



DocId:8547467

Tx:4217298

1845929

LACROSSE COUNTY
REGISTER OF DEEDS
ROBIN L. KADRMAS

RECORDED ON
03/09/2026 01:47 PM
PAGE COUNT: 6
EXEMPT #: 77.25 (2)

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Name and Return Address

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

Parcel Identification Number (PIN)

Resolution approving the vacation of the 1800 block of Winnebago and associated land interests for redevelopment of the Hogan Administration site of the La Crosse School District.

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

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

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

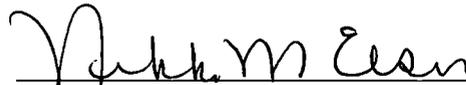
CERTIFICATE OF DOCUMENT ON FILE

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 2025-06-015, Resolution approving the vacation of the 1800 block of Winnebago and associated land interests for redevelopment of the Hogan Administration site of the La Crosse School District., adopted by the Common Council on June 12, 2025.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal of said City, this 9th day of March, 2026.





Nikki Elsen
City Clerk

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

Resolution approving the vacation of the 1800 block of Winnebago and associated land interests for redevelopment of the Hogan Administration site of the La Crosse School District.

RESOLUTION

WHEREAS, the public interest requires the partial or full vacation of certain public ways, the dedication of lands as public ways, and the establishment of easements for public utilizes within the corporate limits of the City of La Crosse, and

WHEREAS, such vacations, dedications, and establishments should be done as expeditiously as possible, and

WHEREAS, facilitating the redevelopment of the Hogan Administration site of the School District of the city of La Crosse involves such vacations, dedications, and establishments.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council, City of La Crosse that it hereby declares that the public interest requires the vacation of the street and alley, dedication of conveyed land(s) as public Right-of-Way, and establishment of public utility easement(s) as described on attached Exhibit "VACATION EXHIBIT," subject to any conditions herein.

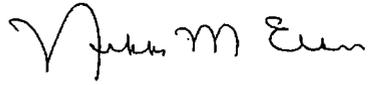
BE IT FURTHER RESOLVED that the portions street and alley above-described be, and the same is hereby ordered vacated, subject, however, to any and all reservations and establishment of easement for any and all public and private utilities.

BE IT FURTHER RESOLVED that legal and survey documents shall not be recorded at La Crosse County until the following three (3) conditions are met: The developer shall facilitate and fund at its expense, the removal, adjustment, and installation of facilities within the above-described areas, and adjacent to them, including but not limited to existing sidewalk, curb & gutter, and roadway pavement; storm water structures, pipes, and castings; new sidewalk; and replacement boulevard trees, subject to Standard Specifications and Procedures and Details of the City of La Crosse, and approval of the Engineering Department. The developer shall, by separate legislative process, submit and have approved at its expense a Certified Survey Map to the Common Council for the dedication of above-described public ways, dedication of above-described easement(s), and combination of parcels under common ownership and zoning within project site. The developer shall complete the Design Review process for the proposed development, satisfying all comments and requirements to obtain building permits.

Adjacent Properties:

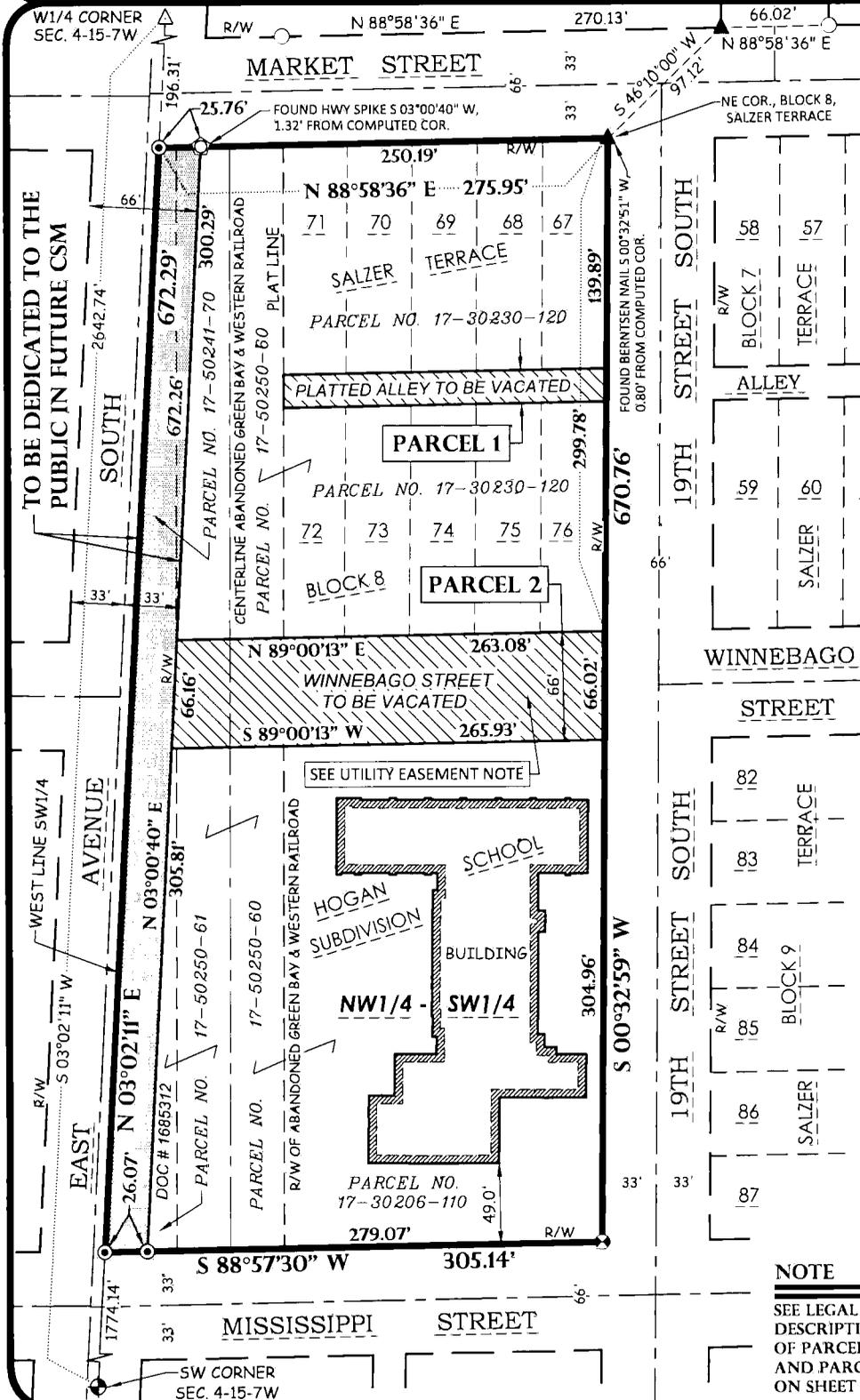
Tax Parcel	Owner Name	Property Address	Mailing Address	Mailing City State Zip
17-30230-120	School District of La Crosse	807 East Ave S	807 East Ave S	La Crosse WI 54601
17-50250-60	School District of La Crosse	803 East Ave S	807 East Ave S	La Crosse WI 54601
17-30206-10	School District of La Crosse	807 East Ave S	807 East Ave S	La Crosse WI 54601
17-50250-61	School District of La Crosse	807 East Ave S	807 East Ave S	La Crosse WI 54601
17-50241-70	School District of La Crosse	1739 Winnebago St	807 East Ave S	La Crosse WI 54601

I, Nikki M. Elsen, certify that this resolution was duly and officially adopted by the Common Council of the City of La Crosse on June 12, 2025.

A handwritten signature in black ink, appearing to read "Nikki M. Elsen". The signature is written in a cursive style with a large initial "N".

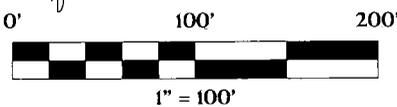
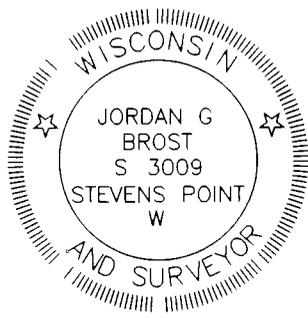
*Nikki M. Elsen, WCMC, City Clerk
City of La Crosse, Wisconsin*

VACATION EXHIBIT



GENERAL DESCRIPTION
 BEING ALL OF THE PLATTED ALLEY LYING WITHIN BLOCK 8 OF THE SALZER TERRACE PLAT AND ALL OF THE PLATTED WINNEBAGO STREET LYING BETWEEN SAID SALZER TERRACE PLAT AND HOGAN SCHOOL SUBDIVISION, BOUNDED ON THE EAST SIDE BY THE WEST RIGHT-OF-WAY OF 19TH STREET SOUTH AND BOUNDED ON THE WEST SIDE BY THE EAST RIGHT-OF-WAY EAST AVENUE SOUTH, LOCATED IN PART OF THE NW1/4 OF THE SW1/4 OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

UTILITY EASEMENT NOTE
 AFTER VACATION OF STREET IS APPROVED, A UTILITY EASEMENT FOR ANY EXISTING UTILITIES BY THE CITY OF LA CROSSE WILL BE DESCRIBED AND RECORDED BY OTHER INSTRUMENT.



BASIS OF BEARINGS
 THE WEST LINE OF THE SW1/4 OF SEC. 4, T.15N, R.7W, BEARS N 03°02'11"E AS REFERENCED TO THE LA CROSSE CO. CRD. SYSTEM, NAD83 (2011).

- LEGEND**
- ⊙ 3/4" X 18" IRON REBAR SET WEIGHING 1.50 LBS/LIN. FT.
 - 1-1/4" O.D. IRON PIPE FOUND
 - ⊗ BERTSEN NAIL FOUND
 - △ COPPER NAIL FOUND
 - ▲ PK NAIL FOUND
 - ⊙ HIGHWAY SPIKE FOUND
 - ⊕ SECTION CORNER PER TIES
 - () RECORDED AS
 - ▨ AREA TO BE VACATED
 - ▭ TO BE DEDICATED TO THE PUBLIC PER FUTURE CSM

NOTE
 SEE LEGAL DESCRIPTIONS OF PARCEL 1 AND PARCEL 2 ON SHEET 2.



Land Surveying
 Civil Engineering
 Landscape Architecture
Jordan G. Brost, PLS #3009
 4941 Kirschling Court
 Stevens Point, WI 54481
 715.344.9999 (PH) 715.344.9922 (FX)

FIELDWORK COMPLETED 12-11-24
 DRAWN: JGB CHECKED: JGB
 FIELD BOOK _____ PAGE # _____
 JOB NO: 24.4050

CLIENT / OWNER
 SCHOOL DISTRICT OF
 LA CROSSE
 807 EAST AVENUE SOUTH
 LA CROSSE, WI 54601
 SHEET 1 OF 2

VACATION EXHIBIT

Surveyor's Notes:

1. Prior attempts of this vacation of Winnebago Street and the platted alleys as shown and described on this map were previously submitted per Lis Pendens recorded in Document No. 933445 (dated Jan. 10, 1983), Document No. 933441 (dated Jan. 10, 1983), Document No. 904860 (dated Feb. 14, 1980) and Document No. 904861 (dated Feb. 14, 1980). No formal Resolution of record was recorded to formally vacate these platted public right-of-ways. The purpose of this submittal is to vacate what was originally intended, for the use of the current school grounds and future development.

Parcel "1" - platted Alley (to be Vacated).

Being all of the East-West alley as platted and located in Block 8 of Salzer Terrace Addition, located in part of the Northwest ¼ of the Southwest ¼ of Section 4, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, said alley being more particularly described as follows:

A 20 foot alley located and platted in Block 8 of Salzer Terrace Addition, as platted and lying South of the South line of Lots 67, 68, 69, 70 and 71 of said Block 8, lying North of the North line of Lots 72, 73, 74, 75 and 76, bounded on the West side by the East right-of-way line of the abandoned Green Bay and Western Railroad and bounded on the East side by the West right-of-way line of 19th Street South and the northerly and southerly extensions thereof.

Parcel "2" - platted Winnebago Street (to be vacated).

Being a part of platted Winnebago Street lying between Block 8 of Salzer Terrace Addition and Hogan School Subdivision, bounded on the West side by the East right-of-way line of East Avenue South and bounded on the East side by the West right-of-way line of 19th Street South and the northerly and southerly extensions thereof, located in part of the Northwest ¼ of the Southwest ¼ of Section 4, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, being more particularly described as follows:

Commencing at the West 1/4 corner of Section 4, Township 15 North, Range 7 West;

Thence S 03°02'11" W along the West line of the Southwest 1/4 of said Section 4, 196.31 feet to the intersection of said West line and the westerly extension of the South right-of-way line of Market Street;

Thence N 88°58'36" E along said westerly extension line, the South right-of-way line of Market Street and the North line of Block 8 of Salzer Terrace Addition, 275.95 feet to the Northeast corner of said Block 8 and the intersection of said South right-of-way line and the West right-of-way line of 19th Street South;

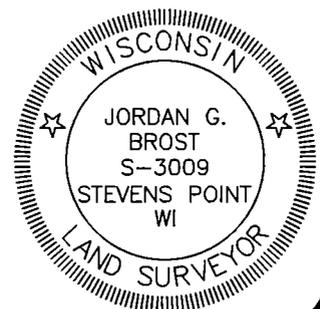
Thence S 00°32'59" W along the East line of said Block 8 and the West right-of-way line of 19th Street South, 299.78 feet to the intersection of said West right-of-way line of 19th Street South and the North right-of-way line of Winnebago Street, said point also being the Point of Beginning of the vacated area to be described:

Thence continuing S 00°32'59" W along said southerly extension of the West right-of-way line of 19th Street South, 66.02 feet to the intersection of said West right-of-way line and the South right-of-way line of Winnebago Street;

Thence S 89°00'13" W along the South right-of-way line of Winnebago Street, 265.93 feet to the intersection of said South right-of-way line and the East right-of-way line of East Avenue South;

Thence N 03°00'40" E along said East right-of-way line of East Avenue South, 66.16 feet to the intersection of said East right-of-way line and the North right-of-way line of Winnebago Street;

Thence N 89°00'13" E along said North right-of-way line, 263.08 feet to the point of beginning.



Point of Beginning

Land Surveying
Civil Engineering
Landscape Architecture
Jordan G. Brost, PLS #3009
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

FIELDWORK COMPLETED 12-11-24

DRAWN: JGB CHECKED: JGB

FIELD BOOK _____ PAGE _____ # _____

JOB NO: 24.4050

CLIENT / OWNER
SCHOOL DISTRICT OF
LA CROSSE
807 EAST AVENUE SOUTH
LA CROSSE, WI 54601

SHEET 2 OF 2