



City of Onalaska Meeting Notice

COMMITTEE/BOARD: Plan Commission
DATE OF MEETING: January 28, 2020 (Tuesday)
PLACE OF MEETING: City Hall – 415 Main Street (Common Council Chambers)
TIME OF MEETING: 7:00 P.M.

PURPOSE OF MEETING

1. Call to Order and Roll Call
2. Approval of minutes from previous meeting
3. Public input: (limited to 3 minutes / individual)

Consideration And Possible Action On The Following Items:

4. **Public Hearing: Approximately 7:00 PM (or immediately following Public Input)** to adopt the Unified Development Code and Zoning Map. Most updated versions available online by 12:00PM on Friday, January 24, 2020: <https://tinyurl.com/OnalaskaUDC>
5. Review and Consideration of a request to extend the Final Plat submittal requirement for one year, as requested by Kevin Fry, on behalf of Elmwood Partners, 1859 Sand Lake Road, Onalaska, for the 4th Addition to the Country Club Estates Plat (Tax Parcel #'s: 18-3566-100 & 18-4479-0)
6. Review and Consideration of a proposed Site Plan Amendment for 1785 East Main Street, Onalaska, WI 54650 (Tax Parcel #: 18-725-1)
7. Update on proposed amendments to Title 14 Sign Ordinance
8. Adjournment

PLEASE TAKE FURTHER NOTICE that members of the Common Council of the City of Onalaska who do not serve on the Commission may attend this meeting to gather information about a subject over which they have decision making responsibility.

Therefore, further notice is hereby given that the above meeting may constitute a meeting of the Common Council and is hereby noticed as such, even though it is not contemplated that the Common Council will take any formal action at this meeting.

NOTICES MAILED TO:

*Mayor Kim Smith – Chair
 *Ald. Tom Smith
 Ald. Jim Olson
 Ald. Dan Stevens
 Ald. Diane Wulf
 Ald. Steven Nott
 Vacant
 * Jarrod Holter, City Engineer **Kevin Schubert
 City Attorney City Administrator
 La Crosse Tribune Dept. Heads.
 Coulee Courier
 WKTY WLXR WKBT WXOW WLAX

*Committee Members

*Jan Brock *Knut Temte
 *Jenny Akins *Craig Breitsprecher
 *Parks & Rec Chair
 **Alternate – Vice Chair Parks & Rec
 Kevin Fry, Elmwood Partners
 Laddie Galloway, Acme Commercial Properties, LLC
 Onalaska Omni Center
 Onalaska Public Library

** Alternate Member – for City Engineer

Date Notices Mailed and Posted: 1-22-20

In compliance with the Americans with Disabilities Act of 1990, the City of Onalaska will provide reasonable accommodations to qualified individuals with a disability to ensure equal access to public meetings provided notification is given to the City Clerk within seventy-two (72) hours prior to the public meeting and that the requested accommodation does not create an undue hardship for the City.

**NOTICE OF PUBLIC HEARING
BEFORE THE CITY OF ONALASKA
PLAN COMMISSION**

Please take notice that the City Plan Commission for the City of Onalaska will hold a public hearing on

**TUESDAY, JANUARY 28, 2020
APPROX. 7:00 P.M.
(or immediately following public input)**

in Onalaska City Hall, 415 Main Street, Onalaska, Wisconsin 54650 at which time they will consider the adoption / implementation of the new Unified Development Code (Zoning Code) and updated Zoning Map.

The new Unified Development Code and Zoning Map may be examined in the office of the City Planning Department, at City Hall between the hours of 8:00 a.m. and 5:00 p.m. on any regular business day, holidays excepted.

YOU ARE FURTHER NOTIFIED that the City of Onalaska Plan Commission will hear all persons interested, their agent or attorney concerning this matter.

More detailed information on this item will be posted to the City of Onalaska website www.cityofonalaska.com the Friday before the scheduled meeting under Agendas & Minutes/Plan Commission. This posting will contain the Plan Commission Agenda and all attachments referencing this item.

Dated this 3rd day of January, 2020.

Caroline Burmaster, City Clerk
City of Onalaska

Aspenson, Katie

From: Leo Bronston <drbronston@bronstonchiro.com>
Sent: Tuesday, January 28, 2020 4:14 PM
To: Aspenson, Katie
Subject: RE: Zoning proposal

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Leo Bronston <drbronston@bronstonchiro.com>
Date: 1/28/20 4:12 PM (GMT-06:00)
To: kaspenson@onalaskawi.gov
Subject: Zoning proposal

I am unable to attend the Plan Commission this evening thus the intent of my correspondence is to voice my support for properties located at 1200 & 1204 County Road PH proposal to be MU-C.

Kind regards

Leo Bronston DCMAppSC

Sent from my Verizon, Samsung Galaxy smartphone



CITY OF ONALASKA

STAFF REPORT

Plan Commission – January 28, 2020

Agenda Item: Consideration of a request to extend the Final Plat submittal requirement for one year for the 4th Addition to the Country Club Estates Plat.

Applicant: Kevin Fry, on behalf of Elmwood Partners, 1859 Sand Lake Road, Onalaska

Property Owner: Elmwood Partners, 1859 Sand Lake Road, Onalaska

Parcel Numbers: 18-3566-100 & 18-4479-0

Site Location: North of Emerald Valley Drive

Existing Zoning: Single Family Residential (R-1)

Neighborhood Characteristics: Residential, Golf Course

Conformance with Comprehensive Land Use Plan: The Comprehensive Plan's Future Land Use Plan designate this area as *Conservation / Cluster Residential*. The proposed development is consistent with the intent of this land use category.

Background: A general timeline on approvals of this development is as follows:

March 13, 2012: Approval of Preliminary Plat containing 56.46 acres and 23 lots by Common Council.
 May 8, 2012: Approval of Rezoning to Single Family Residential (R-1) by Common Council.
 May 8, 2012: Approval of Annexation into the City of Onalaska by Common Council.
 Feb. 10, 2015: Approval of One-Year Extension for the Final Plat Submittal
 Feb. 9, 2016: Approval of One-Year Extension for the Final Plat Submittal
 Feb. 14, 2017: Approval of One-Year Extension for the Final Plat Submittal
 Feb. 13, 2018: Approval of One-Year Extension for the Final Plat Submittal
 Feb. 12, 2019: Approval of One-Year Extension for the Final Plat Submittal

Relevant sections from the Unified Development Ordinance:

Sec. 13-9-20 (b)(3) Final Plat Review and Approval – Plan Commission Review.

If the Final Plat is not submitted within thirty-six (36) months of the last required approval of the Preliminary Plat, the Plan Commission may refuse to approve the Final Plat. The City Plan Commission may consider requests to extend the thirty-six (36) month requirement, as set forth in 13-9-20(a)(1) above.

Sec. 13-9-20 (a)(1) Final Plat Review and Approval – Filing Requirements.

The owner or subdivider shall file thirty (30) copies of the Final Plat not later than thirty-six (36) months after the date of approval of the Preliminary Plat; otherwise, the Preliminary Plat and Final Plat will be considered void unless an extension is requested in writing by the subdivider and for good cause granted by the City.

Action Requested: Consideration of a one-year extension (to February 11, 2020) allowing the 4th Addition to the Country Club Estates Plat be submitted later than the 36-months filing requirement after the approval of the Preliminary Plat.

ELMWOOD



PARTNERS
LIMITED PARTNERSHIP

December 12, 2019

City of Onalaska
Katie Aspenson
415 Main Street
Onalaska, WI 54650

RE: 4th Addition to the Country Club Estates
Final Plat Extension

Katie,

The original Preliminary Plat of the 4th Addition to the Country Club Estates was approved by the Common Council at the March 13, 2012 meeting with a one year extension approved at the February 2019 meeting. We are requesting a one year extension of the approval of the Preliminary Plat to allow more time to see this project through.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kevin E. Fry', with a stylized flourish at the end.

Kevin E. Fry, P.E.
V.P. of the General Partner



CITY OF ONALASKA

STAFF REPORT

Plan Commission – January 28, 2020

Agenda Item: Review and Consideration of a proposed Site Plan Amendment at 1785 East Main Street, Onalaska, WI 54650.

Property Owner: Acme Commercial Properties, LLC
PO Box 6060, Abilene, TX 79608-6060

Parcel Numbers: 18-725-1

Site Locations: 1785 East Main Street, Onalaska, WI 54650

Background:

This property was approved for a Conditional Use Permit on November 22, 2005 by the Plan Commission to install a telecommunication facility at 1735 East Main Street, Onalaska. Common Council then gave it final approval on December 13, 2005. Attached are the documents related to the conditions of the Conditional Use Permit and Conditions related to the Site Plan Permit. Further background information of this property can be found in the attached letter.

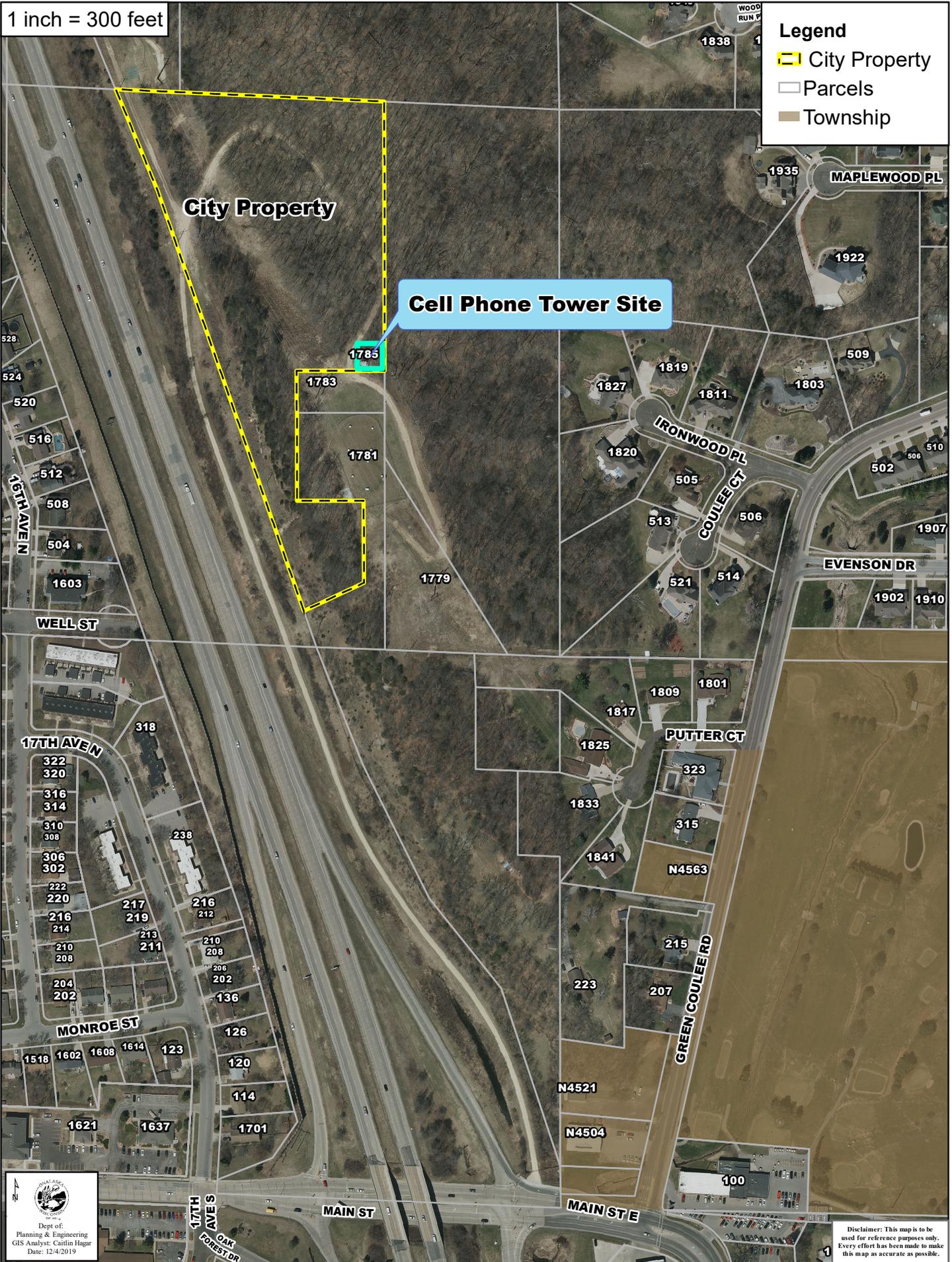
Action Requested:

Consideration of the proposed Site Plan Amendment.

1 inch = 300 feet

Legend

-  City Property
-  Parcels
-  Township



City Property

Cell Phone Tower Site



Dept. of
Planning & Engineering
GIS Analyst: Caitlin Hagar
Date: 12/4/2019

Disclaimer: This map is to be used for reference purposes only. Every effort has been made to make this map as accurate as possible.

**CITY OF ONALASKA
SITE PLAN PERMIT – 060901**

DATE: January 28, 2020

Applicant: Acme Commercial Properties, LLC
PO Box 6060, Abilene, TX 79608-6060
Parcel #: 18-725-1
Property Address: 1785 East Main Street
Property Zoning: Agricultural (A-1)

Project Background:

This property was approved for a Conditional Use Permit on November 22, 2005 by the Plan Commission to install a telecommunication facility at 1735 East Main Street, Onalaska. Common Council then gave it final approval on December 13, 2005. Attached are the documents related to the conditions of the Conditional Use Permit and Conditions related to the Site Plan Permit

SITE PLAN PERMIT #:060901 – Acme Telecommunication Tower Site Plan Amendment

1. Site Plan Permit Fee of \$75.00 (PAID).
2. Letter of FAA approval required.

Utilities & Streets:

3. Owner shall insure open access for all vehicle equipment types to City reservoir.
4. Owner/developer must notify the City prior to any utility connection to City owned utilities.
5. Owner shall provide own lock at gates – coordinate with Utility Department.

Zoning:

6. Exterior storage is prohibited.

Building:

7. Owner/developer shall submit details of tower including height, diameter and color.
8. Structure, fencing/land disturbance shall not be visible by public. Dark gray color scheme – 42" maximum diameter and 80' height maximum to insure stealth appearance to blend into surroundings per Plan Commission approval.
9. Owner shall disclose any lighting on proposed tower.

General Conditions:

10. Owner/developer must pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to the issuance of the occupancy permit.
11. All conditions run with the land and are binding upon the original developer and all heirs, successors, and assigns. The sale or transfer of all or any portion of the property does not relieve the original developer from payment of any fees imposed or from meeting any other conditions.
12. Any omissions or any conditions not listed shall not release the developer/property owner from abiding by the City's Subdivision Ordinance and Zoning Code requirements.

**CITY OF ONALASKA
SITE PLAN PERMIT**

COPY

DATE: September 1, 2006

Cingular Wireless – Well St. Station
Brueske Site

SITE PLAN PERMIT #: 060901

1. Site Plan Permit Fee of \$100.00.
2. Owner/developer shall submit details of tower including height, diameter and color.
3. Structure, fencing / land disturbance shall not be visible by public. Dark gray color scheme – 42" maximum diameter and 80' height maximum to insure stealth appearance to blend into surroundings per Plan Commission approval.
4. Letter of FAA approval required.
5. Owner shall insure open access for all vehicle equipment types to City reservoir.
6. Owner shall disclose any lighting on proposed tower.
7. Exterior storage is prohibited.
8. Owner/developer must pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to the issuance of the occupancy permit.
9. Owner/developer must notify the City prior to any utility connection to City owned utilities.
10. All conditions run with the land and are binding upon the original developer and all heirs, successors, and assigns. The sale or transfer of all or any portion of the property does not relieve the original developer from payment of any fees imposed or from meeting any other conditions.
11. Any omissions or any conditions not listed in Plan Commission minutes shall not release the developer/property owner from abiding by the City's Subdivision Ordinance and Zoning Code requirements.
12. Owner shall provide own lock at gates – coordinate with Utility Dept.
13. Owner shall maintain road to tower.

Acme Commercial Properties, LLC
PO Box 6060
Abilene, TX 79608
(325) 691-0495

November 13, 2019

Ms. Lisa Ranney
City of Onalaska
Onalaska, WI

Re: Request for an Easement Agreement
1785 E. Main Street
Parcel No.: 018-000725-001

Dear Ms. Ranney,

Acme Commercial Properties LLC owns a communication tower at the address of 1785 E. Main Street in Onalaska (Parcel 018-000725-001). Our property is a small "parcel" (~60' x60') consisting of a compound around the tower and ground equipment. The parcel sits inside a larger "parent tract". Since the tower was built (2007), access to the site was a road that comes off Main Street, runs northwest paralleling Highway 53 and then loops around to the right and climbs up to the top of the ridge and then to the site. The City of Onalaska is the current owner the parent tract and Acme would like to request the City to work with us in getting an Easement Agreement in place to acknowledge our access road.

As background, let me summarize the chain of events leading up to the present situation.

In 2005, Arthur & Pearly Brueske entered into an Option and Lease Agreement with Cingular Wireless, to allow Cingular to build a tower on their land; the Option and Lease Agreement was never recorded in the public records; and after the tower was built (in 2007), Cingular subsequently gave their rights to the parcel and tower to the Brueskes. Maybe knowing they were intending to give the tower to the Brueskes was why the Option and Lease Agreement was never recorded by Cingular???

In 2007, the Brueskes created an entity for themselves named Beer Cave Hill LLC, with Arthur Brueske as the President of the company. The Brueskes executed a Quit Claim Deed from themselves into their company to convey ownership of the tower and parcel. The Option and Lease Agreement had easement language stating access was granted across the parent tract in order to get to a public road... and that the owner of the parent tract (Bruskes) would execute an Easement Agreement across the parent tract upon request by the parcel owner. At the time, an Easement Agreement wasn't an issue since the Brueskes and Beer Cave Hill were the same folks.

In 2011, Beer Cave Hill (Brueskes) sold the tower and parcel to a third party, Telecom Lease Advisors, LLC (TLA). Since the original Option and Lease Agreement was never recorded... the Option and Lease Agreement was referenced in the Assignment and Assumption Agreement that conveyed the parcel and tower rights from Beer Cave Hill to TLA. The access easement was still implied.

Later in 2011, TLA sold the tower and parcel to Acme Commercial Properties LLC. Again, the unrecorded Option and Lease Agreement was referenced in the Assignment and Assumption Agreement, along with the implied access easement.

However, now forward to 2019... Acme was going to request an Easement Agreement from the Brueskes, but learned that they no longer own the parent tract... the City of Onalaska does. I'm not sure how/when the parent tract was conveyed to the City. And even though the access easement has been in place for 12 years, Acme would like to work with the City to clarify and acknowledge our access to the tower by requesting an Easement Agreement from the City of Onalaska, as the current owner of the parent tract. Acme can prepare the Easement Agreement for the City's review and we already have a surveyor's legal description of the existing road that can be used for the Easement Agreement. Thank you for considering Acme's request and I'd be happy to discuss in further detail... or provide supporting documentation that the City might require to consider our request.

Sincerely,
Acme Commercial Properties, LLC



Laddie C. Galloway
Site Acquisition
(325) 669-8110 mobile
lgalloway@txoexploration.com

Space Reserved for Recording

**Upon Recording, return to:
Acme Commercial Properties, LLC
Warren D. Harkins, President
Post Office Box 6060
Abilene Texas 79608
(325) 691-0495**

EASEMENT AND USE OF PUBLIC RIGHT OF WAY

(Nonexclusive, Permanent Use of Grantor's Public Right of Way for Ingress/Egress by Grantee)

**State: Wisconsin
County: La Crosse
Grantor: The City of Onalaska, Wisconsin
Grantee: Acme Commercial Properties, L.L.C.**

Effective Date: December 17, 2019

For adequate consideration, the receipt and sufficiency of which is acknowledged, Grantor, named above, grants and conveys to Grantee, named above, and Grantee's heirs, successors, and assigns, a nonexclusive permanent easement and right of way across the following lands in the county and state named above:

SEE EXHIBIT A - FOLLOWING

This right of ingress and egress to go over, across, and from those lands, at all times, is granted to allow Grantee uninterrupted access to and from Grantee's lands adjacent to the lands described above.

1.

Grantee shall have the right to make use of Grantor's Public Right of Way Easement, described in Exhibit A, across Grantor's lands described above. The Grantor's Right of Way parallels and follows the U.S. Highway 53 as described further in Exhibit A legal description for point of entry for ingress and egress to Grantee's land by Latitude and Longitude, per surveyor's measurements.

In the event Grantor shall ever abandon or fail to maintain the Easement and Right of Way, the course of which is described Exhibit A, the abandonment or failure to maintain that road shall not terminate this Easement and Right of Way, but Grantee shall have a continuing easement and right of way across Grantor's lands at a course of Grantee's selection, so long as Grantee's selection of course does not interfere with Grantor's use of the surface of the lands described above.

This Easement and Right of Way is executed as of the date of acknowledgment of Grantor's signature, but shall be effective as of the Effective Date stated above and shall be deemed a covenant running with the lands.

Grantor: The City of Onalaska, Wisconsin

By: _____

Title: _____

Date: December _____ 2019

Witness: _____

Name: _____

**State of Wisconsin
County of La Crosse**

On this _____ day of December, 2019, before me, the undersigned notary public, personally appeared _____ who proved to me through satisfactory evidence and identification to be the person whose name is signed on behalf of Grantor on this proceeding document and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Stamp/ Seal Below:

Notary

Print Name

My Commission Expires: _____, _____

EXHIBIT A:

Legal description of Grantee's Parent Parcel of Land and Grantee's current easement to the City of Onalaska (Grantor) Public Right of Way, with Description of Ingress/Egress point of entry into Grantor's Public Right of Way property paralleling U.S. Highway 53.

3.

Parent Parcel Legal Description and Right of Way Access Easement Legal follow as pages 4. and 5.

PARENT PARCEL - AS PROVIDED, FIDELITY NATIONAL TITLE COMMITMENT NO. 29826715 - AS SURVEYED:

PART OF OUTLOT 8 OF THE ASSESSOR'S PLAT OF THE CITY OF ONALASKA, BEING A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE NORTH 87 DEGREES 36 MINUTES 43 SECONDS WEST 415.41 FEET ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 4; THENCE NORTH 00 DEGREES 00 MINUTES 24 SECONDS EAST 1,303.66 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 8; THENCE NORTH 00 DEGREES 00 MINUTES 24 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT 8, 668.30 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 36 SECONDS WEST 5.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 59 MINUTES 36 SECONDS WEST 60.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 24 SECONDS EAST 60.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 36 SECONDS EAST 60.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 24 SECONDS WEST 60.00 FEET TO THE POINT OF BEGINNING.

AND BEING THE SAME PROPERTY CONVEYED TO ACME COMMERCIAL PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY FROM TELECOM LEASE ADVISORS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY BY WARRANTY DEED DATED SEPTEMBER 23, 2011 AND RECORDED NOVEMBER 8, 2011 IN INSTRUMENT NO. 1584239.

TAX PARCEL NO. 185-725-1

ATC ACCESS EASEMENT - AS SURVEYED

A 20 FOOT WIDE EASEMENT FOR INGRESS/EGRESS AND THE INSTALLATION AND MAINTENANCE OF UTILITIES OVER/UNDER AND ACROSS ALL THAT PART OF OUTLOT 8 OF THE ASSESSOR'S PLAT OF THE CITY OF ONALASKA, ALSO BEING PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN WITH A CENTERLINE DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE NORTH 87°36'43" WEST ALONG THE SOUTH LINE OF SAID SECTION 4 A DISTANCE OF 415.41 FEET; THENCE NORTH 00°00'24" EAST A DISTANCE OF 1,303.66 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 8; THENCE CONTINUING NORTH 00°00'24" EAST ALONG THE EASTERLY LINE OF SAID OUTLOT 8 A DISTANCE OF 668.30 FEET; THENCE NORTH 89°59'36" WEST A DISTANCE OF 5.00 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND NOW OR FORMERLY OWNED BY ACME COMMERCIAL PROPERTIES, LLC, INSTRUMENT NO. 1584239, PARCEL NO. 185-725-1; THENCE NORTH 89°59'36" WEST ALONG THE SOUTHERLY LINE OF SAID ACME PARCEL A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF SAID ACME PARCEL; THENCE NORTH 00°00'24" EAST ALONG THE WESTERLY LINE OF SAID ACME PARCEL, ALSO BEING A LINE OF A PARCEL OF LAND NOW OR FORMERLY OWNED BY THE CITY OF ONALASKA, PARCEL NO. 185-725-0, INSTRUMENT NO. 1595296 A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°59'36" WEST A DISTANCE OF 19.35 FEET; THENCE NORTH 00°00'24" EAST A DISTANCE OF 33.92 FEET; THENCE NORTH 33°33'23" EAST A DISTANCE OF 79.69 FEET; THENCE NORTH 23°42'14" EAST A DISTANCE OF 53.79 FEET; THENCE NORTHEASTERLY A DISTANCE OF 52.30 FEET, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 29°57'46", AND CHORD BEARING NORTH 08°43'20" EAST 51.70 FEET; THENCE NORTH 06°15'33" WEST A DISTANCE OF 39.54 FEET; THENCE NORTHWESTERLY A DISTANCE OF 41.76 FEET, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 23°55'41", AND CHORD BEARING NORTH 18°13'23" WEST 41.46 FEET; THENCE NORTH 30°11'13" WEST A DISTANCE OF 70.42 FEET; THENCE NORTH 40°54'51" WEST A DISTANCE OF 99.37 FEET; THENCE NORTH 35°40'12" WEST A DISTANCE OF 67.28 FEET; THENCE NORTH 46°05'27" WEST A DISTANCE OF 74.74 FEET; THENCE NORTH

55°53'11" WEST A DISTANCE OF 59.72 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 67.66 FEET, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 70°28'56", AND CHORD BEARING SOUTH 88°52'21" WEST 63.47 FEET; THENCE SOUTH 53°37'52" WEST A DISTANCE OF 48.31 FEET; THENCE SOUTH 37°46'26" WEST A DISTANCE OF 40.74 FEET; THENCE SOUTH 28°17'18" WEST A DISTANCE OF 135.91 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 63.52 FEET, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 25°59'52", AND CHORD BEARING SOUTH 15°17'22" WEST 62.98 FEET; THENCE SOUTH 02°17'26" WEST A DISTANCE OF 68.14 FEET TO THE WESTERLY LINE OF SAID CITY OF ONALASKA PARCEL, ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 53 (VARIABLE WIDTH/RESTRICTED ACCESS) PER WISCONSIN DOT PROJECT I.D. 1631-1-21 AND THE POINT OF ENDING. THE SIDELINES OF SAID EASEMENT ARE LENGTHENED AND/OR SHORTENED TO BEGIN AT THE WESTERLY LINE OF SAID ACME PARCEL AND TERMINATE AT THE EASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 53.