

Plan Commission Sub Committee

of the City of Onalaska

Tuesday, June 21, 2016

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1 The Meeting of the Plan Commission Sub Committee of the City of Onalaska was called to order
2 at 4:30 p.m. on Tuesday, June 21, 2016. It was noted that the meeting had been announced and a
3 notice posted at City Hall.

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

7

8 Also Present: Interim Land Use and Development Director Katie Aspenson

9

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

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

14

15 On voice vote, motion carried.

16

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

18

19 Ald. Muth called three times for anyone wishing to provide public input and closed that portion
20 of the meeting.

21

22

Consideration and possible action on the following items:

23

24 **Item 4 – Consideration of an application for a Conditional Use Permit (CUP) request filed**
25 **by Todd Wiedenhaft, Lost Island Wine, LLC, 570 Theater Road, Ste. 100, Onalaska, WI**
26 **54650 and Jeff Pralle, Valley View Business Park, LLP, P.O. Box 325, Onalaska, WI 54650-**
27 **0325 to amend the Conditional Use Permit to add the extension of wine serving hours to**
28 **11:00 P.M. to be consistent with brewery serving hours in the tasting room at Lost Island**
29 **Winery at 570 Theater Road, Ste. 100, Onalaska, WI 54650 (Tax Parcel #18-4017-5)**

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31

1. Conditional Use Permit Fee of \$250.00 (PAID).

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2. Site Plan Permit Approval required for any exterior improvements. Building Permits
34 required for any structural modifications, electrical, plumbing or HVAC modifications.

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36

3. No outdoor storage.

37

38

4. Applicant agrees to install odor mitigation measures as dictated by negative impacts to
39 adjacent land uses as required by the Land Use & Development Director or Plan
40 Commission.

41

42

5. Compliance with City Ordinance 9-2 including, but not limited to, obtaining a Discharge

Plan Commission Sub Committee

of the City of Onalaska

Tuesday, June 21, 2016

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- 43 Permit.
- 44
- 45 6. Removal of spent grain and other byproducts from the premise in a timely manner as
- 46 determined by the Land Use & Development Director.
- 47
- 48 7. CUP to be re-reviewed by the Plan Commission prior to onsite business expansions (i.e.,
- 49 packaging operations) and at the time of any significant expansions in quantities brewed
- 50 (either as a singular expansion or a cumulative effect).
- 51
- 52 8. Wine is allowed to be served until 11:00 P.M. in the tasting room at Lost Island Wine.
- 53
- 54 9. Owner/developer shall pay all fees and have all plans reviewed and approved by the City
- 55 prior to obtaining a building permit. Owner/developer must have all conditions satisfied
- 56 and improvements installed per approved plans prior to issuance of occupancy permits.
- 57
- 58 10. All conditions run with the land and are binding upon the original developer and all heirs,
- 59 successors and assigns. The sale or transfer of any or all portion of the property does not
- 60 relieve the original developer from payment of any fees imposed or from meeting any
- 61 other conditions.
- 62
- 63 11. Any omissions of any conditions not listed in the minutes shall not release the property
- 64 owner/developer from abiding by the City's Unified Development Code requirements.
- 65

66 Motion by Ald. Muth, second by Skip, to forward to the June 28 Plan Commission meeting for a

67 public hearing consideration of an application for a Conditional Use Permit (CUP) request filed

68 by Todd Wiedenhaft, Lost Island Wine, LLC, 570 Theater Road, Ste. 100, Onalaska, WI 54650

69 and Jeff Pralle, Valley View Business Park, LLP, P.O. Box 325, Onalaska, WI 54650-0325 to

70 amend the Conditional Use Permit to add the extension of wine serving hours to 11:00 P.M. to

71 be consistent with brewery serving hours in the tasting room at Lost Island Winery at 570

72 Theater Road, Ste. 100, Onalaska, WI 54650.

73

74 On voice vote, motion carried.

75

76 **Item 5 – Consideration of an amendment to the Nathan Hill Estates Subdivision Planned**

77 **Unit Development (PUD) for 415-417 Coronado Circle (Lot 1 of Certified Survey Map**

78 **1601242) and 462-468 Timbercrest Drive, submitted by Brian Miller of Nathan Hill**

79 **Estates, LLC, 1820 Tahoe Place, Onalaska, WI 54650 (Tax Parcels #18-5955-0 & 18-5955-**

80 **2)**

81

- 82 1. Applicant shall abide by all requirements and conditions of previous Drainage and
- 83 Stormwater Plan approvals and with previous subdivision, plat and PUD approvals for
- 84 Nathan Hill Estates.

Reviewed 6/24/16 by Katie Aspenson

Plan Commission Sub Committee

of the City of Onalaska

Tuesday, June 21, 2016

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2. Homeowner’s Association or Condominium Association will be established to address maintenance, repair and replacement of Coronado Circle, the buildings including all common areas and green spaces, stormwater management/easement areas, as well as any ownership or use restrictions. Additionally, the Homeowner’s Association document shall include:
 - a. Annual contribution from each property for property taxes, repair and replacement fund;
 - b. The Homeowner’s Association shall reserve the right to lien each property if an owner defaults on such homeowner’s payments due to the association; and
 - c. The Homeowner’s Association shall provide a statement of outstanding fees due and annual fees anticipated at the request of the owner or owner’s realtor (collectively, the “City Requirements).
 3. All Homeowner’s Association or Condominium Association documents shall be recorded with the La Crosse County Register of Deeds prior to any land transfers. The Planning Department shall be provided with a copy of all Homeowner’s Association or Condominium Association documents intended for recording for conformation of inclusion of the City Requirements. Failure to include the City Requirements shall cause revocation of all permits for the development and shall cause no new permits to be issued. Following recording of such documents, the recorded copies should be placed on file with the City of Onalaska Planning Department. No amendment to the Homeowner’s Association or Condominium Association documents shall occur without a delivery of the amendment to the Planning Department.
 4. Submittal of a Preliminary/Final and Subdivision Plat for review and approval by the Plan Commission and Common Council. All abutting property lines to be modified to centerline of the Coronado Circle easement. All drainage, access and utility easements shall be reflected in the plat.
 5. Creation and recording of legal documents to define ownership, access easements, drainage easements, utility easements (both for public water main, hydrant and private service connections) and maintenance of Coronado Circle.
 6. The final lift of asphalt is required for the private street known as Coronado Circle. The property owner of Coronado Circle (drive) shall provide a copy of a contract for the final lift of asphalt to be installed to the City Engineer. The final lift shall be installed to the satisfaction of the City Engineer prior to October 15th, 2016 or prior to the final occupancy of any of the units under construction on the final 6-unit building (422-424-426-428-430-432 Coronado Circle), whichever is sooner.

Plan Commission Sub Committee

of the City of Onalaska

Tuesday, June 21, 2016

4

- 127 7. Coronado Circle (drive) shall not have on-street parking on both sides. Restriction
128 should be added to the association documents.
129
- 130 8. Owner/developer must pay all fees and have all plans reviewed and approved by the City
131 prior to obtaining a building permit. Owner/developer must have all conditions satisfied
132 and improvements installed per approved plans prior to issuance of the occupancy permit.
133
- 134 9. All conditions run with the land and are binding upon the original developer and all heirs,
135 successors and assigns. The sale or transfer of any or all portion of the property does not
136 relieve the original developer from payment of any fees imposed or from meeting any
137 other conditions.
138
- 139 10. Any omissions of any conditions not listed in the minutes shall not release the property
140 owner/developer from abiding by the City's Unified Development Code requirements.
141

142 Motion by Skip, second by Jarrod, to forward to the June 28 Plan Commission meeting for a
143 public hearing consideration of an amendment to the Nathan Hill Estates Subdivision Planned
144 Unit Development (PUD) for 415-417 Coronado Circle (Lot 1 of Certified Survey Map
145 1601242) and 462-468 Timbercrest Drive, submitted by Brian Miller of Nathan Hill Estates,
146 LLC, 1820 Tahoe Place, Onalaska, WI 54650.
147

148 On voice vote, motion carried.
149

150 **Item 6 – Discussion and consideration regarding the Public Forum on June 16, 2016 and**
151 **the draft Payment in Lieu of Taxes (PILOT) ordinance**
152

153 Katie said city staff sent out letters to all tax-exempt property owners on May 27. The letters
154 included a draft copy of the PILOT Ordinance. All the agencies and businesses were invited to
155 attend the public forum held June 16 at the Omni Center. No letters were sent to federal, state
156 and local government, including city and county, school districts, utilities and railroads as they
157 already are taxing jurisdictions or are exempt from local taxes. These entities pay special taxes
158 to the State of Wisconsin. Katie said the purpose of the PILOT agreement is to assist the city in
159 the burden of providing city services (street lighting, street cleaning and maintenance, police and
160 fire protection, snow removal) that benefit tax-exempt organizations. Katie said several
161 questions were raised by the public at the forum, noting that the staff report for the June 28 Plan
162 Commission meeting will include a list of all the questions that could not be answered at the time
163 in addition to written, detailed answers. Katie noted that there also is a summary of three or four
164 discussion topics that came out of the public forum for consideration by the Plan Commission.
165 Katie said staff recommends that this item be moved forward to the full Plan Commission so that
166 its members will have the opportunity to discuss what occurred at the public forum as well as the
167 staff-created question and answers and discussion points.
168

Reviewed 6/24/16 by Katie Aspenson

**Plan Commission Sub Committee
of the City of Onalaska**

Tuesday, June 21, 2016

5

169 Motion by Skip, second by Ald. Muth, to change Item 6 on the June 28 Plan Commission agenda
170 to state the following: *“The Plan Commission to recommend to the Common Council that the*
171 *Finance and Personnel Committee establish a procedure where non-taxed organizations may*
172 *voluntarily participate in a Payment in Lieu of Taxes (PILOT) program with no hint of coercion*
173 *or duress, doing it only on a purely civic support level.”*
174

175 Skip said, “First of all, we had a public hearing and according to what Katie had said, the
176 information was widely disseminated that every citizen in the city should have known about it –
177 if they did. Therefore, 23 people talked against it. No one talked for it. Therefore, based
178 statistically, if naively, 100 percent of the people of Onalaska are against this. So I don’t think
179 that we should go forward with the agenda item as it is stated. I think it should be restated
180 because it will still give the Plan Commission an opportunity to discuss anything that they want
181 to about this. I think a PILOT program like this is a financial thing. It does not belong in plans.
182 It belongs in financial, and they are the ones that should be doing these things and figuring out
183 how they can get people to feel this is civic duty to pay these things. And I think another thing
184 that was brought out by the speakers is, what is the reason for nonprofit organizations? Why did
185 they exist in the first place? They pointed out that the many services that they provide to the city
186 far exceed any taxes that would be collected if the city were to provide those services. Of course
187 they wouldn’t, but then the community would go without those types of services of counseling
188 and other things like family counseling and marriage counseling and drug counseling and all the
189 many other things that they do, [including] youth programs, et cetera, et cetera. That was my
190 reason for coming up with this motion.”
191

192 Jarrod said, “I don’t disagree with some of the things Skip points out, but I think the agenda item
193 should stay the same so it goes forward and allows the Plan Commission to make that
194 determination instead of the Sub Committee doing it. From a procedural standpoint, I don’t
195 think it’s our place to change what staff has brought forward from the agenda item as it’s stated.
196 I respect what you’re saying, but I think the agenda item should stay the way it is and let the Plan
197 Commission make a motion of some respect to that to change it for moving forward.”
198

199 Skip said, “I disagree with Jarrod on this based on something that the lawyer said at the [June 16
200 public forum]. When it was asked who originated this, the answer that came out would be
201 interpreted by the audience that this was originated by the Plan Commission, and this is the first
202 step of the Plan Commission. So if we originated this, we have the authority to kill it. That’s
203 why I think we should do it that way.”
204

205 Ald. Muth said, “Attending that meeting, we did not have the ability to respond to a lot of the
206 questions. We had to listen. Mainly this was information, so clearly there is a lot of
207 misunderstanding of what this thing is all about, how it works, where it would apply and so on. I
208 agree with the idea of your motion, Skip – I really do. But I’m afraid I have to agree with Jarrod
209 that we’ll go that way.”
210

Plan Commission Sub Committee

of the City of Onalaska

Tuesday, June 21, 2016

6

211 Katie said, “I think that a recommendation should come out of the Plan Commission: [for] the
212 Plan Commission to look into the PILOT [ordinance] and to decide the ordinance versus the
213 policy. That direction did come from the Council – the Plan Commission was the body to review
214 it. So if that is going to be new direction and new change where it originated from, yes, the Plan
215 Commission has been the committee that has reviewed PILOTs most recently due to Conditional
216 Use Permits that have come forward. And during that we did discuss PILOTs. That’s where it
217 was the Common Council that said that the Plan Commission review this. Then it came back
218 from staff and legal counsel as the proposed ordinance. I completely understand your reasoning
219 for changing it, but just in order to let the Plan Commission have an opportunity to look at it
220 from all perspectives because I don’t know if the entire Plan Commission is 100 percent against
221 this program, either. And I think that if we change that [agenda title], we’re changing the tone of
222 the meeting where the purpose of this agenda item is specifically to reflect upon the forum that
223 we had. I want to make sure that that discussion is able to happen, which is why this agenda
224 item was worded the way it was.”

225

226 Skip said, “If what you say is true, where were you the other night when they asked where this
227 had originated? Why didn’t you speak up then and say it was originated by the Council? You
228 did not.”

229

230 Katie said, “The ordinance was not originated by the Council. The ordinance came up after there
231 was direction for the Plan Commission to review it. The Plan Commission did not create it. If
232 that’s the way it was written in the minutes, I apologize and I misspoke and I can be more clear.
233 That can definitely be brought forward in further detail at the meeting next week.”

234

235 Skip said, “The question from the audience was not where did the ordinance originate. The
236 question from the audience was, to quote, *‘The audience member asked if this generated from the
237 Common Council or the Plan Commission.’* Where did the idea generate from? The answer
238 came back that it generated from the Plan Commission [and] not from the Common Council.
239 You were there. You could have spoken up and said this idea originated in the Common
240 Council. The way I feel – and what I’ve heard here – so far the last few meetings, this is
241 something that the city staff wants for more money. This is not something that the people of the
242 city want. What is the purpose of the Sub Committee? The Sub Committee is to look over these
243 things and to eliminate things that don’t need to go to the Plan Commission. And I think this is
244 something that does not need to go to the Plan Commission. It doesn’t matter if 100 percent
245 approve it or not. It only takes a majority to cut this down. It doesn’t have to be that everybody
246 has to be against it. I think that this is something that the Plan Commission ... There’s still an
247 item on the agenda. If somebody on the Plan Commission feels strongly enough that this is
248 something that they should speak about, then I think the Plan Commission should speak up at
249 that time. But I don’t think it should go forward as it is. I don’t think that this ordinance should
250 be on the agenda for next week’s meeting.”

251

252 On voice vote, motion failed, 2-1 [Skip Temte].

Reviewed 6/24/16 by Katie Aspenson

Plan Commission Sub Committee

of the City of Onalaska

Tuesday, June 21, 2016

7

253
254 Motion by Ald. Muth, second by Skip, to table for 30 days discussion and consideration
255 regarding the Public Forum on June 16, 2016 and the draft Payment in Lieu of Taxes (PILOT)
256 ordinance.

257
258 On voice vote, motion carried, 2-1 [City Engineer Jarrod Holter].

259
260 **Item 7 – Discussion and consideration of an amendment to the Unified Development Code**
261 **(UDC) regarding Conditional Use Permits**

262
263 Katie said city staff has been working with legal counsel to update the Conditional Use Permit
264 section of the Unified Development Code. The list of changes includes:

- 265
- 266 • Detailed list and description of conditions that may be added to a CUP
 - 267 • Requires recording of CUP and conditions with the La Crosse County Register of Deeds
 - 268 • Description of termination of CUPs
 - 269 • Process to formally amend an existing CUP
 - 270 • Updated conditional uses in the following: Public & Semi-Public, Residential, Highway-
271 Oriented, Industrial & Agricultural, Recreational, and Special Conditional Uses

272
273 Katie said she will discuss in detail all the proposed changes at the June 28 Plan Commission
274 meeting. A public hearing will be scheduled for the next Plan Commission meeting if the Plan
275 Commission and the Common Council approve the proposed changes.

276
277 Skip complimented Katie and city staff for their work on the amendment and said he believes the
278 following correction must be made:

- 279
- 280 • Section 13-5-19 (“Adult Oriented Uses”), (4)(c) reads: “*Such use shall not be located*
281 *within 2,500 feet of another adult oriented use as measured by the radius from each*
282 *business.*” Skip pointed out that radius is a distance measured from the center to the
283 circumference. Skip said it is not possible to measure from a radius and asked that
284 “radius” be changed to “circumference.”

285
286 **Item 8 – Discussion and consideration of an amendment to the Unified Development Code**
287 **(UDC) regarding Establishment of Zoning Districts (Permitted & Conditional Uses)**

288
289 Katie said all the section headings changed due to the amendments to the CUP section of the
290 UDC and the addition of a new section. Therefore, it became necessary for staff to update the
291 Zoning Districts Section. The list of changes includes:

- 292
- 293 • Updated references to Conditional Uses (section number changes)

Plan Commission Sub Committee

of the City of Onalaska

Tuesday, June 21, 2016

8

- 294 • Inserted R-160 Special Single-Family Residential District ordinance into the section. The
- 295 city has one (1) neighborhood with this zoning district, which was removed from the
- 296 UDC in error.
- 297 • Updated and generalized Permitted Uses in Commercial/Industrial Zoning Districts
- 298 • Removed/replaced confusing setback language in Zoning Districts as needed
- 299

300 Katie said a public hearing will be held at the next Plan Commission meeting if the Plan

301 Commission and the Common Council approve of the proposed changes.

302

303 Skip referred to Section 13-2-6 (“R-160 Special Single-Family Residential District”), (a)(4),

304 which states “*Garage sales limited to two (2) per year per household*” and noted this statement

305 does not exist in any of the other zoning districts. Skip asked, “Does that mean they’re not

306 restricted to two?”

307

308 Katie said another ordinance section states that residents are limited to two garage sales a year.

309

310 Skip asked, “Why put it there if it isn’t in any of the other ones?”

311

312 Katie said it was a copy-and-paste and needs to be removed.

313

314 Skip noted that churches only are allowed in B-2 Districts and asked if churches do not require a

315 CUP if they wish to locate in a B-2 District, but do require a CUP if they wish to locate in any

316 other district.

317

318 Katie told Skip churches are outright permitted in B-2 Districts. Conditional Use Permits are

319 required in B-1, R-1 and Public & Semi-Public districts.

320

321 **Item 9 – Review and Consideration of a Certified Survey Map (CSM) submitted by Tyler**

322 **Edwards on behalf of Menard, Inc. Properties, 5101 Menard Drive, Eau Claire, WI 54703,**

323 **to merge six (6) parcels and reconfigure four (4) parcels (26.99 acres) at 1301 Sand Lake**

324 **Road/County Road S/902 Club Road, Onalaska, WI 54650 (Tax Parcels #18-4525-10, 18-**

325 **4523-12, 18-4523-13, 18-4523-21, 18-4523-22 & 18-4523-23)**

- 326
- 327 1. CSM Fee of \$75.00 + \$10.00 per lot x 4 lots = \$115.00 (PAID).
- 328
- 329 2. Green Fee of \$638.47 for new lots. Green Fee to be paid prior to issuance of a building
- 330 permit on vacant land.
- 331
- 332 3. Recorded copy of Final CSM to be submitted to City Engineering Department.
- 333
- 334 4. New lot pins required. Intermediate lot stakes required for all lots over 150’ in depth.
- 335

Plan Commission Sub Committee

of the City of Onalaska

Tuesday, June 21, 2016

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- 336 5. CSM shall note all easements (water, sewer, access, etc.).
337
338 6. Any future improvements to these parcels will be subject to additional City permits (i.e.,
339 building permits, zoning approvals).
340
341 7. All conditions run with the land and are binding upon the original developer and all heirs,
342 successors and assigns. The sale or transfer of any or all portion of the property does not
343 relieve the original developer from payment of any fees imposed or from meeting any
344 other conditions.
345

346 Katie said Menards has six tax parcels and the primary store, lumber center, accessory structure
347 and driveways cross all these properties. The intention of the lot reconfiguration is to have the
348 entire Menards store and the associated accessory structure, driveways and lumber center all on
349 one single parcel. The other three lots would be vacant for future development. Katie said the
350 applicant is seeking approval of the CSM, noting that city staff supports the request. Katie also
351 noted that there are seven conditions of approval.
352

353 Motion by Skip, second by Jarrod, to approve with the seven listed conditions of approval a
354 Certified Survey Map (CSM) submitted by Tyler Edwards on behalf of Menard, Inc. Properties,
355 5101 Menard Drive, Eau Claire, WI 54703, to merge six (6) parcels and reconfigure four (4)
356 parcels (26.99 acres) at 1301 Sand Lake Road/County Road S/902 Club Road, Onalaska, WI
357 54650.
358

359 Jarrod said city staff has been working with the applicant to get a water main easement shown on
360 the CSM. Jarrod said the new CSM will show that easement.
361

362 Skip asked how Lots 1, 3 and 4 will be zoned upon approval.
363

364 Katie said she noticed that there will be mixed zoning and has informed the applicant that the
365 properties will need to be rezoned. Katie said the city makes every effort not to do split zone
366 parcels because there are different rules for each zoning district. Katie also said she hopes the
367 rezoning process may proceed once the CSM has been approved.
368

369 On voice vote, motion carried.
370

371 **Item 10 – Review and Consideration of a Certified Survey Map (CSM) submitted by**
372 **Gregory Collins, Axley Brynelson, LLP, 2 E. Mifflin Street, Ste. 200, Madison, WI 53703**
373 **on behalf of Moeller Properties II, LLC, 5100 Park Boulevard East, Ste. 120, Madison, WI**
374 **53718 and Paul Robinson, 4133 Kinney Coulee Road North, Onalaska, WI 54650 to**
375 **reconfigure two (2) parcels (16.09 acres) at 4101 Kinney Coulee Road North & 4133**
376 **Kinney Coulee Road North, Onalaska, WI 54650 (Tax Parcels #18-3402-1 & 18-3403-0)**
377

Plan Commission Sub Committee

of the City of Onalaska

Tuesday, June 21, 2016

10

- 378 1. CSM Fee of \$75.00 + \$10.00 per lot x 2 lots = \$95.00 (NOT PAID).
379
380 2. Green Fee of \$638.47 for new lots. Green Fee to be paid prior to issuance of a building
381 permit on vacant land.
382
383 3. Recorded copy of Final CSM to be submitted to City Engineering Department.
384
385 4. New lot pins required. Intermediate lot stakes required for all lots over 150' in depth.
386
387 5. CSM shall note all easements.
388
389 6. Property owner to submit a City of La Crosse approval letter for connection to City of La
390 Crosse sanitary sewer to City Engineer.
391
392 7. Property owner to obtain WisDOT approval letter for any drainage onto WisDOT right-
393 of-way.
394
395 8. Property owner to obtain La Crosse County approval letter for any proposed work in
396 drainage/access easement.
397
398 9. Kinney Coulee Road North abutting Lot 1 to be brought up to City standards.
399
400 10. If at any point in the future the City reconstructs Kinney Coulee Road North or extends
401 sewer, owner may be special assessed.
402
403 11. Any future improvements to these parcels will be subject to additional City permits (i.e.,
404 building permits, zoning approvals).
405
406 12. All conditions run with the land and are binding upon the original developer and all heirs,
407 successors and assigns. The sale or transfer of any or all portion of the property does not
408 relieve the original developer from payment of any fees imposed or from meeting any
409 other conditions.
410

411 Katie said this is a request to add additional land to 4101 Kinney Coulee Road North, which is
412 owned by Moeller Properties II, LLC. Acreage will be added to this particular lot. Katie said
413 this is not a lot line shift directly from one to the other over a certain number of feet (this
414 typically is reviewed by staff).
415

416 Motion by Skip, second by Jarrod, to approve with the 12 listed conditions a Certified Survey
417 Map (CSM) submitted by Gregory Collins, Axley Brynson, LLP, 2 E. Mifflin Street, Ste. 200,
418 Madison, WI 53703 on behalf of Moeller Properties II, LLC, 5100 Park Boulevard East, Ste.
419 120, Madison, WI 53718 and Paul Robinson, 4133 Kinney Coulee Road North, Onalaska, WI

Reviewed 6/24/16 by Katie Aspenson

Plan Commission Sub Committee

of the City of Onalaska

Tuesday, June 21, 2016

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420 54650 to reconfigure two (2) parcels (16.09 acres) at 4101 Kinney Coulee Road North & 4133
421 Kinney Coulee Road North, Onalaska, WI 54650.

422

423 On voice vote, motion carried.

424

425 Skip noted that the zoning is M-1 and asked if rezoning will be required. Skip also asked if there
426 has been any indication as to what the use will be.

427

428 Katie said there is “potential indication, but nothing formal has come forward.” Katie then
429 invited the applicant to address Skip’s question.

430

431 **Gregory Collins**

432 **No address given**

433

434 “Presently the owner of the property to the west operates a heavy- to medium-duty truck
435 dealership which is actually located northwest of the property in the industrial park. Wisconsin
436 Kenworth is the actual operator. That facility would be consistent with ... If you go just right
437 down the street there’s a freightliner dealership. That’s a competitor. Presently I know my client
438 is looking at developing it in the near term. Part of that is conditioned upon financially what the
439 numbers are. If things do move forward I would anticipate that they would probably be coming
440 back in the fall. But at this point we simply want to acquire the additional acreage to allow us to
441 down the road and then come back to get the approvals to build the facility.”

442

443 **Adjournment**

444

445 Motion by Ald. Muth, second by Skip, to adjourn at 5:06 p.m.

446

447 On voice vote, motion carried.

448

449

450 Recorded by:

451

452 Kirk Bey