motion by Skip, second by Ald. T. Smith, to adjourn at 4:38 p.m.

113
114 On voice vote, motion carried.

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116
117 Recorded by:

118
119 Kirk Bey