

# CITY OF ONALASKA MEETING NOTICE

**COMMITTEE/BOARD:** Plan Commission Sub-Committee  
**DATE OF MEETING:** June 11, 2019 (Tuesday)  
**PLACE OF MEETING:** City Hall–415 Main Street (Common Council Chambers)  
**TIME OF MEETING:** 4:30 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. Review and consideration to Vacate and Discontinue a portion of Crestwood Lane, submitted by the City of Onalaska, 415 Main Street, Onalaska, WI 54650
5. Review and consideration of a Certified Survey Map (CSM) submitted by Laura Olson on behalf of Gundersen Clinic LTD, 1910 South Avenue, La Crosse, WI 54601 to reconfigure two (2) parcels and create an outlot for Kinney Coulee Road South (6.66 acres) at 3015 Kinney Coulee Road South, Onalaska, WI 54650 (Tax Parcel #'s: 18-3649-0 & 18-3650-0)
6. Notification that the Plan Commission will review and consider a Landscaping Plan for the construction of an auto dealership and service center (Dahl Honda) at 2520 Midwest Drive / 384 Theater Road / N4375 Theater Road, Onalaska, WI 54650 (Tax Parcel #'s: 18-3568-40, 18-3570-70, & 9-93-0)
7. Adjournment

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

\* Ald. Tom Smith – Chair

Ald. Jim Olson

Ald. Dan Stevens

Ald. Diane Wulf

Ald. Boondi Iyer

Ald. Kim Smith

\* Jarrod Holter, City Engineer

City Attorney City Administrator

La Crosse Tribune Dept. Heads.

Coulee Courier

WKTY WLXR WKBT WXOW WLAX

\*Committee Members

\*Knut Temte

\*\*Kevin Schubert

Laura Olson

Jansen Dahl

Plan Commission Members

Onalaska Omni Center

Onalaska Public Library

\*\* Alternate Member – for City Engineer

Date Notices Mailed and Posted: 6-4-19

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.



# *CITY OF ONALASKA*

## *STAFF REPORT*

Plan Commission Sub-Committee – June 11, 2019

Agenda Item: Review and Consideration to Vacate and Discontinue a portion of Crestwood Lane

Property Owner: City of Onalaska, WI 54650

Applicant: City of Onalaska, 415 Main Street, Onalaska, WI 54650.

Background:

On May 9, 2019 the City began the process to vacate and discontinue a portion of Crestwood Lane to facilitate future private development in nearby areas. On May 26, 2019 the Common Council approved Preliminary Resolution #30-2019 to vacate and discontinue a portion of Crestwood Lane. A public hearing has been scheduled for review and consideration of the proposed vacation request on July 9, 2019 at 7:00PM at the Common Council meeting.

Attachments:

- Applicant letter request; and
- Exhibit showing proposed vacation/discontinuance area & Legal Description.

Action Requested:

Recommendation by the Plan Commission to the Common Council. If the Plan Commission recommends approval, the attached conditions of approval are recommended by staff.

**REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY  
PLAN COMMISSION SUB-COMMITTEE:**

June 11, 2019

**Agenda Item 4:**

**Review and Consideration to Vacate and Discontinue a portion of Crestwood Lane, submitted by the City of Onalaska, 415 Main Street, Onalaska, WI 54650, submitted by the City of Onalaska, 415 Main Street, Onalaska, WI 54650.**

1. 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.
2. 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.



# CITY OF ONALASKA

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415 MAIN STREET  
ONALASKA, WISCONSIN 54650-2953  
FAX (608) 781-9506

PLANNING/ZONING  
(608) 781-9590

May 9, 2019

To: City of Onalaska Common Council

*RE: Crestwood Lane Street Vacation Discontinuance Request*

The City of Onalaska intends to install a Booster Station Facility along Crestwood Lane to facilitate future private development in nearby areas. The purpose of the vacation/discontinuance request is to ensure that the new facility will be located entirely on City-owned land, outside of the Crestwood Lane right-of-way.

If you have any questions regarding this request, please do not hesitate to contact myself or Jarrod Holter, Public Works Director / City Engineer for further details.

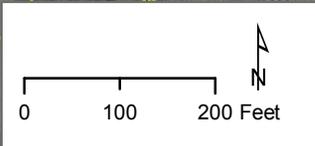
Thank you,

Katie Aspenson, AICP  
Planning Manager

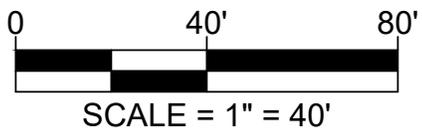
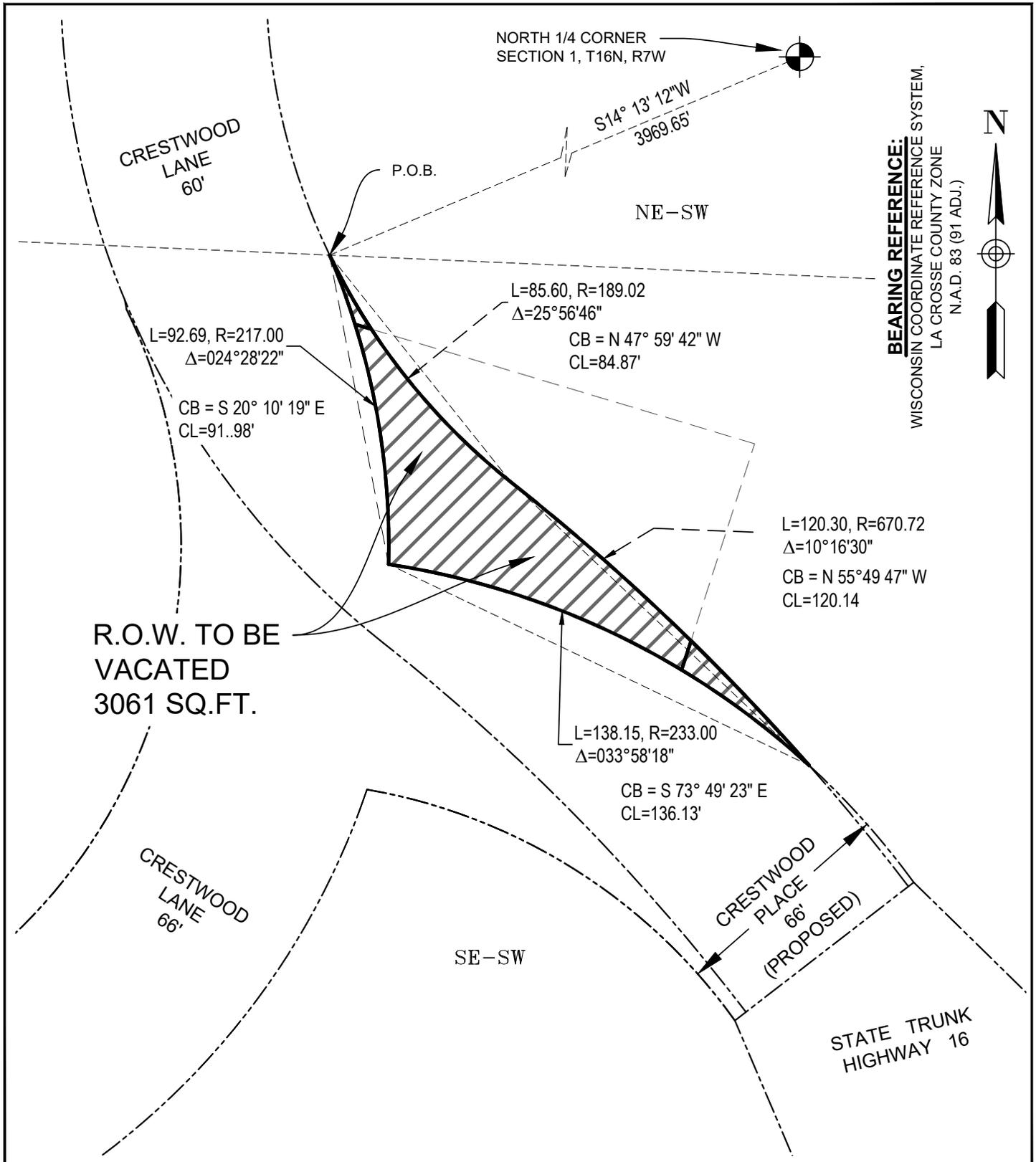
# City of Onalaska, WI

 Approximate Area for Vacation

Map Designer: Katie Aspenson, AICP  
Date: 6/03/2019



*This map is to be used for reference purposes only. Every effort has been made to make this map as accurate as possible.*



RIGHT-OF-WAY TO BE VACATED  
CRESTWOOD BOOSTER STATION  
ONALASKA, WI

	DAVY ENGINEERING CO. LA CROSSE, WISCONSIN		DATE 4/30/2019	NOTEBOOK NO.	PROJECT NUMBER 001398-109.100	SHEET 1 OF 1

# **CRESTWOOD LANE ROW VACATION TO CITY OF ONALASKA**

## **EXHIBIT A**

Existing Crestwood Lane right-of-way located in part of the Southeast Quarter of the Southwest Quarter of Section 1, Township 16 North, Range 7 West, City of Onalaska, La Crosse County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 1;  
thence S 14° 13' 12" W 3969.65 feet to the Easterly right-of-way of Crestwood Lane and the Point of Beginning of this description;

thence Southerly along new easterly right-of-way of Crestwood Lane on the arc of a 217.00 foot radius curve, concave to the West, the chord of which bears S 20° 10' 19" E and measures 91.98 feet;

thence Southeasterly along new northerly right-of-way of Crestwood Place on the arc of a 233.00 foot radius curve, concave to the Southwest, the chord of which bears S 73° 49' 23" E and measures 136.13 feet;

thence Northwesterly along current right-of-way of Crestwood Lane on the arc of a 670.72 foot radius curve, concave to the Southwest, the chord of which bears N 55° 49' 47" W and measures 120.14 feet;

thence Northwesterly along current right-of-way of Crestwood Lane on the arc of a 189.02 foot radius curve, concave to the Northeast, the chord of which bears N 47° 59' 42" W and measures 84.87 feet to the Point of Beginning.

Parcel contains approximately 3,061 square feet or 0.07 acres more or less. Subject to any easements, covenants and restrictions of record.



# CITY OF ONALASKA

## STAFF REPORT

Plan Commission Sub-Committee – June 11, 2019

- Agenda Item: Consideration of a Certified Survey Map (CSM) containing a total of 6.66 acres reconfiguring two (2) parcels and an outlet.
- Applicant/Owner: Laura Olson on behalf of Gundersen Clinic LTD, 1910 South Avenue, La Crosse, WI 54601
- Parcel Numbers: 18-3649-0 & 18-3650-0
- Site Location: 3015 Kinney Coulee Road South, Onalaska, WI 54650
- Existing Zoning: Light Industrial (M-1) District
- Neighborhood Characteristics: Properties within 250 feet of the property in question include commercial businesses and Gundersen Clinic.
- Conformance with Land Use Plan: The Comprehensive Plan identifies this area as *Medical Facilities District*. This district is intended to accommodate healthcare and medical facilities that should be well designed to spur adjacent economic development, be compatible with neighborhoods and integrate into natural landscapes. Ancillary and appropriate land used for this district are offices, retail establishments, restaurants, personal service, transient lodging, as well as residential living facilities as an accessory use to the medical facilities.
- Background: The purpose of the Certified Survey Map is to reconfigure Tax Parcels # 18-3649-0 & 18-3650-0 and create an outlot for Kinney Coulee Road South to be dedicated to the public for roadway purposes.
- Action Requested: The applicant seeking approval of the Certified Survey Map.

# REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION SUB-COMMITTEE:

June 11, 2019

## Agenda Item 5:

**Review and Consideration of a Certified Survey Map (CSM) submitted by Laura Olson on behalf of Gundersen Clinic LTD, 1910 South Avenue, La Crosse, WI 54601 to reconfigure two (2) parcels and create an outlot for Kinney Coulee Road South (6.66 acres) at 3015 Kinney Coulee Road South, Onalaska, WI 54650 (Tax Parcels 18-3649-0 & 18-3650-0).**

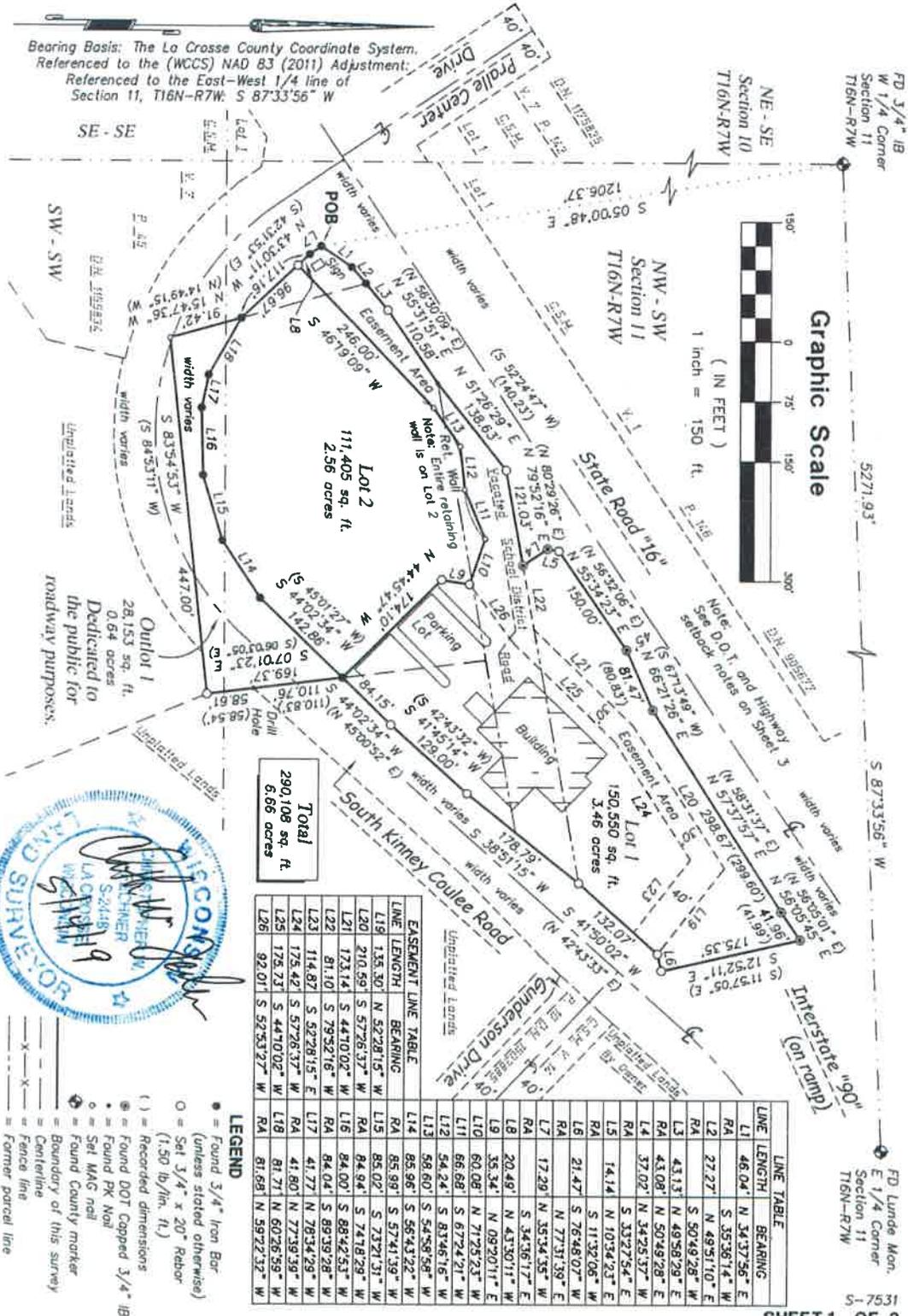
1. Certified Survey Map Fee: \$75.00 dollars plus \$10.00/lot = \$95.00 dollars (NOT PAID).
2. Applicant/owner to dedicate Outlot 1 to the public for roadway purposes (Kinney Coulee Road South).
3. Recorded copy of Final CSM to be submitted to City Engineering Department.
4. New lot pins required. Intermediate lot stakes required for all lots over 150' in depth.
5. CSM shall note all easements.
6. Any future improvements to these parcels may be subject to additional City permits (i.e., building permits, zoning approvals).
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 committee minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF

the SW-SW, NW-SW and of Vacated School District Road,  
Section 11, T16N-R7W, City of Onalaska, La Crosse County, WI

Bearing Basis: The La Crosse County Coordinate System.  
Referenced to the (WCCS) NAD 83 (2011) Adjustment;  
Referenced to the East-West 1/4 line of  
Section 11, T16N-R7W: S 87°33'56" W



**Total**  
290,108 sq. ft.  
6.66 acres

LINE	LENGTH	BEARING
L1	46.04'	N 34°37'56" E
RA		S 35°36'14" W
L2	27.27'	N 49°51'10" E
RA		S 50°48'28" W
L3	43.13'	N 50°48'28" E
RA		N 43°08'1" E
L4	37.02'	N 34°28'37" W
RA		S 33°27'54" E
L5	14.14'	N 10°34'23" E
RA		S 11°32'06" W
L6	21.47'	S 76°48'07" W
RA		N 77°31'39" E
L7	17.29'	N 35°34'35" W
RA		S 34°36'17" E
L8	20.48'	N 43°30'11" W
L9	33.34'	N 09°20'11" E
L10	60.08'	N 71°25'23" W
L11	66.68'	S 67°24'21" W
L12	54.24'	S 87°46'15" W
L13	58.60'	S 54°58'58" W
L14	85.96'	S 56°43'22" W
RA		S 85°91' S 57°41'39" W
L15	85.02'	S 73°21'31" W
RA		S 74°18'29" W
L16	84.94'	S 74°18'29" W
L17	84.00'	S 89°42'53" W
RA		S 89°59'28" W
L18	84.04'	S 89°59'28" W
RA		S 89°59'28" W
L19	41.77'	N 78°34'29" W
RA		S 77°59'39" W
L20	41.801'	N 77°59'39" W
RA		S 77°59'39" W
L21	178.23'	S 44°10'02" W
RA		S 44°10'02" W
L22	178.23'	S 44°10'02" W
RA		S 44°10'02" W
L23	178.23'	S 44°10'02" W
RA		S 44°10'02" W
L24	178.23'	S 44°10'02" W
RA		S 44°10'02" W
L25	178.23'	S 44°10'02" W
RA		S 44°10'02" W
L26	92.01'	S 52°33'27" W
RA		S 52°33'27" W



- LEGEND**
- = Found 3/4" Iron Bar (unless stated otherwise) (1.50 lb./in. ft.)
  - = Set 3/4" x 20" Rebar
  - ( ) = Recorded dimensions
  - = Found DOT Copied 3/4" IR
  - = Found PK Nail
  - = Set MAG nail
  - = Found County marker
  - = Boundary of this survey
  - = Centerline
  - = Fence line
  - = Former parcel line

# CERTIFIED SURVEY MAP

PART OF

the SW-SW, NW-SW and of Vacated School District Road, Section 11,  
T16N-R7W, City of Onalaska, La Crosse County, Wisconsin

## SURVEYOR'S CERTIFICATE

I, Christopher W. Fechner, Professional Land Surveyor, do hereby certify that I have surveyed and mapped this Certified Survey Map being part of Vacated School District Road, the SW 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4, Section 11, T16N-R7W, City of Onalaska, La Crosse County, Wisconsin described as follows:

Commencing at the West 1/4 corner of Section 11, thence S 05°00'48" E 1206.37 feet to the southerly right-of-way line of State Road "16", the northerly right-of-way line of Kinney Coulee Road South and the point of beginning of this description:

thence, along said southerly right-of-way line of State Road "16" the following 12 calls;

thence N 34°37'56" E 46.04 feet;

thence N 49°51'10" E 27.27 feet;

thence N 49°58'29" E 43.13 feet;

thence N 55°31'51" E 110.58 feet to the South right-of-way line of Vacated School District Road;

thence N 51°26'29" E 138.63 feet to the North right-of-way line of said Vacated School District Road;

thence, along said Vacated North right-of-way line, N 79°52'16" E 121.03 feet;

thence N 34°25'37" W 37.02 feet;

thence N 10°34'23" E 14.14 feet;

thence N 55°34'23" E 150.00 feet;

thence N 66°21'26" E 81.47 feet;

thence N 57°37'57" E 298.67 feet;

thence N 56°05'45" E 41.96 feet to the East right-of-way line of Interstate "90";

thence S 12°52'11" E 175.35 feet to said northerly right-of-way line of Kinney Coulee Road South;

thence, along said northerly right-of-way line the following five calls;

thence S 76°48'07" W 21.47 feet;

thence S 41°50'02" W 132.07 feet to said North right-of-way line of

Vacated School District Road;

thence S 38°51'15" W 178.79 feet;

thence S 41°45'14" W 129.00 feet;

thence S 44°02'34" W 84.15 feet;

thence S 07°01'23" E 169.37 feet;

thence S 83°54'53" E 447.00 feet;

thence N 15°47'36" W 91.42 feet to said northerly right-of-way line of Kinney Coulee Road South;

thence, along said northerly right-of-way line, N 43°30'11" W 117.16 feet;

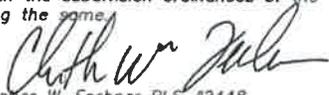
thence, continuing along said northerly right-of-way line, N 35°34'35" W 17.29 feet to the point of beginning of this description.

Subject to any easements, covenants and restrictions of record.

That I have made such survey, map and division of land at the direction of Gundersen Health System, owner of said land.

That such map is a correct representation of the exterior boundaries of the land surveyed and subdivision thereof made.

That I have fully complied with the provisions of s.236.34, Wisconsin Statutes and with the subdivision ordinances of the City of Onalaska in surveying and mapping the same.

  
Christopher W. Fechner PLS #2448  
Coulee Region Land Surveyors, LLC  
917 S. 4th Street  
La Crosse, WI 54601

Owner:  
Gundersen Clinic LTD  
A.K.A. Gundersen Health System  
C/O Bill Farrell, Senior Vice President  
1910 South Avenue  
La Crosse, WI 54601



# CERTIFIED SURVEY MAP

PART OF

the SW-SW, NW-SW and of Vacated School District Road, Section 11,  
T18N-R7W, City of Onalaska, La Crosse County, Wisconsin

## Corporate Owner's Certificate of Dedication

I, Bill Farrell, Senior Vice President, acting agent for Gundersen Clinic LTD, as owner, does hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map.

Owner's Certificate: Bill Farrell SVP 20 May 2019  
Bill Farrell Title Date

State of Wisconsin  
La Crosse County, Wisconsin  
Personally came before me this 20th day of May, 2019, the above named owner to me known to be the person who executed the foregoing instrument and acknowledged the same.

Barbik Bulman  
Notary Public, La Crosse County, Wisconsin.  
Barbik Bulman  
Printed Name

My Commission expires 7/19/2022

## Common Council Approval Certificate

This Certified Survey Map, including all public dedications herein is hereby approved and accepted by the City of Onalaska.

Mayor: Joe Chilsen Date \_\_\_\_\_

Clerk: Caroline Burmaster Date \_\_\_\_\_



## HIGHWAY/ROAD BUILDING SETBACK:

The building setback distance from the highway right-of-way line is 50', highway setback distance from the centerline is 110', all other roads and cul-de-sac setback distance is 25' from the right-of-way line.

## ACCESS RESTRICTIONS:

All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of U.S. Highway "16" and Interstate "90", it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation.

## HIGHWAY SETBACK RESTRICTION:

No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in s.236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.



### SUBDIVISION APPLICATION

The following checklist will ensure the timely processing of your application:

➔ **Overview/ Cover Letter Describing the following:**

- ▶ Detailed Description of Proposed Subdivision
- ▶ Plan Set including: Plot Plan, Legal Description, Grading/Draingage, Utilities, Site Layout, Landscaping, etc.

➔ **Application Fee** (Payable to the City of Onalaska) = \$75 + \$10/lot. Other fees may apply.

*If incomplete, no further processing of the application will occur until the deficiencies are corrected.*

**Brief Description of Request for Subdivision.**

Gundersen Health System requests to change parcels 18-3649-0 and 18-3650-0 into two lots with an outlet that is dedicated to the City for public roadway purposes. Please see the attached Certified Survey Map for details.

**Easements on Property:**

Access:  Yes  No

Utility:  Yes  No

Other: Access to monument sign

**Utilities Serving Property:**

Water:  Yes  No

Sanitary Sewer:  Yes  No

Number of Lots: 2

(Existing)

Number of Lots: 2

(Proposed)

**Property Address:** 3015 and 3075 Kinney Coulee Rd S

**Parcel Number:**  
18- 3649-0 and 18-3650-0

**Zoning District:**  
G2 - Commercial

**Applicant:** Gundersen Clinic LTD

**Mailing Address:** 1910 South Avenue, Mail Stop: LML-003

**City, State, Zip:** La Crosse, WI 54601

**Phone Number:** 608-775-5471

**Email:** ljolson@gundersenhealth.org  Primary Contact

**Business:** *Same as Applicant*

**Owner/Contact:**

**Mailing Address:**

**City, State, Zip:**

**Phone Number:**

**Email:**  Primary Contact

**Property Owner:** Same as Applicant listed above

**Contact:** Laura Olson

**Mailing Address:**

**City, State, Zip:**

**Phone Number:** *608-775-5471*

**Email:**  Primary Contact

*The undersigned hereby makes an application for the location stated herein. The undersigned agrees that all work shall be done in accordance with the requirements of the City of Onalaska Unified Development Code / Zoning Ordinance and with all other applicable City Ordinances and the laws and regulations of the State of Wisconsin.*

**Signature of Applicant:** *Laura Olson* **Date:** *May 30, 2019*

**Signature of Property Owner:** *Laura Olson* **Date:** *May 30, 2019*

<b>OFFICE USE ONLY:</b>	<b>Date Submitted:</b>	<b>Permit Number:</b>
<b>Permit Fee:</b>	<input type="checkbox"/> Cash <input type="checkbox"/> Check #	<b>Application Received by:</b>