



DISCONTINUANCE/VACATION OF PUBLIC RIGHT-OF-WAY

City of La Crosse - Engineering Department

Phone: 608-789-7505 Email: engineering@cityoflacrosse.org

Property Owner Name: Gerrard Development LLC		Date: 12/04/2024
Mailing Address: 100 6th Street N, Suite A, La Crosse, WI 54601		
Phone: (608)782-4376	Email: paul@gerrardcompanies.com	
Description of street/alley sought to vacate: The east 137.88ft of the alley between 9th Street N and 10th Street N. being south		
of State Street and north of Main Street, <i>THE EAST 117.88'</i>		
Reason for Request: The discontinuance of the alley as described above was approved by the La Crosse City Council on January 11, 2024 as part of a rezoning General Development Plan and, as such, is a key requirement to continue with the project as approved.		
<p>A vacation of a public way is the process of discontinuing public use and returning dedicated public right-of-way to private property. Upon discontinuance, the right-of-way reverts to the owners of the adjoining land where the discontinued land originated or is equally divided between the owners on either side of the centerline of the discontinued public way. See statutory requirements (§66.1003, Wis. Stats) and the City's process.</p> <p style="text-align: center;"><i>PD CLK 12/4/24 VC</i></p> <p>Required Items to submit:</p> <ul style="list-style-type: none"> Application fee (nonrefundable) of \$750 (partial) or \$1,500 (full) payable to the "City of La Crosse" <p>I certify that I have reviewed the Municipal Code and understand all that is related to this permit request. I further certify that I have the full authority to make the foregoing application; the information in the application and the required submittals are complete and correct.</p>		
Signature of Owner:	Print Name of Owner: Paul Gerrard	Date: 12/04/2024

Hi Matt,

We have been directed to ask for a review of storm water specific components as a result of our initial Design Standards review meeting. Specifically, to "Work with the Director of Public Works to request this review."

We submitted a full storm water report for the Haven on Main project as part of our design review in preparation for submitting for a final development plan. The submitted plan is in conformance with the approved General Development Plan approved by the City earlier this year. We are requesting that the City take a serious review of the submitted plans in order to provide us with the necessary guidance to complete our final plan submittals.

We were told at the design review meeting that Yuri would not review the information because this was not our "final" review meeting. It seems that the City should be able to provide binding guidance on a project like this without fully committing to a final approval. It makes no sense for us to continue with vacating the alley and relocating overhead utilities without some level of acknowledgement that our proposed storm water plan solutions are acceptable to the City. I feel like we are being told to implement the plan (Yuri told us that we need to start the request for the alley to be vacated, which is an implementation step not a planning step) without approval of necessary, critical components.

Please direct Yuri to perform a full review as soon as possible (presuming things like submitting a petition to vacate the necessary portion of the alley, the final vacation of the alley, easements for Xcel, easements for Spectrum, easements for Bright Speed, easements to the City for storm sewers, easements to the City for access, combining of parcels, final CSM, DNR review, DSPS review, final LTMA for storm water systems, and relocation of overhead utilities will all occur in appropriate timeframes).

If the City is not willing or able to provide this binding guidance in the next two weeks, please provide detailed reasons why and a list of what we need to do to get binding guidance (not final approval) from the City for the proposed project.

Thank you,

Jeff

Jeffrey S. Moorhouse, President
Paragon Associates, Inc.