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**1834915**

LACROSSE COUNTY  
REGISTER OF DEEDS  
ROBIN L. KADRMAS

RECORDED ON

06/18/2025 08:19 AM

PAGE COUNT: 6

EXEMPT #: 77.25 (2)

RECORDING FEE

30.00

110

Recording Area

Name and Return Address

Nikki Elsen, City Clerk

400 La Crosse Street

La Crosse WI 54601

Parcel Identification Number (PIN)

Resolution approving a conditional partial vacation of the public alley right-of-way in the area bound by 9th St, 10th St, Main St, and State St.

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**

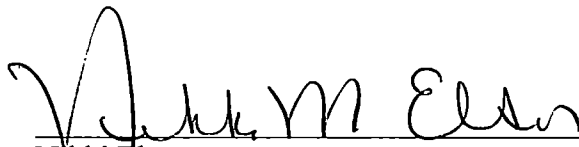
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STATE OF WISCONSIN   )  
County of La Crosse   ) SS  
City of La Crosse     )

I, **Nikki Elsen**, Deputy City Clerk for the City and State  
aforesaid, certify that the attached document is a true and  
correct copy of Resolution 2025-04-016, Resolution  
approving Resolution approving a conditional partial  
vacation of the public alley right-of-way in the area bound  
by 9th St, 10th St, Main St, and State St., adopted by the  
Common Council on April 10, 2025,

IN TESTIMONY WHEREOF, I have hereunto set my hand  
and official seal of said City, this 17<sup>th</sup> day of June, 2025.



  
\_\_\_\_\_  
Nikki Elsen  
City Clerk

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

Resolution approving a conditional partial vacation of the public alley right-of-way in the area bound by 9<sup>th</sup> St, 10<sup>th</sup> St, Main St, and State St.

### RESOLUTION

WHEREAS, the public interest requires the vacation or partial vacation of certain public rights-of-way within the corporate limits of the City of La Crosse; and

WHEREAS, such vacation(s) should be done as expeditiously as possible; and

WHEREAS, the proposed development, herein called Haven on Main, has general zoning (TND) approval as Ordinance 5277, demolition (Conditional Use Permit) approval under Res. 24-1473, and a concept presented to the Common Council; and

WHEREAS, the designer and developer have agreed to dedicate a portion of land to the public for creation of an alley connection to State Street via a Certified Survey Map for said development, as described and shown on the attached Exhibit "B".

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 alley as shown and described on attached Exhibit "A," subject to the conditions herein.

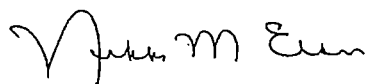
BE IT FURTHER RESOLVED that the portion of the alley above-described be, and the same is hereby ordered vacated, subject, however, to any and all reservations for any and all public and private utilities.

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. The developer shall facilitate and fund at its expense, the creation and recording of a certified survey map dedicating a 20-foot-wide public alley, subject to approval of the City. The developer shall complete the Design Review process for the proposed development known as Haven on Main, satisfying all comments and requirements to obtain building permits.

#### Adjacent Properties:

Tax Parcel	Owner Name	Property Address	Mailing Address	Mailing City State Zip
17-20204-100	GERRARD DEVELOPMENT LLC	907, 915, 919 MAIN ST	100 6TH ST N STE A	LA CROSSE WI 54601
17-20204-110	GERRARD DEVELOPMENT LLC	115 & 117 10TH ST N	100 6TH ST N STE A	LA CROSSE WI 54601
17-20204-20	GERRARD DEVELOPMENT LLC	119 10TH ST N	100 6TH ST N STE A	LA CROSSE WI 54601
17-20204-30	GERRARD DEVELOPMENT LLC	922 STATE ST	100 6TH ST N STE A	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 April 10, 2025.*

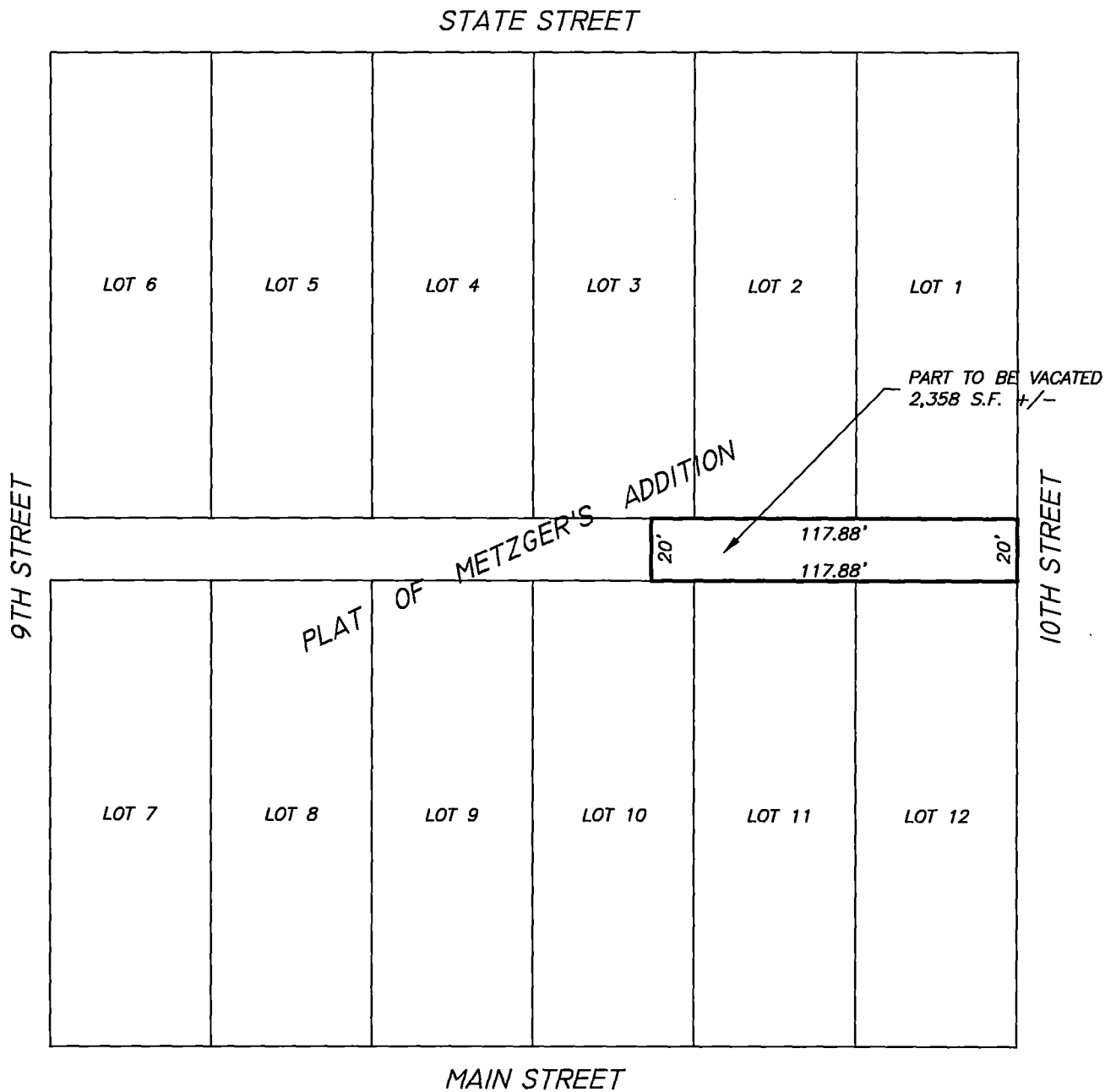


*Nikki M. Elsen, WCMC, City Clerk  
City of La Crosse, Wisconsin*

# EXHIBIT "A"



NOT TO SCALE



## Legal Description

### Partial Alley Vacation

Part of the Southeast 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:

All that part of the alley right-of-way in the Plat of Metzger's Addition lying between the west right-of-way line of the platted 66-foot-wide 10<sup>th</sup> Street and a line measured 117.88 feet westerly of and parallel with said west right-of-way line. Containing 2,358 square feet, more or less.

See attached Exhibit "A".

Drafted by: KJC, 1/2025

Checked by: JMC, 1/2025

ALL OF LOT 1, LOT 2, LOT 9, LOT 10, LOT 11 & LOT 12 AND PARTS OF LOT 3, LOT 8 & THE VACATED ALLEY OF METZGER'S ADDITION TO THE CITY OF LA CROSSE. LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 32, T16N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

### LEGEND

- FOUND SECTION CORNER (AS NOTED)  
 ● FOUND 3/4" O.D. IRON BAR  
 ◎ FOUND 1" O.D. IRON PIPE  
 ⊗ FOUND MAG / PK NAIL  
 ○ SET 3/4" O.D. x 18" IRON BAR (1.5 LBS/LIN. FT.)  
 [RA] RECORDED AS MEASUREMENT FROM METZGER'S ADD'N  
 R/W RIGHT-OF-WAY  
 P.O.B. POINT OF BEGINNING

**NOTE 1:**  
THE 6 PARCELS ENCLOSED WITHIN THIS CSM  
(NOT INCLUDING THE VACATED ALLEY) ARE  
INCLUDED IN A SINGLE WARRANTY DEED  
RECORDED AS DOCUMENT NO. 1826498.

DOCUMENT NO.'s LISTED ON THE MAP ARE THE  
LAST OCCURRENCE OF THE PARCEL PRIOR TO  
COMMON OWNERSHIP.

