CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
September 5, 2017

➢ **AGENDA ITEM – 17-1061 (Lewis Kuhlman)**

Resolution approving a partial alley vacation located between 21st Street and Vine Street.

➢ **ROUTING:** F&P, Public Hearing 10/5/17 6:00 p.m.

➢ **BACKGROUND INFORMATION:**

State statute 66.1003 requires a resolution and public hearing to vacate a public way, such as an alley. A petition to vacate the public way must come from all abutting landowners, which in this case, is a single landowner who owns both sides of the alley. Petitioner has rezoned the abutting lots and is in the process of having staff review a new development's adherence to design standards (File #17-1201). The development is planned to go over the alley, hence the vacation. In the site plan, the driveway for the development will extend the width of the alley that will not be vacated.

➢ **GENERAL LOCATION:**

Grandview-Emerson neighborhood, a SE alley parallel to Campbell Road as depicted in MAP 17-1061.

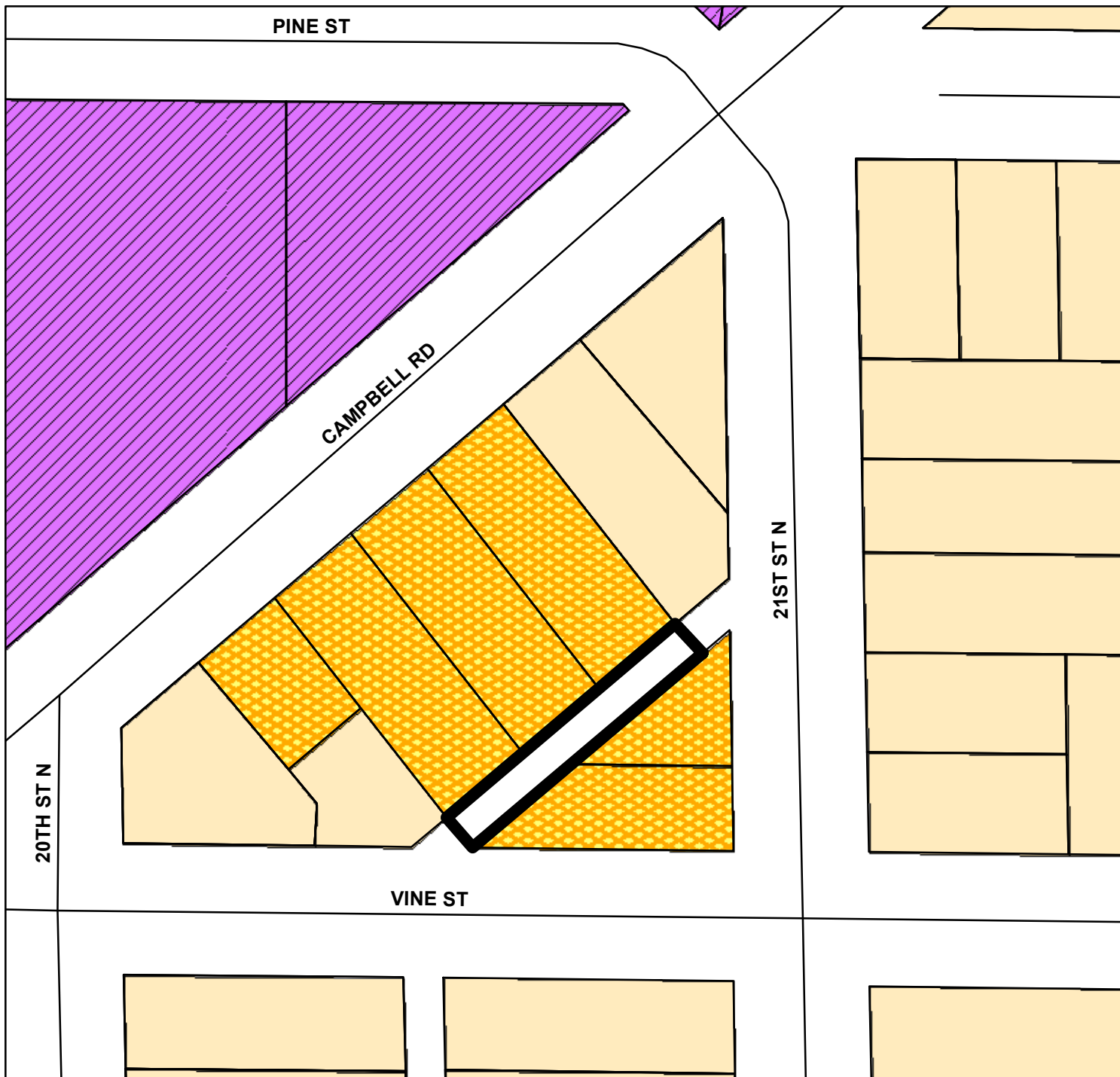➢ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**

The Board of Public Works approved this resolution on August 21st.

➢ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Alley vacation is not directly addressed in the Comprehensive Plan, but the connection of the street network is a transportation objective.
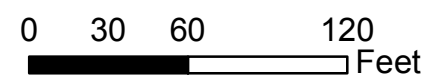
➢ **PLANNING RECOMMENDATION:**

Planning staff recommends approval of this resolution. Staff does not support alley or street vacations, but finds it difficult to argue for one's preservation when all the adjacent landowners want it removed and it creates awkwardly-shaped (triangular) parcels not conducive to development (typically rectangular).

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

PINE ST

CAMPBELL RD

21ST ST N

20TH ST N

VINE ST

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0 30 60 120 Feet

PC17-1061

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