

Board of Zoning Appeals Variance Application

(To be completed by City Clerk or Zoning Staff)

City of La Crosse, Wisconsin

Application No.: 2648

Date Filed: 8/3/2020

Application Complete: Yes ☒ No ☐ Reviewed By MO (Initial)

Filing Fee: 300.00

Date Paid: 8/4/2020

(To be completed by the applicant)

Application Deadline: By 5:00 PM the first Wednesday of every month.

Building Permit Application Deadline: 10 Calendar Days prior to first Wednesday of every month for the Inspection Department to provide review. Any building permit submitted after deadline must wait until the following Board of Zoning Appeals meeting.

Owner / Agent		Contractor
Name	Torrance Casting, Inc.	DBS Group, LLC
Address	3131 Commerce St.	2700 National Dr. Suite 101 Onalaska, WI 54650
Phone	608.781.0600	608.881.6007

Legal Description: 3131 Commerce St., City of La Crosse, Wis.

Tax Parcel Number: 17-10251-100

Lot Dimensions and Area: varies x varies feet. = 305,355 sq. ft.

Zoning District: M2 Heavy Industrial

A variance is a relaxation of a standard in a land use ordinance. The Board of Zoning Appeals decides variances. The Board is a quasi-judicial body because it functions like a court. The Board's job is not to compromise ordinance provisions for a property owner's convenience but to apply legal criteria provided in state laws and the local ordinance to a specific fact situation. Variances are meant to be an infrequent remedy where an ordinance imposes a unique and substantial burden. The burden of proof falls on the variance applicant.

Process:

At the time of application, you will be asked to:

- **Complete an application** form and timely submit it with a non-refundable fee as required in La Crosse Municipal Code § 115-60; Failure to complete any section of the application form will result in rejection of the application. If additional space is needed, please attach additional pages.
- **Provide detailed plans** describing your lot and project (location, dimensions, and materials);
- **Provide a written statement** of verifiable facts showing that your project meets the legal criteria for a variance (Three-Step Test below); and
- **Stake out lot corners or lines**, the proposed building footprint and all other features of your property related to your request so that the Zoning Board and/or City staff may inspect the site.

Following these steps, the Inspection Department must approve the application as to form and completeness and then the application and fee must be submitted to the City Clerk. The zoning agency will then provide notice of your request for a variance to the City of La Crosse's official newspaper noting the location and time of the required public hearing before the Zoning Board. Your neighbors and any affected state agency will also be notified. The burden will be on you as a property owner to provide information upon which the Board may base its decision. At the hearing, any party may appear in person or may be represented by an agent or attorney. If any of these requirements are not met or if you or your agent does not appear at the public hearing, the Board **must** deny your request for a variance and your fee will be forfeited.

Part A: General Information and Alternatives Analysis.

(To be completed by the applicant).

1. General Information.

Complete the questions in the general information section of the application to provide the necessary background information needed for the property at issue.

(a) Current use and improvements.

Foundry.

(b) Proposed Use.

No change in proposed use.

(c) Description and date of any prior petition for variance, appeal, or special exception.

Fence permit submitted on May 20, 2020.

City plan commission approval June 29, 2020
as required per covenants.

(d) Description and location of all nonconforming structures and uses on the property.

None.

(e) Ordinance standard from which variance is being sought (include code citation).

Item referenced as Item #1 - 115-398 (d) .

Item referenced as Item #2 - 115-398 (e) .

(f) Describe the variance requested.

1. Solid CMU fence approx. 90' long on the East elevation facing Commerce street in lieu of open type fence.
2. Angled barbed wire eight feet above grade and projected away from the property.

(g) Specify the reason for the request.

1. Solid CMU will match existing facility East elevation that the public sees and will be in compliance with Interstate Industrial Park Covenants Section 9.
2. Having barbed wire pointing out is much more effective at preventing site intruders. 8' high would match adjacent land owners fence and is sufficient for preventing site intruders, if barbed wires are allowed to point out.

(h) Describe the effects on the **property** if the variance is not granted.

1. Torrance is planning a future building addition to incorporate the CMU wall proposed. By being able to install CMU now it would prevent having to tear down the fence when the addition gets installed.
2. Having barb wired pointing in may not be an adequate deterrent against intruders.

2. Alternatives.

Describe alternatives to your proposal such as other locations, designs, and construction techniques. Attach a site map showing alternatives you considered in each category below.

- **Alternatives you considered that comply with existing standards.** If you find such an alternative, you can move forward with this option with a regular permit. If you reject compliant alternatives, provide the reasons why you rejected them.
 1. Chain link fence could be installed in lieu of CMU.
This alternative is rejected because it would not match the existing building facade, CMU looks better, would need to be removed in the future, is not as robust as the CMU, and is not in compliance with covenants.
 2. Barb wire could point in and fence 10' high. Rejected because it is as not as good at deterring intruders.
- **Alternatives you considered that require a lesser variance.** If you reject such alternatives, provide the reasons why you rejected them.
 1. Aside from chain link we can't think of a lesser variance to the CMU.
 2. Barb wire could point straight up in lieu of in.
Rejected because it is not as good at deterring intruders.

Part B: Three-Step Test.

To qualify for a variance, applicants must demonstrate that their property meets the following three requirements:

1. Unique Property Limitation. *(To be completed by the applicant).*

Unique physical characteristics of the property such as steep slopes or wetlands that are not generally shared by other properties must prevent compliance with ordinance requirements. The circumstances or desires of an applicant (growing family, need for a larger garage, etc.) are not a factor in deciding variances. Nearby ordinance violations, prior variances, or lack of objections from neighbors do not provide a basis for granting a variance. Property limitations that prevent ordinance compliance and are common to a number of properties should be addressed by amending the ordinance.

You will be asked whether there exist any unique physical characteristics to your property that prevent compliance with the ordinance. You will be asked to show where these unique physical characteristics are located on your property by showing the boundaries of these features on a site map. If there is not a unique property limitation, a variance cannot be granted.

Do unique physical characteristics of your property prevent compliance with the ordinance?

☒ **Yes.** Where are they located on your property? In addition, please show the boundaries of these features on the site map that you used to describe alternatives you considered.

1. Covenants required solid screening to face the public.
2. Barbed wire facing out and shorter than 10' matches other area fences.

☐ **No.** A variance cannot be granted.

2. No Harm to Public Interest.

A variance may not be granted which results in harm to public interests or undermines the purpose(s) of the ordinance. In applying this test, the Zoning Board must consider the impacts of the proposal and the cumulative impacts of similar projects on the interests of the neighbors, the entire community, and the general public. These interests may be listed as objectives in the purpose statement of an ordinance and may include:

- *Public health, safety, and welfare*
- *Water quality*
- *Fish and wildlife habitat*
- *Natural scenic beauty*
- *Minimization of property damages*
- *Provision of efficient public facilities and utilities*
- *Achievement of eventual compliance for nonconforming uses, structures, and lots*
- *Any other public interest issue*

(a) Ordinance Purpose. *(To be completed by zoning staff).*

The Zoning Board must consider the purpose and intent of zoning codes when considering a variance request. As promulgated by the City of La Crosse Common Council, the purpose and intent of the La Crosse Zoning Code include, but is not limited to, the following:

§ 8-86	§ 101-58	§ 109-6
§ 115-3	§ 115-140	§ 115-141
§ 115-148	§ 115-156	§ 115-158
§ 115-211	§ 115-319	§ 115-437
§ 115-510	§ 115-548	§ 115-594

The failure of any particular city official to identify additional purpose and intent information on the application does not preclude the city official from raising the issue at the public hearing on the requested variance.

(b) Purpose(s) of Standard from which Variance is Requested. *(To be completed by zoning staff).*

The City of La Crosse Building Inspector, Code Enforcement Officer and any other officials may be aware of other reasons a particular ordinance standard is required. The city official(s) may list those reasons on this application. The failure of any particular city official to identify additional purpose information on this application does not preclude the city official from raising the issue at the public hearing on the requested variance.

(c) Analysis of Impacts. *(To be completed by applicant).*

Discuss impacts (e.g. increased runoff, eroding shoreline, etc.) that would result if the variance were granted. For each impact, describe potential mitigation measures and the extent to which they reduce the impacts (i.e. completely, somewhat, or marginally). Mitigation measures must address each impact with reasonable assurance that it will be reduced to an insignificant level in the short term, long term, and cumulatively.

Short-term impacts are those that occur through the completion of construction. Long-term impacts are those that occur after construction is completed. Cumulative impacts are those that would occur if a similar variance requested were granted for many properties. After completing the impact analysis, you will be asked to give your opinion whether granting the variance will harm the public interest.

(1) Short-term Impacts (through the completion of construction):

- Impact: No short term impacts are anticipated.
Mitigation measure(s):
Extent to which mitigation reduces project impact:

- Impact:
Mitigation measure(s):
Extent to which mitigation reduces project impact:

(2) **Long-term Impacts** (after construction is completed):

- Impact: No long term impacts are anticipated.
Mitigation measure(s):
Extent to which mitigation reduces project impact:

- Impact:
Mitigation measure(s):
Extent to which mitigation reduces project impact:

(3) **Cumulative Impacts** (what would happen if a similar variance request was granted for many properties?):

- Impact: No cumulative impacts are anticipated.
Mitigation measure(s):
Extent to which mitigation reduces project impact:

- Impact:
Mitigation measure(s):
Extent to which mitigation reduces project impact:

Will granting the variance harm the public interest?

☐ **Yes.** A variance cannot be granted.

☒ **No.** Mitigation measures described above will be implemented to protect the public interest.

3. Unnecessary Hardship. *(To be completed by the applicant).*

The unique property limitation must create the unnecessary hardship. An applicant may not claim unnecessary hardship because of conditions that are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing that there is no suitable location for a home). Courts have determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel.

You will be asked whether you are requesting an area variance or a use variance and to detail whether there exists an unnecessary hardship.

An **area variance** is a relaxation of lot area, density, height, frontage, setback, or other dimensional criterion. Unnecessary hardship exists when compliance with the strict letter of the area restrictions would unreasonably prevent the owner from using the property for a permitted purpose (i.e. leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome. The Zoning Board must consider the purpose of the zoning restriction, the zoning restriction's effect on the property, and the short-term, long-term, and cumulative effects of the variance on the neighborhood, the community, and on the public interests. This standard reflects the Wisconsin Supreme Court decisions in *State v. Waushara County Bd. of Adjustment*, 2004 WI 56; and *State ex rel. Ziervogel v. Washington County Bd. of Adjustment*, 2004 WI 23.

A **use variance** is a relaxation of the zoning regulation on how the property is fundamentally used. A use variance allows property to be utilized in a manner not permitted by zoning regulations (i.e. an appropriate adaptive re-use of a school or church in a residential district). Unnecessary hardship exists only if the property owners show that they would have no reasonable or viable use of the property without the variance. Though not specifically restricted by statute or case law, a use variance is very rare because of the drastic effects it has on the neighborhood, the community, and the public interests. The Zoning Board must consider whether the owner has no reasonable return if the property is only used for the purpose allowed in zoning regulation, whether the plight of the owner is due to unique circumstances and not merely general conditions in the neighborhood, and whether the use sought to be authorized will alter the nature of the locality. See generally *State ex rel. Ziervogel v. Washington County Bd. of Adjustment*, 2004 WI 23.

Are you applying for an area variance or a use variance?☒ **Area variance**☐ **Use variance****Is unnecessary hardship present?**

- ☒ **Yes.** Describe.
1. Chain link exposed to the public along Commerce st. would not look as nice for the building/area and may not be allowed per the Covenants.
 2. Pointing barb wire in may not adequately protect property from intruders.
- ☐ **No.** A variance cannot be granted.

Part C: Additional Materials / Exhibits.

In order for the zoning staff to conduct evaluations, the applicant's site map, with a scale of not less than 1"=50', and other exhibits must show the following:

- ☐ Location of requested variance
- ☐ Property lines
- ☐ Ordinary high-water mark
- ☐ Flood plain and wetland boundaries
- ☐ Dimensions, locations, and setbacks of existing and proposed structures
- ☐ Utilities, roadways, driveways, off-street parking areas, and easements
- ☐ Existing highway access restrictions and existing proposed street, side and rear yards
- ☐ Location and type of erosion control measures
- ☐ Vegetation removal proposed
- ☐ Contour lines (2 ft. interval)
- ☐ Well and sanitary system
- ☐ Location and extent of filling/grading
- ☐ Any other construction related to your request
- ☐ Anticipated project start date
- ☐ Sign locations, dimensions, and other specifications
- ☐ Alternatives considered
- ☐ Location of unique property limitation
- ☐ Lot corners, lines, and footprints have been staked out
- ☐ Abutting street names and alleys
- ☐ Abutting property and land within 20 feet
- ☐ Indication of the direction "North"

Part D: Authorization to Examine

You **must complete and sign** the authorization for the City of La Crosse Board of Zoning Appeals and the Planning and Development Department to examine the property of the variance request.

I hereby authorize the City of La Crosse Board of Zoning and Appeals and the Planning and Development Department to inspect premises

At: 3131 Commerce St.

(Address where variance is sought)

Date: 7-31-20

Signature of Owner: W. E. Johnson

Part E: Certification.

You **must sign your application**, certifying that it and any additional materials are accurate and do not contain any misrepresentations or omissions. An unsigned variance application will not be considered. You also must get the application notarized by a certified notary.

Submit completed application to:

Board of Zoning Appeals
400 La Crosse St.
Clerks Office- 2nd Floor
La Crosse, Wisconsin 54601

Submit complete copy to:

Chief Inspector
400 La Crosse St.
Building and Inspections Division, Fire Department
La Crosse, Wisconsin 54601

By signing below, I certify that I have received and reviewed all of the application materials. I further certify that all of my answers herein are true and accurate; I have not made any intentional misrepresentation or omission. I understand that if I intentionally misrepresented or omitted anything in this application that my application will be denied and any variance granted thereunder may be revoked.

Signed: (Applicant or Agent) Wm A Torrance

Date: 7-31-20

Signed: (Owner, if different from applicant) _____

Date: _____

THE APPLICANT OR AGENT

By: _____

STATE OF WISCONSIN)

COUNTY OF LA CROSSE)

Personally came before me this _____ day of _____, 2015, the above named _____ to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, La Crosse County, WI
My commission expires: _____

THE OWNER

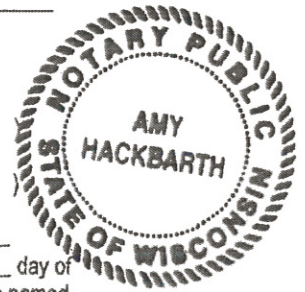
William A. Torrance

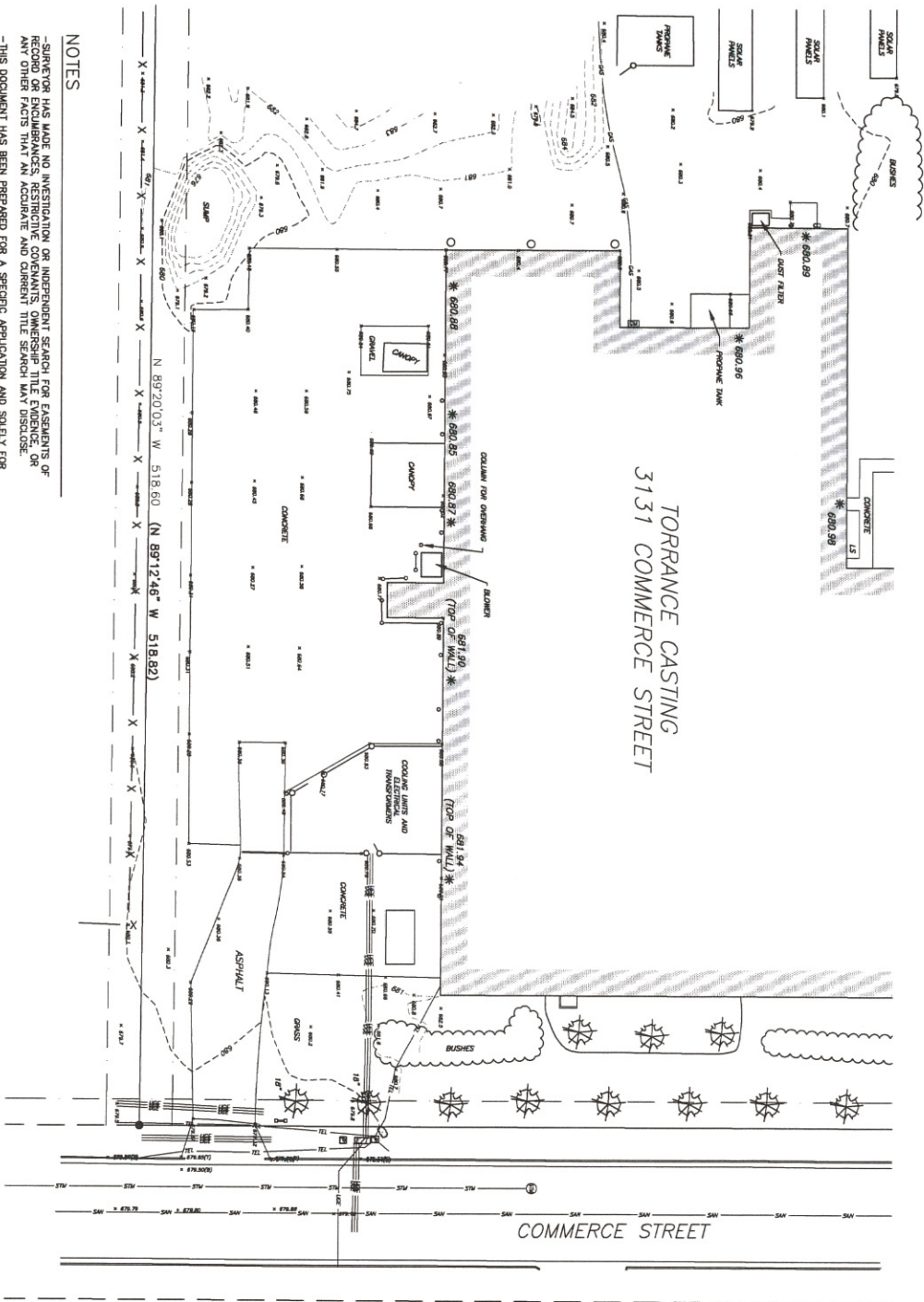
STATE OF WISCONSIN

COUNTY OF LA CROSSE

Personally came before me this 31st day of July, 2020 the above named William A. Torrance to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Amy Hackbart
Notary Public, La Crosse County, WI
My commission expires: 4-24-2022



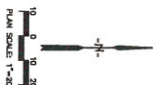


NOTES

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS DOCUMENT HAS BEEN PREPARED FOR A SPECIFIC APPLICATION AND SOLELY FOR THE USE OF THE EXPRESSED USER. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE UNAUTHORIZED USER.
- THIS DOCUMENT IS BEING FORWARDED TO THE USER IN THE FORM OF AN AUTOCAD DRAWING. THE USER SHALL BE RESPONSIBLE FOR THE CAPABILITY OF THE AUTOCAD SOFTWARE PROGRAM WITH THE UNDERSTANDING THAT THE CAPABILITY OF THE AUTOCAD SOFTWARE PROGRAM MAY VARY FROM THE DEGREE OF PRECISION NECESSARY BEFORE DESIGN IS FINALIZED.
- THE UNDERGROUND LOCATION OF PUBLIC UTILITIES WERE MARKED BY REPRESENTATIVES OF THE UTILITIES COMPANIES. THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD, ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL PUBLIC UTILITIES BEFORE ANY CONSTRUCTION OF THESE PLANS OR NOT, BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE WHICH MAY BE CAUSED BY THE CONTRACTOR'S FAILURE TO LOCATE AND MARK ALL UTILITIES BEFORE ANY CONSTRUCTION OF THESE PLANS OR NOT, BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE WHICH MAY BE CAUSED BY THE CONTRACTOR'S FAILURE TO CALL DIGGERS HOT LINE (800) 242-8511 THAT ARE NOT SHOWN.
- UTILITY COMPANIES NOTIFIED

LEGEND

- FOUND 3/4" IRON BAR (UNLESS NOTED)
- * FLOOR ELEVATION
- SPOT ELEVATION
- E/T ELECTRICAL TRANSFORMER (OR BOX)
- IB IRON BAR
- IP IRON PIPE
- T/PED TELEPHONE PEDISTAL
- TN4 TOP KUT HYDRAUT
- PLATED OR RIGHT OF WAY LINES
- UTILITY EASEMENT
- SAWTOOTH SEWER MANHOLE
- SAWTOOTH SEWER LINE
- STORM SEWER MANHOLE
- STORM SEWER LINE
- CATCH BASIN
- CURB INLET
- WATER LINE
- HYDRAUT
- WATER MANHOLE
- WATER VALVE
- CURB STOP
- AIR CONDITIONER
- UTILITY PEDISTAL
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- UNDERGROUND GAS
- GAS VALVE
- GAS METER
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND TELEVISION
- SPONS
- CHAIN LINK FENCE (UNLESS NOTED)
- * CONTEMPORARY TREE
- SHRUB



C010

TORRANCE CASTING
3131 COMMERCE STREET
LA CROSSE, WISCONSIN
EXISTING CONDITIONS

PREPARED FOR:
DBS GROUP

PARAGON ASSOCIATES
 Environmental Design & Consulting
 CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • SURVEYING
 632 COPPELAND AVENUE • LA CROSSE, WI 54603
 Tel. 608.781.3110 Fax. 608.781.3187 Paragon-Assoc.bv

REVISIONS

BY

RECEIVED
OCT 18 2001
COUNTY SURVEYOR'S OFFICE

PARCEL B
C.S.M. VOLUME 1/P 7
(CITY OF ONALASKA)

LA CROSSE INTERSTATE
INDUSTRIAL PARK ADDITION

TORRANCE CASTING
3131 COMMERCE STREET

AREA
310,120 SQ. FT.
7.119 ACRES

New CMU Screen wall to match existing building.

New chain link fence gate with privacy slats.

New chain link fence - Proposed at 8' tall with barb wire pointing out.

NOTES

-THIS DOCUMENT HAS BEEN PREPARED FOR A SPECIFIC APPLICATION AND SOLELY FOR THE USE OF TCI, INC. AND TORRANCE CASTING, INC. AND NOT FOR GENERAL USE. IT MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF PARAGON ASSOCIATES, INC. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.

-THIS DOCUMENT IS BEING FURNISHED TO TCI, INC. IN THE FORM OF AN AUTOCAD DRAWING. THE PURPOSE OF THE AUTOCAD DRAWING IS FOR USE WITHIN THE AUTOCAD SOFTWARE PROGRAM WITH THE UNDERSTANDING THAT THE CAPABILITY OF AUTOCAD TO DIMENSION AN ELEMENT OF A DRAWING EXCEEDS THE DEGREE OF PRECISION TO WHICH THAT ELEMENT MAY HAVE BEEN LOCATED. FIELD VERIFICATION MAY BE NECESSARY BEFORE DESIGN IS FINALIZED.

-THE UNDERGROUND LOCATION OF THE PUBLIC UTILITIES WERE MARKED BY REPRESENTATIVES OF THOSE COMPANIES. THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD, ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE REPRESENTATIVES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE WHICH MAY BE CAUSED BY THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ALL UTILITIES. THERE MAY BE MORE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

CALL DIGGERS HOT LINE (800) 242-8511

DESCRIPTION

THE SOUTH 120.15 FEET OF LOT TWO, ALL OF LOT THREE, AND THE NORTH 33 FEET OF LOT FOUR OF LA CROSSE INTERSTATE INDUSTRIAL PARK ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF PARCEL "B" OF CERTIFIED SURVEY MAP VOLUME 1, PAGE 7; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "B" S89°26'00"E 120.62 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE ALONG THE EAST LINE OF SAID PARCEL "B" N00°03'13"E 118.92 FEET TO THE SOUTHWEST CORNER OF A PARCEL RECORDED IN VOLUME 1068, PAGE 795; THENCE ALONG THE SOUTH LINE OF SAID PARCEL (V.1068, P.795) S89°15'46"E 424.71 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL (V.1068, P.795) AND THE WEST RIGHT OF WAY OF COMMERCE STREET; THENCE ALONG SAID WEST RIGHT OF WAY S00°09'57"W 614.53 FEET TO THE NORTHEAST CORNER OF A PARCEL RECORDED IN VOLUME 975, PAGE 840; THENCE ALONG THE NORTH LINE OF SAID PARCEL (V.975, P.840) N89°20'03"W 518.60 FEET TO THE NORTHEAST CORNER OF SAID PARCEL (V.975, P.840) AND THE EAST RIGHT OF WAY OF OAK STREET; THENCE THE NEXT THREE CALLS ALONG SAID EAST RIGHT OF WAY: 1) N00°26'56"E 88.66 FEET TO THE BEGINNING OF A 1989.86 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; 2) ALONG SAID CURVE 295.08 FEET, THE CHORD OF WHICH BEARS N02°38'32"W 284.81 FEET; 3) N06°58'23"W 112.94 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 7.119 ACRES. PARCEL IS SUBJECT TO AND TOGETHER WITH ALL COVENANTS, EASEMENTS, AND RESTRICTIONS IMPLIED OR RECORDED.

LEGEND

- SET 3/4" x 18" IRON BAR (1.5 LBS/LIN FT)
- FOUND 1" IRON PIPE (UNLESS NOTED)
- () RECORDED AS BEARINGS AND/OR DISTANCES
- * FLOOR ELEVATION
- SPOT ELEVATION
- OMP CORRUGATED METAL PIPE
- INV INVERT
- LS LANDSCAPING
- RCP ROUND CONCRETE PIPE
- PLATTED OR RIGHT OF WAY LINES
- UTILITY EASEMENT
- ⊙ MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- ⊙ STORM SEWER MANHOLE
- STORM SEWER LINE
- ⊙ CURB INLET
- WATER LINE
- ⊙ HYDRANT
- ⊙ WATER MANHOLE
- ⊙ WATER VALVE
- ⊙ UTILITY PEDESTAL
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- ⊙ GAS METER
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY LINES
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ✱ CONIFEROUS TREE
- ✱ DECIDUOUS TREE
- ✱ BUSH

SCALE: 1"=30'

BASIS FOR BEARINGS
THE WEST RIGHT OF WAY OF COMMERCE STREET.
ASSUMED TO BEAR S00°09'57"W.
(LA CROSSE COUNTY COORDINATE SYSTEM)

CERTIFICATE

I, JONATHAN J. KAATZ, REGISTERED LAND SURVEYOR #2727, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL AT THE DIRECTION OF TCI, INC. AND THE ATTACHED MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Preliminary Site plan
4/28/2020

REVISIONS	BY

PARAGON ASSOCIATES
Environmental Design & Consulting
1400 W. MONROE AVE. SUITE 200
LA CROSSE, WISCONSIN 54601
TEL: 608.781.3110 FAX: 608.781.3197 PARAGON-ASSOC.BIZ

BOUNDARY AND TOPOGRAPHIC SITE MAP
TORRANCE CASTING
PART OF LA CROSSE, INTERSTATE INDUSTRIAL PARK ADDITION
CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

DRAWN jonk@paragon-assoc.biz
DATE SURVEYED 9-26-07
SCALE 1"=30'
CAD FILE SITE MAP.dwg
PROJECT NUMBER 07-138
SHEET