

**City of Lancaster
Notice of
Plan Commission Meeting**

Date: Monday, April 13, 2020

Time: 6:30 PM

Place: This meeting will take place virtually. The public may join the meeting online or by telephone. The information needed to join the meeting online or by telephone is listed at the bottom of this agenda. If you wish to join the meeting and do not have telephone or internet access, please contact David Kurihara (608-723-7445) to see whether an accommodation can be made.

Agenda:

1. Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Comments from Citizens
5. Approval of Plan Commission minutes of 03-09-2020
6. Public hearing to consider the petition of Dorothy Macke Estate to approve the Certified Survey Map located in the NW ¼ of the NW ¼ of Section 10, T4N R3W, being a Part of Outlot D and Block 84 of the Assessment Plat of the City of Lancaster, Grant County, Wisconsin

Purpose: To create a new LOT 1 on existing property
7. Close Public Hearing
8. Consider the petition of Dorothy Macke Estate to approve the Certified Survey Map (**Attached Map**) located in the NW ¼ of the NW ¼ of Section 10, T4N R3W, being a Part of Outlot D and Block 84 of the Assessment Plat of the City of Lancaster, Grant County, Wisconsin and Make Recommendation to the City Council
9. Public hearing to consider the petition of City of Lancaster to approve the Certified Survey Map located in the NE ¼ of the SE¼ of Section 10, T4N R3W, City of Lancaster, Grant County, Wisconsin

Purpose: To create a new LOT 1 and Lot 2 for future commercial site and hotel site
10. Close Public Hearing
11. Consider the petition of City of Lancaster to approve the Certified Survey Map (**Attached Map**) located in the NE ¼ of the SE¼ of Section 10, T4N R3W, City of Lancaster, Grant County, Wisconsin and Make Recommendation to the City Council

12. Public Hearing to consider the petition of Grant County on behalf of Kwik Trip, Inc. to rezone the property located at 901 N. Madison Street (246-01278-0000) and 925 N. Madison Street (246-01277-0000) from U (Utility and Government) to C-1 (General Business)

Purpose: Proposed use: New Convenience Store

13. Close Public Hearing
14. Consider the petition of Grant County on behalf of Kwik Trip, Inc. to rezone the property located at 901 N. Madison Street (246-01278-0000) and 925 N. Madison Street (246-01277-0000) from U (Utility and Government) to C-1 (General Business) and Make Recommendation to the City Council.
15. Adjourn

Link and instruction for “The Public” or anyone else wishing to join virtually:

Join Zoom Meeting

<https://us04web.zoom.us/j/978361457?pwd=M3NlcURIRjNrR3V5MEIkUzBzVW4xUT09>

Meeting ID: 978 361 457

Password: 010802

Dial by your location

312 626 6799 US (Chicago)

888 788 0099 US Toll-free

877 853 5247 US Toll-free

Meeting ID: 978 361 457

**MINUTES
CITY OF LANCASTER
PLAN COMMISSION MEETING
MARCH 9, 2020
6:30 PM**

1. **Call Meeting to Order**

Mayor Varnam called the meeting to order at 6:30 P.M.

2. **Roll Call**

Members present: Mayor Varnam, Angeli, Benson, Thiede, Thuli, Schmidt and Vesperman

Absent: None

Also Present: Administrator Carlson

3. **Minutes**

Motion by Benson, seconded by Thuli to approve the minutes of 1/13/2020. Motion carried.

4. **Public Hearing (TID #6)**

Varnam declared the public hearing open at 6:32 P.M. to consider the creation of Tax Incremental District #6 for the City of Lancaster and to Discuss the Proposed Project Plan and Boundary for the Tax Incremental District #6.

TID plan related to development of a hotel by the Lancaster Hotel Development LLC (LHD).

Spoke in favor of the petition

None

Spoke against the petition

None

5. **Close public hearing**

Varnam closed the public hearing at 6:33 P.M.

6. **Consider Plan Commission Resolution 2020-01-Recommending Approval of TID #6 Project Plan and Boundary to the City Council.**

Motion by Schmidt, seconded by Benson to recommend approval of TID#6 Project Plan and Boundary to the City Council. Motion carried 6 (six) to 0 (zero) by roll call vote with Vesperman abstaining.

7. **Adjourn**

Motion by Schmidt, seconded by Thiede to adjourn meeting at 6:45 P.M. Motion carried.

David Carlson, City Administrator

CERTIFIED SURVEY MAP

C.S.M. NO. _____ VOLUME _____ PAGE _____ DOCUMENT NO. _____

**LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 10, T4N R3W,
BEING A PART OF OUTLOT D AND BLOCK 84 OF THE ASSESSMENT
PLAT OF THE CITY OF LANCASTER, GRANT COUNTY, WISCONSIN**

SURVEYOR'S CERTIFICATE:

I, Aaron J. Austin, Professional Wisconsin Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped this Certified Survey Map, located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Ten (10), Township Four (4) North, Range Three (3) West, being a part of Outlot "D" and Block Eight-four (84) of the Assessment Plat, City of Lancaster, Grant County, Wisconsin, containing 5.34 acres, more or less, and being described as follows:

Commencing at the Northwest corner of said Section 10;
thence South 00° 49' 51" East 1017.49 feet along the West line of said Section 10;
thence North 89° 05' 01" East 911.45 feet to the point of beginning;
thence North 89° 05' 01" East 341.00 feet;
thence North 00° 52' 56" West 822.88 feet to a point in the centerline of Beetown Road;
thence South 49° 37' 30" West 441.88 feet along said centerline;
thence South 00° 52' 56" East 542.06 feet to the point of beginning.

That this parcel is subject to any and all easements of record and/or usage.

That I have made such survey, land division and map by the direction of David Macke.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the division made thereof.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, in surveying, dividing and mapping the same.

Dated this ___ day of March, 2020.

Aaron J. Austin, S-2922

OWNER'S CERTIFICATE:

As owner, I hereby certify that I caused the land described herein to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Dated this ___ day of _____, 2020.

David Macke, Representative of the Dorothy Macke Estate

CITY OF LANCASTER APPROVAL CERTIFICATE:

Resolved, that this Certified Survey Map in the City of Lancaster, the owner(s) listed hereon, is hereby approved by the City of Lancaster Plan Common Council.

Dated this ___ day of _____, 2020.

David Varnam, Mayor

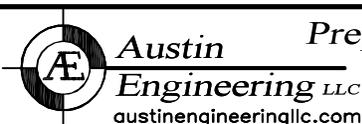
REGISTER OF DEEDS CERTIFICATE:

Received for record this ___ day of _____, 2020
at _____ o'clock, ____ m. and recorded in Volume ___ of
Certified Survey Maps on Page(s) _____.

Marilyn Pierce, Register of Deeds

LEGEND

- ⊕ Section Corner—as designated
- 3/4" x 18" rebar set with cap - wt=1.50 #/l.f.
- No monument set
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- ⊗ Existing well
- ⊙ Existing utility pole
- Boundary of Survey
- Section line
- Centerline
- — — Right of Way
- — — Platted lot line
- Deed line
- Existing Improvement—as labeled
- //////// Existing structure
- x-x-x Existing fence



Prepared for: DOROTHY MACKE ESTATE

4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702

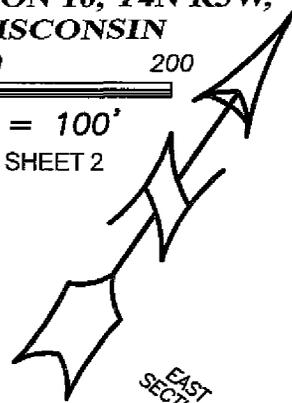
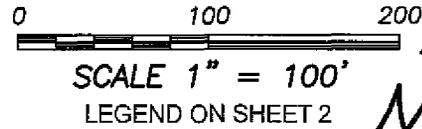
JOB NO: 20S028
H:\CRD\20S028
H:\PLAT\LANC\OUTLOT\D\20S028-MACKE

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SHANE AUSTIN, OWEN AUSTIN
ERIC MACKE

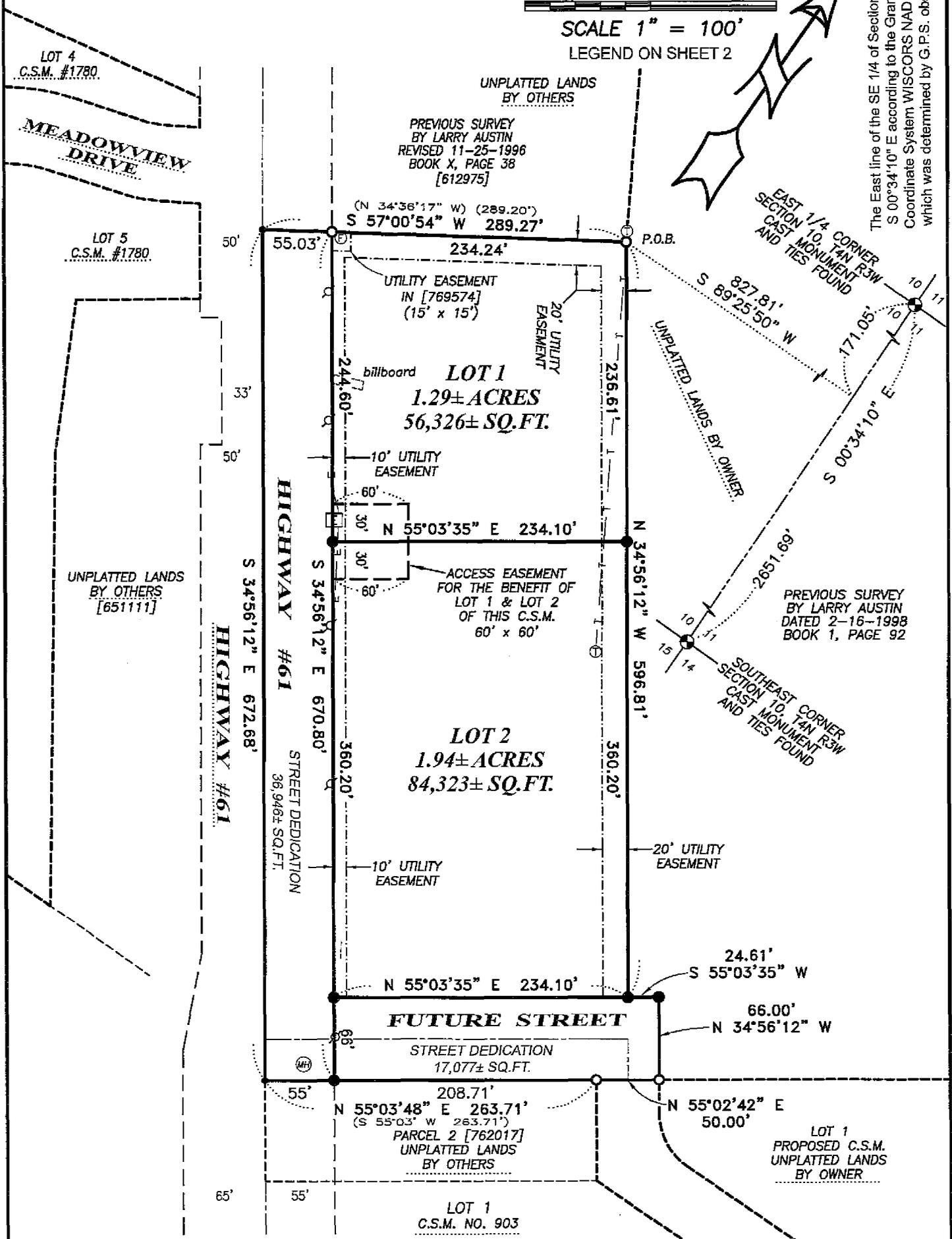
CERTIFIED SURVEY MAP

C.S.M. NO. _____ VOLUME _____ PAGE _____ DOCUMENT NO. _____

**LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 10, T4N R3W,
CITY OF LANCASTER, GRANT COUNTY, WISCONSIN**



The East line of the SE 1/4 of Section 10 bears S 00°34'10" E according to the Grant County Coordinate System, WISCONSIN NAD 83 (2011) which was determined by G.P.S. observation.



Prepared for: **CITY OF LANCASTER**

4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702

JOB NO: 19S226
H:\CRD\18S226
H:\PLAT\T4NR3W\10\19S226-CITY LANCASTER

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: S. AUSTIN, O. AUSTIN

CERTIFIED SURVEY MAP

C.S.M. NO. _____ VOLUME _____ PAGE _____ DOCUMENT NO. _____

LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 10, T4N R3W,
CITY OF LANCASTER, GRANT COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Aaron J. Austin, Professional Wisconsin Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped this Certified Survey Map located in the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Ten (10), Township Four (4) North, Range Three (3) West of the 4th P.M., City of Lancaster, Grant County, Wisconsin, containing 4.47 acres, more or less, and being described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 10;
thence South 00° 34' 10" East 171.05 feet along the East line of said Section;
thence South 89° 25' 50" West 827.81 feet to the Southeast corner of that property as described in Document Number 612975, Grant County Registry, said corner being the point of beginning;
thence South 57° 00' 54" West 289.27 feet along a line of said property to the centerline of Highway #61;
thence South 34° 56' 12" East 672.68 feet along said centerline;
thence North 55° 03' 48" East 263.71 feet along a line of Parcel 2 of that property as described in Document Number 762017, Grant County Registry;
thence North 55° 02' 42" East 50.00 feet;
thence North 34° 56' 12" West 66.00 feet;
thence South 55° 03' 35" West 24.61 feet;
thence North 34° 56' 12" West 596.81 feet to the point of beginning.

That this parcel is subject to any and all easements of record and/or usage, including but not limited to a Telephone Line Right of Way Easement recorded in Document Number 446924 and a Utility Easement recorded in Document Number 769574.

That I have made such survey, land division and map by the direction of John Hauth and David Carlson, City of Lancaster.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the division made thereof and field work was completed on _____.

That I have fully complied with Chapter A-E 7 of the Wisconsin Administrative Code and the provisions of Section 236.34 of the Wisconsin Statutes, in surveying, dividing and mapping the same.

Dated this _____ day of _____, 2020.

Aaron J. Austin, S-2922

LEGEND

- ⊕ Section Corner—as designated
- 3/4" rebar found
- 3/4" x 18" rebar set with cap - wt=1.50 #/l.f.
- No monument set
- Ⓜ Existing Manhole
- Ⓣ Existing Telephone pedestal
- ⓕ Existing Fiber Optic pedestal
- ⓔ Existing transformer
- ∅ Existing utility pole
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- Section line
- Centerline
- Right of Way
- Proposed Access Easement
- Proposed Utility Easement
- Previously surveyed line
- Existing deed line



Austin
Engineering LLC
austinengineeringllc.com

4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702

Prepared for: CITY OF LANCASTER

JOB NO: 19S226
H:\CRD\18S226
H:\PLAT\T4NR3W\10\19S226-CITY LANCASTER

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: S. AUSTIN, O. AUSTIN

SHEET 2 OF 3

CERTIFIED SURVEY MAP

C.S.M. NO. _____ VOLUME _____ PAGE _____ DOCUMENT NO. _____

LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 10, T4N R3W,
CITY OF LANCASTER, GRANT COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owner, We hereby certify that I caused the land described herein to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.
Dated this ____ day of _____, 2020.

David Varnam, Mayor, City of Lancaster

COMMON COUNCIL APPROVAL CERTIFICATE:

This Certified Survey Map located in the City of Lancaster, the owner(s) listed hereon, is hereby approved by the City of Lancaster Common Council.

Dated this ____ day of _____, 2020.

David Varnam, Mayor: _____

I hereby certify that the foregoing was approved by a motion of the Common Council of the City of Lancaster.

Dated this ____ day of _____, 2020.

David Kurihara, City Clerk: _____

REGISTER OF DEEDS CERTIFICATE:

Received for record this ____ day of _____, 2020 at _____ o'clock, ____ m. and recorded in Volume ____ of Certified Survey Maps on Page(s) _____.

Marilyn Pierce, Register of Deeds: _____



Austin

Engineering LLC

austinengineeringllc.com

4211 HWY 81 E, LANCASTER, WI 53813

PHONE: 608-723-6363 FAX: 608-723-6702

Prepared for: CITY OF LANCASTER

JOB NO: 19S226

H:\CRD\18S226

H:\PLAT\T4NR3W\10\19S226-CITY LANCASTER

FIELDBOOK: TDSR

DRAWN BY: AJ AUSTIN

CREW: S. AUSTIN, O. AUSTIN

SHEET 3 OF 3



Application For Zoning Amendment

General Information (please type or print clearly)

	Applicant/Agent	Owner
Name	Kwik Trip, Inc	Grant County, WI
Address	1626 Oak Street La Crosse	111 S Jefferson Street Lancaster, WI
Phone #	608-769-9678	608-723-2675
Fax #	608-793-6237	608-723-4048

Property Information (Attach additional Sheets of necessary)

Address of Property in Question: 901 N. Madison Street Parcel #246-01278-0000 Lancaster, WI

Legal Description: LOT FOUR (4) IN BLOCK ONE HUNDRED EIGHT (108) OF THE ASSESSMENT PLAT OF THE CITY OF LANCASTER, GRANT COUNTY, WISCONSIN, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF.

Present Zoning: U (Utility and Government)

Requested Zoning: C-1 (General Business)

Comprehensive Plan Designation: _____

Current Use of Property: County Building

Proposed Use of Property: Convenience Store

Signatures

APPLICANT: Robert C. Keeney

DATE: 3/5/2020

APPLICANT: Ronda K. Dehard

DATE: 3/5/2020

Office Use Only

Date of Application Filed: _____

Permit Number: _____

Fee Paid/Receipt #: _____

Permit Issued On (date/by whom): _____

Permit Denied for the following reasons: _____



Application For Zoning Amendment

General Information (please type or print clearly)

	Applicant/Agent	Owner
Name	Kwik Trip, Inc	Grant County, WI
Address	1626 Oak Street, LaCrosse, WI	111 S Jefferson St., Lancaster, WI
Phone #	608-769-9678	608-723-2675
Fax #	608-793-6237	608-723-4048

Property Information (Attach additional Sheets of necessary)

Address of Property in Question: 925 N Madison St, Parcel #246-01277-0000 Lancaster, WI

Legal Description: LOT THREE (3) IN BLOCK ONE HUNDRED EIGHT (108) OF THE ASSESSMENT PLAT OF THE CITY OF LANCASTER, GRANT COUNTY, WISCONSIN, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF.

Present Zoning: U (Utility and Government)

Requested Zoning: C-1 (General Business)

Comprehensive Plan Designation: _____

Current Use of Property: County Building

Proposed Use of Property: Convenience Store

Signatures

APPLICANT: Robert C Keeney DATE: 3/5/2020

APPLICANT: Randy K Dehner DATE: 3-5-2020

Office Use Only

Date of Application Filed: _____ Permit Number: _____

Fee Paid/Receipt #: _____

Permit Issued On (date/by whom): _____

Permit Denied for the following reasons: _____