

**From: Nextgen Realtors**

**To: Common Council City of La Crosse**

**March 17th 2023**

**RE: Certified Survey Map 3102 Chestnut Pl., La Crosse, WI**

**Dear Members,  
Attached are two preliminary CSM plat maps**

**The first is a 3 lot Plan that complies with the original submission.**

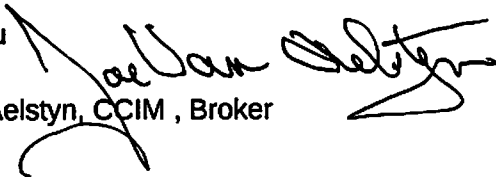
**The second is a 4 lot plan that will require a waiver or variance from you.**

**This version separates the zoning which is a preference of the planning Dept. it also separates the area anticipated to have the kayak and canoe landing from the other lots. Acceptance of this plan will remove future hardships and wasted time and money in separating the parcels at a later date. This plan does not conflict with the general development, and remains consistent with the long range Comprehensive Plan.**

**Please accept one or the other in order to have the time to complete all the additional requirements for building yet this year.**

**Thank you**

**Joe Van Aelstyn, CCIM , Broker  
Nextgen**

A handwritten signature in black ink, appearing to read "Joe Van Aelstyn", written over the typed name and title.