

# CITY OF ONALASKA MEETING NOTICE

**COMMITTEE/BOARD:** Plan Commission Sub-Committee  
**DATE OF MEETING:** September 11, 2018 (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 of a Certified Survey Map (CSM) submitted by David and Patti Olson, 1155 Green Coulee Lane, Onalaska, WI 54650, to subdivide 1155 Green Coulee Lane, Onalaska (total 5.010 acres) into two (2) lots (Tax Parcel # 18-5214-3).
5. Consideration of potential annexation requests
6. 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. Jim Binash – Chair  
\_\_\_\_\_  
Ald. Jim Olson  
\_\_\_\_\_  
Ald. Jerry Every  
\_\_\_\_\_  
Ald. Diane Wulf  
\_\_\_\_\_  
Ald. Ron Gjertsen  
\_\_\_\_\_  
Ald. Kim Smith  
\_\_\_\_\_  
\* Jarrod Holter, City Engineer  
\_\_\_\_\_  
City Attorney            City Administrator  
\_\_\_\_\_  
La Crosse Tribune    Dept. Heads.  
\_\_\_\_\_  
Coulee Courier    FOX  
\_\_\_\_\_  
WKTY WLXR WKBT WXOW WLAX  
\_\_\_\_\_  
\*Committee Members

\*Knut Temte  
\_\_\_\_\_  
\* \*Kevin Schubert  
\_\_\_\_\_  
\_\_\_\_\_  
David & Patti Olson  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Plan Commission Members  
\_\_\_\_\_  
Onalaska Omni Center  
\_\_\_\_\_  
Onalaska Public Library  
\_\_\_\_\_  
\* \* Alternate Member – for City Engineer

Date Notices Mailed and Posted: 9-6-18

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 – September 11, 2018

- Agenda Item: Consideration of a Certified Survey Map (CSM) containing 5.010 acres and 2 lots.
- Applicant/Owner: David & Patti Olson, Onalaska, WI 54650
- Parcel Number: 18-5214-3
- Existing Zoning: Single Family Residential (R-1) District
- Neighborhood Characteristics: The zoning of land within 250 feet of the proposed site includes single family residential and a multi-family development.
- Conformance with Comprehensive The Comprehensive Plan's Future Land Use Plan designates this area as *Mixed Density Residential*. This district is intended for residential units.
- Background: The applicant is requesting approval to divide a parcel into two (2) lots. An existing single family residence is located on Lot 1.
- Action Requested: The applicant seeking approval of the Certified Survey Map. Staff recommends approval with the conditions following in this packet.

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

September 11, 2018

## **Agenda Item 4:**

### **Review and Consideration of a Certified Survey Map (CSM) submitted by David and Patti Olson, 1155 Green Coulee Lane, Onalaska, WI 54650, to subdivide 1155 Green Coulee Lane, Onalaska (total 5.010 acres) into two (2) lots (Tax Parcel 18-5214-3).**

1. CSM Fee of \$75.00 + \$10.00 per lot x 2 lots = \$95.00 due before final approval of CSM by the City. (PAID)
2. Park Fee of \$922.21 per residential unit. Park fee to be paid prior to issuance of a building permit (for vacant parcel).
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 (i.e., power line easement).
6. Future water and sanitary sewer laterals to be installed for Lot 2 at the cost of the property owner at time of development.
7. Any future improvements to these parcels will be subject to additional City permits (i.e., site plan approvals, building permits, zoning approvals) and additional City fees (i.e., parks fees, green fee).
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 shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

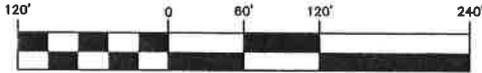
# CERTIFIED SURVEY MAP

All of Lot 2, C.S.M., V. 13, P. 31, D.N. 1459257,  
 Located in the NW-SE, SW-SE, Section 34, T17N-R7W,  
 City of Onalaska, La Crosse County, WI

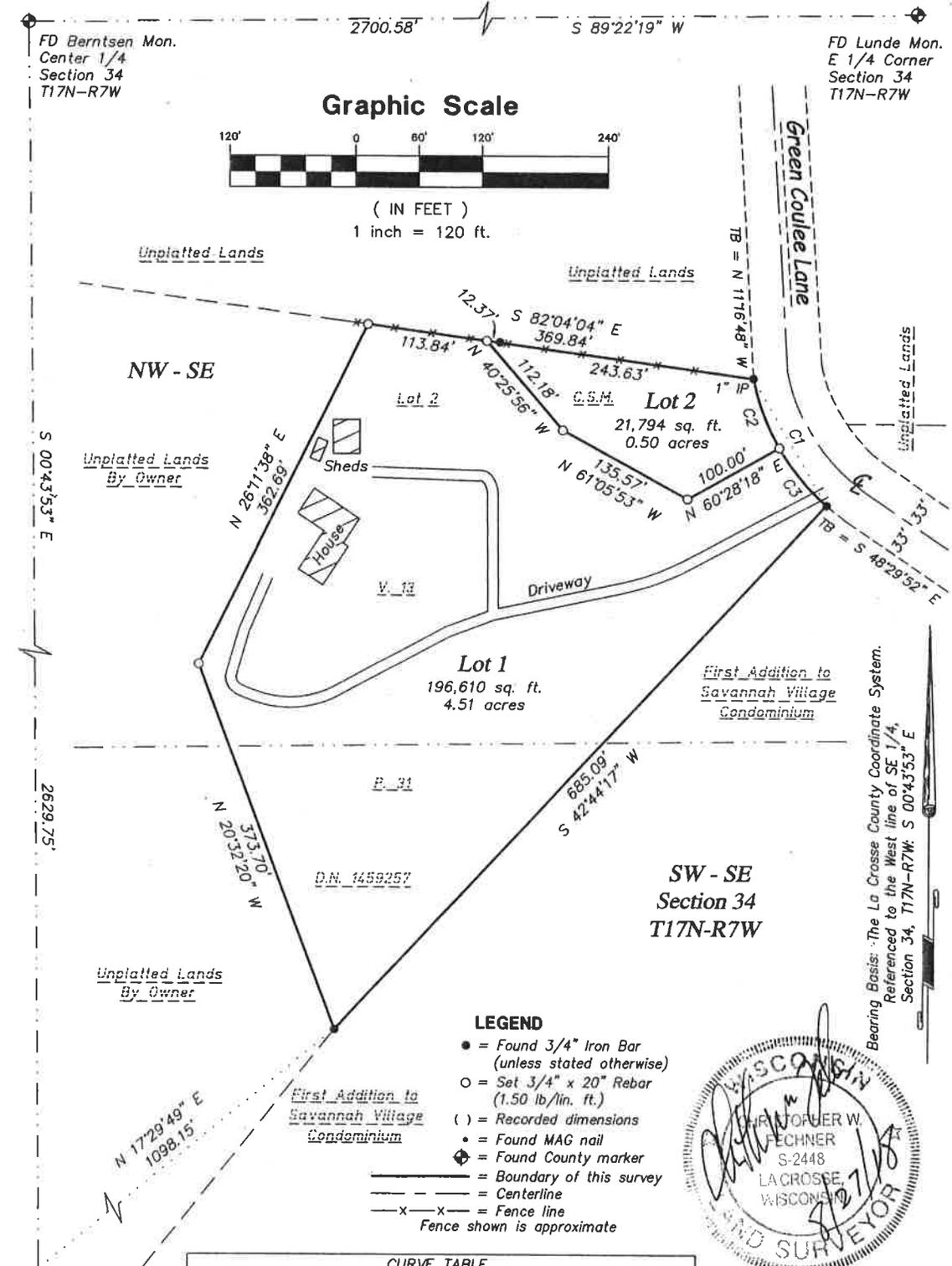
FD Bernitsen Mon.  
 Center 1/4  
 Section 34  
 T17N-R7W

FD Lunde Mon.  
 E 1/4 Corner  
 Section 34  
 T17N-R7W

## Graphic Scale



( IN FEET )  
 1 inch = 120 ft.



### LEGEND

- = Found 3/4" Iron Bar (unless stated otherwise)
  - = Set 3/4" x 20" Rebar (1.50 lb./lin. ft.)
  - ( ) = Recorded dimensions
  - = Found MAG nail
  - ◆ = Found County marker
  - = Boundary of this survey
  - - - = Centerline
  - x - x - = Fence line
- Fence shown is approximate



Bearing Basis: The La Crosse County Coordinate System. Referenced to the West line of SE 1/4, Section 34, T17N-R7W. S 00°43'53" E

### CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	37°13'04"	219.00'	142.26'	S 29°53'20" E	139.77'
C2	18°36'32"	219.00'	71.13'	S 20°35'04" E	70.82'
C3	18°36'32"	219.00'	71.13'	S 39°11'36" E	70.82'

S 1/4 Corner  
 Section 34  
 T17N-R7W

S-7456

# CERTIFIED SURVEY MAP

All of Lot 2, C.S.M., V. 13, P. 31, D.N. 1459257,  
Located in the NW-SE, SW-SE, Section 34, T17N-R7W,  
City of Onalaska, La Crosse County, WI

## SURVEYOR'S CERTIFICATE

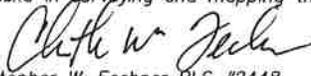
I, Christopher W. Fechner, Professional Land Surveyor, do hereby certify that I have surveyed and mapped this Certified Survey Map being all of Lot 2, Certified Survey Map, Volume 13, Page 31, Document Number 1459257, located in the NW 1/4 of the SE 1/4, SW 1/4 of the SE 1/4, Section 34, T17N-R7W, City of Onalaska, La Crosse County, Wisconsin.

Subject to any easements, covenants and restrictions of record.

That I have made such survey, map and division of land at the direction of David Olson 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:  
David Olson  
1155 Green Coulee Lane  
Onalaska, WI 54650



## Common Council Resolution

This Certified Survey Map is hereby approved by the City of Onalaska.

\_\_\_\_\_  
Joe Chilsen, Mayor

Date: \_\_\_\_\_, 2018

\_\_\_\_\_  
Caroline Burmaster, Clerk

Date: \_\_\_\_\_, 2018



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/Drainage, 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.**

*We wish to sell a HALF ACRE City lot, out of four 5 ACRE City lot we currently own.*

**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: \_\_\_\_\_

Parcel Number: 18-

Zoning District: \_\_\_\_\_

Applicant: *DAVID C. & PATTI K. DISON*

Mailing Address: *1155 Green Coulee Lane*

City, State, Zip: *ONALASKA WI 54650*

Phone Number: *608-781-1304*

Email: *d1e.p00150n@CenturyLink.net*  Primary Contact

Business: \_\_\_\_\_

Owner/Contact: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_  Primary Contact

Property Owner: *DAVID C. & PATTI K. DISON*

Contact: *SAME*

Mailing Address: *1155 Green Coulee Ln*

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

Phone Number: *608-781-1304*

Email: *d1e.p00150n@CenturyLink.net*  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: *Patti K. Dison for David C. Dison* Date: *8/28/18*

Signature of Property Owner: *Patti K. Dison for David C. Dison* Date: *8/28/18*

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