



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

Rev. 3/2024

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

Current Tax Parcel Number(s): 17-20204-10, 20, 30, 100, 110, 120

Map ID / Location: Lots 1, 2, 9, 10, 11, 12 and part of Lots 3 and 8, to be vacated alley in Metzger's Addition to the City of La Crosse

Surveyor: Jacob K. Stephenson-Paragon Associates Phone No. 608-781-3110
Email: jacobs@paragon-assoc.biz

Property Owner: Gerrard Development LLC Phone No.
Email: Paul@GerrardCompanies.com

**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):
Combination of lots with new alley dedication for development

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

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:

- 3/13/25 Original Document for Signature. (Clerk will make a photocopy which is distributed for review.)
3/13/25 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
3/14/25 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.)

To be completed by each Reviewing Department before the City Clerk will sign.

FIRE DEPARTMENT – COMMUNITY RISK MANAGEMENT

This Certified Survey Map is hereby approved by the Chief Inspector.

Dated this _____ day of _____, 20__.

_____ Chief Inspector

Comments: _____

CITY UTILITIES (WATER – STORM – SEWER)

This Certified Survey Map is hereby approved by the City Utilities Office.

Dated this _____ day of _____, 20__.

Water Storm Sewer

_____ Utilities Office

Comments: _____

ASSESSOR APPROVAL

This Certified Survey Map is hereby approved by the Assessor.

Dated this _____ day of _____, 20__.

_____ Assessor

Comments: _____

ENGINEERING DEPARTMENT APPROVAL

This Certified Survey Map is hereby approved by the City Surveyor.

Dated this _____ day of _____, 20__.

_____ Engineering/Surveyor

Comments: _____

PLANNING DEPARTMENT APPROVAL

This Certified Survey Map is hereby approved by the Planning Department.

Dated this _____ day of _____, 20__.

_____ Planner

Comments: _____

COMMON COUNCIL APPROVAL

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

Dated this _____ day of _____, 20__.

Mayor (required only if signing off prior to expiration of veto period)

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

Dated this _____ day of _____, 20__.

_____ City Clerk

CERTIFIED SURVEY MAP

ALL OF LOT 1, LOT 2, LOT 9, LOT 10, LOT 11 & LOT 12 AND PARTS OF LOT 3, LOT 8 & THE VACATED ALLEY OF METZGER'S ADDITION TO THE CITY OF LA CROSSE. LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 32, T16N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

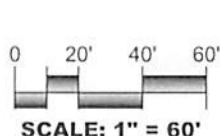
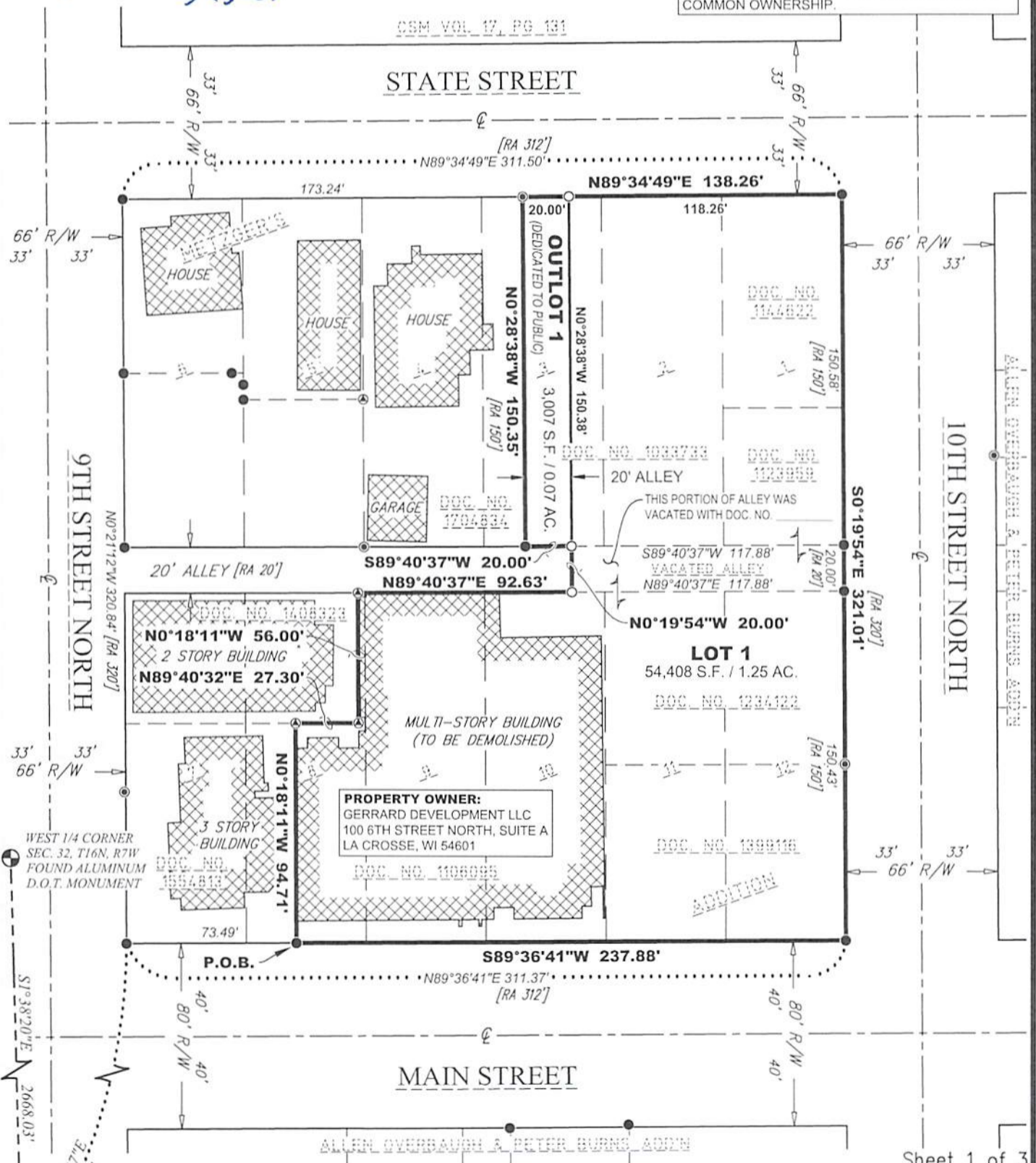


LEGEND

- FOUND SECTION CORNER (AS NOTED)
- FOUND 3/4" O.D. IRON BAR
- FOUND 1" O.D. IRON PIPE
- FOUND MAG / PK NAIL
- SET 3/4" O.D. x 18" IRON BAR (1.5 LBS/LIN. FT.)
- [RA] RECORDED AS MEASUREMENT FROM METZGER'S ADD'N
- R/W RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING

NOTE 1:
THE 6 PARCELS ENCLOSED WITHIN THIS CSM (NOT INCLUDING THE VACATED ALLEY) ARE INCLUDED IN A SINGLE WARRANTY DEED RECORDED AS DOCUMENT NO. 1826498.

DOCUMENT NO.'s LISTED ON THE MAP ARE THE LAST OCCURRENCE OF THE PARCEL PRIOR TO COMMON OWNERSHIP.



BASIS OF BEARINGS
WEST LINE OF THE SW 1/4
Sec. 32, T16N, R7W.
ASSUMED TO BEAR AS SHOWN.
LA CROSSE CO. COORDINATE
SYSTEM (NAD 1983 (2011))

PARAGON ASSOCIATES
Environmental Design & Consulting
CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE · SURVEYING
632 COPELAND AVENUE · LA CROSSE, WI 54603
Tel. 608.781.3110 www.Paragon-Associ.biz

SOUTHWEST CORNER
SEC. 32, T16N, R7W
FOUND 3/4" IRON BAR

WEST 1/4 CORNER
SEC. 32, T16N, R7W
FOUND ALUMINUM
D.O.T. MONUMENT

ALLEN OVERBAUGH & PETER BURNS ADD'N

ALLEN OVERBAUGH & PETER BURNS ADD'N

CERTIFIED SURVEY MAP

ALL OF LOT 1, LOT 2, LOT 9, LOT 10, LOT 11 & LOT 12 AND PARTS OF LOT 3, LOT 8 & THE VACATED ALLEY OF METZGER'S ADDITION TO THE CITY OF LA CROSSE, LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 32, T16N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

ALL OF LOT 1, LOT 2, LOT 9, LOT 10, LOT 11 & LOT 12 AND PARTS OF LOT 3, LOT 8 & THE VACATED ALLEY OF METZGER'S ADDITION TO THE CITY OF LA CROSSE, LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 32, T16N, R7W, CITY OF LA CROSSE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 32;

THENCE S1°38'20"E, ALONG THE WEST LINE OF SAID SW 1/4, 2668.03 FEET TO THE SOUTHWEST CORNER OF SAID SECTION;

THENCE N87°53'57"E 1345.00 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF 9TH STREET NORTH WITH THE NORTH RIGHT-OF-WAY OF MAIN STREET, TO THE SOUTHWEST CORNER OF LOT 7 OF SAID METZGER'S ADDITION AND TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NUMBER 1554813;

THENCE N89°36'41"E, ALONG SAID NORTH RIGHT-OF-WAY AND THE SOUTH LINE OF SAID PARCEL, 73.49 FEET TO THE SOUTHEAST CORNER THEREOF AND TO THE POINT OF BEGINNING;

THENCE N0°18'11"W, ALONG THE EAST LINE OF SAID PARCEL, 94.71 FEET TO THE NORTHEAST CORNER THEREOF AND TO THE SOUTH LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NUMBER 1408323;

THENCE N89°40'32"E, ALONG THE SOUTH LINE OF SAID PARCEL, 27.30 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE N0°18'11"W, ALONG THE EAST LINE OF SAID PARCEL, 56.00 FEET TO THE NORTHEAST CORNER THEREOF AND TO THE SOUTH LINE OF THE ALLEY;

THENCE N89°40'37"E, ALONG SOUTH LINE OF SAID ALLEY, 92.63 FEET TO THE SOUTHWEST CORNER OF THE VACATED ALLEY DESCRIBED IN DOCUMENT NUMBER _____;

THENCE N0°19'54"W, ALONG THE WEST LINE OF THE VACATED ALLEY, 20.00 FEET TO THE NORTH LINE OF SAID ALLEY;

THENCE S89°40'37"W, ALONG SAID NORTH LINE OF THE ALLEY, 20.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NUMBER 1704834;

THENCE N0°28'38"W, ALONG THE EAST LINE OF SAID PARCEL, 150.35 FEET TO THE NORTHEAST CORNER THEREOF AND TO THE SOUTH RIGHT-OF-WAY OF STATE STREET;

THENCE N89°34'49"E, ALONG SAID SOUTH RIGHT-OF-WAY, 138.26 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY OF STATE STREET WITH THE WEST RIGHT-OF-WAY OF 10TH STREET NORTH AND TO THE NORTHEAST CORNER OF LOT 1 OF SAID METZGER'S ADDITION;

THENCE S0°19'54"E, ALONG SAID WEST RIGHT-OF-WAY, 321.01 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY OF 10TH STREET NORTH WITH SAID NORTH RIGHT-OF-WAY OF MAIN STREET AND TO THE SOUTHEAST CORNER OF LOT 12 OF SAID METZGER'S ADDITION;

THENCE S89°36'41"W, ALONG SAID NORTH RIGHT-OF-WAY, 237.88 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 57,415 SQUARE FEET, OR 1.32 ACRES AND ARE SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS, IMPLIED OR RECORDED.

SURVEYOR'S CERTIFICATE

I, JACOB K. STEPHENSON, PROFESSIONAL LAND SURVEYOR # 3076, HEREBY CERTIFY THAT:

I HAVE SURVEYED AND MAPPED THE DESCRIBED PARCEL AT THE DIRECTION OF PAUL GERRARD, REPRESENTATIVE FOR GERRARD DEVELOPMENT LLC;

THE ATTACHED SURVEY MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF;

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES;

THAT I HAVE FULLY COMPLIED WITH ALL PERTINENT ORDINANCE AND REGULATIONS OF THE CITY OF LA CROSSE IN SURVEYING, DIVIDING AND MAPPING THE ABOVE DESCRIBED PARCEL.


JACOB K. STEPHENSON PLS # 3076
PARAGON ASSOCIATES

DATE

3-13-25



CITY APPROVAL

RESOLVED THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF LA CROSSE THIS _____ DAY OF _____ 20____.

SIGNED _____

PRINTED _____, TITLE _____

Sheet 2 of 3

CERTIFIED SURVEY MAP

ALL OF LOT 1, LOT 2, LOT 9, LOT 10, LOT 11 & LOT 12 AND PARTS OF LOT 3, LOT 8 & THE VACATED ALLEY OF METZGER'S ADDITION TO THE CITY OF LA CROSSE, LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 32, T16N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

GERRARD DEVELOPMENT LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT.

GERRARD DEVELOPMENT LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY §.236.10 OR §.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF LA CROSSE.

IN WITNESS WHEREOF, THE SAID GERRARD DEVELOPMENT LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY PETER GERRARD, IT'S PRESIDENT, AND COUNTERSIGNED BY PAUL GERRARD, IT'S SECRETARY (CASHIER), AT _____ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS _____, DAY OF _____, 20____.

IN THE PRESENCE OF:

PETER GERRARD (PRESIDENT OF GERRARD DEVELOPMENT LLC)

SIGNATURE

PAUL GERRARD (SECRETARY OR CASHIER of GERRARD DEVELOPMENT LLC)

SIGNATURE



CORPORATE OWNER'S NOTARY CERTIFICATE

STATE OF WISCONSIN)

_____ COUNTY) §

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, PETER GERRARD, PRESIDENT, AND PAUL GERRARD, SECRETARY (CASHIER) OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY (CASHIER) OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

(NOTARY SEAL) _____ NOTARY PUBLIC, _____, WISCONSIN

MY COMMISSION EXPIRES _____

CONSENT OF CORPORATE MORTGAGEE

STATE BANK FINANCIAL, 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 CERTIFICATE OF GERRARD DEVELOPMENT LLC, OWNER.

IN WITNESS WHEREOF, THE SAID STATE BANK FINANCIAL HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, IT'S PRESIDENT, AND COUNTERSIGNED BY _____, IT'S SECRETARY (CASHIER), AT _____, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____, 20____.

IN THE PRESENCE OF:

PRINTED NAME (PRESIDENT OF STATE BANK FINANCIAL)

SIGNATURE

PRINTED NAME (SECRETARY OR CASHIER of STATE BANK FINANCIAL)

SIGNATURE

CORPORATE MORTGAGEE NOTARY CERTIFICATE

STATE OF WISCONSIN)

_____ COUNTY) §

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, _____, PRESIDENT, AND _____, SECRETARY (CASHIER) OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY (CASHIER) OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

(NOTARY SEAL) _____ NOTARY PUBLIC, _____, WISCONSIN

MY COMMISSION EXPIRES _____