

Craig, Sondra

From: Coman, Kyle
Sent: Thursday, August 1, 2024 3:26 PM
To: Craig, Sondra; kkindred@sehinc.com
Cc: Trane, Andrea; 'Dale Hewitt'; Meyer, Brandon
Subject: RE: La Crosse County Surveyor - For Review - CSM - Causeway Blvd 17-20251-15
Attachments: RD 179640 CSM CAUSEWAY_engineering comments.pdf

Good afternoon,

In addition to the comments provided by the County Surveyor, please see review comments, below and attached, from the City Engineering Department.

1. To further comment on County comment number 2, it might be best to remove from the map entirely, the north line of Government Lot 1 and noted corner in the Black River.
2. Consider depicting centerline if it will not result in additional “clutter.”
3. In regards to County comment number 4, also add the area in sq. ft. of the outlot to be dedicated.
4. Please add the word “dedicated” to the Corporate Owners Certificate of Dedication, first sentence, to read “...surveyed, divided, mapped and dedicated...”

Feel free to reach out with any questions or comments.

Thank you,

Kyle Coman

City Surveyor & Construction Manager
Engineering Department
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

comank@cityoflacrosse.org

Office: 608.789.7366

Cell: 608.790.0309

From: Craig, Sondra <craigs@cityoflacrosse.org>
Sent: Thursday, August 1, 2024 10:58 AM
To: kkindred@sehinc.com
Cc: Trane, Andrea <tranea@cityoflacrosse.org>; Coman, Kyle <comank@cityoflacrosse.org>
Subject: FW: La Crosse County Surveyor - For Review - CSM - Causeway Blvd 17-20251-15

Good morning,

Below are comments the County Surveyor had for the CSM that was submitted to the Clerk’s office on Monday.

A revised document can be submitted to our office, and I will forward to the County and City departments for review.

Please let me know if you have any questions.

SONDRA CRAIG (she/her)

Deputy City Clerk

City Clerk's Office
City of La Crosse
400 La Crosse Street
La Crosse WI 54601

craigs@cityoflacrosse.org

Direct: 608.789.7549 | Office: 608.789.7510

Visit the City Clerk webpage: <https://www.cityoflacrosse.org/your-government/departments/city-clerk>

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8:00 a.m. to 4:30 p.m., Monday through Thursday

8:00 a.m. to 2:00 p.m., Fridays (May – July)

Public Service (walk in) hours 8:00 a.m. to 4:00 p.m. Monday through Thursday in the City Hall Lobby

From: Dale Hewitt <DHewitt@lacrossecounty.org>

Sent: Thursday, August 1, 2024 10:05 AM

To: Craig, Sondra <craigs@cityoflacrosse.org>; Bryan Meyer <bmeyer@lacrossecounty.org>

Subject: La Crosse County Surveyor - For Review - CSM - Causeway Blvd 17-20251-15

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Good morning Sondra,

The proposed Causeway Boulevard CSM has been reviewed. See comments below.

1. The caption on all four pages, along with the opening statement in the legal description states “located in the Northwest ¼ of the Northeast ¼”. That statement is incorrect. There is no Northwest ¼ of the Northeast ¼ in Section 31. It is only Government Lot 1 as per the Original Government Plat Sheet (below). I realize that the plat of River Point District indicates that it is part of the Northwest ¼ of the Northeast ¼, but that is simply not true. Register of Deeds, Robin Kadrmas indicates that she only has tracting for Government Lot 1 in this area.
2. Please consider relabeling the north section line from the “NORTH LINE OF THE NE ¼ SECTION 31-16-7” to the “NORTH LINE OF GOVERNMENT LOT 1, SECTION 31-16-7.”



3. Please consider a different Outlot label for Outlot 7. There will likely be confusion over Outlot 7 of the River Point Plat and Outlot 7 of the Certified Survey Map. We can avoid that by designating the parcel with an Outlot number not part of the plat of River Point – perhaps Outlot 107.
4. Please label the unidentified Outlot that is east of the current Outlot 7.
5. Please change the labeling of Outlot 6 River Point District to Lot 10 River Point District II, which is the most current adjacent plat name and lot number.
6. Please label Lot 10 River Point District II with the current owner.
7. Please verify the 2" iron pipe symbols on the map. The plat of River Point District II indicates these monuments as 2.375" O.D., 18" Long, WT. = 3.65 LBS./LBS. LIN. FT. Iron Pipe Set.
8. Please consider labeling the existing building that is located in Bemel's Industrial Addition, Block 1 Lot 7.
9. Feel free to remove the word "NO." in the Certified Survey Map caption as this is no longer required by the La Crosse County Register of Deeds.

Feel free to contact me with any questions you may have.

Thank you,

Dale

Dale E. Hewitt

La Crosse County Assistant County Surveyor
212 6th Street North, Room 1200
La Crosse, Wisconsin 54601
Phone 608-785-9626

From: Craig, Sondra <craigs@cityoflacrosse.org>
Sent: Monday, July 29, 2024 3:46 PM
To: Dale Hewitt <DHewitt@lacrossecounty.org>; Bryan Meyer <bmeyer@lacrossecounty.org>
Subject: For Review - CSM - Causeway Blvd 17-20251-15

Good afternoon,

Attached for your review is a Certified Survey Map for 17-20251-15 in the City of La Crosse. Please let me know if you approve or have any comments.

Thank you,

SONDRA CRAIG (she/her)

Deputy City Clerk

City Clerk's Office
City of La Crosse
400 La Crosse Street
La Crosse WI 54601

craigs@cityoflacrosse.org

Direct: 608.789.7549 | Office: 608.789.7510

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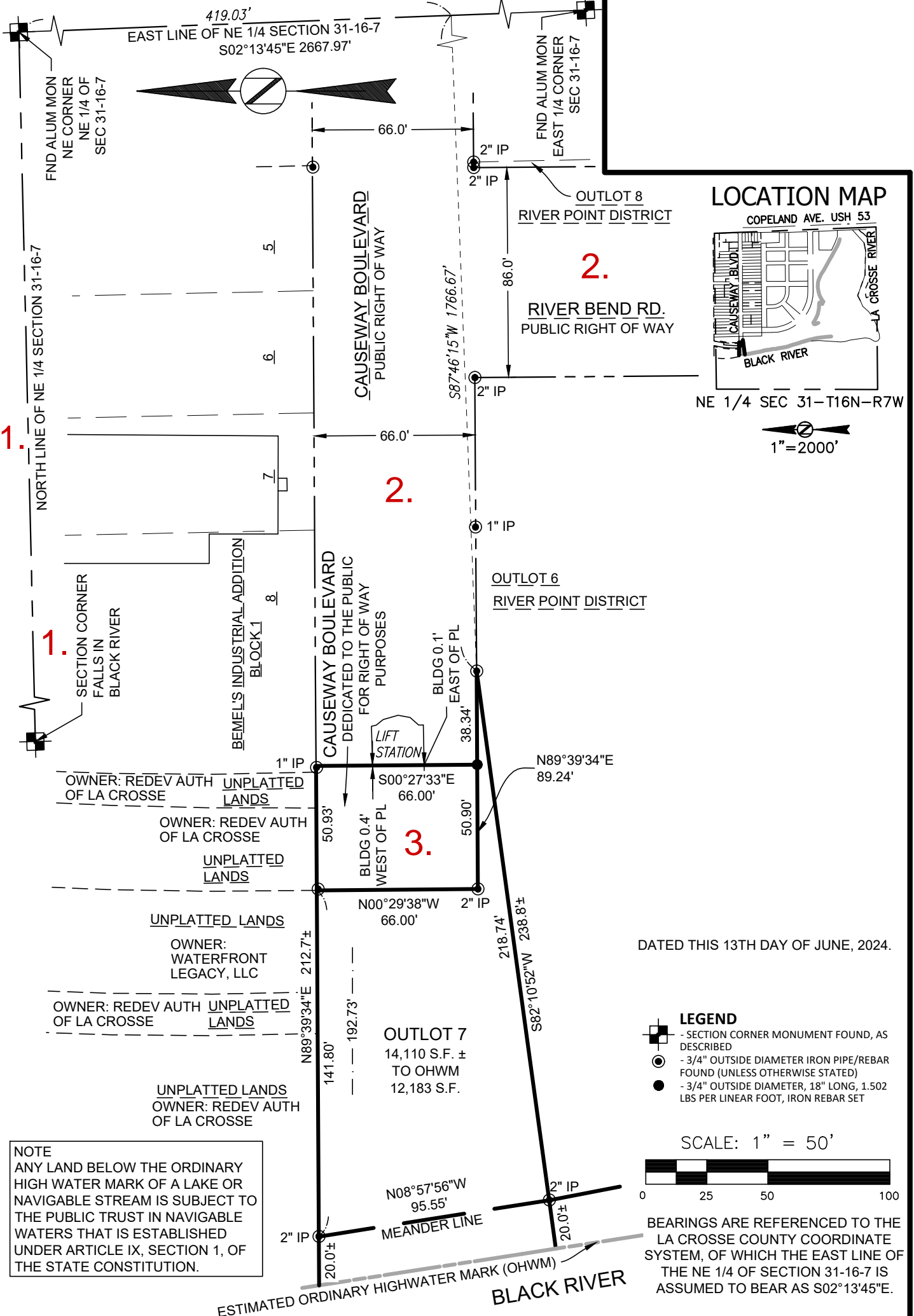
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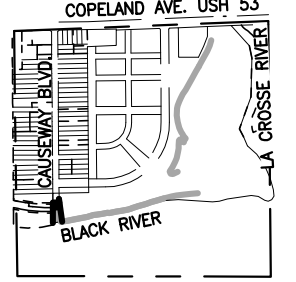
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CERTIFIED SURVEY MAP NO. _____

ALL OF OUTLOT 7 OF RIVER POINT DISTRICT AND PART OF GOVERNMENT LOT 1 LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 16 NORTH, RANGE 7 WEST, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.



LOCATION MAP



NE 1/4 SEC 31-T16N-R7W

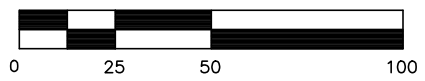
1" = 2000'

DATED THIS 13TH DAY OF JUNE, 2024.

LEGEND

- SECTION CORNER MONUMENT FOUND, AS DESCRIBED
- ⊙ - 3/4" OUTSIDE DIAMETER IRON PIPE/REBAR FOUND (UNLESS OTHERWISE STATED)
- - 3/4" OUTSIDE DIAMETER, 18" LONG, 1.502 LBS PER LINEAR FOOT, IRON REBAR SET

SCALE: 1" = 50'



BEARINGS ARE REFERENCED TO THE LA CROSSE COUNTY COORDINATE SYSTEM, OF WHICH THE EAST LINE OF THE NE 1/4 OF SECTION 31-16-7 IS ASSUMED TO BEAR AS S02°13'45"E.

NOTE
 ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

CERTIFIED SURVEY MAP NO. _____

ALL OF OUTLOT 7 OF RIVER POINT DISTRICT AND PART OF GOVERNMENT LOT 1 LOCATED IN THE NORTHWEST
1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 16 NORTH, RANGE 7 WEST,
IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped all of Outlot 7 of River Point District and part of Government Lot 1 located in the Northwest 1/4 of the Northeast 1/4 of Section 31, Town 16 North, Range 7 West, in the City of La Crosse, La Crosse County, Wisconsin more particularly described as follows:

Commencing at the Northeast corner of the Northeast 1/4 of Section 31; thence South 02°13'45" East along the East line of said Northeast 1/4 a distance of 419.03 feet; thence South 87°46'15" West, 1766.67 feet to the Easterly corner of Outlot 7 and the point of beginning of the lands to be described; thence South 82°10'52" West along the South line of said Outlot 7 a distance of 218.74 feet to a meander corner; thence North 08°57'56" West along a meander line 95.55 feet to a meander corner and the North line of Outlot 7 of River Point District; thence North 89°39'34" East along said North line and the extension thereof 192.73 feet; thence South 00°27'33" East, 66.00 feet to the South line of Causeway Boulevard; thence North 89°39'34" East, 38.34 feet to the point of beginning. Including those lands between the meander line and the ordinary highwater mark of the Black River.

Containing 15,543 square feet, 17,470 square feet to the edge of water, more or less

That I have made such survey, land division and Certified Survey Map by the direction of the Redevelopment Authority of the City of La Crosse, owner of said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the City of La Crosse in surveying, dividing and mapping the same.

Keith A Kindred, PLS 2082

Dated this 13th day of June, 2024.

CERTIFIED SURVEY MAP NO. _____

ALL OF OUTLOT 7 OF RIVER POINT DISTRICT AND PART OF GOVERNMENT LOT 1 LOCATED IN THE NORTHWEST
1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 16 NORTH, RANGE 7 WEST,
IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

The Redevelopment Authority of the City of La Crosse a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, and mapped as represented on the Certified Survey Map.

4.

The Redevelopment Authority of the City of La Crosse does further certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1) City of La Crosse

IN WITNESS WHEREOF, said City of La Crosse, has caused these present to be signed by _____, member, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____.

Date: _____ Signed: _____ member

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, the above named _____ member of the above named corporation, to me known to be such member of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public

_____ County, Wisconsin

My Commission Expires _____

DATED THIS 13TH DAY OF JUNE, 2024.

CERTIFIED SURVEY MAP NO. _____

ALL OF OUTLOT 7 OF RIVER POINT DISTRICT AND PART OF GOVERNMENT LOT 1 LOCATED IN THE NORTHWEST
1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 16 NORTH, RANGE 7 WEST,
IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the City of La Crosse, The Redevelopment Authority of the City of La Crosse, owner, is hereby approved by the Common Council.

All conditions have been met as of the _____ day of _____, 20____.

Date: _____ Signed _____
Chris Kahlow, Council President

Date: _____ Signed _____
Nikki Elsen, City Clerk

CITY PLAN COMMISSION APPROVAL CERTIFICATE:

RESOLVED, that the Certified Survey Map, in the City of La Crosse, The Redevelopment Authority of the City of La Crosse, owner, is hereby approved by the City Plan Commission.

Approved as of the _____ day of _____, 20____.

Date: _____ Signed _____
Mitch Reynolds, Mayor

Date: _____ Signed _____
Nikki Elsen, City Clerk

DATED THIS 13TH DAY OF JUNE, 2024.