

Craig, Sondra

From: Coman, Kyle
Sent: Thursday, May 1, 2025 2:44 PM
To: chris@couleeregionlandsurveyors.com; James Makepeace
Cc: Craig, Sondra
Subject: Chambers-Markle Farmstead Pre-Plat
Attachments: Preliminary Plat-REVIEW.pdf

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

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

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Office: 608.789.7366

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CHAMBERS-MARKLE FARMSTEAD
SUBDIVISION

ALL OF LOT 21, WATERVIEW SUBDIVISION;
LOCATED IN THE SE 1/4 - NW 1/4, SECTION 27, T15N-R7W
CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

OWNERS CERTIFICATE: 1.

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of La Crosse
Wisconsin Department of Transportation
Wisconsin Department of Administration (Plat Review)

Witness the hand and seal of said owners this _____ day of _____, 2025.

In the presence of: _____
Witness

Karl Schilling (Property Logic, LLC)

State of Wisconsin)
County of La Crosse) ss

Personally came before me this _____ day of _____, 2025, Karl Schilling, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public

Notary Public, _____, Wisconsin

My Commission Expires _____ Notary Public Printed Name

CITY TREASURER CERTIFICATE

State of Wisconsin)
County of La Crosse) ss

I, Chadwick Hawkins, being the duly appointed, qualified and acting treasurer of the City of La Crosse, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____, 2025, on any of the land included in this plat.

Chadwick Hawkins, Treasurer Date:

COUNTY TREASURER CERTIFICATE:

State of Wisconsin)
County of La Crosse) ss

I, Amy L. Twitchell, being the duly appointed, qualified and acting Treasurer of the County of La Crosse, do hereby certify that the records in my office show there are no unpaid taxes or unpaid special assessments as of _____, 2025, affecting the lands included in this plat.

Amy L. Twitchell, Treasurer Date:

REGISTER OF DEEDS CERTIFICATE:

State of Wisconsin)
County of La Crosse) ss

I, Robin Kadmas, being duly appointed, qualified and acting Register of Deeds of the County of La Crosse, do hereby certify that the Plat of Waterview Subdivision was received for record this _____ day of _____, 2025, at _____ o'clock _____ m.

Robin Kadmas, Register of Deeds Date:

CITY COMMON COUNCIL CERTIFICATE: 3.

Resolved that the Plat of Subdivision of Lot 21 of Waterview Subdivision, is hereby approved by the Common Council of the City of La Crosse.

Shaundel Washington-Spivey, Mayor Date:

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council.

Nikki Elsen , City Clerk Date:

Legal Description 4.

I, Christopher W. Fechner, Professional Land Surveyor, do hereby certify that I have surveyed and mapped this Certified Survey Map being all of Lot 21, Waterview Subdivision, located in the SE 1/4 of the NW 1/4, Section 27, T15N-R7W, City of La Crosse, La Crosse County, Wisconsin.

Subject to any easements, covenants and restrictions of record.

That such plat is a correct representation of all of the exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of La Crosse in surveying and mapping the same.

Dated this _____ day of _____, 2025.

Christopher W. Fechner Notary Public
Professional Land Surveyor # S-2448 _____, Wisconsin

My Commission Expires _____

Notary Public Printed Name

Bearing Basis: The La Crosse County Coordinate System. Referenced to the North line of the NW 1/4, Section 27, T15N-R7W: N 89°25'35" E

LEGEND

- = Found 1" O.D. Iron Pipe (unless stated otherwise)
- = Set 3/4" x 20" Iron Bar (1.50 lb./lin. ft.)
- () = Recorded dimensions
- ⊙ = Found 3/4" Iron Bar
- ⊕ = Found County marker
- = Boundary of this survey
- = Centerline
- x— = Fence line
- = U.S.C.E. = United States Army Corps of Engineers
- ▨ = No Access

Note: Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust doctrine in navigable waters that is established under Article IX, Section 1, of the State constitution.

Notes:
All easements shown hereon are existing from Waterview Subdivision.
10' Utility Easement along streets.
25' Building setback from all street right-of-way lines.
50' Highway setback from State Road "35" right-of-way line.
110' Highway setback from State Road "35" centerline.
50' Building setback from the wetland delineation boundary.
Highway setback required by Department of Transportation per Wisconsin Statutes 236.293.
7' Side yard setback for R-2.
25' and 30' Rear yard setback for R-2.
Lot 21 zoned R-2.
Base Flood Elevation (B.F.E.) = 640.0'
Ordinary High Water Mark (O.H.W.M.) = 633.8'
Lot 21 does not fall in the floodplain

5.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20

Department of Administration



COULLE REGION LAND SURVEYORS, LLC
Christopher W. Fechner
Professional Land Surveyor # S 2448
917 SOUTH 4th STREET
P.O. BOX 1954
LA CROSSE, WI 54601
(608) 784-1614
(608) 784-1408

Property Logic LLC
(Karl Schilling, Owner)
P.O. Box 2132
La Crosse, WI 54602
(608) 317-4481

FD U.S.C.E. Brass Mon.
on the North line
of the NW-NW
Section 27
T15N-R7W

Lot 2
C.S.M.
V. 19
P. 20
D.N. 1745443

Michael Voss

Dennis Bluhovde
Living Trust

Lot 1
C.S.M.
V. 19
6.

P. 20

D.N. 1745443

Lot 2

John Schroeder

Morgan Hartman

Lot 1

C.S.M.

V. 18

6.

P. 57

D.N. 1734174

Lot 2

Laura Thofne

Jerri Sebo

Lot 1

C.S.M.

V. 18

P. 27

D.N. 1726059

Lot 2

Richard Middleton Joint
Revocable Trust

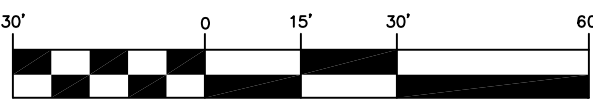
LINE	LENGTH	BEARING
L1	10.00'	S 00°21'22" W
L2	5.60'	N 89°28'00" E

River Run Road

7.

9.

Graphic Scale



(IN FEET)
1 inch = 30 ft.

CONSENT OF CORPORATE MORTGAGEE:

River Bank, A corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certification of Property Logic, LLC, owner.

In witness whereof, the said River Bank, has caused these presents to be signed by Jim Thompson, EVP & Chief Lending Officer, and its corporate seal to be hereunto affixed this _____ day of _____, 2025.

Executive Vice President, Jim Thompson

State of Wisconsin)
La Crosse County) ss

Personally came before me this _____ day of _____, 2025, the above named mortgagee to me known to be the persons who executed the foregoing instruments and acknowledged the same.

My commission expires: _____ Notary Public - State of Wisconsin

Notary Public Printed Name
_____, Wisconsin

HIGHWAY/ROAD BUILDING SETBACK:

The Highway Setback Line (H.S.L.) is either 50' from the highway right-of-way line, or 110' from the highway centerline and labeled accordingly. Building setbacks from all other roads and cul-de-sacs is 25' from the road right-of-way line.

ACCESS RESTRICTIONS:

All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of U.S. Highway "14/61" and State Road "35", it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation.

HIGHWAY SETBACK RESTRICTION:

No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in s.236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the county highway department.

NOISE NOTATION:

The lots of this land division may experience noise at levels exceeding levels in s. Trans 405.04, Table I. These levels are based on federal standards. The Wisconsin Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.

SE 1/4 - NW 1/4
SECTION 27, T15N-R7W
CITY OF LA CROSSE,
LA CROSSE COUNTY, WI

