

Elsen, Nikki

From: James Makepeace <james@makepeaceengineering.com>
Sent: Thursday, October 15, 2020 12:04 PM
To: Elsen, Nikki; Erickson, Tina; chughes@lacrossecounty.org; Dunnum, Scott; Reinhart, David
Cc: Karen Dahl
Subject: Kmart CSM Update
Attachments: Kmart CSM 20201015.pdf

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Good morning everyone. Attached, please find the current CSM for the Kmart/Hardees parcels. It has been revised to address comments made by the City/County to date. Below, please see further explanation. The City/County comment is in italics and the response in below it. Please feel free to email or call me directly 608.881.6030 office or 608.797.1025 cell.

Corey Hughes

1. *In the SW corner of Lot 1 on the line that reads N53-59-27W 622.0'. The 2 sub distances do not add up to 622.00' (421.59'+160.41'=582.00)*

The two sub distances should be 461.59' and 160.41', which add to 622.00'. The CSM has been so edited.

2. *For the West line of Lot 1 in the description calls N1-38-55W yet the map shows S1-38-55E*

The bearing in the map has been changed to match the legal description.

3. *For consistency the heading should be all of lots 9 and 10 vs all of lots nine and 10.*

This edit has been made.

4. *For the owners block, he should fill in the correct address*

The correct address has been included.

5. *In the heading of the description after the town and range he shows part of the City of Lacrosse, this should be LaCrosse*

This edit has been made.

Scott Dunnum

1. *Access easements should be drafted as follows:*
 - Access easement on Lot 1 benefitting Lots 2 and 3
 - Access easement on Lot 2 benefitting Lot 3

These easements are being drafted and will be provided for your review and recorded with the CSM.

2. *No new driveway is recommended for Lot 3*

No new driveway accesses are needed or being sought.

Dave Reinhart

1. *Parcel 17-40107-90 is zoned R-1 Single Family. The other parcel, 17-50298-30, is zoned C-1 Local Business.*
2. *They may also want to look at parcel 17-50298-35, the Hardee's building has multiple zonings.*

We've submitted a petition to rezone everything to C-1. The petition is moving through council simultaneously with the CSM waiver request. Would it be appropriate for City staff to make a recommendation to approve the CSM contingent on the rezone being approved?

Tina Erickson

Need easements for sewer and water services, which come from 26th Street S.

We are working to locate those services now and will submit easements as soon as they are drafted.

Thanks,
James Makepeace, P.E.