



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

Rev. 2.2025

CSMs for lot splits into 3 parcels or more - CPC, J&A, Council Review & Approval
\*Platting requirements must be waived. Chapter 113.

CSMs for lot splits (2 parcels) or alterations Department Review Only. Sec. 101-3

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: (date)

To be completed by property owner/surveyor with submittal (\*incomplete checklist may cause a delay in the review):
17-20163-010, 17-20162-130, 17-20162-120, 17-20162-110, 17-20162-100,
Current Tax Parcel Number(s): 17-20162-90, 17-20200-120, 17-20200-110

Map ID / Location: East side 12th St N and South side Badger St

Surveyor: Jim Osborne - ISG Phone No. 608.789.2034

Email: Jim.Osborne@ISGINC.com

Property Owner: Phone No.

Email:

\*\*Circle who should be called when CSM is ready for pick up - Surveyor or Property Owner

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): Consolidate lots for development

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

Kyle Coman

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

If so, which one and when?

To be completed by City Clerk at time of filing:

2/16/26

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

2/23/26

Review Fee (cash, check payable to City of La Crosse or credit card with convenience fee)

\$300.00 - First Application

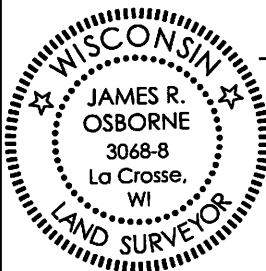
\$150.00 - Reapplication of the same CSM

Internal Review Routing & Email to County Surveyor. (Initiated by Clerk with complete filing.)

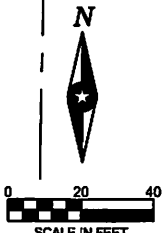
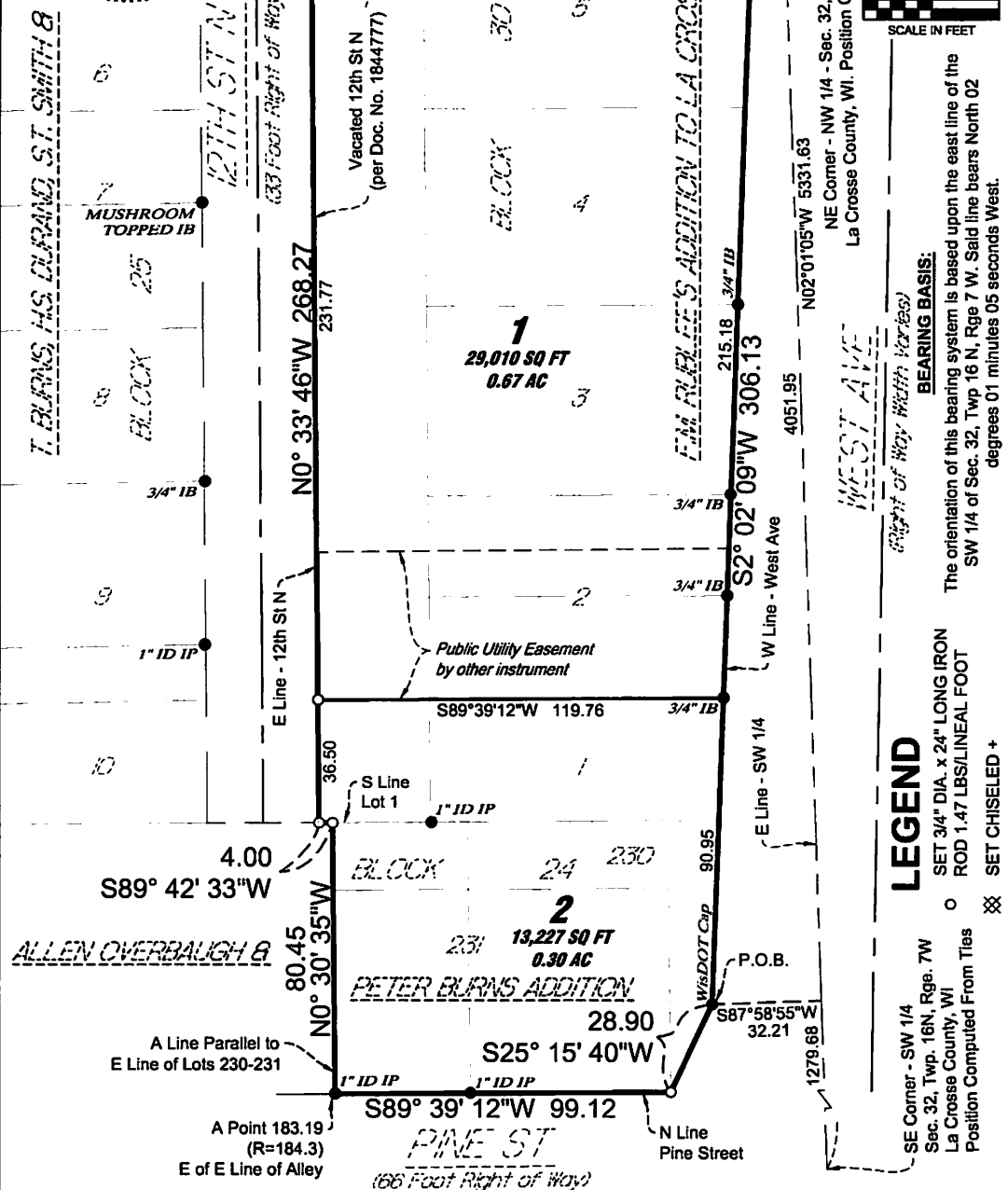
Original CSM Issued. (Upon approval, the original will be signed and available for pick up.)

# CERTIFIED SURVEY MAP

LOCATED IN LOTS 1, 2, 3, 4, AND 5, BLOCK 30, T. BURNS, H.S. DURAND, S.T. SMITH & F.M. RUBLEE'S ADDITION TO LA CROSSE, AND PART OF VACATED 12TH ST., AND PARTS OF LOTS 230 AND 231, BLOCK 24, ALLEN OVERBAUGH & PETER BURNS ADDITION TO LA CROSSE, BEING PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.



**BADGER ST**  
(66 Foot Right of Way)



**BEARING BASIS:**  
The orientation of this bearing system is based upon the east line of the SW 1/4 of Sec. 32, Twp 16 N, Rge 7 W. Said line bears North 02 degrees 01 minutes 05 seconds West.

**LEGEND**  
 ○ SET 3/4" DIA. x 24" LONG IRON  
 La Crosse County, WI  
 Position Computed From Ties  
 ✖ SET CHISELED +

ISG

### CERTIFIED SURVEY MAP

LOCATED IN LOTS 1, 2, 3, 4, AND 5, BLOCK 30, T. BURNS, H.S. DURAND, S.T. SMITH & F.M. RUBLEE'S ADDITION TO LA CROSSE, AND PART OF VACATED 12TH ST., AND PARTS OF LOTS 230 AND 231, BLOCK 24, ALLEN OVERBAUGH & PETER BURNS ADDITION TO LA CROSSE, BEING PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

**LAND DESCRIPTION:**

Lot 1, Lot 2, Lot 3, Lot 4, and Lot 5, Block 30, and vacated 12th Street, T. Burns, H.S. Durand, S.T. Smith & F.M. Rublee's Addition to La Crosse, and parts of Lot 230 and Lot 231, Block 24, Allen Overbaugh & Peter Burns Addition to La Crosse, according to the recorded plats thereof, located in the Northeast Quarter of the Southwest Quarter of Section 32, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows:

Commencing at the southeast corner of said Southwest Quarter; thence North 02 degrees 01 minutes 05 seconds West, assumed bearing, on the east line of said Southwest Quarter, 1279.68 feet; thence South 87 degrees 58 minutes 55 seconds West, 32.21 feet to the west right of way line of West Avenue, said point being the point of beginning; thence South 25 degrees 15 minutes 40 seconds West on said west right of way line, 28.90 feet to the north right of way line of Pine Street; thence South 89 degrees 39 minutes 12 seconds West on said north right of way line, 99.12 feet to a point on a line which lies 183.19 feet easterly of the east line of the alley in said Block 24; thence North 00 degrees 30 minutes 35 seconds West, 80.45 feet on a line parallel to the east lines of said Lots 230 and 231 to the south line of said Lot 1; thence South 89 degrees 42 minutes 33 seconds West on said south line of Lot 1, 4.00 feet to the east right of way line of 12th Street North; thence North 00 degrees 33 minutes 46 seconds West on said east right of way line of 12th Street North, 268.27 feet to the south right of way line of Badger Street; thence North 88 degrees 54 minutes 46 seconds East on said south right of way line of Badger Street, 111.87 feet; thence 28.44 feet southeasterly on said south right of way line of Badger Street on a tangential curve, concave to the southwest, having a radius of 17.50 feet, a central angle of 93 degrees 07 minutes 22 seconds, and a chord bearing and distance of South 44 degrees 31 minutes 33 seconds East, 25.41 feet to said west right of way line of West Avenue; thence South 02 degrees 02 minutes 09 seconds West, tangent to said curve, on said west right of way line of West Avenue, 306.13 feet to the point of beginning.

**CERTIFICATION:**

I, James R. Osborne, Professional Land Surveyor, hereby certify that I have surveyed and mapped the lands described hereon, and that this map is a representation thereof, to the best of my knowledge and that I have complied with Chapter 236.34 of the Wisconsin State Statutes as per agreement with 360 Real Estate who has requested such survey.

**CITY OF LA CROSSE APPROVAL CERTIFICATE**

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

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

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

**OWNERS CERTIFICATE**

As owner, I hereby certify that I caused the land described herein to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval, the City of La Crosse.

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

Name: \_\_\_\_\_ Title \_\_\_\_\_

State of Wisconsin )

County of \_\_\_\_\_ ) SS

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, the above named Owner to me known to be the same person who executed the foregoing instrument and acknowledged the same.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_ County, Wisconsin

My commission expires: \_\_\_\_\_



**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	28.44'	17.50'	93°07'22"	S44°31'33"E	25.41'