



RESOLUTION # 45-3/24

TO: HONORABLE MEMBERS OF THE LA CROSSE COUNTY BOARD OF SUPERVISORS

ITEM # 3-14

BOARD ACTION

Adopted: ✓
For: 28
Against: 0
Abstain: 0
Abs/Excd: 1
Vote Req: 1
Other Action: 1 Vacant Dist

EXECUTIVE COMMITTEE ACTION

Adopted: ✓
For: 9
Against: 0
Abstain: 0
Abs/Excd: 0

RE: APPROVAL OF VILLAGE OF WEST SALEM'S EXERCISE OF THE OPTION IT HOLDS TO PURCHASE PORTIONS OF TAX PARCELS 16-1046-000, 16-1046-100, 16-1046-200 AND 16-1046-300 AND APPROVAL OF THE CERTIFIED SURVEY MAP

WHEREAS, La Crosse County owns property in the Village of West Salem commonly referred to as the "Lakeview Business Park"; and

WHEREAS, In December of 2019, La Crosse County entered into an exclusive purchase option with the Village of West Salem whereby the Village could exercise an option to purchase land included in the option at a rate of \$25,000 per acre; and

WHEREAS, In February of 2024, the Village of West Salem notified La Crosse County that it was exercising its option to purchase 45.42 acres encompassing portions of tax parcels 16-1046-000, 16-1046-100, 16-1046-200 and 16-1046-300 and as identified as Lots 1 and 2 of a proposed certified survey map (CSM), a copy of which is attached as Exhibit "A", which includes wetland area; and

WHEREAS, the CSM, attached as Exhibit "A", represents the surveying, division and mapping of the identified parcels, which CSM was prepared by DAVY ENGINEERING COMPANY as project number 12594-001.110; and

WHEREAS, the size of Outlot 1 is roughly the size of the Wetland which is part of Lot 2 and the Village is paying \$25,000 per acre for the Wetland acreage in return for the County deeding Outlot 1 to the Village; and

WHEREAS, Ownership of Outlot 2 is retained by La Crosse County for present and future access to land the County will continue to own east of Lot 2;

NOW THEREFORE BE IT RESOLVED, that the La Crosse County Board approves and accepts certified survey map (CSM) attached as Exhibit A, which was prepared by DAVY ENGINEERING COMPANY as project number 12594-001.110 and the County Board Chair is authorized to sign it on behalf of the County; and

BE IT FURTHER RESOLVED that La Crosse County Board Chair and the La Crosse County Clerk are hereby authorized to execute any and all documents necessary to effectuate the sale of Outlot 1 and Lot 1 and Lot 2 to the Village of West Salem, including but not limited to a warranty deed, after approval by Corporation Counsel, and deliver the same at closing in return for the purchase price of \$1,135,500.00.

FISCAL NOTE: Proceeds from the sale will be deposited into General Fund division 100.155.1450 within the County financial system.

Date: 3/21/24
[Signature]
COMMITTEE CHAIR

Date: 3-13-24
[Signature]
RECORDING CLERK

	Reviewed Only	Recommended	Not Recommended	
Co. Admin.	_____	_____	_____	Requested By: Kathleen Stewart Date Requested: February 26, 2024 Drafted By: Corporation Counsel
Fin. Director	_____	_____	_____	
Corp. Counsel	_____	_____	_____	
Board Chair	_____	_____	_____	

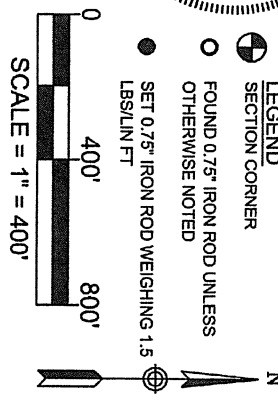
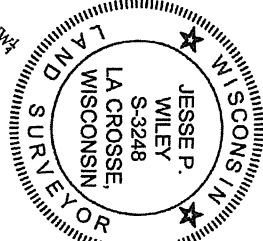
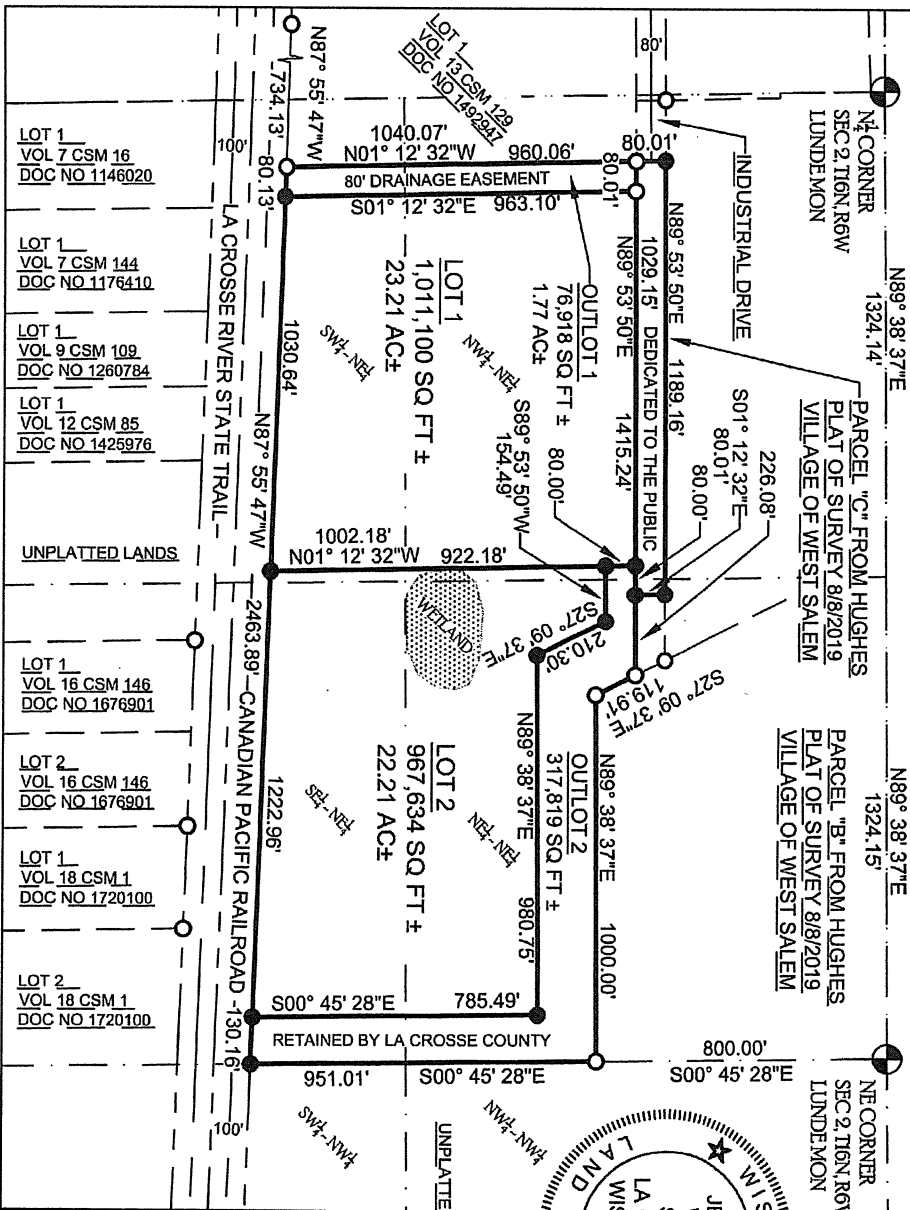
Adopted by the La Crosse County Board this 21 Day of March, 2024

STATE OF WISCONSIN
COUNTY OF LA CROSSE
I, Ginny Dankmeyer, County Clerk of La Crosse County do hereby certify that this document is a true and correct copy of the original resolution required by law to be in my custody and which the County Board of Supervisors of La Crosse County adopted at a meeting held on the 21st day of March 2024.

[Signature]
Ginny Dankmeyer, La Crosse County Clerk

CERTIFIED SURVEY MAP NO. _____

PART OF THE NW $\frac{1}{4}$ - NE $\frac{1}{4}$ NE $\frac{1}{4}$ - NE $\frac{1}{4}$ SE $\frac{1}{4}$ - NE $\frac{1}{4}$ SECTION 2, TOWNSHIP 16 NORTH, RANGE 6 WEST, VILLAGE OF WEST SALEM, LA CROSSE COUNTY, WISCONSIN.



BASIS OF BEARINGS:
 Bearings are based on the Wisconsin County Coordinate System, La Crosse County Zone, NAD 83 (2011 Adj.), from which the north line of the NE $\frac{1}{4}$ of Sec 2, T16N, R6W bears N 89° 38' 37" E.

DAVY ENGINEERING CO.
 LA CROSSE, WISCONSIN

SURVEY PREPARED FOR:
 LA CROSSE COUNTY AND
 FIRST SUPPLY
 WEST SALEM, WI

REVISED: 03/11/2024	DRAWN BY: JPV	PROJECT NUMBER: 12594-001.110	SHEET: 1 OF 3
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LOT 1 VOL 7 CSM 16 DOC NO 1146020	LOT 1 VOL 7 CSM 144 DOC NO 1176410	LOT 1 VOL 9 CSM 109 DOC NO 1260784	LOT 1 VOL 12 CSM 85 DOC NO 1425976	UNPLATTED LANDS	LOT 1 VOL 16 CSM 146 DOC NO 1676901	LOT 2 VOL 16 CSM 146 DOC NO 1676901	LOT 1 VOL 18 CSM 1 DOC NO 1720100	LOT 2 VOL 18 CSM 1 DOC NO 1720100
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CERTIFIED SURVEY MAP NO _____

PART OF THE NW¹₄ - NE¹₄, NE¹₄ - NE¹₄, SE¹₄ - NE¹₄ AND THE SW¹₄ - NE¹₄, SECTION 2, TOWNSHIP 16 NORTH, RANGE 6 WEST, VILLAGE OF WEST SALEM, LA CROSSE COUNTY, WISCONSIN.

Legal Description

Part of the NW¹₄ - NE¹₄, NE¹₄ - NE¹₄, SE¹₄ - NE¹₄ and the SW¹₄ - NE¹₄, Section 2, Township 16 North, Range 6 West, Village of West Salem, La Crosse County, Wisconsin more particularly described as follows:

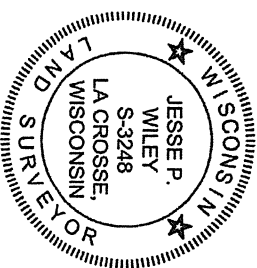
Commencing at the Northeast corner of Section 2, Township 16 North, Range 6 West;
 thence S 00° 45' 28" E 800.00 feet along the east line of the NE¹₄ of said Section 2 to the point of beginning;
 thence continuing S 00° 45' 28" E 951.01 feet along said east line to the northerly right-of-way of the Canadian Pacific Railroad;
 thence N 87° 55' 47" W 2463.89 feet along said northerly right-of-way to the east line of Lot 1 of Vol 13 CSM 129 recorded as Document No. 1492947;
 thence N 01° 12' 32" W 1040.07 feet along said east line of Lot 1 and the northerly extension thereof to the northerly right-of-way of Industrial Drive;
 thence N 89° 53' 50" E 1189.16 feet along the north line of Parcel 'C' from Hughes Plat of Survey 8/8/2019, being an easterly extension of said northerly right-of-way of said Industrial Drive;
 thence S 01° 12' 32" E 80.01' feet to the south line of said Parcel 'C';
 thence N 89° 53' 50" E 226.08 feet along said south line to the southwesterly line of Parcel 'B' from said Hughes Plat of Survey;
 thence S 27° 09' 37" E 119.91 feet along said southwesterly line to the southwest corner thereof;
 thence N 89° 38' 37" E 1000.00 feet along the southerly line of said Parcel B to the point of beginning.

Containing 2,468,599 square feet ± or 56.67 acres ±. Subject to an 80 foot wide easement for drainage purposes shown on Hughes' Plat of Survey 08/08/2019 and any other easements, restrictions and covenants of record.

Surveyor's Note

If any filling/grading is to occur that affects the WI DNR mapped wetlands, contact the La Crosse County Zoning, Planning and Land Information Department.

At the time of this survey, it is planned that Lot 2 will be developed by the purchaser of Lot 1 and accessed via Lot 1. Future access to Lot 2 via Industrial Drive is subject to further discussion and agreement between the future purchaser or owner of Lot 2 and the Village of West Salem.



DAVY ENGINEERING CO.
LA CROSSE, WISCONSIN

SURVEY PREPARED FOR:
LA CROSSE COUNTY AND
FIRST SUPPLY
WEST SALEM, WI

REVISED: 03/11/2024	DRAWN BY: JPW	PROJECT NUMBER 12594-001.110	SHEET 2 OF 3
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CERTIFIED SURVEY MAP NO _____
**PART OF THE NW₄ - NE₄, NE₄ - NE₄, SE₄ - NE₄ AND THE SW₄ - NE₄, SECTION 2, TOWNSHIP 16 NORTH,
RANGE 6 WEST, VILLAGE OF WEST SALEM, LA CROSSE COUNTY, WISCONSIN.**

OWNERS CERTIFICATE

I, Monica Kruse, acting on behalf of the owner, La Crosse County, hereby certify that I have caused the lands described herein to be surveyed, divided, mapped and dedicated as represented on this map.

La Crosse County _____

DATE: _____

NOTARY CERTIFICATE

State of _____ County of _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 20 _____

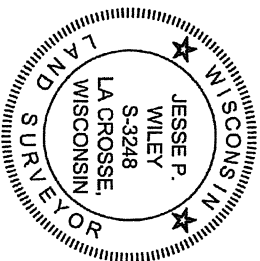
by _____ Notary Public.

My Commission Expires _____

SURVEYOR'S CERTIFICATE

That I have made such a survey and map by the direction of the owner of said land, that such a map is a correct representation of the exterior boundaries of the land surveyed, and that I have fully complied with Chapter 236.34 and that this map complies with the Village of West Salem Subdivision Ordinance in surveying and mapping the same.

Jesse Wiley, P.L.S. 3248 _____



DAVY ENGINEERING CO.
LA CROSSE, WISCONSIN

SURVEY PREPARED FOR:
LA CROSSE COUNTY AND
FIRST SUPPLY
WEST SALEM, WI

REVISED: 03/1/2024	DRAWN BY: JPW	PROJECT NUMBER 12594-001.110	SHEET 3 OF 3
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