

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
January 5, 2015**

➤ **AGENDA ITEM - 14-1081 (Tim Acklin)**

Communication from Margaret Ebner requesting the City of La Crosse accept Outlot 1 CSM Part of Government Lot 5, Section 15, T16N-R7W (west of Hwy 16 near 12th Ave) to be dedicated as a public street and resolution approving same.

➤ **ROUTING:** F&P Committee

➤ **BACKGROUND INFORMATION:**

The property owner has constructed a cul-de-sac on the property depicted on attached **MAP PC14-1081**. The street is intended to add access points from 12th Avenue for its future owners. The applicant is requesting to dedicate this cul-de-sac as a public street.

➤ **GENERAL LOCATION:**

Off 12th Avenue South by State Highway 16

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

The City Plan Commission referred this item for 30 days at their December 1, 2014 meeting in order for the City Engineer to receive feedback from the Wisconsin DNR regarding potential wetland issues.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This cul-de-sac is not consistent with the comprehensive plan. The Future Land Use Map identifies this area as 'high intensity retail, office, or housing'. Cul-de-sacs are indicative of low intensity development.

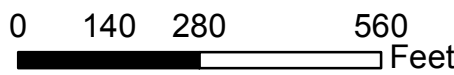
➤ **PLANNING RECOMMENDATION:**

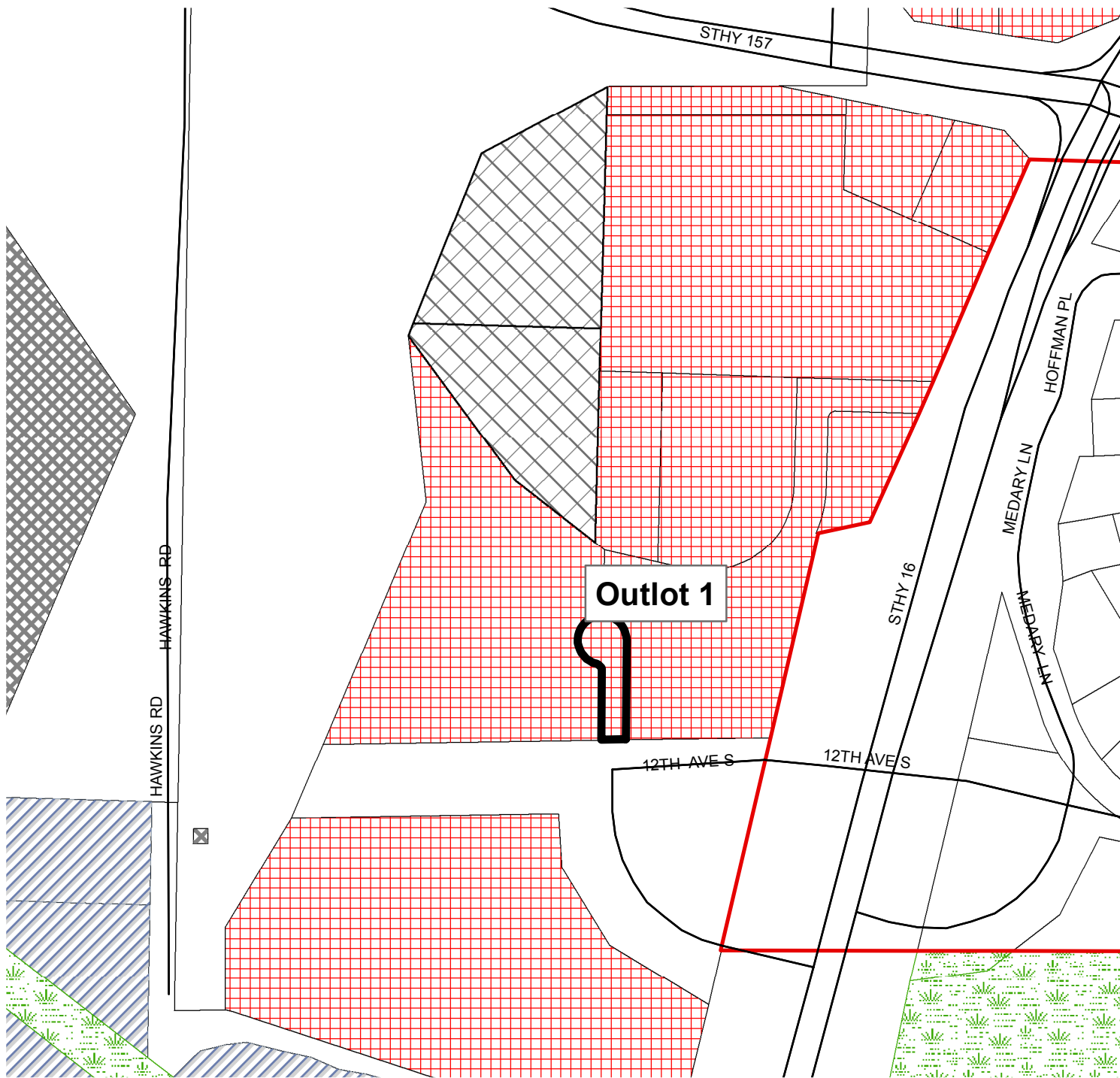
As of December 18, 2014 the City Engineer has been in contact with the Wisconsin DNR and all concerns for wetland mitigation have been addressed. **Planning staff recommends approval of the request for dedication, provided there is a one-year guarantee on the improvements and pending the City Engineer's approval of any current issues.**



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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