



CITY OF LA CROSSE, WISCONSIN
CERTIFIED SURVEY MAP SUBMITTAL & REVIEW CHECK LIST

Rev. 07/2018

X 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: 7/24/18 (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): 11-1385-0/11-1379-0/11-1381-0/11-1380-0/11-1375-0

Map ID / Location: Losey Blvd / Ward Ave

Surveyor: Scott Trosen - Trosen Land Surveying Phone No. 612-990-1182

Property Owner: Rick Lommer / McDonald's 40 Jessica Krohn Phone No. 608-781-8080

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. EMAILS ATTACHED

Purpose of CSM and intended outcome (or attach a letter explaining): Combining Multiple Parcels to 2 LOT

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

Have you received any other decision with regard to this CSM from any City board, commission or committee? If so, which one and when? Town of Shelby Approval, La Crosse County Surveyor Approval (7/18/18)

To be completed by City Clerk at time of filing:

- 9-20-18 Original Document for Signature. (Clerk to make a photocopy which is distributed for review.)
9-20-18 Review Fee: \$100.00. (Cash or check payable to City Treasurer.)
9-24-18 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.)

BILLING INFORMATION

ACCOUNT INFORMATION

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CITY OF LA CROSSE, WI

General Billing - 161038 - 2018

005395-0034 Courtney... 08/24/2018 09:13AM

194393 - TROSEN LAND SURVEYING LLC

Payment Amount: 100.00

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Scott Trosen

From: Corey Hughes <CHughes@lacrossecounty.org>
Sent: Wednesday, July 18, 2018 10:24 AM
To: Scott Trosen
Cc: Bryan Meyer
Subject: RE: CSM Review

Hey Scott,

This one looks good to go from the county.

Let me know if there are any further questions.

Thanks

Corey Hughes, P.L.S.

Assistant La Crosse County Surveyor
212 6th Street North- Room 1308
La Crosse, WI 54601
608-785-9626

From: Scott Trosen [mailto:Scott@trosenlandsurveying.com]
Sent: Wednesday, July 18, 2018 10:07 AM
To: Corey Hughes <CHughes@lacrossecounty.org>
Cc: Bryan Meyer <bmeyer@lacrossecounty.org>
Subject: RE: CSM Review

WARNING! This email was sent to you by an external sender, **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Hi Corey,

Your last comments are addressed. I need to send this to the town for their review then to the city of La Crosse after the town approves. Can you give this a once over and communicate back that it is good to go on your side?

Thank you,

Scott Trosen, LS
236 Lewis Street South

612.990.1182

Shakopee, MN 55379

Scott Trosen

From: rick.lommen@courtesycorporation.com
Sent: Tuesday, September 11, 2018 5:29 PM
To: Kranz Jessica
Subject: RE: La Crosse - Losey CSM

I am aware of the CSM being worked on. Thanks.

Rick Lommen | Courtesy Corporation | 2700 National Drive Suite 100 | Onalaska, WI 54650
Phone: 608.781.8080 | Fax: 608.781.8555 | rick.lommen@courtesycorporation.com

From: Kranz Jessica [mailto:Jessica.Kranz@us.mcd.com]
Sent: Monday, September 10, 2018 3:20 PM
To: Rick Lommen <rick.lommen@courtesycorporation.com>
Subject: La Crosse - Losey CSM

Good afternoon Rick,

As you are aware, we are working on a rebuild and AP purchase for this location. As part of that process, we have started working on a CSM to combine the lots after the purchase takes place.

In order to review this CSM, the city has requested an acknowledgement from both property owners, yourself and McDonald's, that you are aware of the CSM being worked on.

I have attached a copy of the prelim CSM for your review.

Please acknowledge that you are now aware of the CSM being worked on and that you are okay with us beginning the preliminary review process for it by responding in the affirmative to this email.

Thank you for your time,
Jessica Kranz

Jessica Kranz | Development Expeditor | Great Plain Field Execution Team (Midwest & Heartland)
 McDonald's USA, LLC |  Cell: 612.500.7085 |  jessica.kranz@us.mcd.com

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Scott Trosen

From: Kranz Jessica <Jessica.Kranz@us.mcd.com>
Sent: Tuesday, September 11, 2018 9:41 AM
To: Scott Trosen - Trosen Land Surveying, LLC (scott@trosenlandsurveying.com)
Subject: FW: La Crosse - Losey CSM

Good morning,

Please see below with requested revisions.

Thanks
Jessica

From: Delmedico Kim
Sent: Tuesday, September 11, 2018 9:28 AM
To: Kranz Jessica <Jessica.Kranz@us.mcd.com>; Sheedy Brian <Brian.Sheedy@us.mcd.com>
Subject: RE: La Crosse - Losey CSM

Hi Jessica-The plat looks good to me, except for the following:

1. in the combined legal description on page two the second line from the bottom beings with "south" and our survey says "west".
2. On page one the area of Lot 1 is shown as 86,442 sf 1.98 acres. The survey shows 83,329sf 1.19 acres.

Kim Delmedico | Senior Paralegal |  **McDonald's Corporation**
110 N. Carpenter St | Chicago, IL 60607-2101 | 📞: 847-431-2618
✉: kim.delmedico@us.mcd.com

Please note our new address. Effective June 1, 2018 our new address is: 110 N Carpenter St, Chicago, IL 60607-2101

Brand Ambassador 

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From: Kranz Jessica
Sent: Monday, September 10, 2018 3:13 PM

To: Sheedy Brian <Brian.Sheedy@us.mcd.com>; Delmedico Kim <Kim.Delmedico@us.mcd.com>
Subject: FW: La Crosse - Losey CSM

Good afternoon,

This is a site where we are planning a rebuild for 2019 that will include a purchase of OO owned AP.

In order to clean up the lot lines and combine the lots, Kate had the engineer start the process of doing a CSM.

We are trying to get prelim approval of the CSM prior to purchasing the AP. Because the properties at the time of review will be owned by different parties, the reviewers have requested consent from both owners, McD and Rick Lommen, that we are aware of this CSM being worked on and that it will be filed after we purchase. Per our surveyor below, an email response is acceptable to proceed for the time being.

Are you able to sign off on this going to prelim review and that we will record if/when the purchase of the AP is completed?

Thanks
Jessica

Jessica Kranz | Development Expeditor | Great Plain Field Execution Team (Midwest & Heartland)
McDonald's USA, LLC | Cell: 612.500.7085 | jessica.kranz@us.mcd.com

From: Scott Trosen [<mailto:Scott@trosenlandsurveying.com>]
Sent: Monday, September 10, 2018 2:57 PM
To: Kranz Jessica <Jessica.Kranz@us.mcd.com>; 'Joel Jackson' <jjackson@bishopengr.com>
Subject: RE: La Crosse - Losey CSM

Jessica,

The official owners' certificate that will need to be signed is the 3rd page of the attached PDF. For now, all we need is the acknowledgement email/letter from McDonalds and the operator that they know there is a CSM being worked on and will be filed after the property is transferred to McDonalds.

Make sense?

Scott Trosen, LS
236 Lewis Street South
Shakopee, MN 55379
612.990.1182

From: Kranz Jessica <Jessica.Kranz@us.mcd.com>
Sent: Monday, September 10, 2018 11:07 AM
To: Scott Trosen <Scott@trosenlandsurveying.com>; 'Joel Jackson' <jjackson@bishopengr.com>
Subject: RE: La Crosse - Losey CSM

Scott,

Do you have the acknowledgement form that needs to be signed?

Sorry if I missed it.

Thanks
Jessica

From: Scott Trosen [<mailto:Scott@trosenlandsurveying.com>]
Sent: Friday, September 7, 2018 4:23 PM
To: 'Joel Jackson' <jjackson@bishopengr.com>; Kranz Jessica <Jessica.Kranz@us.mcd.com>
Subject: La Crosse - Losey CSM

Joel and Jessica,

We will need a few items for the City of La Crosse to finish their review of the CSM and push it to council for their approval. We know the land sale won't be complete for a little bit yet, so there are currently 2 owners on the property being considered for the CSM. We need acknowledgement from McDonalds as well as the operator that owns the parcel in the northwest corner of the site that they are aware there is a CSM being processed. Once the land sale is complete, we can then file the CSM, but in the mean time we need to keep this on schedule for the review process.

I have attached the CSM so all parties are aware of the CSM and can review for themselves. We should need the acknowledgement from McDonalds and the operator as soon as possible to keep on the schedule for the October council meeting.

Please let me know if you have any questions or concerns.

Thank you,

Scott Trosen, LS
236 Lewis Street South
Shakopee, MN 55379
612.990.1182



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Scott Trosen

From: Michelle Kind <michelle.kind@townofshelby.com>
Sent: Tuesday, August 21, 2018 12:18 PM
To: Terri Lehrke
Cc: Carroll Vizecky; Scott@trosenlandsurveying.com
Subject: McDonalds CSM for review
Attachments: 07 24 18 Town Board Minutes.doc; McDonalds CSM Signed by Shelby.pdf

Teri,
The McDonalds on Losey and Ward ave has a CSM to process.
Steve at Trosen Land surveying cc'd here has indicated the County has approved this CSM. The Town of Shelby has also approved this CSM - see attached minutes.
Please forward through to the City Council for approval. Contact Steve for any updates or fees needed.
I will drop off a copy of this today to your office.

--

Make it a great day!

Michelle Kind/WCMC
Town of Shelby Clerk
608-788-1032 ext 7
michelle.kind@townofshelby.com