Partial Vacation Request for 12th Street

November 14, 2024
City Engineer

Project Address: 400 Block of N 12 St

WHAT City Challenges as we presently understand: The City is unable to vacate the street for the following reasons:

> i) residential city lots require a 30 ft right-of-way (ROW) frontage on a street per city code,
> ii) 20 ft emergency vehicle access lane is required,
> iii) US Post Office addresses must be associated with street location, and
> iv) Disproportionately high cost of maintenance (repairs/replacement, snow removal, etc....) a dead-end street.

SOLUTION 360 (on behalf of Badger West Residences, LLC) proposes the following solution to address the city identified 12th street concerns:

> a) City to partially vacate the 400 block of N 12th street; specifically the **East side** (as it is divided down the center running North/South) to maintain a 30-foot public ROW for the properties on the West side of 12th St.
>
> b) 360 to demolish and construct new site improvements and a two-story mixed-use building consisting of 32 studio apartments, 1,429 sf of commercial space and 38 parking spaces. Total project cost estimated to be $3,503,145 with estimated annual real estate tax of $67,000 which is an increase in tax base of approximately $60,000.
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> c) City to complete necessary improvements to the public ROW of 12th St, utilities, and the west side boulevard. In the event the City is not able to perform this work in 2025, 360 is willing to perform this work and deed back to the city at cost (similar to what was done at Hagar St). The City will maintain all public ROW. (There may be cost savings and efficiencies realized if the work is done at the same time).
>
> d) 360 is planning to demolish the current structures along West Avenue in **March 2025** with a five-month construction timeline; an occupancy date of **September 1, 2025** is the objective.

Thank you for your consideration.

Three Sixty Real Estate Solutions, LLC
Jeremy Novak
jeremy@threesixty.bz
608-790-5589