

**Plan Commission Sub Committee**

**of the City of Onalaska**

Tuesday, June 16, 2015

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1 The Meeting of the Plan Commission Sub Committee of the City of Onalaska was called to order  
2 at 4:32 p.m. on Tuesday, June 16, 2015. It was noted that the meeting had been announced and a  
3 notice posted at City Hall.

4

5 Roll call was taken, with the following members present: Skip Temte, Ald. Jim Bialecki, City  
6 Engineer Jarrod Holter

7

8 Also Present: Land Use and Development Director Brea Grace, Planner/Zoning Inspector Katie  
9 Meyer

10

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

12

13 Motion by Skip, second by Jarrod, to approve the minutes from the previous meeting as printed  
14 and on file in the City Clerk’s Office.

15

16 On voice vote, motion carried.

17

18 **Item 3 – Public Input (limited to 3 minutes per individual)**

19

20 Ald. Bialecki called for anyone wishing to provide public input.

21

22 **Adrian Hagen**

23 **2161 Sand Lake Road**

24 **Onalaska**

25

26 “I sent you a letter, which was read into the minutes of your first meeting last month, and I  
27 appreciate that. I was out of town and unable to be here. My concerns mainly relate to the  
28 traffic out there and what this is going to do to that. A couple of factors in that that haven’t been  
29 discussed, to my knowledge, is the fact that we have the brush factory up on [County Trunk  
30 Highway] S, which has a lot of people going to work back and forth. We have a lot of gravel  
31 trucks come off the quarries up there and enter that intersection. [There will be] a lot more cars  
32 than the numbers that they’re talking about, and with the Mayo development I see a big traffic  
33 problem there. The only way to address it that I can think of would be to put some turn lanes in  
34 to give some assistance to the people so we don’t have a lot of backup. My other concern is  
35 about water runoff because my property is right next door and a lot of it is the same elevation as  
36 some of the subject property. I’m also concerned about the screening and the fence. I don’t see  
37 on the plans ... The plants that are shown on there, if I understand the way they’re designated,  
38 doesn’t agree with the numbers on the schedule. Also, I don’t see a need for all the landscaping  
39 along the highway. A little bit more on the interior might be better. The plan ‘A1-X’ would be  
40 the one that, if I had to pick one, I would pick that one, personally. The other thing is the green  
41 space, and I think somebody is going to address that. But the height of the buildings and the  
42 landscaping, it takes a long time to screen very much when the tallest buildings are 51 feet.

Reviewed by Brea Grace 6/19/15

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43 Screening doesn't necessarily solve anything in the short run, and that's another concern. Thank  
44 you."

45

46 **Dennis Borchert**

47 **2225 Sand Lake Road**

48 **Onalaska**

49

50 "I'm two parcels away, within about 450 feet of the said property of the Nelsons. I have many of  
51 the same concerns that Adrian just had. I just took a brief watch today, and there had to be at  
52 least three dozen semis that went by our place. That's a [road with several semi trucks] going to  
53 Menards and going to the silk screen factory over there. The addition of another at least 250 to  
54 300 cars in this development makes that corner worse, in my opinion, than the corner going up  
55 into Green Coulee, which you even have a turn lane on both ways. I think you're creating a  
56 worse situation than that. Back in about 2000 or 2001 I applied for an extension of a building  
57 permit, and at that time I was told by Marv Horman, the inspector at the time, that you cannot  
58 cover over 50 percent of your land under roof in blacktop or concrete. I was wondering if that  
59 applies for this situation. Is that still in place? If so, I can't see where your green space is right  
60 for the 50 percent. ... That was one question I had because I had to meet that requirement to  
61 expand a lousy 30 feet on a building. I wonder about this amount of change. Also, that exit for  
62 coming toward [CTH] S, how are you going to monitor a fire exit that can't be blocked? I  
63 cannot see how that is not going to be a turn in and out exit randomly on that corner, which is an  
64 existing exit right now. Other than that, I would like to see something like the condos over on  
65 the property across the road more than a high-density apartment situation. Thank you."

66

67 **Doris Hagen**

68 **2161 Sand Lake Road**

69 **Onalaska**

70

71 "We've lived in this area for 40 years. We had horses there on the 5 acres. We were real good  
72 friends of Paul, Sr. We were really shocked to find out that they have sold out this property for  
73 rental units. That's going to devalue our property. We've loved the area. I've been very active  
74 in helping here with voting. We feel we've been good citizens of Onalaska all these years, and  
75 we're just very unhappy that this situation has come and that land next to ours is going to be  
76 devalued by three-story rental units that are not property owners, but are people who are renting.  
77 We don't know who will be there or how it will affect our area. We just wish something  
78 different could be done for all of us private property owners who have paid our taxes and have  
79 been really good citizens for 40 years in Onalaska. Thank you."

80

81 **Mike Eckstein**

82 **1820 Pine Ridge Drive**

83 **Onalaska**

84

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85 “I’m in the process of buying [this house]. It’s a single-family home, and we’ll probably be  
86 living there in about a month. ... I just want to echo what [Doris] said. I think part of that  
87 development was really important to me and my family. I know you can’t necessarily stop  
88 development – and we had an idea that that was a potential – but for what goes there, I would  
89 definitely like to vote against more rental units and have be more for family homes and things of  
90 that nature. Also, any restrictions on height ought to be looked at for the current landowners that  
91 have purchased those properties on the back side of it as well. I just thought I would come and  
92 give my opinion. Thank you.”

93

94 Ald. Bialecki called three times for anyone else wishing to provide public input and closed that  
95 portion of the meeting.

96

97

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

98

99

100 **Item 4 – Review and Consideration of a Conditional Use Permit application filed by Keith**  
101 **Heinze for Luther High School, 1501 Wilson Street, Onalaska, WI 54650, who is requesting**  
102 **a Conditional Use Permit to construct a storage building at 1501 Wilson Street (Tax Parcel**  
103 **#18-1023-1)**

103

104

1. Conditional Use Permit Application Fee of \$150.00 (PAID).

105

106

2. Exterior storage is prohibited.

107

108

3. Site plan permit approval required prior to construction of storage building.

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110

4. Any future improvements to these parcels will be subject to additional City permits (i.e.,  
site plan approvals, building permits, zoning approvals)

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112

113

5. Owner/developer shall pay all fees and have all plans reviewed 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.

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6. 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.

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

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126

Katie said this is a request to construct a 40-by-80-by-16 foot high steel storage structure with a

Reviewed by Brea Grace 6/19/15

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127 14-by-20 foot porch. The purpose of the building is to house athletic equipment. Katie noted  
128 that committee members' packets include a map that shows that the proposed storage unit would  
129 be constructed north of the football field/track. Katie also noted that the properties located  
130 within 250 feet of this area are a variety of residential dwelling as well as two commercial uses.  
131 According to the Comprehensive Plan, this area is noted as Institutional, which includes  
132 churches, schools and related development. A CUP is required for the storage unit to be  
133 constructed, and there are seven conditions of approval. Katie noted a public hearing is  
134 scheduled for the June 23 Plan Commission meeting.

135

136 Motion by Ald. Bialecki, second by Skip, to advance to a public hearing at the June 23 Plan  
137 Commission meeting review and consideration of a Conditional Use Permit application filed by  
138 Keith Heinze for Luther High School, 1501 Wilson Street, Onalaska, WI 54650, who is  
139 requesting a Conditional Use Permit to construct a storage building at 1501 Wilson Street.

140

141 On voice vote, motion carried.

142

143 **Item 5 – Review and Consideration of an Ordinance to Amend the Unified Development**  
144 **Code, Section 13-5-14 regarding Telecommunication Structures and Towers**

145

146 Brea noted there have been statutory changes at the state level regarding regulation of cellular  
147 telephone towers and radio broadcasting towers. Brea noted the Plan Commission had held a  
148 public hearing at its May 26 meeting regarding the change to Section 13-6-6 of the Zoning Code.  
149 Brea also noted that staff had made the public notice for that specific section of the Zoning Code  
150 and said, "As we were completing our thorough review of what needs to be changed, we realized  
151 that there was a small section under the Conditional Use Permit chapter that identifies and  
152 requires a setback of broadcasting and telecommunication towers from residential district lines.  
153 State statutes specifically prohibit this, so we need to strike that section of the ordinance. This  
154 ordinance modifies Section 13-5-14. Staff has worked with the [City] Attorney's office, and  
155 we're recommending this change. There is a public hearing scheduled for next week's Plan  
156 Commission meeting."

157

158 Motion by Ald. Bialecki, second by Skip, to advance to a public hearing at the June 23 Plan  
159 Commission meeting review and consideration of an Ordinance to Amend the Unified  
160 Development Code, Section 13-5-14 regarding Telecommunication Structures and Towers.

161

162 On voice vote, motion carried.

163

164 **Item 6 – Review and Consideration of an Ordinance to Amend the Unified Development**  
165 **Code, Section 13-5, to allow churches as a Conditional Use in the B-1 Zoning District**

166

167 Brea said this ordinance amendment would allow churches as a Conditional Use in the B-1  
168 Zoning District. Churches currently are allowed through a CUP in Single Family (R-1), Single

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169 Family and Duplex Residential (R-2), Multifamily Residential, and Public or Semi-Public  
170 Districts. Brea said staff believes churches would be an appropriate use in the B-1 District  
171 through the issuance of a CUP, which would be issued on a case-by-case basis. Brea said staff,  
172 with the assistance of the City Attorney’s office, is proposing an ordinance amendment  
173 specifically to Section 13-5. Brea noted that committee members’ packets include an  
174 amendment to 13-5-20, which is under “Special Conditional Uses.” A public hearing is  
175 scheduled for the June 23 Plan Commission meeting.

176

177 Motion by Ald. Bialecki, second by Skip, to advance to a public hearing at the June 23 Plan  
178 Commission meeting review and consideration of an Ordinance to Amend the Unified  
179 Development Code, Section 13-5, to allow churches as a Conditional Use in the B-1 Zoning  
180 District.

181

182 On voice vote, motion carried.

183

184 **Item 7 – Review and Consideration of a Planned Unit Development (PUD) application filed**  
185 **by CADC Investments, LLC on behalf of Paul L. Nelson, 700 Angel Court, Holmen, WI**  
186 **54636, for the purpose of developing a multifamily development on the property located at**  
187 **2137 Sand Lake Road (Tax Parcel #18-4509-1)**

188

- 189 1. PUD Application Fee of \$700.00 (PAID).
- 190
- 191 2. Park Fee of \$922.21 (per unit) due prior to issuance of building permit.
- 192
- 193 3. Topography Map Fee of \$10.00 (per acre) due prior to approval of Final Implementation  
194 Plan.
- 195
- 196 4. Payment of 1998 Special Assessments: \$8,399.52 for water and \$14,349.18 for sanitary  
197 sewer due prior to approval of Final Implementation Plan.
- 198
- 199 5. Final Implementation Plan to be submitted for review and approval prior to any  
200 development activities.
- 201
- 202 6. Owner/developer to provide a development schedule indicating construction  
203 commencement and completion, project phases, the dedication of public improvements,  
204 and administration of covenants.
- 205
- 206 7. FEMA Letter of Map Revision (LOMR) must be submitted to the City Engineer prior to  
207 any grading work.
- 208
- 209 8. Owner/developer to submit a master grading and stormwater plan to be approved by the  
210 City Engineer.

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- 211  
212 9. Owner/developer to submit a master utility plan for utility improvements for each  
213 development phase to be approved by the City Engineer.  
214  
215 10. Owner/developer to submit final, colored renderings of architectural elevations with  
216 details and materials to be approved by the Planning Department.  
217  
218 11. Owner/developer to submit a master open space plan with provision for maintenance to  
219 be approved by the Planning Department.  
220  
221 12. Owner/developer to submit a master landscaping plan to be approved by the Planning  
222 Department.  
223  
224 13. Obtain a survey from a qualified archaeologist as this site is located in the Sand Lake  
225 Archaeological District. Final report to be submitted to the City prior to any earthwork.  
226  
227 14. Driveway access to Sand Lake Road to be approved by La Crosse County.  
228  
229 15. Developer to provide site distance calculations for proposed ingress/egress on Sand Lake  
230 Road; to be submitted with GDP-FIP. Developer to install turn lanes if required.  
231  
232 16. Owner to pay for and install street light on County Highway SN at proposed driveway  
233 entrance.  
234  
235 17. If intersection controls are installed in the future on County Road SN & S, property  
236 owner to work with the City to redirect left turn traffic flow into development to such  
237 controlled intersection. If left-turn lane traffic flow into development is not directed to  
238 future controlled intersection and traffic warrants are met for installation of left-turn lane  
239 traffic from northbound County Road SN, property owner shall be responsible for costs  
240 associated with installation.  
241  
242 18. Consideration of bus stop locations.  
243  
244 19. Owner/developer to install sidewalk to City standards along full length of Sand Lake  
245 Road.  
246  
247 20. Underground parking ramp and internal drives are private and are to be maintained by the  
248 property owner.  
249  
250 21. Site's location in B3 Airport Overlay Zoning District requires completion of the Land  
251 Use Permit.  
252

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253 22. Any future improvements to these parcels will be subject to additional City permits (i.e.,  
254 site plan approvals, building permits, zoning approvals). Owner/developer shall pay all  
255 fees and have all plans reviewed and approved by the City prior to obtaining a building  
256 permit. Owner/developer must have all conditions satisfied and improvements installed  
257 per approved plans prior to issuance of occupancy permits.

258  
259 23. All conditions run with the land and are binding upon the original developer and all heirs,  
260 successors and assigns. The sale or transfer of all or any portion of the property does not  
261 relieve the original developer from payment of any fees imposed or from meeting any  
262 other conditions.

263  
264 24. Any omissions of any conditions not listed in minutes shall not release the property  
265 owner/developer from abiding by the City's Unified Development Code requirements.

266  
267 Brea said Alexis Meyer and Dale Brott will be presenting a brief background on the proposed  
268 development. Brea said she will follow up with background, staff review and recommendations  
269 of the development.

270  
271 Alexis said she and Dale would like to clarify some of the concerns that have been brought up –  
272 density, landscaping, green space, and architecture. Alexis noted a new set of plans have been  
273 prepared and said the townhouse-style units have been removed from the far western corner.  
274 There still would be two, 44-unit complexes. The parking has been reconfigured not only to  
275 conform to regulations with an island, but also to allow for fire traffic. This reconfiguration  
276 eliminates the need for an exit that connects to CTH S. All incoming traffic would come from  
277 the north. Alexis said she has brought photographs of existing buildings that show bump-outs  
278 and curvatures. Alexis said she also has brought a new rendering that shows where there would  
279 be a bricked area as well as borders that would run along the patios and decks. Alexis said the  
280 colors would be neutral in an attempt to consider landscaping and nature.

281  
282 Dale noted the light brown colors are the brick siding that are in response to earlier architectural  
283 questions. Dale also noted that the building would include earth-tone colors.

284  
285 Alexis referred to a photograph that shows the curvature of an existing building. Alexis said a  
286 landscaping plan has been developed, and this plan would not involve any landscaping in the rear  
287 area. The elevation would remain consist with where it is currently. Alexis estimated that 48  
288 percent of the property would contain green space and said an outdoor gazebo would be added.  
289 Trees and shrubbery would be planted around the entire area of the building, as well as the  
290 property lines. Alexis reiterated that the only entrance would be located on the north side and  
291 said changes could be made if turn lanes are needed when roadwork begins within the next  
292 decade on Sand Lake Road. Alexis noted that both she and Dale have been developers for more  
293 than 20 years, also noting that they have three large buildings – one located near Woodman's in  
294 the City of Onalaska, and two located in the Village of Holmen – that are similar to the ones

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295 being proposed. Alexis said both she and Dale consider these units to be successful,  
296 multigenerational and business-oriented. Alexis pointed out that the tenants generally leave the  
297 buildings once a day to commute to their jobs. Alexis also pointed out that several tenants  
298 carpool and noted there is underground parking present. The units also have community rooms,  
299 and therefore outdoor activity is limited. Alexis noted the units generally are one- or two-  
300 bedroom units and said they accommodate individuals with higher-paying jobs. Alexis noted  
301 many of the tenants at the complex located by Woodman's have resided there since it was  
302 constructed in 2001 and said many of the tenants carpool. Alexis noted the tenants are  
303 respectful, and also noted that there are no automobiles parked outside. Alexis said rent for the  
304 proposed development would be \$900 to \$1,300 a month.

305

306 Ald. Bialecki said Jarrod would address traffic counts and turn lanes.

307

308 Jarrod said he had solicited input from a traffic engineer employed by Short Elliott Hendrickson  
309 who has worked on traffic studies with the City of Onalaska. Jarrod referred to a comment he  
310 had made at the May 26 Plan Commission meeting where he stated there would be between 600  
311 and 800 trips per day coming out the development and said the traffic engineer agreed with that  
312 estimate. Jarrod said one area that had been examined was access where the existing driveway is  
313 located and how it would work into future traffic volumes. Jarrod said the traffic on CTH S  
314 coming from the roundabout at Riders Club Road splits equally between CTH SN, which  
315 proceeds north to the Village of Holmen, and CTH S, which proceeds to the Shefelbine Hill.  
316 Jarrod noted that CTH SN carries approximately 4,000 automobiles a day and said this number is  
317 projected to increase with the Mayo Clinic development to the south and the Elmwood Partners  
318 parcel.

319

320 Jarrod said, "Looking at this, over the long term I think what is going to happen is if this parcel  
321 develops to the south and east of this parcel to the south within [CTH] S, there will probably be  
322 at some point some sort of intersection reconstruction performed at County Trunk Highway S  
323 and SN. In order to have that, the traffic numbers would dictate that if those would ever get to  
324 that point, and that project would have to be done. What we wrote into the conditions was the  
325 fact that if this intersection is ever redone, the left turns going into this development ... The  
326 developer would have to work with the city and work on how to get those through this  
327 intersection. We would either use a roundabout, traffic signal or something such as that. It  
328 would work a lot like Theater Road where we put in the signalized intersection at Midwest Drive  
329 and National Drive after the development occurred and it was necessitated. From what I got  
330 back from the traffic engineer, looking at the analysis of the left-turn lane and the volumes is  
331 marginal, at best, of warranting the fully protected left-turn lane. We would have to have the  
332 developer check for the sight distances along this curve."

333

334 Jarrod referred to a map that includes the entrance to Oak Park and noted that a significant  
335 amount of traffic enters and exits here. Jarrod said it will be important to have sight distance for  
336 motorists coming around the curve so they may see the vehicles attempting to turn left into the

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337 driveway leading to the development. Jarrod noted that La Crosse County has jurisdiction on the  
338 roadway and said one of the 24 conditions of approval requires the applicant to petition the  
339 county for a driveway permit. This would have to go through the County Highway  
340 Commissioner. Jarrod said he has alerted the County Highway Commission that this project is  
341 occurring and that he would be receiving an application.

342  
343 Jarrod said, “We wrote the conditions with not knowing what development is going to occur out  
344 in this area. If the traffic conditions warrant, we would require the left-turn lane at that time. Or  
345 if it gets to the point where the intersection is redone, it’s possible some of the access for this site  
346 would have to come through that intersection. La Crosse County has it in its five-year capital  
347 improvements plan to repave that section of County Trunk Highway SN. They’re going to do  
348 that with local monies; they just made that decision a few months ago. It’s going to go through  
349 their capital improvements process. Depending on what we see at the time that this roadway is  
350 repaved in a few years, it would be a time we could see how this is working. If it is needed we  
351 could go back to the condition within the conditions list and require that that left-turn lane  
352 addition be added at that time. ... After consulting with someone with over 30 years of  
353 experience in the traffic field, I feel a lot more comfortable with what I’ve seen with the  
354 conditions that we have to take into account the future development that could occur in the area –  
355 not just this development, but that would probably necessitate more improvements.”

356  
357 Ald. Bialecki noted there will be additional residential and multitenant housing in this area in the  
358 future and asked about the possibility of having the road be double-laned each way.

359  
360 Jarrod noted that the City of Onalaska had worked with La Crosse County on reconstructing  
361 CTH S between Riders Club Road and the intersection of CTH S and CTH SN. Jarrod noted that  
362 the city had examined a long-term traffic projection in this area and said the city had utilized the  
363 most conservative development patterns within the property now owned by Mayo Clinic and the  
364 Elmwood parcel. Those conservative estimates are comparable to the traffic report compiled for  
365 the Mayo Clinic development. Jarrod noted there are not many private entrances along CTH S  
366 that do not have a left-turn lane and described CTH S as a “three-lane facility.” There is one  
367 through travel lane that does not have stops for left turns. Jarrod said the left turns “bottleneck”  
368 the traffic flow in the facility and said the facility should be able to handle 15,000 automobiles a  
369 day if there are no left turns. Jarrod predicted more traffic will shift toward CTH SN and said he  
370 believes that even if there are 10,000 automobiles a day on CTH S a two-lane facility with  
371 protection for left-turn vehicles will be able to handle future traffic. Jarrod said he believes it  
372 would be very difficult to have a four-lane roadway within this facility due to environmental  
373 factors or attempting to purchase right of way.

374  
375 Ald. Bialecki asked Jarrod to clarify his opinion on stormwater runoff.

376  
377 Jarrod referred to Plan A1-X, which removes the townhomes, and said the developers have  
378 shown a particular area to be a stormwater retention area. Jarrod said he does not believe the

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379 developers will need all of this in the final design. Jarrod said if the city experiences a 100-year  
380 storm event (6 inches of rain) the roadway will flood before the facility is affected. Jarrod  
381 referred to an area that includes a trail given to the city as part of the Meier Farm development  
382 and noted there are areas that have been outlined for stormwater from the developments to the  
383 south. Jarrod said he believes everything located within the FEMA panel will be flooded for a  
384 100-year storm event.

385

386 Jarrod said, “The main thing is going to be to ensure that whatever they put in, the 100-year  
387 storm event does not have any water going onto ... When it starts overtopping the road, at that  
388 point it hasn’t already gone onto the neighbor’s property over to the west. [We also have] to  
389 ensure that we have enough area for the stormwater. We have not finalized a stormwater plan.  
390 We generally do not require a finalized stormwater plan until such time we have a site plan  
391 coming in. But I think in my review of this they can make it work with what land area that they  
392 have shown.”

393

394 Ald. Bialecki noted that future growth in the Green Coulee area might require another access  
395 point that will either travel north or west. Ald. Bialecki said some of the traffic will end up in the  
396 Sand Lake Road area and asked if this will change anything that was just discussed.

397

398 Jarrod referred to a Green Coulee study that was performed in 1999 and said the city had  
399 examined alternate access for Green Coulee. Four different scenarios were presented. One of  
400 the scenarios was to come out through Aspen Valley and into the area Mayo Clinic developed.  
401 However, the cost was a deterrent as it would have required a deep cut into the bluff or a tunnel  
402 to travel through the bluff. Another scenario that was explored involved going east through  
403 Meadow Wood, and another involved going east through Innsbruck. Jarrod pointed out an area  
404 on a map being displayed for the committee and referred to an option that he said would be too  
405 costly. Jarrod said he believes most of the residents in Green Coulee still would utilize the  
406 entrance and exit they currently use even if there was an access point that traveled north out of  
407 the coulee.

408

409 Brea said staff has an application for a PUD, and PUDs are a two-step process. A general  
410 development plan is necessary, as is a final implementation plan. Brea said a public hearing was  
411 held at the May 26 Plan Commission meeting and noted that even though another public hearing  
412 is not scheduled the public is welcome to examine packets and agendas at [cityofonalaska.com](http://cityofonalaska.com).  
413 Brea added that public comments are welcome throughout the process. Brea noted staff has the  
414 general development plan, and also noted that there are two site layouts. The site plan without  
415 the townhomes is the one that has been proposed. Brea said the general development plan  
416 submittal requirements are noted in committee members’ packets, and also said that the  
417 developers have put together what is needed for the general development plan submittal. Brea  
418 noted the packet included a narrative from the developer and pointed out the following:

419

420 • The parcel is slightly larger than 5.5 acres.

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- 421 • The apartment complexes are one and two bedrooms.
- 422 • There is underground parking, trash and recycling.
- 423 • There is proposed underground parking for bicycles.
- 424 • Tenants residing in one-bedroom apartments would have one space underground.
- 425 Tenants residing in two-bedroom apartments would have both an underground space and
- 426 surface parking space.
- 427 • Two buildings are being proposed, and construction would occur in two phases.
- 428 Construction on the second building would commence upon completion of the first
- 429 building. Each building is approximated as a slightly more than \$3 million investment.
- 430 • Four new jobs would be created by this development: general maintenance, interior
- 431 housekeeping, a groundskeeper, and an office/clerical position.
- 432

433 Brea noted the standards for review of the general development plan have been included in the  
434 Plan Commission packet and said the Plan Commission Sub Committee had discussed both  
435 stormwater and grading at this meeting. Brea reviewed the following items that had been  
436 brought up at the May 26 Plan Commission meeting:

- 437
- 438 • **Density:** Now that the townhomes no longer are part of the development, this reduces  
439 the overall “building footprint” of the site. More green space is being proposed. Layout  
440 No. 1 had 38 percent green space, and the plan on display this evening has 47 percent  
441 green space. There are proposed recreational areas and a gazebo. The final landscaping  
442 plan, which would be submitted with the final implementation plan, would identify the  
443 landscaping, update the schedule of trees and shrubs, and include any onsite paths. A  
444 sidewalk would be installed along Sand Lake Road, and it would connect further south  
445 along Sand Lake Road.
- 446 • **Screening:** The Zoning Code requires that parking areas must be screened from adjacent  
447 residences. The applicants plan to install either a fence or shrubbery immediately  
448 adjacent to the parking lot that would stand 5 feet tall and screen headlights. Headlights  
449 would be screened for residents within the facility due to the reconfiguration of the  
450 parking lot.
- 451 • **Architecture:** Brea referred to the photographs that had brought in and said they show  
452 more of a three-dimensional perspective. Brea noted a secondary option had been  
453 presented earlier Tuesday. This option included putting up a stone look on some of the  
454 “bump-outs” on the building. Brea said staff would like the Plan Commission to provide  
455 feedback on the architecture.
- 456

457 Brea said staff has compiled a list of conditions that it is recommending to the Plan Commission  
458 Sub Committee for approval. Brea said approval of the general development plan gives the  
459 developers the assurances that the city is approving what is being proposed. It also allows them  
460 to begin preparing more details such as the stormwater and landscaping plans.

461

**Plan Commission Sub Committee**

**of the City of Onalaska**

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12

462 In response to a question by Ald. Bialecki, Jarrod said the La Crosse County Highway  
463 Commissioner issues the permit.

464  
465 Brea referred to Dennis Borchert's earlier comments regarding Marv Horman's requirement of a  
466 50-percent maximum impervious surface coverage and noted that there currently is no maximum  
467 impervious surface coverage in the city's codes. Brea said 45 percent green space is required for  
468 multifamily developments, noting the site plan on display complies with this requirement.

469  
470 Motion by Ald. Bialecki, second by Skip, to advance to the Plan Commission for consideration a  
471 Planned Unit Development (PUD) application filed by CADC Investments, LLC on behalf of  
472 Paul L. Nelson, 700 Angel Court, Holmen, WI 54636, for the purpose of developing a  
473 multifamily development on the property located at 2137 Sand Lake Road. This includes the 24  
474 conditions as stated.

475  
476 Brea asked if the Plan Commission Sub Committee could provide the applicants with feedback  
477 regarding architecture.

478  
479 Ald. Bialecki said he would like to contemplate this until the June 23 Plan Commission meeting  
480 as he had just received the packet Tuesday evening.

481  
482 On voice vote, motion carried.

483  
484 **Item 8 – 2015 Development Update**

485  
486 Brea said she will present a report at the June 23 Plan Commission meeting about the number of  
487 building permits that have been issued so far in 2015. Brea said she also will discuss the newer  
488 commercial developments that either are being proposed or are under construction. Brea noted  
489 that the number of residential permits issued so far in 2015 has exceeded the number issued in all  
490 of 2014. Brea also reported that four new commercial development construction permits totaling  
491 an estimated \$9.7 million have been issued since the end of May. The total value of new  
492 construction permitted in 2015 is \$30 million (\$43 million was permitted in 2014).

493  
494 **Item 9 – Closed Session**

495  
496 To consider a motion to convene in Closed Session under Section 19.85(1)(e) of the Wisconsin  
497 Statutes for the purpose of deliberating or negotiating the purchasing of public properties, the  
498 investing of public funds or conducting other specified public business whenever competitive or  
499 bargaining reasons require a closed session:

- 500  
501
  - Consideration, development and approval of negotiating strategy regarding boundary  
502 agreement with Village of Holmen

503  
Reviewed by Brea Grace 6/19/15

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504 If any action is required in Open Session, as the result of the Closed Session, the Sub Committee  
505 will reconvene in Open Session to take the necessary action and/or continue on with the printed  
506 agenda.

507

508 Motion by Ald. Bialecki, second by Skip, to convene in Closed Session.

509

510 On roll call vote: City Engineer Jarrod Holter – aye, Skip Temte – aye, Ald. Jim Bialecki – aye.

511 In Closed Session at 5:24 p.m.

512

513 Motion by Ald. Bialecki, second by Skip, to adjourn from Closed Session at 5:29 p.m.

514

515 Recorded by:

516

517 Kirk Bey