

Jones, Jared

From: Rox, Joseph - DOT <Joseph.Rox@dot.wi.gov>
Sent: Friday, August 2, 2024 11:29 AM
To: Jones, Jared
Subject: RE: Setback from State Road 16 on Redevelopment Site in La Crosse
Attachments: 100290386.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for checking! I found a copy of the original map in my files, where the setback was created. The typical setback in a situation like this would have been 50', but this was done during a window of time where we were allowing 15' setbacks for planned developments. So, the 15' setback is what WisDOT would recognize and enforce in this situation.

Regards,
Joe



Joe Rox
(608) 785-9033
joseph.rox@dot.wi.gov

From: Jones, Jared <Jared.Jones@kimley-horn.com>
Sent: Friday, August 2, 2024 10:21 AM
To: Rox, Joseph - DOT <Joseph.Rox@dot.wi.gov>
Subject: Setback from State Road 16 on Redevelopment Site in La Crosse

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Good morning Joe,

We are working on a proposed redevelopment site in La Crosse, and one of the city's preliminary comments on the proposed plan was to verify the WisDOT setback requirements from the adjoining State Road 16. The property is located at 3333 State Road 16, currently a vacant Red Lobster restaurant. The proposed plan will remove the existing structure to construct a new car wash facility. We had been planning to abide by the existing 15-ft setback noted on the ALTA survey and to which the existing building was subject to, but city staff has asked us to verify. I have attached a PDF of the existing ALTA survey and proposed site plan for reference.

Any assistance you can provide would be greatly appreciated – please let me know if you have any questions or need additional information.

Thanks in advance for your help!

Jared Jones, PE, CPESC (MN, CO, FL, GA, IA, MI, NC, OR, SD, TX, WI)

Kimley-Horn | 767 N. Eustis Street, Suite 100, St. Paul, MN 55114

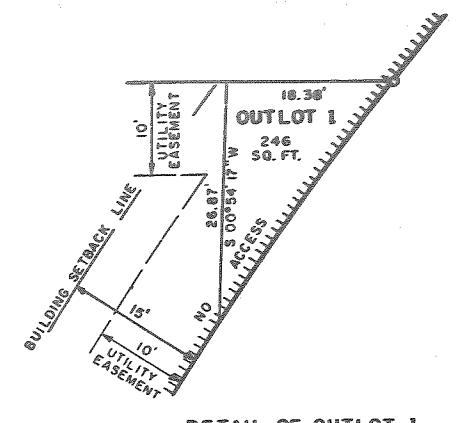
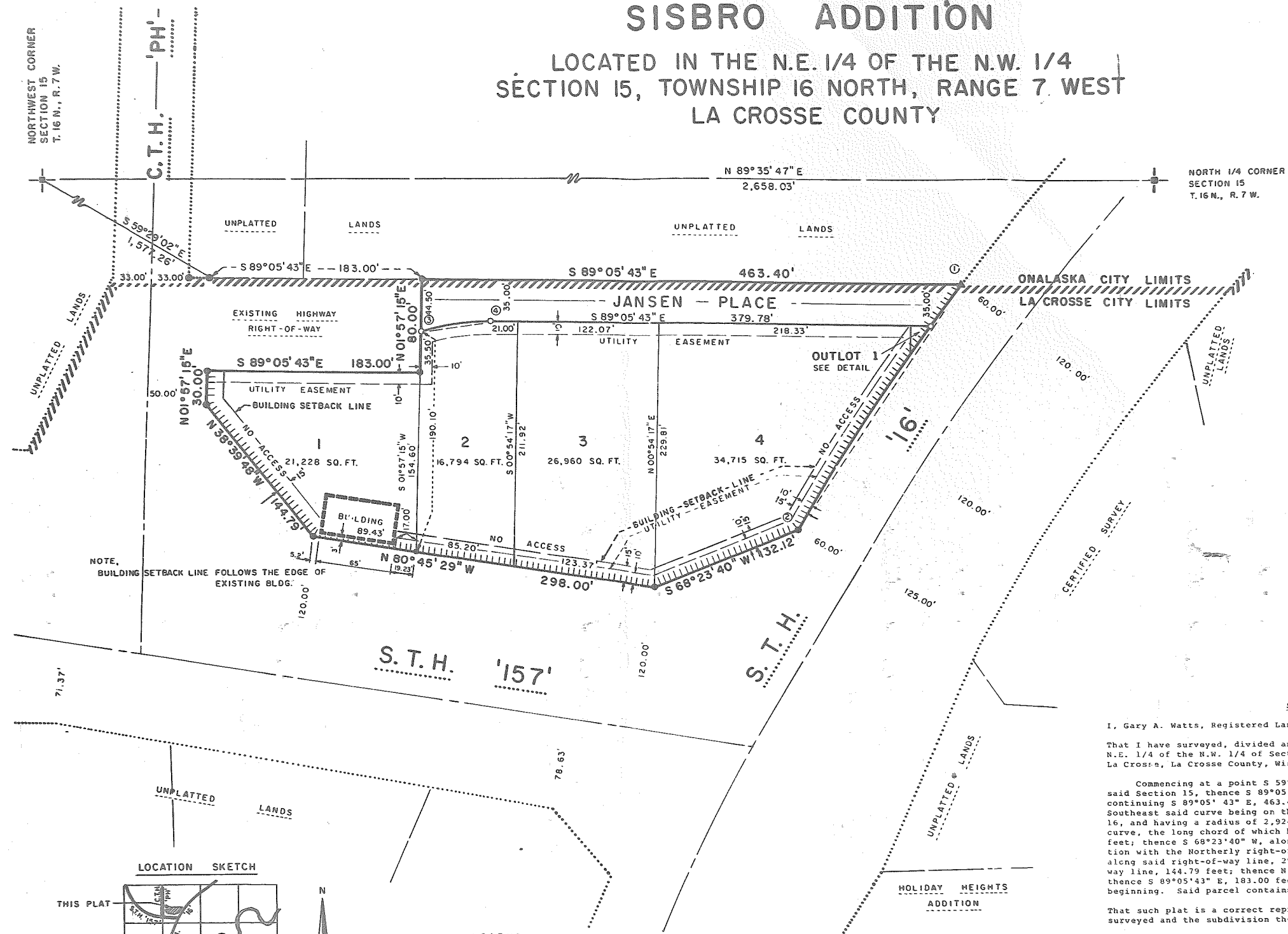
Direct: 612 389 1819 | Mobile: 612 581 8917

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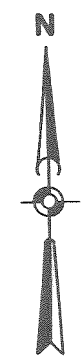
Celebrating 17 years as one of *Fortune's* 100 Best Companies to Work For

SISBRO ADDITION

LOCATED IN THE N.E. 1/4 OF THE N.W. 1/4
SECTION 15, TOWNSHIP 16 NORTH, RANGE 7 WEST
LA CROSSE COUNTY



DETAIL OF OUTLOT 1
1" = 10'



BEARINGS REFERENCED
TO THE WISCONSIN CO-ORDINATE
SYSTEM, SOUTH ZONE.



SURVEYOR'S CERTIFICATE

I, Gary A. Watts, Registered Land Surveyor, hereby certify:
That I have surveyed, divided and mapped the plat of SISBRO ADDITION, located in the N.E. 1/4 of the N.W. 1/4 of Section 15, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows:
Commencing at a point S 59°29'02" E, 1577.26 feet from the northwest corner of said Section 15, thence S 89°05'43" E, 183.00 feet to the point of beginning, thence continuing S 89°05'43" E, 463.40 feet said point being on a curve concave to the Southeast said curve being on the Northwesterly right-of-way line of State Highway 16, and having a radius of 2,924.79 feet; thence Southwesterly along the arc of said curve, the long chord of which bears S 33°56'03" W, 255.52 feet, a distance of 255.60 feet; thence S 68°23'40" W, along said right-of-way line, 132.12 feet to the intersection with the Northerly right-of-way line of State Highway 157; thence N 80°45'29" W, along said right-of-way line, 298.00 feet; thence N 36°39'48" W, along said right-of-way line, 144.79 feet; thence N 01°57'15" E, along said right-of-way line, 30.00 feet; thence S 89°05'43" E, 183.00 feet; thence N 01°57'15" E, 80.00 feet to the point of beginning. said parcel contains 118,928 square feet, 2.66 acres, more or less.
That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.
That I have made such survey, land-division and plat by the direction of the owners of said lands.
That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of La Crosse in surveying, dividing and mapping the same.

Dated this 31 day of Oct, 1985.
REVISED THIS 30 DAY OF DECEMBER, 1985.

Gary A. Watts
Gary A. Watts
Registered Land Surveyor No. 1409



CURVE DATA TABLE

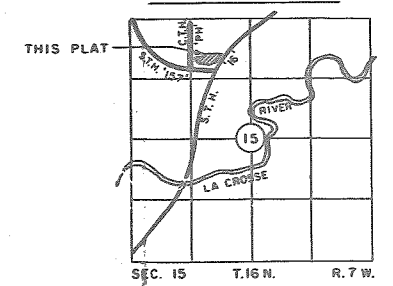
CURVE NO.	LOT NO.	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	ARC LENGTH	TANGENT BEARING	TANGENT BEARING
1	2	2,924.79'	255.52'	S33°56'03"W	5°00'26"	255.60'	S36°26'16"W	S31°25'50"W
4	2,924.79'	180.22'	S33°11'46"W	3°31'32"	180.22'	S34°57'42"W	S31°25'50"W	
O.L.1	2,924.79'	32.30'	S35°16'50"W	0°39'16"	32.56'	S35°35'58"W	S34°37'42"W	
STREET	2,924.79'	42.79'	S36°01'07"W	0°30'18"	42.79'	S36°26'16"W	S35°35'50"W	
3	193.19'	60.56'	N81°53'14"E	18°02'06"	60.81'	N72°52'11"E	S89°05'43"E	

NOTE, ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT, ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SIX SECONDS AND COMPUTED TO THE NEAREST HALF SECOND.

- LEGEND**
- = MONUMENT TO BE SET BY LA CROSSE COUNTY SURVEYOR.
 - = EXISTING 1" IRON PIPE
 - ▲ = EXISTING IRON ROD, 5/8" DIAMETER
 - = 2" X 30" IRON PIPE SET WEIGHING 3.65 LBS. PER LINEAL FOOT.

ALL OTHER LOT CORNERS STAKED WITH 1" X 24" IRON PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT.

LOCATION SKETCH



1" = 2000'

DEPARTMENT OF DEVELOPMENT
FEB 14 1986
PLAT REVIEW SECTION

SISBRO ADDITION

LOCATED IN THE N.E. 1/4 OF THE N.W. 1/4
SECTION 15, TOWNSHIP 16 NORTH, RANGE 7 WEST
LA CROSSE COUNTY

PARTNERSHIP OWNER'S CERTIFICATE OF DEDICATION

HRZ, a Partnership duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Partnership caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

HRZ, does further certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection: City of La Crosse Common Council, City of La Crosse Planning Commission, State of Wisconsin Department of Development, State of Wisconsin Department of Transportation, Division of Highways and Transportation Services.

IN WITNESS WHEREOF, the said (partnership name) has caused these presents to be signed by its president, and countersigned by its secretary (cashier), at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____, 19____. In the presence of:

Partnership Name _____
Partner _____
Partner _____
Partner _____

STATE OF WISCONSIN) SS
LA CROSSE COUNTY)

Personally came before me this _____ day of _____, 19____, and _____ of the above named partnership, to me known to be the persons who executed the foregoing instrument, and to me known to be such Partners of said partnership, and acknowledged that they executed the foregoing instrument as such officers as the deed of said partnership, by its authority.

(Notary Seal) Notary Public, _____, Wisconsin

My commission expires _____

ACCESS RESTRICTION CLAUSE

As owner, we hereby restrict all lots and outlot 1, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with State Trunk Highway 16 and 157 or C.T.H. "PH" as shown on the plat, it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to Section 236.293, Wisconsin Statutes, and shall be enforceable by the Department of Transportation. This restriction is in accordance with that certain instrument recorded in the La Crosse County Register of Deeds office in Volume 704, Page 319."

Witness _____ Signed _____
Witness _____ Signed _____
Witness _____ Signed _____

CONSENT OF CORPORATE MORTGAGE

First Federal of La Crosse, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of HRZ Partnership, owner.

IN WITNESS WHEREOF, the said First Federal of La Crosse has caused these presents to be signed by _____, its President, and countersigned by _____, its Secretary (cashier), at La Crosse, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 19____. In the presence of:

Corporate Name _____

President _____ Secretary or Cashier _____

STATE OF WISCONSIN) SS
LA CROSSE COUNTY)

Personally came before me this _____ day of _____, 19____, _____, President, and _____, Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) Notary Public, _____, Wisconsin

My commission expires _____

Dated this 31 day of Oct., 1985.
Revised this 6th day of December 1985.

Gary A. Watts
Gary A. Watts
Registered Land Surveyor No. 1409



CERTIFICATE OF REGISTER OF DEEDS

State of Wisconsin) SS
County of La Crosse)

I hereby certify that the Plat of SISBRO ADDITION in the City of La Crosse was received for record this _____ day of _____, 19____.

_____, Register of Deeds

CERTIFICATE OF COUNTY TREASURER

State of Wisconsin) SS
County of La Crosse)

I, _____, being the duly elected, qualified and acting Treasurer for the County of La Crosse, 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 SISBRO ADDITION.

_____, County Treasurer

CERTIFICATE OF CITY TREASURER

State of Wisconsin) SS
County of La Crosse)

I, _____, being the duly elected, qualified and acting Treasurer for the City of La Crosse, do hereby certify that the records in my office show no unpaid taxes or special assessments as of _____ on any of the land included in the Plat of SISBRO ADDITION.

_____, City Treasurer

CERTIFICATE OF CITY CLERK

State of Wisconsin) SS
La Crosse County)

I, Aubrey Kroner, being the duly elected, qualified and acting Clerk of the City of La Crosse, do hereby certify that copies of this plat were forwarded as required by s. 236.12(2) on the _____ day of _____, 19____, and that within the 20-day limit set by 236.12 (3) no objection to the plat has been made.

Aubrey Kroner, City Clerk _____ Date _____

APPROVAL OF CITY PLANNING COMMISSION

Approved this _____ day of _____, 19____.

_____, Chairman

COMMON COUNCIL RESOLUTION

Resolved, that the plat of SISBRO ADDITION in the City of La Crosse, HRZ Partnership and Harry J. Dahl, Owners, is hereby approved by the Common Council.

DATE _____, _____, MAYOR

OWNER'S CERTIFICATE OF DEDICATION

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. I also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection: City of La Crosse Common Council, City of La Crosse Planning Commission, State of Wisconsin Department of Development, State of Wisconsin Department of Transportation, Division of Highways and Transportation Services.

WITNESS the hand and seal of said owner this _____ day of _____, 19____. In presence of:

Harry J. Dahl

STATE OF WISCONSIN) SS
LA CROSSE COUNTY)

Personally came before me this _____ day of _____, 19____, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

(Notary Seal) Notary Public, _____, Wisconsin

My Commission Expires _____

ACCESS RESTRICTION CLAUSE

"As owner I hereby restrict all lots and outlot 1, in that no owner, possessor, user or licensee, nor other person shall have any right of direct vehicular ingress or egress with STH 16 & 157 or CTH "PH" as shown on the plat, it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to section 236.293, Wisconsin Statutes, and shall be enforceable by the Department of Transportation. This restriction is in accordance with that certain instrument recorded in the La Crosse County Register of Deeds office in Volume 704, Page 319."

Signed _____

Witness _____

0037
 DEPARTMENT OF DEVELOPMENT
 FEB 14 1986
 Received
 PLAT REVIEW SECTION