

Craig, Sondra

From: Coman, Kyle
Sent: Friday, June 27, 2025 9:05 AM
To: James Makepeace
Cc: Craig, Sondra
Subject: FINAL Plat

Good morning, James.

It appears the only comments addressed from my list below have been number 4 & 7. Please have the surveyor double check to ensure everything is addressed, as needed. I understand the comments are minor compared to the big picture but do think add value to the plat. Again, feel free to reach out to discuss.

Thanks!

Kyle Coman, PLS

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: James Makepeace <james@makepeaceengineering.com>
Sent: Wednesday, June 25, 2025 8:59 AM
To: Coman, Kyle <comank@cityoflacrosse.org>
Cc: Craig, Sondra <craigs@cityoflacrosse.org>; Karl Schilling <ks.propertylogic@gmail.com>; Property Logic <ruth.propertylogic@gmail.com>
Subject: Re: Chambers-Markle Farmstead Pre-Plat

*** **CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. ***

Kyle,

Attached, please find the final plat for the Chambers-Markle four lot subdivision. I've been working feverishly on completing the stormwater design. I have a working plan and stormwater model, but need 2-3 hours to finish up elevation labels, the erosion control plan, stormwater narrative and the O&M document.

I'm hoping that'll be ok-I'll definitely have it to you and Yuri today.

James Makepeace, P.E.
Makepeace Engineering LLC
(608)881-6030 Office
(608)797-1025 Cell

From: Coman, Kyle <comank@cityoflacrosse.org>

Sent: Thursday, May 1, 2025 2:43 PM

To: chris@couleeregionlandsurveyors.com <chris@couleeregionlandsurveyors.com>; James Makepeace <james@makepeaceengineering.com>

Cc: Craig, Sondra <craigs@cityoflacrosse.org>

Subject: Chambers-Markle Farmstead Pre-Plat

Good afternoon,

Please see review comments below, and the attachment for reference.

1. It appears land is not being dedicated; the word “dedicated”, and “dedication” might be removed from the Owner’s Certificate and Consent of Corporate Mortgagee.
2. Please correct the plat name in the Register of Deeds Certificate.
3. The City Common Council Certificate might be confusing to approvers. Consider revising to read “Resolved that the Chambers-Markle Farmstead Subdivision of Lot 21...” or similar.
4. Please correct language in the Legal Description to read “that I have surveyed, divided and mapped the Chambers-Markle Farmstead subdivision plat...”
5. Correct misspelling of the word “from” in the 4th line of the notes describing setbacks.
6. Please double check the CSM volume, page, and document numbers listed.
7. Ensure the sewer lateral immediately north of the existing driveway will not be crossed by the proposed lot line.
8. Add bearing and distance to lot line.
9. Trim lines as to not enter monument symbol (I know, I know, very minor but I still like to bring it to your attention).

Thank you, gentlemen and please reach out with any questions or concerns.

Kyle Coman, PLS

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