

CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: Plan Commission Sub-Committee
DATE OF MEETING: January 9, 2018 (Tuesday)
PLACE OF MEETING: City Hall-415 Main Street (Common Council Chambers)
TIME OF MEETING: 4:30 P.M.

PURPOSE OF MEETING

1. Call to Order and roll call.
2. Approval of minutes from the previous meeting.
3. Public Input (limited to 3 minutes per individual).

Consideration and possible action on the following items:

4. Review and Consideration to Vacate and Discontinue a portion of the alley from Locust Street to King Street between 4th Avenue North and 5th Avenue North, submitted by Jeff Moorhouse, on behalf of United Methodist Church, 214 4th Avenue North, Onalaska, WI 54650.
5. Review and Consideration of a request by Ralph Kloiber of HOM Furniture to host two (2) thirty (30) day tent sale events in 2018 at 9519 State Road 16, Onalaska, WI 54650, (Tax Parcel #18-3625-4).
6. Consideration of a request to extend the Final Plat submittal requirement for one year, as requested by Kevin Fry, on behalf of Elmwood Partners, 1859 Sand Lake Road, Onalaska, for the 4th Addition to the Country Club Estates Plat (Tax Parcels #18-3566-100 & 18-4479-0).
7. Review and Consideration of a request by Steve Bluske of Shopko to host an extended tent sale event in 2018 at 9366 State Road 16, Onalaska, WI (Tax Parcel #18-3589-9).

PLEASE TAKE FURTHER NOTICE that members of the Common Council of the City of Onalaska who do not serve on the committee may attend this meeting to gather information about a subject over which they have decision making responsibility.

Therefore, further notice is hereby given that the above meeting may constitute a meeting of the Common Council and is hereby noticed as such, even though it is not contemplated that the Common Council will take any formal action at this meeting.

NOTICES MAILED TO:

Mayor Joe Chilsen

*Ald. Jim Binash – Chair

Ald. Jim Olson

Ald. Jerry Every

Ald. Bob Muth

Ald. Ron Gjertsen

Ald. Harvey Bertrand

* Jarrod Holter, City Engineer

City Attorney City Administrator

La Crosse Tribune Dept. Heads.

Coulee Courier FOX

WKTY WLXR WKBT WXOW WLAX

*Committee Members

*Craig Breitsprecher

* *Kevin Schubert

Jeff Moorhouse

Ralph Klobier

Kevin Fry

Steve Bluske

Leo Bronston

Onalaska Omni Center

Onalaska Public Library

* * Alternate Member – for City Engineer

Date Notices Mailed and Posted: 1-2-18

In compliance with the Americans with Disabilities Act of 1990, the City of Onalaska will provide reasonable accommodations to qualified individuals with a disability to ensure equal access to public meetings provided notification is given to the City Clerk within seventy-two (72) hours prior to the public meeting and that the requested accommodation does not create an undue hardship for the City.

8. Consideration of a request to extend the Final Plat submittal requirement for one year, as requested by Dr. Leo Bronston, on behalf of French Valley, LLC, 1202 County Road PH, Suite 100, Onalaska for the French Valley Neighborhood Plat (Tax Parcels # 18-4480-0, 18-4481-0, 18-4482-1, 18-4485-0).
9. Adjournment.



CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – January 9, 2018

Agenda Item: Review and Consideration to Vacate and Discontinue a portion of the alley from Locust Street to King Street between 4th Avenue North and 5th Avenue North.

Property Owner: City of Onalaska, WI 54650

Applicant: Jeff Moorhouse on behalf of United Methodist Church
214 4th Avenue North, Onalaska, WI 54650

Background:

On November 28, 2017 Jeff Moorhouse on behalf of United Methodist Church requested the City of Onalaska vacate a portion of the alley that separates the parcels owned by the applicant. The applicant is requesting the vacation/discontinuance to allow the land to be utilized for future development by United Methodist Church.

On December 12, 2017 the Common Council approved a Preliminary Resolution to vacate and discontinue a portion of the alley from Locust Street to King Street between 4th Avenue North and 5th Avenue North. A public hearing has been scheduled for review and consideration of the proposed vacation on February 13, 2018 at 7:00PM at the Common Council meeting.

Attachments:

- Applicant letter request; and
- Exhibit showing proposed vacation/discontinuance area & Legal Description.

Action Requested:

Recommendation by the Plan Commission to the Common Council. If the Plan Commission recommends approval, the attached conditions of approval are recommended by staff.

**REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY
PLAN COMMISSION SUB-COMMITTEE:**

January 9, 2018

Agenda Item 4:

Review and Consideration to Vacate and Discontinue a portion of the alley from Locust Street to King Street between 4th Avenue North and 5th Avenue North, submitted by Jeff Moorhouse, on behalf of United Methodist Church, 214 4th Avenue North, Onalaska, WI 54650.

1. 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.
2. 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.

ONALASKA UNITED METHODIST CHURCH

A CONGREGATION OF THE UNITED METHODIST CHURCH

212 4TH AVENUE N, ONALASKA, WISCONSIN 54650

<http://www.onalaskaumc.org/>

November 28, 2017

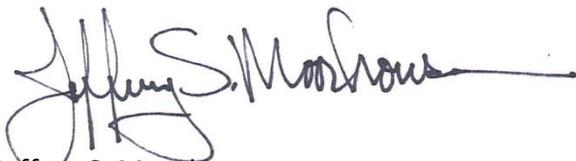
City of Onalaska City Council:

We are requesting that the entire alley that is located adjacent to our property be VACATED. The alley, more specifically, runs between Locust Street and King Street on the block between 4th Ave N and 5th Ave N.

We are planning an addition to the church building to create a more safe and convenient entrance. To do so, requires the use of the alley. The Church owns all adjacent properties. We are in the process of working with City staff on the building project component of the addition as well as zoning and land use compliance. This is part of our ongoing effort to serve and to support our community.

We thank you for your time and support of this important community project.

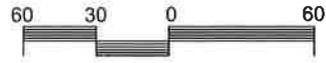
Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey S. Moorhouse", with a long horizontal flourish extending to the right.

Jeffrey S. Moorhouse
OUMC Trustee Chair

ALLEY VACATION MAP

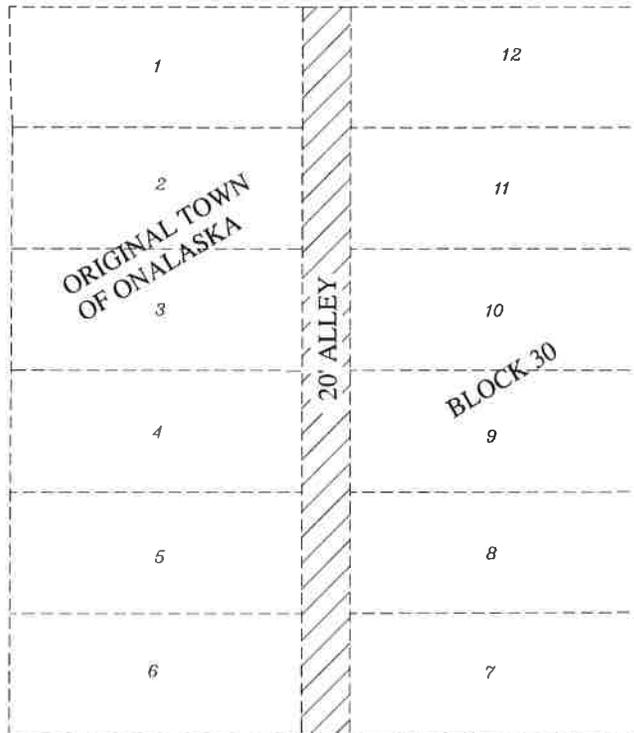
ALL OF THE ALLEY IN BLOCK 30 OF THE ORIGINAL TOWN OF ONALASKA PLAT, ONALASKA, WISCONSIN.



SCALE: 1"=60'

LOCUST STREET

4TH AVENUE NORTH



KING STREET

5TH AVENUE NORTH



CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – January 9, 2018

Agenda Item: Consideration and review of a request by Ralph Kloiber of HOM Furniture to host two (2) thirty (30) day tent sale events in 2018 at 9519 State Road 16, Onalaska, WI Tax Parcel #18-3625-4.

Background:

The City of Onalaska allows outdoor sales and displays as a permitted accessory use in certain zoning districts subject to the following conditions (Section 13-6-14):

- 1) Outdoor display and sales must be shown on the site plan for the property and are subject to the approval of the City.
- 2) **Outdoor display and sales are limited to thirty (30) days per calendar year unless approved by the City Plan Commission.**
- 3) Outdoor display and sales shall be limited to the goods sold at the principal use present on the site except for temporary sales events authorized by the City Plan Commission.
- 4) Outdoor display and sales areas shall not include portable toilets and more than two (2) temporary signs advertising the sale.

City staff received a request from HOM Furniture on November 30, 2017 to exceed the thirty (30) day tent sale limit at their Onalaska location in 2018. Generally, HOM Furniture holds two (2) tent sales annually during the same time period at all locations and would like to continue this practice in Onalaska. The events are generally held mid-May to June and August through Labor Day weekend in 2018.

Recommended Action:

Approve the request by HOM Furniture to allow a maximum of two (2) thirty (30) day tent sales at 9519 State Road 16, Onalaska, WI, in 2018 conditioned upon obtaining a tent permit for each event from the Onalaska Inspection Department.

November 30, 2017

Katie Aspenson, AICP
Planner | Zoning Inspector
City of Onalaska
415 Main Street
Onalaska, WI 54650

RE: HOM FURNITURE 2018 TENT SALE EVENTS - 9519 STATE RD 16, ONALASKA, WI

City of Onalaska /To Whom It May Concern:

HOM Furniture, Inc. requests two 30-day tent sale events for 2017. In our other locations, we generally hold two tent sales each year. The events are held during the same time period at all locations and it is important for us to have this continuity for our advertising campaigns. The first event featuring patio furniture, is normally held mid May to June, while the next event begins in August and runs through Labor Day weekend.

If you need any additional information, please contact me at 763-862-9488.

Thank you for considering our request,

HOM Furniture, Inc.



Shelly Brost,
Real Estate



CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – January 9, 2018

- Agenda Item: Consideration of a request to extend the Final Plat submittal requirement for one year for the 4th Addition to the Country Club Estates Plat.
- Applicant: Kevin Fry, on behalf of Elmwood Partners, 1859 Sand Lake Road, Onalaska
- Property Owner: Elmwood Partners, 1859 Sand Lake Road, Onalaska
- Parcel Numbers: 18-3566-100 & 18-4479-0
- Site Location: North of Emerald Valley Drive
- Existing Zoning: Single Family Residential (R-1)
- Neighborhood Characteristics: Residential, Golf Course
- Conformance with Comprehensive Land Use Plan: The Comprehensive Plan's Future Land Use Plan designate this area as *Conservation / Cluster Residential*. The proposed development is consistent with the intent of this land use category.
- Background: A general timeline on approvals of this development is as follows:
- March 13, 2012: Approval of Preliminary Plat containing 56.46 acres and 23 lots by Common Council.
- May 8, 2012: Approval of Rezoning to Single Family Residential (R-1) by Common Council.
- May 8, 2012: Approval of Annexation into the City of Onalaska by Common Council.
- Feb. 10, 2015: Approval of One-Year Extension for the Final Plat Submittal
- Feb. 9, 2016: Approval of One-Year Extension for the Final Plat Submittal
- Feb. 14, 2017: Approval of One-Year Extension for the Final Plat Submittal

Relevant sections from the Unified Development Ordinance:

Sec. 13-9-20 (b)(3) Final Plat Review and Approval – Plan Commission Review.

If the Final Plat is not submitted within thirty-six (36) months of the last required approval of the Preliminary Plat, the Plan Commission may refuse to approve the Final Plat. The City Plan Commission may consider requests to extend the thirty-six (36) month requirement, as set forth in 13-9-20(a)(1) above.

Sec. 13-9-20 (a)(1) Final Plat Review and Approval – Filing Requirements.

The owner or subdivider shall file thirty (30) copies of the Final Plat not later than thirty-six (36) months after the date of approval of the Preliminary Plat; otherwise, the Preliminary Plat and Final Plat will be considered void unless an extension is requested in writing by the subdivider and for good cause granted by the City.

- Recommendation: Approval of a one-year extension (to February 12, 2019) allowing the 4th Addition to the Country Club Estates Plat be submitted later than the 36-months filing requirement after the approval of the Preliminary Plat.

ELMWOOD



PARTNERS
LIMITED PARTNERSHIP

December 12, 2017

City of Onalaska
Katie Aspenson
415 Main Street
Onalaska, WI 54650

RE: 4th Addition to the Country Club Estates
Final Plat Extension

Brea,

The original Preliminary Plat of the 4th Addition to the Country Club Estates was approved by the Common Council at the March 13, 2012 meeting with a one year extension approved at the February 2017 meeting. We are requesting a one year extension of the approval of the Preliminary Plat to allow more time for market conditions to improve.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kevin E. Fry'.

Kevin E. Fry, P.E.
V.P. of the General Partner



CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – January 09, 2018

Agenda Item:

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Agenda Item: Review and consideration of a request by Steve Bluske of Shopko to host an extended tent sale event in 2018 at 9366 State Road 16, Onalaska, WI Tax Parcel #18-3589-9.

Background:

The City of Onalaska allows outdoor sales and displays as a permitted accessory use in certain zoning districts subject to the following conditions (Section 13-6-14):

- 1) Outdoor display and sales must be shown on the site plan for the property and are subject to the approval of the City.
- 2) **Outdoor display and sales are limited to thirty (30) days per calendar year unless approved by the City Plan Commission.**
- 3) Outdoor display and sales shall be limited to the goods sold at the principal use present on the site except for temporary sales events authorized by the City Plan Commission.
- 4) Outdoor display and sales areas shall not include portable toilets and more than two (2) temporary signs advertising the sale.

City staff received a request from Shopko of Onalaska on December 15, 2017 to allow the operation of their seasonal garden center that lasts from April 1, 2018 through August 31, 2018 (typically). Shopko has filed three (3) “Applications for Temporary Outdoor Sales Tent Permit” with the City of Onalaska and intend to set up three (3) temporary tent structures size 1,860 SF, 1,025 SF, and 1,025 SF that will collectively sell hard goods and assorted flowers, vegetables, and flowers. The two smaller structures will be condensed and closed completely no later than July 4, 2018 (typically).

Recommended Action:

Approve the request by Shoko to allow an extended tent sale event in 2018 at 9366 State Road 16, Onalaska, WI, conditioned upon obtaining a tent permit for each tent from the Onalaska Inspection Department.

12/18/17

Planning Commission

City-of-Onalaska

415 Main Street

Onalaska, WI. 54650.

To whom it may concern:

My name is Steve Bluske Store Manager Shopko Onalaska.

I request your approval to install 3-Temporary sales tents for approximately 150-days

From 4/1/18to 8/31/18 in the parking lot at Shopko Onalaska 9366 Highway 16.

The tents (See last years site plan(on file)for specific location)~same map as 2017.

Structure1=1860 square feet sells hard goods and assorted flowers

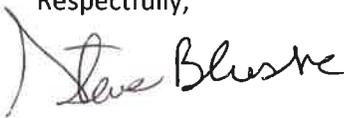
Structure2=1025 square feet sells vegetables

Structure 3=1025 square feet sells flowers

As the growing/planting season slows down structures 2 and 3 are condensed and closed completely as soon as possible no later than 7/4/18(typically). Structure 1 which houses our cash registers is the last structure closed no later than 8/31/18(typically).

Thanks for your time and consideration.

Respectfully,



Steve Bluske

Store Manager

Shopko Onalaska

608-781-5444



Steve Bluske
Store Manager
p 608-781-5444 c 608-797-0477
f 608-783-4966
st099@shopko.com

Shopko Store 099
9366 Highway 16
Onalaska, WI 54650
shopko.com



Onalaska Inspection Department
415 Main St., Onalaska, WI 54650
(608) 781-9541 Fax: 781-9504
www.cityofonalaska.com

APPLICATION FOR TEMPORARY OUTDOOR SALES TENT PERMIT

PERMIT COST : \$100.00

Structure #1

In order for us to process this application, the following information must be provided:

PROPERTY OWNERS NAME Shopko ONALASKA TELEPHONE # 608-781-5444
ADDRESS 9366 Highway 16 City ONALASKA State/Zip Code WI. 54650
E-MAIL ADDRESS stogga@shopko.com

APPLICANT'S NAME _____ TELEPHONE # _____
ADDRESS SAME AS ABOVE City _____ State/Zip Code _____
E-MAIL ADDRESS _____

NAME OF BUSINESS MAKING REQUEST: _____
ADDRESS OF LOCATION SAME AS ABOVE _____
ZONING _____ LOT SIZE _____ SQUARE FEET _____

TYPE OF STRUCTURE Greenhouse SIZE 1860
REQUESTED TIME FOR TEMPORARY USE: START USE: 4-1-18 END USE: 8-31-18
Total Square Feet

SAME AS 2017 REQUIRED PLOT PLAN IS SUBMITTED SETBACKS ARE FROM PROPERTY LINES
FRONT _____ FT REAR _____ FT LEFT _____ FT RIGHT _____ FT

CONTRACTORS:
GENERAL NATURAL BEAUTY Greenery Phone # 1-800-815-1928 E-mail _____
Address _____ City/State DeW MARK, WISCONSIN

ELECTRICAL: KESH & SONS LA CROSSE, WI.

The applicant agrees to comply with the Wisconsin Administrative Codes and other Municipal Ordinances and with the conditions of this permit understand that the issuance of the permit creates no legal liability express or implied, on the Department of Inspection or this Municipality; and certifies that all the above information is accurate to the best of his/her knowledge.

PRINT APPLICANT NAME: Steve Blushko (Shopko ONALASKA)
SIGNATURE OF APPLICANT [Signature] DATE 12-18-17
SIGNATURE OF OWNER [Signature] DATE 12-18-17
OWNER/AGENT



Onalaska Inspection Department
415 Main St., Onalaska, WI 54650
(608) 781-9541 Fax: 781-9504
www.cityofonalaska.com

APPLICATION FOR TEMPORARY OUTDOOR SALES TENT PERMIT

PERMIT COST : \$100.00

Structure #2

In order for us to process this application, the following information must be provided:

PROPERTY OWNERS NAME Shopko ONALASKA TELEPHONE # 608-781-5444
ADDRESS 9366 Hwy 16 City ONALASKA State/Zip Code WI, 54650
E-MAIL ADDRESS stb99@shopko.com

APPLICANT'S NAME _____ TELEPHONE # _____
ADDRESS SAME AS ABOVE City _____ State/Zip Code _____
E-MAIL ADDRESS _____

NAME OF BUSINESS MAKING REQUEST: _____
ADDRESS OF LOCATION SAME AS ABOVE
ZONING _____ LOT SIZE _____ SQUARE FEET

TYPE OF STRUCTURE Overhouse SIZE 1025
REQUESTED TIME FOR TEMPORARY USE: START USE: 4-1-18 END USE: 8-31-18
Total Square Feet

SAME AS 2017

REQUIRED PLOT PLAN IS SUBMITTED SETBACKS ARE FROM PROPERTY LINES
FRONT _____ FT REAR _____ FT LEFT _____ FT RIGHT _____ FT

CONTRACTORS:

GENERAL NATURAL Beauty Groomery Phone # 1-800-815-1928 E-mail _____
Address _____ City/State DESMOINES, WISCONSIN

ELECTRICAL: KUSH 3 SONS LA CROSSE, WI

The applicant agrees to comply with the Wisconsin Administrative Codes and other Municipal Ordinances and with the conditions of this permit understand that the issuance of the permit creates no legal liability express or implied, on the Department of Inspection or this Municipality; and certifies that all the above information is accurate to the best of his/her knowledge.

PRINT APPLICANT NAME: Steve Blusko (Shopko ONALASKA)
SIGNATURE OF APPLICANT [Signature] DATE 12-18-17
SIGNATURE OF OWNER [Signature] DATE 12-18-17
OWNER/AGENT



Onalaska Inspection Department
 415 Main St., Onalaska, WI 54650
 (608) 781-9541 Fax: 781-9504
 www.cityofonalaska.com

APPLICATION FOR TEMPORARY OUTDOOR SALES TENT PERMIT

PERMIT COST : \$100.00

Structure # 3

In order for us to process this application, the following information must be provided:

PROPERTY OWNERS NAME Shopko ONALASKA TELEPHONE # 608-281-5444
 ADDRESS 9366 Hwy 16 City ONALASKA State/Zip Code WI, 54650
 E-MAIL ADDRESS st099@shopko.com

APPLICANT'S NAME _____ TELEPHONE # _____
 ADDRESS SAME AS ABOVE City ABOVE State/Zip Code _____
 E-MAIL ADDRESS _____

NAME OF BUSINESS MAKING REQUEST: _____
 ADDRESS OF LOCATION SAME AS ABOVE
 ZONING _____ LOT SIZE _____ SQUARE FEET _____

TYPE OF STRUCTURE Overhouse SIZE 1025
 REQUESTED TIME FOR TEMPORARY USE: START USE: 4-18 END USE: 8-31-18
Total Square Feet

SAME AS 2017

REQUIRED PLOT PLAN IS SUBMITTED SETBACKS ARE FROM PROPERTY LINES
 FRONT _____ FT REAR _____ FT LEFT _____ FT RIGHT _____ FT

CONTRACTORS:
 GENERAL MARSHALL BEAUTY GREEVE Phone # 608-815-1928 E-mail _____
 Address _____ City/State DESMOINES, WISCONSIN

ELECTRICAL: Kyle 3 Sons Electric

The applicant agrees to comply with the Wisconsin Administrative Codes and other Municipal Ordinances and with the conditions of this permit understand that the issuance of the permit creates no legal liability express or implied, on the Department of Inspection or this Municipality; and certifies that all the above information is accurate to the best of his/her knowledge.

PRINT APPLICANT NAME: Step Bluse (Shopko ONALASKA)
 SIGNATURE OF APPLICANT [Signature] DATE 12-18-17
 SIGNATURE OF OWNER [Signature] DATE 12-18-17
 OWNER/AGENT



CITY OF ONALASKA

Agenda Item:

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STAFF REPORT

Plan Commission Sub-Committee – January 9, 2018

<u>Agenda Item:</u>	Consideration of a request to extend the Final Plat submittal requirement for one-year for the French Valley Development.
<u>Applicant:</u>	Dr. Leo Bronston, on behalf of French Valley LLC, 1202 County Road PH, Suite 100, Onalaska
<u>Property Owner:</u>	French Valley LLC, 1202 County Road PH, Suite 100, Onalaska
<u>Parcel Number:</u>	18-4482-1, 18-4481-0, 18-4480-0 and 18-4485-0
<u>Site Location:</u>	North of French Road
<u>Existing Zoning:</u>	Planned Unit Development
<u>Neighborhood Characteristics:</u>	Residential
<u>Conformance with Comprehensive Land Use Plan:</u>	The Comprehensive Plan's Future Land Use Plan designate this area as <i>Conservation / Cluster Residential</i> . The proposed development is consistent with the intent of this land use category.
<u>Background:</u>	A general timeline on approvals of this development is as follows:

January 8, 2008 – Development Agreement was approved by the Common Council.

March 11, 2008 – Final Implementation Plan for PUD & Preliminary Plat was approved by the Common Council. (By a relatively recent amendment to the City's Zoning Ordinance, final plats were given 36-months to be submitted; this deadline would have been March 2011.)

September 9, 2008 – Common Council granted a 1-year extension for filing of the Final Plat.

July 14, 2009 – Common Council granted a 1-year extension for filing of the Final Plat.

November 9, 2010 – Common Council granted a 1-year extension for filing of the Final Plat.

January 10, 2012 – Common Council granted a 1-year extension for filing of the Final Plat.

February 12, 2013 – Common Council granted a 1-year extension for filing of the Final Plat.

February 11, 2014 – Common Council granted a 1-year extension for filing of the Final Plat.

March 10, 2015 – Common Council granted a 1-year extension for filing of the Final Plat.

February 9, 2016 – Common Council granted a 1-year extension for filing of the Final Plat.

February 14, 2017 – Common Council granted a 1-year extension for filing of the Final Plat.

Relevant sections from the Unified Development Ordinance:

Sec. 13-9-20 (b)(3) Final Plat Review and Approval – Plan Commission Review.

If the Final Plat is not submitted within thirty-six (36) months of the last required approval of the Preliminary Plat, the Plan Commission may refuse to approve the Final Plat. The City Plan Commission may consider requests to extend the thirty-six (36) month requirement, as set forth in 13-9-20(a)(1) above.

CITY OF ONALASKA

Sec. 13-9-20 (a)(1) Final Plat Review and Approval – Filing Requirements.

The owner or subdivider shall file thirty (30) copies of the Final Plat not later than thirty-six (36) months after the date of approval of the Preliminary Plat; otherwise, the Preliminary Plat and Final Plat will be considered void unless an extension is requested in writing by the subdivider and for good cause granted by the City.

Recommendation: Approval of a one-year extension (to February 12, 2019) allowing the French Valley Neighborhood Final Plat be submitted later than the 36-months filing requirement after the approval of the Preliminary Plat with below conditions of approval.

Recommended Conditions of Approval:

- a) Amendment of the March 2008 Development Agreement between French Valley, LLC and the City of Onalaska prior to the commencement of any construction activities, including public improvements. Developer is advised to schedule adequate time for the amended Development Agreement to be reviewed and approved by the City's Plan Commission and Common Council.
- b) All permits must be current prior to the start of any construction activities (i.e., sanitary sewer and water approvals from WDNR). All plans and specifications must be resubmitted to the City for review & approval (i.e., stormwater plan).

French Valley, LLC

1202 County Road PH| Ste 100 | Onalaska, WI 54650

608.781.2225 | drbronston@bronstonchiro.com

December 22, 2017

Planning and Zoning Department
City of Onalaska
415 Main Street
Onalaska, WI 54650

Re: French Valley Neighborhood
Final Plat Extension Request

Dear Planning and Zoning Department,

On behalf of French Valley, LLC, we are formally requesting an additional one year extension to allow for final plat to be submitted later than the 36 month filing requirement following approval of the preliminary plat.

The French Valley neighborhood is a unique project and a great deal of support for implementing the project has been offered. However, due to continued uncertainty of market conditions and high inventory, we feel that it is advantageous to delay construction for the initial development phases. This extension allows partners and lenders the time to better understand the changing market and project housing demands to ensure that our initial development will meet home buyer demands and expectations.

The French Valley neighborhood vision as defined by the Final Implementation Plan offers a variety of housing options and price points that provide us with the flexibility to meet challenging market demands. We do not intend to deviate from the approved vision as we feel it remains valid and will be a wonderful addition to the community.

We appreciate the consideration of our extension request. Please feel free to contact me should any additional information be needed or any questions arise. We look forward to continuing our partnership with the City as we progress toward realization of this unique neighborhood within the City of Onalaska.

Sincerely,



Dr. Leo Bronston
Managing Partner
French Valley, LLC

cc: Katie Aspenson
Jason Stangland
Duane Ring, Jr.
Steven Tanke