



CERTIFIED SURVEY MAP SUBMITTAL & REVIEW CHECK LIST

_____ CSM located in Extra-Territorial Jurisdiction (Council Approval Required)

 x 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: _____ (date) La Crosse County Approved: N/A

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

Current Tax Parcel Number(s): 17-50298-30, 17-50298-35

Map ID / Location: _____

Surveyor: Daniel A. Sinniger, P.L.S. 2238

Phone No. 608.881.6030

Property Owner: E&S La Crosse, LLC

Phone No. 608.788.7555

****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: _____
(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): See attached letter.

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

Yes. Scott Dunnum

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

If so, which one and when? No

To be completed by City Clerk at time of filing:

_____ Original Document for Signature. (Clerk will make a photocopy which is distributed for review.)

 ✓ 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

_____ 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.)

James Makepeace, P.E.
Makepeace Engineering LLC
200 Mason St. #3
Onalaska, WI 54650

August 17, 2020

La Crosse City Clerk
400 La Crosse Street
La Crosse, WI 54601

Please accept the enclosed three parcel CSM for council approval at the next council meeting. The purpose of the CSM is to rearrange parcel lines at the former Kmart site.

Current Tax Parcel 17-50298-30 consists of the former Kmart site, the Kmart parking lot, and the parking lot to the east of Hardees. The parking to the east of Hardees is used by tenants of the Village Shopping Center. This tax parcel is currently owned by E&S La Crosse, LLC. E&S La Crosse may be interested in selling the Kmart building and parking, but needs to keep the parking lot east of Hardees.

For this purpose, E&S La Crosse would like to separate the parking lot east of Hardees from the rest of the Kmart property, and combine it with current tax parcel 17-40107-90 as shown in the enclosed CSM.

E&S La Crosse would also like to be able to sell the former Kmart building and parking, while retaining the existing Hardees location.

This three lot CSM will accomplish all of that.

We further request a waiver of the City's plat requirements in the subdivision ordinance, and allow the rearrangement of parcel lines through this Certified Survey Map.

Enclosed, please find the following:

1. CSM Checklist
2. CSM Review Fee of \$200.00
3. Certified Survey Map

Sincerely,

James Makepeace, P.E.

Encl



James Makepeace

From: Karen Dahl <karen@vsccorp.biz>
Sent: Wednesday, June 3, 2020 8:48 AM
To: James Makepeace; mschmitt@sciartstudio.com
Subject: RE: surveyor

Please go ahead with Option 1.

Thanks,

Karen Dahl, Property Manager

VSC Corp.

608-788-7555

From: James Makepeace [mailto:james@makepeaceengineering.com]
Sent: Tuesday, June 2, 2020 2:45 PM
To: Karen Dahl <karen@vsccorp.biz>; mschmitt@sciartstudio.com
Subject: RE: surveyor

Karen/Mark,

Below are two concepts. Please let me know which you prefer.

Option 1

A two parcel certified survey map to create the parking lot parcel outlined in blue and the Kmart parcel in purple. Since there's a left turn lane in STH 33, we'll create an access easement (yellow) to benefit the parking lot parcel. Would you want Hardees to be a beneficiary of the yellow easement as well? See another layout below.



Option 2

Alternatively, we could draft a csm to create parking and kmart parcels and easement as shown below. This alternative creates a funky triangular piece that's kind of cut off.



From: Karen Dahl [<mailto:karen@vscorp.biz>]
Sent: Tuesday, June 2, 2020 12:21 PM
To: mschmitt@sciartstudio.com
Cc: James Makepeace <james@makepeaceengineering.com>
Subject: RE: surveyor

Sure, I can be available all afternoon, so please call when most convenient for you.
Karen Dahl, Property Manager
VSC Corp.
608-788-7555

From: mschmitt@sciartstudio.com [<mailto:mschmitt@sciartstudio.com>]
Sent: Tuesday, June 2, 2020 12:17 PM
To: 'Karen Dahl' <karen@vscorp.biz>
Cc: 'James Makepeace' <james@makepeaceengineering.com>
Subject: RE: surveyor

Karen,

Are you available for a call later this afternoon to clarify the scope work for us? How does 2 work for you?

Thank You,

Mark Schmitt AIA, NCARB
Principal

SciArt Studio, LLC

"At the Crosse of Science and Art, there is Architecture"

115 5th Avenue S. #425 | La Crosse Wisconsin 54601

O 608.519.5640 | C 608.780.1881

www.sciartstudio.com

From: mschmitt@sciartstudio.com <mschmitt@sciartstudio.com>

Sent: Tuesday, June 2, 2020 11:25 AM

To: 'Karen Dahl' <karen@vscorp.biz>

Subject: RE: surveyor

Karen,

I hope to have a proposal for you tomorrow, if not even later today. Thanks.

Thank You,

Mark Schmitt AIA, NCARB

Principal

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O 608.519.5640 | C 608.780.1881

www.sciartstudio.com

From: Karen Dahl <karen@vscorp.biz>

Sent: Tuesday, June 2, 2020 11:23 AM

To: mschmitt@sciartstudio.com

Subject: surveyor

Good morning,

We've had some additional interest in the Kmart and just following up on hiring a surveyor to carve out the east parking lot from the Kmart parcel.

Thank you,

Karen Dahl, Property Manager

VSC Corp.

608-788-7555