



CITY OF LA CROSSE, WISCONSIN

Rev. 1/2021

CERTIFIED SURVEY MAP SUBMITTAL & REVIEW CHECK LIST



CSM located in Extra-Territorial Jurisdiction (Council Approval Required)
CSM located in the City (Department Review Only)

Extra-Territorial Review: BEFORE FILING WITH THE CITY, you must have both Town and County approvals. The Plan Commission may not consider any land division which did not have prior approval by the approving authorities for both the Town(s) and La Crosse County.

Town Board Approved: N/A (date) La Crosse County Approved: N/A (date)

To be completed by property owner/surveyor with submittal (\*incomplete checklist may cause a delay in the review):

Current Tax Parcel Number(s): 17-10194-7D - 1027 HAYES ST; 1019 HAYES ST. 2207 KANE ST.

Map ID / Location: ST. PAUL FIRST ADDN., LOTS 1, 2 & 3, BLOCK 2

Surveyor: Christopher Rechner Phone No. 608 784 1614

Property Owner: RAYMOND & DELORES SPIES Phone No. 608 386 0845

\*circle who should be called when CSM is ready for pick up.

I am the property owner of record, and I approve of this CSM. [Signature: Deborah M. Spies] (property owner signature)

\*In lieu of owner's signature on this submittal checklist, you may provide written communication from property owner.

Purpose of CSM and intended outcome (or attach a letter explaining):

RECONFIGURE THREE PLATTED LOTS TO ACCOMMODATE THE EXISTING THREE RESIDENTIAL STRUCTURES. END RESULT: THREE LOTS

Have you worked with any other Department/staff person with regard to this CSM? If so, who?

S. DUNNUM, P. REINHART

CSM APPROVED BY COUNTY SURVEYOR: Copy of map attached ORIGINAL ALSO ATTACHED.

Have you received any other decision with regard to this CSM from any City board, commission or committee? 10/10/22

If so, which one and when? SCOTT DUNNUM: See ATTACHED CWF EXHIBITS;

To be completed by City Clerk at time of filing:

- 10/19/2022 Original Document for Signature. (Clerk will make a photocopy which is distributed for review.)
10/19/2022 Review Fee (cash, check payable to City Treasurer or credit card with convenience fee)
\$200.00 - First Application
\$100.00 - Reapplication of the same CSM
10/19/2022 Internal Review Routing & Email to County Surveyor. (Initiated by Clerk with complete filing.)
Original CSM Issued. (Upon approval, the original will be signed and available for pick up.)

To be completed by each Reviewing Department before the City Clerk will sign.

**FIRE DEPARTMENT – COMMUNITY RISK MANAGEMENT**

This Certified Survey Map is hereby approved by the Chief Inspector.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Chief Inspector

Comments: \_\_\_\_\_  
\_\_\_\_\_

**CITY UTILITIES (WATER – STORM – SEWER)**

This Certified Survey Map is hereby approved by the City Utilities Office.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Water  Storm  Sewer

\_\_\_\_\_  
Utilities Office

Comments: \_\_\_\_\_  
\_\_\_\_\_

**ASSESSOR APPROVAL**

This Certified Survey Map is hereby approved by the Assessor.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Lead Appraisal Specialist

Comments: \_\_\_\_\_  
\_\_\_\_\_

**ENGINEERING DEPARTMENT APPROVAL**

This Certified Survey Map is hereby approved by the City Surveyor.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
City Surveyor

Comments: \_\_\_\_\_  
\_\_\_\_\_

**COMMON COUNCIL APPROVAL**

Resolved that this Certified Survey Map is hereby approved by the Common Council of the City of La Crosse.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Mayor (required only if signing off prior to expiration of veto period)

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of La Crosse.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
City Clerk

**From:** Dunnum, Scott <Dunnums@cityoflacrosse.org>  
**Sent:** Tuesday, August 9, 2022 10:15 AM  
**To:** 'Chris Fechner'; Reinhart, David  
**Cc:** Reinhart, David; Gallager, Matthew; Elsen, Nikki  
**Subject:** RE: Spies CSM on Kane and Hayes

Chris,

A 3 lot CSM makes sense in this situation. No need for a subdivision plat for this. Please draft a letter explaining the situation, and requesting the council to waive Section 113-1 (Subdivision) of the Code of Ordinances, which requires the creation of a subdivision plat. The City Council may waive such requirement per Section 113-9 of Municipal Code. (Waiver of Requirements)

The letter requesting the Council waiver should be received by the City Clerk no later than Monday August 15<sup>th</sup> for September Council action. Please submit the CSM for review including the Review Fee. If the Council approves the waiver, the Board of Zoning Appeals approves the Variance and the CSM review is approved, the City Clerk will sign the CSM and you will be notified to pick it up and take it to the County for recording.

From Dave Reinhart, please see below.

A variance will be required from the Board of Zoning Appeals for the size of the proposed lots per Municipal Code section 115-142. (c) (2) Lot area. Every lot in the Single Family Residence District of record before August 27, 1938, may have an area of less than 5,000 square feet. Every lot in the Single Family Residence District of record between August 27, 1938, and September 15, 1966, shall have an area of not less than 5,000 square feet. Every lot in the Single Family Residence District not of record September 15, 1966, shall have an area of not less than 7,200 square feet. Please contact Dave for the Variance request.

Scott

**From:** Chris Fechner <chris@couleeregionlandsurveyors.com>  
**Sent:** Monday, August 8, 2022 2:28 PM  
**To:** Reinhart, David <Reinhartd@cityoflacrosse.org>  
**Cc:** Dunnum, Scott <Dunnums@cityoflacrosse.org>  
**Subject:** Spies CSM on Kane and Hayes

\*\*\* CAUTION: This email originated from an external sender. DO NOT click links or open attachments unless you recognize the sender and know the content is safe. \*\*\*

Hi guys,  
It's my understanding that Ray and Delores have spoken to one of you regarding this site.

We have three originally platted lots. Three houses on the entire parcel. They wish to separate the three homesites back to three lots. However, they aren't the same configuration as the original platted lots.

Rather than create a subdivision plat I have proposed a three lot CSM. Hoping that the City would waive the subdivision ordinance for this site.

I have attached the preliminary CSM and a few CSM's I prepared for the City that indicate the "substandard" lot size.

I thought it best to reach out to the two of you before moving forward.

Please let me know what your thoughts are.

Thanks  
Chris

Christopher W. Fechner, PLS 2448  
Coulee Region Land Surveyors, LLC  
917 South 4th Street, La Crosse, WI 54601  
608-784-1614 phone  
[www.couleeregionlandsurveyors.com](http://www.couleeregionlandsurveyors.com)



[Parcel Search](#) | [Permit Search](#)

## 1027 HAYES ST LA CROSSE

[Print View](#)

Parcel: 17-10194-70 Internal ID: 26055  
 Municipality: City of La Crosse Record Status: Current

### Parcel Information:

Parcel: 17-10194-70  
 Internal ID: 26055  
 Municipality: City of La Crosse  
 Record Status: Current  
 On Current Tax Roll: Yes  
 Total Acreage: 0.320  
 Township: [16](#)  
 Range: [07](#)  
 Section: [20](#)

- [Parcel](#)
- [Taxes](#)
- [Outstanding Taxes](#)
- [Assessments](#)
- [Deeds](#)
- [Permits](#)
- [History](#)

### Legal Description:

ST PAUL FIRST ADDN LOTS 1, 2 & 3 BLOCK 2 LOT SZ: 140 X 99.74

### Property Addresses:

Street Address	City (Postal)
1027 HAYES ST	LA CROSSE
2207 KANE ST	LA CROSSE
1019 HAYES ST	LA CROSSE

### Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
DELORES M SPIES	Owner	2011 LIBERTY ST	LA CROSSE	WI	54603-2084
RAYMOND SPIES	Owner	2011 LIBERTY ST	LA CROSSE	WI	54603

### Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

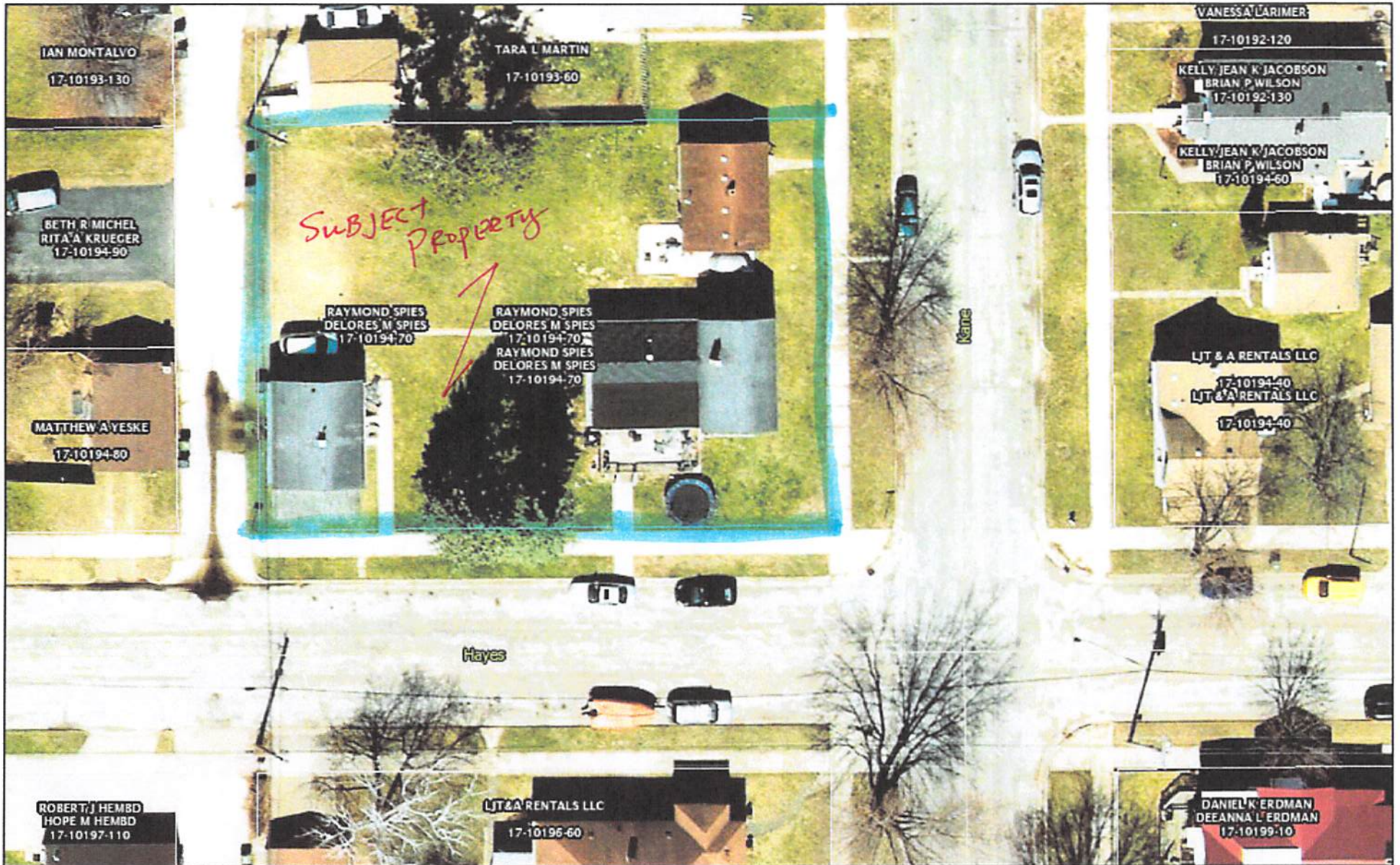
### Additional Information

Category	Description
2020+ VOTING SUPERVISOR	2020+ Supervisor District 1
2020+ VOTING WARDS	2020+ Ward 1
Use	1 UNIT
Use	2 HOUSES ON 1 LOT

### Lottery Tax Information [i](#)

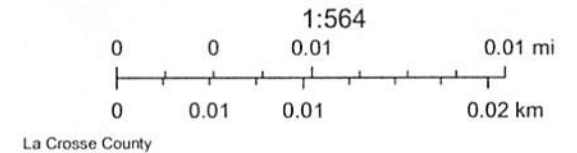
Lottery Credits Claimed: 0  
 Lottery Credit Application Date:

# ArcGIS Web Map



10/10/2022, 11:56:25 AM

- Municipal Boundaries Labels
- Parcels
- County\_Roadways
- Municipality Limits
- Owner Label
- Municipal



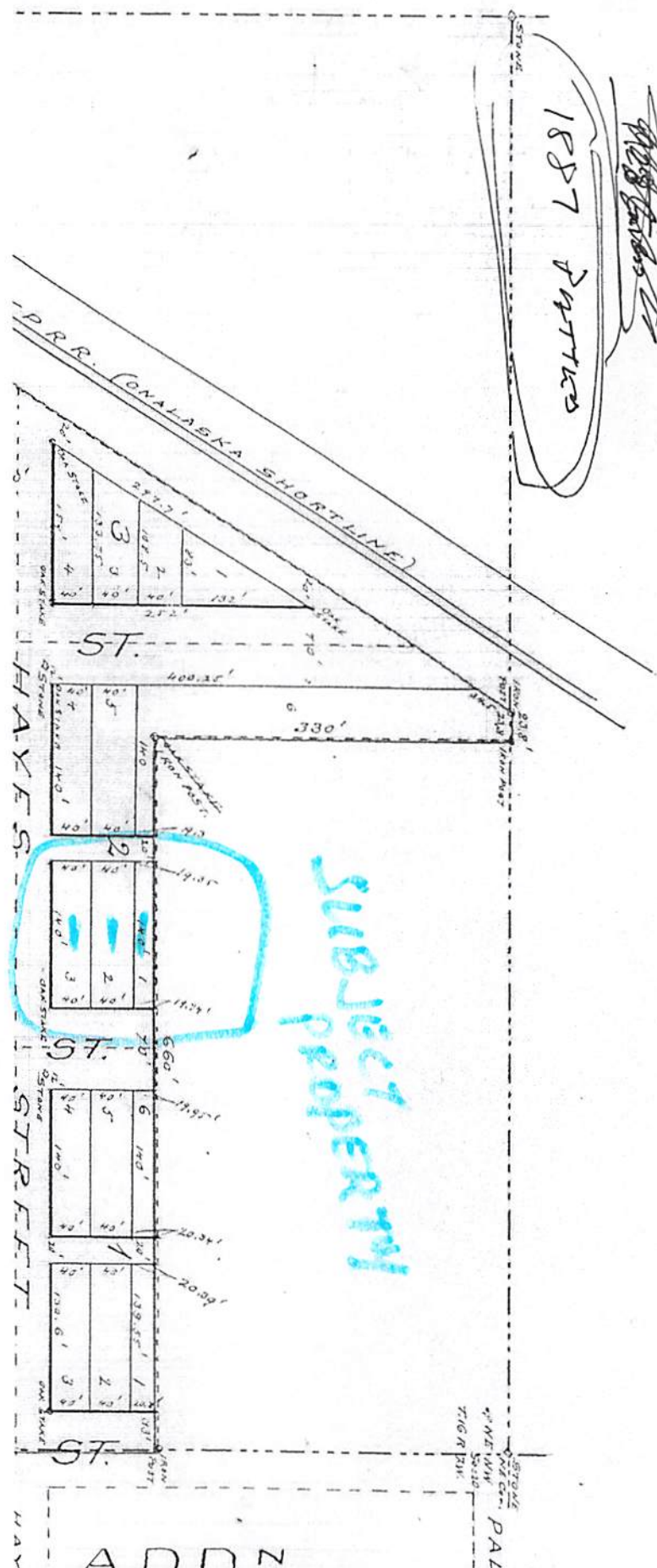
# PLAT OF ST JOHN WYIST ADDITION

NO 7 THE

CITY OF LA CROSSE

Scale 150' = 1"

*Wm. G. Galt*  
1887 Pattee



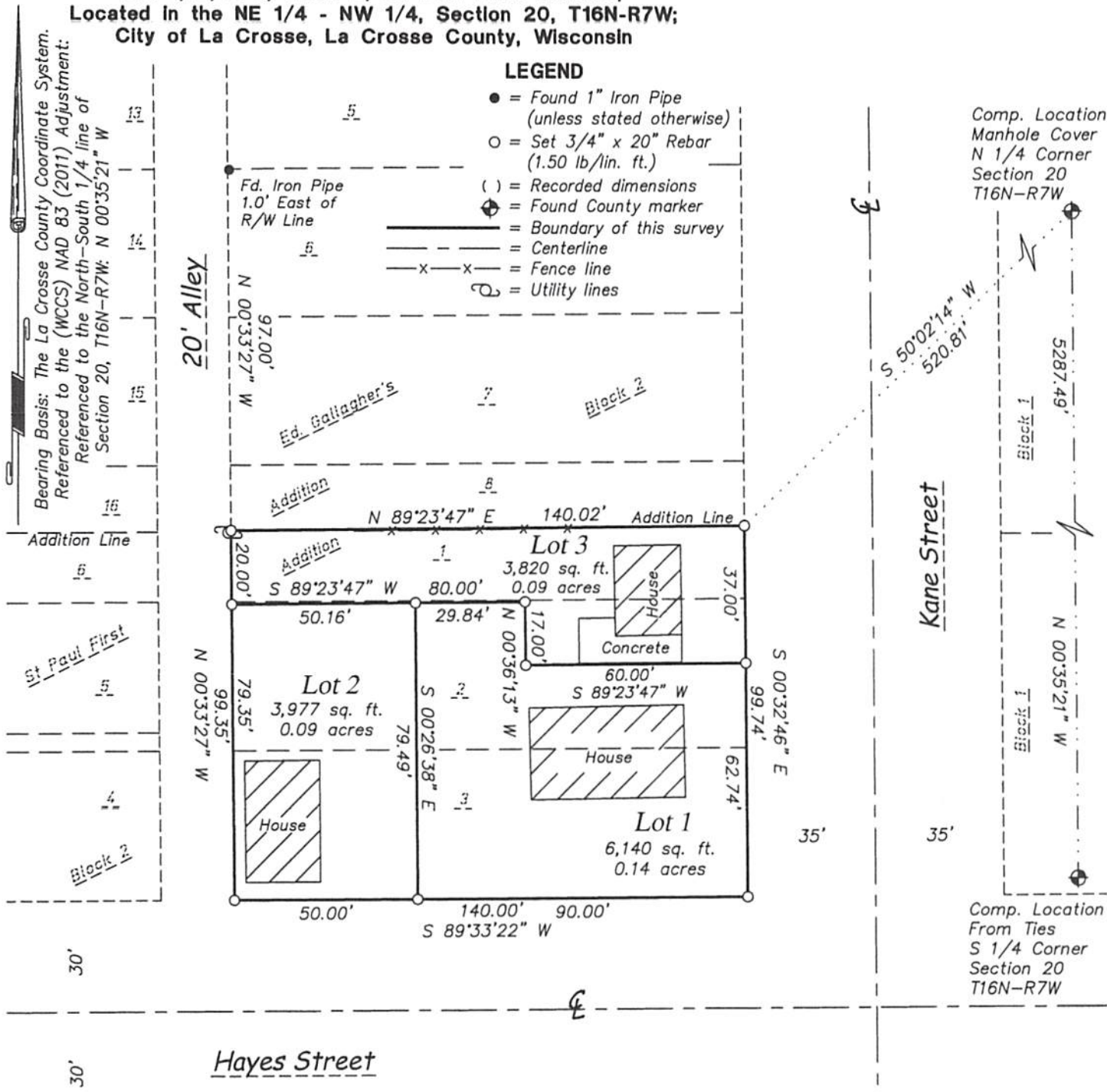
ADDN

ST. PALM  
ST. GRIFFIN  
ST. HAYES

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF

Lot 1, 2, & 3, Block 2, St. Paul First Addition;  
 Located in the NE 1/4 - NW 1/4, Section 20, T16N-R7W;  
 City of La Crosse, La Crosse County, Wisconsin



## 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 1, Lot 2, Lot 3, Block 2, St. Paul First Addition; Located in the NE 1/4 of the NW 1/4, Section 20, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin described as follows:

Subject to any easements, covenants and restrictions of record.

That I have made such survey, map and division of land at the direction of Delores Spies, 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 La Crosse in surveying and mapping the same.

Christopher W. Fechner PLS #2448  
 Coulee Region Land Surveyors, LLC  
 917 S. 4th Street  
 La Crosse, WI 54601



Owners:  
 Delores & Raymond Spies  
 2011 Liberty Street  
 La Crosse, WI 54603

NE - NW  
 Section 20  
 T16N-R7W

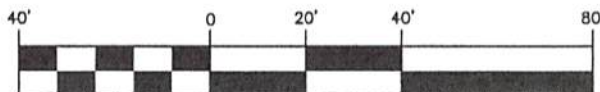
CITY OF LA CROSSE APPROVAL

Resolved that this Certified Survey Map is hereby approved by the City of La Crosse.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022

City Clerk

## Graphic Scale



( IN FEET )

1 inch = 40 ft. S-7921

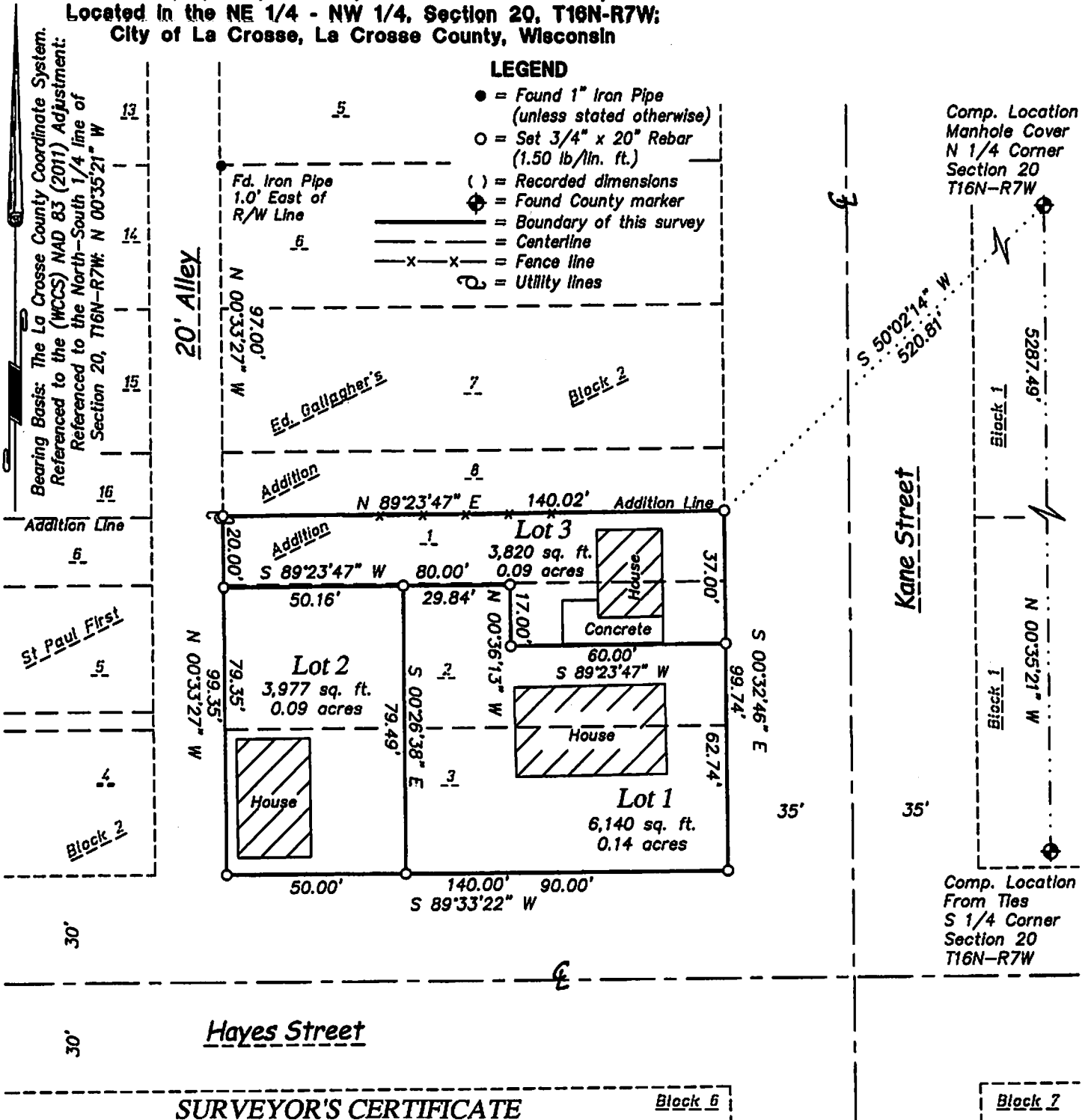
SHEET 1 OF 1



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF

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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 § 82.36-34, Wisconsin Statutes and with the subdivision ordinances of the City of La Crosse in surveying and mapping the same.

Christopher W. Fechner PLS #2448  
 Coulee Region Land Surveyors, LLC  
 917 S. 4th Street  
 La Crosse, WI 54601



Owners:  
 Delores & Raymond Spies  
 2011 Liberty Street  
 La Crosse, WI 54603

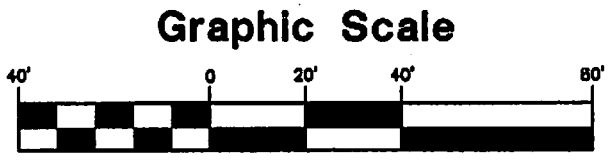
NE - NW  
 Section 20  
 T16N-R7W

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City Clerk



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**SHEET 1 OF 1**