

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
APRIL 4, 2022**

➤ **AGENDA ITEM: 22-0206 (Lewis Kuhlman)**

Resolution approving the alley vacation between 11th Street and 10th Street, Ferry Street and Division Street.

➤ **ROUTING: F&P 4.7.2022**

➤ **BACKGROUND INFORMATION:**

Franciscan Skemp Medical Center, Inc. owns the half-block parcels on either side of the alley. The parcels' primary use are parking lots; the north parcel uses the alley as access, while the south parcel also has five additional driveways. Aerial imagery shows no change in the north parking lot since at least 2000 (there was a building in the green space in 2000, though). The south half of the block had a house in 2000, which was removed and the lot paved over by 2011. The alley includes overhead power lines, which Xcel Energy intends to reroute. There are more examples of blocks of parking without alleys than there are of parking lots that incorporate alleys in the city

The applicant intends to continue to using the block as parking, but realign the spaces and eliminate the patchwork appearance by repaving the surface. Currently, the two parcels include 235 parking spaces. The future site plan will increase the number by 8; a community garden on the north side could be turned into 26 more potential parking spaces. The parking lot would need to incorporate stormwater management, but likely not need to meet design standards. It retains the curb cuts for 2 midblock crosswalks

➤ **GENERAL LOCATION:**

District 8, Washburn Neighborhood, one block west of West Ave and a block north of Market St as depicted in Map 22-0206. The alley is adjacent to parking lots. The parking lots are across the street from residences and medical facilities.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Maps shows the two parcels on either side of the alley as Commercial, which includes a variety of retail trade or services. The comprehensive plan does not address alleys much. A Transportation objective to improve traffic flow and mobility includes recommendations reduce the number of conflicts caused by driveways, having a more consistent traffic flow and speed, and make a more predicable driving environment. More driveways mean more possible conflicts with pedestrians, bikes, and other drivers.

➤ **PLANNING RECOMMENDATION:**

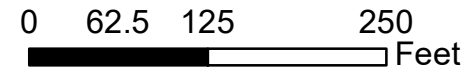
Approval - Alleys typically relieve the necessity of adding driveways to the street, but the site plan eliminates some of the driveway curb cuts. Alas, once alleys are vacated, they're gone for good. The site plan retains the appearance of an alley, so it seems like the alley

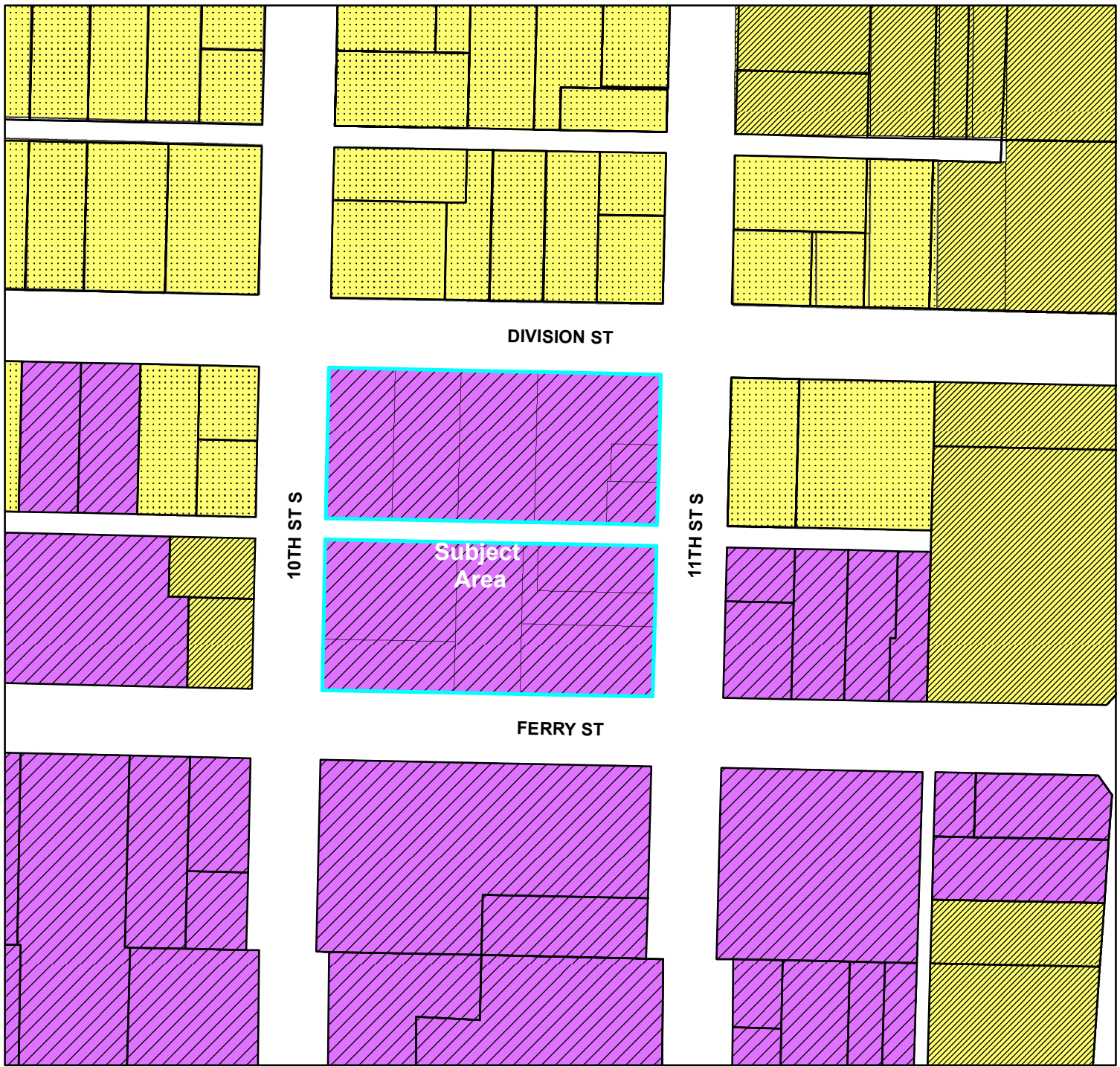
may not need to be vacated to meet parking space demand. While beyond the scope of this resolution, the midblock crosswalks could be problematic for street parking and driving.



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





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