

Plan Commission
July 7, 2025

The meeting of the Town of Onalaska Plan Commission was called to order by Paula Przywojski at 7:00 pm at the Town of Onalaska Town Hall, N5589 Commerce Road, Onalaska, WI. Members present; Paula Przywojski, Tom Thompson, Charlie Lipke, Mike Wellik (via zoom), and Frank Fogel. Jon Zabel was absent. Administrator/Clerk-Treasurer Mary Rinehart was also present.

Motion to approve agenda by Fogel/Lipke passed unanimously.

Public Comment: None

Motion to **Approve minutes of June 9, 2025 meeting** by Lipke/Thompson passed unanimously.

Discussion making recommendation to Town Board regarding Conditional Use Permit application to allow a second and separate permanent dwelling to be built at N6671 Forest Court tax parcel 10-2782-0: Gayle Ikert property owner addressed the Commission to request approval of the additional dwelling. Noone addressed the Commission in either opposition or support. Motion to recommend approval by Thompson/Fogel passed unanimously.

Discussion making recommendation to Town Board regarding variance application to exceed the allowable number of detached accessory buildings and to exceed the allowable square footage of detached accessory buildings for Timothy Adamson at N6066 County Road XX, tax parcel 10-00429-000: Timothy Adamson addressed the Commission requesting approval for both size and number of buildings allowable and gave a significant history of the existing buildings. Noone addressed the Commission either in opposition or support of either variance. Motion by Lipke/Thompson to recommend approval of variances relating to both size and number of detached accessory buildings as requested. Motion passed unanimously.

Discussion making recommendation to Town Board regarding Conditional Use Permit application to allow for the operation of Sparks Early Childhood Center, by Fierce Foundation N5075 Green Coulee Road, tax parcel 10-1323-3: Carolyn Bostrick addressed the Commission outlining the business and operational plan for the proposed early childhood center. Bostrick also reviewed the educational model. Fogel and Rinehart reviewed the difference between a rezone and a conditional use. Several residents of the Town of Onalaska and several from the City of Onalaska spoke in opposition to the conditional use of the property. In opposition was Ron Parker, N5028 Green Coulee Road, Frank Vierling N5021 Green Coulee Lane, Emily Jarrett N5097 Green Coulee Road, Kris Iollansbee N5034 Green Coulee Road. City of Onalaska residents of Savannah Oaks Condominium neighborhood were granted opportunity to speak. City of Onalaska residents in opposition Brian Sepphan, 1076 Fair Meadow Way, Bob Bue, 1029 Fair Meadow Way, Steve Otto 1053 Fair Meadow Way, and Paul Schams 1088 Fair Meadow Way.

Amber Miller, State Road 26, La Crescent, MN spoke in support of the proposal advising her children have been apart of Carolyn's programming for multiple years.

Town of Onalaska residents who emailed and did not appear in person in opposition are: Erin and Theodore Van Der Horst, N5071 Green Coulee Lane, Jane Clough Green Coulee, Karen Morgan N5096 Green Coulee Road, Chuck Malayter Green Coulee Road, Carol Strait, N5086 Green Coulee Road, and Scott Larson, Green Coulee Road. City of Onalaska residents, all residing on Fair Meadow Way, who emailed are Norm Greene, Fred Kurtz, Wanda DuCharme, Renee Leidel, K von Meyer, Pat Arenz, Ruth Ann Leuck, Tom Greig, Sharon Petry, and Bob Petry.

Motion by Fogel/Thompson to recommend to Town Board to deny the application for a Conditional Use permit for Sparks Early Learning Center at N5075 Green Coulee Road ta parcel 10-1323-3. Motion passed unanimously.

Motion by Fogel/Thompson to **Adjourn** passed unanimously.

Respectfully submitted
Mary Rinehart