

Agenda Item 23-0462 (Tim Acklin)

Resolution authorizing a partial vacation of Campbell Road between 24th Street and La Crosse Street.

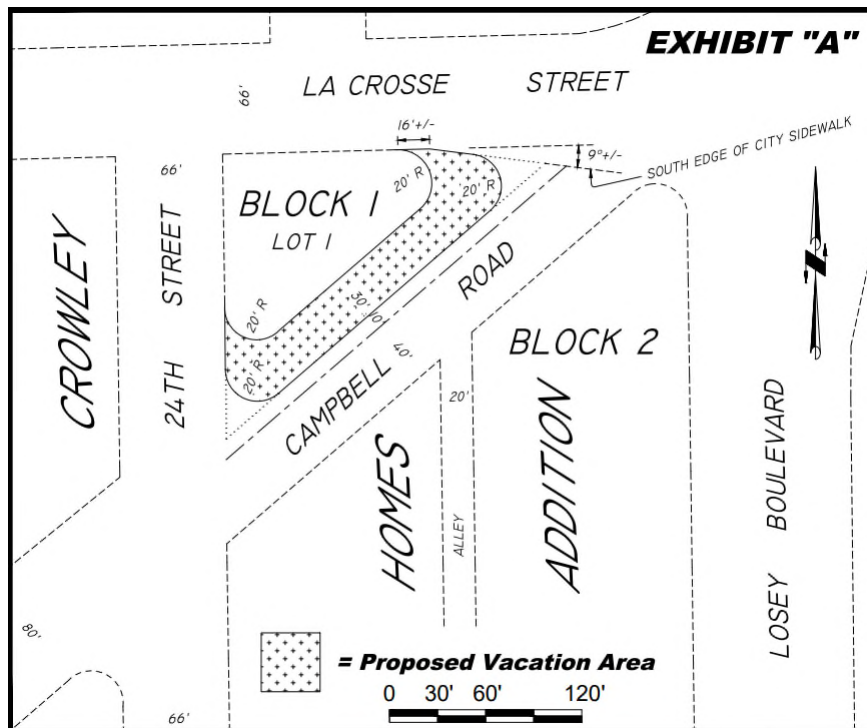
General Location

Council District 5, Grandview Emerson Neighborhood Association, north half of Campbell Rd located between 24th St N, La Crosse St, and Losey Blvd N as depicted on attached MAP 23-0462. Single-family residential homes are located to the west and south. A vacant commercial property is located immediately to the north.

Background Information

The request is to vacant the northern portion of Campbell Rd (Exhibit A) so that it can be combined with the adjacent, vacant commercial lot to the north. The request was made by the owners of the property

who would like to create a larger parcel to redevelop into a neighborhood scale mix-used development.



This section of Campbell Rd includes a raised median separating opposing traffic. The requested vacation extends to this median. The public sidewalk will be extended around the new parcel and located within a portion of this median. The remaining portion of Campbell Rd will be converted into a two-way street and maintain access to the north-south alley between Campbell Rd/Losey Blvd, Crowley Pl, and 24th St N. This vacation will eliminate the existing cul-de-sac turnaround.

Recommendation of Other Boards and Commissions

The Board of Public Works approved this item at their June 26, 2023 meeting.

Consistency with Adopted Comprehensive Plan

Alley vacation is not addressed in the existing comprehensive plan. Typically, any loss of the street network, including alleys, would be discouraged. Maintaining the City's street grid and reestablishing those connections is preferred. In this case, the connection of Campbell Rd to Losey Blvd/Hwy 16/La Crosse St was removed many years ago by the WisDOT. Any vision of reconnecting this street was

likely eliminated with the recent reconstruction of La Crosse Street where access was further reduced to this area.

The Future Lands Use Map depicts the parcel to the north as single-family housing, which would not make the redevelopment of this site into mix-use consistent with the current comprehensive plan. However, discussions with the neighborhood regarding land use for the update of the comprehensive plan are supportive of neighborhood commercial and smaller scale mix-use at this location.

Staff Recommendation

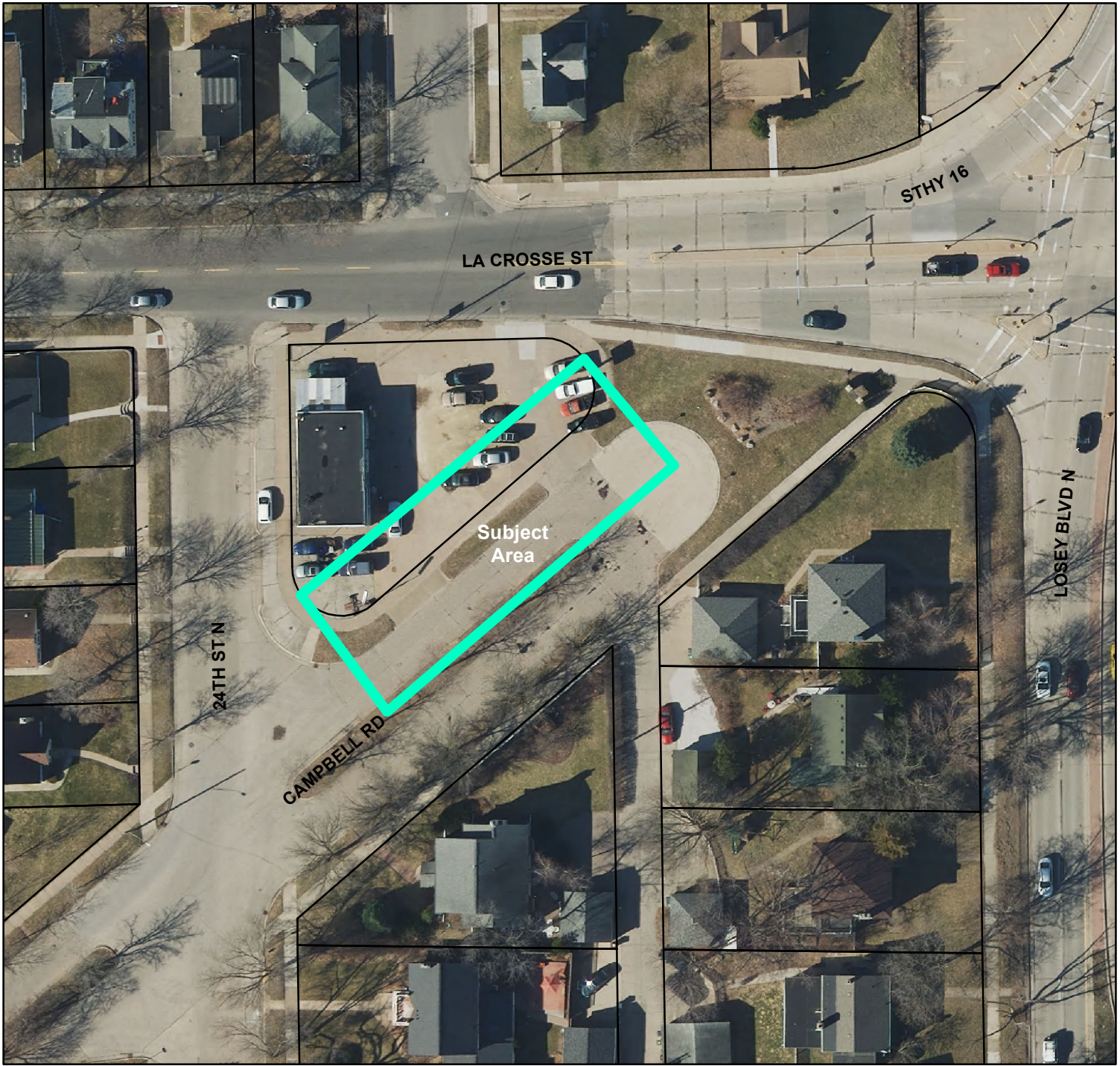
It seems clear that Campbell Rd is not going to be connected through to the larger intersection to the NE. Vacation of this ROW as submitted will maintain access to the alley for the residential properties to the south, provide a public sidewalk, and allow for additional land for redevelopment of a vacant parcel and additional tax base. The property owner has also been discussion this project with the neighborhood to get feedback on what they would like it to be.

Additionally, the Resolution states two conditions must be met prior to the vacation being recorded. These conditions are:

- 1) The developer is responsible for facilitating and funding the removal of all the existing infrastructure, such as curb and gutter/sidewalks, trees, pipes, etc., and installation of the new infrastructure.
- 2) The developer must complete the Design Review process for the property at 2402 La Crosse Street.

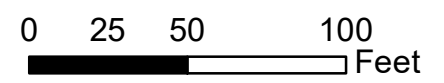
This item is recommended for approval with the conditions as stated in the attached Resolution.

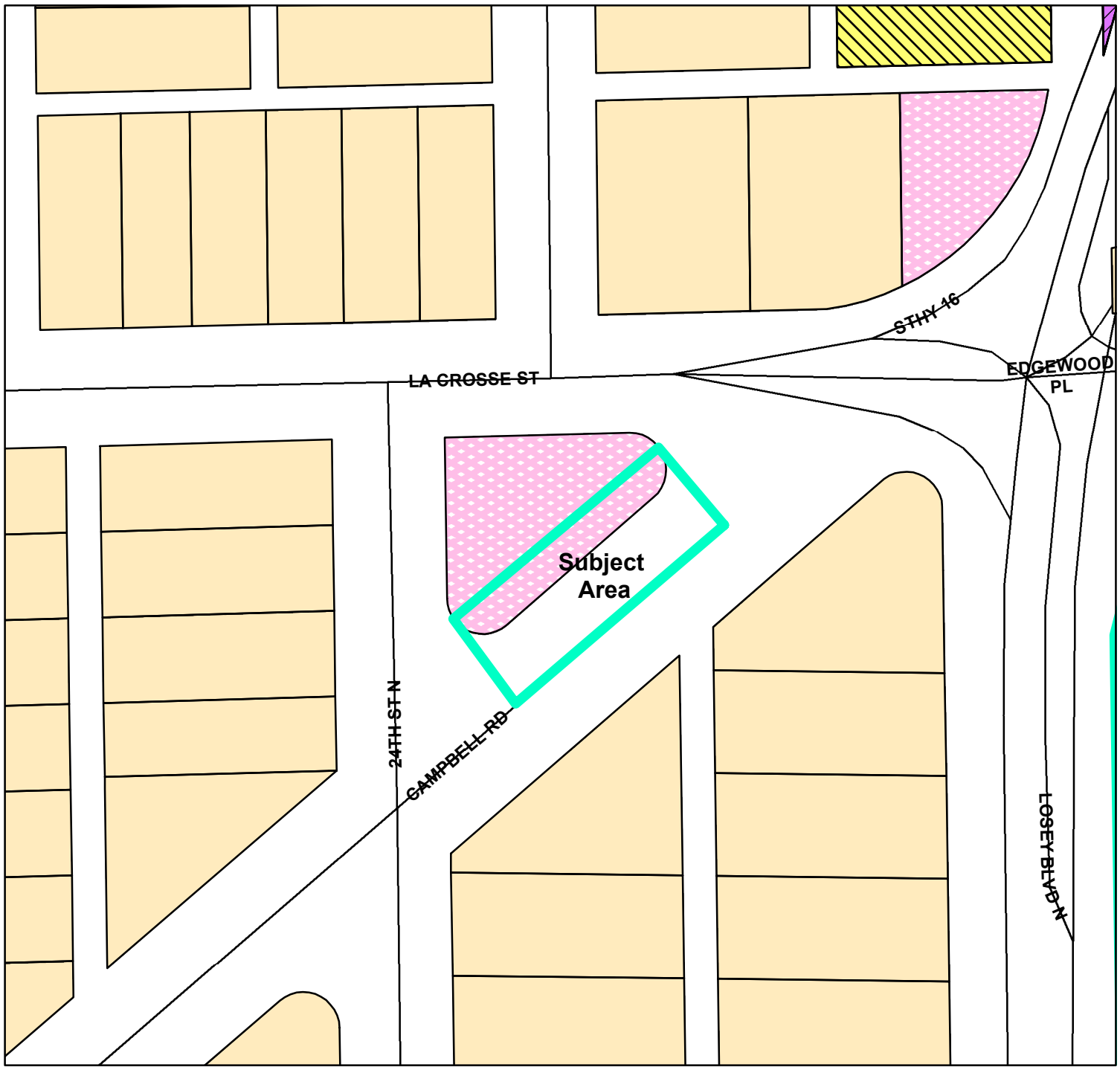
Routing F&P 7.6.2023



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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