

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
March 1, 2021**

Ø **AGENDA ITEM – 21-0144 (Andrea Trane)**

Resolution authorizing the acquisition of property interests for a street opening and infrastructure improvements for the River Point District property and appropriation of funds.

Ø **ROUTING: F&P 3.4.2021**

Ø **BACKGROUND INFORMATION:**

For the development of River Point District, among the land acquisition priorities is the street right of way needed to extend River Bend Drive, which would begin across Copeland from Three Rivers Plaza through the development to Causeway Blvd. This resolution is a necessary step toward acquisition for a new street into the River Point District property at Causeway Blvd.

Ø **GENERAL LOCATION:**

Within the River Point District development at the west end of Causeway Blvd.

Ø **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**

None

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This acquisition is necessary to effectuate the implementation of this redevelopment area and High Intensity Retail Office or Housing future land use as indicated in the Comprehensive Plan.

Ø **PLANNING RECOMMENDATION:**

Planning staff recommend approval.

CONVENTIONAL ABBREVIATIONS

ACCESS RIGHTS	AR
ACRES	AC
AHEAD	AH
ALUMINUM	ALUM
AND OTHERS	ET AL
BACK	BK
BLOCK	BLK
CENTERLINE	C/L
CERTIFIED SURVEY MAP	CSM
CONCRETE	CONC
COUNTY	CO
COUNTY TRUNK HIGHWAY	GTH
DISTANCE	DIST
CORNER	COR
DOCUMENT NUMBER	DOC
EASEMENT	EASE
EXISTING	EX
GAS VALVE	GV
GRID NORTH	GN
HIGHWAY EASEMENT IDENTIFICATION	HE ID
LAND CONTRACT	LC
LEFT	LT
MONUMENT	MON
NATIONAL GEODETIC SURVEY NUMBER	NGS NO
OUTLOT	OL
PAGE	P
POINT OF TANGENCY	PT
PERMANENT LIMITED EASEMENT	PLE
POINT OF BEGINNING	POB
POINT OF CURVATURE	PC
POINT OF COMPOUND CURVE	PCC
POINT OF INTERSECTION	PI
PROPERTY LINE	PL
RECORDED AS (100')	R/I
REEL / IMAGE	R/L
REFERENCE LINE	REF
REMAINING	REM
RESTRICTIVE DEVELOPMENT EASEMENT	RDE
RIGHT	RT
RIGHT OF WAY SECTION	R/W SEC
SEPTIC VENT	SEPV
SQUARE FEET	SF
STATE TRUNK HIGHWAY STATION	STH STA
TELEPHONE PEDESTAL	TP
TEMPORARY LIMITED EASEMENT	TLE
TRANSPORTATION PROJECT PLAT	TPP
UNITED STATES HIGHWAY VOLUME	USH V

CURVE DATA

LONG CHORD	LCH
LONG CHORD BEARING	LCB
RADIUS	R
DEGREE OF CURVE	D
CENTRAL ANGLE	Δ/DELTA
LENGTH OF CURVE	L
TANGENT	T
DIRECTION AHEAD	DA
DIRECTION BACK	DB

CONVENTIONAL UTILITY SYMBOLS

—W—	WATER
—G—	GAS
—T—	TELEPHONE
—OH—	OVERHEAD TRANSMISSION LINES
—E—	ELECTRIC
—TV—	CABLE TELEVISION
—FO—	FIBER OPTIC
—SAN—	SANITARY SEWER
—SS—	STORM SEWER

CONVENTIONAL SYMBOLS

SECTION LINE	---	SECTION CORNER SYMBOL		R/W MONUMENT (TO BE SET)	●
QUARTER LINE	---	SECTION CORNER MONUMENT		NON-MONUMENTED R/W POINT	○
SIXTEENTH LINE	---	GEODETIC SURVEY MONUMENT		FOUND IRON PIN (1-INCH UNLESS NOTED)	!P
NEW REFERENCE LINE	---	SIXTEENTH CORNER MONUMENT		OFF-PREMISE SIGN	
NEW R/W LINE	---	SIGN		COMPENSABLE	
EXISTING R/W OR HE LINE	---	ELECTRIC POLE		NON-COMPENSABLE	
PROPERTY LINE	---	TELEPHONE POLE		PEDESTAL (LABEL TYPE) (TV, TEL, ELEC, ETC.)	
LOT, TIE & OTHER MINOR LINES	---	ACCESS RESTRICTED BY ACQUISITION		NO ACCESS (BY STATUTORY AUTHORITY)	
SLOPE INTERCEPT	---	NO ACCESS (BY PREVIOUS PROJECT OR CONTROL)		NO ACCESS (NEW HIGHWAY)	
CORPORATE LIMITS	---	PARCEL NUMBER (25)		UTILITY NUMBER (40)	
UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC.)	---	PARALLEL OFFSETS			
NEW R/W (FEE OR HE) (HATCHING VARIES BY OWNER)	---				
TEMPORARY LIMITED EASEMENT AREA	---				
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)	---				
TRANSMISSION STRUCTURES	---				
BUILDING TO BE REMOVED					
BRIDGE					

R/W PROJECT NUMBER	LACRS 155715	SHEET NUMBER	4.01	TOTAL SHEETS	2
FEDERAL PROJECT NUMBER					
PLAT OF RIGHT-OF-WAY REQUIRED FOR					
CITY OF LACROSSE; STREET A					
RIVER FRONT DEVELOPMENT					
STREET A			LA CROSSE COUNTY		
CONSTRUCTION PROJECT NUMBER					

BEGIN RELOCATION ORDER
STA. 100+00.00

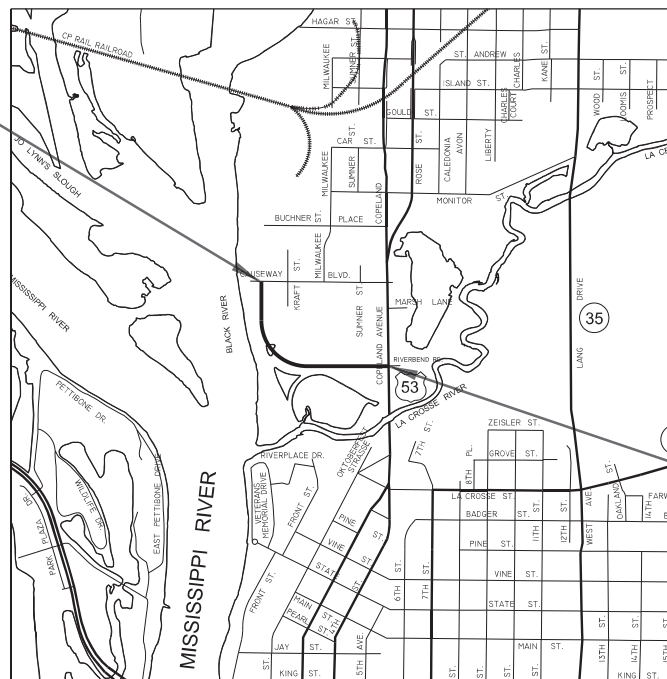
Y= 136,409.850
X= 444,136.740

353.215 FEET SOUTH AND 1586.900 FEET WEST OF THE NORTHEAST CORNER OF SECTION 31, T16N, R7W.

END RELOCATION ORDER
STA. 127+00.00

Y= 135,177.690
X= 445,869.270

1080.795 FEET NORTH AND 41.851 FEET EAST OF THE EAST 1/4 CORNER OF SECTION 31, T16N, R7W.



LAYOUT
SCALE 0 0.25 MI.

TOTAL NET LENGTH OF CENTERLINE = 0.511 MI.

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COUNTY COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), LA CROSSE COUNTY, NAD 83, (2011) IN US SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 MONUMENTS (TYPICALLY 3/4"x24" REBAR), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS OF RECORD".

DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

FOR CURRENT ACCESS / DRIVEWAY INFORMATION, CONTACT THE CITY OF LA CROSSE.

PROPERTY LINES SHOWN ON THIS PLAT ARE DRAWN FROM DATA DERIVED FROM MAPS AND DOCUMENTS OF PUBLIC RECORD AND/OR EXISTING OCCUPATIONAL LINES, EXCLUDING RIGHT-OF-WAY LINES, THIS PLAT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING RIGHT-OF-WAY, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE DETAIL SHEETS.

ORIGINAL PLAT PREPARED BY



1-29-2021
(Date)

Jason L. Cance
(Signature)

REVISION DATE

APPROVED FOR THE CITY OF LA CROSSE

DATE: _____
(Signature)

E

SCHEDULE OF LANDS & INTERESTS REQUIRED

PARCEL NUMBER	OWNER (S)	INTEREST REQUIRED	R/W NEW AC.	R/W EXISTING AC.	R/W TOTAL AC.	TLE AC.
1	GERRARD STAFF VL. LLC & BLACK RIVER BODEGA LLC	FEE	0.64	---	0.64	---
2	REDEVELOPMENT AUTHORITY OF CITY OF LA CROSSE	FEE	1.30	---	1.30	---
3	CITY OF LA CROSSE	FEE	2.94	---	2.94	---

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY.

BEGIN RELOCATION ORDER

STA. 100+00.00
Y= 136,409.850
X= 444,136.740

POINT	STATION	OFFSET
200	126+16.10	0.00'
201	125+83.08	0.00'
202	125+84.72	53.00' RT
203	125+74.41	43.00' RT
204	116+03.22	43.00' RT
205	106+20.19	43.00' RT
206	101+33.16	43.00' RT
207	101+33.25	0.00'
208	101+33.34	45.26' LT
209	104+41.20	49.44' LT
210	104+41.20	42.99' LT
211	106+20.19	43.00' LT
212	116+03.22	43.00' LT
213	125+71.75	43.00' LT
214	125+81.45	53.00' LT

COURSE	BEARING	DISTANCE
200-201	S89°32'27"W	33.02'
201-202	S02°13'45"E	53.02'
202-203	N46°20'39"W	14.36'
203-204	S89°32'27"W	971.19'
205-206	N00°27'35"W	487.03'
206-207	N89°39'42"E	43.00'
207-208	N89°39'42"E	45.26'
208-209	S01°14'12"E	307.89'
209-210	S89°33'13"W	6.44'
210-211	S00°27'41"E	178.99'
212-213	N89°32'27"E	968.53'
213-214	N43°39'21"E	13.92'
214-201	S02°13'45"E	53.02'

POINT	NORTHING	EASTING
200	135177.018	445785.376
201	135176.753	445752.361
202	135123.773	445754.423
203	135133.685	445744.034
204	135125.904	444772.874
205	135789.336	444098.715
206	136276.352	444094.808
207	136276.606	444137.809
208	136276.873	444183.069
209	135969.058	444189.714
210	135969.007	444183.271
211	135790.026	444184.712
212	135211.901	444772.184
213	135219.661	445740.688
214	135229.733	445750.298

CURVE	ARC LENGTH	RADIUS	BEARING	DISTANCE
204-205	1050.57'	668.82' R	N45°27'34"W	945.85'
211-212	915.49'	582.82' L	S45°27'34"E	824.23'

PI STA. 112+46.01
PI Y = 135163.885
PI X = 444146.736
DELTA = 89°59'58" (LT)
R = 625.82'
D = 09°09'19"
T = 625.81'
L = 983.03'

END RELOCATION ORDER
STA. 127+00
Y= 135,177.690
X= 445,869.270

REVISION DATE	DATE	SCALE, FEET 0 100 200	HWY: STREET A	STATE R/W PROJECT NUMBER LACRS 155715	PLAT SHEET NO: 4.02
	GRID FACTOR N/A		COUNTY: LA CROSSE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET