

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
November 30, 2015**

➤ **AGENDA ITEM - 15-1092 (Lewis Kuhlman)**

Resolution vacating the entire remainder of Shiftar Road in City of La Crosse.

➤ **ROUTING:** F&P Committee

➤ **BACKGROUND INFORMATION:**

The purpose of this street vacation is to allow for Kwik Trip to expand their facilities onto City-owned right-of-way. It recently purchased parcels of land on all sides of Shiftar Road and may request such a vacation. Shiftar Road once connected Kwik Trip Way and Elm Street (See **Map 15-1092**). The northern portion off of Kwik Trip Way had been vacated years ago [insert date, if possible].

Shiftar Road was one of three streets connecting Kwik Trip Way to Rublee Street. Kramer Street and Oak Street are still in place. Elm Street is connected to Rublee via Fairway Drive. From aerial photographs, it appears as though the property directly between Elm Street and Kwik Trip Way has been used as a driveway to connect the two.

Kwik Trip has requested vacation of several streets in the area, while also aided in the connection of streets. For example, its facility development has required the vacation of Larson Street from Palace Street to Kwik Trip Way, a north-south street approximately in line with Elm Street. Its development also allowed Cunningham Street to connect east-west from Larson Street to Commerce Street and Oak Street.

➤ **GENERAL LOCATION:**

In the industrial area north of Gillette/railroad crossing, between Kwik Trip Way and Elm Street.

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

The Board of Public Works recommended approval of this item at their 11/23/15 Meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This resolution is not inconsistent with the adopted comprehensive plan. However, street vacations typically have a negative impact on capacity and connectivity. This

street no longer connects Kwik Trip Way and Elm Street, though, so vacating it will not shift traffic to other streets.

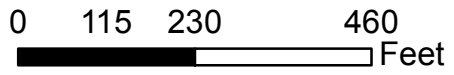
➤ **PLANNING RECOMMENDATION:**

Industrial Districts are allowed great flexibility in what property owners may do on their land. Further, planners support development that provides jobs and exchange. However, it is important to consider a variety of scenarios, from what could happen in an emergency evacuation scenario to what happens to property when it reaches the end of its useful lifespan. Therefore, this recommendation seeks to balance organic and planned growth. Kwik Trip has worked with the City to alter the street network in this industrial area before and this department hopes that it will be a willing partner to maintain a connected grid that will increase the overall accessibility in this area. **This item is recommended for approval and Staff also suggests that the applicant consider accommodations to allow the City to connect Elm Street or Fairview Drive to Kwik Trip Way.**



## 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



**PC15-1092**



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