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ORDER NUMBER 122627

STATE OF WISCONSIN

) ss.

La Crosse County

Arlene Staff

being duly sworn, doth depose and say that he (she) is an authorized representative of Lee Enterprises, publishers of

LA CROSS TRIBUNE

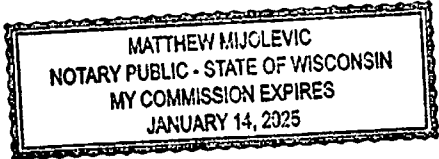
a newspaper, at La Crosse, the seat of government of said State, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on the dates listed below.

Sworn to and subscribed before me this 19 day of JUN, 2023

(Signed) *Arlene Staff*
(Title) Principal Clerk

[Signature]
Notary Public, Wisconsin

My Commission expires
Section: Legals
Category: 0001 Wisconsin Legals
PUBLISHED ON: 06/17/2023



TOTAL AD COST: 350.40
FILED ON: 6/15/2023

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ORDINANCE NO.:5250

AN ORDINANCE to amend Sub-section 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Heavy Industrial District and Planned Development District-General to the Planned Development District-Specific allowing for the development of medium to high density residential, office, and commercial uses and dedicated public open spaces within the River Point District.

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION I: Subsection 115-110 of the Code of Ordinances of the City of La Crosse is hereby amended by transferring certain property from the Heavy Industrial District and Planned Development District-General to the Planned Development District-Specific on the Master Zoning Map, to-wit:

Tax Parcel 17-20252-20 (25 Copeland Ave)

PRT GL 2 COM INTER W LN COPELAND AVE & 200FT S SD GL W 1285.84FT NW 208.78FT W 263FT S 74.22FT SE CURVE 305.70FT CHD SE 16.56FT E 530.91FT SW 10FT SE .58FT SELY CURVE 498.08FT N 164.87 FT E 305FT N 25.01FT POB LOT SZ: IRR

Tax Parcel 17-20251-20 (37 Copeland Ave)

PRT GOVERNMENT LOTS 1 & 2 COM NE COR SEC 31 S0D59M34SE 1532.21FT TO W R /W LN COPELAND BLVD & POB S88D33M 24SW 1284.77FT N15D9M49SW 208.81FT S89D33M27SW 280.85 FT TO E R /W LN VAC RR ALG E R/W LN N13D26M16SW 584.69FT TO S LN BEMELS INDUSTRIAL ADDN ALG S LN N88D33M40SE 1469.24FT N89D28M50SE 72.85 FT TO NW COR PRCL IN V863 P819 ALG W LN PRCL S2D16M3SE 99.93FT TO NW COR PRCL IN V806 P827 ALG W LN PRCL S2D 13M18SE 200.06FT TO SW COR ALG S LN N89D33M57SE 159.63 FT TO W R /W LN COPELAND BLVD ALG W LN S2D13M1SE 260.51FT S2D14M38SE 200.07FT TO POB

Tax Parcel 17-20251-100 (11 Copeland Ave)

PRT GOVERNMENT LOT 2 COM N LN GOV LOT 2 & W LN COPELAND AVE S ALG W LN 225.11FT TO POB S 173.08FT W 310.44FT N 173FT E 305FT TO POB LOT SZ: IRR

Tax Parcel 17-20251-90 (29 Copeland Ave)

PRT GOVERNMENT LOT 2 COM AT A PT ON N LN 75FT E OF C/L OF C.M.ST.P.&P. R/R R/W SELY 74.22FT TO POB SELY ALG A CURVE CHD OF WHICH BEARS SE 305.7FT S 16.58FT TO A PT 225FT S OF N LN OF GOV LOT 2 E 530.91FT S 130FT M/L ALG A CURVE 280.04FT CHD OF WHICH BEARS W 255.98FT SWLY ALG A CURVE 520.01FT THE CHD OF WHICH BEARS SWLY 487.84FT TO A PT 75FT PP NE OF C/L OF SD R /R R/W NWLY ALG SD LN 75FT PP FROM SD C/L TO POB LOT SZ: 3.78 AC

Tax Parcel 17-20252-30 (25 Copeland Ave)

PRT GL 2 COM INTER W LN COPELAND AVE & 225FT S OF N LN SD GL W 305FT S 164.87FT POB S1D48MW 225.8FT N57D42MW 435.08FT ALG CURVE CONC TO SW 91.68FT N131.38FT SELY ALG CURVE 498.08FT POB + REAR LOT SZ: IRR 623/894

Tax Parcel 17-20251-110

PRT GOVERNMENT LOTS 1 & 2 COM NE COR SEC 31 S76D8M9SW 1934.81FT TO POB S2D43M50SE 25.38FT S88D6M54SE 7FT S7D 34M54SE 198.68FT S75D24M8SW 17FT ALG CURV S11D57M53SE 96.57FT

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S14D30M30SE 438.81FT ALG
CURV S20D41M28SE 853.2FT
S26D47M4SE 184.16FT S24D43M
28SE 331FT TO MEANDER LN ALG
LACROSSE RIVER ALG MEANDER
LN N54D29M28SE 102.49FT N24D
43M28SW 385.87FT TO SW COR
PRCL IN V1137 P713 ALG W LN
PRCL N26D40M59SW 226.43FT
ALG CURV N23D9M59SW
170.85FT N19D38M59SW 303.3FT
N13D26M 18SW 73.42FT TO NW
COR PRCL N13D26M18SW
264.69FT S76D33M 44SW 80.65FT
N14D27M11SW 341.47FT ALG
CURV N8D31M11SW 207.05FT
N4D4M34SW 125.37FT ALG CURV
N1D50M13SW 23.08FT
S89D23M41SW 41.65FT S2D33M
27SE 41.16FT TO POB

Tax Parcel 17-20251-15 (100 Causeway Blvd)

PRT GOVT LOT 1 BEG SW COR
LOT 8 BLOCK 7 BEMELS IND ADD
E 41.26FT S14D10M30SE 300FT
S75D49M30SW 83.77FT ALG
CURV N14D10M30SW 344.72 FT
CONT ALG CURV N8D14M30SW
209.02FT N2D18M30SW 128.23FT
ALG CURV N2D23M50SE 272.41FT
S82D38ME 35FT M/L S ALG A
CURV P/W W LN LOT 8 BLK 1
BEMELS IND ADD TO A PT 15.87
FT W OF SW COR LOT 8 BLK 1
BEMELS IND ADD S 66FT S ALG
CURV S8D26ME 310.48FT N89D
9ME 13.5FT TO SW COR LOT 8
BLK 7 BEMELS IND ADD & POB T
W ESMT IN V1388 P513

Tax Parcel 17-20250-30 (104 Causeway Blvd)

BEMEL'S INDUSTRIAL ADDITION
LOT 8 BLOCK 7 LOT SZ: IRR

Tax Parcel 17-20251-64 (Causeway Blvd)

PRT GOVERNMENT LOT 1 COM
NW COR LOT 8 BLK 1 BEMELS
IND ADDN W 104.5FT S10D30MW
200 FT S4D45MW 200FT S1D30ME
54.06FT E 22.31FT S2D18M30SE
25FT TO POB S2D18M30SE 79.23
FT ALG CURV S6D38M30SE 121FT
N75D49M30SE 17FT N7D9M30SW
198.68FT N87D41M30SW 7FT TO
POB LOT SZ: 2773 SF M/L

Tax Parcel 17-20251-60 (10 Causeway Blvd)

PRT GOVERNMENT LOTS 1 & 2
COM NW COR LOT 8 BLK 1
BEMEL IND ADDN W 90.86FT TO
POB W 13.64FT S10D30MW 200FT
S4D 45MW 200FT S1D30ME 250FT
S8D 18M30SE 135FT S19D33ME
50FT S8D35M45SE 157.38FT W
30FT S14D10M30SE 600FT W
50FT TO E LN BLACK RIVER SLY
ALG E LN 1153FT M/L TO N LN LA
CROSSE RIVER ELY ALG N LN
550FT M/L TO A PT 50FT WLY OF
C/L OF RR TRK N24D18MW 331FT
TO A PT 25FT WLY OF C/L RR TRK
N26D21M30SW 184.16FT NLY ALG
CURV N20D 18MW 853.2FT
N14D10M30SW 438.81FT NLY ALG
CURV N8D 14MW 217.29FT
N2D18M30SW 126.23FT NLY ALG
CURV N5D7M 18SE 439.72FT TO
POB EX COM NW COR LOT 8 BLK
1 BEMELS IND ADDN W 90.86FT
TO POB W 13.64FT S10D30MW
200FT S4D 45MW 200FT S1D30ME
54.06FT E 22.31FT N2D18M30SW
22FT NELY ALG CURV
N5D50M40SE 430.28FT TO POB

Tax Parcel 17-20251-67 (Causeway Blvd)

PRT GOVERNMENT LOT 1 COM
NW COR LOT 8 BLK 1 BEMEL IND
ADDN W 104.5FT S10D30MW 200
FT S4D45MW 200FT S1D30ME
54.06FT TO POB S10D30ME
195.94FT S8D18M30SE 135FT
S19D33ME 50FT S8D35M45SE
157.38FT W 1.2FT N14D10M30SW
304.14FT N7D3MW 239.72FT E
44.89FT TO POB LOT SZ: 11820 SF

Tax Parcel 17-20251-65 (100 Causeway Blvd)

PRT GOVERNMENT LOT 1 BEG
AT A PT 104.5FT W OF NW COR
LOT 8 BLK 1 BEMEL IND ADDN W
198.36FT TO E LN BLACK RIVER
S7D15ME 990.71FT ALG E LN E
78.8FT N14D10M30SW 304.14FT
N7D3MW 239.72FT E 44.89FT

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N1D30MW 54.08FT N4D 45ME
200FT N10D30ME 200FT TO POB
LOT SZ: 2.02 AC

Tax Parcel 17-20251-50 (35 Cope-
land Ave)

PRT GOVERNMENT LOTS 1 & 2
COM INTER W LN COPELAND AVE
& RECORD S LN GOV LOT 1 N88D
11M44SW ALG S LN 1794.80FT TO
A PT 20FT WLY AT RIGHT
ANGLES FROM C/L REMOVED
WLY TRACK OF CM&ST P&P RR &
POB N12D58M43SW 360FT N88D
11M44SW 20.75FT TO ELY WATER
EDGE S11D48M13SE 358.11FT
S15D48M12SE 243.47FT S88D11M
44SE 16.03FT N12D59M43SW 240
FT TO POB

Tax Parcel 17-20251-63 (Causeway
Blvd)

PRT GOVERNMENT LOT 1 COM
NW COR LOT 8 BLK 1 BEMELS
IND ADDN W 80.86FT TO POB W
13.64FT S10D30MW 200FT S4D
45MW 200FT S1D30ME 54.08FT E
22.31FT N2D18M30SW 22FT ALG
CURV N5D50M40SE 430.28FT TO
POB LOT SZ: 6729 SF ML

Tax Parcel 17-20251-80 (Copeland
Ave)

PRT GOVERNMENT LOT 2 COM
NE COR SE-NE W 33FT TO W LN
COPELAND AVE S ALG W LN
672.32FT TO POB W 789.05FT N
318.87FT ALG CURV N89D24M
44SW 255.98FT ALG CURV S37D
43M48SW 487.84FT S24D31M20SE
334.82FT N85D28M40SE 122.27
S63D49M20SE 355.33FT S84D16M
20SE 398.25FT N68D15M40SE
142.89FT ALG CURV N25D30M2SE
152.78FT ALG CURV TO A PT
14.8FT W OF W LN COPELAND
AVE ALG CURV 22.78FT TO W LN
COPELAND AVE N ALG W LN
110.28FT TO POB EX COM NE
COR SEC 31 S0D22M44SE
2004.49FT TO W R/W LN COPE-
LAND AVE & SE COR PRCL IN
DOC NO. 1392730 & POB ALG WR/
/W LN COPELAND AVE
S1D19M20SE 27.97FT
N89D14M43SW 102.05FT
N67D43M41SW 113.3FT
N64D53M41SW 123.02FT TO W LN
PRCL IN V623 P917 ALG W LN
N0D25M30SE 20.04FT TO NW
COR PRCL ALG N LN PRCL
S82D58M14SE 190.07FT TO SE
COR PRCL & S LN PRCL IN DOC
NO. 1392730 S89D31M20SE
148.24FT TO POB

Tax Parcel 17-20252-35 (25 Cope-
land Ave)

PRT GOVERNMENT LOT 2 COM
N LN & W LN COPELAND AVE AVE
S 672.32FT W 319.05FT FT TO
POB W 470FT N 305.62FT TO C/L
OF A 25FT WIDE RR R/W SELY
ALG CURV & C/L R/W ARC OF
WHICH IS 91.68 S67D42ME
435.08FT S1D48MW 58.53FT TO
POB + REAR LOT SZ: IRR

Tax Parcel 17-20251-16 (Causeway
Blvd)

PRT GOVT LOT 1 BEG NW COR
LOT 8 BLOCK 1 BEMELS IND ADD
S89D9MW 15.87FT TO E R/W RR
ALG CURV S5D18M40SW
410.48FT S 66FT ALG CURV S8D
26ME 310.48FT N89D8ME 13.5FT
TO SE COR LOT 8 BLK 7 BEMELS
IND ADD ALG CURV N7D59M20SW
310.57FT N 66FT ALG CURV
N5D18M40SE 410.48FT TO POB

Tax Parcel 17-20252-20 (25 Cope-
land Ave)

BEMEL'S INDUSTRIAL ADDITION
LOTS 5, 6 & 7 BLOCK 7 LOT SZ:
150 X 308.2

Tax Parcel 17-20252-45 (Marsh)

190.07FT N88D12MW 170FT TO
POB EX COM NE COR SEC 31
S0D22M44SE 2004.49FT TO W R
/W LN COPELAND AVE & SE COR
PRCL IN DOC NO. 1392730 & POB
ALG W R/W LN COPELAND AVE
S1D19M20SE 27.97FT
N89D14M43SW 102.05FT
N67D43M41SW 113.3FT
N64D53M41SW 123.02FT TO W LN
PRCL IN V623 P917 ALG W LN
N0D25M30SE 20.04FT TO NW
COR PRCL ALG N LN PRCL
S82D58M14SE 190.07FT TO SE

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**COR PRCL & S LN PRCL IN DOC
NO. 1392730 S89D31M20SE
148.24FT TO POB**

**Tax Parcel 17-20253-80 (1 Cope-
land Ave)**

**PRT GOVERNMENT LOT 2 COM
NE COR GL LOT 2 N88D12MW
33.02 FT TO W LN COPELAND
AVE S 782.6FT ALG W LN TO POB
S ALG W LN 190FT M/L TO NWLY
BANK OF LAX RIVER SWLY 260FT
M/L ALG NWLY BANK ALG CURV
N31D26M3SE 298.96FT TO POB
SUBJ TO ESMT IN DOC NO.
1437402 & IN DOC NO. 1444994 &
IN DOC NO. 1463689**

**SECTION II: Should any portion of
this ordinance be declared unconsti-
tutional or invalid by a court of
competent jurisdiction, the remainder
of this division shall not be affected.**

**SECTION III: This ordinance shall
take effect and be in force from and
after its passage and publication.**

**/s/Mitch Reynolds, Mayor
/s/Nikki M. Elsen, City Clerk**

**Passed: 6/8/2023
Approved: 6/8/2023
Published: 6/17/2023
6/17 LAC 122627**

WNAXLP