



City of Onalaska Meeting Notice

COMMITTEE/BOARD: Plan Commission Sub Committee
DATE OF MEETING: February 11, 2020 (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 previous meeting
3. Public input: (limited to 3 minutes / individual)

Consideration And Possible Action On The Following Items:

4. Review and Consideration of a Certified Survey Map (CSM) submitted by Robert Jacobson, 806 11th Avenue South, Onalaska, WI 54650 to subdivide one (1) parcel into two (2) parcels with a shared driveway easement between the two parcels (0.74 acres) at 806 11th Avenue South, Onalaska, WI 54650 (Tax Parcel 18-985-1)
5. Adjournment

PLEASE TAKE FURTHER NOTICE that members of the Common Council of the City of Onalaska who do not serve on the commission 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 Kim Smith
 * Ald. Tom Smith – Chair
 Ald. Jim Olson
 Ald. Dan Stevens
 Ald. Diane Wulf
 Ald. Steven Nott
 Vacant
 * 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
 Robert Jacobson
 Plan Commission Members
 Onalaska Omni Center
 Onalaska Public Library

** Alternate Member – for City Engineer

Date Notices Mailed and Posted: 2-6-2020

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

Agenda Item:

4

STAFF REPORT

Plan Commission Sub-Committee – February 11, 2020

- Agenda Item: Review and consideration of a Certified Survey Map (CSM) containing a total of .074 acres dividing one (1) parcel into two (2) parcels with a shared driveway easement between the two parcels.
- Applicant/Owner: Robert Jacobson, 806 11th Avenue South, Onalaska, WI 54650
- Parcel Numbers: 18-985-1
- Site Location: 806 11th Avenue South, Onalaska, WI 54650
- Existing Zoning: Single-Family and/or Duplex Residential (R-2) District
- Conformance with Land Use Plan: The Comprehensive Plan identifies this area as a *Mixed Density Residential District* which is intended for residential units. The City generally encourages Traditional Neighborhood Development (TND) patterns, which typically includes mixed-density development located in close proximity to essential goods and services establishments. Higher density residential development may be appropriate in locations adjacent to transportation corridors, commercial areas, and schools. Institutional uses, senior housing and services, home-based offices are also appropriate in this district with proper zoning controls. Applicable zoning districts include Single Family Residential, Single Family and/or Duplex Residential, Multi-Family Residential, Planned Unit Developments, and Traditional Neighborhood Developments.
- Background: The purpose of the Certified Survey Map is to subdivide Tax Parcel # 18-985-1 into two (2) parcels. The northern parcel contains a single family dwelling with a detached accessory structure. The southern parcel will share a driveway access with the northern parcel along the boundary line. The southern parcel meets all dimensional requirements of a parcel in the Single Family and/or Duplex Residential (R-2) Zoning District.
- Action Requested: The applicant seeking approval of the Certified Survey Map.

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

February 11, 2020

Agenda Item 4:

Review and Consideration of a Certified Survey Map (CSM) submitted by Robert Jacobson, 806 11th Avenue South, Onalaska, WI 54650 to subdivide one (1) parcel into two (2) parcels with a shared driveway easement between the two parcels (0.74 acres) at 806 11th Avenue South, Onalaska, WI 54650 (Tax Parcel 18-985-1).

1. Certified Survey Map Fee: \$75.00 dollars plus \$10.00/lot = \$95.00 dollars (PAID).
2. Recorded copy of Final CSM to be submitted to City Engineering Department.
3. New lot pins required. Intermediate lot stakes required for all lots over 150' in depth.
4. CSM shall note all easements.
5. Water and sanitary sewer laterals must be installed into proposed Parcel #2 if not currently in place.
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. _____ VOLUME __, PAGE __

LYING IN PART OF OUTLOT 114 OF THE ASSESSOR'S PLAT OF THE CITY OF ONALASKA, BEING IN THE NE 1/4 OF THE SW 1/4 OF SECTION 9, T.16N, R.7W, CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN

WEST QUARTER CORNER,
SECTION 9, T.16N, R.7W,
FD. LUNDE MONUMENT

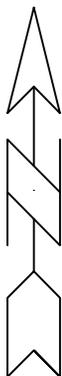
CENTER OF SECTION,
SECTION 9, T.16N, R.7W,
FD. BERTSEN NAIL

S 88°44'25" E 2648.95'

(R.A. N 87°60' W 170.0')

S 89°07'28" W 176.18'

769.99'
S 27°41'08" W

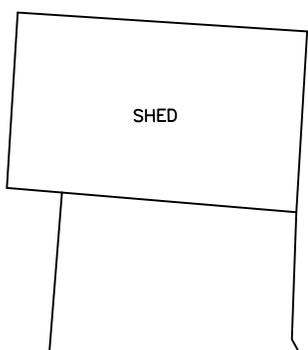


OUTLOT 114

LAND OWNER/ SUBDIVIDER
ROBERT JACOBSON
806 11TH AVE S.
ONALASKA, WI

LOT 1

20,067 SQ. FT.
0.46 AC.



SHED

HOUSE

BLACKTOP DRIVEWAY

S 89°05'00" W 131.26'

N 89°06'58" E 172.77'

N 89°05'00" E 131.23'

OUTLOT 114

SHARED DRIVEWAY EASEMENT

LOT 2

12,022 SQ. FT.
0.28 AC.

S 02°30'15" E 185.10'
(R.A. SOUTH 175.5' MORE OR LESS)

S 02°30'15" E 115.07'

S 02°30'15" E 70.03'

S 00°55'00" E 14.00'

N 02°30'15" W 46.62'

N 00°48'27" W 115.00'
(R.A. NORTH 115.5')

N 00°48'27" W

185.00'

N 00°48'27" W 70.00'

S 00°48'27" E 46.60'

50'

11TH AVE. S.

50'

ONALASKA SCHOOL DISTRICT PROPERTY

ONALASKA SCHOOL DISTRICT PROPERTY

FOUND DRILL HOLE
IN CONC. WALL

(R.A. EAST)

N 89°06'58" E 170.70'

LEGEND

- = FOUND 1" IRON PIPE
- = SET 1" X 18" IRON PIPE
- (R.A.) = RECORDED AS DIMENSION

BEARINGS ARE REFERENCED TO THE
LA CROSSE COUNTY COORDINATE
SYSTEM. (N.A.D. 1983)(1991)

FD. 1" IRON PIPE



SCALE: 1" = 30'

FORMER LOT CORNER
OF FEYEN PROPERTY
ACCORDING TO OLD SURVEY MAP
BY LESLIE MARCOU (MAP CO-21)
OF DAVY ENGINEERING CO.

CERTIFIED SURVEY MAP NO. _____
VOLUME __, PAGE __

LYING IN PART OF OUTLOT 114 OF THE ASSESSOR'S PLAT OF THE
CITY OF ONALASKA, BEING IN THE NE 1/4 OF THE SW 1/4 OF SECTION 9,
T.16N, R.7W, CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, John G. Krage, Professional Land Surveyor, hereby certify that I have surveyed,
divided and mapped a part of Outlot 114 of the Assessor's Plat of the City of Onalaska,
La Crosse County, Wisconsin, described as follows:

Commencing at the west quarter corner of Section 9, Township 16 North, Range 7 West;
thence S 88°44'25" E a distance of 2648.95' to the center of said section; thence
S 27°41'08" W a distance of 769.99' to a point on the west line of 11th Ave. South, and
the point of beginning of the land to be described; thence S 89°07'28" W a distance of
176.18'; thence S 02°30'15" E a distance of 185.10' to the south line of the property
described in Deed Document Number 1716217 of LaCrosse County Records; thence
N 89°06'58" E, along said south line, a distance of 170.70' to the west line of said
11th Ave. South; thence N 00°48'27" W, along said west line, a distance of 185.00'
to the point of beginning.

Containing 32,089 square feet, or 0.74 acres.

Subject to any easements of record, and subject to a shared driveway easement as
shown on this instrument.

That I have made such survey and division by the direction of Robert Jacobson.
That such survey map is a correct representation of all of the exterior boundaries of
the land surveyed and the division of that land. That I have fully complied with
the provisions of The City of Onalaska Subdivision Ordinance, and Chapter 236.34
of the Wisconsin Statutes in surveying, dividing and mapping said land.

John G. Krage, P.L.S. 2284

CITY OF ONALASKA APPROVAL

Resolved, that this Certified Survey Map, located
in the City of Onalaska, dedicated by Robert Jacobson,
owner, is approved and accepted by the City of Onalaska.

Date _____

Signed _____

Cari Burmaster, Clerk, City of Onalaska

Signed _____

Kim Smith, Mayor of the City of Onalaska

prepared by:

**ARROW LAND
SURVEYING**

W27157 Reit Lane
Arcadia, WI 54612
Phone (507) 458-0483
email: arrowlandsurveying@gmail.com