



# City of Onalaska Meeting Notice

**COMMITTEE/BOARD:** Plan Commission Sub Committee  
**DATE OF MEETING:** March 10, 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 for a Conditional Use Permit (CUP) filed by David & Mary Stokes, 311 Poplar Street, Onalaska, WI 54650, for the purpose of replacing a six (6) foot privacy fence with an eight (8) foot privacy fence on the parcel located at 311 Poplar Street, Onalaska, WI 54650. (Tax Parcel #: 18-6202-0)
5. Review and Consideration of a Planned Commercial Industrial Development (PCID) Amendment filed by Venture Pass Partners, LLC, 19620 Waterford Court, Shorewood, MN 55331, on behalf of Gundersen Clinic, LTD, 1900 South Avenue, La Crosse, WI 54601 on the parcel located at 3015 & 3075 Kinney Coulee Road South. (Tax Parcel #'s: 18-3649-1 & 18-3649-2)
6. Review and Consideration of a Certified Survey Map (CSM) submitted by Jansen Dahl, 3819 Creekside Lane, Holmen, WI 54636 on behalf of Chase 2010, LLC, 3819 Creekside Lane, Holmen, WI 54636 to subdivide one (1) parcel into three (3) parcels located at 2520 Midwest Drive. (Tax Parcel #: 18-3568-40)

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

\*Knutte Temte  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \*\*Kevin Schubert  
 \_\_\_\_\_  
 \_\_\_\_\_  
 David & Mary Stokes  
 \_\_\_\_\_  
 Randy Rauwerdink, Venture Pass Partners LLC  
 \_\_\_\_\_  
 Laura Olson, Gundersen Clinic, Ltd.  
 \_\_\_\_\_  
 Jansen Dahl, Chase 2010, LLC  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Plan Commission Members  
 \_\_\_\_\_  
 Onalaska Omni Center  
 \_\_\_\_\_  
 Onalaska Public Library  
 \_\_\_\_\_

\*\* Alternate Member – for City Engineer

Date Notices Mailed and Posted: 3-4-2020

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.

7. Review and Consideration of a Certified Survey Map (CSM) to subdivide and modify two (2) existing parcels and create three (3) parcels total by Venture Pass Partners, LLC, 19620 Waterford Court, Shorewood, MN 55331, on behalf of Gundersen Clinic, LTD, 1900 South Avenue, La Crosse, WI 54601 on parcel located at 3015 & 3075 Kinney Coulee Road South. (Tax Parcel #'s: 18-3649-1 & 18-3649-2)
8. Adjournment



# CITY OF ONALASKA

## STAFF REPORT

Plan Commission Sub-Committee – March 10, 2020

Agenda Item: Review and Consideration of a Conditional Use Permit for the purpose of replacing six (6) foot fence with an eight (8) foot privacy fence.

Property Owner: D & M Stokes Trust of 2005  
311 Poplar Street, Onalaska, WI 54650

Parcel Number: 18-6202-0

Site Location: 311 Poplar Street, Onalaska, WI 54650

Background:

David and Mary Joe Stokes filed a Conditional Use Permit application to replace their existing six (6) foot fence with a new eight (8) foot fence. The purpose for this request is to allow for greater privacy from neighboring properties.

An increase in fence height in side and rear yards is permitted only by Conditional Use Permit per Section 13-6-10(b)(1) and pursuant to standards set forth in Sections 13-8-11. The City has no basis for denial of the Conditional Use Permit, but has found a basis to impose the following conditions:

**Substantial Evidence Regarding Conditions of Approval:**

1. Owner/developer shall pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to issuance of occupancy permits.

**Substantial Evidence:** This condition provides notice to the owner/developer that they are to follow procedure for orderly development in the City of Onalaska in order to promote the health, safety and welfare of the City.

2. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns so long as the conditional use is being actively used.

**Substantial Evidence:** This condition acknowledges and provides public notice of the term and puts the owner/developer and future owners on notice that they are bound by the conditions and that they can continue the use as long as they follow the conditions and actively use the conditional use.

3. Owner/developer shall abide by the City's Ordinances, Unified Development Code and Building Code requirements, as amended.

**Substantial Evidence:** This condition assures that the owner/developer understands they must follow the City's Unified Development Code and Building Code which they are required to follow in every way and that as they are receiving the benefit of being allowed to have a use that is not within the standards of the City's zoning code, failure to follow City ordinances may result in loss of their Conditional Use Permit.

4. The Conditional Use Permit shall be reviewed every five (5) years to ensure continued use.

**Substantial Evidence:** This shifts the burden to the owner of the property to provide proof that the use is active and continuing. Ensuring that existing permits are still valid and being properly used ensures compliance with the City's procedures and ordinances and promotes interaction and communication with the City which further orderly development and the health, safety and welfare of the City.

**Action Requested:**

As a public hearing will be held, testimony based on substantial evidence from the public should be listened to and considered before deciding on the requested Conditional Use Permit application. Only where no reasonable conditions could exist to allow the Conditional Use, may a Conditional Use Permit be denied.

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

March 10, 2020

## **Agenda Item 4:**

**Review and Consideration for a Conditional Use Permit filed by David & Mary Stokes, 311 Poplar Street, Onalaska, WI 54650, for the purpose of replacing a six (6) foot fence with a eight (8) foot privacy fence on the parcel located at 311 Poplar Street, Onalaska, WI 54650, Parcel #18-6202-0.**

1. Owner/developer shall pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to issuance of occupancy permits.
2. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns so long as the conditional use is being actively used.
3. Owner/developer from abiding by the City's Ordinances, Unified Development Code and Building Code requirements, as amended.
4. The Conditional Use Permit shall be reviewed every five (5) years to ensure continued use.



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

# CONDITIONAL USE PERMIT APPLICATION

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

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

- ▶ Detailed Description of Proposed Conditional Use
- ▶ Description of how Proposed Conditional Use Meets Unified Development Ordinance Standards (use form on next page or attach an explanation each of the following):
  - ▶ Compatibility with Surrounding Neighborhood (existing and anticipated development within 250 ft of proposed use and within 500 ft along the same street)
  - ▶ Consistency with the Comprehensive Plan (relationship of proposed use to the goals, objectives and policies)
  - ▶ Importance of Services to the Community (provided by the proposed use)
  - ▶ Neighborhood Protections (avoidance of negative impacts)
  - ▶ Other Factors (pertinent to the proposed use)

➔ **Site Sketch and Photographs** (if applicable)

➔ **\$250 Permit Application Fee** (Payable to the City of Onalaska)

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

A Conditional Use is a land use or development that would not generally be appropriate within a district but might be allowed in certain locations within the district if specific requirements are met. The compatibility must be judged on the basis of the particular circumstances and may require additional conditions set by the Plan Commission & Common Council before development or occupancy is permitted. The intent is to allow a reasonable degree of discretion in determining the suitability of a particular development at a specific location.

**Application for:**

- Fence - Height
- Home Occupation
- Bed & Breakfast
- Two Structures on one parcel
- Automotive Repair / Sales
- Warehousing / Storage
- Parking Lot
- Use \_\_\_\_\_
- Other \_\_\_\_\_

**Brief Description of Proposed Conditional Use:**

PROPOSAL FOR 8' FENCE TO REPLACE 6' FENCE. PRIVACY FOR OUR BACK OF HOUSE, WE CAN SEE INTO NEIGHBORS HOUSE AND THEY INTO OUR HOUSE. PRIVACY FOR CONDO OWNERS

Proposed conditional use must meet the requirements of the Unified Development Ordinance. Per Wisconsin's Open Meeting Law, comments on this permit application, either by the applicant or concerned citizen, shall be raised in person at the scheduled meeting or brought up to City Staff through conversation, written letter or email) for review at the scheduled meeting. Due to Wisconsin's Open Meeting Law, Plan Commissioners and Councilors are unable to discuss this matter outside of a scheduled public meeting. Thank you.

CITY OF ONALASKA  
 REC#: R00166377 2/12/2020 11:20 AM  
 TRAN: 450 PLANNING & ZONING  
 DEPT: 01 TERM: 1  
 TRKY: CASH 01  
 19-63220 / \$11 POPLAR 250.00  
 Paid by STORES ELECTRIC LLC  
 OK 250.00 REF: SW - 15507  
 APPLIED 250.00  
 TENDERED 250.00  
 CHANGED 0.00



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

### CONDITIONAL USE PERMIT APPLICATION

Property Address:  
**311 POPLAR**

Parcel Number:  
**18-6202-0**

Zoning District:

Applicant: **DAVID & MARY JO STOKES**

Contact: **DAVID STOKES**

Mailing Address: **311 POPLAR**

City, State, Zip: **ONALASKA WI 54650**

Phone Number: **608-386-4561**

Email: **STOKES67ELECTRIC@CHARTER.NET**  Primary Contact

Business:

Owner/Contact:

Mailing Address:

City, State, Zip:

Phone Number:

Email:  Primary Contact

Property Owner: **DAVID & MARY JO STOKES**

Contact: **DAVID STOKES**

Mailing Address: **311 POPLAR ST.**

City, State, Zip: **ONALASKA WI 54650**

Phone Number: **608-386-4561**

Email:  Primary Contact

The undersigned hereby makes application at 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: 	Date: <b>2-12-2020</b>
Signature of Property Owner:	Date:

**Compatibility with Surrounding Neighborhood:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Consistency with the Comprehensive Plan:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Importance of Services to the Community:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Neighborhood Protections (avoidance of negative externalities):**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Other Factors (pertinent to the proposed use):**

\_\_\_\_\_

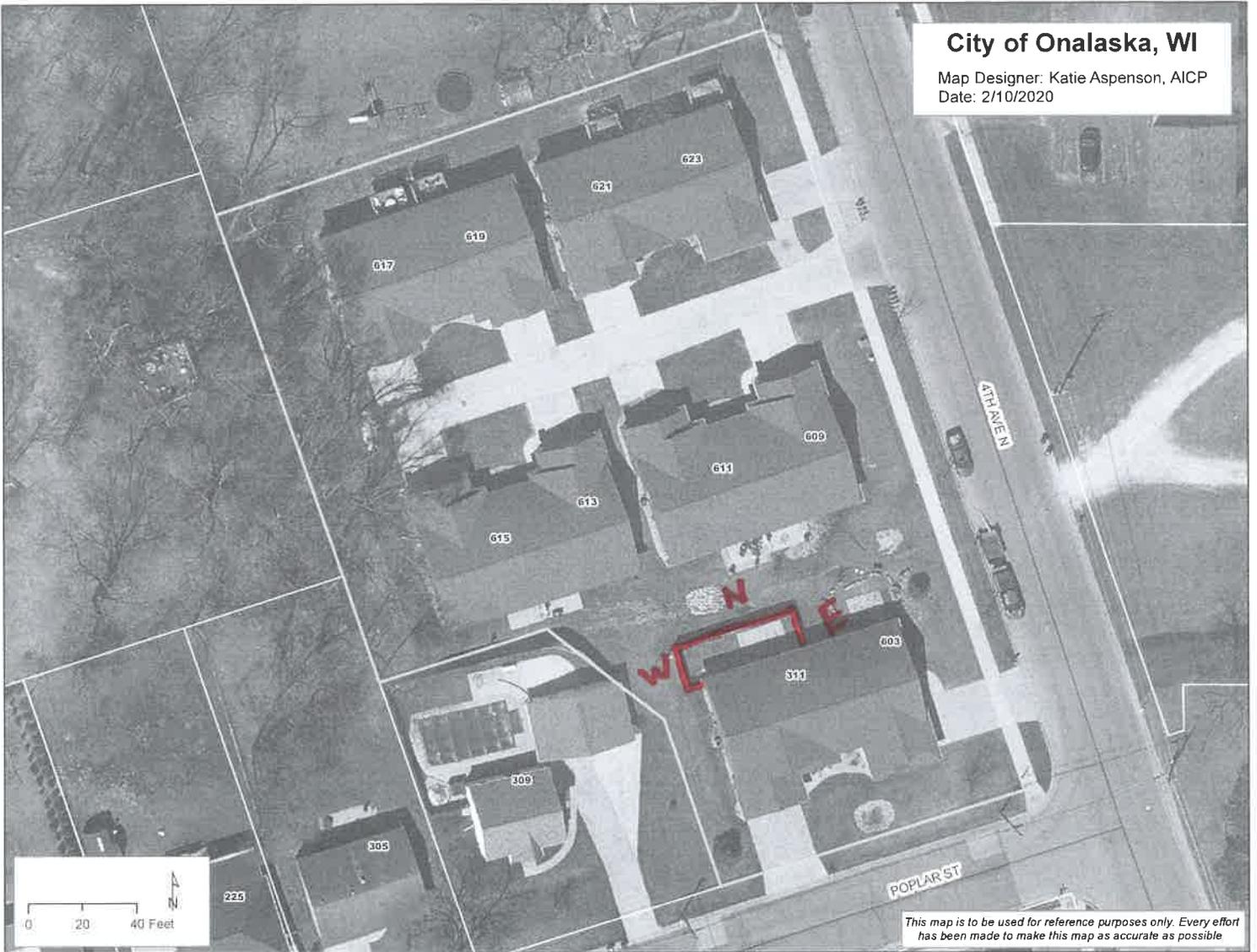
\_\_\_\_\_

\_\_\_\_\_

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

**City of Onalaska, WI**

Map Designer: Katie Aspenson, AICP  
Date: 2/10/2020



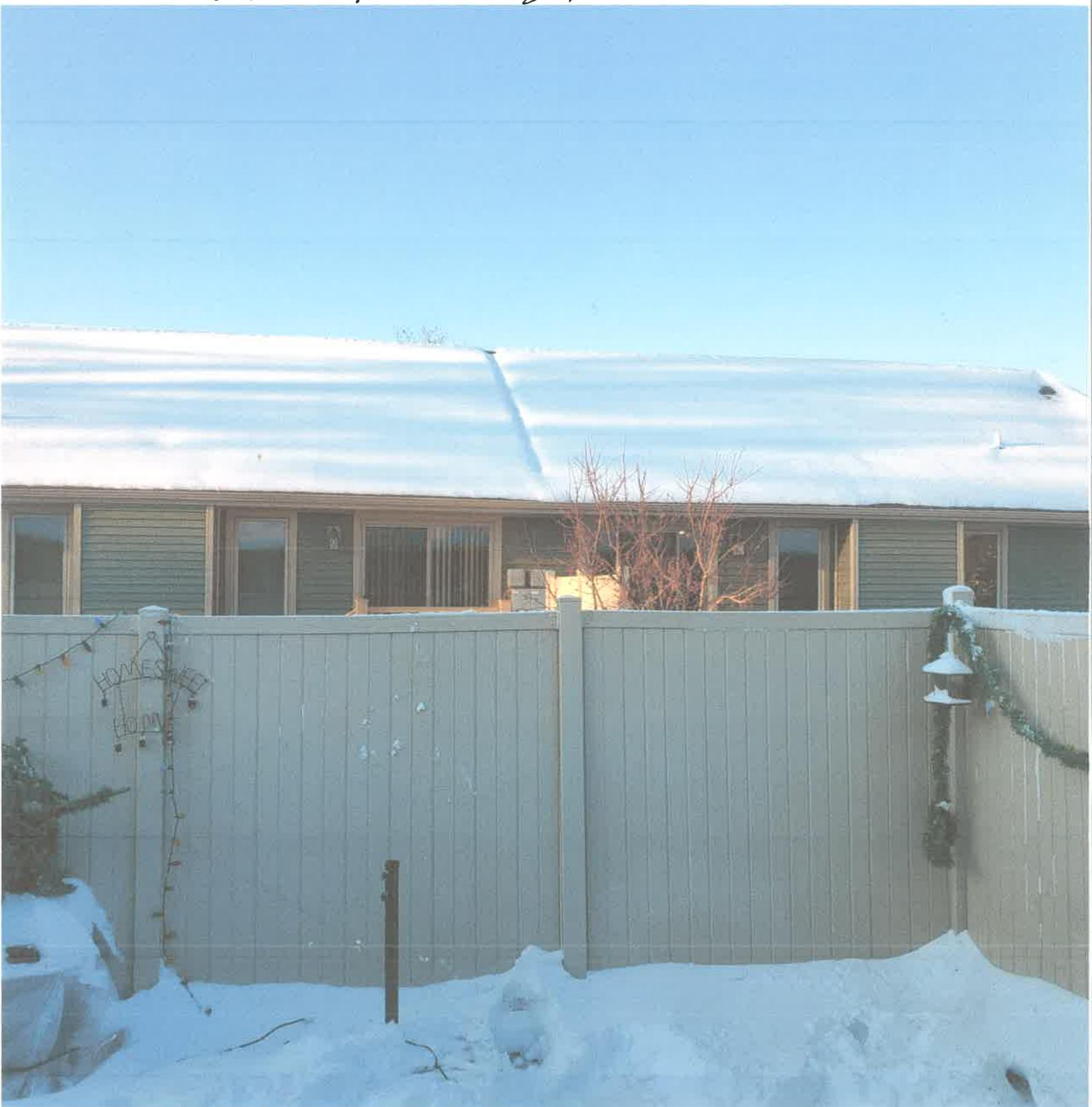
- Existing fence 6' in height.
- Replace with 8' fence (in red).

STOKES STAIRS INTO HOME?



"Facing North"

VIEW OUT STOKES BACKDOOR



"Facing North / North East"

VIEW OUT STOKES BUCKSON 2 CONDOR



"Facing West"

BACKYARD - STOKES





# CITY OF ONALASKA

## STAFF REPORT

Plan Commission Sub-Committee – March 10, 2020

<u>Agenda Item:</u>	Request to amend the Gundersen PCID at 3015 & 3075 South Kinney Coulee Road.
<u>Applicant:</u>	Venture Pass Partners, LLC, 19620 Waterford Court, Shorewood, MN 55331
<u>Owner:</u>	Gundersen Clinic, LTD, 1900 South Avenue, La Crosse, WI 54601
<u>Parcel Number:</u>	18-3649-1 & 18-3649-2
<u>Site Location:</u>	3015 & 3075 South Kinney Coulee Road, Onalaska, WI 54650
<u>Existing Zoning:</u>	Light Industrial (M-1) District with Planned Commercial Industrial District (PCID) Overlay

### Background:

The applicant is requesting to amend the Gundersen Planned Commercial Industrial District (PCID) to allow for a new restaurant/retail development. As shown in the conceptual site plan, Lot 1 will contain the existing Gundersen Renal Dialysis Center and Lots 2 and 3 are proposed to each contain new restaurant/retail facilities. Lot 2 is proposed to have a multi-tenant building with three (3) retail spaces totaling 6,000 square feet. Lot 3 is proposed to have one (1) building for the use of a restaurant totaling 4,833 square feet with a double drive-thru located along State Road 16. The developer is proposing a total of 138 parking stalls to serve the entire development.

Attached is a conceptual site plan showing the proposed parcel reconfiguration, location of new buildings, signage, parking and other site amenities. Further, please see the attached cover letter that describes the overall development and requested deviations from the Unified Development Code / Zoning Ordinance and as summarized below:

- **Proposed Uses:**

- Restaurant, including full service, fast casual, and fast food restaurants (free-standing or as part of multi-tenant building), drive-thru(s);
- Retail sales; and
- Uses approved in original PCID approved May 14, 2002 including: business offices, clinics and hospitals, credit unions and banks, drug stores and pharmacies, motels, optical stores, professional offices, restaurants, financial institutions, hotels, large business offices, health, recreational, and athletic clubs and facilities, research and development laboratories, and daycare.

- **Site Accessibility:**

- Proposed access to the Lot 1 Dialysis Center will remain unchanged and existing cross-lot access between Lot 1 and Lot 2 will be removed. Lot 1 clinic internal traffic will be isolated from the proposed restaurant and retail traffic on Lots 2 and 3.
- One (1) driveway access is proposed to serve both Lots 2 and 3 off of South Kinney Coulee Road at the west extent of Lot 2. This location provides a maximum

## CITY OF ONALASKA

---

separation from the intersection of State Road 16 and South Kinney Coulee Road. Access to Lot 3 will be accomplished by an easement across Lot 2.

- **Setbacks:**
  - All principle and accessory structure setbacks will be a minimum of twenty-five (25) feet from the State Road 16 right-of-way line. The plan shows a thirty-four (34) foot setback from State Road 16 right-of-way at the northeast building corner on Lot 2. This is in excess of the City's Street Yard Setback of ten (10) feet minimum.
- **Signage:**
  - The existing Gundersen Health System monument sign, located at the corner of State Road 16 and South Kinney Coulee Road is to remain in its current position and configuration. Upon recording of the proposed CSM, this sign will be located and protected by a sign easement within the limits of proposed Lot 3 and will be documented as an approved off-premise sign.
  - There are two (2) new freestanding signs proposed that will serve both Lot 2 and 3 and will be documented as off-premise advertising signs as the signs will advertise businesses served on the parcels jointly.

Action Requested: As a public hearing will be held at the following Plan Commission meeting, testimony from the public should be listened to and considered before deciding on the requested PCID amendment application.

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

March 10, 2020

## **Agenda Item 5:**

### **Review and Consideration of a Planned Commercial Industrial Development (PCID) Amendment filed by Venture Pass Partners, LLC, 19620 Waterford Court, Shorewood, MN 55331, on behalf of Gundersen Clinic, LTD, 1900 South Avenue, La Crosse, WI 54601 on the parcel located at 3015 & 3075 Kinney Coulee Road South, Parcel #18-3649-1 & 18-3649-2.**

1. PCID Amendment Fee of \$700.00 (*PAID*).
2. Abide by all conditions of original Gundersen PCID and subsequent amendments as approved on June 13, 1995, November 7, 2001, and July 8, 2003.
3. Site Plan Permit required for new development in advance of building permit applications, including detailed architectural plans, water, sewer, landscape, stormwater, drainage, erosion control, and other required information/plans (fire accessibility, hydrant locations, etc.).
4. Traffic study to be performed by developer and approved by City Engineer. Developer to implement recommendations from traffic study into Site Plan Permit.
5. As the project site is equal to or greater than one (1) acre, a submittal of a digital and hard copy of the WIDNR NR 216/NOI application, permit, and associated data is required a minimum of ten days prior to the start of construction. Said data must be reviewed and approved by the City Engineer before construction begins.
6. Certified Survey Map (CSM) required for proposed parcel subdivision and approved by the Plan Commission and Common Council prior to obtaining a Building Permit. Property owner to record said CSM with the La Crosse County Register of Deeds and provide a copy to the Engineering Department.
7. Owner/developer shall pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to issuance of occupancy permits.
8. 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.
9. Any omissions of any conditions not listed in minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.



February 26, 2020

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

Re: Proposed PCID Amendment and revised CSM for 3015 S. Kinney Coulee Rd, Onalaska, WI 54650

**PROJECT OVERVIEW:**

Venture Pass Partners, LLC has a purchase agreement with Gundersen Clinic, LTD to acquire the property generally described as Lot 2, Certified Survey Map Page 43, Volume 18 (La Crosse County Tax Parcel ID No. 18-3649-2), consisting of approximately 2.56 acres of land and depicted as “Lot 2” in attached EXHIBIT A, and (ii) a portion of Lot 1, Certified Survey Map Page 43, Volume 18 (La Crosse County Tax Parcel ID No. 18-3649-1) (“Lot 1”), which portion of Lot 1 is depicted as “Portion of Lot 1 Included in the Land” in attached EXHIBIT A, for the purpose of creating a commercial restaurant/retail development. Gundersen Clinic, LTD has elected to sell this property to stimulate the development of restaurant, retail and service facilities that will further enhance the existing development in this district, as well as provide convenient and high-quality options for the citizens of Onalaska and the many Gundersen employees and visitors of the Gundersen Health System campus.

Venture Pass Partners, LLC is proposing to modify the existing Certified Survey Map to further subdivide Lot 2 into two new parcels (Lot 2 and Lot 3), each configured to contain a new restaurant/retail facility. The three resulting lots are proposed to be utilized as follows: (See attached Exhibit B)

- Lot 1: Existing Gundersen Renal Dialysis Center, 3075 S. Kinney Coulee Rd.
- Lot 2: Proposed multi-tenant retail center with restaurant(s) and other retail sales/retail services uses
- Lot 3: Proposed free-standing fast/fast casual restaurant with double drive-thru.

Venture Pass Partners, LLC is also proposing to Amend the existing PCID that covers this property, in keeping with the proposed development scenario outlined above and as depicted on the attached Development Plan (Exhibit C)

**ZONING AND LAND USE:**

The subject property is currently within the B-3 Planned Commercial Industrial (PCID) Overlay District. The Comprehensive Plan guides this property for Commercial use, which is consistent with the proposed use of the property.

**PROPOSED USES:**

(i) Restaurant, including full service, fast casual, and fast food restaurants (free-standing or as part of a multi-tenant building), (ii) Restaurant with Drive-Thru(s), (iii) Retail Sales, (iv) Retail Services, as well as all Permitted Uses of Planned Custom Zoning District as defined in the prior Declaration of Protective Covenants, Conditions and Restrictions of Gundersen Clinic, LTD., D/B/A Gundersen Lutheran Onalaska Development executed on May 14, 2003 which included (1) Business offices (2) Clinics and Hospitals (3) Credit unions and banks (4) Drug stores and

pharmacies (5) Motels (6) Optical stores (7) Professional offices (8) Restaurants (9) Financial institutions (10)Hotels (11) Large business offices (12) Health, recreational, and athletic clubs and facilities (13) Research and development laboratories (14) Day care.

**ACCESS:**

Proposed access to the Lot 1 Dialysis Center remains unchanged. This is via a single curb cut on S Kinney Coulee Rd, positioned at the west edge of Lot 1. Cross-access between Lot 1 and Lot 2 will no longer be facilitated. The Lot 1 clinic internal traffic will be isolated from the proposed restaurant and retail traffic on Lots 2 and 3.

A single new curb cut is proposed on S Kinney Coulee Rd at the west extent of Lot 2, providing a maximum separation from the intersection of SR16 and S Kinney Coulee Rd. SRF Consulting has been engaged to study the existing background traffic on S Kinney Coulee Rd as well as the proposed traffic volume and timing pertaining to the proposed new development. The configuration of the proposed curb cut and any modifications or turn lane accommodations on S Kinney Coulee Rd will be addressed.

Access to Lot 3 will be accomplished by easement across Lot 2 as part of the proposed PCID Amendment and CSM. This protected shared access will be also be defined in the Declaration of Covenants, Conditions and Restrictions (DCCR) which will be recorded over this property. The DCCR will supersede the Declaration of Protective Covenants, Conditions and Restriction of Gundersen Clinic, LTD., D/B/A Gundersen Lutheran Onalaska Development executed on May 14, 2003

**PARKING:**

Parking counts will meet or exceed the requirements as dictated for the proposed uses in the 2020 Unified Development Code. Shared parking, if any, between Lot 2 and Lot 3 will be addressed in the DCCR. All parking stalls and drive lanes will be consistent with the dimensional standards as defined in the 2020 Unified Development Code.

**SETBACKS-PRINCIPAL STRUCTURES:**

Street Yard and Rear Yard: Proposed will meet or exceed the 10' minimum setback required.

Street Yard SR16 frontage: All principal and accessory structure setbacks will be a minimum of 25' from the SR 16 right of way line. (note: plan as drawn shows a minimum of 34' setback from SR16 ROW at the NE Lot 2 bldg corner)

Side Yard: Proposed will meet or the exceed the 6' minimum setback required.

**SETBACKS-PARKING AND DRIVE LANES:**

Street Yard and Rear Yard: 10' minimum will be maintained as required.

Street Yard SR 16 frontage: 10' minimum will be maintained.

Side Yard: None is required-parking lots will flow together between Lot 2 and Lot 3.

**BUILDING HEIGHT:**

Proposed building heights will be compliant with 2020 Unified Development Code. (note: proposed single story restaurant and retail building and parapet heights will be approx. 20'-24')

**LANDSCAPING:**

Proposed landscaping density and character will be consistent with 2020 Unified Development Code.

## **STREETS:**

No public improvements are proposed other than continuous concrete sidewalks shall be installed along the frontage of S. Kinney Coulee Rd and a single curb cut at the East extent of the site on S. Kinney Coulee Rd.. The recommendations of a traffic study as completed by SRF Consulting Group indicated that no physical or geometric modifications were warranted on S Kinney Coulee Rd.

## **UTILITIES:**

New water and sanitary sewer will be installed to service the buildings on Lot 2 and Lot 3. Appropriate easements will be created as needed to cover any public/shared mains or lines that cross adjoining parcels.

## **SITE LIGHTING:**

Site lighting and walkway lighting will be designed to utilized down-cast LED type parking lot poles/fixture (Lithonia Lighting D-Series LED Area Luminaire) and shielded wall-pack type fixtures. *(final design pending)*  
A unified style and specification will be utilized across all of Lot 2 and Lot 3 areas.

## **FREESTANDING SIGNAGE:**

The existing Gundersen Health System monument sign, which is located at the intersection of SR16 and S Kinney Coulee Rd is to remain in its current position and configuration. Upon recording of the proposed CSM, this sign will be located (and protected by easement) within the limits of proposed Lot 3 and will be documented as an approved "off-premises" sign.

Two new freestanding signs are being proposed to serve Lots 2 and 3.

Freestanding Sign No. 1: To be located along the SR16 frontage and to be a shared sign serving Lot 2 and Lot 3. This location is within the limits of proposed Lot 2 and thus will also be an approved "off-premises" sign for Lot 3. This sign will be compliant with the limits and restrictions for signs fronting on an FAP Hwy, that being maximum height of 45' and maximum sign face area of 300 sf per side. *(final design pending)*

Freestanding Sign No. 2: To be positioned adjacent to the curb cut entrance on S. Kinney Coulee Rd and to be a shared sign serving Lot 2 and Lot 3. This location is within the limits of proposed Lot 2 and thus will also be an approved "off-premises" sign for Lot 3. This sign will be compliant with the maximum height of 30' and maximum sign face area of 200 sf per side. *(final design pending)*

## **WALL SIGNAGE:**

Lot 2 Retail (Multi-Tenant): Wall signage is proposed to be installed on all four building facades (walls) as follows:

- Sign area shall not exceed 10% of the wall area (or premises wall area) of the exterior wall on which the signs are applied
- Signs shall be placed within a designated sign band
- Each Tenant may place a sign on the front (parking lot side), rear (SR16 side)
- West endcap Tenant may place a sign on the respective West building wall
- East endcap Tenant may place a sign on the respective East building wall
- Building address numbers will be located as directed by the City and/or Fire Department
- Premises suite numbers will be installed on glass doors/storefront in a unified manner.
- Drive-thru menu board/order board/directional signage to comply with section 14.02.14

Lot 3 Restaurant: A comprehensive and professional signage package will be implemented for the freestanding restaurant positioned on Lot 3. This sign package will address all of Tenant's identification needs as well as provide for clear and safe circulation and direction throughout the site. Wall signage is proposed to be installed on all four building facades (walls), and double drive-thru ordering stations and directional signage will be incorporated.

- Tenant's proposed wall signage will consist of LED internally illuminated channel letters and cabinets with acrylic and Panographic flex faces. A sign will be incorporated onto each of the (4) building facades/exterior walls. Sign area shall not exceed 10% of the wall area of the exterior wall onto which the sign is applied. The comprehensive sign package as submitted currently only incorporates from 35 sf to 59 sf respectively for each of the 4 wall signs. This represents only 2.5% to 6% of the respective wall areas.
- Drive-thru ordering station signage shall be incorporated at each of the two drive-thru ordering positions. Each of the proposed ordering stations incorporates two approx. 8 sf illuminated signage cabinets, for a total of approx. 16 sf of signage at each location.
- A vehicle height clearance bar shall be incorporated at the entrance to the drive-thru lane.
- Building address numbers will be installed on the transom glass above the primary entrance doors and as may also be directed by the City and/or Fire Department.
- Operational hours vinyl letters shall be applied to the glass at the primary entrance doors.

#### **PROJECT PHASING:**

The proposed development and related construction of improvements on Lot 2 and Lot 3 may or may not proceed at the same time. If construction on one of the parcels occurs prior to the development on the other parcel, certain site improvements on the trailing parcel will not be completed until the trailing parcel develops, excluding those critical areas of common access/circulation/parking/utilities that need to be completed for the first Lot to develop. For example, lot 2 leasing may lag which will require a phasing of the development. Our desire would be to forego landscaping and irrigation requirements on lot 2 until such time that we construct the multi-tenant building on lot 2.

**PCID AMENDMENT DOCUMENTATION:** Applicant's understanding is the project is encumbered by an unrecorded previously issued PCID, as amended. To avoid problems with our title company insuring over the PCID, as amended, we ask that the City issue this PCID Amendment as an amended and restated PCID, stating all conditions that are specific to the project being incorporated and restated in this PCID amendment.

Such amendment to the existing PCID of the Gundersen Lutheran Onalaska Campus shall be recorded and become effective only upon recording of the new CSM at the time of closing of the purchase and sale of the property (depicted on Exhibit A as attached to this document and as further defined as Lot 2 and Lot 3 of the proposed CSM as depicted on Exhibit B as attached to this document) to Venture Pass Partners, LLC, its successors, or assigns.







PERSPECTIVE VIEW - REAR LEFT



PERSPECTIVE VIEW - FRONT LEFT



PERSPECTIVE VIEW - REAR RIGHT

PERSPECTIVE VIEWS

04684, Onalaska FSU, 3015 S. Kinney Coulee Road, Onalaska, WI 54650

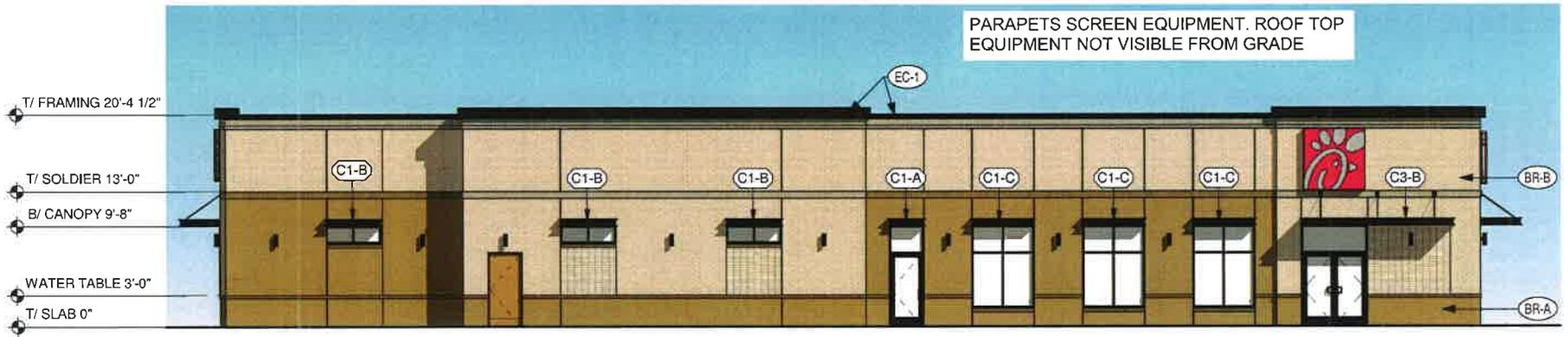
01/30/2020





EXTERIOR ELEVATION - NORTH

1" = 10'-0"



EXTERIOR ELEVATION - SOUTH

1" = 10'-0"

EXTERIOR ELEVATIONS

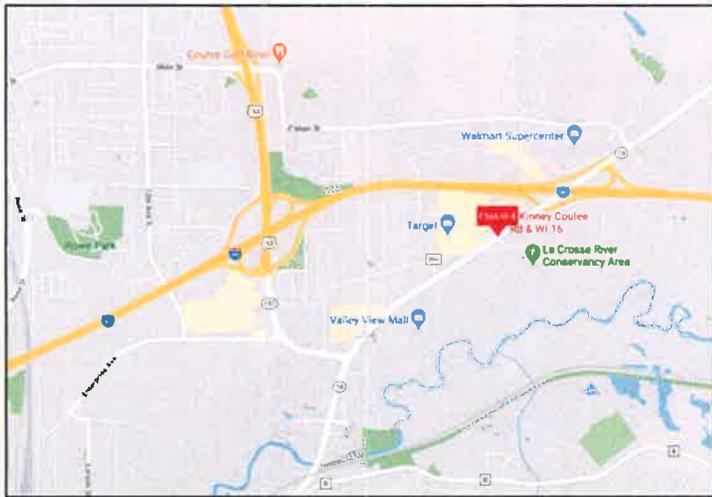
04684, Onalaska FSU, 3015 S. Kinney Coulee Road, Onalaska, WI 54650

01/30/2020









**VICINITY MAP**

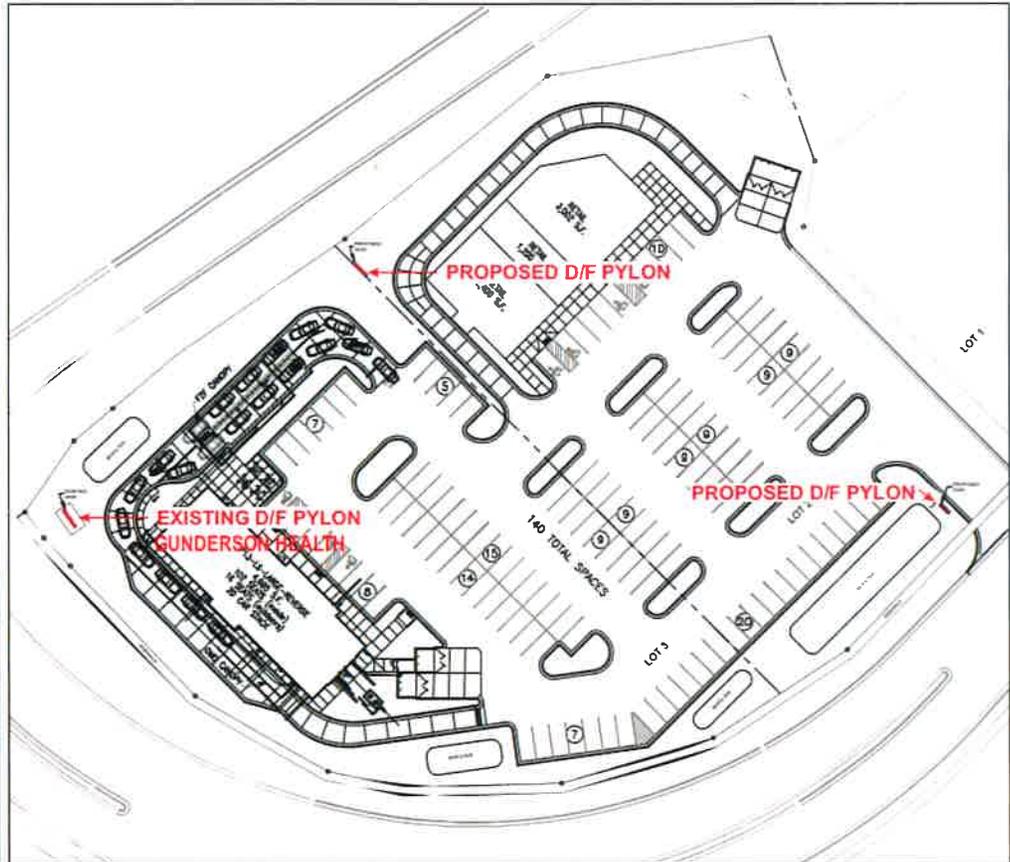
N.T.S.

NORTH



**AERIAL VIEW**

N.T.S.



**SITE PLAN**

SCALE: 1/64" = 1'-0"

NORTH



KRISTEN HAMILTON - 678-725-8852  
 KHAMILTON@chandlersigns.com  
 AMY McCANN - 210-349-3804  
 AMcCann@chandlersigns.com

Design #	0625221A
Sheet	1 of 17
Location	#4684
Address	HWY 16 & S. KIMNEY CDULLEE OCALA, FL 32811
Arch. Rep.	KRISTEN HAMILTON AMY McCANN
Designer	H. PAYNE
Date	02/24/2020
Approval/Date	
Date	
Scale	
Estimating	
Plan	
Engineering	
Contract	
Revision/Date	



3400 S. Lawrence Road #101  
 Fort Worth, TX 76101  
 817-335-1111  
 817-335-1112

San Antonio  
 817-335-1111

West Coast  
 817-335-1111

Northwest US  
 817-335-1111

Florida  
 817-335-1111

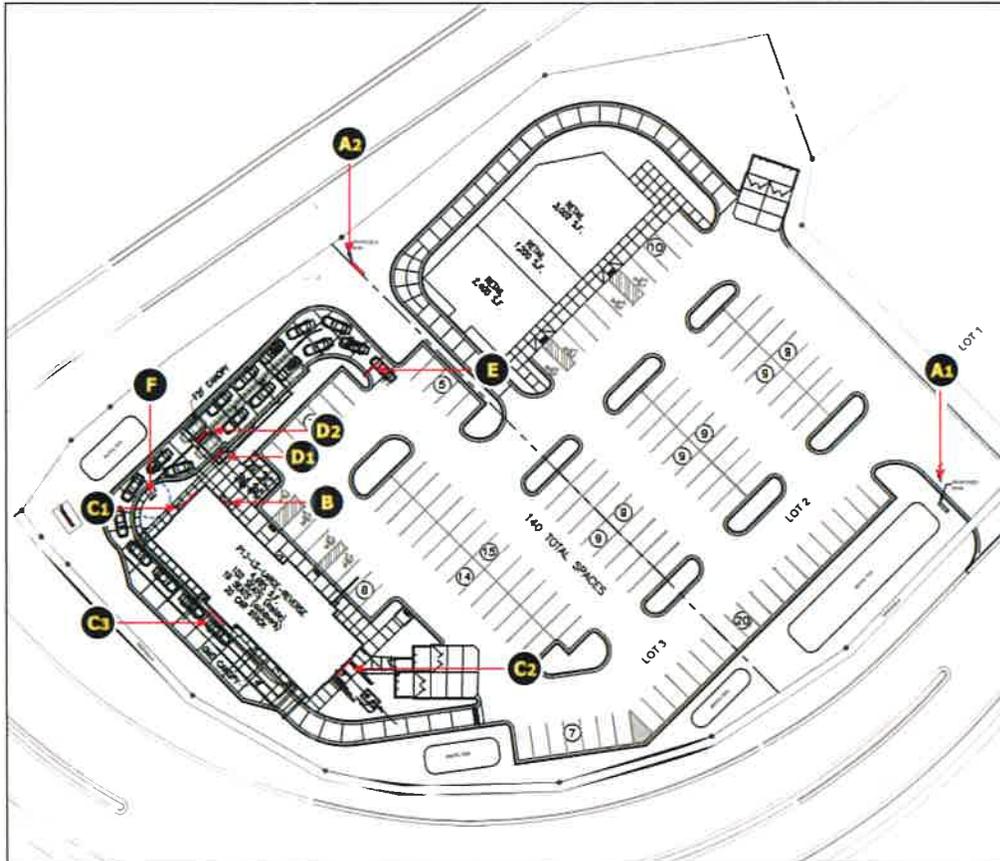
Georgia  
 817-335-1111

South West  
 817-335-1111

FINAL ELECTRICAL CONNECTION BY CUSTOMER



**SITE PLAN**



**SITE PLAN 1**

SCALE: 1/64" = 1'-0"

NORTH



SIGN I-D LETTER	FACE A	FACE B
A1 A2		
<b>TENANT PANELS</b>		
B		N/A
C1-3	5'-0"	N/A
D1 D2		N/A
E		N/A
F	10'	N/A

Design # 0625221A  
 Sheet 2 of 17  
 Location #4684  
 Address HWY 16 & S KIMNEY CIRCLE DIALASKA, WI  
 Asst. Sup. KRISTEN HAMILTON  
 Coordinator ANDY Mc CALLIN  
 Designer H. PAYNE  
 Date 02/24/2020  
 Approval/Date  
 Date  
 Sales  
 Estimating  
 Art  
 Engineering  
 Landscaping  
 Revision/Date

chandler signs.com

**CHANDLER SIGNS**

14000 S. Highway 101, Suite 100  
 Dallas, TX 75244  
 972.443.8888

San Antonio 10000 S. Highway 101, Suite 100  
 San Antonio, TX 78244  
 214.443.8888

West Coast 8000 International Village Dr.  
 Suite 200  
 West, CA 90024  
 310.443.8888

Northeast 100  
 Suite 200  
 Columbia, SC 29208  
 803.443.8888

Florida 2004 East 100 Street  
 Suite 200  
 Jacksonville, FL 32217  
 904.443.8888

Georgia 110 Woodstone Place  
 Suite 100  
 Marietta, GA 30066  
 770.443.8888

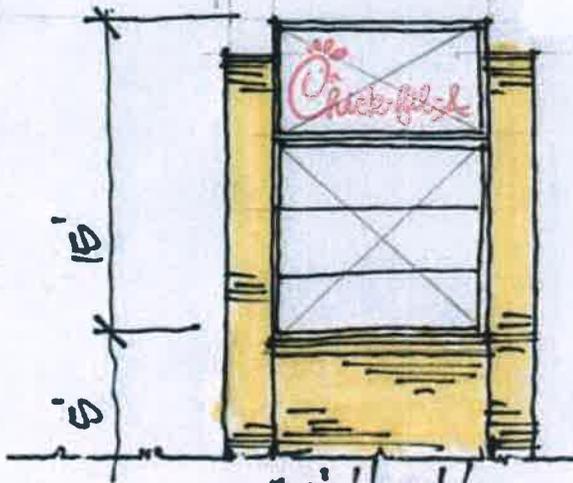
South West 4000 S.W. 10th Street  
 Suite 100  
 Fort Lauderdale, FL 33309  
 954.443.8888

**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

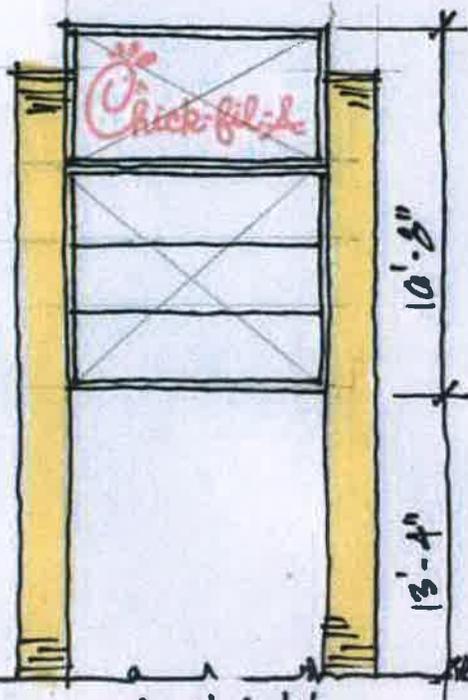
**SITE PLAN 1**

# Highway Sign Options

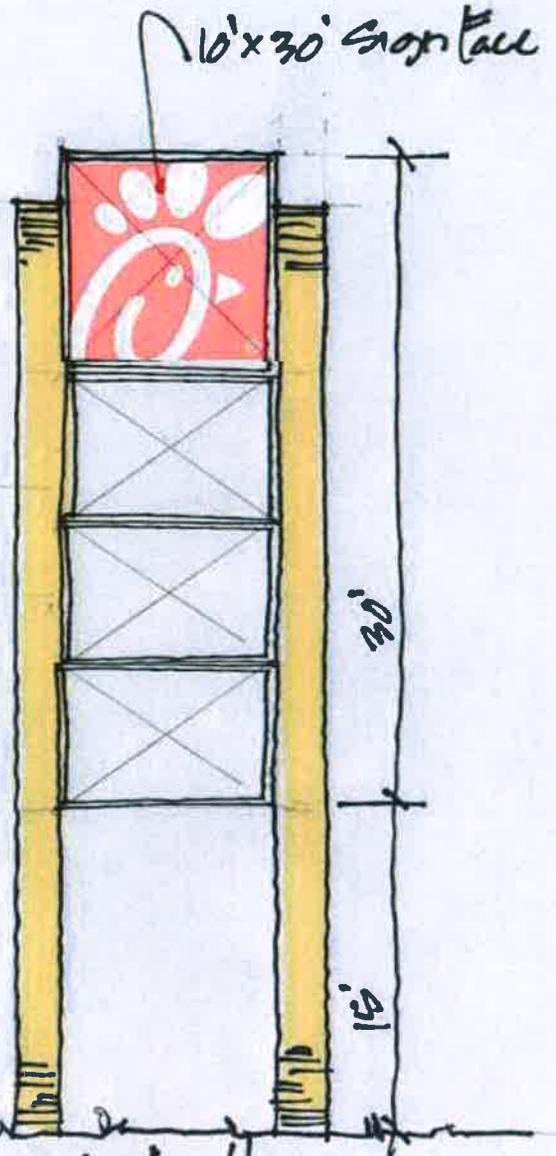
Kinney Coulee Sign



20' Height  
150 sf Sign Face



30' Height  
200 sf Sign Face



45' Max Ht.  
300 sf Max Sign Face



# CITY OF ONALASKA

## STAFF REPORT

Plan Commission Sub-Committee – March 10, 2020

- Agenda Item: Review and consideration of a Certified Survey Map (CSM) to subdivide one (1) parcel into three (3) parcels in total.
- Applicant/Owner: Chase 2010, LLC  
3819 Creekside Lane, Holmen, WI 54636
- Parcel Number: 18-3568-40
- Site Location: 2520 Midwest Drive, Onalaska, WI 54650
- Existing Zoning: Light Industrial (M-1) Zoning District
- Conformance with Land Use Plan: The Comprehensive Plan identifies this area as a *Commercial District* which is intended to accommodate large and small-scale commercial and office development. A wide range of retail, service, lodging, and office uses are appropriate in this district.
- Background: The applicant is requesting to subdivide one (1) parcel into three (3) parcels. Outlot 1 (0.377 acres) identified on the map will be dedicated to the public for street and utility purposes (street extension of Midwest Drive). Lot 1 will be 5.734 acres in size (Dahl Honda Dealership), Lot 2 on the corner of Theater Road and Midwest Drive will be 1.276 acres, and Lot 3 will be 1.029 acres. Lots 2 and 3 are vacant and available for future development. All of the parcels meet the minimum lot requirements in the Light Industrial (M-1) Zoning District.
- Action Requested: Consideration of the proposed Certified Survey Map application.

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

March 10, 2020

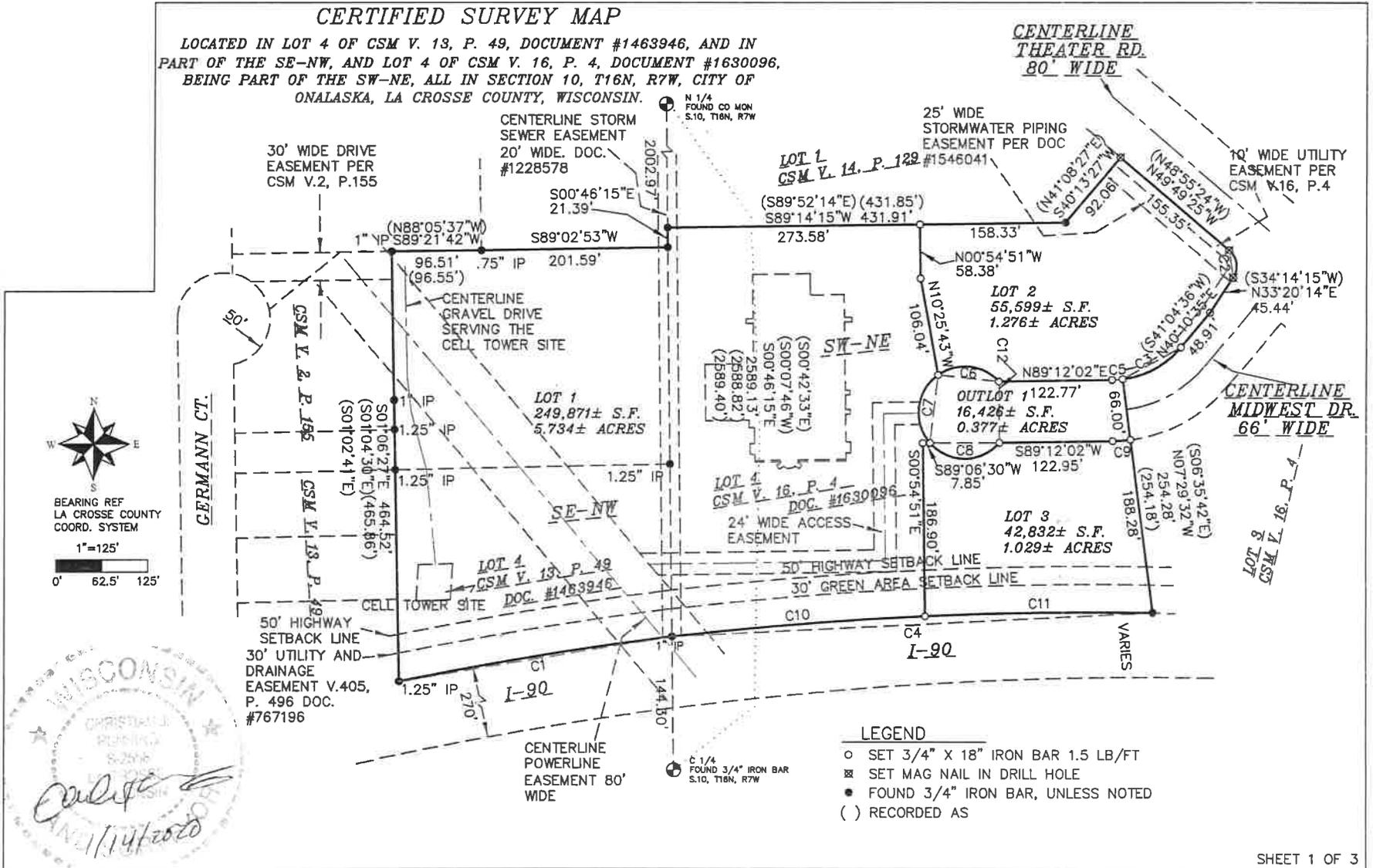
## Agenda Item 6:

**Review and Consideration of a Certified Survey Map (CSM) submitted by Jansen Dahl, 3819 Creekside Lane, Holmen, WI 54636 on behalf of Chase 2010, LLC, 3819 Creekside Lane, Holmen, WI 54636 to subdivide one (1) parcel into three (3) parcels located at 2520 Midwest Drive, Parcel #18-3568-40.**

1. CSM Fee of \$75.00 + \$10.00 per lot x 3 lots = \$105.00 due before final approval of CSM by the City. (NOT PAID)
2. New lot pins required. Intermediate lot stakes required for all lots over 150' in depth.
3. CSM shall note all easements (water, sewer, storm, access, etc.).
4. Property owner to record said CSM with the La Crosse County Register of Deeds and provide a copy to the Engineering Department.
5. CSM to note all easements.
6. Street to be installed by developer in dedicated outlot to include water, storm sewer, and sanitary sewer utilities, plans and specifications to be approved by the City Engineer. Any costs associated with street and utility installation shall be borne by the applicant.
7. Outlot 1 to be dedicated to the public for street and utility purposes
8. A ten (10) foot snow easement is required around cul-de-sac.
9. Any future improvements to these parcels will be subject to additional City permits (i.e., building permits, zoning approvals).
10. 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.

# CERTIFIED SURVEY MAP

LOCATED IN LOT 4 OF CSM V. 13, P. 49, DOCUMENT #1463946, AND IN PART OF THE SE-NW, AND LOT 4 OF CSM V. 16, P. 4, DOCUMENT #1630096, BEING PART OF THE SW-NE, ALL IN SECTION 10, T16N, R7W, CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.



- LEGEND**
- SET 3/4" X 18" IRON BAR 1.5 LB/FT
  - ⊗ SET MAG NAIL IN DRILL HOLE
  - FOUND 3/4" IRON BAR, UNLESS NOTED
  - ( ) RECORDED AS

CERTIFIED SURVEY MAP

LOCATED IN LOT 4 OF CSM V. 13, P. 49, DOCUMENT #1463946, AND IN PART OF THE SE-NW, AND LOT 4 OF CSM V. 16, P. 4, DOCUMENT #1630096, BEING PART OF THE SW-NE, ALL IN SECTION 10, T16N, R7W, CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.

LEGAL DESCRIPTION:

LOCATED IN LOT 4 OF CSM V. 13, P. 49, DOCUMENT #1463946, AND IN PART OF THE SE-NW, AND LOT 4 OF CSM V. 16, P. 4, DOCUMENT #1630096, BEING PART OF THE SW-NE, ALL IN SECTION 10, T16N, R7W, CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 10; THENCE S00°46'15"E ALONG THE NORTH SOUTH 1/4 LINE 2002.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, CSM V. 16, P. 4, AND THE POINT OF BEGINNING; THENCE CONTINUING S00°46'15"E ALONG THE WEST LINE OF SAID LOT 4; THENCE S89°02'53"W 201.59 FEET; THENCE S89°21'42"W 96.51 FEET; THENCE S01°06'27"E 464.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, CSM V. 13, P. 49 AND A POINT ON A 3989.80 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, ON THE NORTHERLY R/W OF INTERSTATE 90; THENCE ALONG THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS N80°40'12"E AND MEASURES 298.69 FEET TO THE PC OF A 3989.80 FOOT RADIUS CURVE, CONCAVE SOUTHERLY; THENCE ALONG THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS N87°08'42"E AND MEASURES 522.26 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4 CSM V. 16, P. 4; THENCE N07°29'32"W ALONG THE EAST LINE THEREOF 254.28 FEET TO A POINT ON A 100.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY ON THE NORTHWESTERLY R/W OF MIDWEST DRIVE; THENCE ALONG THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS N61°20'26"E AND MEASURES 72.21 FEET; THENCE CONTINUING ALONG SAID NORTHWESTERLY R/W N40°10'35"E 48.91 FEET, AND N33°20'14"E 45.44 FEET TO THE PC OF A 22.50 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE ALONG THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS N08°14'11"W AND MEASURES 29.86 FEET TO THE WESTERLY R/W OF THEATER ROAD; THENCE N49°49'25"W ALONG SAID R/W 155.35 FEET TO THE NORTHERLY CORNER OF SAID LOT 4 CSM V. 16, P. 4; THENCE ALONG THE NORTHERLY LINES OF SAID LOT 4, S40°13'27"W 92.06 AND S89°14'15"W 431.91 FEET TO THE POINT OF BEGINNING. PARCEL IS SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, COVENANTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD. PARCEL CONTAINS 364,728± S.F. OR 8.372± ACRES.

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF ONALASKA COMMON COUNCIL.

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE CITY OF ONALASKA.

NAME-POSITION DATE

CITY CLERK DATE

I, CHRISTIAN J. RUNNING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND WITH THE SUBDIVISION ORDINANCES OF LA CROSSE COUNTY, AND THE CITY OF ONALASKA, AND UNDER THE DIRECTION OF THE DAHL FAMILY, OWNER OF SAID LAND, THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE ABOVE CERTIFIED SURVEY MAP; THAT SUCH MAP CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED.

CHRISTIAN J. RUNNING  
PLS 2558  
DATE: 1/14/2020



### CERTIFIED SURVEY MAP

LOCATED IN LOT 4 OF CSM V. 13, P. 49, DOCUMENT #1463946, AND IN  
PART OF THE SE-NW, AND LOT 4 OF CSM V. 16, P. 4, DOCUMENT #1630096,  
BEING PART OF THE SW-NE, ALL IN SECTION 10, T16N, R7W, CITY OF  
ONALASKA, LA CROSSE COUNTY, WISCONSIN.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3989.80'	298.76'	298.69'	N80°40'12"E	4°17'25"
TAN BRGS.	N78°31'30"E N82°48'55"E				
C2	22.50'	32.66'	29.87'	N08°14'36"W	83°09'39"
TAN BRGS.	N33°20'14"E N49°49'25"W				
C3	100.00'	73.88'	72.21'	N61°20'26"E	42°19'45"
TAN BRGS.	N82°30'19"E N40°10'35"E				
C4	3989.80'	522.64'	522.26'	N87°08'42"E	7°30'19"
TAN BRGS.	N83°23'32"E S89°06'09"E				
C5	100.00'	11.69'	11.68'	N85°51'10"E	6°41'43"
TAN BRGS.	S89°12'02"W S82°30'19"W				
C6	50.00'	73.03'	66.71'	N83°47'04"W	83°41'10"
TAN BRGS.	N41°56'29"W S54°22'21"W				
C7	50.00'	83.39'	74.05'	S06°35'40"W	95°33'22"
TAN BRGS.	S54°22'21"W S41°11'01"E				
C8	50.00'	85.66'	75.56'	N89°44'15"E	98°09'27"
TAN BRGS.	S41°11'01"E N40°39'32"E				
C9	166.00'	19.40'	19.39'	S85°51'10"W	6°41'43"
TAN BRGS.	S82°30'19"W S89°12'02"W				
C10	3989.80'	275.31'	275.26'	N85°22'09"E	3°57'13"
TAN BRGS.	N83°23'32"E N87°20'45"E				
C11	3989.80'	247.33'	247.29'	N89°07'18"E	3°33'06"
TAN BRGS.	N87°20'45"E S89°06'09"E				
C12	50.00'	242.08'	66.00'	N00°38'28"W	277°23'59"
TAN BRGS.	N41°56'29"W N40°39'32"E				





# CITY OF ONALASKA

## STAFF REPORT

Plan Commission Sub-Committee – March 10, 2020

- Agenda Item: Review and consideration of a Certified Survey Map (CSM) to subdivide and reconfigure two (2) existing parcels to create three (3) parcels in total.
- Applicant/Owner: Venture Pass Partners, LLC  
19620 Waterford Court, Shorewood, MN 55331
- Property Owner: Gundersen Clinic, LTD  
1900 South Avenue, La Crosse, WI 54601
- Parcel Numbers: 18-3649-1 & 18-3649-2
- Site Location: 3015 & 3075 South Kinney Coulee, Onalaska, WI 54650
- Existing Zoning: Light Industrial (M-1) Zoning District with PCID Overlay District
- Conformance with Land Use Plan: The Comprehensive Plan identifies this area as a *Commercial District* which is intended to accommodate large and small-scale commercial and office development. A wide range of retail, service, lodging, and office uses are appropriate in this district.
- Background: Venture Pass Partners, LLC is proposing to reconfigure and subdivide two (2) parcels into three (3) parcels at 3015 & 3075 South Kinney Coulee Road. As shown on the CSM, Lot 1 will contain the Gundersen Renal Dialysis Center and Lots 2 and 3 are proposed to each contain new restaurant/retail facilities.
- A variety of cross-lot easements are required and are shown on the attached CSM including water, sewer, storm water, access and signage. In particular, Lot 2 and Lot 3 will share access off of South Kinney Coulee Road. The proposed parcels meet all dimensional requirements of parcels in the Light Industrial (M-1) Zoning District.
- Action Requested: Consideration of the proposed Certified Survey Map application.

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

March 10, 2020

## Agenda Item 7:

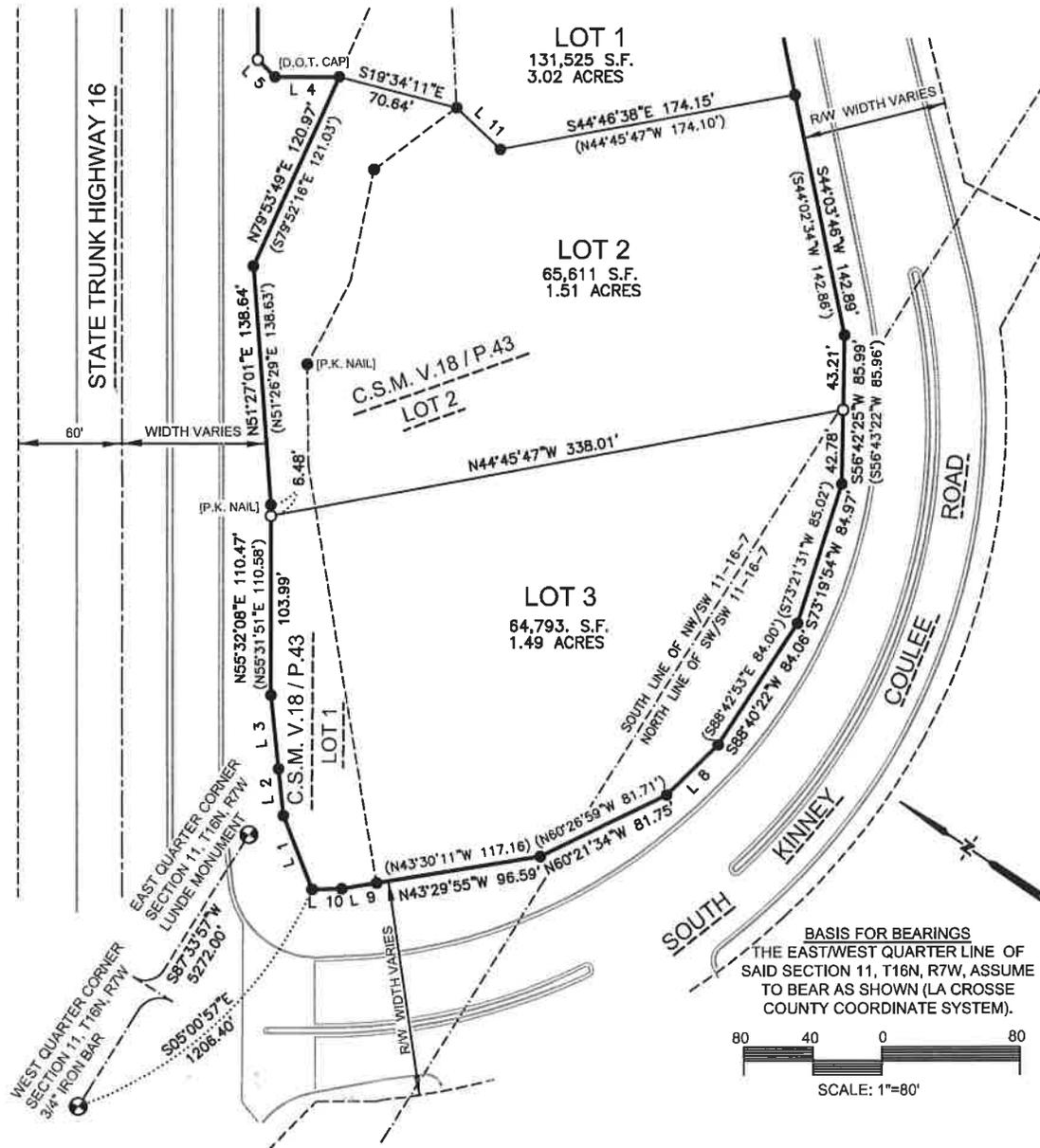
**Review and Consideration of a Certified Survey Map (CSM) to subdivide and modify two (2) existing parcels and create three (3) parcels total by Venture Pass Partners, LLC, 19620 Waterford Court, Shorewood, MN 55331, on behalf of Gundersen Clinic, LTD, 1900 South Avenue, La Crosse, WI 54601 on parcel located at 3015 & 3075 Kinney Coulee Road South, Parcel #18-3649-1 & 18-3649-2.**

1. CSM Fee of \$75.00 + \$10.00 per lot x 3 lots = \$105.00 due before final approval of CSM by the City. (PAID)
2. New lot pins required. Intermediate lot stakes required for all lots over 150' in depth.
3. CSM shall note all easements (water, sewer, storm, access, etc.).
4. Property owner to record said CSM with the La Crosse County Register of Deeds and provide a copy to the Engineering Department.
5. CSM to note all easements.
6. Driveway locations to be approved by City Engineer. No driveway access along State Highway 16 for Lot 2 and Lot 3. No South Kinney Coulee access along Lot 3.
7. All water, storm sewer, and sanitary sewer utilities shall be installed for Lot 1 and Lot 2, locations to be approved by the City Engineer. Any costs associated with utilities shall be borne by the applicant/owner utilities approved as part of the site plan approval.
8. Any future improvements to these parcels will be subject to additional City permits (i.e., building permits, zoning approvals).
9. 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.



# CERTIFIED SURVEY MAP NO.

LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP IN VOLUME 18, PAGE 43, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 7 WEST, THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.



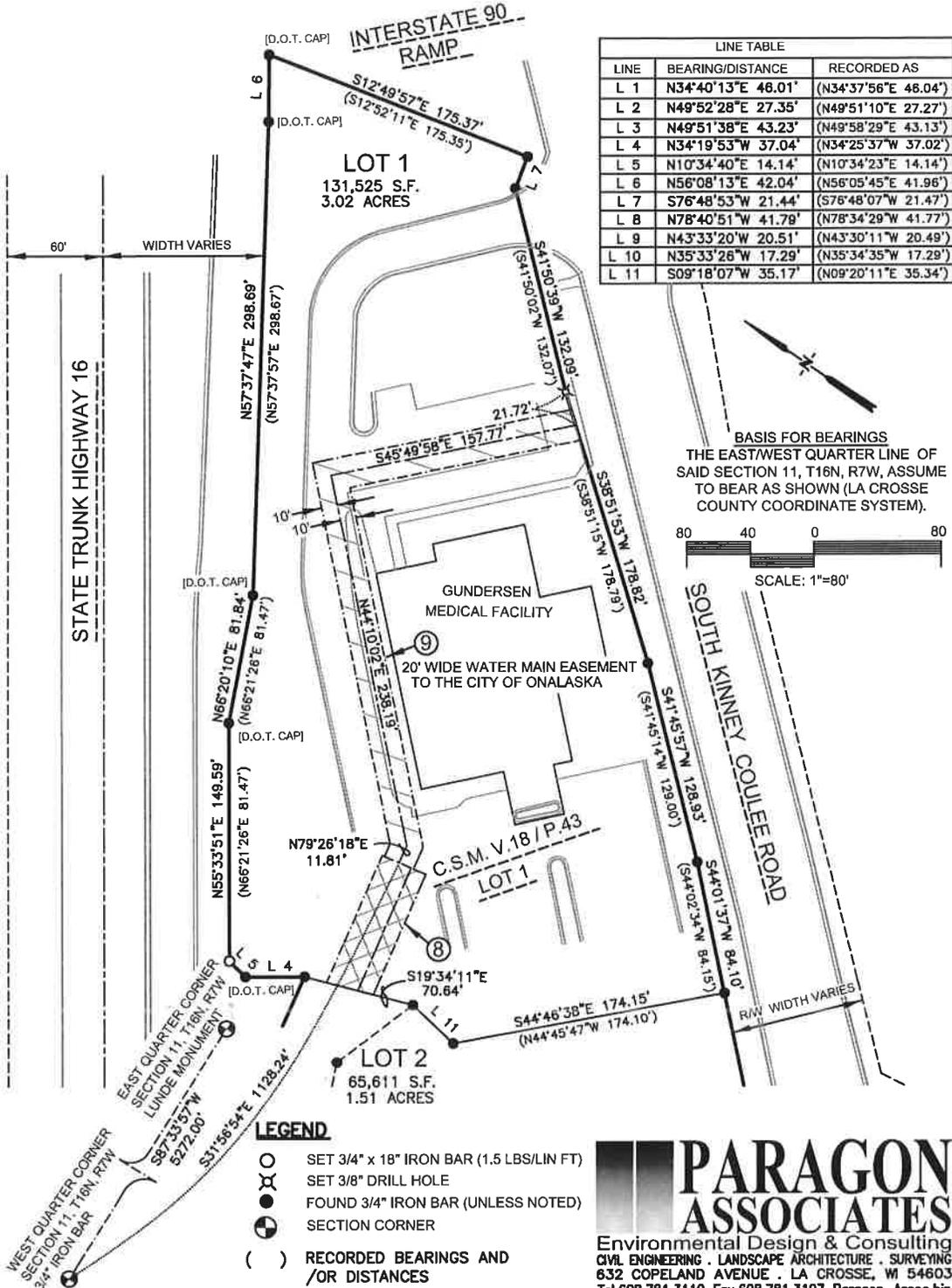
**LEGEND**

- SET 3/4" x 18" IRON BAR (1.5 LBS/LIN FT)
- ⊗ SET 3/8" DRILL HOLE
- FOUND 3/4" IRON BAR (UNLESS NOTED)
- ⊙ SECTION CORNER
- ( ) RECORDED BEARINGS AND/OR DISTANCES

**PARAGON ASSOCIATES**  
Environmental Design & Consulting  
CIVIL ENGINEERING . LANDSCAPE ARCHITECTURE . SURVEYING  
632 COPELAND AVENUE . LA CROSSE, WI 54603  
Tel.608.781.3110 Fax.608.781.3197 Paragon-Assoc.biz

# CERTIFIED SURVEY MAP NO.

LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP IN VOLUME 18, PAGE 43, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 7 WEST, THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.



**PARAGON ASSOCIATES**  
 Environmental Design & Consulting  
 CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE · SURVEYING  
 632 COPELAND AVENUE · LA CROSSE, WI 54603  
 Tel.608.781.3110 Fax.608.781.3197 Paragon-Assoc.biz



## CERTIFIED SURVEY MAP NO.

LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP IN VOLUME 18, PAGE 43, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 7 WEST, THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

### DESCRIPTION

LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP IN VOLUME 18, PAGE 43, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 7 WEST, THE CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS; COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 11, THENCE S05°00'57"E 1,206.40 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SOUTH KINNEY COULEE ROAD AND THE EASTERLY RIGHT OF WAY LINE OF STATE TRUNK HIGHWAY 16 AND THE POINT OF BEGINNING; THENCE THE NEXT 13 CALLS ALONG SAID EASTERLY RIGHT OF WAY LINE, 1) N34°40'13"E 46.01 FEET; 2) N49°52'28"E 27.35 FEET; 3) N49°51'38"E 43.23 FEET; 4) N55°32'08"E 110.47 FEET; 5) N51°27'01"E 138.64 FEET; 6) N79°53'49"E 120.97 FEET; 7) N34°19'53"W 37.04 FEET; 8) N10°34'40"E 14.14 FEET; 9) N55°33'51"E 149.59 FEET; 10) N66°20'10"E 81.84 FEET; 11) N57°37'47"E 298.69 FEET; 12) N56°08'13"E 42.04 FEET; 13) S12°49'57"E 175.37 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF SOUTH KINNEY COULEE ROAD; THENCE THE NEXT 14 CALLS ALONG SAID RIGHT OF WAY LINE, 1) S76°48'53"W 21.44 FEET; 2) S41°50'39"W 132.09 FEET; 3) S38°51'53"W 178.82 FEET; 4) S41°45'57"W 128.93 FEET; 5) S44°01'37"W 84.10 FEET; 6) S44°03'46"W 142.89 FEET; 7) S56°42'25"W 85.99 FEET; 8) S73°19'54"W 84.97 FEET; 9) S88°40'22"W 84.06 FEET; 10) N78°40'51"W 41.79 FEET; 11) N60°21'34"W 81.75 FEET; 12) N43°29'55"W 96.59 FEET; 13) N43°33'20"W 20.51 FEET; 14) N35°33'26"W 17.29 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 6.02 ACRES AND IS SUBJECT THE EASEMENTS CREATED ON THESE PAGES AS WELL AS ALL OTHER EASEMENTS OR RESTRICTIONS, IMPLIED OR RECORDED.

### EASEMENTS

#### ① 20' WIDE STORM SEWER EASEMENT TO THE CITY OF ONALASKA

A EASEMENT TO MAINTAIN, REPAIR OR REPLACE AN EXISTING STORM SEWER ON THE ABOVE DESCRIBED PARCEL (C.S.M. LOT 2). SAID EASEMENT IS 20 FEET IN WIDTH, BEING 10 FEET BOTH SIDES OF THE FOLLOWING DESCRIBE CENTERLINE, WHICH IS APPROXIMATELY THE CENTER OF THE EXISTING STORM SEWER PIPE; COMMENCING AT SAID WEST QUARTER CORNER OF SAID SECTION 11, THENCE S25°19'04"E 1,059.18 FEET TO THE POINT OF BEGINNING; THENCE S13°02'10"W 7.28 FEET; THENCE S38°15'25"E 47.67 FEET TO THE POINT OF TERMINUS OF THIS EASEMENT.

#### ② 20' WIDE WATER MAIN EASEMENT TO THE CITY OF ONALASKA

A EASEMENT TO INSTALL, MAINTAIN, REPAIR OR REPLACE A WATER MAIN ON THE ABOVE DESCRIBED PARCEL SAID EASEMENT IS 20 FEET IN WIDTH, BEING 10 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE ; COMMENCING AT SAID WEST QUARTER CORNER OF SAID SECTION 11, THENCE S24°56'00"E 1,084.49 FEET TO THE POINT OF BEGINNING; THENCE S08°23'30"E 93.15 FEET; THENCE S45°14'13"W 83.39 FEET TO THE POINT REFERRED TO HEREAFTER AS POINT "A"; THENCE S45°14'13"W 46.97 FEET TO THE POINT OF TERMINUS OF THIS EASEMENT. ALSO TO INCLUDED IN THE WATER MAIN EASEMENT FOR A FIRE HYDRANT AND LEAD, A 20' WIDE EASEMENT, 10' BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE; BEGINNING AT POINT "A", THENCE S44°45'47"E 24.15 FEET TO THE POINT OF TERMINUS OF SAID LINE.

#### ③ ACCESS EASEMENT TO PENDING C.S.M. LOT 3

AN ACCESS EASEMENT ACROSS THE ABOVE DESCRIBED PARCEL (C.S.M. LOT 2 TO BENEFIT C.S.M. LOT 3) . SAID EASEMENT IS DESCRIBED AS FOLLOWS; COMMENCING AT SAID WEST QUARTER CORNER OF SAID SECTION 11, THENCE S28°17'51"E 1,342.40 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SOUTH KINNEY COULEE ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY LINE S44°03'46"W 36.01 FEET; THENCE N44°45'47"W 54.79 FEET; THENCE S45°14'13"W 137.00 FEET TO THE SOUTHWESTERLY LINE OF C.S.M. LOT 2; THENCE ALONG SAID LINE N44°45'47"W 26.00 FEET; N45°14'13"E 173.00 FEET; THENCE S44°45'47"E 80.05 FEET TO THE POINT OF BEGINNING.

#### ④ STORM SEWER EASEMENT TO THE CITY OF ONALASKA

A EASEMENT TO MAINTAIN, REPAIR OR REPLACE AN EXISTING STORM SEWER ON THE ABOVE DESCRIBED PARCEL (C.S.M. LOT 2 AND LOT 3). SAID NORTHERLY LINE OF THIS EASEMENT IS APPROXIMATELY 10 FEET NORTHERLY OF THE CENTER OF EXISTING STORM SEWER PIPE; COMMENCING AT SAID WEST QUARTER CORNER OF SAID SECTION 11, THENCE S27°12'03"E 1,350.87 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SOUTH KINNEY COULEE ROAD AND THE POINT OF BEGINNING; THENCE THE NEXT 4 CALLS ALONG SAID RIGHT OF WAY LINE, 1) S44°03'46"W 103.55 FEET; 2) S56°42'25"W 85.99 FEET; 3) S73°19'54"W 84.97 FEET; 4) S88°40'22"W 28.12 FEET; THENCE N75°18'52"E 122.83 FEET; THENCE N56°42'25"E 31.27 FEET; THENCE N47°47'56"E 146.38 FEET TO THE POINT OF BEGINNING.

#### ⑤ SIGN EASEMENT TO GUNDERSEN CLINIC

A EASEMENT TO MAINTAIN, REPAIR OR REPLACE AN EXISTING CLINIC SIGN ON THE ABOVE DESCRIBED PARCEL (C.S.M. LOT 3). SAID EASEMENT IS DESCRIBED AS FOLLOWS; COMMENCING AT SAID WEST QUARTER CORNER OF SAID SECTION 11, THENCE S05°56'31"E 1,183.51 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE TRUNK HIGHWAY 16 AND THE POINT OF BEGINNING; THENCE S33°37'49"E 39.76 FEET; THENCE S53°47'48"W 25.08 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SOUTH KINNEY COULEE ROAD; THENCE THE NEXT 2 CALLS ALONG SAID RIGHT OF WAY LINE, 1) N43°33'20"W 12.72 FEET; 2) N35°33'26"W 17.29 FEET TO THE INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT OF WAY LINE N34°40'13"E 29.95 FEET TO THE POINT OF BEGINNING.



## CERTIFIED SURVEY MAP NO.

LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP IN VOLUME 18, PAGE 43, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 7 WEST, THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

### ⑥ STORM SEWER EASEMENT TO WISCONSIN DEPARTMENT OF TRANSPORTATION

A EASEMENT TO MAINTAIN, REPAIR OR REPLACE AN EXISTING STORM SEWER ON THE ABOVE DESCRIBED PARCEL (C.S.M. LOT 3). SAID SOUTHERLY LINE OF THIS EASEMENT IS APPROXIMATELY 10 FEET SOUTHERLY OF THE CENTER OF EXISTING STORM SEWER PIPE ; COMMENCING AT SAID WEST QUARTER CORNER OF SAID SECTION 11, THENCE S07°49'11"E 1,153.36 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE TRUNK HIGHWAY 16 AND THE POINT OF BEGINNING; THENCE S34°28'26"W 81.12 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SOUTH KINNEY COULEE ROAD; THENCE ALONG SAID RIGHT OF WAY LINE N35°33'26"W 9.51 FEET TO THE INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE; THENCE THE NEXT 3 CALL ALONG SAID RIGHT OF WAY LINE, 1) N34°40'13"E 46.01 FEET; 2) N49°52'28"E 27.35 FEET; 3) N49°51'38"E 5.71 FEET TO THE POINT OF BEGINNING.

### ⑦ 8' WIDE SANITARY SEWER EASEMENT TO PENDING C.S.M. LOT 3

A EASEMENT TO INSTALL, MAINTAIN, REPAIR OR REPLACE A SANITARY SEWER ACROSS THE ABOVE DESCRIBED (C.S.M. LOT 2 TO BENEFIT C.S.M. LOT 3). SAID EASEMENT IS 8 FEET IN WIDTH, BEING 4 FEET BOTH SIDE OF THE FOLLOWING DESCRIBE CENTERLINE ; COMMENCING AT SAID WEST QUARTER CORNER OF SAID SECTION 11, THENCE S24°14'44"E 1,089.99 FEET TO THE POINT OF BEGINNING; THENCE S08°23'30"E 78.67 FEET; THENCE S45°14'13"W 124.80 FEET TO THE POINT OF TERMINUS OF THIS EASEMENT.

### ⑧ 30' WIDE SANITARY SEWER AND WATER MAIN EASEMENT TO THE CITY OF ONALASKA

A EASEMENT TO MAINTAIN, REPAIR OR REPLACE AN EXISTING SANITARY SEWER AND WATER MAIN ACROSS THE ABOVE DESCRIBED PARCEL (LOT 1 AND LOT 2). SAID EASEMENT IS 30 FEET IN WIDTH, BEING 10 FEET SOUTHERLY AND 20 FEET NORTHERLY OF THE FOLLOWING DESCRIBE CENTERLINE, WHICH APPROXIMATELY THE CENTER OF THE EXISTING SANITARY SEWER PIPE ; COMMENCING AT SAID WEST QUARTER CORNER OF SAID SECTION 11, THENCE S17°46'47"E 1,067.63 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID STATE TRUNK HIGHWAY 16 AND THE POINT OF BEGINNING; THENCE N79°22'59"E 277.29 FEET TO THE POINT OF TERMINUS OF THIS EASEMENT.

### ⑨ 20' WIDE WATER MAIN EASEMENT TO THE CITY OF ONALASKA

A EASEMENT TO MAINTAIN, REPAIR OR REPLACE AN EXISTING WATER MAIN ACROSS THE ABOVE DESCRIBED PARCEL (LOT 1). SAID EASEMENT IS 20 FEET IN WIDTH, BEING 10 FEET BOTH SIDES OF THE FOLLOWING DESCRIBE CENTERLINE, WHICH APPROXIMATELY THE CENTER OF THE EXISTING WATER MAIN PIPE ; COMMENCING AT SAID WEST QUARTER CORNER OF SAID SECTION 11, THENCE S31°56'54"E 1,128.24 FEET TO THE POINT OF BEGINNING; THENCE N79°26'18"E 11.81; THENCE N44°10'02"E 238.19 FEET; THENCE S45°49'58"E 157.77 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SOUTH KINNEY COULEE ROAD AND THE POINT OF TERMINUS OF THIS EASEMENT.

### SURVEYOR'S CERTIFICATE

I, DAVID W. GORMAN, PROFESSIONAL LAND SURVEYOR #2974, HEREBY CERTIFY THAT THIS IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF, MADE UNDER THE DIRECTION OF GUNDERSEN CLINIC LTD, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, LA CROSSE COUNTY CHAPTER 18 SUBDIVISION ORDINANCE AND THE CITY OF ONALASKA SUBDIVISION CONTROL ORDINANCE IN SURVEYING, DIVIDING AND MAPPING THE ABOVE DESCRIBED PARCEL.

### OWNER'S CERTIFICATE

I, WILLIAM FARRELL, CHIEF STRATEGY & BUSINESS OFFICER OF GUNDERSEN CLINIC LTD, DO HEREBY CERTIFY THAT I HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, DIVIDED, DEDICATE EASEMENTS AND MAPPED AS SHOWN HEREON.

\_\_\_\_\_  
WILLIAM FARRELL

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

### CITY OF ONALASKA

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF ONALASKA PLANNING DEPARTMENT

DATED: 2020  
KATIE ASPENSON

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF ONALASKA ENGINEERING DEPARTMENT

DATED: 2020  
JARROD HOLTER