



CITY OF ONALASKA

Agenda Item:

4

STAFF REPORT

Plan Commission – February 25, 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:

February 25, 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.



City of Onalaska, Department of Planning & Zoning, 415 Main Street, Onalaska, WI 54650

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.

Subdivide one parcel into two lots.

Easements on Property:

Access: Yes No

Utility: Yes No

Other: _____

Utilities Serving Property:

Water: Yes No

Sanitary Sewer: Yes No

Number of Lots: 1
(Existing)

Number of Lots: 2
(Proposed)

Property Address: *806 11th Ave South*

Parcel Number:
18-985-1

Zoning District:
R-2

Applicant:

Mailing Address: _____

City, State, Zip: _____

Phone Number: _____

Email: _____ Primary Contact

Business:

Owner/Contact: _____

Mailing Address: _____

City, State, Zip: _____

Phone Number: _____

Email: _____ Primary Contact

Property Owner:

Contact: *Robert W Jacobson*

Mailing Address: *806 11th Ave So*

City, State, Zip: *Onalaska WI. 54650*

Phone Number: *608-386-9889*

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: *Robert W Jacobson* **Date:** *1-20-2020*

Signature of Property Owner: _____ **Date:** _____

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

\$95.00 fee

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

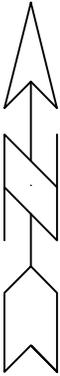
WEST QUARTER CORNER,
SECTION 9, T.16N, R.7W,
FD. LUNDE MONUMENT

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

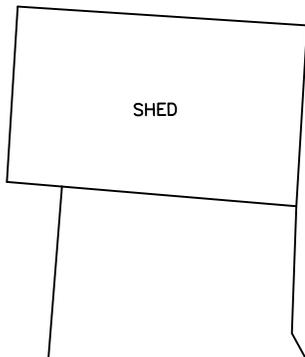


OUTLOT 114

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

LOT 1

20,067 SQ. FT.
0.46 AC.



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'

11TH AVE. S.

50'

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

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



SCALE: 1" = 30'

*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**

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