

**Plan Commission
of the City of Onalaska**
Tuesday, October 25, 2016
1

1 The Meeting of the Plan Commission of the City of Onalaska was called to order at 7:00 p.m. on
2 Tuesday, October 25, 2016. It was noted that the meeting had been announced and a notice
3 posted at City Hall.

4
5 Roll call was taken, with the following members present: Ald. Bob Muth, Assistant City
6 Engineer Kevin Schubert (for City Engineer Jarrod Holter), Jan Brock, Paul Gleason, Skip
7 Temte, Craig Breitsprecher, Andrea Benco

8
9 Also Present: Deputy City Clerk JoAnn Marcon, Interim Land Use and Development Director
10 Katie Aspenson

11
12 Excused Absences: Mayor Joe Chilsen, City Engineer Jarrod Holter

13
14 **Item 2 – Approval of minutes from the previous meeting**

15
16 Motion by Skip, second by Andrea, to approve the minutes from the previous meeting as printed
17 and on file in the City Clerk’s Office.

18
19 On voice vote, motion carried.

20
21 **Item 3 – Public Input (Limited to 3 minutes per individual)**

22
23 Ald. Muth called for anyone wishing to provide public input.

24
25 **Pam Rodgers**
26 **210 Coachlight Court South**
27 **Onalaska**

28
29 “I don’t know the Conditional Use Permit for the child care center. I don’t know why it’s a
30 Conditional Use Permit or why this is even coming up. Is it because it is going to have a greater
31 number of children than it has right now? I’m just curious what generated the Conditional Use
32 Permit. That’s the first thing. The second thing is, I know it’s been a child care center before.
33 I’m curious what it was zoned for for the number of children for, and if the place reached that
34 number of children. My concern is the traffic, especially at rush hour [with] people coming and
35 going and picking up their children and dropping their children off. That’s a concern.”

36
37 Ald. Muth called three times for anyone else wishing to provide public input and closed that
38 portion of the meeting.

39
40 **Consideration and possible action on the following items:**

41
42 **Item 4 – Public Hearing: Approximately 7:00 P.M. (or immediately following Public**

Input) for consideration of a Conditional Use Permit application to allow the operation of a child care center at 1828 Main Street East, Onalaska, WI 54650 submitted by Marty Groth of Grandma's Arms, 1828 Main Street East, Onalaska, WI 54650 (Tax Parcel #18-4112-0)

1. Conditional Use Permit Fee of \$250.00 (PAID).
2. All signs require permits.
3. 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.
4. 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.
5. Any omissions of any conditions not listed in meeting minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

Katie said Martha Groth of Grandma's Arms Daycare has requested a Conditional Use Permit to allow the operation of a child care center in a Light Industrial (M-1) Zoning District. This property has been zoned Light Industrial, and the zoning does not determine how many children can be at the child care center. The child care center is projected to serve between 20 and up to approximately 65 children. Katie said it is expected that there will be between three to four teachers and a director, both part- and full-time workers, beginning with the 20 children. It is expected that the number of employees would increase as the number of children increases. The business is expected to operate Monday through Friday from 6 a.m. to 6 p.m. Katie said the business owner will need to obtain a license from the Wisconsin Department of Family and Children. Katie noted that a daycare previously operated out of this property; however, that daycare did not have a CUP, which is required for any daycare operating in this district.

Katie said staff had reviewed the following standards:

- **Compatibility:** The property is located on the western side of Main Street East and south of the Grand View Boulevard intersection. These uses are conditionally permitted if the appropriate setbacks are present. Katie said this building meets and exceeds the setbacks throughout the property. Zoning within 250 feet of this site includes Light Industrial and Single-Family Residential districts. The uses within 500 feet along the same street of the site include a combination of retail, service-oriented businesses, financial institutions, personal service, and a gas station.

- 85 • **Consistency with the Comprehensive Plan:** The Comprehensive Plan identifies this
86 area as a Commercial District. This district is intended to accommodate a variety of both
87 large- and small-scale commercial and office development.
- 88 • **Importance of Services to the Community:** The Comprehensive Plan has a Land Use
89 Objective that states “*promoting compatible infill development (infill development occurs*
90 *on land that is underdeveloped or vacant lots in the development areas) throughout the*
91 *city ...*” This property is located in a Commercial District and historically has operated
92 well as a daycare. It is offering a needed service to the greater Onalaska community.
- 93 • **Neighborhood Protections:** Childfirst Daycare previously was located at this property
94 and operated without a CUP. Grandma’s Arms Daycare is following through with the
95 CUP process and intends to utilize the property in the same regard with indoor
96 classrooms for children and an approximate 4,800-square foot, fenced-in play area. Katie
97 said there are specific standards based on how large the daycare can be, as well as how
98 many children it can accommodate. This is regulated by the licenser program the owner
99 is required to follow.

100

101 Katie said staff has created five conditions of approval tied to the development.

102

103 Ald. Muth opened the public hearing and called for anyone wishing to speak in favor of the
104 Conditional Use Permit request.

105

106 Katie read into the record a letter sent by Steve Fleis of Fleis Insurance Agency, Inc., 1824 East
107 Main Street, Onalaska: “*Plan Commission of the City of Onalaska, we are sending this letter in*
108 *support of Grandma’s Arms Early Learning Center’s Conditional Use Permit at 1828 East Main*
109 *Street, Onalaska, Wisconsin. We are the next-door neighbor (Fleis Insurance) at 1824 East*
110 *Main Street, Onalaska. We support giving Martha Groth the Conditional Use Permit.*”

111

112 **Martha Groth**
113 **1828 East Main Street**
114 **Onalaska**

115

116 “I’m requesting a permit to open an early learning center.”

117

118 Ald. Muth called three times for anyone else wishing to speak in favor of the Conditional Use
119 Permit request and closed that portion of the public hearing.

120

121 Ald. Muth called three times for anyone wishing to speak in opposition to the Conditional Use
122 Permit request and closed the public hearing.

123

124 Motion by Craig, second by Andrea, to approve with the five listed conditions a Conditional Use
125 Permit application to allow the operation of a child care center at 1828 Main Street East,
126 Onalaska, WI 54650 submitted by Marty Groth of Grandma’s Arms, 1828 Main Street East,
Reviewed 10/27/16 by Katie Aspenson

127 Onalaska, WI 54650.

128

129 Skip asked if classes will be conducted at the daycare since it is called an early learning center.

130

131 Martha said there that while there will be a structured classroom, the children who will be
132 attending are too young to have books.

133

134 Skip noted that a family member teaches at an early learning center in the State of Oregon and
135 said he was wondering if a structured method with which to teach the children will be utilized.

136

137 Martha said there will be an age-appropriate curriculum.

138

139 Jan noted the daycare that was previously at the property operated prior to the installation of the
140 medians and crossings on East Main Street and asked if any traffic issues will arise at the
141 intersection of East Main Street and Grand View Boulevard.

142

143 Kevin said he does not believe it will, noting the 2014 construction work on East Main Street
144 improved the traffic dynamic at the intersection of East Main Street and Grand View Boulevard.
145 Kevin said one of the driveways had been removed during construction because there was poor
146 sight distance and it was a driveway in the intersection. The entrance at the property in question
147 has been pushed back farther, and it also shares a driveway with Fleis Insurance. Kevin noted
148 there is an entrance for each property and said they share a common parking lot. Kevin said
149 traffic flow has improved with the additional median and the two-way left-turn lane.

150

151 On voice vote, motion carried.

152

153 **Item 5 – Public Hearing: Approximately 7:10 P.M. (or immediately following the previous**
154 **hearing at 7:00 P.M.) for consideration of a Planned Unit Development (PUD) application**
155 **filed by Abbey Court Apartments, LLC on behalf of Abbey Court Apartments, LLC and**
156 **Three Amigos Property Management, LLC, 1310 Wisconsin Street West, Sparta, WI**
157 **54656, for the purpose of developing a multifamily development which includes six (6)**
158 **multifamily apartments and one (1) clubhouse building on the properties located at 435**
159 **Hilltop Drive, 2119 Abbey Road/335 Abbey Court, 325 Abbey Court, 315 Abbey Court, 305**
160 **Abbey Court, 310 Abbey Court, 330 Abbey Court/2109 Abbey Road, 2099 Abbey Road,**
161 **and Abbey Road, Onalaska, WI 54650 (Tax Parcels #18-4511-300, 18-6361-0, 18-6362-0,**
162 **18-6363-0, 18-6364-0, 18-6365-0, 18-6366-0, 18-6367-0, & 18-4511-305)**

163

164 1. Owner/developer shall abide by all requirements and conditions of the Abbey Road Plat
165 approved by the Common Council on June 11, 2013.

166

167 2. PUD Application Fee of \$700.00 (PAID).

168

- 169 3. Park Fee of \$922.21 (per unit) due prior to issuance of building permit for each building
170 and/or lands dedicated and improvements to City as approved by the Park Board and
171 Common Council which may offset Park Fees. 344 total units * \$922.21/unit =
172 \$317,240.24.
173
- 174 4. Topography Map fee of \$10.00 (per acre).
175
- 176 5. Final Implementation Plan to be submitted for review and approval prior to any
177 development activities.
178
- 179 6. Site Plans will be required for individual buildings/parking lots/drives/etc., to be
180 reviewed and approved by City Staff.
181
- 182 7. Owner/developer to provide a copy of the Declaration of Covenants, Conditions and
183 Deed Restrictions, etc., that at a minimum address maintenance, repair, and replacement
184 of parking lots/private drives, the buildings including all common areas and green spaces,
185 stormwater management/easement areas, as well as any ownership or use restrictions to
186 the Planning Department and recorded at the La Crosse County Register of Deeds. Any
187 amendments to the aforementioned document to be recorded at the La Crosse County
188 Register of Deeds and a copy provided to the Planning Department.
189
- 190 8. Owner/developer to submit a master signage plan noting location(s) of freestanding
191 monument signs for internal traffic control.
192
- 193 9. Owner/developer to abide by the Airport Overlay Height Zoning Ordinance and obtain
194 any necessary permits from the City of Onalaska and/or City of La Crosse as needed.
195
- 196 10. Owner/developer to submit a master grading and stormwater plan to be approved by the
197 City Engineer.
198
- 199 11. Thirty (30) percent slopes to be identified on a plan and also indicate a ten (10) foot
200 buffer surrounding the identified slopes.
201
- 202 12. Owner/developer to maintain existing stormwater detention area along southern parcel
203 line.
204
- 205 13. Owner/developer to submit a digital and hard copy of the WIDNR NR 2016/NOIC
206 application, permit and associated data prior to construction to the Engineering
207 Department. A City Erosion Control Permit for greater than one (1) acre of land
208 disturbance is required before any earth moving activities occur. Permit to be reviewed
209 and approved a minimum of ten (10) days prior to construction activities.
210

- 211 14. All erosion control BMPs (Best Management Practices) to be installed prior to the start of
212 any construction activities. Swale areas/stormwater ponds to be dug prior to start of
213 construction and prior to initial grading to act as sediment traps. Track pad(s) to be
214 installed with a minimum of 3 to 6-inch stones, one (1) foot deep and fifty (50) feet in
215 length. All disturbed areas to have black dirt placed and seeded within seven (7) days of
216 disturbance.
217
- 218 15. Owner/developer to submit a master utility plan (including any phasing) to be approved
219 by the City Engineer. Any utilities dedicated to the City of Onalaska shall be in a
220 dedicated right-of-way, outlot or easement.
221
- 222 16. Street right-of-way for a future street must be dedicated along north parcel line or
223 owner/developer to work with neighboring property owner to the north for a mutual
224 dedication. Future street must be installed to City standards fifty (50) beyond any
225 proposed driveway access. Temporary cul-de-sac to be installed at end of new street.
226
- 227 17. Owner/developer to request and have the vacation of Abbey Court finalized prior to any
228 construction activities. Outcome of this action is that Abbey Court will become a private
229 drive entrance off of Abbey Road.
230
- 231 18. Parcels to be combined into one (1) parcel for the principal and accessory structures and
232 the parking lot to be located on one parcel. Contact La Crosse County Land Information
233 Department to complete this condition. Parcel modification to be completed prior to
234 issuance of a building permit.
235
- 236 19. City furnished inspector required during utility installations and developer to pay costs.
237
- 238 20. As-builts of all utility work required to be submitted to the Engineering Department
239 within sixty (60) days of occupancy of each building.
240
- 241 21. Water services not utilized as part of development shall be abandoned at main.
242
- 243 22. Owner/developer to obtain letters from utility service providers noting that there is
244 adequate power, natural gas, and telephone/internet services available to serve this
245 project and provide to the Engineering Department.
246
- 247 23. Owner/developer to receive written approval from Dairyland Power regarding planned
248 development and locations of buildings in relation to easement on the parcel in question.
249
- 250 24. Owner/developer to submit final, colored renderings of all four (4) sides of proposed
251 buildings noting architectural elevations with details and materials to be approved by the
252 Planning Department.

- 253
254 25. Owner/developer to submit a master open space plan with provision for maintenance to
255 be approved by the Planning Department.
256
257 26. Owner/developer to submit a master landscaping plan to be approved by the Planning
258 Department.
259
260 27. Owner/developer to submit a pedestrian accessibility plan (trails, connections, etc.) to be
261 approved by the Engineering & Planning Departments.
262
263 28. Owner/developer to install sidewalk to City standards along full length of Abbey Road
264 upon occupancy of first apartment building.
265
266 29. Any future improvements to these parcels will be subject to additional City permits (i.e.,
267 site plan approvals, building permits, zoning approvals). Owner/developer shall pay all
268 fees and have all plans reviewed and approved by the City prior to obtaining a building
269 permit. Owner/developer must have all conditions satisfied and improvements installed
270 per approved plans prior to issuance of occupancy permits.
271
272 30. All conditions run with the land and are binding upon the original developer and all heirs,
273 successors and assigns. The sale or transfer of all or any portion of the property does not
274 relieve the original developer from payment of any fees imposed or from meeting any
275 other conditions.
276
277 31. Any omissions of any conditions not listed in minutes shall not release the property
278 owner/developer from abiding by the City's Unified Development Code requirements.
279

280 Katie said this Planned Unit Development request pertains to allowing the construction of six
281 multifamily residential buildings, all four stories in height, and one clubhouse/community
282 room/pool area on a single site comprised of 11.77 acres. Three of the residential buildings are
283 proposed to have 80 luxury units, one building with 40 luxury units, and two buildings with 32
284 luxury units. The total number of residential units in the development would be 344. There also
285 would be 326 parking spaces located underground, and 317 surface parking spaces. This is less
286 than the minimum parking requirements of two stalls per dwelling unit. Overall, the
287 development is proposed to have 53.6 percent of common open space (6.32 acres). Katie said
288 the developer intends to construct the entire development utilizing the following phased
289 approach:

- 290
291 • Phase One is expected to include the 32-unit Building "A" and the clubhouse.
292 Construction would begin in the summer of 2017 and completed in the summer of 2018.
293 • Phase Two is expected to include the 32-unit Building "B." Construction would begin in
294 the spring of 2018 and completed in the spring of 2019.

- 295 • Phase Three includes the installation of the future street/access road on the northern
296 portion of the property in the summer of 2019, along with construction of the 80-unit
297 Building “C.” The expected completion date is the fall of 2020. However, according to
298 the applicant, Phase Three and subsequent phases will be determined based on current
299 market conditions. Katie said that as the buildings are fully leased and occupied the
300 developer intends to begin construction on subsequent buildings on an annual basis as
301 shown in the Abbey Court Development Overview timeline document, which has been
302 included in commission members’ packets.

303

304 Katie said PUDs may be used as a custom zoning district for any land use or combination of land
305 uses. Katie noted this property is zoned R-4 (Multifamily) and said it is an overlay district. The
306 applicants own all the parcels in question. Katie referred to a chart identifying where the PUD
307 proposed to deviate from the standards established in the Unified Development Code and noted
308 the following:

309

- 310 • **Building Height:** The maximum building height is 45 feet, and the applicant is
311 proposing that all the apartment buildings be four stories and 54 feet in height.
- 312 • **Parking:** There would need to be 688 parking stalls (344 units multiplied by two
313 parking stalls per unit). The applicant is proposing 643 parking stalls (326 underground,
314 and 317 surface).
- 315 • **Maximum Number of Buildings on a Parcel:** The city typically allows one building
316 per parcel, and CUPs are required to exceed this amount. The applicant is proposing that
317 all seven buildings be constructed on a single parcel.
- 318 • **Building Setback:** There is a minimum setback of 25 feet from street yards and a
319 maximum of 40 feet. Building “A” (58-foot average) Building “B” (40.12 feet) and
320 Building “C” (157-foot average) all are further away from the maximum 40 feet, and all
321 the other buildings would be located substantially further away. Katie said they are
322 proposed to be connected with their internal drives and parking lot system.

323

324 Katie said staff had reviewed the following standards for PUDs as defined in Section 13-3-5 of
325 the UDC:

326

327 **Permitted Uses**

- 328 • The applicant is proposing multifamily housing developed with apartments. This is an
329 outright permitted use in addition to the community pool area.

330 **Conditional Uses**

- 331 • None proposed at this time.

332 **Proposed Density**

- 333 • Effect on adjacent properties
- 334 ○ Properties west of the proposed PUD are located in the Town of Onalaska and
335 include single-family dwellings and vacant land.

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- 336 ○ Properties north of the proposed PUD include a triplex and vacant land zoned for
337 single-family residential.
- 338 ○ Properties east of the proposed PUD include multifamily development and mini-
339 storage warehouse units.
- 340 ○ Properties south of the proposed PUD include Eagle Crest Senior Living Facility
341 and L.B. White.
- 342 • Adequacy of public and private services/infrastructure
- 343 ○ Development plans are for one ingress/egress onto Abbey Road. A second future
344 ingress/egress on the north side of the property proposed to be dedicated for a
345 future public street. At this time, there is no proposed timeframe for when this
346 road would be constructed.
- 347 • Overall design
- 348 • Scale and massing of structures
- 349 • Building elevations and setbacks (base floor plans have been included in commission
350 members' packets)
- 351 • Landscaping, screening and buffering
- 352 • Open space provision and design (53.6 percent of the site is proposed as open space, and
353 there is the potential of a park being dedicated to the City of Onalaska)
- 354 • PUD Perimeter (PUD to be designed to complement existing uses)
- 355 • Lot Area (consideration of proposed design and layout)
- 356 • Setbacks (may vary in PUDs provided the developer has demonstrated that the proposed
357 design and layout meet the provisions of the UDC)
- 358 • Building Height
- 359 • Environmental Design
- 360 ○ PUD to be designed to preserve existing vegetation and topography, where
361 practical. There are 30-percent slopes located on the property. The slopes and a
362 10-percent buffer would need to be maintained. There also is a Tree Preservation
363 Plan on file with the city, and minimum standards are proposed to be met by the
364 developer.
- 365 • Common Open Space (to be functional, improve appearance and aesthetics, is accessible
366 and adds to/connects to an existing open space system)
- 367 • Architecture (developer to incorporate architectural planning and implementation
368 provisions for controlling the architecture by protective covenants or other similar
369 method)
- 370 • Parking
- 371 • Streets, Utilities, Drainage (publically-dedicated infrastructure to meet city standards)
- 372 ○ Developer intends to request a vacation/discontinuance of Abbey Court to allow
373 for additional developable land and install a private street network that would
374 connect through parking lots.
- 375 • Traffic Calming & Good Street Design (to be considered in PUD design)
- 376 • Circulation/Access (site to be designed to promote a grid network of streets, minimize

- 377 dead ends and cul-de-sacs, and PUDs to include provisions for pedestrians, bicycles and
378 transit)
- 379 • Landscaping (PUD master landscape plan to include street trees, screening, parking lot
380 landscaping and the preservation of mature, health hardwood trees, where applicable)
 - 381 • Signage (master signage plan to be included in PUD, and the number of freestanding
382 signs to be minimized)

383
384 Katie said the applicant is requesting approval of the General Development Plan, and she noted
385 that staff has created 31 conditions of approval.

386
387 Ald. Muth opened the public hearing and called for anyone wishing to speak in favor of the
388 Planned Unit Development application.

389
390 **Rick Beyer, Abbey Court Apartments, LLC member**
391 **No address given**

392
393 “We [myself and fellow members Todd Page and Brian Buswell] come forward tonight to
394 hopefully get this thing down the road of getting constructed. Part of this approval process ... I
395 think a huge part of this is who and what we are, where we’ve been and where we’re going. I
396 would like to give you a little bit of history of us. ... I’ve owned residential income property for
397 the last 26 years in La Crosse County. Brian and Todd and I have collectively almost 100 years’
398 worth of construction experience. We’ve been doing this awhile. Todd and Brian own three
399 lumberyards – one in Sparta, one in Tomah, one in Richland Center. ... I think part of this
400 process is getting it started, moving it through the process, and at the end of the day having a
401 successful project – not only for us, but also for the city. Katie kind of alluded to this a little bit
402 that we’ve talked about phases. We want to start one building, go to the second and then go to
403 the third, but we want to do this on a timely basis. Part of our reasoning is we don’t want to start
404 something and not have the ability to finish it because we don’t have tenants. This is a long
405 period of time this is going to take place in. I don’t think any one of us could have predicted
406 2008, and maybe there’s something in the future similar to that. But with that in mind, I think
407 our timeline is pretty tight. I think it is a really reasonable timeline, and I think at the end of the
408 day we’re going to have a winning project.

409
410 There are three types of builders that typically build apartments, from what I’ve seen. I’ve seen
411 the spec builder. I’ve seen that builder who wants to be an apartment owner who builds an
412 apartment building, and I’ve seen what we are: somebody who has been in the rental business a
413 long period of time and wants to build a building for themselves that own it for a long period of
414 time. It makes a huge difference because we’re not looking at short-term gains. We’re looking
415 at a long-term investment. We pick materials. We choose certain things. We don’t mind
416 spending a few more dollars on things that maybe somebody else would not because we know it
417 is beneficial to us five, 10, 15 years down the road that we did stick a little more money into it up
418 front. And I think from the city’s standpoint, I think the city would want to see somebody like us

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419 come forward with that mindset. We don't mind spending money on things that have value.
420 Those things are intrinsic such as landscaping. Landscaping does not equate to a dollar value on
421 a net income operating statement, but it does have a value. It has an overall value. There are all
422 kinds of little things like that that we can do with this property. This property is going to be so
423 unique to this area. [With] 344 units, this will be the largest apartment complex in La Crosse
424 County. There are no complexes like this here. You go to Madison, you go to Milwaukee, you
425 go to the [Twin] Cities, and complexes like this are pretty common. It's a community within our
426 community. Having a pool, having a workout area, having a common room for everybody to
427 gather ... Those things have value. Maybe they don't equate to a dollar amount in rent, but they
428 have a value in an apartment community, and that apartment community in the City of
429 Onalaska."

430

431 The next part of the equation is our staff. We currently have 10 people on staff. We have a lead
432 manager. She has over 20 years of residential rental experience. We have four leasing staff. We
433 have five maintenance staff. Everyone on our current staff has been there a long period of time.
434 We have let a couple people go here and there, but we typically never have anybody leave us. I
435 think that speaks a lot to us as a company. We treat our people well. We pay them well. I
436 would like to think we're fun to work for. This community that we're proposing in the City of
437 Onalaska is probably going to have seven good-paying, long-term, full-time jobs. I think that
438 also has a value to this community.

439

440 Let's talk about the fun stuff: the property itself. [There will be] 344 units. That's a lot of units.
441 Again, it will be the biggest residential property in the La Crosse County area. This property is
442 currently zoned R-4, which is Multifamily in the City of Onalaska. There are nine parcels there.
443 If we wanted to tomorrow, we could come in and submit nine building plans – one building per
444 parcel. As long as it went through the city and met all the requirements and all the setbacks, the
445 city would issue a building permit tomorrow if we had everything in a row and it was signed off.
446 It would not come to [the Plan Commission]. The city would not have any input into what's
447 going to be built there. We could do that tomorrow. But we've looked at this parcel, and I really
448 feel it's such a unique thing. If you've been on these boards long enough, you know as well as I
449 do ... I've done these before. Anytime somebody proposes multifamily, there is usually a lynch
450 mob of people opposing it in the audience. Maybe there are a few people here to oppose it; I
451 don't know. But it's such a unique parcel because it's unto its own. It's got multifamily to the
452 east. To the west is undeveloped, raw land, and we've talked to the owner and he doesn't want
453 to sell. Immediately to the south of us we have Eagle Crest and L.B. White. It's just a unique
454 piece unto its own. We don't have anybody around us.

455

456 There's been some talk about the height. The height has been an issue because it's 45 feet
457 maximum and we're asking for 54. There's a 9-foot difference between what we're asking and
458 what the code permits. We listened to [Fire Chief Don Dominick], and I understand he has some
459 concerns – and rightfully so because that is his job. But Eagle Crest is four stories already, and
460 it's the adjacent piece to the south of us. Part on the one corner is five stories, so the city has

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461 already set that precedent of allowing a building of that height, if not taller than what we're
462 proposing. I'm not really sure what the Fire Department has done to implement fire response to
463 that building, but it's already here. We may be the first residential apartment building to come in
464 at four stories, but there are going to be other buildings this size coming – not today, not
465 tomorrow [and] not next month, but they're going to come. The City of Onalaska is a very
466 attractive community, and it's just going to bring that type of stuff. I don't know how to deal
467 with that issue other than to look at it from the standpoint that – Kevin can speak to this
468 [because] he's the architect – about sprinklers and how to manage fire [and have] fire
469 suppression. I know he's been talking with the city.

470
471 [Regarding] parking, I've been doing this 26 years. Brian and Todd and I have collectively been
472 doing it for 75 years as far as apartments. The code calls for two stalls per unit. I get the general
473 idea of that. We have 344 units, and that would be 688 parking stalls. The issue I've always
474 kind of had with it is every time you add a parking space you take away green space, and green
475 space has a value. When you look at parking lots, it's nice to see some green [such as] trees and
476 something to do outside other than blacktop. Even though we don't meet the two parking stalls
477 per unit we're pretty close and we're not that short. Secondly, in our experience we know that
478 [with] people [who live] in the apartments, everybody being home at the same time just doesn't
479 happen. Between people working first shift, second shift, third shift [or] going to a Packer game
480 [or] family commitments, there's never a time when that building is 100 percent full. I've seen
481 apartment buildings. I know apartment buildings similar to this and I drive by them, and there
482 are cars outside in the surface parking. But everybody parks downstairs, and it just seems like
483 such a waste of time and energy and money. Again, for every parking stall you add you've just
484 taken away that much more green space.”

485
486 **Kevin Burow, Knothe & Bruce Architects**
487 **7601 University Avenue, No. 201**
488 **Middleton**

489
490 “Obviously I'm in favor of the project. We've done a lot of these developments throughout the
491 State of Wisconsin, and I can answer any technical questions you might have with regards to
492 building heights. As it was alluded to [with] the sprinkler system, this will be a fully sprinklered
493 building that will be in compliance with whatever the Fire Department may ask. ... The parking
494 ratio is another question that I'm very familiar with as well. We do a lot of development within
495 Madison and just outside of Madison. What we've discovered over years of experience is the
496 1.75 ratio is ideal for apartments when you have multifamily housing. With senior housing, it's
497 much less, but with family housing about 1.75 seems to be the sweet spot in regards to not over-
498 paving the area and providing sufficient parking. We always try to achieve as much parking as
499 we can within the basements of the buildings because that's the most prized parking that
500 everybody asks for. It's heated and weather-protected. With the surface lot, to hit that ratio we
501 do as minimal as possible so we're not creating a sea of asphalt that gets underutilized for 95
502 percent of the time. The statement that was made is truly correct in that there is never everybody

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13

503 home at exactly the same time. Depending upon the demographics of the residents there is
504 always flexibility.”

505

506 Ald. Muth called three times for anyone else wishing to speak in favor of the Planned Unit
507 Development application and closed that portion of the public hearing.

508

509 Ald. Muth called three times for anyone wishing to speak in opposition to the Planned Unit
510 Development application and closed the public hearing.

511

512 Motion by Skip, second by Andrea, to approve with the 31 listed conditions a Planned Unit
513 Development (PUD) application filed by Abbey Court Apartments, LLC on behalf of Abbey
514 Court Apartments, LLC and Three Amigos Property Management, LLC, 1310 Wisconsin Street
515 West, Sparta, WI 54656, for the purpose of developing a multifamily development which
516 includes six (6) multifamily apartments and one (1) clubhouse building on the properties located
517 at 435 Hilltop Drive, 2119 Abbey Road/335 Abbey Court, 325 Abbey Court, 315 Abbey Court,
518 305 Abbey Court, 310 Abbey Court, 330 Abbey Court/2109 Abbey Road, 2099 Abbey Road,
519 and Abbey Road, Onalaska, WI 54650.

520

521 Skip said, “We actually need more of things like this in Onalaska. I’m basing this on the fact of
522 what I’m reading recently that the millennial generation is not like us. They’re not interested in
523 homes with gardens and lawns. They’re more interested in other things. The trend has been that
524 they’ve been moving into apartments rather than living in houses. This is what I’ve been reading
525 in the Wall Street Journal and articles like that. The thought of everybody living in a single-
526 family home is different for other people that are coming up than it was for us. The other thing
527 is the Mayor is on the La Crosse County Plan Commission, and reading some of the things they
528 were talking about and the problems they were talking about, one of the things they need in this
529 area is better mass transportation. Mass transportation requires high-density living. New York
530 has beautiful mass transportation. But if you read another article about how it was used, New
531 York is the only one that’s being used really efficiently. San Francisco BART [Bay Area Rapid
532 Transit] and the Metro in Washington are sort of marginal, and the rest of them are even worse
533 because they’re spread out too much to have good use of that. They’re trying to make mass
534 transit here. If we’re going to have mass transportation we’re going to have to have more
535 concentration of people living. Those are things to consider.

536

537 A third thing to look at is the disconnect economically between the medium income and the
538 medium cost of a house. The medium income is lower than the medium cost of a house. The
539 medium person can’t buy the medium house. There are more houses being built as far as the
540 price goes than what the wages can supporting those. That’s another reason for people moving
541 into apartments: They just can’t afford the houses. [Regarding] the maximum of 40 feet, I think
542 that has been in effect for some time. Can you [Katie] tell me how long?”

543

544 Katie noted that the maximum height is 45 feet.

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545
546 Skip again asked how long the maximum height has been in effect.

547
548 Katie said it has been at least 10 years.

549
550 Skip said, "Think of the population of Onalaska when that was made versus today. I feel that
551 [45] feet [maximum] is inappropriate for today. I think that that's too low. I think the conditions
552 have changed and we should have that higher. As far as the parking goes, they're within 93
553 percent of what's required. Or putting it on the ratio he was talking about, they're going to
554 provide [approximately] 1.86 or 1.89 rather than 1.75 that they have found overall is really what
555 you need for apartments. I really see no problems with this that have been brought up. The
556 biggest problem is the fire, and the Fire Chief was here the other day. I think from the
557 discussions that we had that with Jarrod and the Fire Chief and the builder that the problems that
558 the Fire Chief sees can be worked out if things are properly developed as time goes by, so I see
559 no problem on that as far as a future goes."

560
561 Craig said, "I understand your perspective on height, Skip, and it's not that I disagree with that.
562 But we are faced with what it currently says right now, and I want to evaluate that based on that.
563 However, doing a PUD gets us a lot of latitude. That's why I think doing a PUD is definitely the
564 right way to go with this, and I think this is going in the right direction. I wish that I had the
565 opportunity to talk to Jarrod directly myself. I'd like to just review things with him and get a
566 comfort level that what we're doing here is the right thing. I think it is. Just on the surface I'm
567 definitely in favor of this. I like what they've put together. I think they've covered a lot of
568 different bases, and thoughtfully so." Craig then asked Kevin Schubert about the traffic count.

569
570 Kevin Schubert said there would be between 2,000 and 2,500 automobiles a day on Abbey Road
571 when the project is at full build.

572
573 Craig asked Kevin if he believes this is manageable.

574
575 Kevin said the road and its size could handle a traffic count of 2,500, noting that the traffic count
576 on 3rd Avenue South from Main Street to the Onalaska Public Library is approximately 4,500 to
577 5,000 automobiles a day. Kevin said the extra traffic in the vicinity of Abbey Road will not be
578 greatly noticed once the project is at full build.

579
580 Craig asked Rick and Kevin Burow if their plans will be affected significantly if he asks for
581 another 30 days to study and consider the plan.

582
583 Craig was told yes.

584
585 Craig said, "This is such a substantial development. I would just like to make sure that I
586 understand it fully. I think I do, and like I said, I like the direction I'm going. But I would feel

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587 so much better if I could just sit down with Jarrod for a little bit and talk it through.”

588

589 Katie told the Plan Commission that this is a PUD, which is a zoning district overlay. Katie said,
590 “If it is approved and moved forward it will officially have to be rezoned. The overall timeline
591 for that is approximately four to five months. We’re in the beginning stage of that, so there will
592 be additional time. Moving forward it has to go to [the Common] Council and the
593 Administrative and Judiciary Committee.”

594

595 Paul said he agrees with Craig in that he also would like an additional 30 days to further study
596 the plan. Paul referred to Condition No. 16 (the future street along the north parcel line) and
597 asked, “Do I understand correctly that that has to be arranged or any approval we give would be
598 null and void? That’s an absolute condition? The reason I’m bringing it up is it looks to me like
599 that requires cooperation from two different additional property owners or it can’t happen.”

600

601 Katie noted there are two options listed in the condition. One would be if the entire future
602 development for that road could occur on this particular property in question, the developer
603 would not need to work with the property owner to the north. Katie said this is being included
604 because the option to be taken still is unknown. Katie said there is one property owner to the
605 north who potentially could shift and share the road between the two parcels. Katie said, “Item
606 No. 16 was written in a way to say if they want to put the whole road on their property and not
607 work with their neighboring property owner, or they could share it. We were also reviewing that
608 late last week, and if they didn’t want to have the full 25-foot setback and the public dedication
609 as part of the PUD they could shrink that and potentially encroach less on the northern property
610 or again, put it all on their own. Just bear in mind that if this [General Development Plan
611 approval] does get pushed forward to the Common Council for approval they still have to come
612 back again with a Final Implementation Plan.”

613

614 Paul referred to aerial photograph and noted there is a property directly to the north, and there
615 also is another triangular parcel.

616

617 Katie said the triangular parcel is owned by the City of Onalaska.

618

619 Paul referred to a three-unit structure near the proposed project site and said he would be upset if
620 he were the owner because there would be a 54-foot structure outside his side windows. Paul
621 also said he believes a 54-foot building would bring it in close proximity to the power lines.
622 Paul also said he is surprised no one has contacted Katie about this.

623

624 Katie said staff has not been contacted by ORC Industries, the owner of the triplex in question.
625 Katie also noted that staff has made Dairyland Power aware of the development by sending them
626 the Plan Commission packet and the list of conditions. Katie said there are three buildings that
627 are proposed to go directly up to the easement area, and one of the conditions of approval is
628 obtaining written approval from Dairyland Power. Katie said she has not been contacted by

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16

629 Dairyland Power as of yet.

630

631 Paul asked Katie if she knows if ORC Industries had received the notification city staff had sent.

632

633 Katie said staff did not receive a “Return to Sender” and noted ORC Industries was on the 250-
634 foot list.

635

636 Paul said he is troubled by the jump from a one-story structure to a four-story structure. Paul
637 then addressed the overall density, noting he had examined the Zoning Code, which lists area
638 requirements for one-, two- and three-bedroom apartments. Paul said, “Using a mix of 25
639 percent one-bedroom and 75 percent two-bedroom, which pretty much corresponds with the
640 floor plans we do have here, under R-4, if you went in and simply built on each parcel, as you
641 have the right to do, there would be a maximum of 216 units allowed. I know we have flexibility
642 under the PUD process. But a 59-percent increase in that density from 216 to 344 to me is pretty
643 massive. It concerns me, either from the standpoint that that’s way too much or alternatively,
644 why do we have those standards in our R-4 if they might be inappropriate? I’m just concerned a
645 little bit about going that far from the density that we allow under R-4. I understand the
646 flexibilities there.

647

648 I’m looking at this, and frankly, I like your plan. I wish there were more of these in this area too
649 rather than 32 here and 16 there and whatever we do have. This is the kind of multifamily
650 housing we need. But I’m asking myself if we would be allowing just too much. If they were all
651 three story you would take off about 85 of those units and you would be down to 260, which
652 would still be 44 higher or about 20 percent higher than our R-4 standards. I wanted to throw
653 that out and make sure everybody was aware of what we would be doing here if this is
654 approved.”

655

656 Skip said, “If you have been keeping up at all on what the regional planning is, the leaders of the
657 various municipalities have been asked to do exactly what you’re talking about. We need higher
658 density. We are too spread out. You said this either violates what we have or what we have is
659 wrong. From what I read on what they’re talking about [regarding] our density and trying to
660 develop mass transit, they’re wrong. We require too much. We have things too spread out. We
661 need to make things more compact, and this is one of the things that is going in the right
662 direction, in my opinion, of what the future is for urban planning.”

663

664 Andrea said, “I also am concerned about the height of these buildings, especially given the
665 topography. Some of those buildings are going to go on an already significantly raised piece of
666 land, and they are just going to tower over everything. I like the density. I like the concept. I
667 love the fact that it’s got a clubhouse and it’s sort of a community in its own. I think that’s a
668 marvelous way to do things. But I would be more comfortable with the three-story building
669 there than a four-story just because it’s also on the edge of smaller developed units. I really have
670 some hesitations with that height. The parking is also something. We deal with this all the time

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17

671 here. There are parking conflicts in my neighborhood. We have multifamily. We have single-
672 family. I don't know of a single piece of property in my entire neighborhood ... You can walk
673 for miles, and everybody is parking on the street because nobody has just two cars. I want to say
674 most of the families [have] four or five. If you're talking about retired people, they have toy
675 cars. They have the summer car and the winter car and the bad weather car and the good weather
676 car. Because there is no street parking on Abbey Road right there it wouldn't be convenient for
677 them. I hesitate, too, to drop that parking number. For me, that's a real issue because I hate
678 turning parking lot into parking lot because it's dead space at that point. But there is nowhere for
679 other cars to go, and I would hate to see conflicts come up. Again, it's just a thing that we deal
680 with all the time with parking, and I understand that these are luxury [apartments]. I don't know
681 what 'luxury' means. I'm not sure who the target audience is, but I just don't know very many
682 people who don't own, in my opinion, way too many cars anymore. I think we need to
683 accommodate that down the road as people have these extra vehicles. The third one is a
684 question, and that question is, it was mentioned that some parkland might be dedicated or
685 donated. Can you elaborate on that?"

686

687 Rick Beyer said there are several "moving pieces" involved, stating, "What Katie has been
688 talking about that this is a two-step process, this is the first step. This is just a general, 'This is
689 our concept. These are the basic bones.' Then we have to come back again with the details of
690 how all these bones come together, so that's part of it. Part of the equation is talking with the
691 Park Department. There's a nice chunk of land up front that I think would serve well not only
692 our project, but that street is all multifamily. There's no place for anybody to go other than
693 whatever is provided by that particular owner."

694

695 Andrea asked, "When you say 'out front' you're talking about the south end of Abbey Road?"

696

697 Rick said it would be on the southeast.

698

699 Andrea asked if the area in question is under power lines.

700

701 Rick described this area as "dead space."

702

703 Andrea said it is not possible to put a park under a power line.

704

705 Rick said, "I think we can do a lot of things."

706

707 Katie said it is an easement for the power line, noting it is possible to put parking lots under
708 them.

709

710 Andrea expressed skepticism that a park could be placed in this location.

711

712 Katie said playground equipment could be placed in the easement.

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713

714 Andrea said she knows the easements increase in size when the new towers go up.

715

716 Katie said, "This is accommodating the new tower(s). But again, that's something else that
717 Dairyland Power would need to weigh in on. One, if the city is interested in having that land as
718 park and two, what will Dairyland allow within their easement area because they would have to
719 give written permission to the property owner to let that happen."

720

721 Andrea said she agrees it would be good to have green space. Andrea then asked Rick about the
722 possibility of constructing a three-story building.

723

724 Rick told Paul he knows the Zoning Code well, noting he first pulled a zoning map in 1992 and
725 stating the codes are the same as they were 24 years ago. Rick pointed out that times have
726 changed and said, "I get that three unit, because I thought the same thing because it sits lower.
727 But that particular property, [ORC] underutilized it. They could have bought a twindo lot
728 anywhere in the City of Onalaska, or two twindo lots, but they bought a multifamily lot and they
729 built a small, three-unit on it." Rick added it is extremely difficult to obtain an R-4 parcel in the
730 City of Onalaska that is unbuilt. Rick also said it seems like "such a waste" that a three-unit
731 structure was constructed on the lot to which Paul had referred earlier.

732

733 Rick said, "I really do get the idea of having a towering, four-story building, and we've gone
734 back and forth on three versus four. But Eagle Crest, topography-wise, sits higher than the
735 elevations on our land does. That's a four-story building. It's also a five-story building when
736 you get on the end. I get the argument about having a four-story building next to a single,
737 underutilized property, but Eagle Crest is already there. We can build a four-story building and
738 they're still going to be higher than us. To me, when you drive down that highway and you see
739 Eagle Crest, I use it as a landmark. ... I just see that whole area. When you come into the city, it
740 [this development] is just going to mark the City of Onalaska. It's going to put a precedent [that
741 says], 'This is the City of Onalaska.' It's going to be a nice piece of property, and it's going to
742 demand attention."

743

744 Jan complimented Rick for the development as well as Abbey Road Apartments LLC's timeline
745 and organization. Jan said that while there are similar developments in major metropolitan areas,
746 she is uncertain whether the City of Onalaska "is that type of market." Jan noted that these are
747 rental units and asked Rick if he is targeting couples with children.

748

749 Rick said he often is asked if he has rentals for college students, stating he never has had a
750 college rental. Rick noted that Three Amigos Property Management owns property in the
751 Village of Holmen where the tenants include college students. Rick said he guarantees that this
752 development will attract a mix of college students, senior citizens and "everything in-between."
753 Rick said, "You offer a nice, quality product at a good price, and they will come." Rick referred
754 to a recently completed project with 37 units near Onalaska Luther High School and said he

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19

755 believes the complex was filled before construction was halfway completed. Rick said he
756 believes the development on Abbey Road will make the development near Luther High School
757 “look like beginner property. Again, it’s such a unique piece of land in the City of Onalaska.”
758

759 Jan noted there is a school (Northern Hills Elementary) on East Avenue, and she asked if a
760 significant amount of traffic will utilize East Avenue to reach Main Street.
761

762 Kevin Schubert said he does not believe citizens driving to work in the morning would utilize
763 East Avenue. Kevin said he believes motorists will utilize Riders Club Road to access Sand
764 Lake Road, U.S. Highway 53 or State Trunk Highway 35.
765

766 Paul inquired about the current mix of one- and two-bedroom apartments.
767

768 Rick said there would be significantly more two-bedroom apartments than one-bedroom
769 apartments.
770

771 Paul asked if the development would have any three-bedroom apartments.
772

773 Rick said no.
774

775 Paul asked Katie to define “common open space,” noting that this development is supposed to
776 have 53.6 percent common open space.
777

778 Katie said it is defined as green space. Katie also noted the Zoning Code states there must be a
779 minimum of 45 percent open space for R-4 properties.
780

781 Craig said he believes Andrea had raised a valid point about parking, noting the streets in his
782 neighborhood (4th Avenue North) are “parked full.” Craig said he has seen more cyclists and
783 more cars parked along both sides of the street, individuals riding skateboards and walking dogs
784 in the street, and pedestrians in the street, and he stated this concerns him.
785

786 Rick cited the example of an eight-unit apartment building, stating it is highly unlikely all eight
787 individuals will be home at the same time. Rick said it also is highly unlikely that everyone
788 living in a 344-unit complex will be home at the same time.
789

790 Craig cited the example of the apartment complex located across the street from his residence,
791 noting there still are a significant number of automobiles parked in the street. Craig said he
792 understands “there are variables we can’t control. But I don’t want to exacerbate that situation
793 throughout the community. Again, I like this overall plan, and I want to work with it and kind of
794 see what we can do. I think the PUD itself has a lot of merit, and I would like to see that move
795 forward. I would like a little bit more time and think this through a little bit. I really would.
796 That’s going to be my request to the rest of the group. I would like another 30 days just to mull

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20

797 this around a little bit and maybe talk directly with Jarrod and maybe the [Fire] Chief and see
798 what falls out here. On the surface I'm generally in favor of this. But I just want to make sure
799 I'm doing the right thing for our community."

800
801 Andrea asked Rick if he would be willing to construct a three-story complex where all the
802 parking needs were met.

803
804 Craig said, "I'm not as concerned about the height. But I think what that does is that brings the
805 number of units and therefore the parking requirements, and therefore everything else kind of
806 falls into line. I'm not saying I wouldn't go with the height because I think he makes a valid
807 point. This is already a monolith out on the countryside; there is no question about it."

808
809 Andrea suggested constructing some three-story units and some four-story units depending on
810 placement.

811
812 Craig said he would like to think about Andrea's suggestion and have that discussion again,
813 adding he is not prepared to do so this evening. Craig said, "This is our first real look at this. I
814 understand there has been a lot of information provided here, and you've done a great job on
815 that. You really have. But I would like the opportunity to think about it a little bit."

816
817 Ald. Muth reminded the Plan Commission it must vote on the motion currently on the floor
818 unless the motion and second are withdrawn.

819
820 Kevin Schubert said Skip and Andrea can withdraw their motion and second if the Plan
821 Commission wishes to make another motion to refer this item for 30 days.

822
823 Andrea said she is withdrawing her second.

824
825 Skip said he will not withdraw his motion, stating, "I think this is a good project, and I think
826 most of you are looking backwards instead of forward. When I graduated from high school
827 Onalaska stopped at 9th [Avenue], and, 'Hey, it isn't anything like it was when I was in high
828 school. We have to go back to what it used to be like. All these houses out where you live
829 shouldn't be there because that's not Onalaska.' I think that most of you are looking backwards.
830 You're looking at what is today and what has been developed in the last 10 years and things like
831 that. You're not looking at what is needed in the next 20 years. You're not looking at what the
832 long-range planning people looking at and asking the mayors to come up with plans for higher
833 density. Here we have a plan for higher density, and you want to shoot it down. You don't want
834 it this high. You don't want it this dense."

835
836 Craig told Skip, "I would ask you to remember that just because we're asking for another 30
837 days to think this through a little bit more doesn't mean that we're here to shoot this down. I
838 think what we've heard from everybody's input is that basically we're in favor of this. What

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21

839 you're saying is that if we don't go along with what's being presented here tonight, in your mind
840 we're doing the wrong thing. I disagree with that."

841
842 Skip said, "That's right, because there are many, many other things that have to go on and many,
843 many other public hearings that have to go on as Katie and Jarrod and [Kevin] have told us.
844 There are many times when we have to review, 'No, we don't want this' and, 'We don't want
845 that.' In other words, the three stories versus four stories is something that has not been
846 approved. This is just part of the PUD at this time, and whether they can get the permission to be
847 higher than the [45] feet is something that has to come up in the future. Isn't that right, Katie?
848 We're not approving that tonight, that they're going to be above [45] feet. That has to be
849 approved again later."

850
851 Katie said, "You're approving it in concept knowing that the final details would have to come
852 forward during the Final Implementation Plan."

853
854 Skip said, "We're just talking concepts tonight."

855
856 Motion by Skip, second by Ald. Muth, to approve with the 31 listed conditions a Planned Unit
857 Development (PUD) application filed by Abbey Court Apartments, LLC on behalf of Abbey
858 Court Apartments, LLC and Three Amigos Property Management, LLC, 1310 Wisconsin Street
859 West, Sparta, WI 54656, for the purpose of developing a multifamily development which
860 includes six (6) multifamily apartments and one (1) clubhouse building on the properties located
861 at 435 Hilltop Drive, 2119 Abbey Road/335 Abbey Court, 325 Abbey Court, 315 Abbey Court,
862 305 Abbey Court, 310 Abbey Court, 330 Abbey Court/2109 Abbey Road, 2099 Abbey Road,
863 and Abbey Road, Onalaska, WI 54650.

864
865 Kevin Schubert said he assumes the motion to approve the PUD application would go away if it
866 fails and suggested consulting with JoAnn before voting.

867
868 Paul said it would be one year before this item could come back before the Plan Commission if
869 the motion to approve fails.

870
871 JoAnn said that both Kevin and Paul are correct.

872
873 Ald. Muth said he is withdrawing his second.

874
875 Kevin Schubert said another Plan Commission member could make another motion to table for
876 30 days if Skip's motion dies for lack of a second.

877
878 Rick said he is offering a compromise, stating, "Essentially to get to that 2-to-1 ratio we are 45
879 parking stalls short. I'm looking at these buildings up front, and if I knocked Building "A" and
880 Building "B" down to three stories I would get an additional 16 spots. I would lose 16 units, but

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22

881 that would bring the ratio down to within 29 parking stalls. The two front buildings would be
882 three stories, and as they stagger in the back they would be four stories.”

883

884 Andrea said the Plan Commission still must take action on Skip’s motion.

885

886 Motion dies for lack of a second.

887

888 For clarification, Paul asked Rick if his proposal is to reduce the two front buildings from four
889 stories to three stories, and that the two front units would have 24 units apiece instead of 32.

890

891 Rick said the two front units would be reduced from four stories to three stories, meaning that
892 eight units per building would be eliminated.

893

894 Motion by Andrea to approve with the 31 listed conditions, plus a 32nd condition requiring the
895 developer to reevaluate the height and parking requirements given the feedback provided by the
896 Plan Commission, a Planned Unit Development (PUD) application filed by Abbey Court
897 Apartments, LLC on behalf of Abbey Court Apartments, LLC and Three Amigos Property
898 Management, LLC, 1310 Wisconsin Street West, Sparta, WI 54656, for the purpose of
899 developing a multifamily development which includes six (6) multifamily apartments and one
900 (1) clubhouse building on the properties located at 435 Hilltop Drive, 2119 Abbey Road/335
901 Abbey Court, 325 Abbey Court, 315 Abbey Court, 305 Abbey Court, 310 Abbey Court, 330
902 Abbey Court/2109 Abbey Road, 2099 Abbey Road, and Abbey Road, Onalaska, WI 54650.

903

904 Craig said he believes the Plan Commission must determine building heights and parking
905 requirements.

906

907 Katie said the decision made this evening by the Plan Commission likely would be formalized by
908 the Common Council at its November 8 meeting. Katie said the Common Council would have
909 the opportunity to review this item and make any revisions it sees fit. Katie said a unanimous
910 decision tonight by the Plan Commission likely would place this item on the Council’s Consent
911 Agenda. The item would be pulled from the Consent Agenda and placed on the Non-Consent
912 Agenda if an Alderperson made such a request.

913

914 Andrea asked if building height and parking requirements must be established this evening.

915

916 Paul said the Plan Commission either must approve, deny or delay.

917

918 Craig said he believes there is an expectation that the Plan Commission discuss items such as
919 building height and parking requirements and then make recommendations to the Common
920 Council for approval. Craig said, “I don’t want to make a deal on the fly. That’s why I want a
921 little more time.”

922

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23

923 Jan noted the timetable states that construction on Building “A” is slated to begin July 3, 2017
924 and asked what effect a month-long delay would have on the project.

925
926 Rick said that part of the equation is “really arbitrary,” noting it is not the exact date. Rick also
927 said, “We still have to get from [Point] ‘A’ to [Point] ‘B.’ We still have a lot of legwork and a
928 lot of plans. Just because we get approvals here today does not mean ... We’re not even close to
929 being ready.”

930
931 Motion dies for lack of a second.

932
933 Motion by Craig, second by Andrea, to refer for 30 days [until the next Plan Commission
934 meeting cycle] a Planned Unit Development (PUD) application filed by Abbey Court
935 Apartments, LLC on behalf of Abbey Court Apartments, LLC and Three Amigos Property
936 Management, LLC, 1310 Wisconsin Street West, Sparta, WI 54656, for the purpose of
937 developing a multifamily development which includes six (6) multifamily apartments and one
938 (1) clubhouse building on the properties located at 435 Hilltop Drive, 2119 Abbey Road/335
939 Abbey Court, 325 Abbey Court, 315 Abbey Court, 305 Abbey Court, 310 Abbey Court, 330
940 Abbey Court/2109 Abbey Road, 2099 Abbey Road, and Abbey Road, Onalaska, WI 54650.

941
942 Andrea noted the packet states some topography will be removed and some will remain, and she
943 asked which parts will remain and which parts will be removed.

944
945 Rick said Kevin Burow needs to perform topography calculations.

946
947 Andrea asked, “You’re not intending to level the whole thing and build them all at the same
948 height?”

949
950 Rick said no.

951
952 Paul asked if a conceptual, as-built topographic could be made available to the Plan Commission.

953
954 An unidentified audience member’s response noted a plan has been submitted to the City
955 Engineer.

956
957 Rick asked if the Plan Commission and he and the other developers could discuss the project
958 between now and the November 15 Plan Commission meeting.

959
960 Andrea said it would not be legal to do so, noting it would be “a public meeting issue.”

961
962 Skip asked, “If this motion did not go forward, then what happens?”

963
964 Kevin Schubert said it is his understanding that if it dies at the Plan Commission level the

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965 applicants would have to reapply for the PUD. Kevin said, “It doesn’t get denied where they
966 can’t do it, I believe. It’s just that you don’t vote on it just like it didn’t even come here. It just
967 sort of goes away.”

968
969 Katie noted that this is a referral for 30 days [until the next Plan Commission meeting cycle].
970

971 Skip said, “In other words, this motion has automatically delayed it because if it’s approved it’s
972 delayed and if it’s disapproved it’s delayed.”

973
974 Kevin told Skip that would be correct if there is a vote on the motion.
975

976 Jan asked if the Chair may table without a motion.
977

978 Katie said items that are tabled are tabled indefinitely and this is why the Plan Commission is
979 referring this item for 30 days. Katie also noted that this item will come back before the Plan
980 Commission Sub Committee on November 8 if the motion passes, and she said all Plan
981 Commission members are allowed to attend the Plan Commission Sub Committee meetings.
982

983 Skip noted that a public hearing had been held this evening and asked if that public hearing
984 counts for 30 days if the motion to delay for 30 days passes.
985

986 Katie said only one public hearing is required for the entire process.
987

988 On voice vote, motion carried, 6-1 (Skip Temte).
989

990 **Item 6 – Subdivision Review of a Preliminary Plat submitted by Chris Meyer of Dream**
991 **Builders of Wisconsin, LLC, 1589 Medary Lane, Onalaska, WI 54650 on behalf of Brian**
992 **Miller of Nathan Estates, LLC, 1820 Tahoe Place, Onalaska, WI 54650 and Coronado**
993 **Villas, LLC, 123 7th Street South, La Crosse, WI 54601 for Coronado Circle Development,**
994 **a 24-parcel lot land division (3.07 acres) along Coronado Circle (private drive) within**
995 **Nathan Hills Estates located at 462-480 Coronado Circle, 442-452 Coronado Circle, 422-**
996 **432 Coronado Circle, 402-412 Coronado Circle, 465-467 Coronado Circle & 475-477**
997 **Coronado Circle, Onalaska, WI 54650 (Tax Parcels #18-5955-3, 18-5955-8, 18-5955-7, 18-**
998 **5955-6, 18-5955-10 & 18-5955-11)**
999

- 1000 1. Preliminary Plat Fee of \$200.00 + \$25.00 per lot x 24 lots = \$800.00 (PAID).
1001
1002 2. Applicant shall abide by all requirements and conditions of previous Drainage and
1003 Stormwater Plan approvals and with previous subdivision, plat and PUD approvals for
1004 Nathan Hills Estates.
1005
1006 3. Applicant to provide a five (5) foot minimum setback from the right-of-way to the

- 1007 parking spaces located on the interior island.
1008
- 1009 4. Rear yards of the parcels along the “outer circle” of Coronado Circle (private drive) to
1010 maintain a 10-foot buffer along rear property line for drainage purposes. Preliminary and
1011 Final Plat to be modified to show buffer area.
1012
- 1013 5. The addition of decks to the parcels along the “outer circle” of Coronado Circle (private
1014 drive) will restrict future accessory structure.
1015
- 1016 6. Homeowner’s Association or Condominium Association will be established to address
1017 maintenance, repair, and replacement of Coronado Circle, the buildings, including all
1018 common areas and green spaces, stormwater management/easement areas, as well as any
1019 ownership or use restrictions. Additionally, the Homeowner’s Association document
1020 shall include:
- 1021 a. Annual contribution from each property for property taxes, repair and replacement
1022 fund;
- 1023 b. The Homeowner’s Association shall reserve the right to lien each property if an
1024 owner defaults on such homeowner’s payments due to the association; and
- 1025 c. The Homeowner’s Association shall provide a statement of outstanding fees due and
1026 annual fees anticipated at the request of the owner or owner’s realtor (collectively, the
1027 “City Requirements”).
1028
- 1029 All Homeowner’s Association or Condominium Association documents shall be recorded
1030 with the La Crosse County Register of Deeds prior to any land transfers. The Planning
1031 Department shall be provided with a copy of all Homeowner’s Association or
1032 Condominium Association documents intended for recording for confirmation of
1033 inclusion of the City Requirements. Failure to include the City Requirements shall cause
1034 revocation of all permits for the development and shall cause no new permits to be
1035 issued. Following recording of such documents, the recorded copies should be placed on
1036 file with the City of Onalaska Planning Department. No amendment to the Homeowner’s
1037 Association or Condominium Association documents shall occur without a delivery of
1038 the amendment to the Planning Department.
1039
- 1040 7. All abutting property/parcel lines to be modified to centerline of the Coronado Circle
1041 easement. All drainage, access and utility easements shall be reflected in the Plat and
1042 described in Section 3 of the “Restated Declaration of Covenants, Conditions, and
1043 Restrictions of the Nathan Hills Estates Planned Unit Development.” Property owner to
1044 provide separate documents noting creation of the easements and such documents are to
1045 be recorded with the La Crosse County Register of Deeds and a copy of the recorded
1046 easements provided to the City Engineering Department.
1047
- 1048 8. Creation and recording of legal documents to define ownership, access easements,

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- 1049 drainage easements, utility easements (both for public water main, hydrant and private
1050 service connections) and maintenance of Coronado Circle.
1051
1052 9. Applicant to record the Final Plat and Conditions of Approval tied to the development
1053 with the La Crosse County Register of Deeds and a copy of the recorded Final Plat and
1054 Conditions of Approval provided to the City Engineering Department.
1055
1056 10. The final lift of asphalt is required for the private street known as Coronado Circle. The
1057 final lift shall be installed to the satisfaction of the City Engineer prior to June 15, 2017.
1058
1059 11. Coronado Circle (drive) shall not have on-street parking on both sides. Restriction to be
1060 added to the association documents.
1061
1062 12. Final approval of the Preliminary Plat is contingent upon State Certification and
1063 satisfying any noted objections from applicable county and state review agencies.
1064
1065 13. All conditions run with the land and are binding upon the original developer and all heirs,
1066 successors and assigns. The sale or transfer of all or any portion of the property does not
1067 relieve the original developer from payment of any fees imposed or from meeting any
1068 other conditions.
1069
1070 14. Any omissions of any conditions not listed in the minutes shall not release the property
1071 owner/developer from abiding by the City's Unified Development Code requirements.
1072

1073 Katie noted that at its February 9, 2016 meeting the Common Council had approved an
1074 amendment to the Nathan Hills Estates Subdivision Planned Unit Development, which showed a
1075 conceptual division of the existing six parcels that surround Coronado Circle (private drive) into
1076 24 individual parcels of land. One of the conditions for the PUD amendment required the
1077 submittal of a Preliminary and Final Subdivision Plat for the review and approval both by the
1078 Plan Commission and the Common Council. All the parcel boundaries that abut the private drive
1079 were to be modified to the centerline of Coronado Circle, and all drainage, access and utility
1080 easements are to be reflected in the plat. Katie noted that commission members' packets include
1081 a copy of the "Restated Declaration of Covenants, Conditions, and Restrictions of the Nathan
1082 Hills Estates Planned Unit Development." Katie said the city's legal counsel had completed a
1083 review of the conditions and noted there are edits that would be required to ensure the city's
1084 conditions of approval for the PUD amendment will be satisfied. Katie said the applicant is
1085 requesting approval of the Preliminary Plat with the 14 conditions included in commission
1086 members' packets.
1087

1088 Katie noted the following edits to the conditions of approval:
1089

- 1090 • Condition No. 3 is new. No parking is allowed on Coronado Circle, and this is listed in

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- 1091 the covenants.
- 1092 • Condition Nos. 7 and 8 have been updated. Katie said the applicant still needs to ensure
1093 that the Coronado Circle drive is mentioned. The maintenance of the road must be
1094 included in the conditions.
- 1095 • Condition No. 9 is new.
- 1096 • Condition No. 10 has been updated.
- 1097 • Condition No. 12 is new. Katie said she has contacted both La Crosse County and the
1098 State of Wisconsin Department of Administration. La Crosse County asked that a couple
1099 of changes be made, and the applicant is aware of them. The State of Wisconsin
1100 Department of Administration will complete its reviews once payment has been received.
1101 Katie the applicant must satisfy all state requirements before the Preliminary Plat is
1102 finalized even with Plan Commission and Common Council approval.

1103

1104 Katie noted the updated conditions have been sent to the property owner and their applicants.

1105

1106 Andrea asked if there now will be 24 individual buildings or if this will be an apartment
1107 complex.

1108

1109 Katie said Lot Nos. 19 and 20 will have two four-plexes. The two four-plexes originally were on
1110 one piece of land. The proposal is to convert this into two pieces of land, with each building on
1111 its own separate parcel.

1112

1113 Andrea asked if each four-plex only has three garages.

1114

1115 Kevin said each unit has its own garage.

1116

1117 Katie referred to Lots Nos. 18 through 13, noting that there is one six-plex present. Lots Nos. 7
1118 through 12 also has a six-plex, as does Lot Nos. 1 through 6. Katie said the six-plexes were
1119 constructed to condominium style. There are firewalls present, and the units are allowed to be
1120 sold as individual condominium units. Katie said Lots Nos. 21 through 24 were included in the
1121 last PUD amendment that came forward this past summer. This amendment allowed two
1122 twindos. The twindos will become four, plus the two four-plexes and all the individual lots.
1123 Katie said this area originally was allowed to be 100 percent rental and stated that passing this
1124 item will allow home ownership in an area where it really was not mandated.

1125

1126 Motion by Paul, second by Skip, to approve with the 14 listed conditions a Preliminary Plat
1127 submitted by Chris Meyer of Dream Builders of Wisconsin, LLC, 1589 Medary Lane, Onalaska,
1128 WI 54650 on behalf of Brian Miller of Nathan Estates, LLC, 1820 Tahoe Place, Onalaska, WI
1129 54650 and Coronado Villas, LLC, 123 7th Street South, La Crosse, WI 54601 for Coronado
1130 Circle Development, a 24-parcel lot land division (3.07 acres) along Coronado Circle (private
1131 drive) within Nathan Hills Estates located at 462-480 Coronado Circle, 442-452 Coronado
1132 Circle, 422-432 Coronado Circle, 402-412 Coronado Circle, 465-467 Coronado Circle & 475-
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1133 477 Coronado Circle, Onalaska, WI 54650.

1134

1135 Skip noted that a lien may be placed on a property if dues are not paid and said this does not
1136 allow for funding to perform the required maintenance of the Homeowners Association. Skip
1137 said someone might not agree with the conditions and thus might choose not to pay dues and be a
1138 member of the Homeowners Association.

1139

1140 Craig asked Katie if this matter is finally being resolved.

1141

1142 Katie said that while there still are a couple of available lots in other areas, this section of Nathan
1143 Hills Estates should be resolved. Katie described the area as “the primary last area” of Nathan
1144 Hills that had not yet been developed. Katie noted the Final Plat still needs to come before the
1145 Plan Commission.

1146

1147 Andrea asked why the focus on the covenants has been included in the conditions if the city will
1148 not be involved in the covenants.

1149

1150 Katie said the city does not enforce covenants.

1151

1152 Andrea again asked why the covenants have been included in the conditions.

1153

1154 Katie said the primary reason is due to the way the lots are created, noting staff wanted to ensure
1155 that every property, if possible, had a “stake in the game” for the maintenance of the road
1156 because the City of Onalaska does not want to assume control of maintaining the road, which has
1157 not been constructed to city standards because it is a private drive. Katie said residents would
1158 not be able to access their road if the private drive was gone. Individuals then would rent and the
1159 property owner would be responsible for paying dues. Katie said flexibility is being allowed into
1160 the overall development and stated, “That’s why [with] easements, access, drainage and utilities
1161 we’re trying to make sure they’re as protected as they can be. Again, this is why the state has to
1162 weigh in on it as well.”

1163

1164 On voice vote, motion carried.

1165

1166 **Item 7 – Discussion and consideration of an amendment to the Unified Development Code**
1167 **(UDC) regarding draft language for the creation of a new Medical Campus Zoning District**
1168

1169

1170 Katie said that at its September 27 meeting the Plan Commission had requested city staff to meet
1171 with representatives from both Gundersen Health System and Mayo Health System and obtain
1172 feedback. Katie said city staff met with representatives from both Gundersen and Mayo and
1173 referred to a copy of a letter from Gundersen representatives included in commission members’
1174 packets inquiring about conditional uses. Katie said that overall Gundersen appears to be in
favor of the code and noted that Mayo representatives do not have a specific comment at this

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1175 time. However, Katie said Mayo representatives had raised a concern regarding architectural
1176 review. To be specific, there were concerns as to whether future city staff would be as open and
1177 flexible as current city staff regarding an approved Master Plan. Katie said Mayo representatives
1178 were told there are options available to anyone putting forth a development, including that a site
1179 plan may go before the Plan Commission for review, or it may be brought before the Board of
1180 Zoning Appeals. Katie said Mayo representatives also were told the City Code could be more
1181 prescriptive if they did not want to pursue either option.

1182

1183 Katie said there also had been a request to better define a Medical Zoning District, and staff has
1184 established that these are for short-term uses. They also must be medically oriented in terms of a
1185 clinic or a hospital. Katie also addressed the 5-acre minimum that had been discussed at the
1186 September 27 Plan Commission meeting, noting she had spoken with other committees and a
1187 proposal was brought forward that a minimum of 5 acres must be contiguous. Katie said it is
1188 city staff's intention to put forth a public hearing at the December 20 Plan Commission meeting,
1189 noting both Gundersen and Mayo have been made aware of this date. Katie said that while the
1190 process is fluid, the feedback she has received is that the code is "pretty solid."

1191

1192 Paul asked if this item may be voted on this evening, or if it is discussion only.

1193

1194 Katie said the Plan Commission could vote this evening, or the commission could discuss this
1195 item and it will be brought forward again for an update at the November 15 meeting.

1196

1197 Craig asked Katie if she views this as being "substantially complete."

1198

1199 Katie said yes.

1200

1201 Paul referred to Gundersen's letter and the reference of conditional uses and said he would prefer
1202 to see either most or all of them become permitted uses because "they are integral parts to having
1203 a medical campus facility that treats all kinds of ailments. I would be in favor of moving those to
1204 the permitted use category. I've always had a concern about conditional uses in that entities on
1205 the basis of being granted a conditional use can sometimes invest huge amounts of money –
1206 sometimes not much – but sometimes massive amounts. In my view, they can be revoked
1207 relatively easily, and I think there are cases – not just medical facilities – but cases in general
1208 where they can discourage investment. I'm a fan of having as much in the permitted category as
1209 possible, and I would favor seeing those uses go to the permitted category."

1210

1211 Katie said the Community Development Authority had discussed an emphasis on long-term
1212 versus short-term, noting that insurance changes once one goes from a short-term to a long-term
1213 stay. Katie said, "That might be something we can look at doing." Katie cited the example of
1214 long-term mental health care and said the original thinking was a group home settings that are
1215 more permanent in nature. Katie said there was an understanding that a CUP might be necessary
1216 because a neighborhood could be changed permanently. However, short-term care is integral to

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1217 the day-to-day functions, and staff is looking into this. Katie said the Plan Commission will have
1218 a copy of a code staff is updating at its November 15 meeting.

1219
1220 Andrea asked, "If we made those permitted uses instead of conditional uses, does that mean that
1221 once they get the zoning they can just build something like that without coming to us? They still
1222 have to go through the site review so that the city is aware of what kind of needs that new
1223 development would bring, right?"

1224
1225 Katie asked Andrea if she means the Plan Commission or city staff and said, "If something is
1226 listed as a permitted use you can do anything you want that is listed."

1227
1228 Andrea asked if this means a nursing home could be constructed and the city would have no
1229 input pertaining to its layout.

1230
1231 Katie said city staff would in terms of site plan review. However, the Plan Commission would
1232 not review unless it was forwarded. Katie said that in theory, based on the Master Plan concept
1233 the Plan Commission will know in general where the footprints and parking will be, as well as
1234 the intended uses because this must be outlined as part of the Campus Master Plan.

1235
1236 Skip asked if the setback areas may be used for parking.

1237
1238 Katie asked Skip to which setback he was referring.

1239
1240 Skip noted that the minimum yard setback is listed as 20 feet and asked if the 20 feet may be
1241 used for parking.

1242
1243 Katie said it could.

1244
1245 Skip noted the Plan Commission had discussed the 45-foot height limitation under Item 5 and
1246 pointed out that there is a 100-foot height requirement listed in the Medical Campus District.

1247
1248 Katie said the 100-foot height requirement came from the Light Industrial District and noted
1249 there are caps regardless of the district. Katie said residential zoning districts all have lower
1250 heights versus commercial industrial.

1251
1252 **Item 8 – Review and discussion of a general Boundary Agreement between the City of**
1253 **Onalaska and the Town of Medary and notification of a public hearing regarding the**
1254 **boundary agreement on November 17, 2016 at 7:00 p.m.**

1255
1256 Ald. Muth noted that the public hearing will be held at Eagle Bluff Elementary School.

1257
1258 Katie said the starting time had been changed from 6 p.m. to 7 p.m. Katie said the public hearing

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1259 will strictly be a listening session.

1260

1261 Craig said he has enjoyed working with Town of Medary representatives.

1262

1263 Jan inquired about having to pay the Town of Medary Act 317 fees.

1264

1265 Katie told Jan she will research her question and provide her with an answer later.

1266

1267 Paul explained that when a property is annexed the municipality may pass on the responsibility
1268 to the property owner. The municipality must pay to the town the town's share of property taxes
1269 for the next five years. Paul said is generally is a minimal amount.

1270

1271 **Adjournment**

1272

1273 Motion by Andrea, second by Craig, to adjourn at 9:00 p.m.

1274

1275 On voice vote, motion carried.

1276

1277

1278 Recorded by:

1279

1280 Kirk Bey