

# PRELIMINARY PLAT OF WILLOW HEIGHTS

LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, AND PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 15 NORTH, RANGE 7 WEST, TOWN OF SHELBY, LA CROSSE COUNTY, WISCONSIN.

I hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features and that I have complied with the provisions of the Subdivision Ordinance's of the Town of Shelby, La Crosse County and City of La Crosse to the best of my knowledge and belief:

*Andy M. Luttchens*  
Andy M. Luttchens, P.L.S. No. 2822

3/5/2015  
Date:

3/23/2015  
Revised: (Additional park land adjacent to Lot 19)

**PRIVATE WELL WATER SUPPLY:**  
Willow Heights will be served by private wells. Each well will serve a maximum of six homes/lots. The common water main will run within the 15 foot utility easement adjacent to the road right-of-way where they will be tapped into by individual service lines.

Additional 25' x 25' easements are in place for proposed well sites near the southeast corner of Lot 1, the southeast corner of Lot 8 and the northwest corner of Lot 13. The existing well located near the southeast corner of Lot 4 will also be used as a shared well.

**PROPOSED DRAINAGE EASEMENTS:**  
Drainage easements will be created around the proposed detention basins to allow for access, maintenance and repair of said basins. Access to the basins will be provided by a 20 foot easement that will centered on the side lot lines.

**FLOOD ZONE CLASSIFICATION:**  
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for La Crosse County, Map No. 55063C0266D, Community No. 550217, Panel No. 0266D, effective January 06, 2012 the surveyed property hereon is located entirely within Zone X and is outside of the 0.2% annual chance flood area.

**WETLANDS:**  
According to the Wisconsin Department of Natural Resources (WI DNR) digital wetland inventory maps there are no wetlands within the surveyed property.

ZONING: Rural  
BUILDING SETBACKS:  
Front = 25'  
Side = 8' - 12'  
Rear = 25'

TOTAL AREA: 117.18 Acres

APPROVING AUTHORITIES:  
1) Town of Shelby, Wisconsin  
2) La Crosse County, Wisconsin  
3) City of La Crosse, Wisconsin  
(Extraterritorial Jurisdiction)

**UNPLATTED LANDS**  
(OWNER: D & G SERVAIS JOINT REVOCABLE TRUST)  
(ZONING: GENERAL AG)

NW 1/4 - SE 1/4  
SEC. 12, T15N, R7W

VERTICAL DATUM:  
Elevations are based on the 1988 North American Vertical Datum (NAVD 88), GEOID 12A

BASIS OF BEARINGS:  
Bearings are based on the Wisconsin County Coordinate System, La Crosse County Zone, NAD 83 (1991 Adj.), U.S. Survey feet.

0 100' 200'  
SCALE = 1" = 100'  
SCALE IN FEET



- LEGEND**
- Found iron monument (type and size noted)
  - ~ Existing tree line
  - ⊕ Existing utility pole and guy wire
  - OE— Existing overhead utility line
  - UE— Existing underground electric
  - UT— Existing underground telephone
  - G— Existing underground gas
  - Existing telephone pedestal
  - Existing electric junction box
  - Existing sanitary septic vent
  - U.E. Utility easement
  - O.L. Outlot
  - SB2 Soil boring
  - (R.A.) Recorded measurement
  - D.B. Proposed detention basin
  - ▨ Proposed bituminous road (26' wide)
  - ▭ Proposed house and driveway



NE 1/4 - SE 1/4  
SEC. 12, T15N, R7W

**UNPLATTED LANDS**  
(OWNERS: WILLIAM AND LINDA KNOBLOCH)  
(ZONING: GENERAL AG)

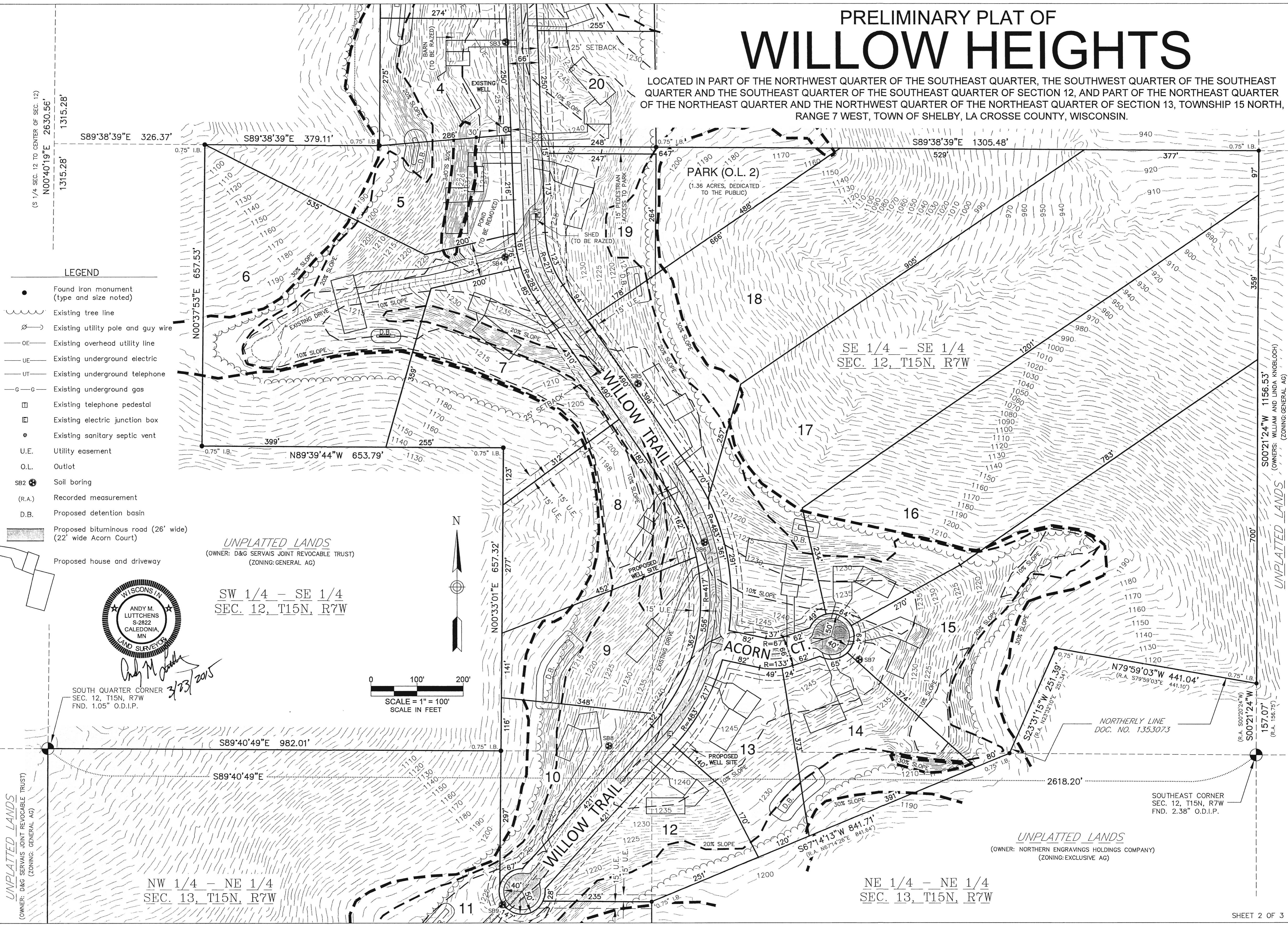
OWNER:  
D & G Servais Joint Revocable Trust  
W5050 Knobloch Road  
La Crosse, WI 54601

SUBDIVIDER:  
ALT Investments LLC  
W5674 Koss Road  
Onalaska, WI 54650

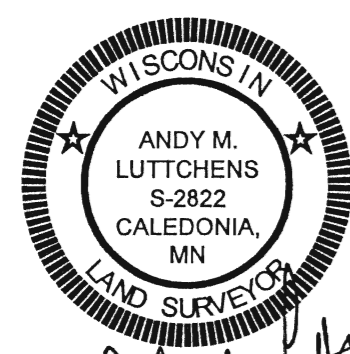
SURVEYOR:  
Andy M. Luttchens  
Davy Engineering Inc.  
115 6th Street South  
La Crosse, WI 54601  
(608) 782-3130

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  - Existing sanitary septic vent
  - U.E. Utility easement
  - O.L. Outlot
  - SB2 Soil boring
  - (R.A.) Recorded measurement
  - D.B. Proposed detention basin
  - Proposed bituminous road (26' wide)  
(22' wide Acorn Court)
  - Proposed house and driveway



*Andy M. Lutichens*  
3/23/2015

SW 1/4 - SE 1/4  
SEC. 12, T15N, R7W

UNPLATTED LANDS  
(OWNER: D&G SERVAIS JOINT REVOCABLE TRUST)  
(ZONING: GENERAL AG)

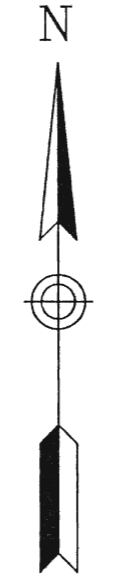
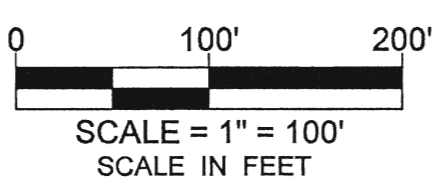
NW 1/4 - NE 1/4  
SEC. 13, T15N, R7W

NE 1/4 - NE 1/4  
SEC. 13, T15N, R7W

UNPLATTED LANDS  
(OWNER: NORTHERN ENGRAVINGS HOLDINGS COMPANY)  
(ZONING: EXCLUSIVE AG)

NORTHERLY LINE  
DOC. NO. 1353073

SOUTHEAST CORNER  
SEC. 12, T15N, R7W  
FND. 2.38" O.D.I.P.



(S 1/4 SEC. 12 TO CENTER OF SEC. 12)  
N00°40'19"E 2630.56'  
1315.28'

S00°21'24"W 1156.53'  
(OWNERS: WILLIAM AND LINDA KNOBLOCH)  
(ZONING: GENERAL AG)

S00°21'24"W 1156.53'  
(OWNERS: WILLIAM AND LINDA KNOBLOCH)  
(ZONING: GENERAL AG)

(R.A. S00°20'24"W)  
S00°21'24"W  
157.07'  
(R.A. 156.75')

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UNPLATTED LANDS  
(OWNER: D&G SERVAIS JOINT REVOCABLE TRUST)  
(ZONING: GENERAL AG)

SW 1/4 - SE 1/4  
SEC. 12, T15N, R7W

UNPLATTED LANDS  
(OWNER: NORTHERN ENGRAVINGS HOLDINGS COMPANY)  
(ZONING: EXCLUSIVE AG)

NE 1/4 - NE 1/4  
SEC. 13, T15N, R7W

UNPLATTED LANDS  
(OWNER: D&G SERVAIS JOINT REVOCABLE TRUST)  
(ZONING: GENERAL AG)

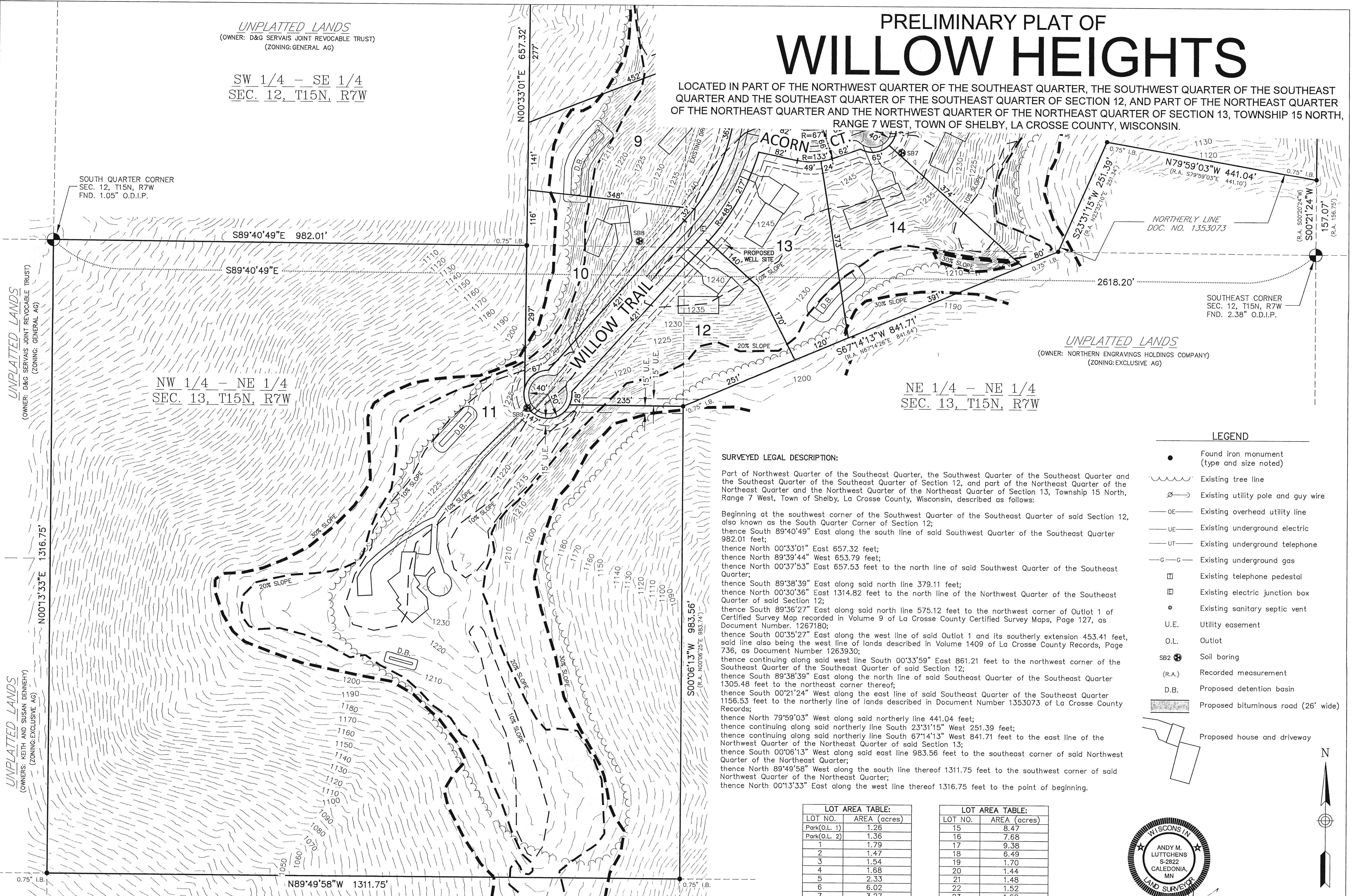
NW 1/4 - NE 1/4  
SEC. 13, T15N, R7W

UNPLATTED LANDS  
(OWNERS: KEITH AND SUSAN DENNEHY)  
(ZONING: EXCLUSIVE AG)

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(OWNERS: KEITH AND SUSAN DENNEHY)  
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SW 1/4 - NE 1/4  
SEC. 13, T15N, R7W

UNPLATTED LANDS  
(OWNER: JERRY H KRAMER REVOCABLE TRUST)  
(ZONING: EXCLUSIVE AG)



**SURVEYED LEGAL DESCRIPTION:**

Part of Northwest Quarter of the Southeast Quarter, the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 12, and part of the Northwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 13, Township 15 North, Range 7 West, Town of Shelby, La Crosse County, Wisconsin, described as follows:

Beginning at the southwest corner of the Southwest Quarter of the Southeast Quarter of said Section 12, also known as the South Quarter Corner of Section 12;  
 thence South 89°40'49" East along the south line of said Southwest Quarter of the Southeast Quarter 982.01 feet;  
 thence North 00°33'01" East 657.32 feet;  
 thence North 89°39'44" West 653.79 feet;  
 thence North 00°37'53" East 657.53 feet to the north line of said Southwest Quarter of the Southeast Quarter;  
 thence South 89°38'39" East along said north line 379.11 feet;  
 thence North 00°30'36" East 1314.82 feet to the north line of the Northwest Quarter of the Southeast Quarter of said Section 12;  
 thence South 89°36'27" East along said north line 575.12 feet to the northwest corner of Outlot 1 of Certified Survey Map recorded in Volume 9 of La Crosse County Certified Survey Maps, Page 127, as Document Number 1267180;  
 thence South 00°35'27" East along the west line of said Outlot 1 and its southerly extension 453.41 feet, said line also being the west line of lands described in Volume 1409 of La Crosse County Records, Page 736, as Document Number 1263930;  
 thence continuing along said west line South 00°33'59" East 861.21 feet to the northwest corner of the Southeast Quarter of the Southeast Quarter of said Section 12;  
 thence South 89°38'39" East along the north line of said Southeast Quarter of the Southeast Quarter 1305.48 feet to the northeast corner thereof;  
 thence South 00°21'24" West along the east line of said Southeast Quarter of the Southeast Quarter 1156.53 feet to the northerly line of lands described in Document Number 1353073 of La Crosse County Records;  
 thence North 79°59'03" West along said northerly line 441.04 feet;  
 thence continuing along said northerly line South 23°31'15" West 251.39 feet;  
 thence continuing along said northerly line South 67°14'13" West 841.71 feet to the east line of the Northwest Quarter of the Northeast Quarter of said Section 13;  
 thence South 00°06'13" West along said east line 983.56 feet to the southeast corner of said Northwest Quarter of the Northeast Quarter;  
 thence North 89°49'58" West along the south line thereof 1311.75 feet to the southwest corner of said Northwest Quarter of the Northeast Quarter;  
 thence North 00°13'33" East along the west line thereof 1316.75 feet to the point of beginning.

LOT AREA TABLE:	
LOT NO.	AREA (acres)
Park(O.L. 1)	1.26
Park(O.L. 2)	1.36
1	1.79
2	1.47
3	1.54
4	1.68
5	2.33
6	6.02
7	3.27
8	2.63
9	2.28
10	1.70
11	37.03
12	1.95
13	1.66
14	2.15

LOT AREA TABLE:	
LOT NO.	AREA (acres)
15	8.47
16	7.68
17	9.38
18	6.49
19	1.70
20	1.44
21	1.48
22	1.52
23	1.68
24	1.33
Knobloch Road	0.53
Proposed Roads	5.36
Total:	117.18

**LEGEND**

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