

**From:** Jeremy Novak <Jeremy@threesixty.bz>  
**Sent:** Thursday, May 1, 2025 11:12 AM  
**To:** Jeremy Novak  
**Cc:** ZZ Council Members  
**Subject:** Agenda Item #25-0361 RE:12th St partial vacation  
**Attachments:** 32213 Existing Parking Exhibit 04-28-2025.pdf

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Dear Council Members:

I'm writing to you regarding Agenda Item #25-0361, the partial vacation of 12th Street, which will be considered at tonight's F & P Committee meeting.

At the J & A Committee meeting on Tuesday evening we shared the attached plan from our civil engineer showing the actual number of parking spaces on the west side of the street. This was in response to a discussion around the number of parking spaces on the West side of the street at Monday's Plan Commission meeting. In preparation for tonight's meeting and next week's council meeting, we thought it important to share this plan with you.

A couple of other points to provide context as you consider this vacation request:

A number of years ago, the State of Wisconsin widened West Ave, requiring us to remove two homes and reduce the lot sizes. This reduction has made developing these vacant lots and old homes very difficult. The partial vacation is critical to the viability of these parcels for development.

You may recall not that long ago when we had alternate side parking which was a significant parking challenge and created congestion problems from November to April around the campus area ("Education Housing District"). Removing that requirement except for declared snow emergencies has alleviated parking congestion around campus during the winter months. City Council recently removed minimum parking requirements for residential developments, leaving the number of parking spaces in a project up to the developer. This allowed for "right-size" planning as it related to parking for building new housing.

Over the past three years, our development team has worked collaboratively with city staff regarding this partial street vacation and how it is critical to the success of the housing development at this site as well as meet needs of city infrastructure.

According to the City's recent housing study, and comprehensive plan, La Crosse has a need for housing immediately and over the next several years in excess of 200 dwelling units annually. The climate action plan noted that by strategically increasing density in existing developed land (like near the university) there will be a positive impact on decreasing community-wide emissions per household. By approving this partial street vacation request, we are working within the site constraints to increase the supply of homes in an area that the comprehensive plan calls for medium—to higher-density projects, which protects the single-family neighborhoods around the University and WTC, and also meet a stated goal of the climate action plan. Your

vote to approve this request will ultimately provide for a new, modern building, beautifying the block and significantly increase the tax base on these parcels.

In conclusion, we respectfully request your support and approval of the application to partially vacate 12th Street to support the Badger West housing development. Please contact me at the number below to discuss any questions or concerns you may have at your convenience.

Kind Regards,

**Jeremy Novak**

*VP of Real Estate Development*

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PROJECT  
**BADGER WEST  
WEST  
DEVELOPMENT**  
LACROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32213
FILE NAME	32213 EXISTING PARKING EXHIBIT
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	4/1/2025
CLIENT PROJECT NO.	-

TITLE  
**12TH STREET N  
CURRENT  
PARKING EXHIBIT**

SHEET  
**1 OF 1**

