

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
November 2, 2015**

➤ **AGENDA ITEM – 15-1016 (Lewis Kuhlman)**

Resolution approving the acceptance of land for an alley bound by East Avenue, 19th Street, Adams Street and Jackson Street.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The subject alley depicted on attached **MAP PC15-1016** is currently owned by Gateway Real Estate and is part of the Jackson Plaza Shopping Center. Five homes rely on the alley for access to off-street parking. These homes are on parcels that are each about 1/10th of an acre (4356 sq. ft.), considerably less than the City's minimum lot size for single-family homes, just under 1/6th of an acre (7,200 sq. ft.). The alley is approximately 200 feet long and connects to a public alley going east. It is off-center of the block, with a terminus 110 feet from East Avenue right-of-way and 230 feet from 19th Street right-of-way. The resolution states that the City will pay \$300 to cover the land transfer costs.

➤ **GENERAL LOCATION:**

An alley bound by East Avenue, 19th Street, Adams Street and Jackson Street

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

The Board of Public Works approved this Resolution at their October 26, 2015 Meeting.

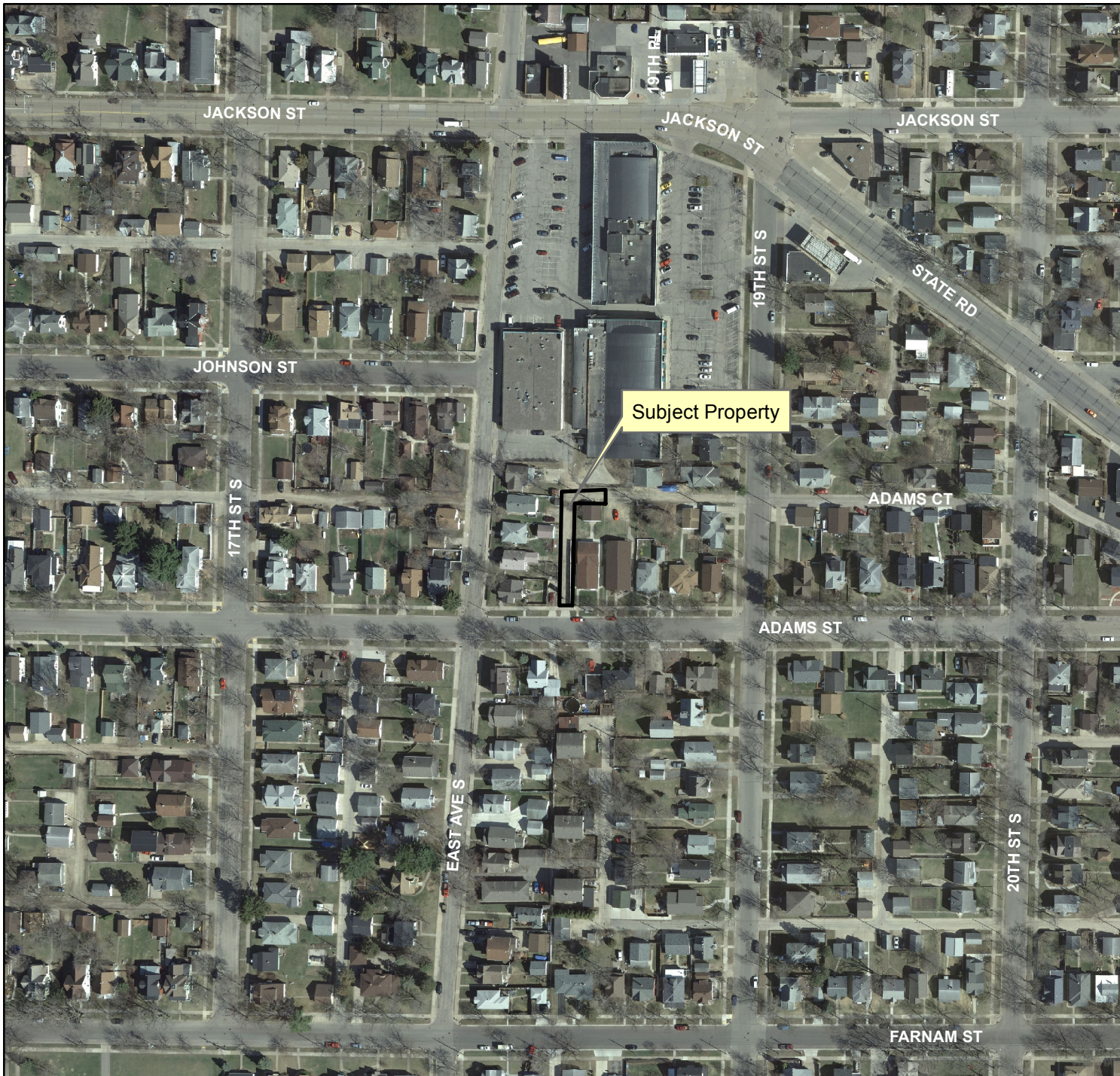
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Alleys are consistent with the adopted comprehensive plan. They are an important part of neighborhoods in regard to parking access and a more pleasant pedestrian environment (fewer driveways). However, the comprehensive plan does not make any distinction between public and private alleys, so ownership is not addressed.
























➤ **PLANNING RECOMMENDATION:**

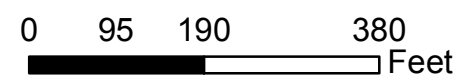
The City will be doing the applicants a favor by taking over alley maintenance, so the least they could do is cover the land transfer cost. The layout of the block and the parcel sizes are not ideal. A public alley could make future redevelopment a challenge, but in the meantime, serving the residents using the alley and preventing more driveways is an asset. **This Resolution is recommended for approval with staff highly**

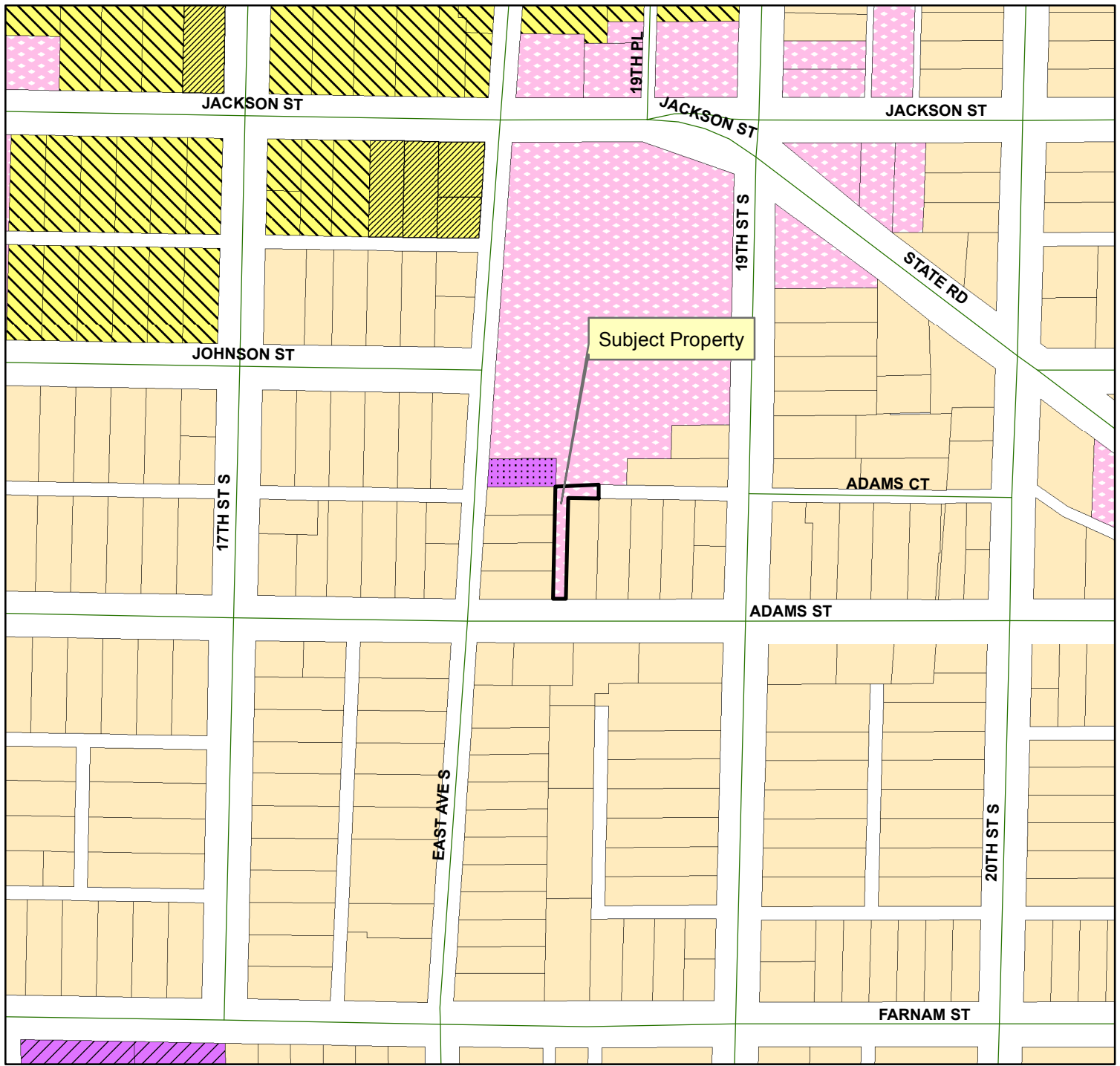
recommending that the City Plan Commission consider the condition that the former owner of the alley pays for the cost to transfer the land.



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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