

Craig, Sondra

From: Coman, Kyle
Sent: Monday, March 18, 2024 3:13 PM
To: Craig, Sondra
Subject: RE: For Review: CSM - Breidel Coulee Rd - 11-109-0
Attachments: Engineering Comments.pdf

Hi Sondra,

Attached are comments from Engineering. Let me know if you have questions.

Thanks!

Kyle Coman

Interim 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: Craig, Sondra <craigs@cityoflacrosse.org>
Sent: Wednesday, March 13, 2024 8:54 AM
To: Acklin, Tim <Acklint@cityoflacrosse.org>; Asp, Brian <aspb@cityoflacrosse.org>; Coman, Kyle <comank@cityoflacrosse.org>; Crandall, Jay <CrandallJ@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>; Gallagher, Matthew <gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Neumann, Shannon <Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>; Trane, Andrea <tranea@cityoflacrosse.org>
Subject: For Review: CSM - Breidel Coulee Rd - 11-109-0

Good morning,

Attached for your review is a CSM for tax parcel 11-109-0 in the Town of Shelby that is within the City's extraterritorial jurisdiction. Please let me know if you approve or have any comments.

Thank you,

SONDRA CRAIG

Deputy City Clerk

City Clerk's Office
City of La Crosse
400 La Crosse Street
La Crosse WI 54601

craigs@cityoflacrosse.org

Direct: 608.789.7549 | Office: 608.789.7510

Visit the City Clerk webpage: <https://www.cityoflacrosse.org/your-government/departments/city-clerk>

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Public Service hours 8:00 a.m. to 4:00 p.m. Monday through Thursday in the City Hall Lobby

ADDL. NOTES:

OHWM INFO NEEDED?

LEGAL DESCRIPTION DESCRIBES EASEMENT

CERTIFIED SURVEY MAP

LOCATED IN PARTS OF THE NE-NW AND SE-NW OF SECTION 19, T15N, R6W, TOWN OF SHELBY, LA CROSSE COUNTY, WISCONSIN.

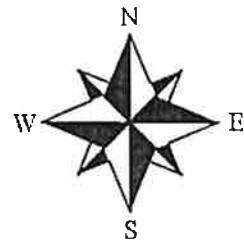
N 1/4
S. 19, T15N, R6W
COMPUTED FROM TIES

NW CORNER
S. 19, T15N, R6W
FOUND 3" IRON PIPE

N89°52'16"E 2309.44'

LOT 1 CSM VOL 2 P. 56
DOC NO. 927696

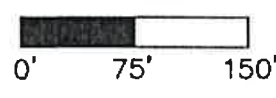
CENTERLINE
MORMON CREEK



NOTE:
LOT 1 IS SUBJECT TO LA CROSSE COUNTY ORDINANCES CHAPTER 16, FLOODPLAIN ZONING AND CHAPTER 20, SHORELAND ZONING.

BEARING REFERENCE THE NORTH LINE OF THE NW 1/4 OF 19-15-6 N89°52'16"E LACROSSE COUNTY COORD SYS. NAD 83(2011) 1"=150'

89° (NOT 89')



CENTERLINE
BREIDEL COULEE
ROAD, 66' WIDE

LEGEND

- FOUND DOT CAP
- SET 3/4"X18" IRON BAR, 1.5 LB/FT

I, CHRISTIAN J. RUNNING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND WITH THE SUBDIVISION ORDINANCES OF LA CROSSE COUNTY, AND THE TOWN OF SHELBY, AND UNDER THE DIRECTION OF SHANNON M CAREY, OWNER OF SAID LAND, THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE ABOVE CERTIFIED SURVEY MAP; THAT SUCH MAP CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED.

CHRISTIAN J. RUNNING
PLS 2558
DATE: 2/08/2024

A-E 7.05 (7)
STREET ADDRESS NEEDED?



UNPLATTED LANDS

UNPLATTED LANDS

50' BUILDING SETBACK LINE

25' BUILDING SETBACK LINE

27' BUILDING SETBACK LINE

NE-NW
LOT 1
188,812± S.F.
4.335± ACRES TO THE MEANDER LINE
OR
213,147± S.F. OR
4.89± ACRES TO THE CENTERLINE OF MORMON CREEK

LOT 2
64,224± S.F.
OR 1.474± S.F. ACRES

LOT 3
60,615± S.F.
OR 1.391± S.F. ACRES

CENTERLINE
STH 14-61 1949
ALIGNMENT

CENTERLINE
STH 14-61 1998
ALIGNMENT

NOTE:
PER DEPARTMENT OF TRANSPORTATION, NO LOTS SHALL HAVE DIRECT ACCESS TO STH 14-61

C 1/4
S. 19, T15N, R6W
FOUND BERNSTEN MONUMENT

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|-----------------|-------------|
| C1 | 5807.09' | 112.84' | 112.84' | S61°37'12"E | 1°06'48" |
| | | | | TANGENT BEARING | N61°03'48"W |

CERTIFIED SURVEY MAP

LOCATED IN PARTS OF THE NE-NW AND SE-NW OF SECTION 19, T15N, R6W, TOWN OF SHELBY, LA CROSSE COUNTY, WISCONSIN.

LEGAL DESCRIPTION:

LOCATED IN PARTS OF THE NE-NW AND SE-NW OF SECTION 19, T15N, R6W, TOWN OF SHELBY, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 19; THENCE S01°07'54"W 826.49 FEET TO THE WESTERLY R/W OF BREIDEL COULEE ROAD, THE MEANDER LINE OF MORMON CREEK, AND THE POINT OF BEGINNING; THENCE N75°34'03"W ALONG SAID MEANDER LINE, 374.85 FEET; THENCE S00°50'45"W 799.80 FEET TO THE NORTHERLY R/W OF STH 14/61; THENCE S62°10'36"E ALONG SAID R/W 307.85 FEET TO THE PC OF A 5807.09 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS S61°37'12"E AND MEASURES 112.84 FEET TO SAID WESTERLY R/W OF BREIDEL COULEE ROAD; THENCE N00°12'00"E ALONG SAID R/W 903.66 FEET TO THE POINT OF BEGINNING.

MAP READS 374.72'

CONTAINS 313,652± S.F. OR 7.200± ACRES
SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, COVENANTS, RESTRICTIONS, OR RIGHTS OF WAYS OF RECORD.
LOT 1 INCLUDES ANY LANDS LYING BETWEEN THE MEANDER LINE AND THE CENTERLINE OF MORMON CREEK.

CITY OF LA CROSSE EXTRATERRITORIAL JURISDICTION APPROVAL

THE CITY OF LA CROSSE HEREBY APPROVES THIS CERTIFIED SURVEY MAP.

CLERK, DATE

TOWN OF SHELBY APPROVAL

THE TOWN OF SHELBY HEREBY APPROVES THIS CERTIFIED SURVEY MAP.

Christina Peterson 2-20-2024
ADMINISTRATOR, DATE

