

**Agenda Item 25-0361 (Tim Acklin)**

Resolution approving the conditional partial vacation of the 400 block of 12<sup>th</sup> Street North.

**General Location**

Aldermanic District 6, eastern half of 12<sup>th</sup> St N, south of Badger Street. Badger St as depicted in attached MAP PC25-0361.

**Background Information**

This item is related to Item #25-0177. The request to vacate this portion of 12<sup>th</sup> Street N is being made by the adjacent property owner who would like to combine this land with their parcels and develop a three-story mixed-use apartment building containing approximately 48 units. The proposed ROW vacation would primarily be used for the development's parking lot.

The eastern 33ft of 12<sup>th</sup> Street N is being requested to be vacated. Existing water and sewer utilities would be relocated to the west side of 12th St remaining within the public right-of-way. The west 33' of 12th St shall be reconstructed to provide two-way vehicular traffic and turn-around space with no parking. A public sidewalk will be maintained only on the west side.

**Recommendation of Other Boards and Commissions**

Approval to move forward with this request was made by the Board of Public Works at their November 18, 2024, meeting. This item is on the April 28<sup>th</sup>, 2025 Board of Public Works agenda.

**Consistency with Adopted Comprehensive Plan**

This vacation will add more land for private use and development while still allowing necessary and standard space for public amenities which is consistent with the Comprehensive Plan.

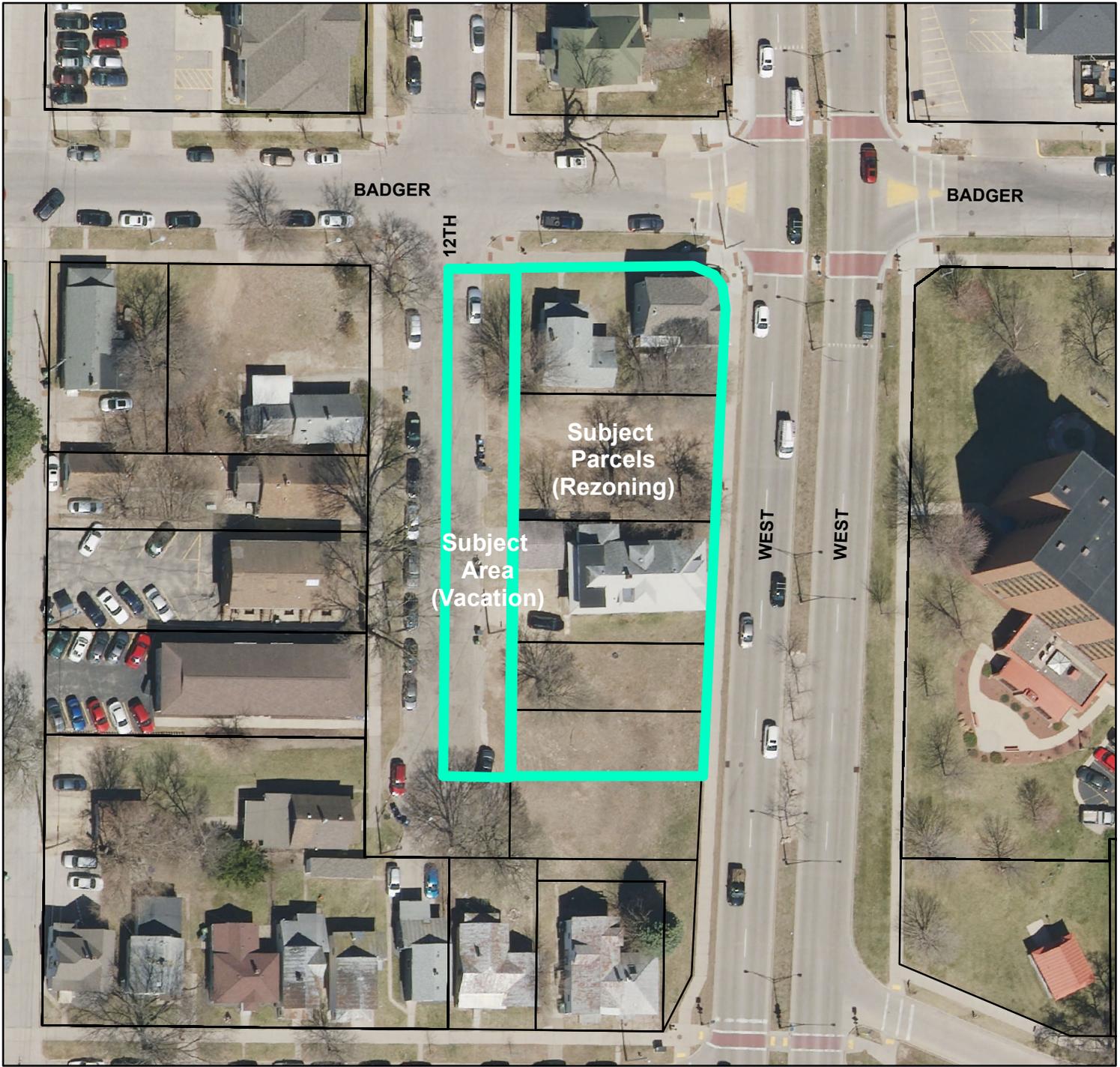
**Staff Recommendation**

The Fire Department expressed no concern over the width of the remaining street for their apparatus. They have stated that the remaining portion of the cul-de-sac must meet their turning radius requirements.

While planning staff is not typically in favor of vacating ROW and damaging our grid system, 12<sup>th</sup> Street N is currently a dead-end road that likely will not be reconnected back to Pine Street as new development has occurred in this area and impeding any future effort to do so.

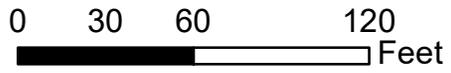
**Staff is recommending denial** of this ROW vacation because the overall development this is associated with does not meet the TND ordinance. Any approval of this item should be made conditional that all required approvals have been granted to obtain any permit associated with the construction of this development.

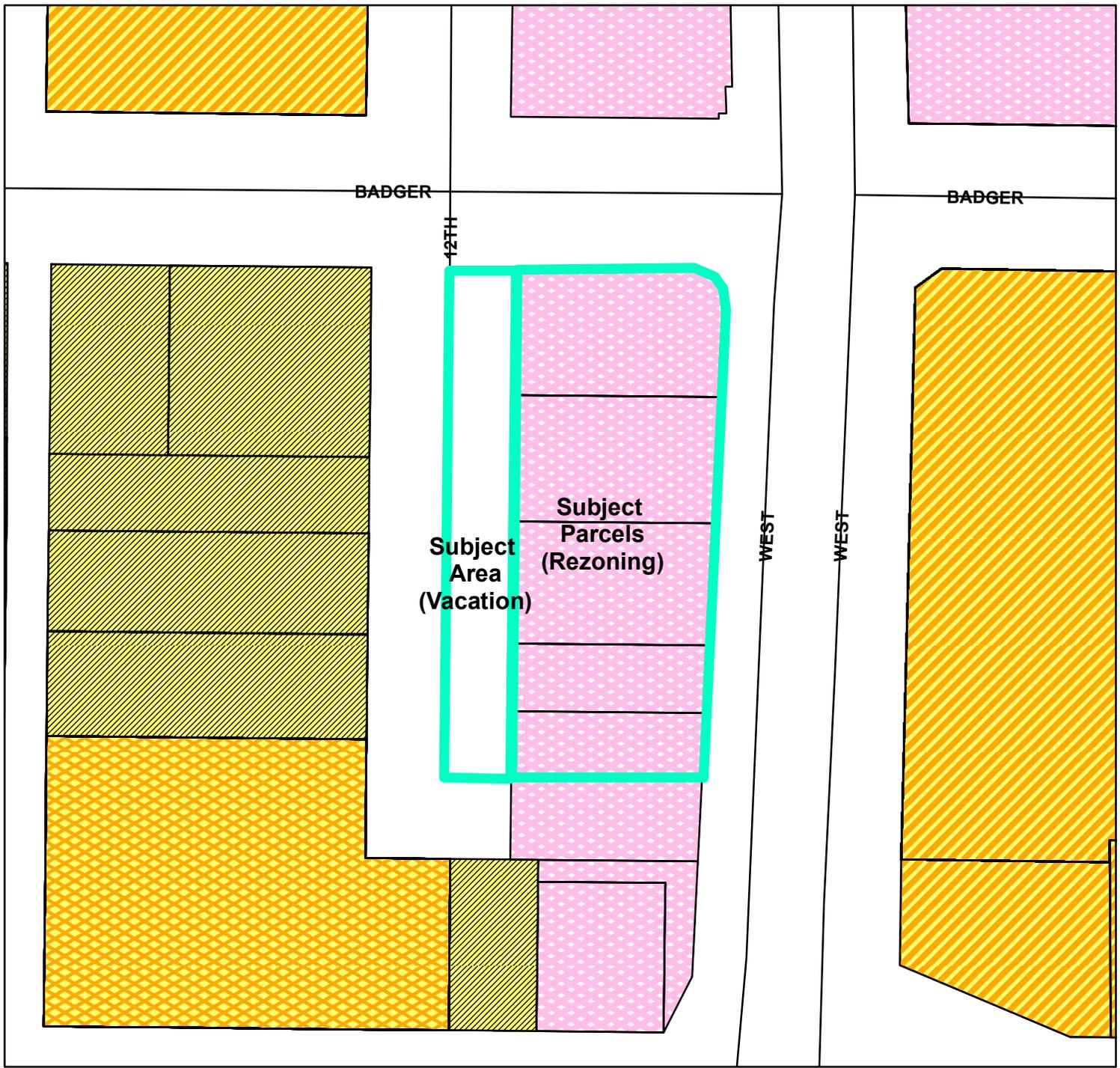
**Routing F&P 5.1.25**



## 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
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