

**Plan Commission  
of the City of Onalaska**

Tuesday, June 23, 2015

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1 The Meeting of the Plan Commission of the City of Onalaska was called to order at 7:00 p.m. on  
2 Tuesday, June 23, 2015. It was noted that the meeting had been announced and a notice posted  
3 at City Hall.

4  
5 Roll call was taken, with the following members present: Mayor Joe Chilsen, Ald. Jim Bialecki,  
6 City Engineer Jarrod Holter, Jan Brock, Paul Gleason, Skip Temte, Craig Breitsprecher, Sue  
7 Peterson

8  
9 Also Present: City Clerk Cari Burmaster, Land Use and Development Director Brea Grace, Ald.  
10 Bob Muth

11  
12 **Item 2 – Amend and approval of minutes from previous meeting**

13  
14 Brea said the minutes from the May 26 Plan Commission meeting do not need to be amended.  
15 Brea said she thought the wrong commission member had been listed as abstaining on one of the  
16 agenda items in the packet. However, the minutes as initially presented are correct.

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18 Motion by Craig, second by Ald. Bialecki, to approve the minutes from the previous meeting as  
19 printed and on file in the City Clerk’s Office.

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21 On voice vote, motion carried.

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23 **Item 3 – Public Input (Limited to 3 minutes per individual)**

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25 Mayor Chilsen called for anyone wishing to provide public input.

26  
27 **Adrian Hagen**  
28 **2161 Sand Lake Road**  
29 **Onalaska**

30  
31 Adrian noted his property is the next property that is west of the Nelson property and said, “I  
32 sent a letter to the [Plan Commission] Sub Committee for its May meeting and also spoke to  
33 them last week. I just want to reiterate my concerns regarding this project. First of all is the  
34 traffic and the safety item related to it. I feel that turn lanes should be looked at now for that  
35 property. \_\_\_\_\_ come off the highway because of the traffic there and the buildup of traffic  
36 over time and the Mayo project and all the other areas around there that are contributing traffic to  
37 it rather than maybe later on sometime in the future. Secondly, I’m concerned about the design  
38 of the stormwater retention ponds for storms – not the 100-year storm, because I know what’s  
39 going to happen then – but the 1, 2 or 3-inch [rainfalls] we normally get. Will they be dug or  
40 bermed or both? Jarrod mentioned something about that earlier before the meeting. I guess we  
41 had hoped for single-family, or at least some one-story buildings. A 50-foot building popping up  
42 in what will be an open flat is going to be pretty hard to screen. Thank you.”

Reviewed 6/29/15 by Brea Grace

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**Alexis Meyer**  
**700 Angel Court**  
**Holmen**

“I am here asking for your approval to move forward with our development on Sand Lake Road. Myself and Dale Brott, who are sitting here along with our architect, Chris LaShorne, are available to answer any questions that may come up at the meeting tonight. Please feel free to address us with anything that may come up. Thank you.”

**Bob Muth, Second District Alderperson**  
**317 Spruce Street**  
**Onalaska**

“I’ve been watching Item No. 7, talking about this new project. As a former police officer of this area, I’m tremendously concerned about the traffic issues. I’ve heard about the second exit being used only for the Fire Department. I don’t know how that’s going to be enforced. I think if you have a large group of apartment complexes and there is only one exit, the easier exit is to go out the emergency exit onto County Trunk [Highway] S to get over to Sand Lake Road. The Police Department does not have the authority to stop people from using that emergency exit. They cannot enforce traffic laws on private property. I don’t know how that’s going to be enforced to keep those residents from using that emergency exit. That is a question I want answered. Thank you.”

Mayor Chilsen called three times for anyone else wishing to provide public input and closed that portion of the meeting.

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

**Item 4 – Public Hearing: Approximately 7:00 P.M. (or immediately following Public Input) – Consideration of a Conditional Use Permit application filed by Keith Heinze for Luther High School, 1501 Wilson Street, Onalaska, WI 54650, who is requesting a Conditional Use Permit to construct a storage building at 1501 Wilson Street (Tax Parcel #18-1023-1)**

1. Conditional Use Permit Application Fee of \$150.00 (PAID).
2. Exterior storage is prohibited.
3. Site plan permit approval required prior to construction of storage building.
4. Any future improvements to these parcels will be subject to additional City permits (i.e.,

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3

85 site plan approvals, building permits, zoning approvals)

86

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

90

91 6. All conditions run with the land and are binding upon the original developer and all heirs,  
92 successors and assigns. The sale or transfer of all or any portion of the property does not  
93 relieve the original developer from payment of any fees imposed or from meeting any  
94 other conditions.

95

96 7. Any omissions of any conditions not listed in committee minutes shall not release the  
97 property owner/developer from abiding by the City's Unified Development Code  
98 requirements.

99

100 Brea noted the school intends to combine all three parcels and construct a storage facility north  
101 of the football field. When the parcels are individual, there are individual setbacks from interior  
102 property lines. Brea said this is not necessary as this is all school district property. Brea also  
103 said staff supports rezoning the parcels from R-2 to P-1 and combining the parcels into one. The  
104 request before the Plan Commission this evening is to approve a CUP for a storage structure.  
105 Brea said CUPs are allowed for any structures located in a P-1 District and noted a public  
106 hearing is being held this evening.

107

108 Mayor Chilsen opened the public hearing and called for anyone wishing to speak in favor of the  
109 Conditional Use Permit application.

110

111 **Keith Heinze**  
112 **206 South Elm Street**  
113 **La Crescent, Minn.**

114

115 "Just as a couple items of interest, Mississippi Valley Evangelical Lutheran has been taken care  
116 of. I found the amendment to the Articles of Incorporation. [La Crosse] County is taking care of  
117 that. That was in 1962, so it's all under Luther High School Association. That item is done.  
118 Before we put in this track and extended the area of the football field north we did have a 24-by-  
119 24, at the most, storage shed. It was very minimal. We tore that down in order to make the  
120 improvements. Now, with the deal with The Three Amigos and putting up the apartment  
121 complexes, we took the berm down underneath the wires. They put the sand over for us, so we  
122 have the base ready to go. It's a very nice improvement for us. We couldn't beat the price; let's  
123 put it that way. We're ready to go. We need the storage for athletic equipment such as Port-A-  
124 Pits and football equipment. If you would be willing to do that for us we would sure appreciate  
125 it. Thank you."

126

Reviewed 6/29/15 by Brea Grace

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127 Mayor Chilsen called three times for anyone else wishing to speak in favor of the Conditional  
128 Use Permit application and closed that portion of the public hearing.

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130 Mayor Chilsen called three times for anyone wishing to speak in opposition to the Conditional  
131 Use Permit application and closed the public hearing.

132

133 Motion by Ald. Bialecki, second by Paul, to approve with the seven listed conditions a  
134 Conditional Use Permit application filed by Keith Heinze for Luther High School, 1501 Wilson  
135 Street, Onalaska, WI 54650, who is requesting a Conditional Use Permit to construct a storage  
136 building at 1501 Wilson Street.

137

138 Skip said he is concerned about Condition No. 2, noting equipment must be left outside during  
139 track and field season in the spring. Skip said he believes the way in which the condition has  
140 been worded could be used against the school for not putting away athletic equipment after every  
141 use.

142

143 Craig said he interpreted the condition to mean there is no permanent storage exterior to the  
144 facility. Craig said he finds this to be logical.

145

146 Brea said this is the spirit of the Zoning Code. Brea also noted it is a requirement of the Zoning  
147 Code and said the city typically does not require equipment to be put inside if it is routinely  
148 utilized. However, items such as tires that do not move must have holes so water may flow  
149 through.

150

151 Jan referred to the 14-by-20 foot porch on the building and said she assumes this will be utilized  
152 as an easily-accessible shelter either for athletes or items during inclement weather.

153

154 On voice vote, motion carried.

155

156 **Item 5 – Public Hearing: Approximately 7:10 P.M. (or immediately following Public**  
157 **Hearing at 7:00 P.M.) – Consideration of an Ordinance to Amend the Unified Development**  
158 **Code, Section 13-5-14 regarding Telecommunication Structures and Towers**

159

160 Brea noted that at its May 26 meeting the Plan Commission had made a substantial change  
161 regarding telecommunication and radio towers ordinances to comply with State of Wisconsin  
162 Statutes. Brea said this item is “one lingering piece” that was not changed in the code, noting  
163 staff had not noticed it until after the publication notice was sent out for the previous item. Brea  
164 said, “We’re making sure it’s very clear to the public that we are amending Section 13-5-14  
165 pertaining to cell towers. We are taking away the requirement that cell towers be 1,000 feet  
166 away from residential districts because it is no longer allowed by statutes.

167

168 Mayor Chilsen opened the public hearing and called for anyone wishing to speak in favor of an

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169 Ordinance to Amend the Unified Development Code, Section 13-5-14 regarding  
170 Telecommunication Structures and Towers.

171  
172 Mayor Chilsen called three times for anyone wishing to speak in favor of an Ordinance to  
173 Amend the Unified Development Code, Section 13-5-14 regarding Telecommunication  
174 Structures and Towers and closed that portion of the public hearing.

175  
176 Mayor Chilsen called three times for anyone wishing to speak in opposition to an Ordinance to  
177 Amend the Unified Development Code, Section 13-5-14 regarding Telecommunication  
178 Structures and Towers and closed the public hearing.

179  
180 Motion by Ald. Bialecki, second by Paul, to approve an Ordinance to Amend the Unified  
181 Development Code, Section 13-5-14 regarding Telecommunication Structures and Towers.

182  
183 Craig said he had inquired about who had sponsored the verbiage that altered the statute at the  
184 state level. Craig noted it was a representative from a rural area southwest of the City of Wausau  
185 and said he had contacted her and expressed his opinion on the matter.

186  
187 On voice vote, motion carried.

188  
189 **Item 6 – Public Hearing: Approximately 7:20 P.M. (or immediately following Public**  
190 **Hearing at 7:10 P.M.) – Consideration of an Ordinance to Amend the Unified Development**  
191 **Code, Section 13-5, to allow churches as a Conditional Use in the B-1 Zoning District**

192  
193 Brea noted the Unified Development Code states that churches and places of worship are  
194 outright permitted in the B-2 Community Business District. Churches and places of worship are  
195 allowed with the issuance of a CUP in the following zoning districts: Single Family Residential  
196 (R-1), Single Family and/or Duplex Residential (R-2), Multifamily Residential (R-4) and Public  
197 & Semi-Public (P-1) Districts. The proposed ordinance amendment would allow churches and  
198 places of worship in the Neighborhood Business (B-1) District through the issuance of a CUP.  
199 The proposed ordinance would add to the existing Section 13-5, regulating CUPs.

200  
201 Mayor Chilsen opened the public hearing and called for anyone wishing to speak in favor of an  
202 Ordinance to Amend the Unified Development Code, Section 13-5, to allow churches as a  
203 Conditional Use in the B-1 Zoning District.

204  
205 Mayor Chilsen called three times for anyone wishing to speak in favor of an Ordinance to  
206 Amend the Unified Development Code, Section 13-5, to allow churches as a Conditional Use in  
207 the B-1 Zoning District and closed that portion of the public hearing.

208  
209 Mayor Chilsen called three times for anyone wishing to speak in opposition to an Ordinance to  
210 Amend the Unified Development Code, Section 13-5, to allow churches as a Conditional Use in

211 the B-1 Zoning District and closed the public hearing.

212

213 Motion by Ald. Bialecki, second by Craig, to approve an Ordinance to Amend the Unified  
214 Development Code, Section 13-5, to allow churches as a Conditional Use in the B-1 Zoning  
215 District.

216

217 Skip noted his house is located in an R-1 District, while there are houses to the east of his that  
218 are located in a B-1 District. Skip said he could have a church at his house, but his neighbors  
219 could not. Skip said, "I think this is just getting things in line. I'm all for it."

220

221 Craig said this will give the city latitude, adding he believes Onalaska is a city that strives to  
222 create opportunity wherever possible.

223

224 On voice vote, motion carried.

225

226 **Item 7 – Review and Consideration of a Planned Unit Development (PUD) application filed**  
227 **by CADC Investments, LLC on behalf of Paul L. Nelson, 700 Angel Court, Holmen, WI**  
228 **54636, for the purpose of developing a multifamily development on the property located at**  
229 **2137 Sand Lake Road (Tax Parcel #18-4509-1)**

230

231 1. PUD Application Fee of \$700.00 (PAID).

232

233 2. Park Fee of \$922.21 (per unit) due prior to issuance of building permit.

234

235 3. Topography Map Fee of \$10.00 (per acre) due prior to approval of Final Implementation  
236 Plan.

237

238 4. Payment of 1998 Special Assessments: \$8,399.52 for water and \$14,349.18 for sanitary  
239 sewer due prior to approval of Final Implementation Plan.

240

241 5. Final Implementation Plan to be submitted for review and approval prior to any  
242 development activities.

243

244 6. Owner/developer to provide a development schedule indicating construction  
245 commencement and completion, project phases, the dedication of public improvements,  
246 and administration of covenants.

247

248 7. FEMA Letter of Map Revision (LOMR) must be submitted to the City Engineer prior to  
249 any grading work.

250

251 8. Owner/developer to submit a master grading and stormwater plan to be approved by the  
252 City Engineer.

- 253  
254 9. Owner/developer to submit a master utility plan for utility improvements for each  
255 development phase to be approved by the City Engineer.  
256  
257 10. Owner/developer to submit final, colored renderings of architectural elevations with  
258 details and materials to be approved by the Planning Department.  
259  
260 11. Owner/developer to submit a master open space plan with provision for maintenance to  
261 be approved by the Planning Department.  
262  
263 12. Owner/developer to submit a master landscaping plan to be approved by the Planning  
264 Department.  
265  
266 13. Obtain a survey from a qualified archaeologist as this site is located in the Sand Lake  
267 Archaeological District. Final report to be submitted to the City prior to any earthwork.  
268  
269 14. Driveway access to Sand Lake Road to be approved by La Crosse County.  
270  
271 15. Developer to provide site distance calculations for proposed ingress/egress on Sand Lake  
272 Road; to be submitted with GDP-FIP. Developer to install turn lanes if required.  
273  
274 16. Owner to pay for and install street light on County Highway SN at proposed driveway  
275 entrance.  
276  
277 17. If intersection controls are installed in the future on County Road SN & S, property  
278 owner to work with the City to redirect left turn traffic flow into development to such  
279 controlled intersection. If left-turn lane traffic flow into development is not directed to  
280 future controlled intersection and traffic warrants are met for installation of left-turn lane  
281 traffic from northbound County Road SN, property owner shall be responsible for costs  
282 associated with installation.  
283  
284 18. Consideration of bus stop locations.  
285  
286 19. Owner/developer to install sidewalk to City standards along full length of Sand Lake  
287 Road.  
288  
289 20. Underground parking ramp and internal drives are private and are to be maintained by the  
290 property owner.  
291  
292 21. Site's location in B3 Airport Overlay Zoning District requires completion of the Land  
293 Use Permit.  
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295 22. Any future improvements to these parcels will be subject to additional City permits (i.e.,  
296 site plan approvals, building permits, zoning approvals). Owner/developer shall pay all  
297 fees and have all plans reviewed and approved by the City prior to obtaining a building  
298 permit. Owner/developer must have all conditions satisfied and improvements installed  
299 per approved plans prior to issuance of occupancy permits.

300  
301 23. All conditions run with the land and are binding upon the original developer and all heirs,  
302 successors and assigns. The sale or transfer of all or any portion of the property does not  
303 relieve the original developer from payment of any fees imposed or from meeting any  
304 other conditions.

305  
306 24. Any omissions of any conditions not listed in minutes shall not release the property  
307 owner/developer from abiding by the City's Unified Development Code requirements.

308  
309 Brea showed the Plan Commission an aerial map of the property in question and noted the  
310 Comprehensive Plan identifies this area as Mixed Density Residential. A limited higher density  
311 residential development also may be permitted in appropriate locations along the periphery of the  
312 district. Brea said staff had examined both the Comprehensive Plan and the Menards Area Plan,  
313 which ends immediately to the southern lot line. Brea said staff believes this is an appropriate  
314 extension based on the densities located in the Menards Area Plan for the western side of Sand  
315 Lake Road tied with the Comprehensive Plan for having a Mixed Density Residential proposal  
316 on this site. Brea noted that at the June 16 Plan Commission Sub Committee meeting the  
317 applicants had gone through their proposal. Brea also noted a narrative has been included in  
318 commission members' packets. The site is 5.8 acres. Brea said the applicants are asking the  
319 Plan Commission to examine the plan (1Ax) included in commission members' packets. This  
320 plan includes two multifamily apartment complexes (a total of 94 units). The units would be  
321 split evenly between the two buildings, and the townhomes no longer are planned with this  
322 layout. Brea said the goal of the housing development is to provide a high-quality living  
323 experience to multigenerational renters – both seniors and business professionals. The  
324 apartments will have both one and two bedrooms. One parking space would be provided for  
325 one-bedroom apartments, and two parking spaced would be provided for two-bedroom units.  
326 Amenities would include a community room, an exercise facility, laundry in each apartment,  
327 underground parking, and coded lock entries. Each building is proposed with a \$3 million  
328 investment. Four jobs would be created: general maintenance, interior housekeeping, a  
329 groundskeeper, and an office/clerical position. Brea said the applicants would like to begin  
330 construction on one of the buildings this year, if possible, and the second building would be  
331 constructed in a subsequent phase.

332  
333 Brea noted that a PUD offers flexibility to proposals on sites that are 5 acres or larger. Brea said  
334 the applicants are requesting flexibility regarding the Zoning Code with the parking space  
335 allotment, building height (going from the maximum of 40 feet to a proposed height of 51 feet).  
336 Brea noted that the Zoning Code allows one principal building per parcel and said the applicants

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337 are proposing two buildings on this parcel. Brea said the building setbacks also would vary from  
338 what the Zoning Code identifies, noting the second building would be set back a little farther  
339 than the maximum 40-foot setback. Brea noted the process of a PUD is a two-step process. The  
340 General Development Plan is approved first by the Plan Commission and the Common Council.  
341 The Final Implementation Plan is then approved secondarily with more details about the  
342 proposal. Site plan approval and building permits also are required.

343

344 Brea noted five items of concern had been raised at the May 26 Plan Commission meeting and  
345 she reviewed each one:

346

- 347 • **Density:** The overall footprint has been decreased as townhomes no longer are proposed.
- 348 • **Green space/open space:** This plan includes more open space and more green space due  
349 to the absence of the townhomes. The site development plan meets the minimum 45  
350 percent open space requirement. If there is a Final Implementation Plan, the 15 percent  
351 open space requirement for a PUD also should be calculated. Fire Department access is  
352 located by the west building. The Fire Department access area is planned as a geogrid  
353 that would have aggregate below and would be able to support the weight of a fire truck.  
354 Grass also would grow through the holes in the geogrid. It would look and operate as  
355 lawn area until it would be needed for emergency access. The Fire Department requires  
356 that it be maintained and plowed during the winter months. The parking lot has changed,  
357 so staff will work with the architect and the site engineers to ensure that there is a proper  
358 turn radius for the Fire Department. The configuration on display for the Plan  
359 Commission is why the developers have removed the fire access lane. The project would  
360 need to continue working with the Fire Department to ensure its requirements are met.
- 361 • **Screening:** Screening is required between parking areas and single-family residential  
362 areas. Brea said this area is located along the southern parking lot. The applicants plan  
363 to install either fencing or landscaping. The applicants also are planning trees and  
364 landscaping around the site that would serve as screening to adjacent residences.
- 365 • **Stormwater/grading:** Brea said it appears to be “workable as presented.” It also would  
366 be designed to withstand a 100-year flood. A more final grading plan will have to be  
367 provided to the city at the time a Final Implementation Plan is submitted.
- 368 • **Architectural design:** The Menards Area Plan is being utilized to support the density  
369 and type of use. The Menards Area Plan also calls for additional architectural design  
370 standards.

371

372 Brea said of the five items, a resolution has been reached with four: density, green space/open  
373 space, screening, and stormwater/grading. Brea said she believes architectural design still must  
374 be discussed and invited the developers to address the Plan Commission.

375

376 Alexis showed the Plan Commission a photograph of a building that is almost the exact footprint  
377 of what she is requesting. Each end has large bump-ins, some bump-outs on some of the decks.

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378 Alexis showed the Plan Commission an example of vinyl siding that would be utilized.

379

380 Brea asked Alexis to address the screening.

381

382 Alexis said it is possible a 4-foot high fence would be installed along the southern end of the  
383 parking lot. Alexis' additional comments regarding screening were inaudible.

384

385 Jan asked for clarification on the fire lane.

386

387 It was noted that the fire lane would run around the rear of the west building.

388

389 In response to a question by Jan, Alexis said emergency vehicles would come in through the  
390 main entrance.

391

392 Ald. Bialecki said, "I'm not going to be supporting this tonight, and my reason is that with my  
393 history considering the time the city's Long Range Planning Committee, along with the Plan  
394 Commission and other bodies took to lay out the Comprehensive Plan – in particular, this area.  
395 Mixed Density Residential, which is intended to accommodate primarily single-family and  
396 duplex/two-flat residential development, sticks in my mind and [I don't want to] deviate from  
397 that. What I hear tonight is two [developers] are asking to deviate from a few standards of the  
398 Zoning Code such as height and setbacks. I'm reluctant to bend the rules there. It's not that this  
399 is a bad project. It looks nice. We have a similar one in the city, too. But I'm just not sure ... I  
400 don't want to see that go in that area because it's been laid out for a different intended use. ... On  
401 the other hand, how would that blend in with the proposed medical facilities that come in on  
402 Sand Lake Road? At previous meetings we talked about stormwater. That may have been  
403 addressed. Traffic may have been addressed. County input has to be addressed if it hasn't  
404 already. ... The other thing I kind of took a look at [is], what about the tax base that would  
405 change \_\_\_\_? There is a similar unit on Marcou Road that is 46 units. If you look at the taxes,  
406 with each unit you gain \$1,647 per unit. A 94-unit is proposed. That amount would be  
407 \$154,818. Is that a fairly accurate guess? Yes, because I just heard here tonight they anticipate  
408 this to be a \$6 million project, so it would be fairly close. The flip side is if the developer were  
409 to put 40 units in there, what would you gain from that? I base my math on looking at four  
410 properties; [specifically], twindows up there at 712 Pineridge Drive and 710 Pineridge Drive.  
411 Taxes are \$4,900 and \$4,700, respectively. [With the properties at] 1294 Bentgrass and 1221  
412 Krause Road, taxes are \$5,500 and \$5,500 each. The average of the four comes to \$5,150. If  
413 you were to take 40 units and anticipate those revenues, you're looking at \$206,000 a year.  
414 Given my history with the city ... I would prefer it stay that way and with that intent. No  
415 disrespect to what you have there, because it's a wonderful building. But I just don't know that  
416 it's a good fit there."

417

418 Motion by Ald. Bialecki, second by Paul, to deny a Planned Unit Development (PUD)  
419 application filed by CADC Investments, LLC on behalf of Paul L. Nelson, 700 Angel Court,

Reviewed 6/29/15 by Brea Grace

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420 Holmen, WI 54636, for the purpose of developing a multifamily development on the property  
421 located at 2137 Sand Lake Road.

422  
423 Skip said, “We need something like this in the city, and I wish we could see something like this.  
424 In Norfolk I owned a house in a single family area that abutted a large apartment area, and there  
425 was never any problem as far as that. From that standpoint, I like the whole project. The only  
426 thing I don’t like is I think it’s in the wrong location. In other words, I wish they could find  
427 someplace else to develop this because I really do like the project. But the demographics of that  
428 area, it just doesn’t seem like it’s the right place for it.”

429  
430 Paul said, “I also can’t support this in this location. I think the mass and the height and density  
431 of it in combination are inappropriate in that location so close to single family homes. In  
432 addition, the density creates potential traffic issues, which I know that the City Engineer has  
433 gotten a little more comfortable with. There’s discussion about maybe having to create a second  
434 entrance into the project. It would be kind of a back door, which seems like it would be a big  
435 uncertainty to deal with. In addition, I am not comfortable with the materials. I’m very skeptical  
436 that substituting vinyl for vinyl can make a large difference. I think real brick, stone and hard  
437 materials are longer lasting. I haven’t seen that material anywhere. But having no experience  
438 with it and nowhere to look at it, I couldn’t in good conscience vote for it. I will be voting no.”

439  
440 Craig said, “I too am kind of like Skip. I like the idea of having this type of development. But  
441 my concern is, I think this is too much for that location. I just don’t think this location or this  
442 area is going to be able to support the burdens that are placed on that area knowing what we  
443 know what else is happening there. I just think it’s too much in one area. But with that being  
444 said, I too have a concern ... Vinyl instead of brick or cultured stone or something like that ...  
445 I’m not real keen on that, especially with this being one of the gateways into the community.”

446  
447 On voice vote, motion carried, 7-1 (Mayor Chilsen).

448  
449 **Item 8 – 2015 Development Update**

450  
451 Brea reported the following statistics from January 1 through June 15:

- 452
- 453 • There were 41 building permits for new single- and two-family homes. By comparison,  
454 there were 39 in all of 2014.
  - 455 • The estimated investment in the single and two-family homes is \$10.4 million. The value  
456 for all of 2014 was \$9.6 million.
  - 457 • There were five permits for new commercial development (Associated Bank, Firefighters  
458 Credit Union, a new dental office on Midwest Drive, Allergy Associates expansion, and  
459 YMCA North expansion). The estimated value of the five buildings is \$10.4 million.
  - 460 • The total value of new construction for all of 2014 was approximately \$43 million.  
461 Through mid-June, that total was \$33.3 million.

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462  
463 Brea predicted there will be surge of new commercial permits during the second half of 2015.  
464 Brea also noted there have been residential and commercial remodeling projects, alterations and  
465 additions. Brea pointed out that Angelini's Ristorante moved to a larger location along State  
466 Trunk Highway 35, and also that Dairy Queen is reinvesting in its building. Brea also noted that  
467 other businesses such as Altra Federal Credit Union, Dahl Automotive and Mathy Construction  
468 have invested in projects.

469  
470 **Item 9 – Closed Session**

471  
472 To consider a motion to convene in Closed Session under Section 19.85(1)(e) of the Wisconsin  
473 Statutes for the purpose of deliberating or negotiating the purchasing of public properties, the  
474 investing of public funds or conducting other specified public business whenever competitive or  
475 bargaining reasons require a closed session:

- 476  
477
  - Consideration, development and approval of negotiating strategy regarding boundary

478 agreement with Village of Holmen

479  
480 If any action is required in Open Session, as the result of the Closed Session, the Plan  
481 Commission will reconvene in Open Session to take the necessary action and/or continue on with  
482 the printed agenda.

483  
484 Motion by Ald. Bialecki, second by Craig, to convene in Closed Session.

485  
486 On roll call vote: Mayor Joe Chilsen – aye, Ald. Jim Bialecki – aye, City Engineer Jarrod Holter  
487 – aye, Jan Brock – aye, Paul Gleason – aye, Skip Temte – aye, Craig Breitsprecher – aye, Sue  
488 Peterson – aye. In Closed Session at 7:46 p.m.

489  
490 Motion by Ald. Bialecki, second by Craig, to adjourn from Closed Session at 7:59 p.m.

491  
492 On roll call vote: Mayor Joe Chilsen – aye, Ald. Jim Bialecki – aye, City Engineer Jarrod Holter  
493 – aye, Jan Brock – aye, Paul Gleason – aye, Skip Temte – aye, Craig Breitsprecher – aye, Sue  
494 Peterson – aye.

495  
496  
497 Recorded by:

498  
499 Kirk Bey