

FILED
12-06-2024
Clerk of Circuit Court
La Crosse County WI
2024CV000646
Honorable Scott L Horne
Branch 4

STATE OF WISCONSIN

CIRCUIT COURT

LA CROSSE COUNTY

In the Matter of the INCORPORATION
OF THE LANDS COMPRISING
THE TOWN OF CAMPBELL, La Crosse County,
Wisconsin, as a Village Pursuant to
the Provisions of Ch. 66,
Wisconsin Statutes.

PETITION FOR
INCORPORATION

Case No. _____
Case Code 30703

TO: La Crosse County Circuit Court
c/o Clerk of Court
333 Vine Street, Room 1200
La Crosse, WI 54601

Mary Jo Werner (hereinafter the "Petitioner") by MUNICIPAL LAW & LITIGATION GROUP, S.C., by Attorney H. Stanley Riffle respectfully petitions the Circuit Court to order a referendum and certify the incorporation of the unincorporated territory described in this petition as a village, a body corporate and politic with powers and privileges of a municipal corporation at common law and conferred by the statutes of the State of Wisconsin in accord with the provisions of Wis. Stats. §§ 66.0201 – 66.0211.

In support of this Petition for Incorporation, Petitioners allege:

1. On September 21, 2024, a Notice of Intention to Circulate this Petition for Incorporation was published in the La Crosse Tribune, as required by §66.0203(1), Wisconsin Statutes. A copy of said published notice, together with a copy of the Publisher's Affidavit of Publication, is attached hereto and marked as **Exhibit A**, respectively.

2. The designated representative and the alternate representative of the Petitioner, both of whom are electors and freeholders of lands within the proposed area to be incorporated are as follows:

Designated Representative: Mary Jo Werner, 3337 Hanson Ct., La Crosse, WI 54603

Alternate Representative: Ralph Thoren, 600 Plainview Rd., La Crosse, WI 54603

3. The territory proposed for incorporation consists of all lands described in the attached **Exhibit B** (herein the “Subject Territory”).

4. The territory proposed to be incorporated has approximately 12.88 square miles of area.

5. A scale map, reasonably showing the boundaries of the territory to be incorporated is attached as **Exhibit C**.

6. The current resident population of the territory to be incorporated, as determined under §66.0207 Wisconsin Statutes, is 4,266 persons, as derived from the 2020 Census Block Maps from the United States Census Bureau. The resident population has a density of at least 500 people in one square mile.

7.. Fifty or more persons who are electors and freeholders in the Subject Territory have signed and joined this Petition as required by §66.0203(2)(a), Wisconsin Statutes.

8. The Subject Territory is located within a metropolitan community; and such territory would constitute a “metropolitan village” as defined by §66.0203(2)(e), Wisconsin Statutes.

9. The Subject Territory meets the standards set forth in §66.0207(1), Wisconsin Statutes, as shown below:

a. The Subject Territory is reasonably homogeneous and compact, taking into consideration natural boundaries, natural drainage basins, soil conditions, present and potential transportation facilities, previous political boundaries, boundaries of school districts, shopping and social customs.

b. The portion of the Subject Territory beyond the most densely populated square mile of the Subject Territory has an average of more than 30 housing

units per quarter section or the potential for residential or other urban land use development on a substantial scale within the next three (3) years.

10. The proposed incorporation is in the public interest considering the following criteria specified in §66.0207(2), Wisconsin Statutes:

a. The present and potential sources of tax revenue available to the Subject Territory to defray the present and anticipated costs of governmental services thereon at a local tax rate compare favorably with tax rates in similar areas for similar services.

b. The level of governmental services desired or needed by the residents of the Subject Territory is in line with the level of governmental services to be offered by the proposed village; and the level of governmental services to be offered by the proposed village is more appropriate than the level of governmental services available from any contiguous municipality which may file a certified copy of a resolution indicating a willingness to annex the territory designated in this Petition pursuant to §66.0203(6), Wisconsin Statutes.

c. The incorporation meets standards relating to impact upon the remainder of the town from which the territory is to be incorporated. The entire Town will be incorporated and there will be no remainder.

d. The proposed incorporation will not substantially hinder the solution of governmental problems and will facilitate the solution of governmental problems by providing an adequate social and economic base to meet the health, safety and welfare needs of the residents in the Subject Territory.

WHEREFORE, the undersigned Petitioners respectfully request that the Court issue an Order requiring a referendum as provided for in §66.0211, Wisconsin Statutes, and to certify the incorporation of the proposed village when all requirements have been met. Each Petitioner whose name appears on this Petition certifies and represents that the Petitioner is an elector and freeholder in the territory proposed to be incorporated and joins in the request of Petitioner as set forth in this petition.

Dated this 5th day of December, 2024.

MUNICIPAL LAW & LITIGATION GROUP, S.C.

By: /s/ Electronically signed by H. Stanley Riffle

H. STANLEY RIFFLE

State Bar No: 1012704

730 N. Grand Avenue

Waukesha, WI 53186

O: (262) 548-1340

F: (262) 548-9211

E: sriffle@ammr.net

SIGNATURE PAGES FOLLOW

EXHIBIT A

*** Proof of Publication ***

FILED

12-06-2024

Clerk of Circuit Court

La Crosse County WI

2024CV000646

Honorable Scott L Horne

Branch 4

Lee Enterprises Proof of Publication Affidavit

Retain this portion for your records.

Please do not remit payment until you receive your advertising invoice.

Mail to:

TOWN OF CAMPBELL

2219 BAINBRIDGE ST

LA CROSSE WI 54603

ORDER NUMBER 147156

STATE OF INDIANA

} ss.

LAKE COUNTY

I, Robin Nelson being duly sworn, doth
depose and say that he/she is an authorized representative of Lee
Enterprises, publishers of

LA CROSS TRIBUNE

a newspaper, at La Crosse, County of La Crosse, State of Wisconsin,
and that an advertisement of which the annexed is a true copy, taken
from said paper, was published therein on the dates listed below.

Sworn to and subscribed before me this 23 day ofSEPTEMBER, 2024

(Signed)

(Title)

Principal Clerk

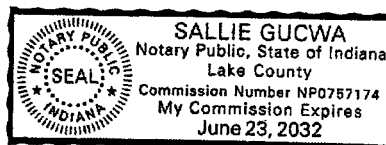
Sallie Gucwa
Notary Public, Indiana

My Commission expires

Section: Legals

Category: 0001 Wisconsin Legals

PUBLISHED ON: 09/21/2024



TOTAL AD COST:

1064.15

FILED ON:

9/23/2024

EXHIBIT B-LEGAL DESCRIPTION VILLAGE OF FRENCH ISLAND (8 PAGES)**LEGAL DESCRIPTION OF TERRITORY PROPOSED FOR INCORPORATION
VILLAGE OF FRENCH ISLAND BOUNDARY
TOWN OF CAMPBELL, WISCONSIN**

The Village of French Island shall include the entire area of the Town of Campbell, La Crosse County, Wisconsin, more particularly described as follows:

Beginning in the NE 1/4 of Section 11, Township 104 North, Range 4 West of the 5th Principal Meridian, at the point of intersection of the center line of the West Channel of the Mississippi River with the center line of the Main East Channel of said river, being a point on the western boundary of the State of Wisconsin;
thence Southeasterly along the centerline of the East or Main Channel of said river to its intersection with the extended south line of Section 30, T16N, R7W;
thence East along said Section line and the extension thereof to the centerline of the Main Channel of the Black River;
thence Northerly along the centerline of the Main Channel of the Black River to its intersection with the centerline of Jo Lynn Slough;
thence Westerly along the centerline of Jo Lynn Slough to its intersection with the centerline of French Slough;
thence Northerly along the centerline of French Slough to the southerly right-of-way line of the Canadian Pacific Railway (formerly the Chicago, Milwaukee, St. Paul and Pacific Railway);
thence Southeasterly along the southerly line of said railroad right-of-way and along the extension thereof to the centerline of the Main Channel of the Black River;
thence Northeasterly along the centerline of the Main Channel of the Black River to its intersection with the center line of Richmond Bay (Catgut Slough);
thence Northwesterly along the centerline of Richmond Bay, to the easterly extension of the south line of a parcel as described in Volume 582, Page 441 of County Records, and located 181 feet, more or less, South of the north line of Government Lot 5, Section 30, T16N, R7W;
thence West along said south line and its easterly extension, parallel to the north line of said Government Lot 5, to the east right-of-way line of Bainbridge Street;
thence Northwesterly across Bainbridge Street to the southeast corner of Lot 1, Block 1 of West La Crosse Plat;
thence North 5°27' East, along the west right-of-way line of Bainbridge Street to a line, 75 feet south of and parallel to the north line of Lots 1, 2, and 3, Block 1 of West La Crosse Plat;
thence West along said line which is 75 feet south of the north line of Lots 1, 2, and 3, to the west line of said Lot 3;
thence North along the west line of said Lot 3 a distance of 75 feet to the northwest corner of said Lot 3;
thence continuing North along said west line extended, 10 feet, more or less, to the north line of Government Lot 5 of said Section 30;
thence West along said north line to the southwest corner of Lot 1, Block 1 of Boucher's Addition to West La Crosse Plat;
thence North along the west line of said Lot 1 a distance of 50 feet to the northwest corner of said Lot 1;
thence East along the north line of said Lot 1 a distance of 150 feet to the northeast corner of said Lot 1;
thence continuing East along the north line of said Lot 1 extended to the east right-of-way line of Bainbridge Street;
thence South 5°27' West 50 feet along said east right-of-way line to the north line of Government Lot 5 of said Section 30;
thence continuing along said east right-of-way line, South 5°27' West 56 feet;
thence East along a line parallel to the north line of said Government Lot 5 a distance of 240 feet to the normal water stage shoreline of Richmond Bay (Catgut Slough);
thence continuing East on this line to the centerline of Richmond Bay;
thence Northeasterly along the centerline of Richmond Bay to the former south right-of-way line of Clinton Street, being an extension of the public highway formerly known as Washburne Street according to the recorded plat of West La Crosse;

EXHIBIT B-LEGAL DESCRIPTION VILLAGE OF FRENCH ISLAND (8 PAGES)

thence East along the former south right-of-way line of Clinton Street to a point located southerly perpendicular to the southwest corner of a parcel as described in Volume 978, Page 348 of County Records;
thence Northerly, perpendicular 80 feet to said southwest corner, said corner also being on the north right-of-way line of Clinton Street;
thence North 6°11'08" East 112.48 feet to the extended north line of Lot 9 of Terpstra Addition to Hiawatha Islands Addition;
thence North 6°11' East, 301.62 feet to the extended south line of Lot 13 of said Addition;
thence North 1°58' East, 100.05 feet to the extended north line of said Lot 13;
thence South 89°46' East, 41 feet to the northwest corner of said Lot 13;
thence continue South 89°46' East, 105 feet to the northeast corner of said Lot 13;
thence continue on same bearing 60 feet to the east right-of-way line of Nakomis Avenue;
thence South 0°14' West along the east right-of-way line of Nakomis Avenue to the northwest corner of Lot 4 of said Terpstra Addition;
thence South 89°46' East, 165 feet to the northeast corner of said Lot 4;
thence continue on same bearing 37 feet more or less to the western water's edge of the Black River;
thence Northerly along said water's edge to the easterly extended south line of Lot 2 of said Terpstra Addition;
thence North 89°46' West, 35 feet more or less to the southeast corner of said Lot 2;
thence continue North 89°46' West, 105 feet to the southwest corner of said Lot 2;
thence continuing on same bearing 30 feet to the centerline of Nakomis Avenue;
thence North 02°49' West along said centerline, 195 feet;
thence North 03°10' West along said centerline, 196 feet;
thence South 87°20' West 33 feet to the west right-of-way of Nakomis Avenue at the southeast corner of Outlot A of Second Addition to Hiawatha Islands Addition;
thence North 15°14' West along said west right-of-way line, 94.1 feet;
thence North 85°37' East 61.1 feet more or less to the northwest corner of said Lot 1;
thence continue on same bearing 109.6 feet to the northeast corner of said Lot 1;
thence continue on same bearing 40 feet more or less to the western water's edge of the Black River;
thence Northerly along said water's edge to the extended south line of Lot 3 of said Terpstra Addition;
thence South 80°18' West along said line 40 feet more or less to the southeast corner of said Lot 3;
thence continue on same bearing 110 feet to the southwest corner of said Lot 3;
thence South 15° East along the east right-of-way line of Nakomis Avenue to the extended south line of Lot 39 of the Second Addition to Hiawatha Islands Addition;
thence South 74°46' West 60 feet more or less to the southeast corner of said Lot 39;
thence continue on same bearing along the south line of said Lot 39 a distance of 70 feet to the northeast corner of Lot 40 of said Second Addition;
thence South 15°14' East 109.73 feet to the southeast corner of said Lot 40;
thence North 89°05' West, 136.41 feet to the southwest corner of said Lot 40;
thence continue along the said south line extended 70 feet more or less, to the east bank of Richmond Bay;
thence Northerly along said east bank to the extended north line of Lot 39 of said Second Addition;
thence North 74°46' East along said extended north line, 56 feet more or less to the northwest corner of said Lot 39;
thence continue on same bearing 179.51 feet to the northeast corner of said Lot 39;
thence North 15°14' West along the west right-of-way line of Nakomis Avenue to the southeast corner of Lot 37 of said Second Addition;
thence South 74°46' West, 167.02 feet to the southwest corner of said Lot 37;
thence continue on same bearing 45 feet more or less to the east bank of Richmond Bay;
thence Northerly along said east bank to the extended north line of Lot 35 of said Second Addition;
thence North 74°46' East 38 feet more or less to the northwest corner of said Lot 35;
thence continuing on same bearing 129.49 feet to the northeast corner of said Lot 35;
thence continuing on same bearing 30 feet more or less to the centerline of Nakomis Avenue;

EXHIBIT B-LEGAL DESCRIPTION VILLAGE OF FRENCH ISLAND (8 PAGES)

thence Southerly along said centerline 143 feet more or less to the extended south line of Lot 6 of the First Addition to Hiawatha Islands Addition;
thence Easterly along said extended south line 30 feet more or less to the southwest corner of said Lot 6;
thence North 80° 18' East 110 feet along said south line to the southeast corner of said Lot 6;
thence continuing N 80° 18' East along the extension of said south line 40 feet more or less to the west water's edge of the Black River;
thence Northerly along said west water's edge to the extension of the north line of said Lot 6;
thence South 80° 18' West 56 feet more or less along said extension to the northeast corner of said Lot 6;
thence continuing South 80° 18' West 110 feet to the east right-of-way of Nakomis Avenue;
thence N 15° 14' West 100 feet along said east right-of-way to the northwest corner of Lot 7;
thence South 80° 18' West 30 feet more or less along the extension of the north line of said lot 7 to the centerline of said Nakomis Avenue;
thence Northerly along said centerline to the extension of the south line of Lot 10;
thence North 80° 18' East 30 feet more of less along said extension to the southwest corner of Lot 10;
thence continuing North 80° 18' East 110 feet along said south line to the southeast corner thereof;
thence continuing North 80° 18' East 37 feet more or less to the west water's edge of the Black River;
thence Northerly along said west water's edge to the extension of the north line of said Lot 10;
thence South 80° 18' West 64 feet more or less along said extension to the northeast corner of said Lot 10;
thence continuing South 80° 18' West 110 feet to the northwest corner of said Lot 10;
thence Southwesterly to the west right-of-way of Nakomis Avenue being the Northeast corner of Lot 32 of the Second Addition to Hiawatha Islands Addition;
thence South 15° 14' East along said west right-of-way to the southeast corner of said Lot 32;
thence South 74° 46' West 104.47 feet to the southwest corner of said Lot 32;
thence continuing South 74° 46' West 48 feet more or less to the east water's edge of Richmond Bay
thence Northerly along said east water's edge to the intersection of the north line extended of Lot 29 of the Second Addition to Hiawatha Islands Addition;
thence Easterly 34 feet along the north line extended of said Lot 29 to the northwest corner of said Lot 29;
thence continue Easterly along the north line of said Lot 29 to the west right-of-way line of Nakomis Avenue;
thence continue Easterly along the extended north line of said Lot 29 to the east right-of-way line of Nakomis Avenue;
thence North 1°14' West along the east right-of-way line of Nakomis Avenue to the southwest corner of Lot 14 of the First Addition to Hiawatha Islands Addition;
thence South 87°71' East, 107 feet along the south line of said Lot 14 to the southeast corner thereof;
thence continue on same bearing 52 feet more or less to the west water's edge of the Black River;
thence Northerly along said water's edge to the intersection with the south line extended of Lot 15 of the Second Addition to Hiawatha Islands Addition;
thence North 87°51' West along said south line extended 22 feet more or less to the southeast corner of said Lot 15;
thence continue North 87°51' West, 137 feet to the southwest corner of said Lot 15;
thence continue North 87°51' West, 30.05 feet to the centerline of Nakomis Avenue;
thence Southeasterly along said centerline to its intersection with the extended south line of Lot 2 of 41 CSM Vol 20 recorded as Doc No 1811506;
thence southwesterly along said extended line to the southeast corner of said Lot 2;
thence continuing southwesterly along said south line to the southwest corner of said Lot 2;
thence Southwesterly along said south line extended of said Lot 2 to the west water's edge of Richmond Bay;
thence Northeasterly along said water's edge to the intersection of the extended north line of said Lot 1 of said 41 CSM Vol 20;
thence Southeasterly along said north line extended to the northwest corner of said Lot 1;
thence Southeasterly along said north line to the northeast corner of said Lot 1;
thence continuing Southeasterly along said north line extended to the centerline of Nakomis Avenue;
thence Northeasterly along said centerline 20 feet;

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thence Northwesterly to the southeast corner of Lot 25 of said Second Addition to Hiawatha Islands Addition;
thence Northwesterly along the south line of said Lot 25 to the southwest corner thereof;
thence continuing Northwesterly along the extension of said south line to the water's edge of a canal;
thence Northeasterly along said water's edge to the extended south line of Lot 24 of said Second Addition to Hiawatha Islands Addition;
thence Southeasterly along said south line extended to the southwest corner of said Lot 24;
thence continuing Southeasterly along said south line of Lot 24 to the southeast corner thereof;
thence Northeasterly along the west right-of-way of said Nakomis Avenue to the southeast corner of Lot 23 of said Second Addition to Hiawatha Islands Addition;
thence North 75°42' West, 83.25 feet to the southwest corner of said Lot 23;
thence continue on same bearing 25 feet more or less to the east water's edge of a canal;
thence Northerly along said water's edge to the extended north line of said Lot 23;
thence South 75°42' East along said extended north line of said Lot 23, 29 feet more or less to the northwest corner of said Lot 23;
thence continue on same bearing 84 feet to the northeast corner of said Lot 23;
thence Northerly along the west right-of-way line of Nakomis Avenue to the intersection of the north line extended of Lot 21 of said Second Addition;
thence North 88°56' East, 62.22 feet to the northwest corner of said Lot 21;
thence North 14°18' East, 22 feet more or less to the south water's edge of a canal that runs east to west;
thence Northerly along the east right-of-way of Nakomis Avenue to the southwest corner of Lot 41 of the Third Addition to Hiawatha Islands Addition;
thence Northeasterly along said east right-of-way to the southwest corner of Lot 43 of said Third Addition;
thence Southeasterly along the south line of said Lot 43 to the southeast corner thereof;
thence continuing along said south line extended to the west water's edge of the Black River;
thence Northeasterly along said west water's edge to the extension of a line 10 feet south of and parallel to the north line of Lot 44 of said Third Addition;
thence Northwesterly along said line extended to the east line of said Lot 44;
thence continuing Northwesterly along said line to the east right-of-way of Nakomis Avenue;
thence continuing Northwesterly along said line extended to the centerline of Nakomis Avenue;
thence Southerly along said centerline to the extended south line of Lot 55 of said Third Addition;
thence North 73°08' West along said extended line 30 feet more or less to the southeast corner of said Lot 55;
thence North 73°08' West, 85.66 feet to the southwest corner of said Lot 55;
thence continue on same bearing 31 feet more or less to the east water's edge of a canal;
thence Northerly along said water's edge to the extended north line of said Lot 55;
thence South 72°38' East, 31 feet more or less to the northwest corner of said Lot 55;
thence continue on same bearing 91.84 feet to the northeast corner of said Lot 55;
thence Northerly along the west right-of-way line of Nakomis Avenue to the southeast corner of Lot 52 of said Third Addition;
thence North 70°48' West, 100.03 feet to the southwest corner of said Lot 52;
thence continue on same bearing 32 feet more or less to the east water's edge of a canal;
thence continue on same bearing to the west water's edge of said canal;
thence Southwesterly along said west water's edge to the northerly water's edge of an east/west canal located west of an east/west canal located between Second and Third Additions to Hiawatha Islands Addition;
thence Westerly along said northerly water's edge to the easterly water's edge of Richmond Bay (Catgut Slough);
thence Northerly along said easterly water's edge of Catgut Slough to the westerly extension of the south line of Lot 94 of the Fifth Addition to Hiawatha Islands Addition;
Thence Easterly along said extension to the southwest corner of said Lot 94;
Thence South 85° 55' East 81 feet to the southeast corner of said Lot 94;
thence Northerly 90' along the west right-of-way of Cherokee Avenue to the northeast corner of said Lot 94;
thence Northwesterly along the north line of said Lot 94 to the northwest corner thereof;
thence Northwesterly along the extension of said north line to the east water's edge of Catgut Slough;

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thence Northerly along said water's edge to the north line extended of Lot 91 of said Fifth Addition;
thence South 68°27' East, 34 feet more or less to the northwest corner of said Lot 91;
thence South 68°27' East, 104.55 feet to the northeast corner of said Lot 91;
thence continue on same bearing 60 feet more or less to the east right-of-way line of Cherokee Avenue;
thence South along said east line 405 feet more or less to the north right-of-way line of Kiowa Place;
thence South 13°33' West, 30.92 feet to the centerline of Kiowa Place;
thence North 89°33' East along said centerline to the southerly extension of the west line of Lot 79 of the Fourth Addition to Hiawatha Islands Addition;
thence Northeasterly along said extension to the southwest corner of said Lot 79;
thence Northeasterly along said west line of Lot 79 to the northwest corner thereof;
thence Northeasterly along the north line of said Lot 79 to the northeast corner thereof;
thence continuing Northeasterly along the extension of said north line to the east right-of-way of Nakomis Avenue;
thence Southerly along said east right-of-way line to the southwest corner of Lot 49 of the Third Addition to Hiawatha Islands Addition;
thence South 70°48' East, 102.09 feet to the southeast corner of said Lot 49;
thence continue on same bearing to the west water's edge of the Black River;
thence Northerly along said west water's edge to the extended south line of Lot 59 of the Fourth Addition to Hiawatha Islands Addition;
thence North 72°41' West along said extended line 38 feet more or less to the southeast corner of said Lot 59;
thence North 72°41' West, 103.68 feet to the southwest corner of said Lot 59;
thence continue on same bearing 60 feet more or less to the west right-of-way line of Nakomis Avenue;
thence North 19°22' East, 90 feet more or less to the extended north line of said Lot 59;
thence South 72°18' East along said extended line 60 feet more or less to the northwest corner of said Lot 59;
thence continue on same bearing 112.57 feet to the northeast corner of said Lot 59;
thence continue on same bearing 42 feet more or less to the west water's edge of the Black River;
thence Northerly along said west water's edge to the extended south line of Lot 61 of said Fourth Addition;
thence North 72°20' West, 53 feet more or less to the southeast corner of said Lot 61;
thence continue on same bearing 112.07 feet to the southwest corner of said Lot 61;
thence continue on same bearing 60 feet more or less to the west right-of-way line of Nakomis Avenue;
thence North 25°22' East, 90 feet more or less along said west right-of-way line to the extended north line of said Lot 61;
thence South 72°29' East, 60 feet more or less to the northwest corner of said Lot 61;
thence continue on same bearing 111.61 feet to the northeast corner of said Lot 61;
thence continue on same bearing 39 feet more or less to the west water's edge of the Black River;
thence continue on same bearing to the centerline of the Main Channel of the Black River;
thence Northerly along the centerline of the Main Channel of the Black River to the extension of the south line of Lot 64 of the Fourth Addition to Hiawatha Islands Addition;
thence Westerly along said extension to the southeast corner of said Lot 64;
thence continuing westerly along south line of said Lot 64 to the east right-of-way of Nakomis Avenue;
thence Northerly along said east right-of-way to the northwest corner of said Lot 64;
thence Easterly along the north line of said Lot 64 and the extension thereof to the centerline of the Main Channel of the Black River;
thence Northerly along said centerline of the Main Channel to the north line of Section 17, T16N, R7W;
thence West along the north line of said Section 17 and the north line of Section 18, Township and Range aforesaid, to a point 500 feet West of the east line of said Section 18;
thence South and parallel to the east line of said Section 18, 101.50 feet;
thence West and parallel to the north line of Section 18 to the East 1/16th line of Section 18, said East 1/16th line also being the east right-of-way line of Fanta Reed Road;
thence South 0°06'18" East 415.82 feet along said east right-of-way line to the northwest corner of Lot 2 of a Certified Survey Map as recorded in Volume 4 of Certified Survey Maps, pages 81-81A;

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thence North 86°08'22" East 125.06 feet along the north line of said Lot 2;
thence South 0°05'50" East 219.97 feet on a line 25.00 feet west of and parallel to the east line of said Lot 2, to the south line of said Lot 2;
thence South 86°07'20" West 125.03 feet along the south line of said Lot 2 to the east right-of-way line of Fanta Reed Road;
thence along said east right-of-way line, South 465.76 feet;
thence North 86° 08'22" East 150.0 feet;
thence North 0°05'50" West 685.76 feet to the northeast corner of Lot 2 of a Certified Survey Map as recorded in Volume 4 of Certified Survey Maps, pages 81-81A;
thence South 37°53'00" East 689.90 feet;
thence North 88°35'10" East 1,776.57 feet to the west line of the State Highway Commission Easement for the Black River Channel Change;
thence along said west line South 05° 31'52" West 190.92 feet;
thence South 88°37'12" West 1,330.71 feet;
thence South 12°52'00" West 758.88 feet;
thence South 77°08'00" East 527.26 feet to the east line of the SE ¼ of the NE ¼ of Section 18, T16N, R7W;
thence South 00°08'18" East 382.91 feet along said east line to the north right-of-way line of Interstate Highway 90;
thence along said north right-of-way line, South 74° 19'52" West 511.68 feet;
thence continuing along said north right-of-way line, 845.53 feet along the arc of a curve concave to the northwest, whose radius is 11,299.16 feet, whose central angle is 04° 17'15", and whose chord bears South 79° 58'07" West 845.34 feet to the east right-of-way line of Dawson Avenue;
thence along said east right-of-way line, North 01° 18'52" E 272.00 feet;
thence continuing along said east right-of-way line, North 01°15'30" West 1,170.86 feet to the North 1/16th line of said Section 18;
thence West on the North 1/16th line of said Section 18 to a point 949.12 feet East of the West 1/16th line of said Section 18;
thence South 30°38' West 1,190.15 feet;
thence North 53°39' West 240.00 feet to the most easterly corner of Lot 9, Block 9 in the Second Addition to Island Park Addition;
thence South 36°21' West 110.00 feet to the most southerly corner of said Lot 9;
thence North 53°39' West 80.00 feet to the most westerly corner of said Lot 9;
thence North 36°21' East 110.00 feet to the most northerly corner of said Lot 9;
thence North 53°39' West 99.86 feet to the West 1/16th line of said Section 18;
thence continuing North 53°39' West 130.14 feet;
thence South 36°21' West 800.00 feet;
thence North 53°39' West 400.00 feet;
thence North 36°21' East 800.00 feet;
thence North 53°39' West 550.00 feet;
thence North 42°04' East 7.71 feet to the North 1/16th line of said Section 18;
thence continuing North 42°04' East 795.67 feet;
thence North 35°27' East 561.39 feet to the West 1/16th line of said Section 18 at a point 983.20 feet North of the North 1/16th line of said Section 18;
thence North on the West 1/16th line of Section 18 and Section 7, T16N, R7W, to a point 175.1 feet South of the northeast corner of the SW ¼ of the SW ¼ of said Section 7;
thence South 89° 43' West 152.52 feet to the east right-of-way line of Del Ray Avenue;
thence North, along a line which is parallel with the east line of said SW ¼ of the SW ¼ to its intersection with the south line of the La Crosse Municipal Airport property, also being the South 1/16th line of said Section 7;
thence West on the South 1/16th line of said Section 7 to the west line of said Section 7;
thence North on the west line of said Section 7 to the southeast corner of Section 1, T16N, R8W;

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thence North 00°30'00" West along the east line of said Section 1 to the southeast corner of the NE ¼ of the SE ¼ of said Section 1;

thence West along the south line thereof 455 feet;

thence North 30°21' East 349.8 feet;

thence North 0°24' East 360 feet, more or less, to a point on the north line of said S ½ of the NE ¼ of the SE ¼, 272 feet West of the northeast corner thereof, said point also being the southwest corner of Lot 2 of a Certified Survey Map as recorded in Volume 5 of Certified Survey Maps, page 137;

thence North 00°24'00" East 200.04 feet along the west line of Lots 1 and 2 of said Certified Survey Map to its northwest corner thereof;

thence continuing North 00°24'00" East 100.02 feet along the west line of Lot 1 of a Certified Survey Map as recorded in Volume 5 of Certified Survey Maps, page 32 to its northwest corner thereof;

thence continuing North 00° 24'00" East 96.35 feet along the west line of Lot 2 of a Certified Survey Map as recorded in Volume 6 of Certified Survey Maps, page 107 to the northwest corner thereof;

Thence continuing North 00° 24' 00" East along the west line of Lot of 107 CSM Vol 6 recorded as Document No 1129571 to the northwest corner thereof;

thence continuing North 00° 24' 00" East 166 feet to the south right-of-way of Dakota Street;

thence East 263.92 feet along said south right-of-way and the extension thereof to the east line of said Section 1;

thence North 00° 30' 00" West 50 feet along said east line to the extension of the north right-of-way of said Dakota Street;

thence West along the extension of the north right-of-way of Dakota Street to the westerly right-of-way of Lakeshore Drive;

thence West 125 feet along said north right-of-way of Dakota Street;

thence North 111 feet;

thence East 125 feet to the west right-of-way of Lakeshore Drive;

thence continuing East to the east line of said Section 1;

thence North to a point on the west line of said Section 6, 1,135.00 feet North of the West ¼ Corner of said Section 6;

thence South 42°00' East 794.10 feet;

thence South 42°01' East 369.90 feet;

thence South 42°17' East 273.80 feet to a point on the East and West ¼ line of said Section 6, 960.00 feet East of the west line of said Section 6;

thence South 46°16' East 455.30 feet to a point on the West 1/16th line of said Section 6, 982.00 feet North of the South 1/16th line of said Section 6;

thence North along said West 1/16th line of said Section 6 to the north line of said Section 6;

thence West along the north line of said Section 6, and along the north line of Section 1, T16N, R8W, to the northwest corner of said Section 1;

thence North along the east line of Section 35, T17N, R8W, to the northeast corner thereof;

thence West along the north line of said Section 35, and along the north lines of Sections 34 and 33, T17N, R8W and their westerly extension thereof to the centerline of the Main Channel of the Mississippi River, being the western boundary of the State of Wisconsin;

thence Southerly, downstream along the centerline of the Main Channel of the Mississippi River to the place of beginning.

Excluding the following parcel:

Part of Government Lot 3, Section 19, T16N, R7W, La Crosse County, Wisconsin including portions of the Fourth Addition to Hiawatha Islands Addition more particularly described as follows:

Beginning at the southeast corner of Lot 71 of said Fourth Addition;

thence S 87° 06' W 121.42 feet to the Southwest corner of said Lot 71;

thence continue on same bearing 45 feet more or less to the eastern water's edge of a canal;

thence southwesterly 70 feet more or less across said canal, to the intersection of the western water's edge of said canal with the extended southeastern line of Lot 87 of Fifth Addition to Hiawatha Islands Addition;

EXHIBIT B-LEGAL DESCRIPTION VILLAGE OF FRENCH ISLAND (8 PAGES)

thence westerly along said western water's edge to the extended west line of said Lot 87;
thence North to the north line of said Section 19;
thence easterly along said north line of Section 19 to the eastern water's edge of the canal;
thence continuing easterly to the northwest corner of Lot 69;
thence continuing easterly to the northeast corner of said Lot 69;
thence South 49° 43' 57" East 50 feet to a point on the north cul-de-sac on Nakomis Avenue;
thence 75.76 feet along the arc of said cul-de-sac, whose curve is concave northeast and whose chord is 67.12 feet and bears South 19° 42' 09" East;
thence Southerly along the west right-of-way of Nakomis Avenue to the southeast corner of Lot 70 of said Fourth Addition;
thence Easterly along the extension of the north line of said Lot 70 to the east right-of-way of said Nakomis Avenue;
thence Northerly along said east right-of-way to the northwest corner of Lot 67 of said Fourth Addition;
thence North 79° 41' East 127.41 feet along the north line of said Lot 67 to the northeast corner thereof;
thence continuing North 79° 41' East along the extension of said north line approximately 62 feet to the west water's edge of the Black River;
thence Southerly along said west water's edge to the extension of the south line of said Lot 67;
thence South 79° 56' West along said extension approximately 58 feet to the southeast corner of said Lot 67;
thence South 79° 56' West 117.20 feet along said south line to the southwest corner of said Lot 67 being a point on the east right-of-way of Nakomis Avenue;
thence South 16° 26' East along said east right-of-way of Nakomis Avenue to the extension of the south line of Lot 71 of said Fourth Addition;
thence South 87° 06' West along said extension to the point of beginning.

Excluding the following parcel:

Part of Government Lot 3, Section 19, T16N, R7W, Town of Campbell, La Crosse County, Wisconsin including portions of Fifth Addition to Hiawatha Islands Addition more particularly described as follows:
Beginning at the southwest corner of Lot 87 of said Fifth Addition;
thence N 3° 02' 30" W along the west line of said Lot 87 a distance of 100.20 feet to the northwest corner of said Lot 87;
thence continue on same bearing 32 feet more or less to the water's edge of Richmond Bay;
thence easterly following along the water's edge of said bay to the intersection of the east line of Lot 87 extended to the water's edge;
thence S 57° 07' W along said extended line 28 feet more or less to the northeast corner of said Lot 87;
thence continue on same bearing 106.35 feet to the right-of-way line of a cul-de-sac of Cherokee Avenue;
thence following said right-of-way line along the arc of a 45-foot radius curve, concave to the northwest, the chord of which bears S 6° 31' 30" West and measures 49.23 feet to the southwest corner of Lot 86 of said Fifth Addition;
thence continue along the arc of a 45-foot radius curve concave to the northwest, the chord of which bears S 54° 42' 30" W and measures 23.33 feet;
thence continuing along the east right-of-way line of Cherokee Avenue, S 21° 33' W, 10 feet;
thence N 68° 27' W 60 feet to the west right-of-way line of Cherokee Avenue;
thence N 21° 33' E 10 feet to the beginning of a cul-de-sac of said Cherokee Avenue;
thence along the arc of a 45-foot radius curve concave to the northeast, the chord of which bears N 4° 47' 30" W and measures 33.48 feet to the Southeast corner of Lot 88 of said Fifth Addition;
thence continue along the cul-de-sac arc of a 45-foot radius curve concave to the southeast, the chord of which bears N 43° 23' 30" E and measures 39.94 feet to the point of beginning.

The boundary contains 8,242 acres (12.88 square miles), more or less.

EXHIBIT B-LEGAL DESCRIPTION VILLAGE OF FRENCH ISLAND (8 PAGES)Possible additional exclusion:

On August 29, 2024, an annexation petition was filed with the City of La Crosse requesting annexation from the Town to the City respecting the following Property:

Annexation Description for 1612 Nakomis Avenue

Lot 14 of the First Addition to Hiawatha Islands Addition and part of Government Lot 4 all in Section 19, Township 16 North, Range 7 West, La Crosse County, Wisconsin.

Commencing at the East corner of Section 19, Township 16 North, Range 7 West;
thence N 87°51' W, 1,583' more or less along the North line of Government Lot 4 to the Northwest corner of Lot 14 of the First Addition to Hiawatha Islands Addition to the Town of Campbell, La Crosse County, WI;
thence continuing N 87°51' W, 30.05' more or less to the centerline of the 60' wide right of way of Nakomis Avenue;
thence S 1°14' E, 140' more or less along said right of way centerline to the intersection with the Easterly prolonged South line of Lot 28 of the Second Addition to Hiawatha Islands Addition;
thence N 88°46' E, 30' along said South prolonged line of Lot 28 to the East right of way line of Nakomis Avenue;
thence N 1°14' W, 53' more or less along said East right of way line to the Southwest corner of said Lot 14;
thence S 83°49' E, 107.20' along the South line of Lot 14 to the meander line of the Black River;
thence continuing S 83°49' E, 52' more or less to the West water's edge of the Black River;
thence Northerly along the West water's edge of the Black River to its intersection with the North line of said Lot 14;
thence N 87°51' W, 48' +/- along the North line of Lot 14 to the meander line of the Black River;
thence continuing N 87°51' W, 105.56' along the North line of Lot 14 to the point of beginning.
This parcel description contains 0.49 acres more or less (0.000765 sq. mi.)

In the event this property is legally annexed to the City of La Crosse, this LEGAL DESCRIPTION OF TERRITORY PROPOSED FOR INCORPORATION VILLAGE OF FRENCH ISLAND BOUNDARY shall exclude this Property.

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