



TONY EVERS
GOVERNOR
KATHY BLUMENFELD
SECRETARY
Plat Review
PO Box 1645, Madison WI 53701
E-mail: plat.review@wi.gov
<https://doa.wi.gov/platreview>

May 03, 2024

Keith Kindred
SEH (DELAFIELD)
kkindred@sehinc.com

FILE NO. 121880
RIVER POINT DISTRICT II
City of La Crosse, La Crosse County

Dear Keith Kindred:

You have submitted RIVER POINT DISTRICT II for review. The Department of Administration does not object to the final plat bearing the April 24, 2024 revision date. We certify that it complies with: s. 236.15, s. 236.16, s. 236.20, and s. 236.21, Wis. Stats.; and ch. Trans 233, Wis. Admin. Code.

DEPARTMENT OF ADMINISTRATION COMMENTS:

The Department of Administration has no conditions for this plat.

s. 236.16 (3) There is existing public access to the La Crosse and Black Rivers that meets the requirements of this section.

Note to Surveyor: You must seal all sheets of the plat prior to final approval and recording.

DEPARTMENT OF TRANSPORTATION:

The Department of Transportation is an objecting agency on this plat. On March 29, 2024 we transmitted the plat to the WI DOT SW Region - La Crosse, Land Division Reviewer. On April 17, 2024 and April 26, 2024, we were notified that they do not object to this plat.

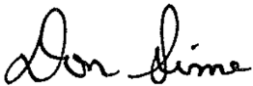
The plat shall be presented to the City of La Crosse for final approval and signing. The City of La Crosse, during its review of the plat, will have resolved when applicable that the plat:

- complies with local ordinances;
- conforms with areawide water quality management plans, if sewer;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- is served by public sewer or private sewage systems;
- includes service or is serviceable by necessary utilities.

Any changes to the plat involving details checked by this Department; or the Department of Transportation will require submission of the plat to the Department for recertification before the plat is eligible for recording. Such changes can be found by comparing the recordable document with the copy of the certified plat furnished with this letter.

If there are any questions concerning this review, please contact our office as listed above.

Regards,

A handwritten signature in black ink that reads "Don Sime". The signature is written in a cursive, flowing style.

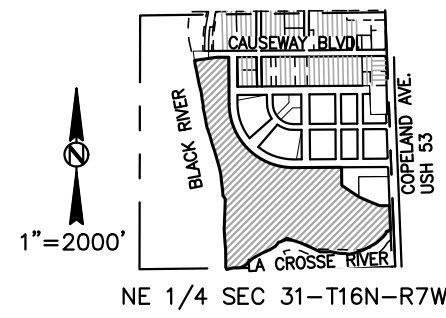
Don Sime, PLS
Plat Review

Enc: Recordable Document

cc: Owner
Clerk, City of La Crosse
Department of Transportation
Register of Deeds
MRRPC

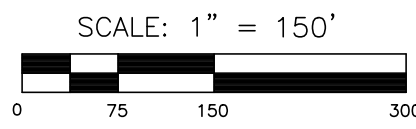
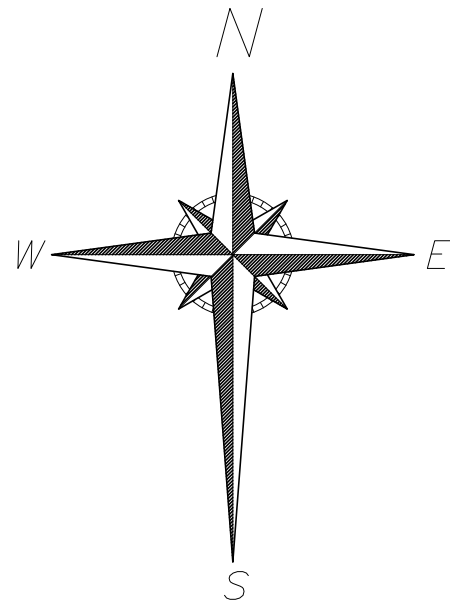
PLAT RECEIVED FROM SURVEYOR ON 03/27/2024; REVIEWED ON 04/24/2024
REVISED PLAT RECEIVED FROM SURVEYOR ON 04/25/2024

LOCATION MAP



1" = 2000'

NE 1/4 SEC 31-T16N-R7W



BEARINGS ARE REFERENCED TO THE LA CROSSE COUNTY COORDINATE SYSTEM, OF WHICH THE EAST LINE OF THE NE 1/4 OF SECTION 31-16-7 IS ASSUMED TO BEAR AS S02°13'45"E, VERTICAL DATUM BASED ON NAVD88.

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND MEASURED TO THE NEAREST 00°00'05"

LEGEND

- 2.375" O.D., 18" LONG, WT. = 3.65 LBS./LIN. FT. IRON PIPE SET
- 1 1/16" O.D., 18" LONG, WT. = 1.13 LBS./LIN. FT. REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS
- CONCRETE MONUMENT FOUND
- 1 1/16" REBAR FOUND (UNLESS OTHERWISE STATED)

PHONE: 414.949.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT LACRS #155715

RIVER POINT DISTRICT II

ALL OF OUTLOT 6 OF RIVER POINT DISTRICT BEING PART OF GOVERNMENT LOT 1 AND GOVERNMENT LOT 2 LOCATED IN THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 16 NORTH, RANGE 7 WEST, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

OVERALL DETAIL

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
CITY OF LA CROSSE
400 LA CROSSE ST.
LA CROSSE, WI 54601-3374

GENERAL NOTES:

- 1) NO POLES, PADS BOXES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.
- 2) THE SITE FALLS WITHIN ZONE AE, PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 55063C0234D AND 55063C0253D, EFFECTIVE DATE JANUARY 6, 2012.
- 3) ALL STRUCTURES SHALL NOT HAVE A FLOOR ELEVATION BELOW 648.00'.
- 4) SITE SUBJECT TO AIRPORT HEIGHT RESTRICTIONS.
- 5) ANY LAND BELOW THE ORDINARY HIGHWATER MARK (OHWM) OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.
- 6) OUTLOT 9 IS GRANTED TO THE CITY FOR STORMWATER AND DRAINAGE PURPOSES.

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 HIGHWAY 53. IT IS EXPRESSLY INTENDED THAT THESE RESTRICTIONS BE FOR THE BENEFIT OF THE PUBLIC, AS PROVIDED IN S.236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION.

Keakle

REVISED THIS 24TH DAY OF APRIL, 2024.
REVISED THIS 14TH DAY OF MARCH, 2024
REVISED THIS 12TH DAY OF MARCH, 2024
DATED THIS 22ND DAY OF JANUARY, 2024

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

Certified May 03, 2024

Don Sims
Department of Administration



THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

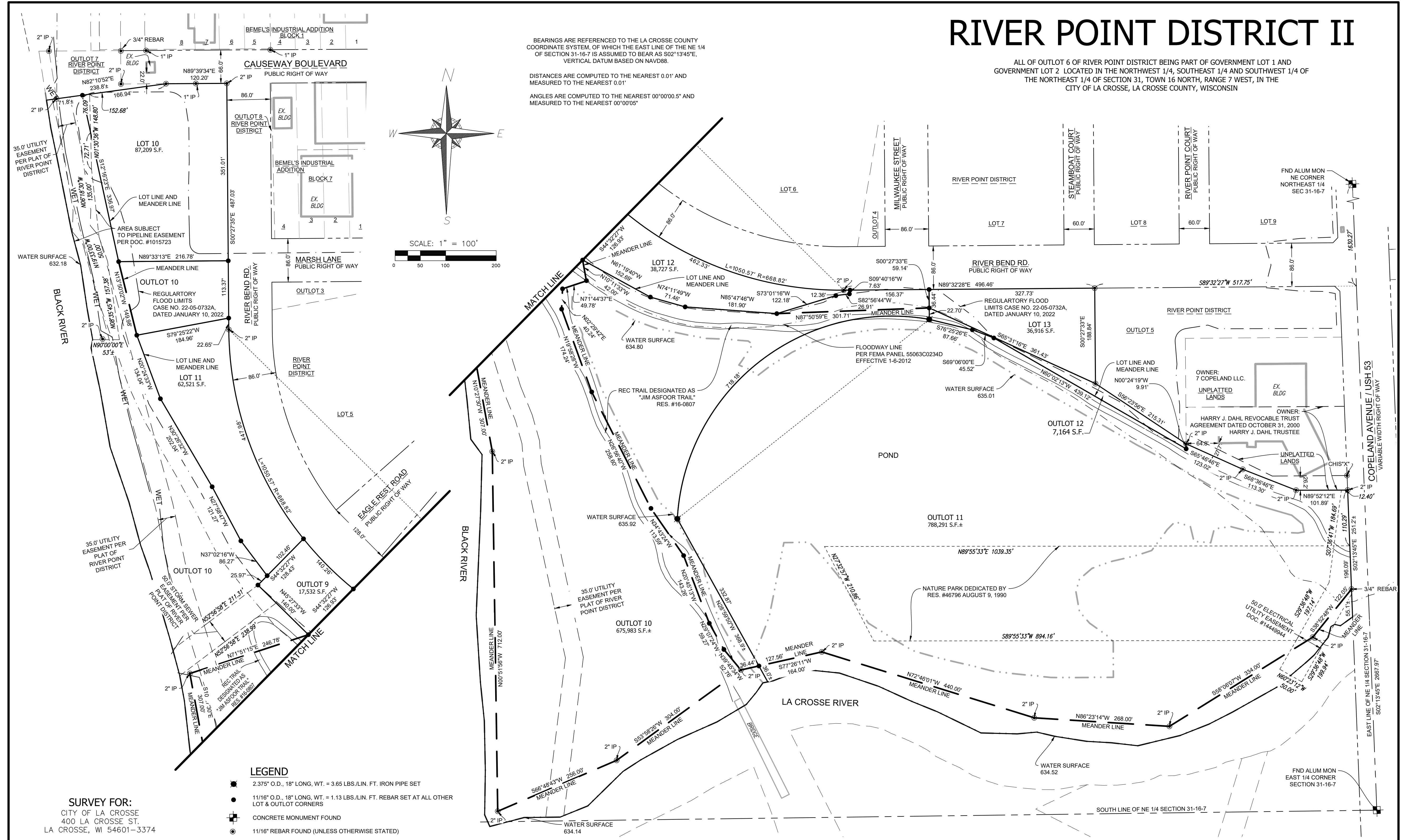
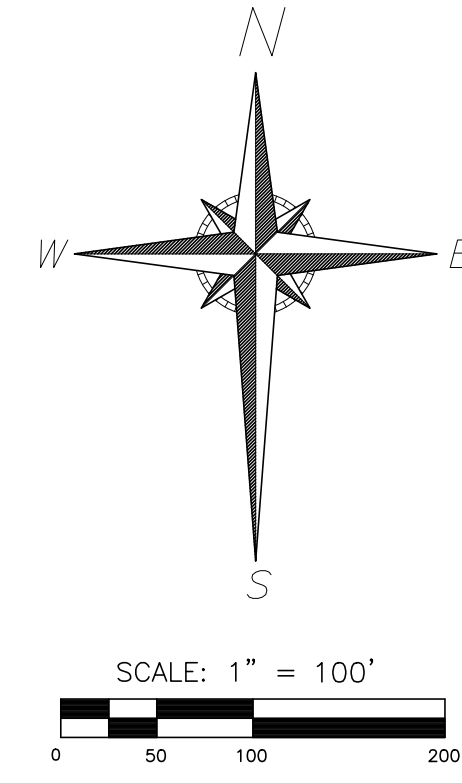
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BEARINGS ARE REFERENCED TO THE LA CROSSE COUNTY COORDINATE SYSTEM, OF WHICH THE EAST LINE OF THE NE 1/4 OF SECTION 31-16-7 IS ASSUMED TO BEAR AS S02°13'45"E, VERTICAL DATUM BASED ON NAVD83.

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 - 1 1/16" O.D., 18" LONG, WT. = 1.13 LBS./LIN. FT. REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS
 - CONCRETE MONUMENT FOUND
 - 1 1/16" REBAR FOUND (UNLESS OTHERWISE STATED)

SURVEY FOR:
CITY OF LA CROSSE
400 LA CROSSE ST.
LA CROSSE, WI 54601-3374

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

Curve Table							
CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2
A	R/W	668.82'	89°59'58"	1050.57'	945.85'	S45°27'34"E	N89°32'27"E
	LOT 11	668.82'	38°22'36"	447.98'	439.65'	S19°38'53"E	S38°50'11"E
	OUTLOT 9	668.82'	12°00'58"	140.26'	140.01'	S44°50'40"E	S50°51'09"E
	LOT 12	668.82'	39°36'24"	462.33'	453.18'	S70°39'21"E	N89°32'28"E
B	OUTLOT 11	425.00'	96°49'15"	718.18'	635.73'	S51°38'09"W	N79°57'13"W

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

Certified **May 03, 2024**

Don Jime
Department of Administration

Keakle

REVISED THIS 24TH DAY OF APRIL, 2024.
REVISED THIS 14TH DAY OF MARCH, 2024
REVISED THIS 12TH DAY OF MARCH, 2024
DATED THIS 22ND DAY OF JANUARY, 2024

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COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved that the plat of River Point District II, in the City of La Crosse, The Development Authority of the City of La Crosse, owner, is hereby approved by the Common Council.

All conditions have been met as of the ____ day of _____, 2024.

Date: _____ Signed _____
Barb Janssen, Council President

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

Date: _____ Signed _____
Nikki Elsen, City Clerk

CITY PLAN COMMISSION APPROVAL CERTIFICATE:

Resolved that the plat of River Point District II, in the City of La Crosse, The Development Authority of the City of La Crosse, owner, is hereby approved by the City Plan Commission.

Approved as of the ____ day of _____, 2024.

Date: _____ Signed _____
Mitch Reynolds, Mayor

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the City Plan Commission of the City of La Crosse.

Date: _____ Signed _____
Nikki Elsen, City Clerk

CERTIFICATE OF CITY TREASURER:

STATE OF WISCONSIN)
_____(COUNTY) SS

I, _____, being the duly appointed, qualified and acting City 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 _____ on any of the land in the plat of River Point District II.

Date _____
_____, City Treasurer

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
_____(COUNTY) SS

I, Amy L. Twitchell, being duly elected, qualified and acting Treasurer of LaCrosse County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting the lands included in the plat of River Point District II.

Date _____
Amy L. Twitchell, Treasurer

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify: That I have surveyed, divided and mapped all of Outlot 6 of River Point District being part of Government Lot 1 and Government Lot 2, located in the Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 31, Town 16 North, Range 7 West in the City of La Crosse, La Crosse County Wisconsin bounded and described as follows:

All of Outlot 6 of River Point District.

That I have made such survey, land division and plat by the direction of Development Authority of the City of La Crosse, owner of said lands.

That such plat is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the City of La Crosse in surveying, dividing and mapping the same.

Dated this 22nd day of January, 2024.
Revised this 12th day of March, 2024.
Revised this 14th day of March, 2024.
Revised this 24th day of April, 2024.

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified May 03, 2024
Don Sims
Department of Administration

CORPORATE OWNER'S CERTIFICATE

The Development Authority of the City of La Crosse, 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.

The Development Authority of the City of La Crosse., does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- 1) Department of Administration
- 2) City of La Crosse
- 3) Wisconsin Department of Transportation

IN WITNESS WHEREOF, said The Development Authority of the City of La Crosse., has caused these presents to be signed by _____ member, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____

In Presence of:

_____, member

STATE OF WISCONSIN)

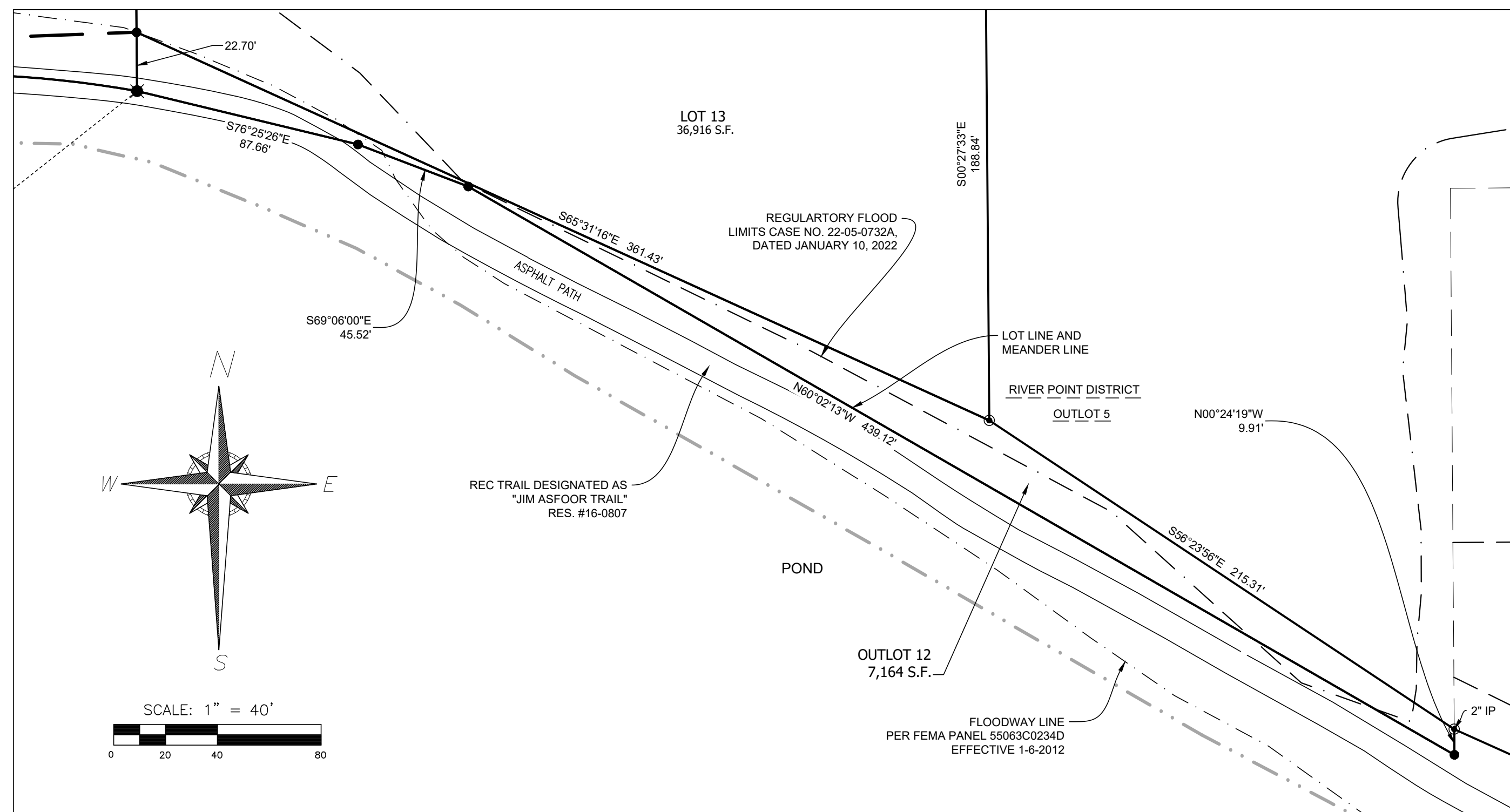
_____(COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named _____ member of the above named corporation, to me known to be such member of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public

_____, County, Wisconsin

My Commission Expires _____



DETAIL OUTLOT 12

SEH
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PROJECT LACRS #155715

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS