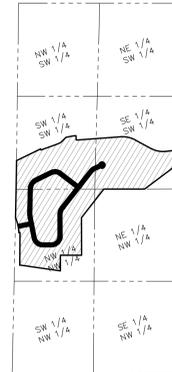


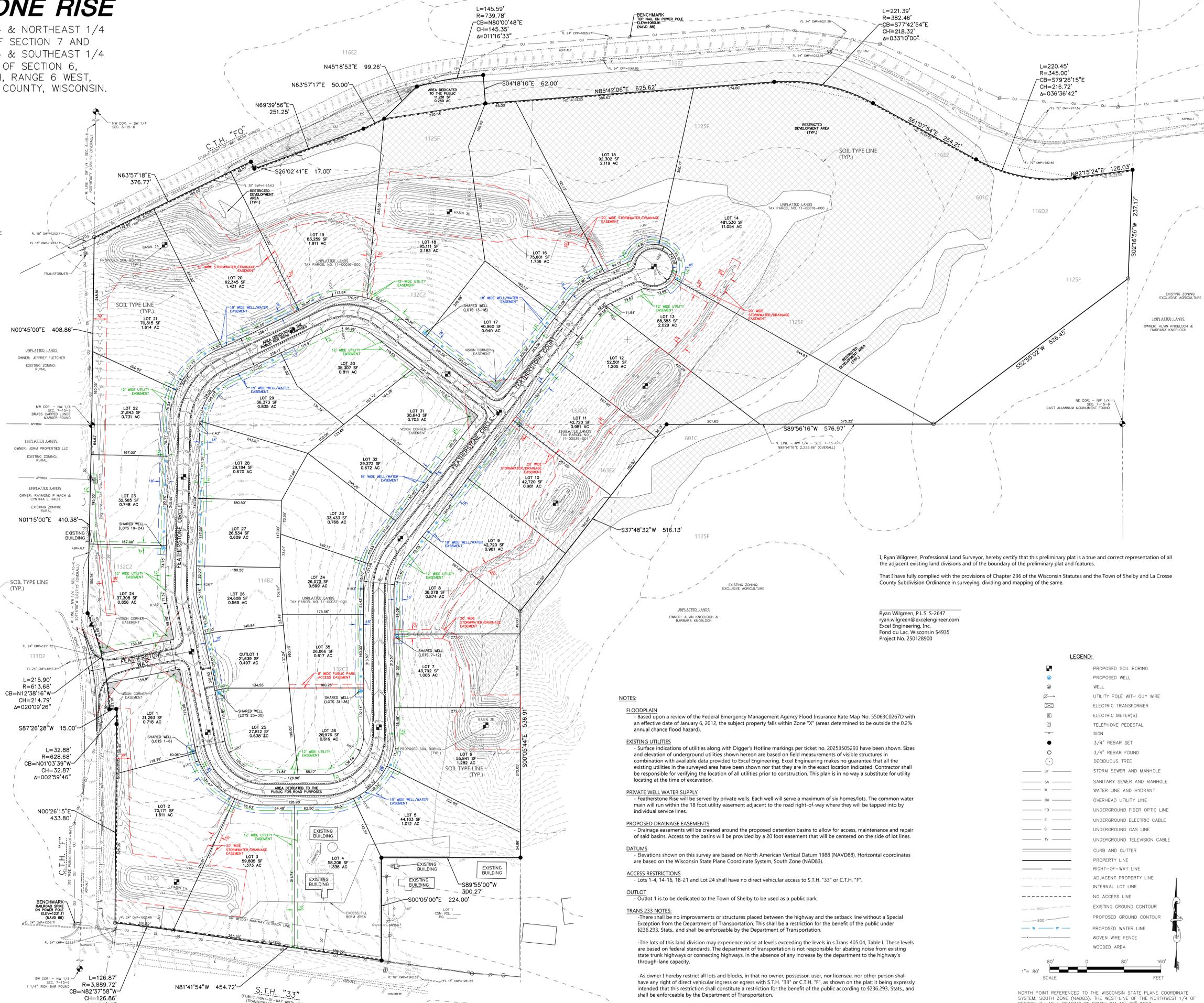
PRELIMINARY PLAT OF FEATHERSTONE RISE

PART OF THE NORTHWEST 1/4 & NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7 AND PART OF THE SOUTHWEST 1/4 & SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, ALL IN TOWNSHIP 15 NORTH, RANGE 6 WEST, TOWN OF SHELBY, LA CROSSE COUNTY, WISCONSIN.

VICINITY MAP
SW 1/4, SECTION 6-15-6
SCALE 1"=1000'



TOTAL AREA
54,886 ACRES
2,390,834 SQ. FT.



I, Ryan Wilgreen, Professional Land Surveyor, hereby certify that this preliminary plat is a true and correct representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features.
That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Town of Shelby and La Crosse County Subdivision Ordinance in surveying, dividing and mapping of the same.

Ryan Wilgreen, P.L.S. S-2647
ryan.wilgreen@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project No. 250128900

LEGEND:

- PROPOSED SOIL BORING
- PROPOSED WELL
- WELL
- UTILITY POLE WITH GUY WIRE
- ELECTRIC TRANSFORMER
- ELECTRIC METER(S)
- TELEPHONE PEDESTAL SIGN
-
-
- DECIDUOUS TREE
- STORM SEWER AND MANHOLE
- SANITARY SEWER AND MANHOLE
- WATER LINE AND HYDRANT
- OVERHEAD UTILITY LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND ELECTRIC CABLE
- UNDERGROUND GAS LINE
- UNDERGROUND TELEVISION CABLE
- CURB AND GUTTER
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- INTERNAL LOT LINE
- NO ACCESS LINE
- EXISTING GROUND CONTOUR
- PROPOSED GROUND CONTOUR
- PROPOSED WATER LINE
- WOVEN WIRE FENCE
- WOODED AREA

NOTES:

- FLOODPLAIN**
 - Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. 55063C0267D with an effective date of January 6, 2012, the subject property falls within Zone "X" (areas determined to be outside the 0.2% annual chance flood hazard).
- EXISTING UTILITIES**
 - Surface indications of utilities along with Digger's Hotline markings per ticket no. 20253505293 have been shown. Sizes and elevation of underground utilities shown hereon are based on field measurements of visible structures in combination with available data provided to Excel Engineering. Excel Engineering makes no guarantee that all the existing utilities in the surveyed area have been shown nor that they are in the exact location indicated. Contractor shall be responsible for verifying the location of all utilities prior to construction. This plan is in no way a substitute for utility locating at the time of excavation.
- PRIVATE WELL WATER SUPPLY**
 - Featherstone Rise will be served by private wells. Each well will serve a maximum of six homes/lots. The common water main will run within the 18 foot utility easement adjacent to the road right-of-way where they will be tapped into by individual service lines.
- PROPOSED DRAINAGE EASEMENTS**
 - Drainage easements will be created around the proposed detention basins to allow for access, maintenance and repair of said basins. Access to the basins will be provided by a 20 foot easement that will be centered on the side of lot lines.
- DATUMS**
 - Elevations shown on this survey are based on North American Vertical Datum 1988 (NAVD88). Horizontal coordinates are based on the Wisconsin State Plane Coordinate System, South Zone (NAD83).
- ACCESS RESTRICTIONS**
 - Lots 1-4, 14-16, 18-21 and Lot 24 shall have no direct vehicular access to S.T.H. "33" or C.T.H. "F".
- OUTLOT**
 - Outlot 1 is to be dedicated to the Town of Shelby to be used as a public park.
- TRANS 233 NOTES:**
 - There shall be no improvements or structures placed between the highway and the setback line without a Special Exception from the Department of Transportation. This shall be a restriction for the benefit of the public under section 8236.293, Stats., and shall be enforceable by the Department of Transportation.
 - The lots of this land division may experience noise at levels exceeding the levels in s.Trans 405.04, Table I. 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-lane capacity.
 - As owner I hereby restrict all lots and blocks, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with S.T.H. "33" or C.T.H. "F", as shown on the plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to 8236.293, Stats., and shall be enforceable by the Department of Transportation.

1"= 80'
SCALE
0 80' 160'
FEET

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 7 HAS A BEARING OF SOUTH 01°15'00" WEST.

NOTE:
THE FIELD WORK WAS COMPLETED ON OCTOBER 9, 2025.

OWNER/DEVELOPER/SUBDIVIDER:
FEATHERSTONE RISE LLC
232 3RD STREET N., SUITE 202
LA CROSSE, WI 54601

ENGINEER & SURVEYOR:
EXCEL ENGINEERING, INC.
100 CAMELOT DRIVE
FOND DU LAC, WI 54935

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PRELIMINARY PLAT
FEATHERSTONE RISE
S.T.H. "33" • LA CROSSE, WI 54601

PROFESSIONAL SEAL

PRELIMINARY DATES
JAN. 9, 2026
JAN. 21, 2026
FEB. 23, 2026

JOB NUMBER
250128900

SHEET NUMBER
PP

NOT FOR CONSTRUCTION

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