CITY OF LA CROSSE

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LEGISLATION STAFF REPORT FOR COUNCIL

File ID 23-1240

Caption Resolution approving a partial vacation of the alley located between Maple Street and Weston Street.

Staff/Department Responsible for Legislation

Engineering

Requestor of Legislation

Elmer & Inez Blank

Location, if applicable

Western (of two) North-South alleys, connecting the 1100 blocks of Maple and Weston Streets, west of West Avenue.

Summary/Purpose

The current owners, the Blanks, are requesting partial vacation (the northern two-thirds) of the western alley that connects Weston and Maple Streets. The area would be used permanently as their driveway.

Due to the nature of the topography and currently land use of the area, as described further in the Background, below, chances of meaningful development within the existing alleyway, or the benefit of public use in the future of the existing alleyway, are low.

It is very unlikely that this alleyway would be necessary for future public access, as all adjacent properties have frontage on both Maple and Weston Streets, and connection between the two streets would necessitate extension and/or widening/paving of both Weston and Maple.

Background

The Blanks previously completed substantial concrete driveway and fencing improvements within the existing Public R/W. This area was undeveloped as a public way, likely due to the extreme topography and the landlocked nature of the two streets (Maple and Weston), whose western termini are at said alley. Further, Weston Street is unimproved and is a narrower-than-common R/W width.

This area is near the eastern terminus of the VIP Trail, which ascends more than twenty feet in elevation from the Gundersen campus below, to tie into the western terminus of Maple Street. An easement exists on the southwest corner of the Blanks's property for perpetual existence and maintenance of the VIP Trail and ground slope. The southern third of the existing alley would remain in tact as well, ensuring preservation of the VIP Trail for future use.

Fiscal Impact

Nominal increase in property tax calculation, due to increased square footage of private property.

Staff Recommendation

Recommend Approval.