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1825341

LACROSSE COUNTY
REGISTER OF DEEDS
ROBIN L. KADRMAS

RECORDED ON
10/01/2024 08:05 AM
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EXEMPT #:

RECORDING FEE 30.00

#110

Recording Area

Name and Return Address

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

ELECTRONICALLY RETURNED

Parcel Identification Number (PIN)

Resolution approving the partial vacation of the public street right-of-way Chestnut Place.

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

In the Matter of the partial vacation of
street right-of-way on Chestnut Place.

LIS PENDENS

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NOTICE IS HERBY GIVEN that a resolution
has been introduced to the Common Council to be
acted upon by such Common Council, which said
action has been taken at the initiative of the Common
Council of the City of La Crosse, wherein the
following property, to-wit:

LEGAL DESCRIPTION ATTACHED
and shown on the map attached hereto as Exhibit "A"
showing the location thereof, is sought to be vacated.

Dated this 30th day of September, 2024.

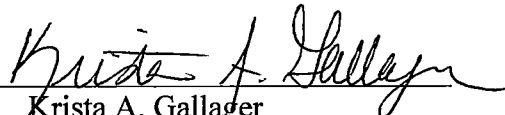
This space is reserved for recording data

Return to

City Clerk
400 La Crosse St
La Crosse WI 54601

Parcel Identification Number/Tax Key Number

CITY OF LA CROSSE

By: 
Krista A. Gallagher
Deputy City Attorney

Drafted by:

City Attorney's Office
400 La Crosse Street
La Crosse WI 54601
(608) 789-7511

Resolution approving the partial vacation of the public street right-of-way on Chestnut Place.

RESOLUTION

WHEREAS, the public interest requires the partial vacation of certain surplus areas of public rights-of-way of streets and alleys within the corporate limits of the City of La Crosse, and

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

WHEREAS, a partial vacation has been initiated by the private owner of 3102 Chestnut Place, to vacate surplus public Right-of-Way and facilitate private development (planned Residential) for higher and best use and to create additional tax base; and

WHEREAS, the public Right-of-Way established for what is now dedicated as Chestnut Place was set at 150 feet, to presumably accommodate a four-lane, divided roadway, extended from CTH SS, as part of a plan for an additional north-south highway through the La Crosse River Marsh, and said plan is now obsolete; and

WHEREAS, the necessary space required to maintain a City roadway, with on-street parking, adequate boulevards (terraces), and public sidewalks, fits well within the recommended 80 foot Right-of-way after presumed vacation.

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 on attached Exhibit "A."

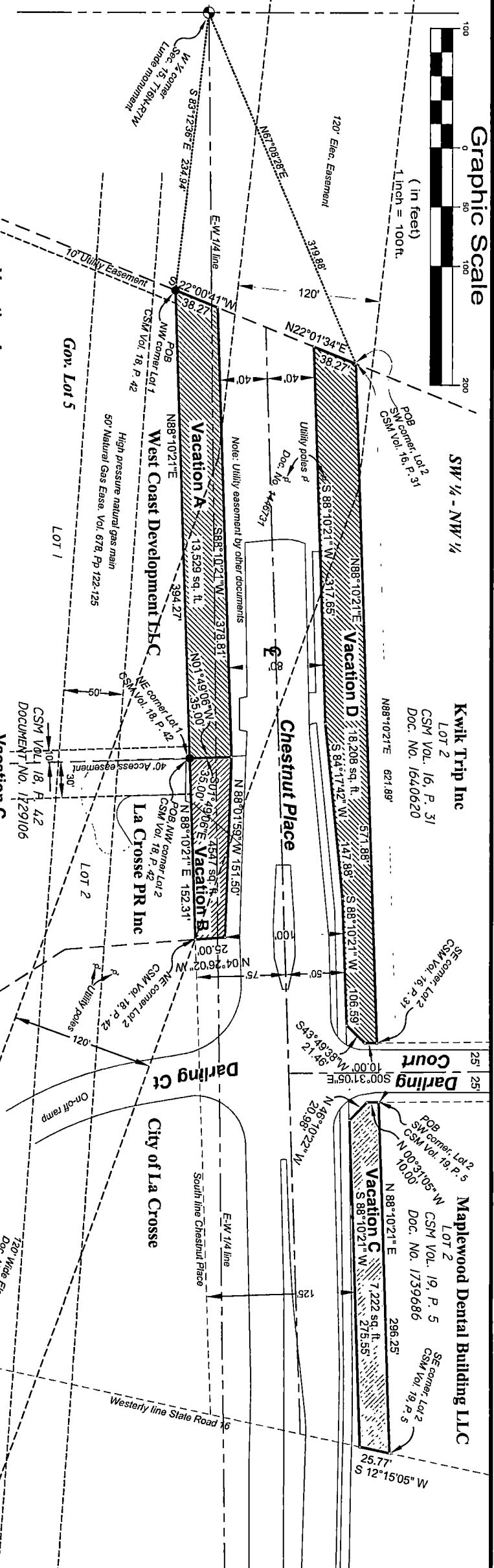
BE IT FURTHER RESOLVED that the portion of the street above-described be, and the same is hereby ordered vacated, subject, however, to any and all reservations for any and all public and private utilities.

Adjacent Properties:

Tax Parcel	Owner Name	Property Address	Mailing Address	Mailing City State Zip
17-10315-612	KWIK TRIP INC	2835, 2837 2839, 2841 DARLING CT	PO BOX 2107	LA CROSSE WI 54602-2107
17-10315-613	CITY OF LACROSSE	DARLING CT	400 LA CROSSE ST	LA CROSSE WI 54601
17-10315-617	STATE OF WISCONSIN DOT	STATE ROAD 157	3550 MORMON COULEE RD	LA CROSSE WI 54601
17-10315-619	LACROSSE PR INC	3130 CHESTNUT PL	PO BOX 282	WATERLOO WI 53594
17-10315-622	MAPLEWOOD DENTAL BUILDING LLC	2830 DARLING CT	4607 ROYAL DR	EAU CLAIRE WI 54701
17-10315-626	WEST COAST DEVELOPMENT LLC	CHESTNUT PL	3152 33RD ST S	LA CROSSE WI 54601
17-10315-627	WEST COAST DEVELOPMENT LLC	CHESTNUT PL	3152 33RD ST S	LA CROSSE WI 54601
17-10315-628	WEST COAST DEVELOPMENT LLC	CHESTNUT PL	3152 33RD ST S	LA CROSSE WI 54601
17-10315-629	WEST COAST DEVELOPMENT LLC	3102 CHESTNUT PL	3152 33RD ST S	LA CROSSE WI 54601
17-10315-900	CITY OF LACROSSE	NONE LISTED	400 LA CROSSE ST	LA CROSSE WI 54601
17-10315-901	CITY OF LACROSSE	CHESTNUT PL	400 LA CROSSE ST	LA CROSSE WI 54601



Bearing basis: La Crosse County Coordinate System
 E-W line of Sec. 15, T16N-R7W bears N 89°22'14" E
 Section breakdown based, in part, on County Surveyor data.



Graphic Scale
 (in feet)
 1 inch = 100 ft.

SW 1/4 - NW 1/4

Kwik Trip Inc
 LOT 2
 CSM Vol. 16, P. 31
 DOC. NO. 1640620

Maplewood Dental Building LLC
 LOT 2
 CSM Vol. 19, P. 5
 DOC. NO. 1739686

Vacation A

Part of the SW 1/4 of the NW 1/4 and part of Government Lot 5, Section 15, T16N-R7W, City of La Crosse, Wisconsin described as follows:
 Commencing at the West 1/4 corner of said Section 15, thence S 83°12'36" E 234.94 feet to the northwest corner of Lot 1, Certified Survey Map, Volume 18, Page 42, Document No. 1729106 and the point of beginning;
 thence N 88°10'21" E 394.27 feet to the northeasterly corner thereof;
 thence N 01°49'06" W 35.00 feet;
 thence S 88°10'21" W 378.81 feet;
 thence S 22°00'41" W 38.27 feet to the point of beginning.
 Subject to a 120 foot wide Electric easement as set forth in Document No. 1440731.
 Subject to any other easements, covenants or restrictions of record.
 Containing 13,529 sq. ft.

Vacation B

Part of the SW 1/4 of the NW 1/4, Section 15, T16N-R7W, City of La Crosse, Wisconsin described as follows:
 Commencing at the West 1/4 corner of said Section 15, thence N 67°08'28" E 319.88 feet to the southwest corner of Lot 2, Certified Survey Map, Volume 16, Page 31, Document No. 1640620; thence N 88°10'21" E 621.89 feet to the southwest corner of Lot 2, Certified Survey Map, Volume 19, Page 5, Document No. 1739686 and the point of beginning;
 thence N 88°10'21" E 296.25 feet to the southeast corner thereof and the westerly line of State Road 16;
 thence, along said westerly line, S 12°15'05" W 25.77 feet;
 thence S 88°10'21" W 275.55 feet;
 thence N 46°10'22" W 20.98 feet;
 thence N 00°31'05" W 10.00 feet to the point of beginning.
 Subject to easements, covenants or restrictions of record.
 Containing 7,222 sq. ft.

Vacation C

Part of the SW 1/4 of the NW 1/4, Section 15, T16N-R7W, City of La Crosse, Wisconsin described as follows:
 Commencing at the West 1/4 corner of said Section 15, thence N 67°08'28" E 319.88 feet to the southwest corner of Lot 2, Certified Survey Map, Volume 16, Page 31, Document No. 1640620; thence N 88°10'21" E 621.89 feet to the southwest corner of Lot 2, Certified Survey Map, Volume 19, Page 5, Document No. 1739686 and the point of beginning;
 thence N 88°10'21" E 296.25 feet to the southeast corner thereof and the westerly line of State Road 16;
 thence, along said westerly line, S 12°15'05" W 25.77 feet;
 thence S 88°10'21" W 275.55 feet;
 thence N 46°10'22" W 20.98 feet;
 thence N 00°31'05" W 10.00 feet to the point of beginning.
 Subject to easements, covenants or restrictions of record.
 Containing 7,222 sq. ft.

Vacation D

Part of the SW 1/4 of the NW 1/4, Section 15, T16N-R7W, City of La Crosse, Wisconsin described as follows:
 Commencing at the West 1/4 corner of said Section 15, thence N 67°08'28" E 319.88 feet to the southwest corner of Lot 2, Certified Survey Map, Volume 16, Page 31, Document No. 1640620 and the point of beginning;
 thence N 88°10'21" E 571.88 feet to the southeast corner thereof;
 thence S 00°31'05" E 10.00 feet;
 thence S 43°49'38" W 21.46 feet;
 thence S 88°10'21" W 106.59 feet;
 thence S 84°17'42" W 147.88 feet;
 thence S 88°10'21" W 317.65 feet;
 thence N 22°00'41" E 38.27 feet to the point of beginning.
 Subject to a 120 foot wide Electric easement as set forth in Document No. 1440731.
 Subject to easements, covenants or restrictions of record.
 Containing 18,208 sq. ft.

Vacation B

Part of the SW 1/4 of the NW 1/4 and part of Government Lot 5, Section 15, T16N-R7W, City of La Crosse, Wisconsin described as follows:
 Commencing at the West 1/4 corner of said Section 15, thence S 83°12'36" E 234.94 feet to the northwest corner of Lot 1, Certified Survey Map, Volume 18, Page 42, Document No. 1729106; thence N 88°10'21" E 394.27 feet to the northwest corner of Lot 2, said CSM and the point of beginning;
 thence N 88°10'21" E 162.31 feet to the northeast corner thereof;
 thence N 04°26'02" W 25.00 feet;
 thence N 88°01'59" W 151.50 feet;
 thence S 01°49'06" E 35.00 feet to the point of beginning.
 Subject to a 120 foot wide Electric easement as set forth in Document No. 1440731.
 Subject to easements, covenants or restrictions of record.
 Containing 4,547 sq. ft.

Vacation D

Part of the SW 1/4 of the NW 1/4, Section 15, T16N-R7W, City of La Crosse, Wisconsin described as follows:
 Commencing at the West 1/4 corner of said Section 15, thence N 67°08'28" E 319.88 feet to the southwest corner of Lot 2, Certified Survey Map, Volume 16, Page 31, Document No. 1640620 and the point of beginning;
 thence N 88°10'21" E 571.88 feet to the southeast corner thereof;
 thence S 00°31'05" E 10.00 feet;
 thence S 43°49'38" W 21.46 feet;
 thence S 88°10'21" W 106.59 feet;
 thence S 84°17'42" W 147.88 feet;
 thence S 88°10'21" W 317.65 feet;
 thence N 22°00'41" E 38.27 feet to the point of beginning.
 Subject to a 120 foot wide Electric easement as set forth in Document No. 1440731.
 Subject to easements, covenants or restrictions of record.
 Containing 18,208 sq. ft.

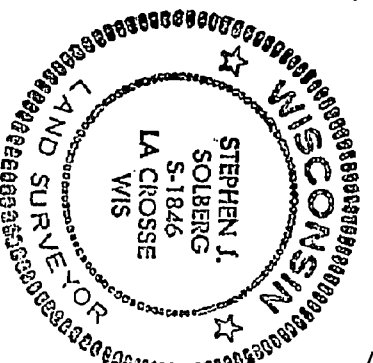


EXHIBIT "A"

Surveyor's Certificate

I hereby certify that this survey, plan or report was prepared by me or under my direction and is correct to the best of my knowledge and belief.

Stephen J. Solberg, PLS 1846

Date 8-21-2024