

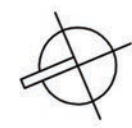
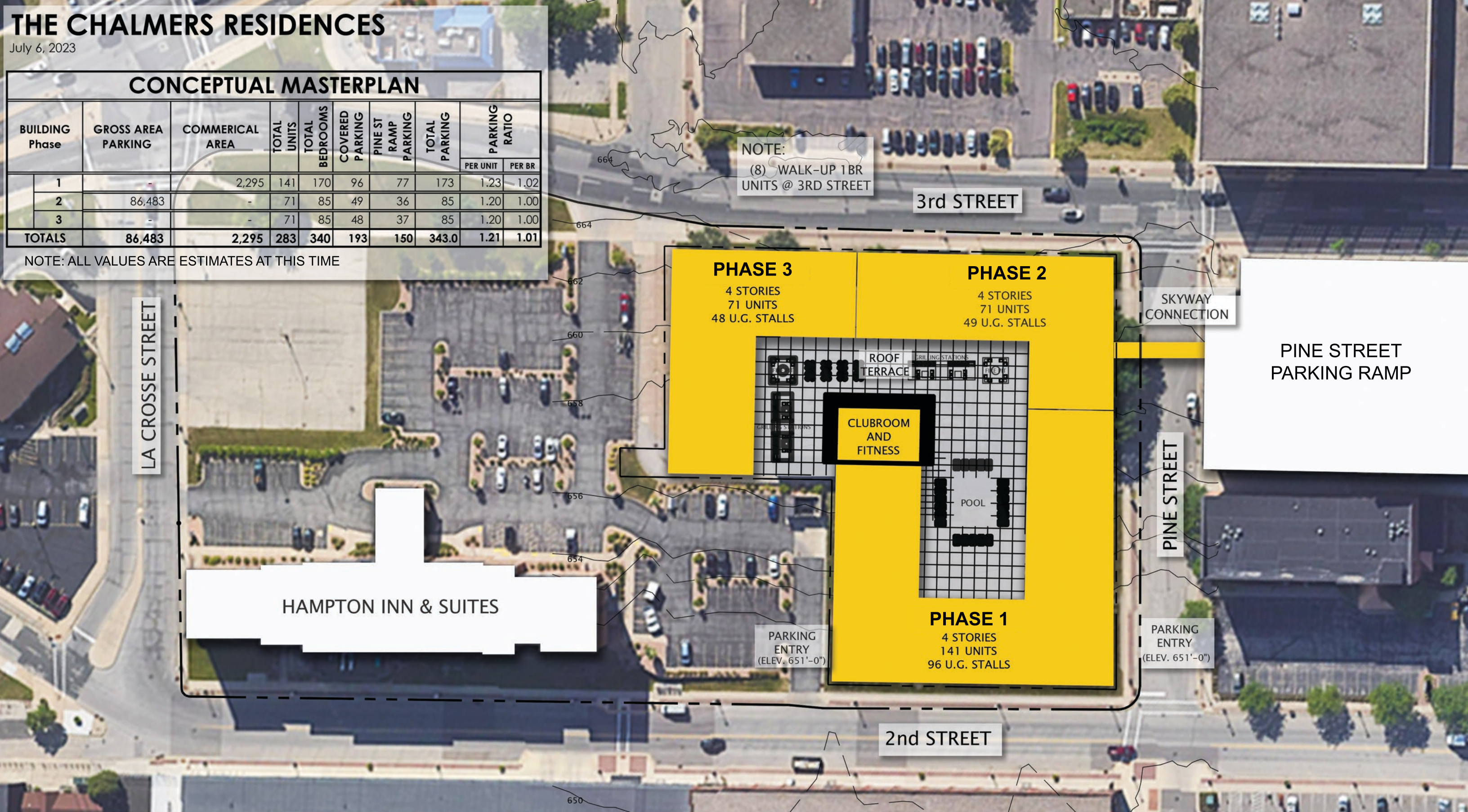
THE CHALMERS RESIDENCES

July 6, 2023

CONCEPTUAL MASTERPLAN

BUILDING Phase	GROSS AREA PARKING	COMMERICAL AREA	TOTAL UNITS	TOTAL BEDROOMS	COVERED PARKING	PINE ST RAMP PARKING	TOTAL PARKING	PARKING RATIO	
								PER UNIT	PER BR
1	-	2,295	141	170	96	77	173	1.23	1.02
2	86,483	-	71	85	49	36	85	1.20	1.00
3	-	-	71	85	48	37	85	1.20	1.00
TOTALS	86,483	2,295	283	340	193	150	343.0	1.21	1.01

NOTE: ALL VALUES ARE ESTIMATES AT THIS TIME





JLA
ARCHITECTS

THE CHALMERS RESIDENCES

DESIGN INTENT IMAGERY

JUNE 2, 2023



T. Wall Enterprises LLC
Creating Places Where People Interact



JLA
ARCHITECTS

THE CHALMERS RESIDENCES

DESIGN INTENT IMAGERY

JUNE 2, 2023



T. Wall Enterprises LLC
Creating Places Where People Interact

LEGEND

- Sanitary Manhole, Clean Out, Lift Station and Force Main Manhole
Sanitary Gravity Mainline
Storm Manhole and Catch Basin
Storm Sewer Gravity Mainline
Water Manhole, Gate Valve, Hydrant, Curb Stop and Meter
Water Main Line
Power Pole, Anchor, Light Pole and Electric Meter
Buried Electric Cable
Electric Pedestal, Manhole, Sign and Vault
Overhead Power
Telephone Pedestal, Sign, Manhole and Vault
Buried Telephone Cable
Cable TV Pedestal, Manhole, Sign and Vault
Buried Cable TV Cable
Fiber Optic Pedestal and Sign
Buried Fiber Optic Cable
Gas Sign, Meter, Valve, Riser and Vault
Buried Gas Line
Major Contour Line and Label
Minor Contour Line and Label
Mailbox, Flag Pole, Post/Bollard
Road Sign, Street Name Sign and Signal Box
Unidentified Pedestal, Manhole, Hand Hole and Vault
Concrete Surface
Pavers
Building
11/16" REBAR SET WT. = 1.13 LBS./LIN. FT.
1" IRON PIPE FOUND(UNLESS OTHERWISE STATED)

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

SURVEY FOR: JAKE BUNZ
WALL ENTERPRISES MGT, LLC
318 PARMENTER ST. STE 400
MIDDLETON, WI 53562
608-444-0850
jake@wallenterprises.com

LEGAL DESCRIPTION

PER COMMITMENT NO. NCS-1160447-MAD
PARCEL I: ALL OF LOTS 6, 7, 8, 9 AND 10 IN BLOCK 16 OF THE PLAT OF THE TOWN OF LA CROSSE, NOW IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.
ALL THAT PART OF THE SOUTH 1/2 OF VACATED BADGER STREET THAT LIES BETWEEN THE EASTERLY LINE OF JEFFERSON ALLEY IN SAID BLOCK 16 AND THE WESTERLY LINE OF THIRD STREET.

ALSO, A PORTION OF VACATED JEFFERSON ALLEY AND A PART OF THE VACATED PORTION OF BADGER STREET DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 IN BLOCK 16 OF THE PLAT OF THE TOWN OF LA CROSSE; THENCE NORTH 27° 00' 35" EAST ALONG THE EASTERLY LINE OF THE ALLEY 335.00 FEET TO THE CENTER OF BADGER STREET; THENCE SOUTH 64° 02' 10" EAST ALONG THE CENTER OF SAID STREET 1.39 FEET; THENCE NORTH 27° 03' WEST 33.00 FEET TO THE NORTH LINE OF BADGER STREET; THENCE NORTH 64° 02' 10" WEST ALONG THE NORTH LINE OF BADGER STREET 20.10 FEET; THENCE SOUTH 26° 57' 30" WEST 368.00 FEET TO THE NORTH LINE OF PINE STREET; THENCE SOUTH 64° 02' 10" EAST ALONG THE NORTH LINE OF SAID STREET 19.35 FEET TO THE PLACE OF BEGINNING.

PARCEL II: LOT 2 OF CERTIFIED SURVEY MAP RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR LA CROSSE COUNTY, WISCONSIN ON JULY 21, 2014, IN VOLUME 16 OF CERTIFIED SURVEY MAPS, PAGE 37, AS DOCUMENT NO. 1642478, SAID CERTIFIED SURVEY MAP BEING A PART OF ALL OF LOTS 1-7; ALSO PART OF LOTS 8-10; AND ALL OF THE VACATED ALLEY, BLOCK 15 ALL OF LOTS 1-5, BLOCK 16; ALSO PART OF THE VACATED BADGER STREET AND PART OF JEFFERSON ALLEY ORIGINAL PLAT OF THE TOWN (NOW CITY) OF LA CROSSE, LOCATED IN PART OF THE NE-SE, SECTION 31, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE CO., WI.

GENERAL NOTES:

- EASEMENT LOCATIONS BASED ON INFORMATION FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, TITLE POLICY NO. NCS-1160447-MAD, DATED DECEMBER 20, 2022.
THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION OR NOT MARKED BY DIGGERS HOTLINE. THE SURVEYOR WILL NOT ENTER ANY BUILDINGS ON OR OFF SITE.
SITE FALLS IN ZONE X, AREA OF MINIMAL FLOODING PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 550630234D, DATED JANUARY 6, 2012.
THERE WAS NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THE FIELD WORK.
NONE OF THE ADJACENT STREETS ARE LISTED ON THE CITY OF LA CROSSE WEBSITE AS BEING SCHEDULED FOR CURRENT STREET PROJECTS.

EXCEPTIONS:

- PER COMMITMENT NO. NCS-1160447-MAD
1. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. recorded on July 21, 2014, in Volume 16 of Certified Survey Maps, Page 37, as Document No. 1642478 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. (General in nature, not graphically reproducible.)
2. Easement for maintenance and operation of a certain railroad track of standard gauge granted to Chicago, Burlington & Quincy Railroad Company, a corporation organized and existing under the laws of the State of Illinois by Easement recorded in December 12, 1935 as Document No. 341892. (General in nature, not graphically reproducible.)
3. Easement for perpetual maintenance and operation of water and sewer utilities granted to City of La Crosse by Easement recorded in October 28, 1948, as Document No. 515346. (Shown)
4. Easement for perpetual maintenance and operation of water and sewer utilities granted to City of La Crosse by Easement recorded in November 8, 1950, as Document No. 549625. (Shown)
5. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement recorded on September 21, 1971, in Volume 499, Page 454, as Document No. 813072. (Shown)
6. Agreement upon the terms, conditions and provisions contained therein:
Dated: November 9, 1971
Parties: Allis-Chalmers Corporation, a Delaware corporation (formerly known as Allis-Chalmers Manufacturing Company) authorized to do business in the State of Wisconsin and Romeo C. Ross and Allis-Chalmers
Recorded: November 17, 1971, in Volume 503, Page 477
Instrument No.: 814552 (Not located on subject property.)
7. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement recorded on November 17, 1971, in Volume 503, Page 483, as Document No. 814553. (Shown)
8. Party Wall Agreement upon the terms, conditions and provisions contained therein:
Dated: November 8, 1972
Parties: J. W. Murphy and Gateway Products Corp., a Wisconsin Corporation
Recorded: November 8, 1972, in Volume 531, Page 145
Instrument No.: 824506 (General in nature, not graphically reproducible.)
9. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Access Easement Agreement recorded on August 07, 2014, as Document No. 1643441. (Shown)
As amended by Affidavit of Correction recorded on October 16, 2014 as Document No. 1646791.
10. Storm Sewer Easement Agreement upon the terms, conditions and provisions contained therein: (Shown)
Dated: August 01, 2014
Parties: La Crosse Hotel Group LLC, a Wisconsin limited liability company and Lee Enterprises, Incorporated, a Delaware corporation
Recorded: August 07, 2014
Instrument No.: 1643442
As amended by Affidavit of Correction recorded on October 16, 2014 as Document No. 1646792.

To: FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES
T. WALL ENTERPRISES MGT, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 13, 16, 17, 18, 19 and 20(a) (b) and (c) of Table A thereof. The field work was completed on March 24, 2023.

DATED THIS 11th DAY OF APRIL, 2023.

Keith A. Kindred signature

KEITH A. KINDRED, PLS S-2082



BEARINGS ARE REFERENCED TO THE LA CROSSE COUNTY COORDINATE SYSTEM, REFERENCE TO THE EAST LINE OF THE SE 1/4 OF SECTION 31--116N--R7W AS N01°38'16"W.



Table with columns: NO., BY, DATE, REVISIONS. Includes entries for CHALM, 1/2/24, 04/11/23, DW, KKAK.

SEH logo and contact information: PHONE: 414.949.8919, 501 MAPLE AVENUE, DELAFIELD, WI 53018-9351, www.sehinc.com

ALTA/NSPS LAND TITLE SURVEY
LOT 2 OF CSM 3427, LOTS 6-10, BLOCK 16 OF THE PLAT OF THE TOWN(NOW CITY) OF LA CROSSE, PART OF VACATED BADGER ST. AND PART OF VACATED JEFFERSON ALLEY ALL BEING A PART OF THE NE. 1/4 OF THE SE. 1/4 OF SECTION 31, T.16N., R.7E., CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

X:\M\C\CHALM\172124\9-SURVEY\92-CAD\10-C30\CH172124_P1.DWG