

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
February 26, 2018**

➤ **AGENDA ITEM – 18-0147 (Tim Acklin)**

Resolution approving a partial vacation of the alley located between George Street near Campbell and Salem.

➤ **ROUTING:** F&P, Public Hearing 4/8/18 6:00 p.m.

➤ **BACKGROUND INFORMATION:**

This Resolution is proposing to vacate a portion of the alley that is immediately adjacent to George Street between Campbell St and Salem Road. In December 2016 the Common Council approved closing this alley to through traffic at the easterly line of George Street. (Legistar #16-1131). The 2016 Resolution was supported by 9 of the 11 adjacent property owners. The closing of this access to the alley was proposed in response to the WisDOT's road construction and installation of a median that would prohibit the ability to turn left onto George Street from the alley. It was also proposed in order to eliminate a safety concern by many of the adjacent property owners as this alley was heavily used by vehicles as a shortcut to avoid the intersection at West George Street and George Street.

Currently, the driveway into the alley from George Street has been eliminated and curb and gutter has been installed. The portion of the alley being vacated would be split and transferred to the two adjacent property owners.

➤ **GENERAL LOCATION:**

See attached **MAP PC18-0147.**

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

The Board of Public Works referred this item to their February 26, 2018 meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Alley vacation is not directly addressed in the Comprehensive Plan, but the connection of the street network is a transportation objective.

➤ **PLANNING RECOMMENDATION:**

Staff's concern with the proposed vacation is the elimination of easier emergency vehicle egress from the alley, particularly for the Fire Department.

Current Municipal Code Section 18.64 adopts the Wisconsin Administrative Code and the National Fire Protection Association of Fire Prevention Code. (NFPA)

The Wisconsin State Code, Chapter SPS 314 adopts the NFPA 1 Fire Code.

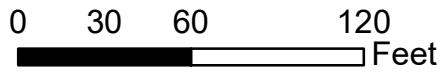
NFPA 1 Section 18.2.3.4.4 states:

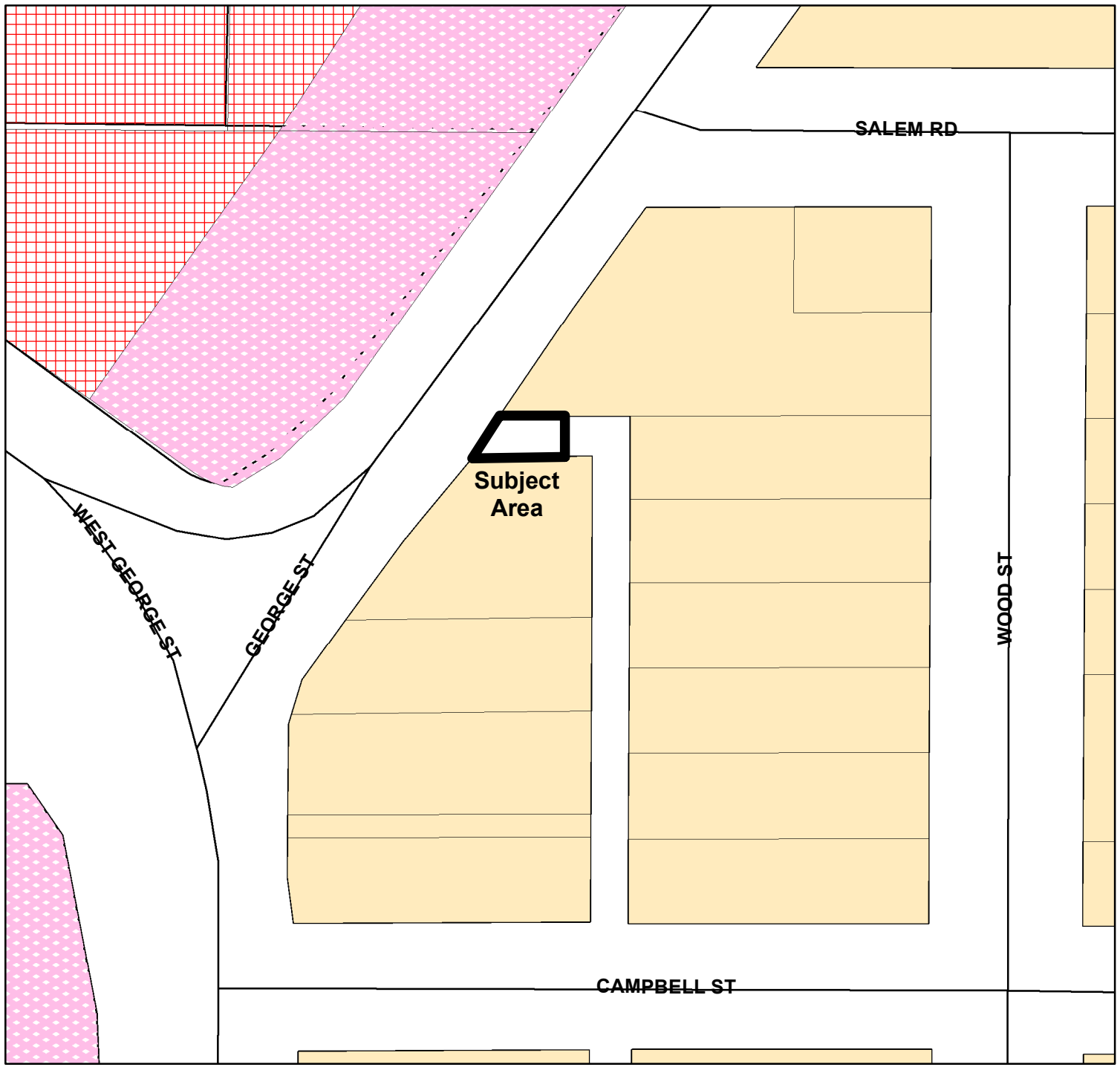
Dead Ends. Dead-end fire department access roads in excess of 150ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.

This means if the length of the dead end road is longer than 150ft a turnaround is required for the vehicle. By vacating the ROW the City will be creating a dead end alley over 200ft in length with no room for the vehicle to turn around thereby likely violating Local, State and Federal Code.

By not vacating the ROW the Fire Department would still maintain the egress from the alley needed to meet Code. Access to George Street via over the curb can be limited to only the Fire Department through the installation of removal bollards. "No Through Alley" or "Dead end" signs can be, or are already, installed at Campbell Street. Additionally, the concern about additional traffic through the alley would be eliminated as the curb would remain.

Staff is not in favor of this vacation, however, at the time of this report the Board of Public Works had directed the Engineering Department and the Fire Department to meet and discuss this project and report back at their February 26th meeting. Staff would like to defer any final recommendation until after that meeting in order to see if any solution is reached.





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
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY

