

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
October 1st, 2018**

➤ **AGENDA ITEM – 18-1191 (Lewis Kuhlman)**

Resolution vacating alleys at the location of Bennett Street, Townsend Street and two 16-foot alleys off of 15th Street near Trane Park.

➤ **ROUTING:** BPW, CPC, & F&P

➤ **BACKGROUND INFORMATION:**

The purpose of the vacation is to combine the parcels of Trane Park for ease of administration in light of renovations in the park. The right-of-ways had been used as parkland previous to this resolution, so the use would not change. The vacation and resulting lot combination will allow for a holistic stormwater management system for the park. Bennett St. extends from West Ave. to 22nd St. It exists on 6.5 of those potentially 14 blocks and is disrupted by South Ave., the railroad, and Trane facilities. Townsend St. extends from the river to 23rd St. It exists on 8.5 of potentially 14.5 blocks and is disrupted by Trane Park, a Trane facility, and Spence Elementary School. The distance between the nearest east-west streets is 930'. Most alleys in the immediate area are north-south, so these alleys' east-west orientation is unusual.

➤ **GENERAL LOCATION:**

East of 15th Street between the railroad and Chase Street as depicted in MAP 18-1191.

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

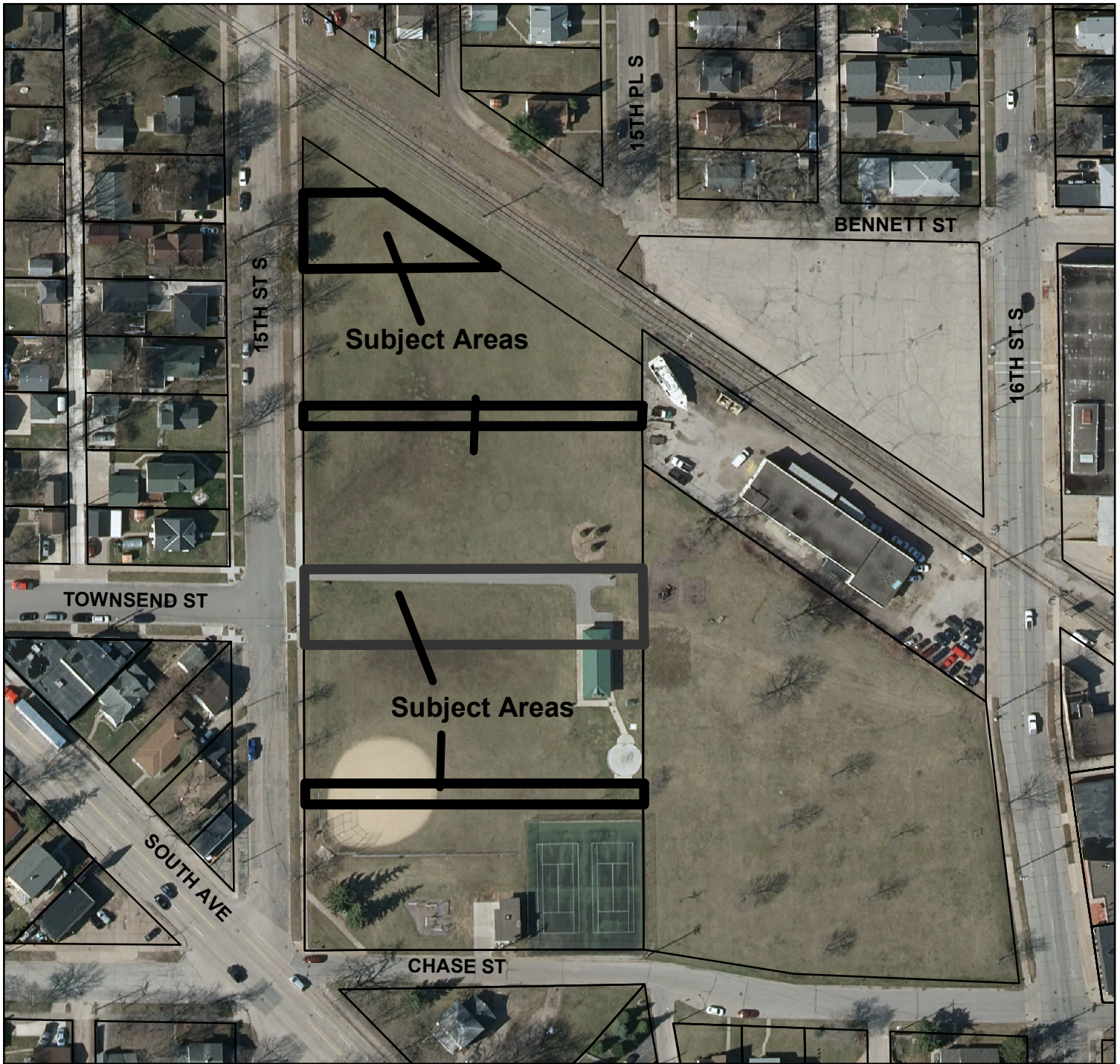
N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map identifies does not include these streets or alleys and has the area shown as Parks & Conservancy.

➤ **PLANNING RECOMMENDATION:**

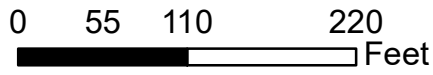
Approval – The City's Transportation Vision discourages vacating streets and alleys, but the land has not been used for streets or alleys for at least 25 years. Further, there are multiple obstacles for reconnecting the lengths of the two streets, which would require significant land acquisition, costs, and opposition. A holistic stormwater management plan for the park could provide greater flexibility with the park design.

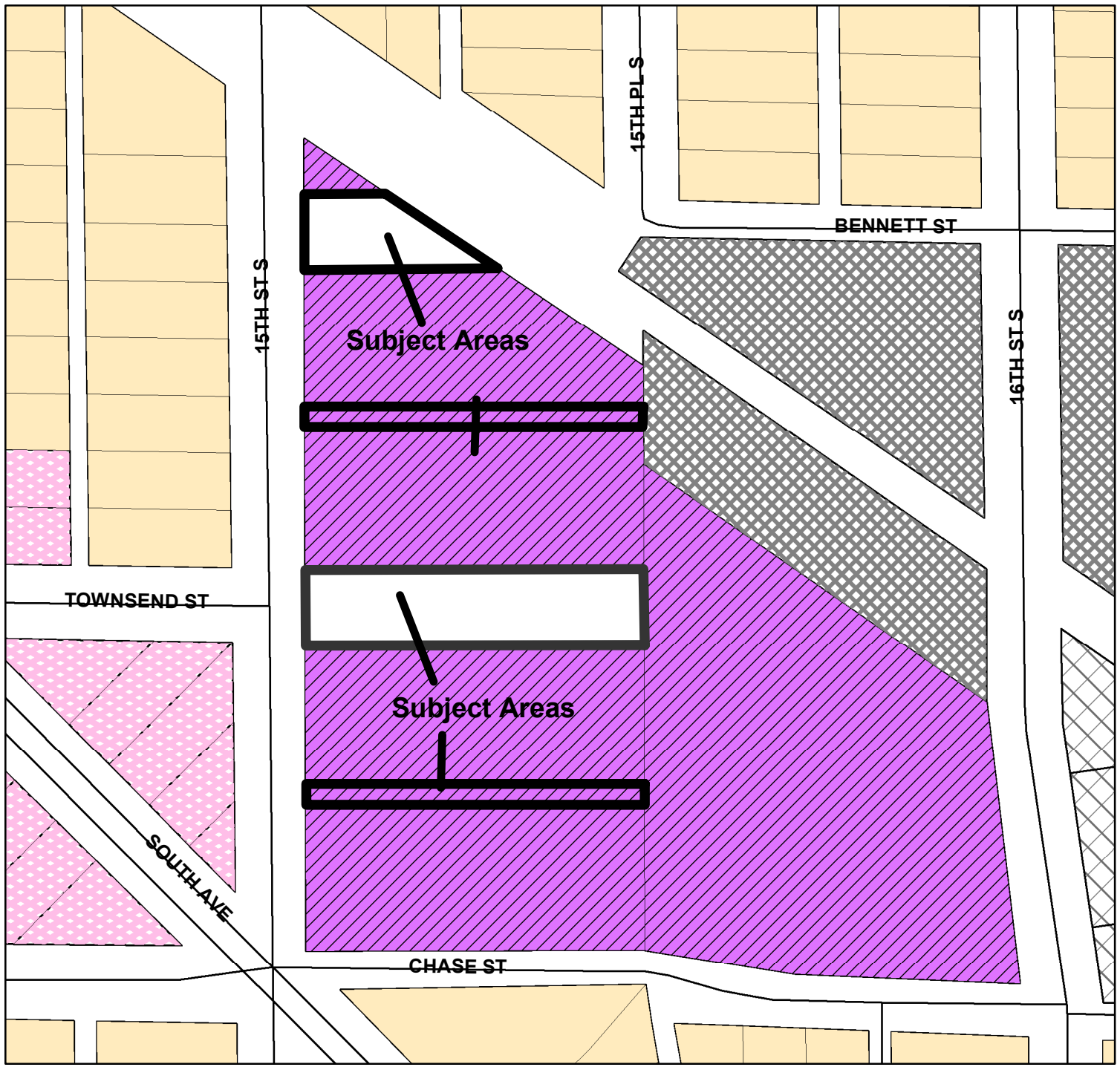


BASIC ZONING DISTRICTS

	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
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	City Limits
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