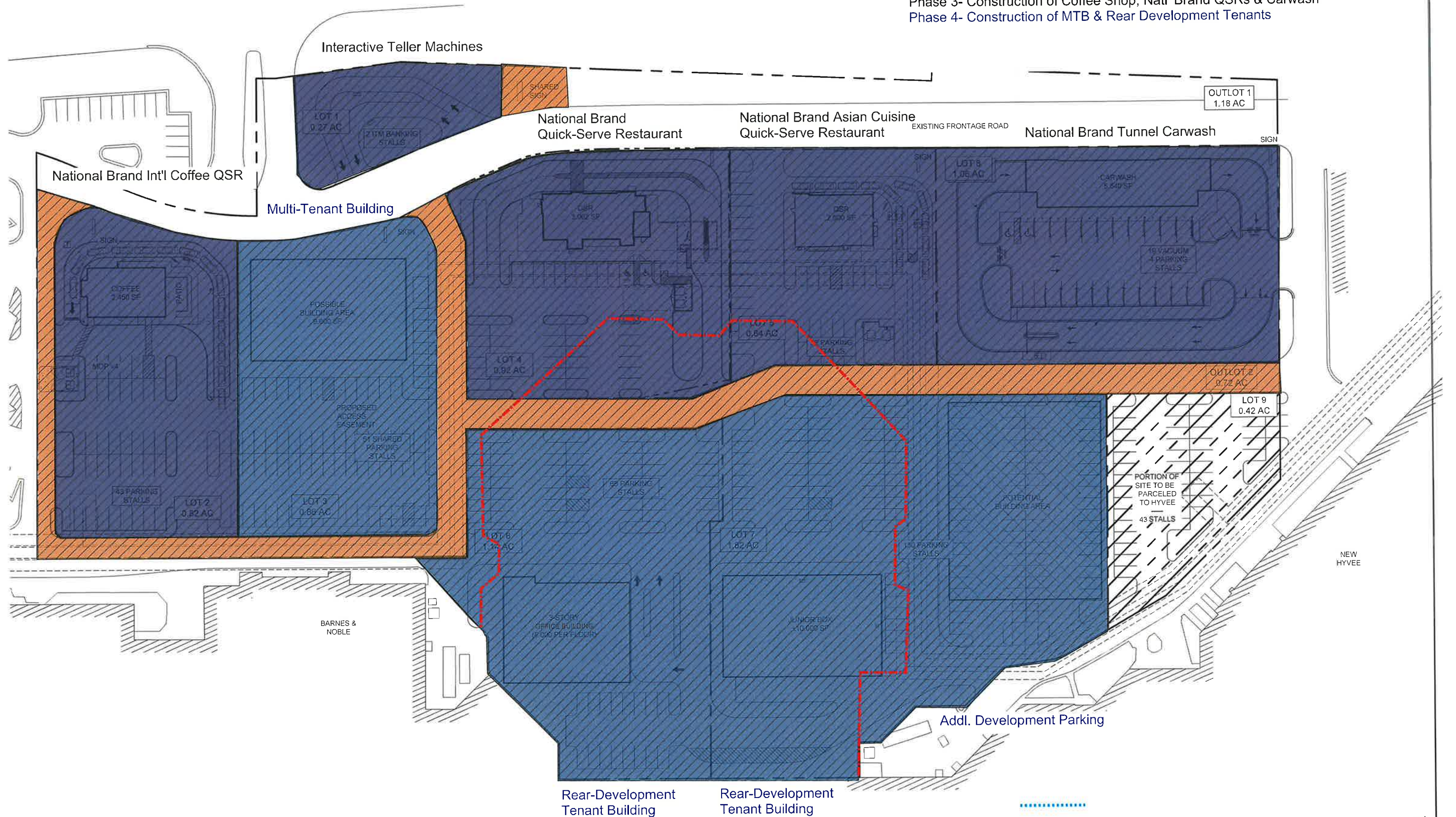


GMX Redevelopment Phasing Plan

- Phase 1- Demolition of Existing Macy's Building
- Phase 2- Extension of Utilities to Lots & Construction of Common Drives
- Phase 3- Construction of Coffee Shop, Nat'l Brand QSRs & Carwash
- Phase 4- Construction of MTB & Rear Development Tenants



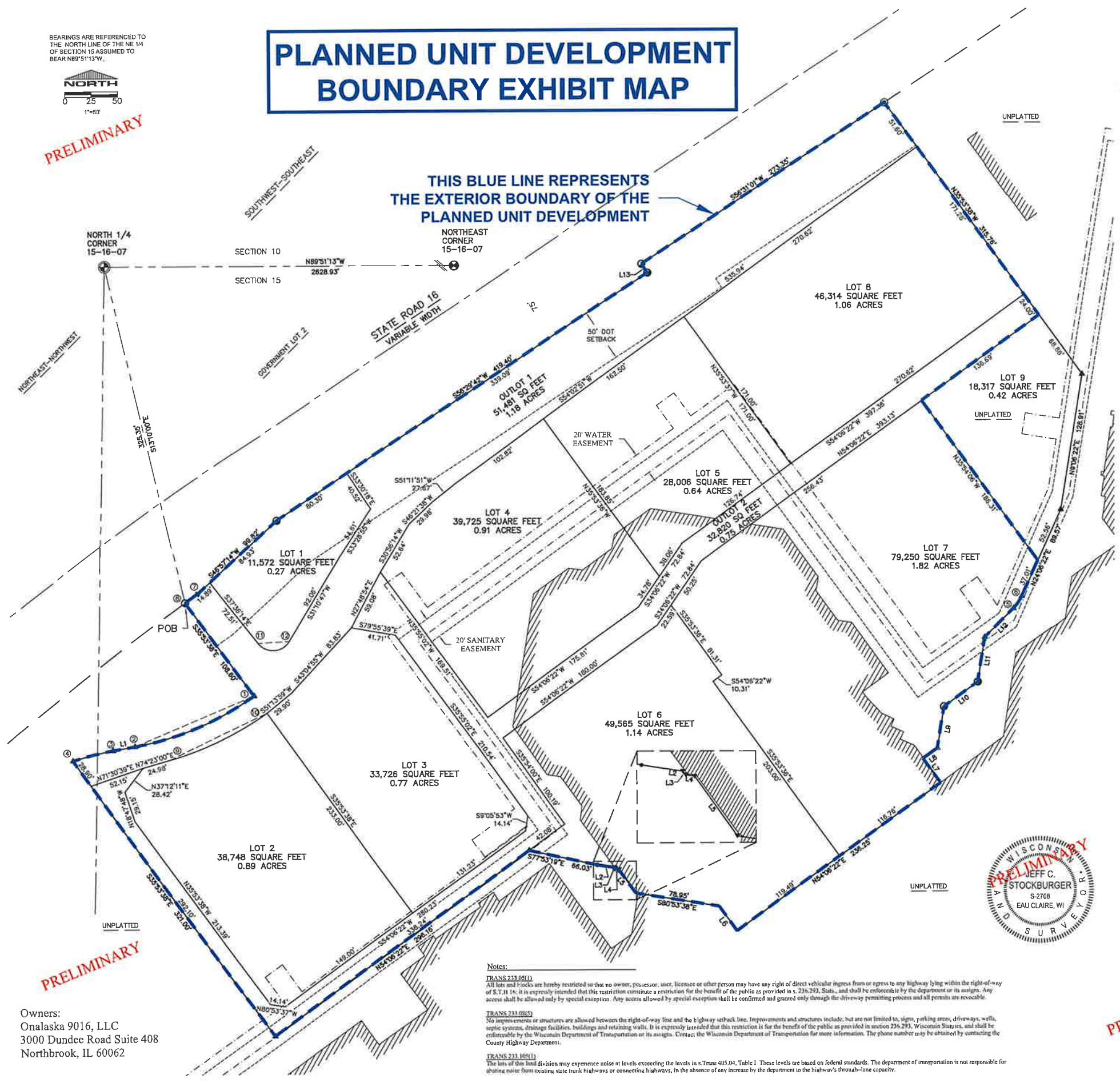
BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SECTION 15 ASSUMED TO BEAR N89°51'13"W.



PRELIMINARY

PLANNED UNIT DEVELOPMENT BOUNDARY EXHIBIT MAP

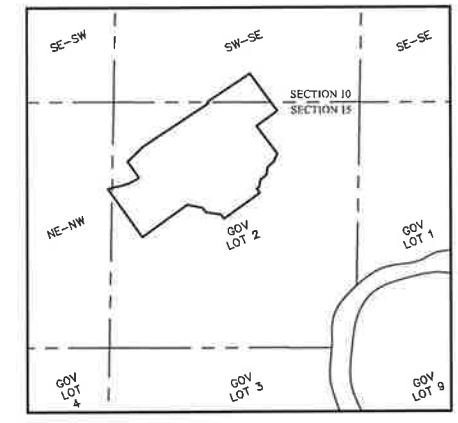
THIS BLUE LINE REPRESENTS THE EXTERIOR BOUNDARY OF THE PLANNED UNIT DEVELOPMENT



PRELIMINARY OF GMX LA CROSSE SUBDIVISION PLAT

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, AND PART OF GOVERNMENT LOT 2 OF SECTION 15, AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 15, ALL BEING IN TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

SECTION 10 & 15, TOWNSHIP 16 NORTH, RANGE 7 WEST



- LEGEND**
- ① FOUND BERTHSEN NAIL
 - ② FOUND 2" OUTSIDE DIAMETER IRON PIPE
 - ③ FOUND 3/4" IRON BAR
 - ④ FOUND PARKER-KALON NAIL
 - ⑤ FOUND MAGNAT
 - ⑥ FOUND 1" OUTSIDE DIAMETER IRON PIPE
 - ⑦ FOUND DRILL HOLE
 - ⑧ SET 1" OUTSIDE DIAMETER BY 1/8" IRON PIPE, 1.13 POUNDS / LINEAR FOOT AT ALL OTHER LOT CORNERS
 - () RECORD INFORMATION
 - POB POINT OF BEGINNING

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S80°06'22"W	21.20
L2	S81°16'44"E	15.53
L3	S38°59'32"E	1.77
L4	S80°53'38"E	3.30
L5	S35°53'38"E	27.66
L6	S33°53'38"E	28.82
L7	N35°53'38"W	28.08
L8	N54°06'22"E	16.76
L9	N09°06'22"E	39.60
L10	N54°06'22"E	39.47
L11	N09°06'22"E	42.42
L12	N45°08'53"E	38.33
L13	S33°28'59"E	10.00

CURVE TABLE							
CURVE	RADIUS	CHORD BEARING	CHORD	ARC	DELTA	TANGENT IN	TANGENT OUT
1-2	268.00'	S67°06'22"W	120.57'	121.61'	25°59'57"	N80°06'21"E	N54°06'24"E
3-4	268.00'	S75°54'17"W	39.27'	39.31'	08°24'14"	S80°06'24"W	S71°42'10"W
5-6	38.00'	N34°37'37"E	13.88'	13.96'	21°02'46"	S45°09'00"W	S24°06'14"W
7-8	2775.00'	S54°19'43"W	15.20'	15.20'	00°18'50"	N54°29'08"E	N54°10'18"E
9-10	288.00'	N64°14'42"E	101.39'	101.92'	020°15'36"	N74°23'00"E	N54°06'24"E
11-12	17.81'	N86°47'17"E	29.40'	34.58'	111°12'59"	S37°36'14"E	N31°10'47"E



Owners:
Onalaska 9016, LLC
3000 Dundee Road Suite 408
Northbrook, IL 60062

Notes:
TRANS 233.05(1)
 All lots and blocks are hereby restricted so that no owner, processor, 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 S.714 1A; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.293, Stats., and shall be enforceable by the department or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.
TRANS 233.06(5)
 No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 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. The phone number may be obtained by contacting the County Highway Department.
TRANS 233.16(1)
 The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table 1. These levels are based on federal standards. The department of transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-line capacity.

EVERYDAY SURVEYING & ENGINEERING
 711 S HILLCREST PARKWAY
 ALTOONA, WI 54720
 PH: (715) 831-0654 • EMAIL: INFO@ESELLC.CO

OPINION OF PROBABLE COST

EVERYDAY SURVEYING
& ENGINEERING, LLC

711 S. HILLCREST PARKWAY
ALTOONA, WI 54720
PH: (715) 851-0654
EMAIL: INFO@E5ELL.CC



PROJECT: 23004 GMX - LA CROSSE REDEVELOPMENT

SCENARIO: Commercial Development

DATE: 11/2/2023

DRAFTED BY: Seth R. Markgren

ITEM NUMBER	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL PRICE	SUB TOTAL	TOTAL
1	1010 MOBILIZATION AND UTILITY TESTING	LS	1	\$ 2,000.00	\$ 2,000		
2	1040 REMOVE CONCRETE PAVEMENT	SY	110	\$ 6.00	\$ 657		
3	1050 REMOVE BITUMINOUS PAVEMENT	SY	28,121	\$ 6.00	\$ 168,726		
4	1055 REMOVE BASE COURSE	SY	28,121	\$ 6.00	\$ 168,726		
5	1060 REMOVE CURB AND GUTTER	LF	5,033	\$ 6.00	\$ 30,198		
6	1070 REMOVE CONCRETE SIDEWALK	SY	6,778	\$ 6.00	\$ 40,670		
7	1120 SAWCUT	LF	926	\$ 10.00	\$ 9,264		
8	1150 STREET EXCAVATION - COMMON	CY	608	\$ 16.00	\$ 9,724		
9	1200 SUBGRADE PREPARATION	SY	3,647	\$ 1.87	\$ 6,819		
10	1230 BASE AGGREGATE DENSE - 1 1/4"	TN	1,216	\$ 60.00	\$ 72,933		
11	1300 18" CONCRETE CURB AND GUTTER	LF	2,461	\$ 20.00	\$ 49,212		
12	1330 ADJUST WATER VALVES	EA	4	\$ 200.00	\$ 800		
13	1355 HOT MIX ASPHALT PAVEMENT (4LT 58-28S)	TN	608	\$ 125.00	\$ 75,972		
14	1500 UTILITY TESTING (WATER & SANITARY)	LS	1	\$ 1,500.00	\$ 1,500		
15	1540 TRAFFIC CONTROL DEVICES (ESTIMATE)	LS	1	\$ 10,000.00	\$ 10,000		
STREETS SUB TOTAL							\$ 647,202

16	3170 MASS GRADING RESTORATION (FERT, SEED, MULCH)	AC	2.00	4,000.00	\$ 8,000		
RESTORATION SUB TOTAL							\$ 8,000

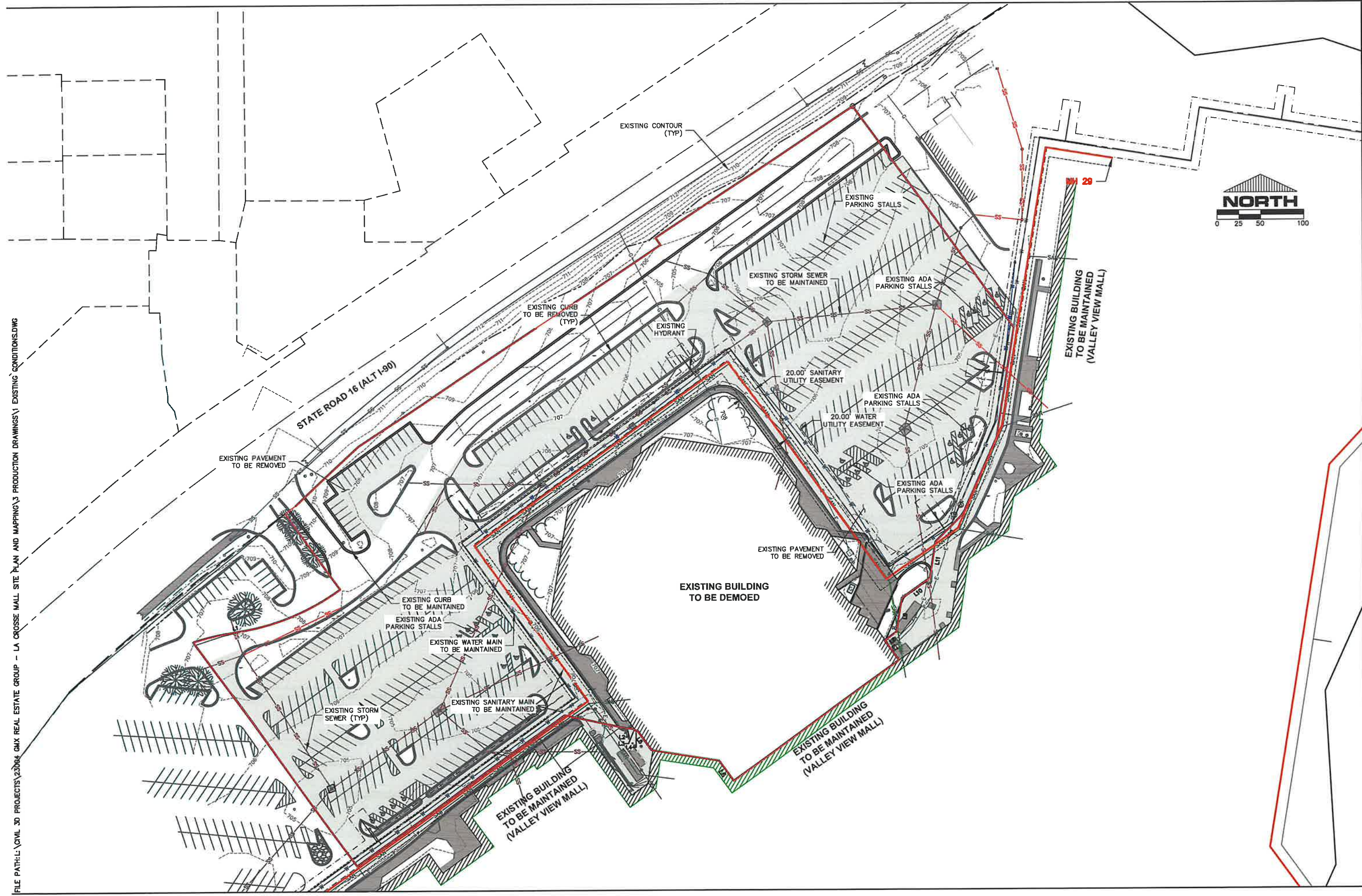
17	4230 INLET PROTECTION - TYPE D	EA	30	200.00	\$ 6,000		
18	4240 STONE TRACKING PAD	EA	1	2,000.00	\$ 2,000		
EROSION CONTROL SUB TOTAL							\$ 8,000

19	5200 6-INCH PVC SANITARY SERVICE	LF	250	40.00	\$ 10,000		
20	5320 SANITARY CLEAN OUT W/ CASTING	EA	5	750.00	\$ 3,750		
SANITARY SUB TOTAL							\$ 13,750

21	4230 WATER SERVICE, 6-INCH D.I.	LF	250	65.00	\$ 16,250		
22	4240 SERVICE VALVE AND BOX, 6-INCH	EA	5	2,000.00	\$ 10,000		
WATER SUB TOTAL							\$ 26,250

ESTIMATED CONSTRUCTION COST =					\$ 676,952
ESTIMATED CONSTRUCTION CONTINGENCY (20%)					\$ 135,390
ESTIMATED CONSTRUCTION COST WITH CONTINGENCY =					\$ 812,343

FILE PATH: L:\CIVIL 3D PROJECTS\23004 GMX REAL ESTATE GROUP - LA CROSSE MALL SITE PLAN AND MAPPING\3 PRODUCTION DRAWINGS\1 EXISTING CONDITIONS.DWG



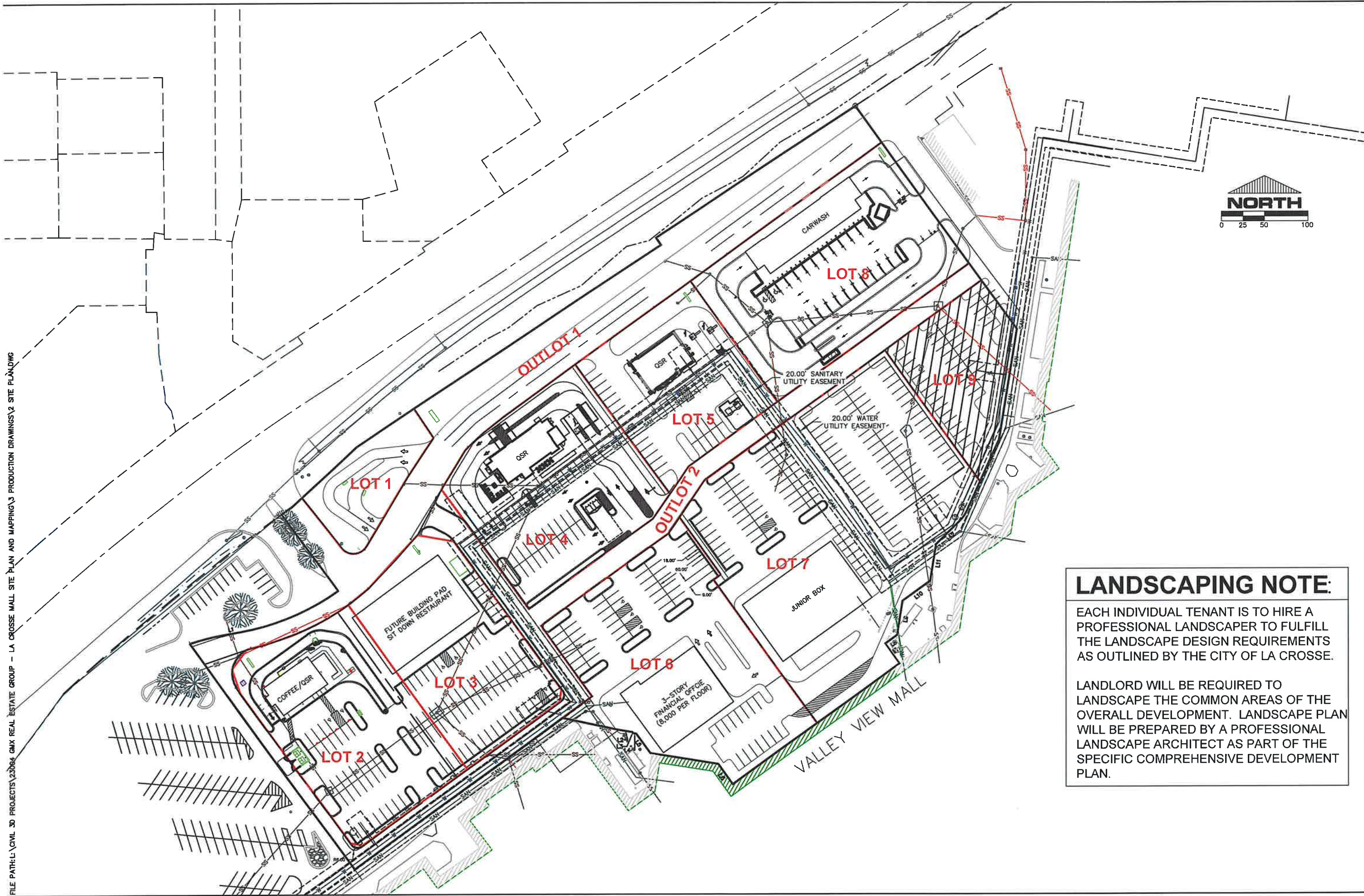
EVERYDAY SURVEYING & ENGINEERING
711 S. HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 851-0554 • EMAIL: INFO@ESE.CO

JOB NO:	23004
DR BY:	SRM
CHK BY:	XXX
DATE:	XX-XX-XX
APPROV:	XX-XX-XX

GMX REAL ESTATE GROUP - LA CROSSE
EXISTING CONDITIONS & DEMO PLAN
CITY OF LA CROSSE, LA CROSSE COUNTY, WI

SHEET NO.
C101

FILE PATH: L:\CIVIL 3D PROJECTS\23004 GMX REAL ESTATE GROUP - LA CROSSE MALL SITE PLAN AND MAPPING\3 PRODUCTION DRAWINGS\2 SITE PLANDWG



LANDSCAPING NOTE:

EACH INDIVIDUAL TENANT IS TO HIRE A PROFESSIONAL LANDSCAPER TO FULFILL THE LANDSCAPE DESIGN REQUIREMENTS AS OUTLINED BY THE CITY OF LA CROSSE.

LANDLORD WILL BE REQUIRED TO LANDSCAPE THE COMMON AREAS OF THE OVERALL DEVELOPMENT. LANDSCAPE PLAN WILL BE PREPARED BY A PROFESSIONAL LANDSCAPE ARCHITECT AS PART OF THE SPECIFIC COMPREHENSIVE DEVELOPMENT PLAN.



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JOB NO:	23004
DR BY:	SRM
CHK BY:	XXX
DATE:	XX-XX-XX
APPROV:	XX-XX-XX

GMX REAL ESTATE GROUP - LA CROSSE
 CITY OF LA CROSSE, LA CROSSE COUNTY, WI
 SITE PLAN