

Plan Commission Sub Committee

of the City of Onalaska

Tuesday, August 16, 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, August 16, 2016. It was noted that the meeting had been announced
3 and a notice posted at City Hall.

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5 Roll call was taken, with the following members present: Ald. Bob Muth, Assistant City
6 Engineer Kevin Schubert (alternate)

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8 Excused Absences: City Engineer Jarrod Holter, Skip Temte

9
10 **Item 2 – Approval of minutes from previous meeting**

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

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15 On voice vote, motion carried.

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

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

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

23
24 **Item 4 – Review and consideration of an amendment to Title 13, Part 9, Chapter 3, Section**
25 **50-61 of the Unified Development Code (UDC) regarding the City of Onalaska-Airport**
26 **Overlay Zoning District Ordinance**

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28 Kevin noted that the City of La Crosse’s Common Council had amended the Airport Overlay
29 Zoning District Ordinance in July. The City of Onalaska has the responsibility to administer and
30 enforce the ordinance within Onalaska municipal limits, excluding variance requests, which are
31 heard by the La Crosse Board of Zoning Appeals. Kevin said that in order to continue to
32 administer and enforce the new ordinance, the City of Onalaska needs to adopt the new Airport
33 Overlay Zoning District as approved by the City of La Crosse. Kevin highlighted the following
34 changes to the section:

- 35
36
- 37 • The Airport Height Zoning District elevations will be tied to “contour elevations” instead
38 of “cells” for more precise elevation limitations.
 - 39 • Allows for an increase of up to 10 feet above height limitations, provided a permit is
40 obtained.
 - 41 • Provides clarification of when permits are required for development in certain instances.
 - 42 • Refers to and requires the Federal Aviation Administration’s requirements for marking
and lighting per the current version of Advisory Circular 70-7460 – Obstruction Marking

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43 and Lighting.

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45 A public hearing for this item will be held at the August 23 Plan Commission meeting.

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47 Motion by Ald. Muth, second by Kevin, to approve an amendment to the Unified Development
48 Code (UDC) regarding the City of Onalaska-Airport Overlay Zoning District Ordinance.

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50 Ald. Muth asked if any of the towers located in the City of Onalaska would be affected by the
51 increase of up to 10 feet above height limitations.

52

53 Kevin said he does not believe anything that is existing would be affected. Kevin said he
54 believes the permit to go beyond 10 feet might have been added, but this permit has a review
55 process.

56

57 Ald. Muth asked if the approach to the primary airstrip is located in the Town of Onalaska.

58

59 Kevin said he is uncertain if it is.

60

61 On voice vote, motion carried.

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63 **Item 5 – Review and consideration of an amendment of Chapter 5 of the Unified**
64 **Development Code (UDC) section regarding Conditional Use Permits**

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66 Kevin highlighted the following changes to the section:

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- 68 • Detailed list and description of conditions that may be added to a Conditional Use Permit.
- 69 • May require recording of Conditional Use Permit and conditions with the La Crosse
70 County Register of Deeds (as determined by Plan Commission).
- 71 • Description of termination of Conditional Use Permits.
- 72 • Process to formally amend an existing Conditional Use Permit.
- 73 • Updated Conditional Uses in the following: Public & Semi-Public, Residential, Highway-
74 Oriented, Industrial & Agricultural, Recreational, and Special Conditional Uses.

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76 A public hearing for this item will be held at the August 23 Plan Commission meeting.

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78 Motion by Ald. Muth, second by Kevin, to approve an amendment of Chapter 5 of the Unified
79 Development Code (UDC) section regarding Conditional Use Permits.

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81 On voice vote, motion carried.

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83 **Item 6 – Review and consideration of an amendment of Chapter 2 of the Unified**

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84 **Development Code (UDC) regarding Establishment of Zoning Districts (Permitted &**
85 **Conditional Uses)**

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87 Kevin highlighted the following changes to the section:

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- 89 • Updated references to Conditional Uses (section number changes).
- 90 • Inserted R-160 Special Single-Family Residential District ordinance into the section. The
91 city has one (1) neighborhood with this zoning district, which was removed from the
92 Unified Development Code in error.
- 93 • Updated and generalized permitted uses in Commercial/Industrial Zoning Districts.
- 94 • Removed/replaced confusing setback language in zoning districts as needed.

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96 A public hearing for this item will be held at the August 23 Plan Commission meeting.

97

98 Motion by Ald. Muth, second by Kevin, to approve an amendment of Chapter 2 of the Unified
99 Development Code (UDC) regarding Establishment of Zoning Districts (Permitted &
100 Conditional Uses).

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102 On voice vote, motion carried.

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104 **Adjournment**

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106 Motion by Ald. Muth, second by Kevin, to adjourn at 4:40 p.m.

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108 On voice vote, motion carried.

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110

111 Recorded by:

112

113 Kirk Bey