

# CONDOMINIUM PLAT OF BELLE SQUARE CONDOMINIUM

AN EXPANDABLE CONDOMINIUM

La Crosse County, Wisconsin

**BEARING BASIS**

The orientation of this bearing system is based upon the southeasterly line of Block 25, Original Plat of the Town of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin. Said line bears South 26 degrees 54 minutes 07 seconds West.

**NOTE**

- 1) All areas within the condominium and outside the units are common elements. Limited Common Elements are as shown.
- 2) This Plat will be subject to recorded easements.

**DESCRIPTION OF LAND IDENTIFIED IN THIS PLAT**

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 in Block 25 of the Original Plat of the Town of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin

Part of Government Lot 4 in Section 31, Township 16 North, Range 7 West, La Crosse County, Wisconsin, being the vacated alley in Block 25 of the Original Plat of the Town of La Crosse, in the City of La Crosse, described as follows: Commencing at the Northeastly corner of Lot 1 in said Block 25, being the point of beginning of this description, thence Southerly along the Easterly lines of Lots 1, 2, 3, 4, and 5 in said Block 25, a distance of 300 feet more or less to the Southeastly corner of said Lot 5; thence Easterly, along the Southerly line of said Block 25, a distance of 20 feet more or less, to the Southeastly corner of Lot 6 in said Block 25; thence Northerly, along the Westerly lines of Lots 6, 7, 8, 9 and 10 in said Block 25, a distance of 300 feet, more or less, to the Northwestly corner of said Lot 10; thence Westerly, along the Northerly line of said Block 25, a distance of 20 feet more or less to the point of beginning.

**CONDOMINIUM LAND DESCRIPTION (PHASE 1)**

Those parts of Lot 4, Lot 5, Lot 6, Lot 7 and Lot 8, Block 25 Original Plat of the Town of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin and that portion of the vacated alley that lies between said lots, described as follows:

Commencing at the most easterly corner of said Block 25; thence South 26 degrees 54 minutes 07 seconds West on the southeasterly line of said Block 25, assumed bearing, 136.44 feet to the point of beginning; thence North 63 degrees 05 minutes 53 seconds West, 79.18 feet; thence South 26 degrees 54 minutes 38 seconds West, 69.53 feet; thence North 74 degrees 34 minutes 38 seconds West, 93.20 feet; thence South 26 degrees 54 minutes 07 seconds West, 0.93 feet; thence North 63 degrees 05 minutes 50 seconds West, 131.67 feet; thence South 26 degrees 54 minutes 06 seconds West, 83.12 feet to the southwesterly line of said Block 25; thence North 64 degrees 15 minutes 33 seconds West, 21.09 feet to the northwesterly line of said Block 25; thence North 26 degrees 54 minutes 09 seconds East on said northwesterly line, 303.33 feet to the northeasterly line of said Block 25; thence South 64 degrees 06 minutes 06 seconds East on said northeasterly line, 323.30 feet to the point of beginning.

**EXPANSION LAND DESCRIPTION**

Those parts of Lot 1, Lot 2, Lot 3, Lot 4, Lot 7, Lot 8, Lot 9 and Lot 10, Block 25 Original Plat of the Town of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin and that portion of the vacated alley that lies between said lots, described as follows:

Beginning at the most easterly corner of said Block 25; thence South 26 degrees 54 minutes 07 seconds West on the southeasterly line of said Block 25, assumed bearing, 136.44 feet; thence North 63 degrees 05 minutes 53 seconds West, 79.18 feet; thence South 26 degrees 54 minutes 38 seconds West, 69.53 feet; thence North 74 degrees 34 minutes 38 seconds West, 93.20 feet; thence South 26 degrees 54 minutes 07 seconds West, 0.93 feet; thence North 63 degrees 05 minutes 50 seconds West, 131.67 feet; thence South 26 degrees 54 minutes 06 seconds West, 83.12 feet to the southwesterly line of said Block 25; thence North 64 degrees 15 minutes 33 seconds West, 21.09 feet to the northwesterly line of said Block 25; thence North 26 degrees 54 minutes 09 seconds East on said northwesterly line, 303.33 feet to the northeasterly line of said Block 25; thence South 64 degrees 06 minutes 06 seconds East on said northeasterly line, 323.30 feet to the point of beginning.

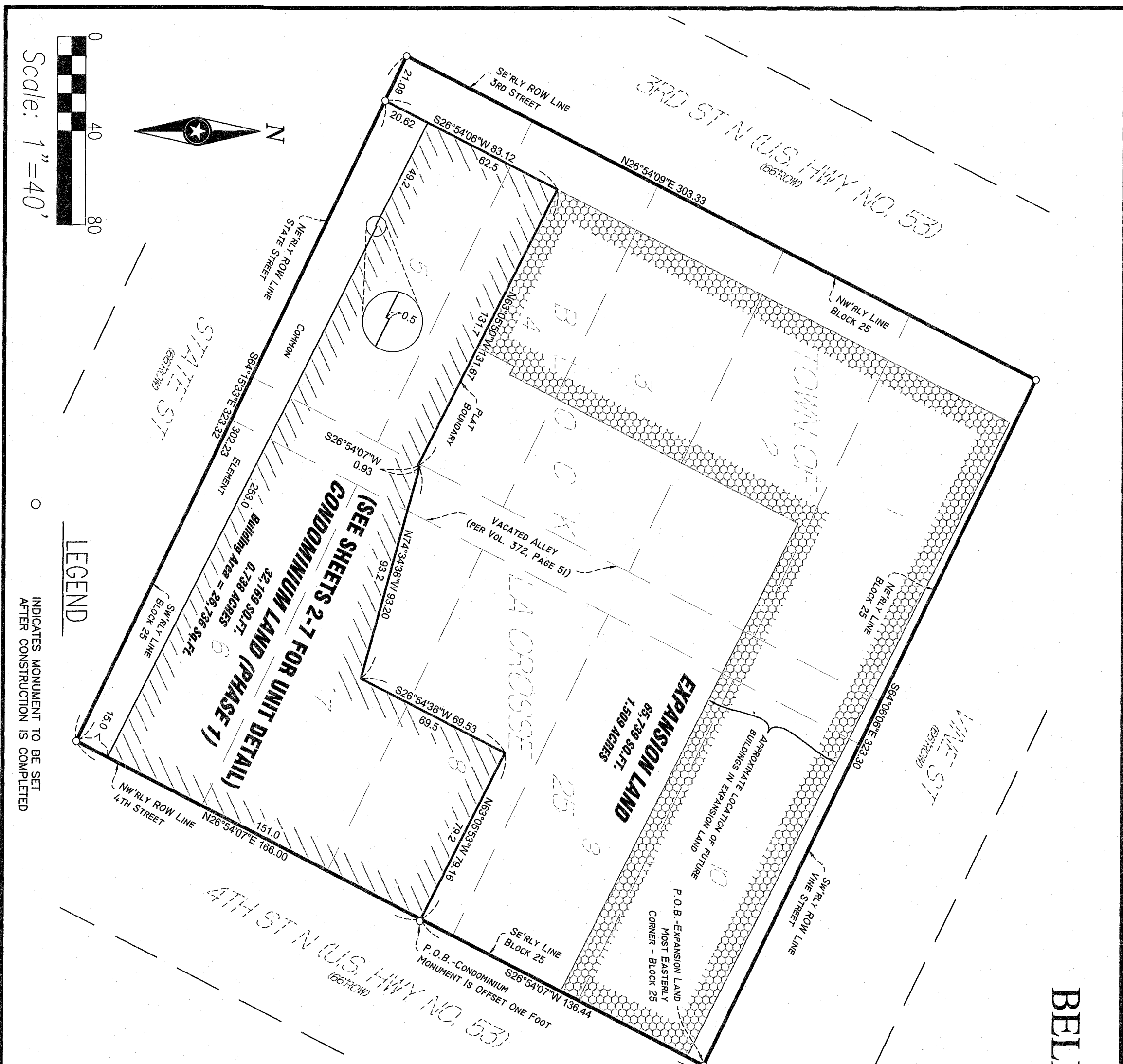
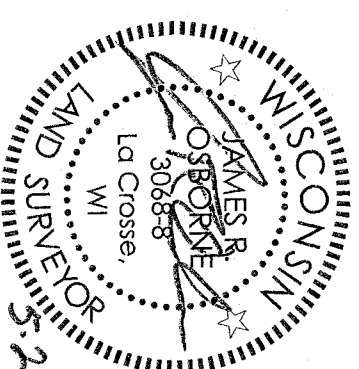
**SURVEYORS CERTIFICATE**

I, James R. Osborne, Professional Land Surveyor, do hereby certify that I have surveyed the above described property and that this survey is an accurate representation of the exterior boundary lines and the location of the buildings and improvements to be constructed upon the condominium property.

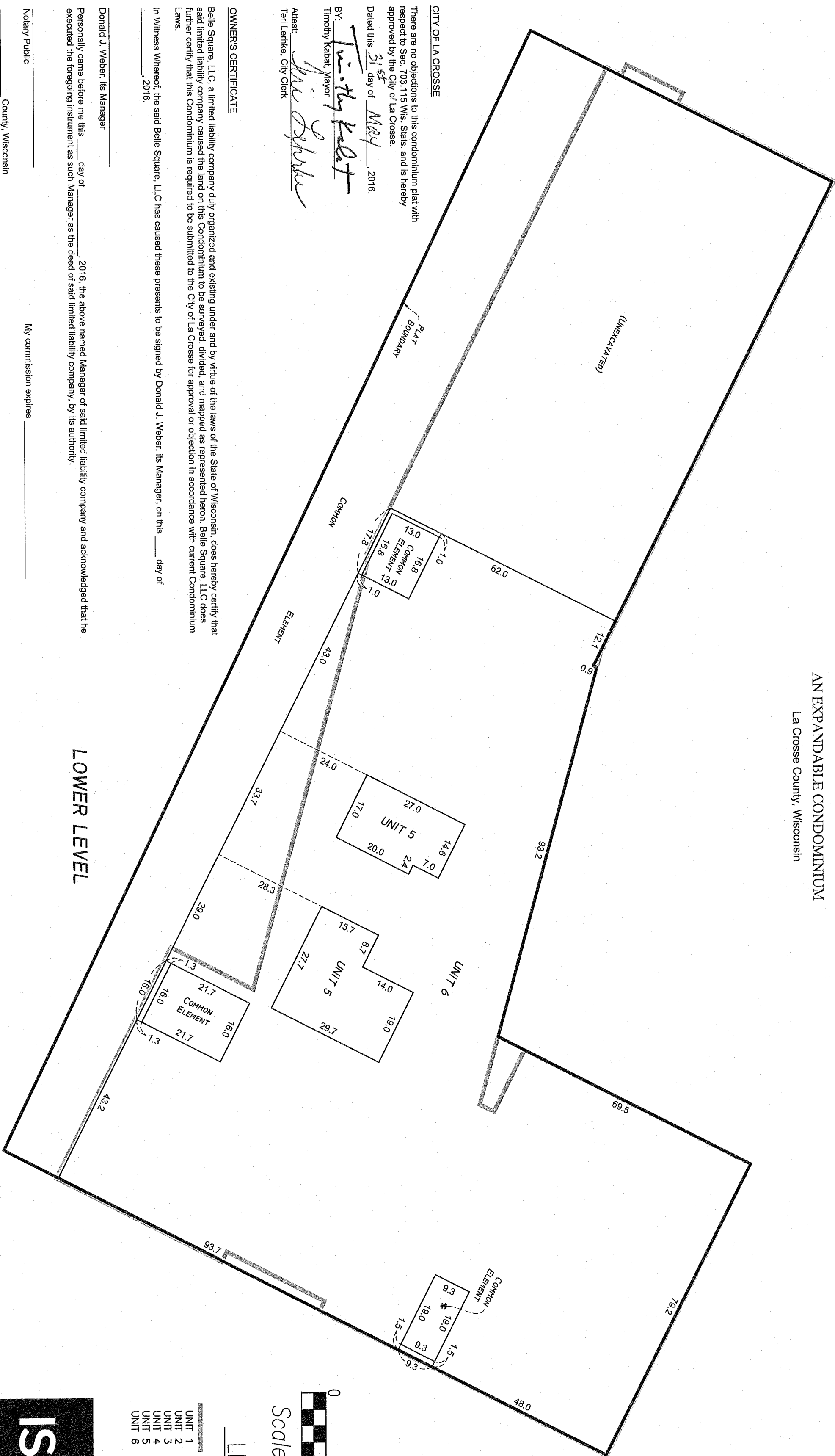
This plat is a correct representation of "Belle Square Condominium" as proposed at the date hereof, and the identification and location of each unit and the common elements can be determined from the plat. The undersigned surveyor makes no certification as to the accuracy of the floor plans of the condominium buildings and units contained in the plat and the approximate dimensions and floor areas thereof as the plat is based off of construction plans provided by the client and do not represent as-built conditions.

Signed:

Dated this 27th day of MAY, 2016.



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**CITY OF LA CROSSE**

There are no objections to this condominium plat with respect to Sec. 703.115 Wis. Stats. and is hereby approved by the City of La Crosse.

Dated this 31<sup>st</sup> day of May, 2016.

By: Timothy Kabat  
 Timothy Kabat, Mayor

Attest: Teri Lorhke  
 Teri Lorhke, City Clerk

**OWNERS' CERTIFICATE**

Belle Square, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said limited liability company caused the land on this Condominium to be surveyed, divided, and mapped as represented hereon. Belle Square, LLC does further certify that this Condominium is required to be submitted to the City of La Crosse for approval or objection in accordance with current Condominium Laws.

In Witness Whereof, the said Belle Square, LLC has caused these presents to be signed by Donald J. Weber, its Manager, on this \_\_\_\_ day of \_\_\_\_\_, 2016.

Donald J. Weber, its Manager

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2016, the above named Manager of said limited liability company and acknowledged that he executed the foregoing instrument as such Manager as the deed of said limited liability company, by its authority.

Notary Public

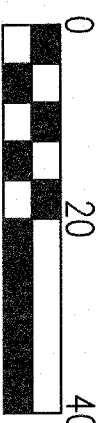
\_\_\_\_\_, County, Wisconsin

STATE OF WISCONSIN

COUNTY OF \_\_\_\_\_

My commission expires \_\_\_\_\_

**LOWER LEVEL**



Scale: 1"=20'

**LEGEND**

- UNIT 1 ROOF LINE
- UNIT 2 BANK UNIT
- UNIT 3 CAFE UNIT
- UNIT 4 OFFICE UNIT
- UNIT 5 APARTMENT UNIT
- UNIT 6 PARKING UNIT

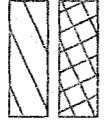
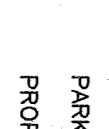
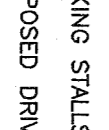
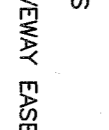




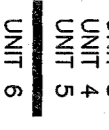
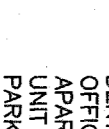
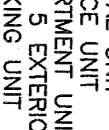
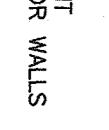



**ISG**

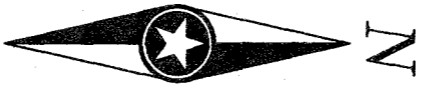
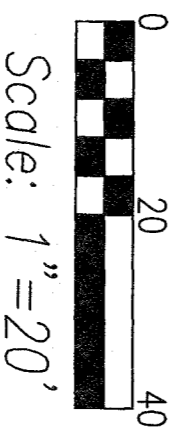
Architecture  
 Engineering  
 Environmental  
 Planning

www.is-grp.com

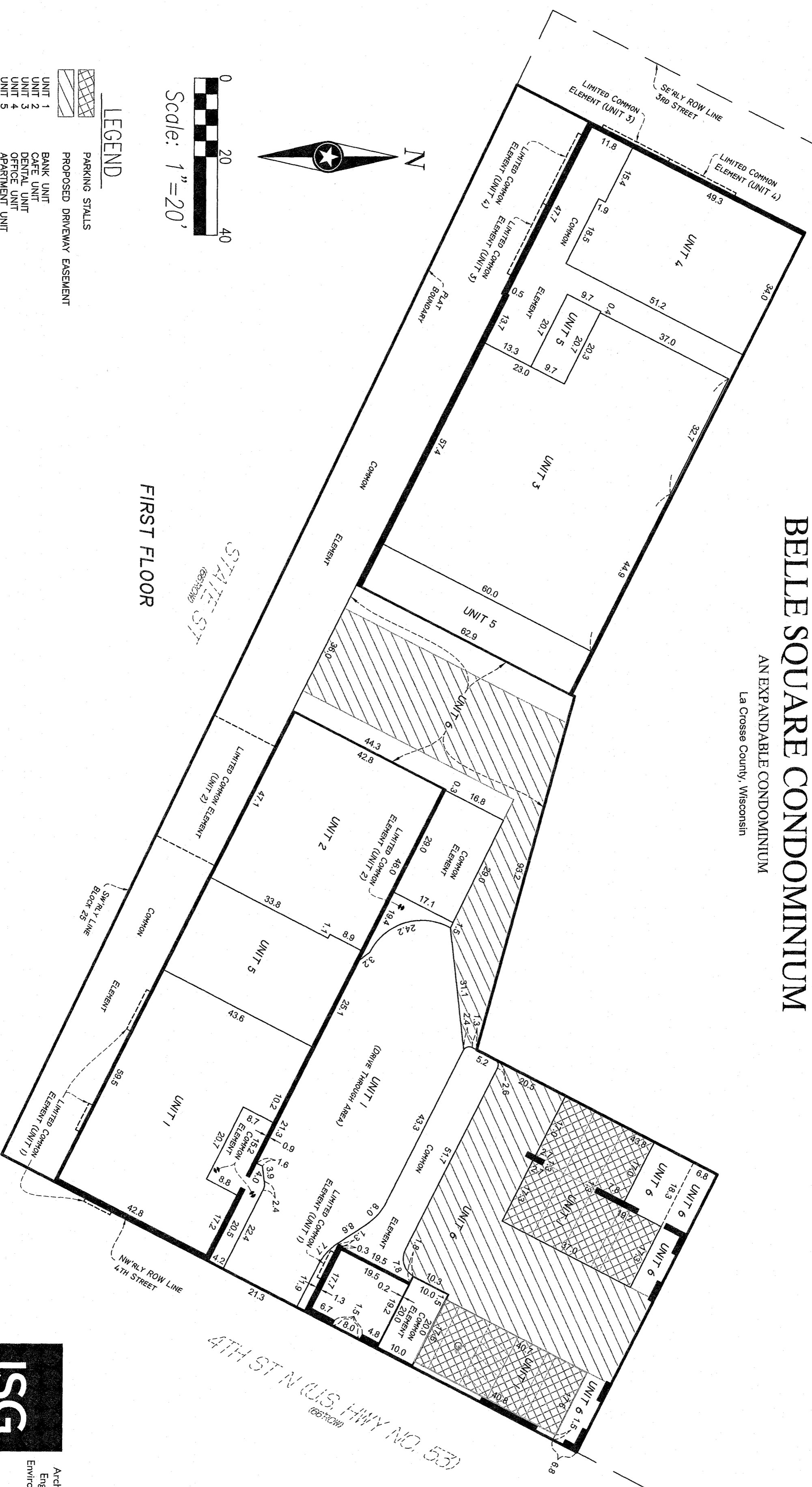
**SHEET 2 OF 7 SHEETS | +S GROUP**

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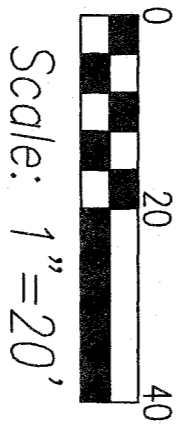
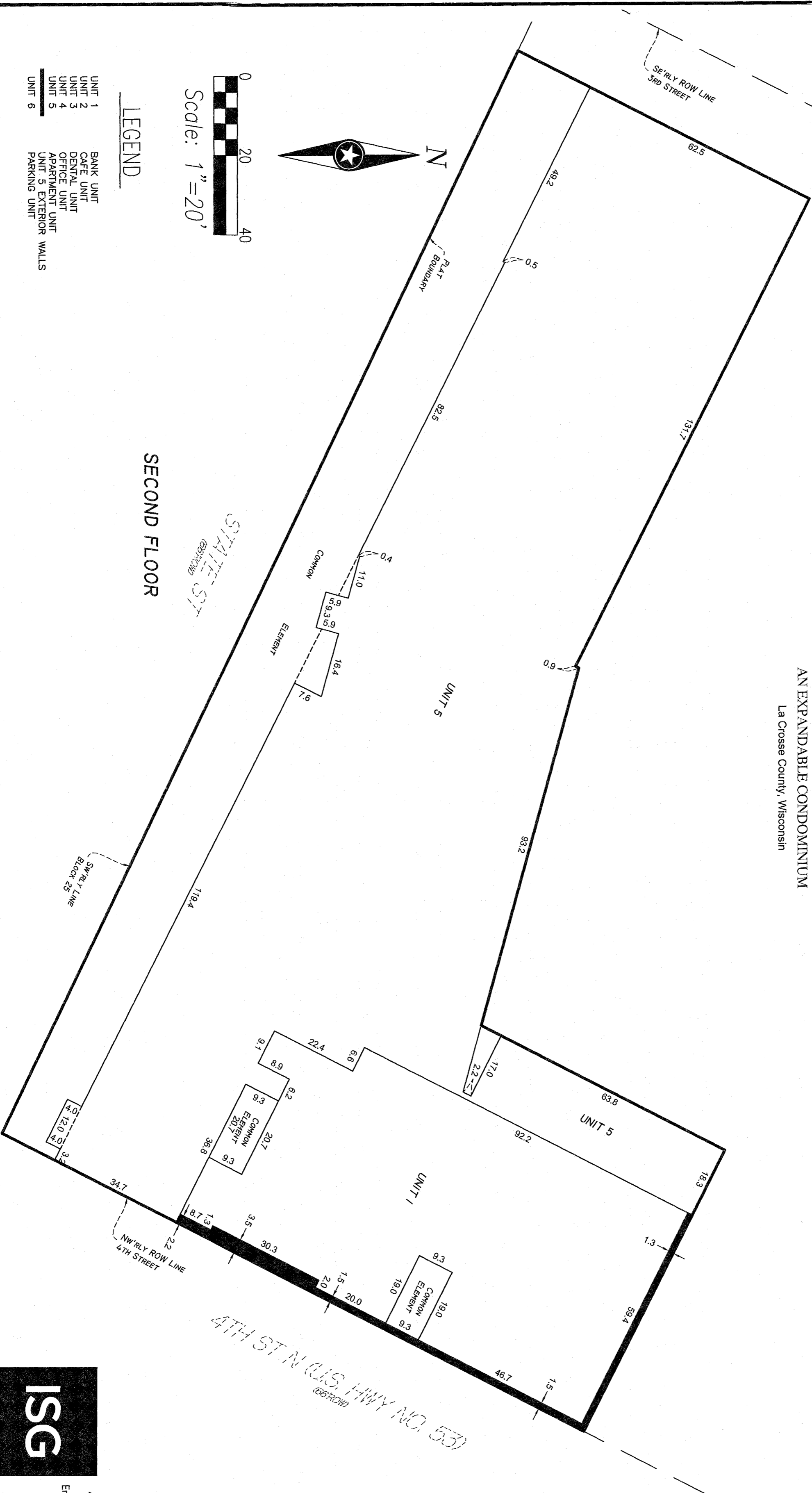
- LEGEND**
-  PARKING STALLS
  -  PROPOSED DRIVEWAY EASEMENT
  -  UNIT 1
  -  UNIT 2
  -  UNIT 3
  -  UNIT 4
  -  UNIT 5
  -  UNIT 6
-  BANK UNIT
  -  CAFE UNIT
  -  DENTAL UNIT
  -  OFFICE UNIT
  -  APARTMENT UNIT
  -  UNIT 5 EXTERIOR WALLS
  -  PARKING UNIT



FIRST FLOOR



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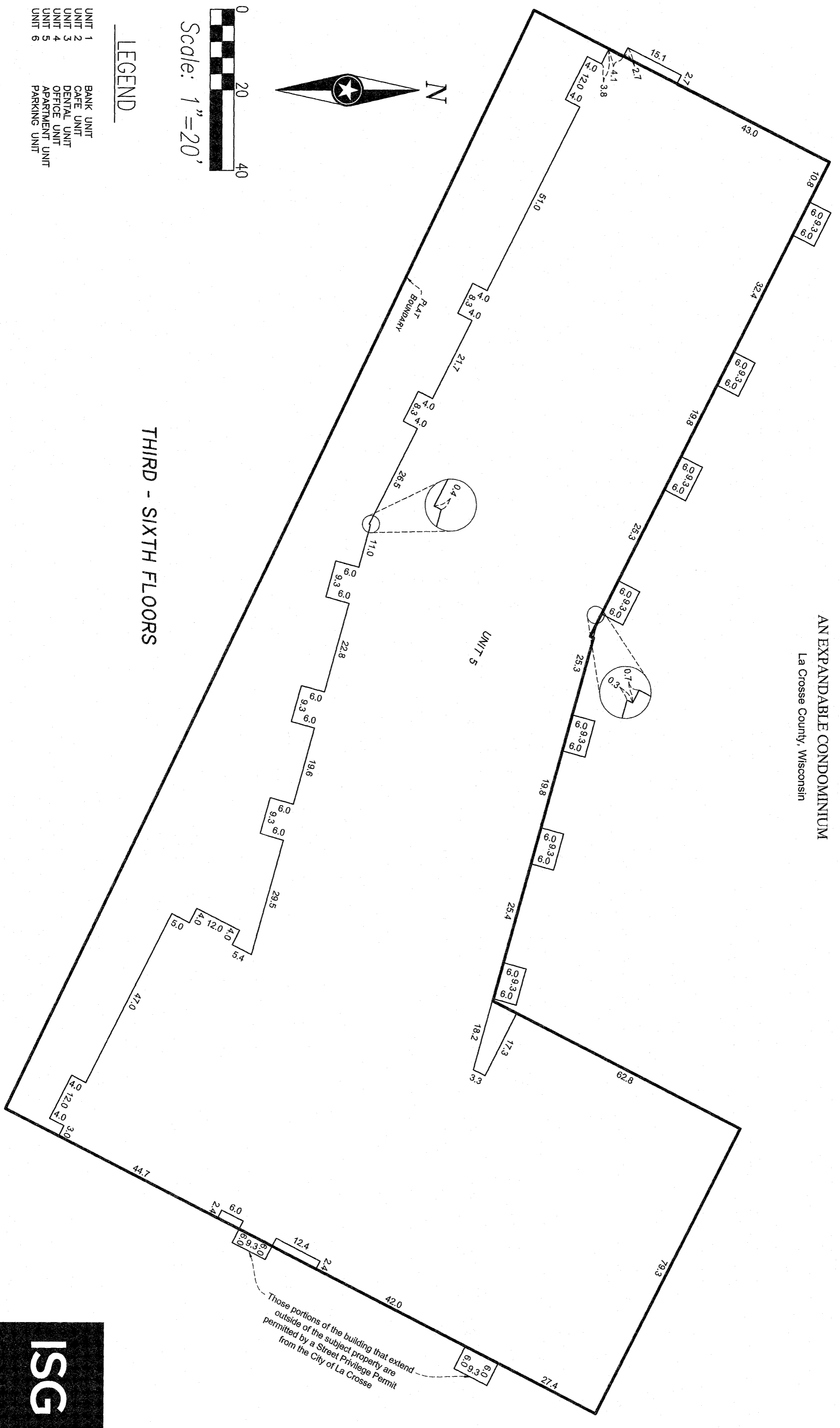


- LEGEND**
- UNIT 1 BANK UNIT
  - UNIT 2 CAFE UNIT
  - UNIT 3 DENTAL UNIT
  - UNIT 4 OFFICE UNIT
  - UNIT 5 APARTMENT UNIT
  - UNIT 6 EXTERIOR WALLS
  - UNIT 6 PARKING UNIT

SECOND FLOOR

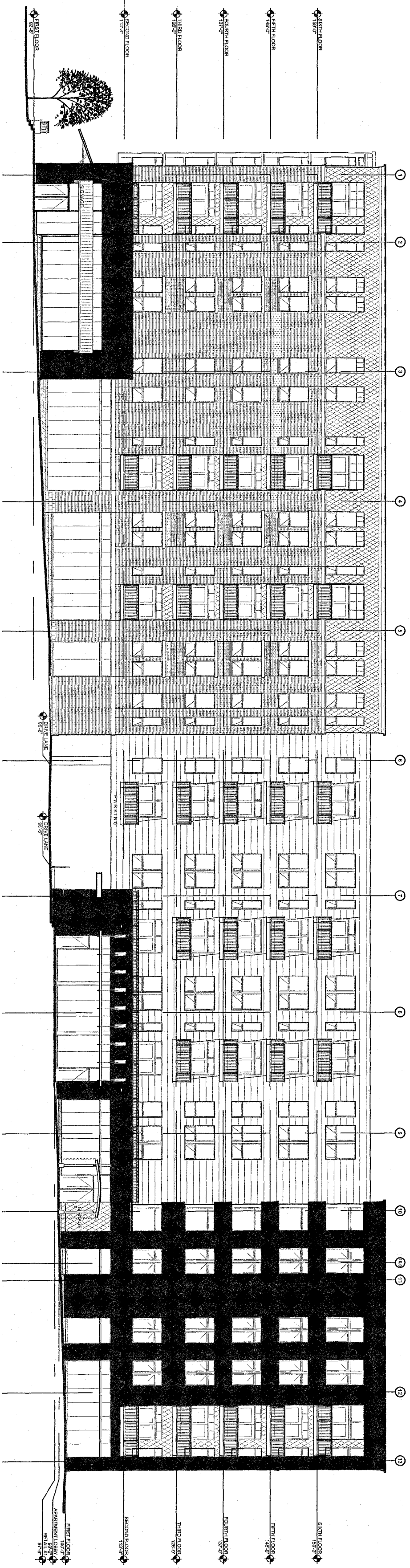


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SOUTH ELEVATION PLAN



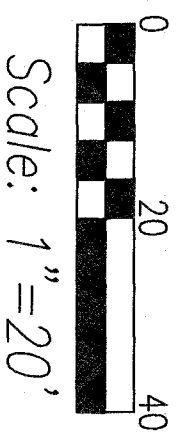
AREA TABLE

UNIT #	UNIT NICKNAME	LOWER LEVEL AREA (sq. ft.)	FIRST FLOOR AREA (sq. ft.)	SECOND FLOOR AREA (sq. ft.)	THIRD - SIXTH FLOOR AREAS (sq. ft.)
1	Bank Unit	0	7,025	6,215	0
2	Café Unit	0	1,940	0	0
3	Dental Unit	0	4,144	0	0
4	Office Unit	0	1,710	0	0
5	Apartment Unit	1,166	2,861	20,087	26,246 x 4
6	Parking Unit	24,809	5,758	0	0
	Total Area =	25,975	23,438	26,302	104,984

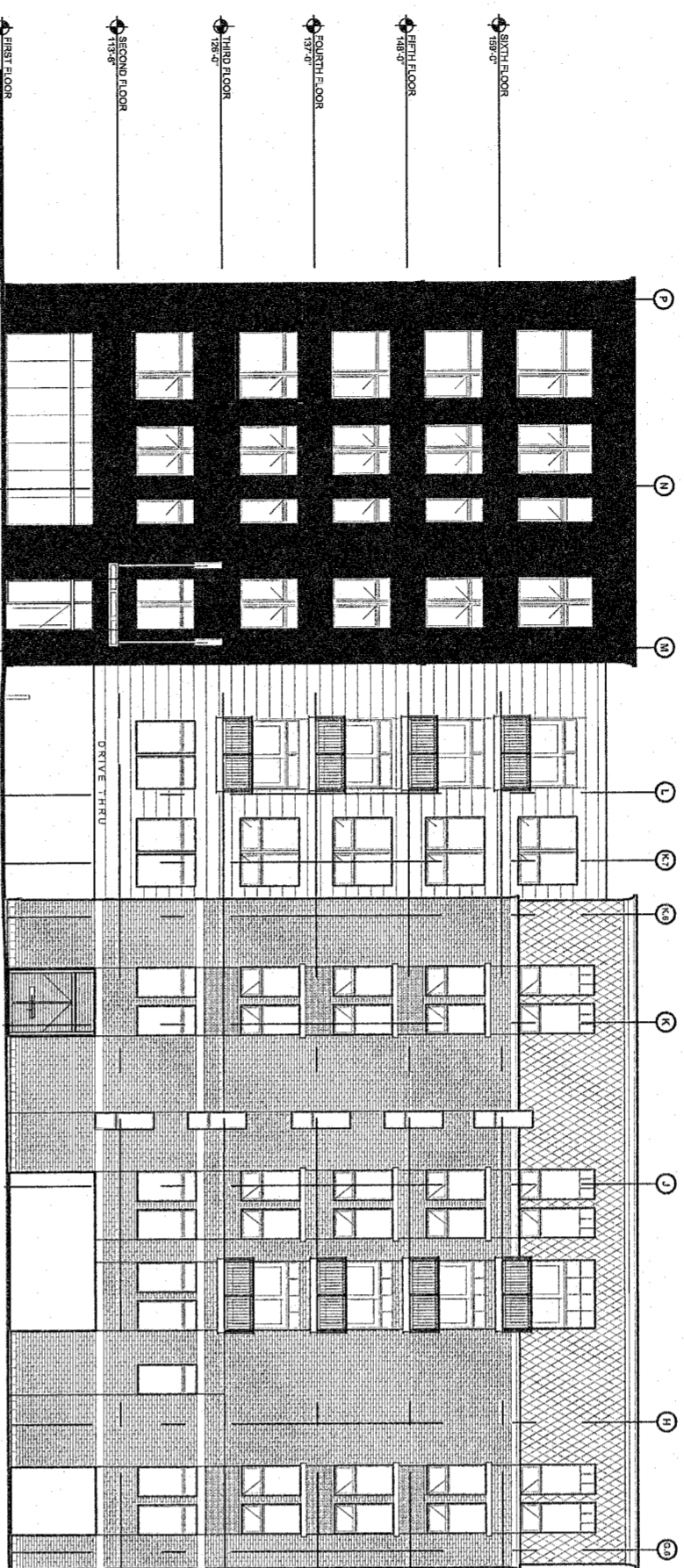
- LEGEND**
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**NOTE:**

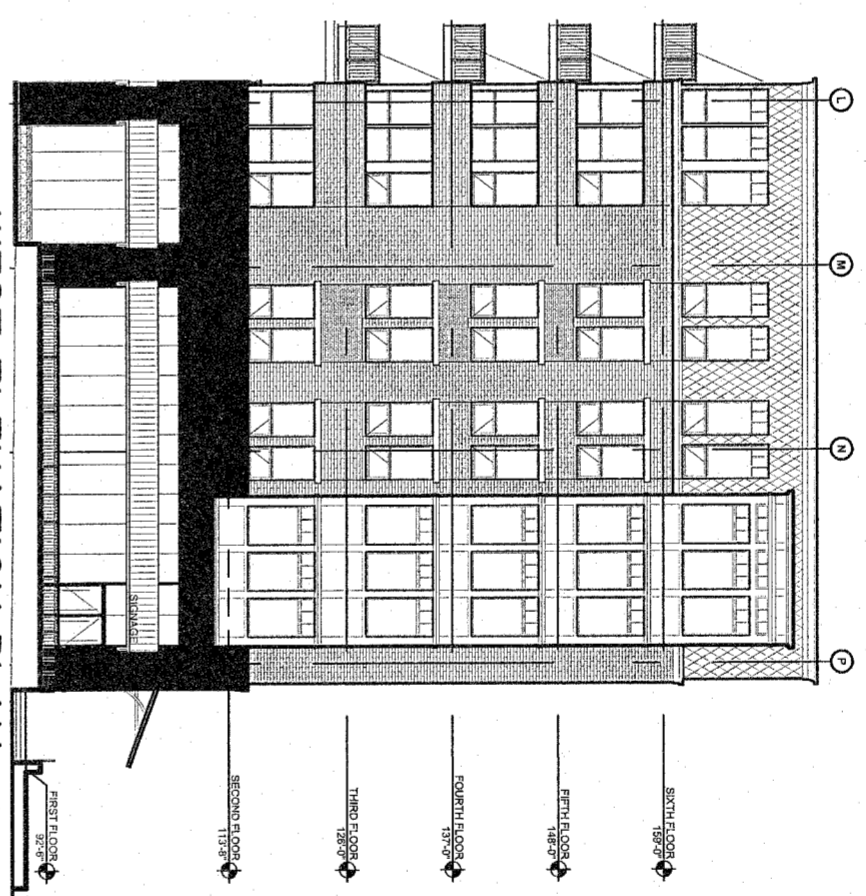
Elevation sheets intended to show heights of Units only. See previous pages for Unit footprints. Unit 5 includes exterior walls of building to ground level.



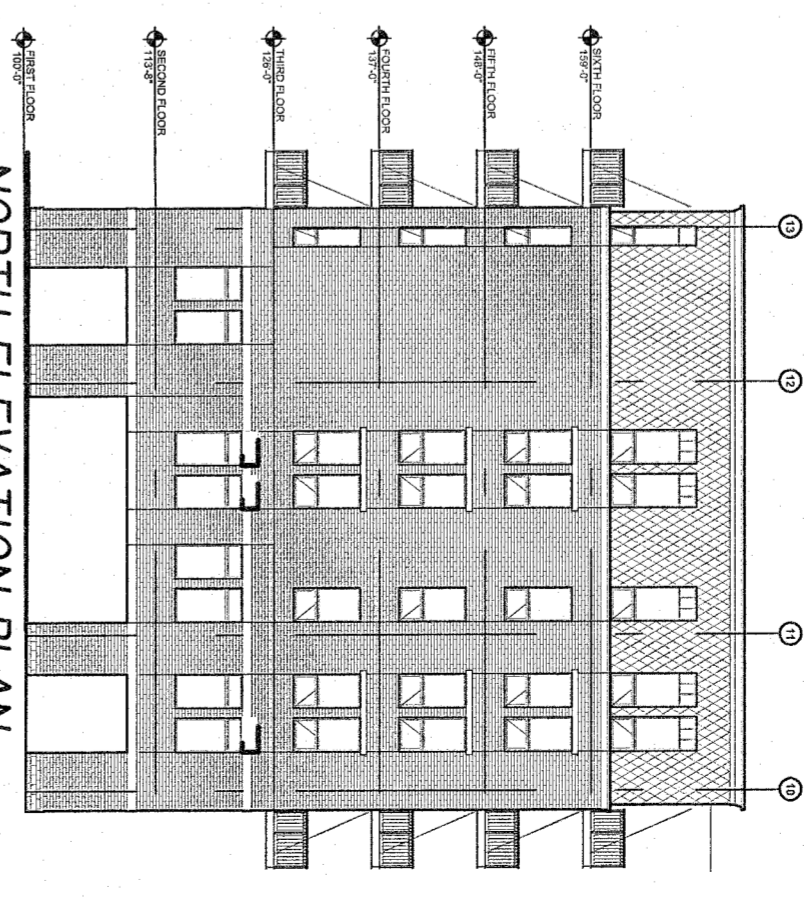
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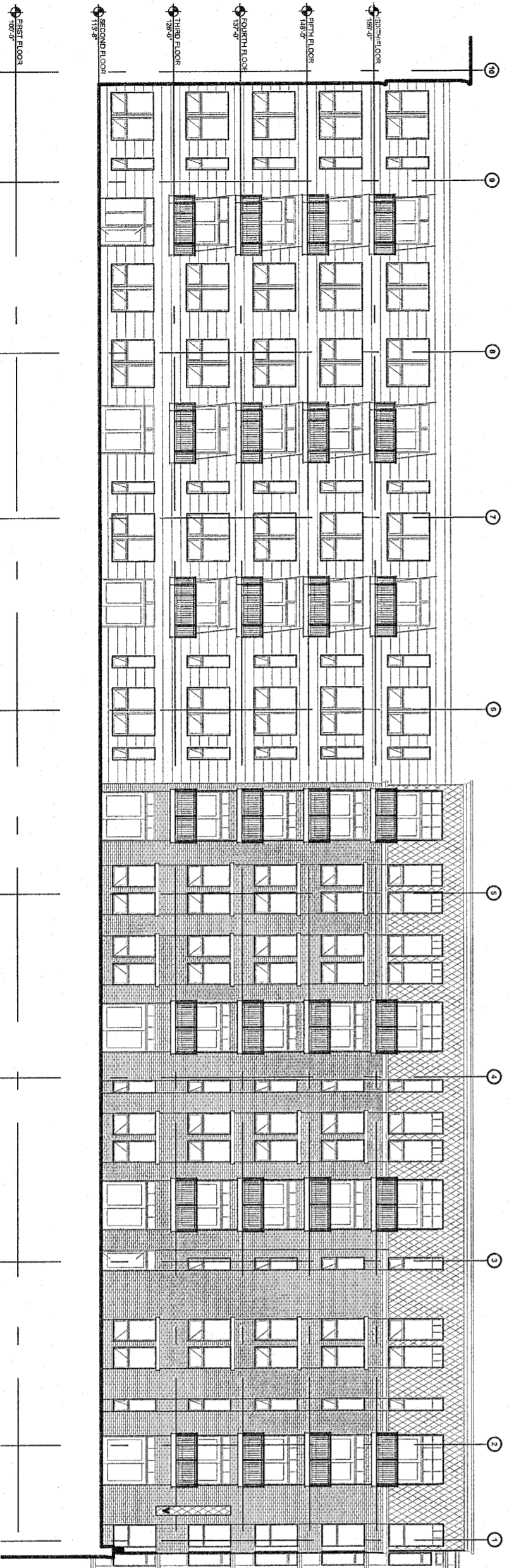
EAST ELEVATION PLAN



WEST ELEVATION PLAN



NORTH ELEVATION PLAN



NORTH ELEVATION PLAN

NOTE:

Elevation sheets intended to show heights of Units only. See previous pages for Unit footprints. Unit 5 includes exterior walls of building to ground level.



Scale: 1"=20'

- LEGEND**
- |        |                |
|--------|----------------|
| UNIT 1 | BANK UNIT      |
| UNIT 2 | CAFE UNIT      |
| UNIT 3 | OFFICE UNIT    |
| UNIT 4 | APARTMENT UNIT |
| UNIT 5 | PARKING UNIT   |

