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Resolution

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LACROSSE COUNTY  
REGISTER OF DEEDS  
ROBIN L. KADRMAS

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Name and Return Address

Nikki Elsen, City Clerk  
400 La Crosse Street  
La Crosse WI 54601

Parcel Identification Number (PIN)

Resolution approving the conditional partial vacation of the 400 block of 12th Street North.

Drafted by:  
Stephen F. Matty  
City Attorney  
City of La Crosse  
400 La Crosse Street  
La Crosse WI 54601

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This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

**CERTIFICATE OF DOCUMENT ON FILE**

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**STATE OF WISCONSIN )**  
**County of La Crosse ) SS**  
**City of La Crosse )**

I, **Nikki Elsen**, City Clerk for the City and State aforesaid, certify that the attached document is a true and correct copy of Resolution 2025-05-014, Resolution approving the conditional partial vacation of the 400 block of 12th Street North, adopted by the Common Council on May 5, 2025.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal of said City, this 3<sup>rd</sup> day of February, 2026.



Nikki Elsen  
City Clerk

Return to:  
400 La Crosse St  
La Crosse, WI 54601

Resolution approving the conditional partial vacation of the 400 block of 12<sup>th</sup> Street North.

## RESOLUTION

WHEREAS, the public interest requires the vacation or partial vacation of certain streets and alleys within the corporate limits of the City of La Crosse, and

WHEREAS, such vacation or partial vacation should be done as expeditiously as possible,

NOW, THEREFORE, BE IT RESOLVED, by the Common Council, City of La Crosse that it hereby declares that the public interest requires the partial vacation of the street as described and shown on attached Exhibit "A," subject to the conditions herein.

BE IT FURTHER RESOLVED that the portion of the street above-described be, and the same is hereby ordered vacated, subject, however, to any and all reservations for any and all public and private utilities.

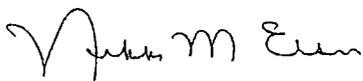
BE IT FURTHER RESOLVED that legal and survey documents shall not be recorded at La Crosse County until the following two (2) conditions are met:

1. The developer shall facilitate and fund at its expense, the removal, adjustment, and installation of facilities within the right-of-way of 12<sup>th</sup> Street, and adjacent to it, including but not limited to existing and proposed sidewalk, curb & gutter, and roadway; storm, sewer, and water structures, pipes, and castings; and restoration and boulevard trees—all subject to Standard Specifications and Procedures and Details of the City of La Crosse, and approval of the Engineering Department.
2. The developer shall complete the Design Review process for the proposed development, satisfying all comments and requirements and obtaining building permits.

### Abutting properties:

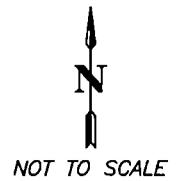
Tax Parcel	Owner Name	Property Address	Mailing Address	Mail City State Zip
17-20162-100	BADGER WEST RESIDENCES LLC	413 WEST AVE N	PO BOX 609	LA CROSSE WI 54602
17-20163-10	BADGER WEST RESIDENCES LLC	1204 BADGER ST 431 WEST AVE N	PO BOX 609	LA CROSSE WI 54602
17-20162-90	BENSON PROPERTIES 1 LLC	411 WEST AVE N	N1693 BOULDER CT	LA CROSSE WI 54601
17-20200-100	BENSON PROPERTIES 1 LLC	1137 PINE ST	N1693 BOULDER CT	LA CROSSE WI 54601
17-20162-120	SCHOOL HOUSE PROPERTIES LLC	421 & 423 WEST AVE N	1243 BADGER ST	LA CROSSE WI 54601
17-20162-110	SCHOOL HOUSE PROPERTIES LLC C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC	417 WEST AVE N	PO BOX 609	LA CROSSE WI 54602
17-20162-130	SCHOOL HOUSE PROPERTIES LLC C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC	425 WEST AVE N	PO BOX 609	LA CROSSE WI 54602

*I, Nikki M. Elsen, certify that this resolution was duly and officially adopted by the Common Council of the City of La Crosse on May 8, 2025.*



*Nikki M. Elsen, WCMC, City Clerk  
City of La Crosse, Wisconsin*

# EXHIBIT "A"

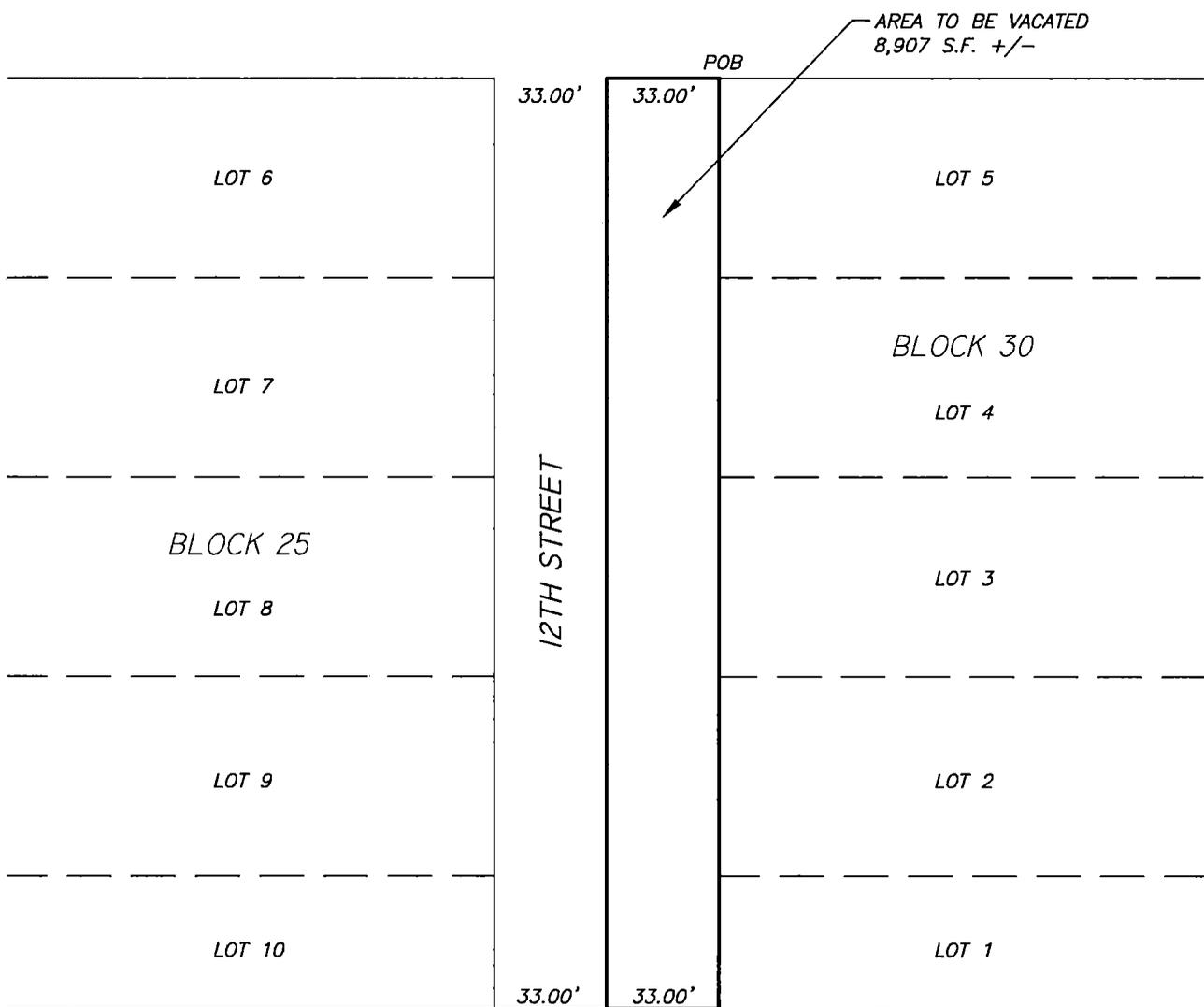


BURNS, DURAND, SMITH & RUBLEE'S ADDITION



BADGER STREET

66'



ALLEN OVERBAUGH & PETER BURN'S ADDITION

BLOCK 24

## Legal Description

### Partial Vacation of 12<sup>th</sup> Street

Part of the Northeast Quarter of the Southwest Quarter, Section 32, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin being more particularly described as follows:

Beginning at the northwest corner of Lot 5, Block 30, of Burns, Durand, Smith & Rublee's Addition, said corner being the intersection of the south right-of-way line of Badger Street and the east right-of-way line of 12<sup>th</sup> Street; thence southerly, along the east line of said 12<sup>th</sup> Street, 269.91 feet to the south line of Burns, Durand, Smith & Rublee's Addition; thence westerly along said south line, 33.00 feet to the centerline of the 12<sup>th</sup> Street right-of-way; thence northerly along said centerline to its intersection with the south right-of-way line of Badger Street; thence easterly 33.00 feet to the point of beginning.

See attached Exhibit "A".

Drafted by: KJC, 11/2024

Checked by: JMC, 12/2024