

# CITY OF ONALASKA MEETING NOTICE

**COMMITTEE/BOARD:** Plan Commission  
**DATE OF MEETING:** December 15, 2015 (Tuesday)  
**PLACE OF MEETING:** City Hall – 415 Main Street (Common Council Chambers)  
**TIME OF MEETING:** 7:00 P.M.

## PURPOSE OF MEETING

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

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

4. **Public Hearing: Approximately 7:00 PM (or immediately following Public Input)** - Public Hearing and Consideration of the City of Onalaska 2015 Comprehensive Plan.
5. **Public Hearing: Approximately 7:10 PM (or immediately following previous hearing at 7:00 p.m.)** - Public Hearing and Consideration of a Conditional Use Permit request to allow proposed expansions to the Luther High School facility and property at 1501 Wilson Street, Onalaska, WI 54650 in a Public & Semi-Public (P-1) Zoning District, submitted by Keith Heinze on behalf of Luther High School Association, 1501 Wilson Street, Onalaska, WI 54650 (Tax Parcel #18-1015-0).
6. Review and consideration of the City of Onalaska 2015 Comprehensive Plan.
7. Review and Consideration of a request by Ralph Kloiber of HOM Furniture to host two (2) thirty (30) day tent sale events in 2016 at 9519 State Road 16, Onalaska, WI 54650, (Tax Parcel #18-3625-4).

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

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

#### **NOTICES MAILED TO:**

\* Mayor Joe Chilsen, Chair

Ald. Jim Binash

Ald. Jim Olson

\*Ald. Jim Bialecki

Ald. Bob Muth

Ald. Barry Blomquist

Ald. Harvey Bertrand

\* Jarrod Holter, City Engineer

City Attorney Dept Heads

La Crosse Tribune Charter Com.

Onalaska Holmen Courier Life

WIZM WKTY WLXR WKBH

\*Jan Brock

\*Paul Gleason

\*Knut Temte

\*Craig Breitsprecher

\* Sue Peterson - Chair Parks & Rec.

\*\* Victor Hill - Vice Chair Parks & Rec.

JD Manske Family Land Holdings Inc.

Keith Heinze Andy LeFebre

Ralph Kloiber Brian Miller

Sheila Schabel

Onalaska Public Library

Date Notices Mailed and Posted: 12-9-15

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

8. Review and Consideration of a substantial alteration determination for the Nathan Hill Estates Subdivision Planned Unit Development (PUD) for 402-412, 422-432, and 442-452 Coronado Circle (Lots 1, 2 & 3 of Certified Survey Map 1661047), submitted by Brian Miller of Nathan Estates LLC, 1820 Tahoe Place, Onalaska, WI 54650 (Tax Parcels # 18-5955-6 & 18-5955-7, & 18-5955-8).
9. Discussion and consideration of an amendment to the Unified Development Code (UDC) regarding the Mobile Home District (Title 13, Chapter 2, Section 8).
10. Consideration and Approval of 2016 Plan Sub-Committee and Plan Commission Meeting Schedule.
11. Reconsideration of request for a Conditional Use Permit to allow the operation of a child care center at 1001 Quincy Street, Onalaska, WI 54650 in a Public & Semi-Public (P-1) Zoning District, submitted by Andy LeFebre on behalf of Rivers Harvest Church / Rivers Harvest Inc., 1001 Quincy Street, Onalaska, WI 54650 (Tax Parcel #18-697-0).
12. Reconsideration of request for a Conditional Use Permit to allow the operation of a child care center at 1960 State Road 35, Onalaska, WI 54650, in a Single Family Residential (R-1) Zoning District, submitted by Sheila Schabel of Heaven's Steps Child Care and Tim Van Eijl & Shelia Schabel on behalf of Lakeview Community Church / International Church of Foursquare Gospel, 1960 State Road 35, Onalaska, WI 54650 (Tax Parcel #18-2096-60).
13. Adjournment

# REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION:

December 15, 2015

## Agenda Item 5:

**Public Hearing and 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 allow proposed expansions to the Luther High School facility and property 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. Conditional Use Permit approval does not guarantee approval of the site plan as laid out in the attached conceptual plans.
4. Site plan approval required including specifics on landscaping, parking, lighting, water main location and fire hydrant location, etc. All future improvements to this parcel will be subject to additional City permits (i.e., building permits, zoning approvals) and additional City fees (i.e., parks fee, green fee). Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to issuance of occupancy permit.
5. Building to comply with minimum forty (40) foot setback.
6. 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.
7. 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.
8. Any omissions of any conditions not listed in minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.



# CITY OF ONALASKA

## PLANNING/ZONING DEPARTMENT

PH: (608) 781-9590

FAX (608) 781-9506

415 MAIN STREET  
ONALASKA, WI 54650-2953  
<http://www.cityofonalaska.com>

## MEMO

Date: 12/09/2015

To: Mayor Joe Chilsen, Plan Commission

From: Brea Grace

Re: Conditional Use Permit for Rivers Harvest Church

The Conditional Use Permit for the property at 1001 Quincy Street has been referred back to the Plan Commission by the Common Council for reconsideration of a payment in lieu of taxes.

Additionally, please find enclosed a letter from Pastor Andy LeFebre requesting reconsideration of the condition of approval regarding the location of the fence.

December 2, 2015

Dear City of Onalaska Common Council,

This past month Rivers Harvest has pursued approval for a Day Care at our facility at 10th and Quincy. The Day Care will provide a service to the community, provide expanded outreach to those in need, and help stabilize the church's income. Rivers Harvest has consistently reached out to the extended community with our 'Sonfest' events at Copeland Park, years of ministry to inmates at the jail, our River of Recovery addictions program, as well as our weekly services for kids and teens. I am proud to be a part of this community!

At the last meeting November 17, 2015, a Conditional Use Permit for the day care facility was approved. Rivers Harvest asked for an exception to be made for the fence in the back yard. This request was turned down at the time, citing safety concerns. As to placement of the fence – it was initially going to be 2 - 3 feet from the back side walk, but we ran into water lines. After our sprinkler man said he would come back in the spring to repair the 3 lines that were hit, I suggested that we put the fence closer to the sidewalk for the following reasons:

1. It seemingly worked from a spacing perspective
2. It matched up to the neighbors' fence on the back corner (Brandywine Condos)
3. It kept us from having to build on the sloped hill.

We did not consider there would be a setback required because the neighbors' fence butts up against the sidewalk and that our fence was in our backyard.

### **Safety Concerns**

Two safety concerns were brought up at the meeting November 17:

#### **1. Safety of the Proximity of the Fence to the Sidewalk:**

This concern could be equally applied to the safety of multiple fences in the community including the neighbors' (Brandywine). There are also fences along Sand Lake Road that lean into the sidewalk and are right next to it (see pictures). Hilltopper Park and the cemetery are examples of fences with little or no setback.

#### **2. Lighting**

In the last meeting, the main concern was about lighting. It was stated to the committee that there was no lighting on the corner across the street from the fence. This was a mis-statement and may have affected the committee's decision. I don't know that the committee members had a lot to go by at the time other than this incorrect statement.

There is in fact a light on the SE Corner of the intersection of Rachel Place and 10<sup>th</sup>, across the street from the fence. Given the presence of the light, I do acknowledge that the fence being brown and fancier than the typical chain link fence is not as easily seen at night as one of silver.

### **How This Affects Rivers Harvest**

1. The future addition to the church (for which site approval was given in 2006-07) would affect the area in question. The spot near this fence may be the rare green space that we have in the future. A future building goes to the north of the present building to the edge of the present water retention area. We will need all the green space possible on that West side (see picture of model).
2. Time, effort, and costs involved in moving the fence.
3. If the fence is moved it would have to be on a slope, making it difficult for mowing and potentially hazardous for people going in and out of the gate on that west side.

### **Potential Solutions**

Since the main legitimate concern is lighting, besides the existing street light at Rachel Place and 10<sup>th</sup>, below are additional possible solutions to enhance lighting (see pictures):

1. Get reflective tape for the corners and some of the sides of the fence.
2. Attach solar lights to the top of the posts and / or inside of the fence. This could also come in the form of a Christmas light if it was white or clear.

Thank you for your contemplation of these matters when considering approval of the exception for the fence at it stands today.

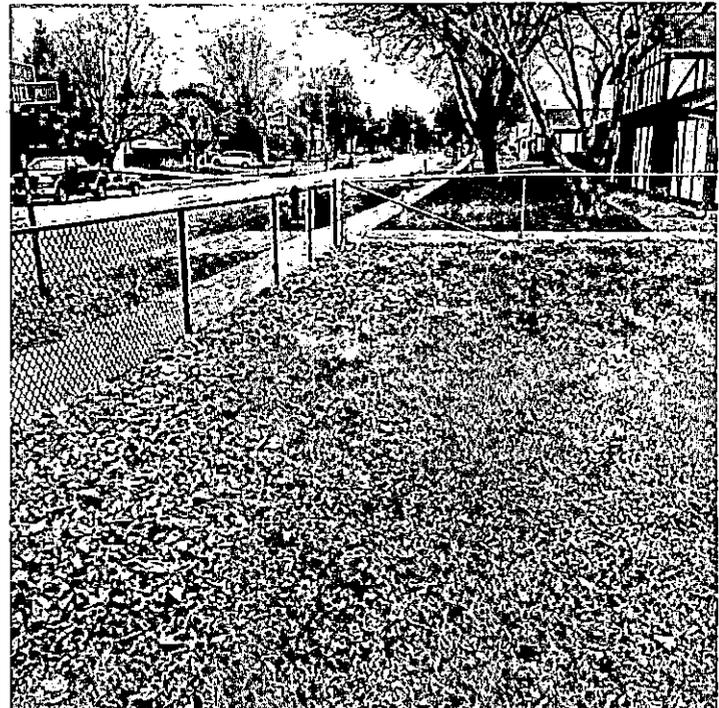
Sincerely,

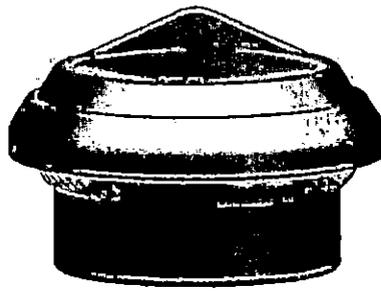
Pastor Andrew LeFebre & Rivers Harvest Board  
Rivers Harvest Church  
1001 Quincy St.  
Onalaska, WI 54650

**View of RHC fence  
from the East  
looking west to 10th  
Street**



**View of fence from  
the North looking  
South towards the  
back of the church**



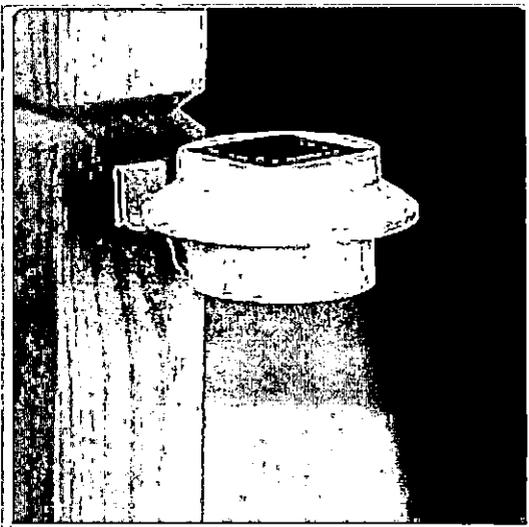


Solar Light Fence Cap for Chain Link Fence

₹ 28 ♡ 2

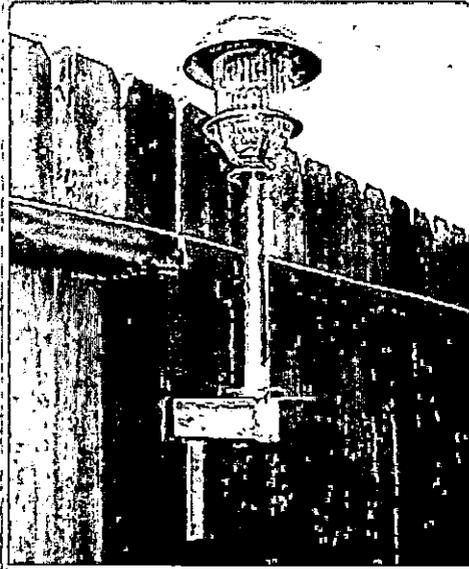


dollyrose Paris  
Outdoor Living



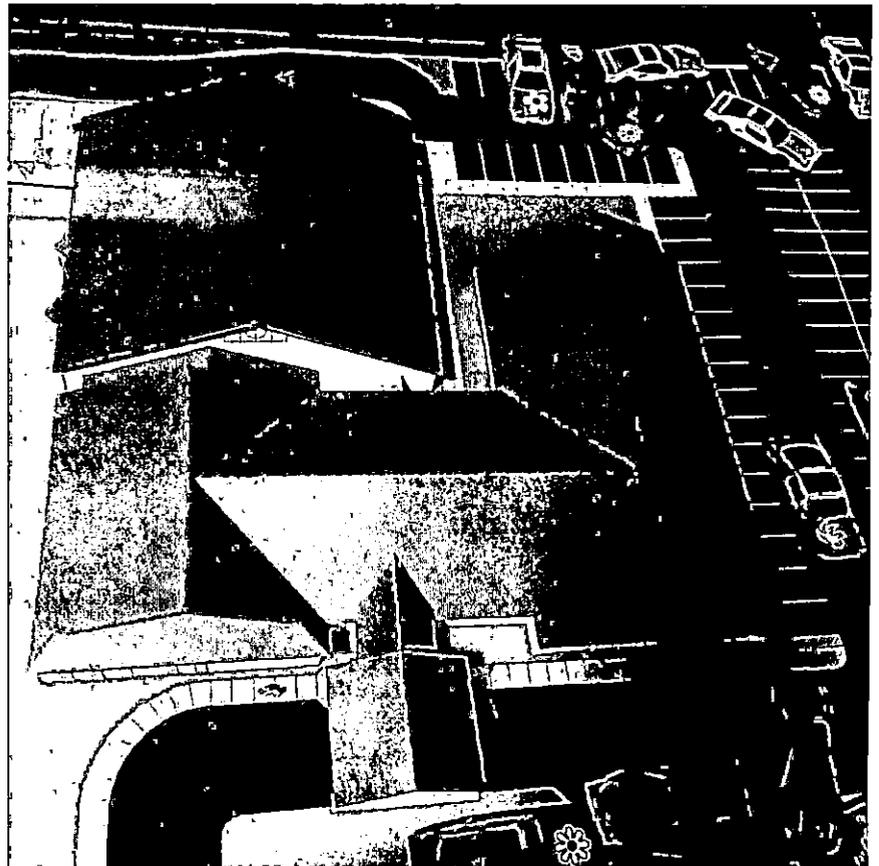
Clip on Solar LED Light | Clip this Solar LED Light on your gutters, a fence or any flat surface. No wiring needed! It's the easiest way to increase home safety & security without incurring electricity costs. Solar powered security light has 3 bright LEDs that illuminate dark areas dusk to dawn.

₹ 401 ♡ 58



## Fence lighting Ideas.

**Future model and site plan for the church. The fence is along the left (10th street) side.**



**Example of no set back on Sand Lake Road**



**Example of no set back at Hilltopper Park. Sand Lake and Wells St. At least 500 lineal feet. of a larger fence.**





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## MEMO

Date: 12/09/2015

To: Mayor Joe Chilsen, Common Council

From: Brea Grace

Re: Conditional Use Permit for Heaven's Steps Child Care / Lakeview Community Church

The Conditional Use Permit for the property at 1960 State Road 35 has been referred back to the Plan Commission by the Common Council for reconsideration of a payment in lieu of taxes.