

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
November 3, 2014**

➤ **AGENDA ITEM - 14-1214 (Lewis Kuhlman)**

Request of Moorings Homeowners Association that Moorings Drive be dedicated as public street.

➤ **ROUTING:** F&P Committee

➤ **BACKGROUND INFORMATION:**

The President of the Moorings Homeowners Association (MHA) has requested that the City dedicate Moorings Drive as a public street, provided the City accepts the street as is, no curb, gutter, or sidewalk are added to the north side of the street, no public water access is allowed, and no public parking is allowed on either side of the street (See attached **Grathen Letter**). The subject property is depicted on attached **MAP 14-1214**)

This request was also made to the City in 2003. A 2003 letter from the Board of Public Works listed seven conditions for Moorings Drive (See attached **BPW Letter**):

1. The street and one foot to the north would need to be dedicated to the City as public right-of-way on a plat.
 2. A 6-foot snow storage easement on the abutting properties
 3. Assess to the MHA the cost of bringing up the curb and gutter on the south side to City standards and installing a 4-foot sidewalk (which would not expand the right-of-way) on the north side when the pavement needs to be replaced
 4. MHA would need to get a street privilege permit for the fence on the south side
 5. Assess to the MHA any costs of improving the stormwater catch basin and outfall pipes to meet City standards.
 6. Street lights would remain MHA property.
 7. Parking would be prohibited on the north side of the street
- And the public would be allowed to access the water on the south side of the street.

➤ **GENERAL LOCATION:**

Moorings Drive is located adjacent to the Highway 35 on Ramp to Interstate Highway 90, I-90, and the Black River and a bay.

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**

The Board of Public Works voted to accept dedication of the street to the water's edge on the south side but with the provision that 100 percent of the owners agree to the dedication by way of quit claim deed, and there would be right-of-way on the north side of the street and no parking on the north side, but there could be public parking on the

south side, and no sidewalk on north side, with clarification that the street width is 2 feet north of the north edge of the existing street. Further, that the Homeowner's Association will need a street privilege permit for the fence encroachment and maintenance.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map indicates the area as “Wetland.”

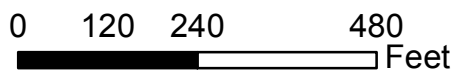
➤ **PLANNING RECOMMENDATION:**

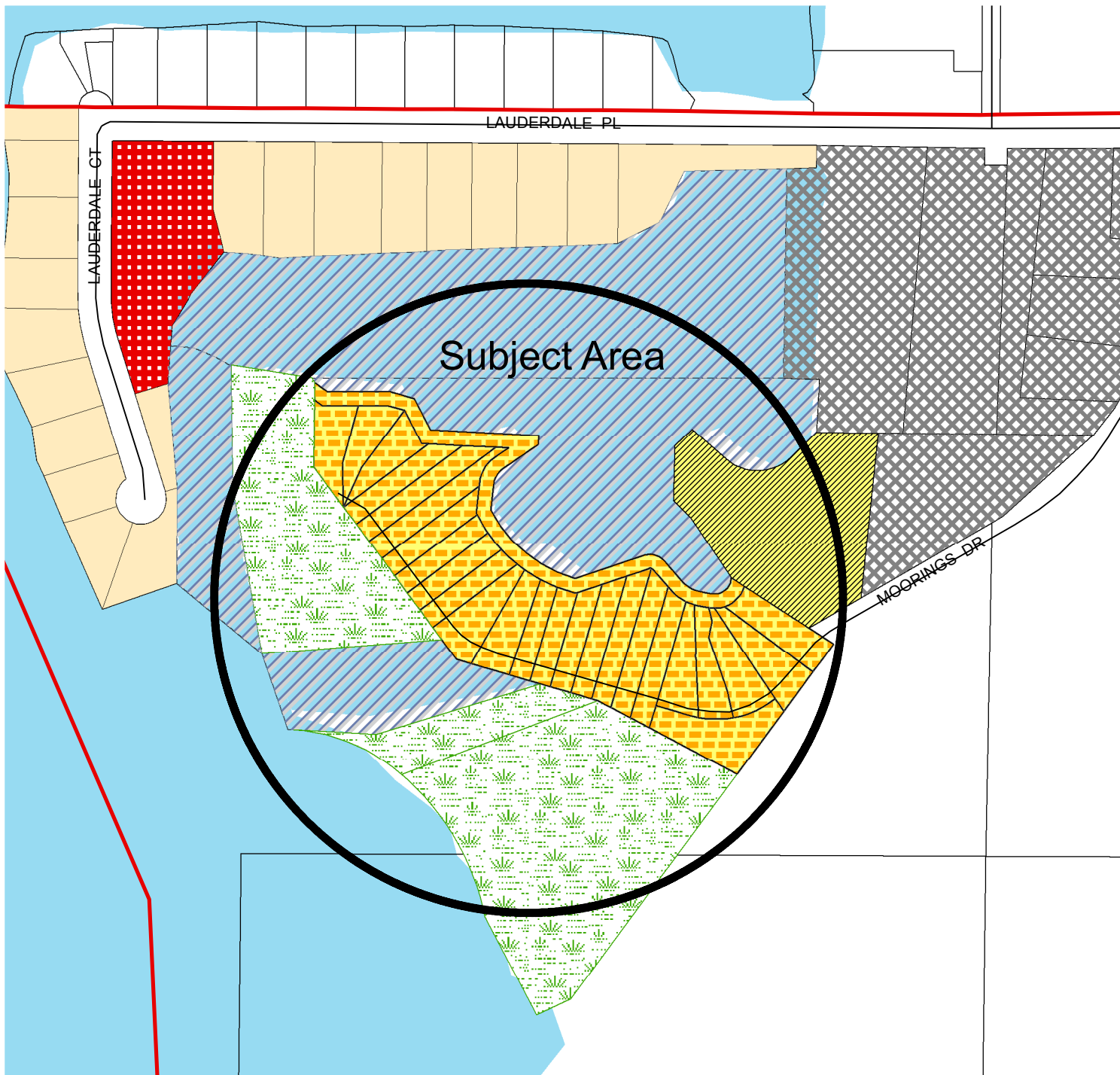
Planning staff recommends approval of this dedication with the conditions stipulated by the Board of Public Works. Access to the water would be a public benefit worth dedicating Moorings Drive as a public street.


























BASIC ZONING DISTRICTS

	R1 - SINGLE FAMILY
	R2 - RESIDENCE
	WR - WASHBURN RES
	R3 - SPECIAL RESIDENCE
	R4 - LOW DENSITY MULTI
	R5 - MULTIPLE DWELLING
	R6 - SPECIAL MULTIPLE
	PD- PLANNED DEVELOP
	TND - TRAD NEIGH DEV.
	C1 - LOCAL BUSINESS
	C2 - COMMERCIAL
	C3 - COMMUNITY BUSINESS
	M1 - LIGHT INDUSTRIAL
	M2 - HEAVY INDUSTRIAL
	PS - PUBLIC & SEMI-PUBLIC
	PL - PARKING LOT
	UT - PUBLIC UTILITY
	CON - CONSERVANCY
	FW - FLOODWAY
	A1 - AGRICULTURAL
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	City Limits
	SUBJECT PROPERTY





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