

Agenda Item 25-0361 (Tim Acklin)

Resolution approving the conditional partial vacation of the 400 block of 12th Street North.

General Location

Aldermanic District 6, eastern half of 12th 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 12th 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 12th 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 28th, 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.

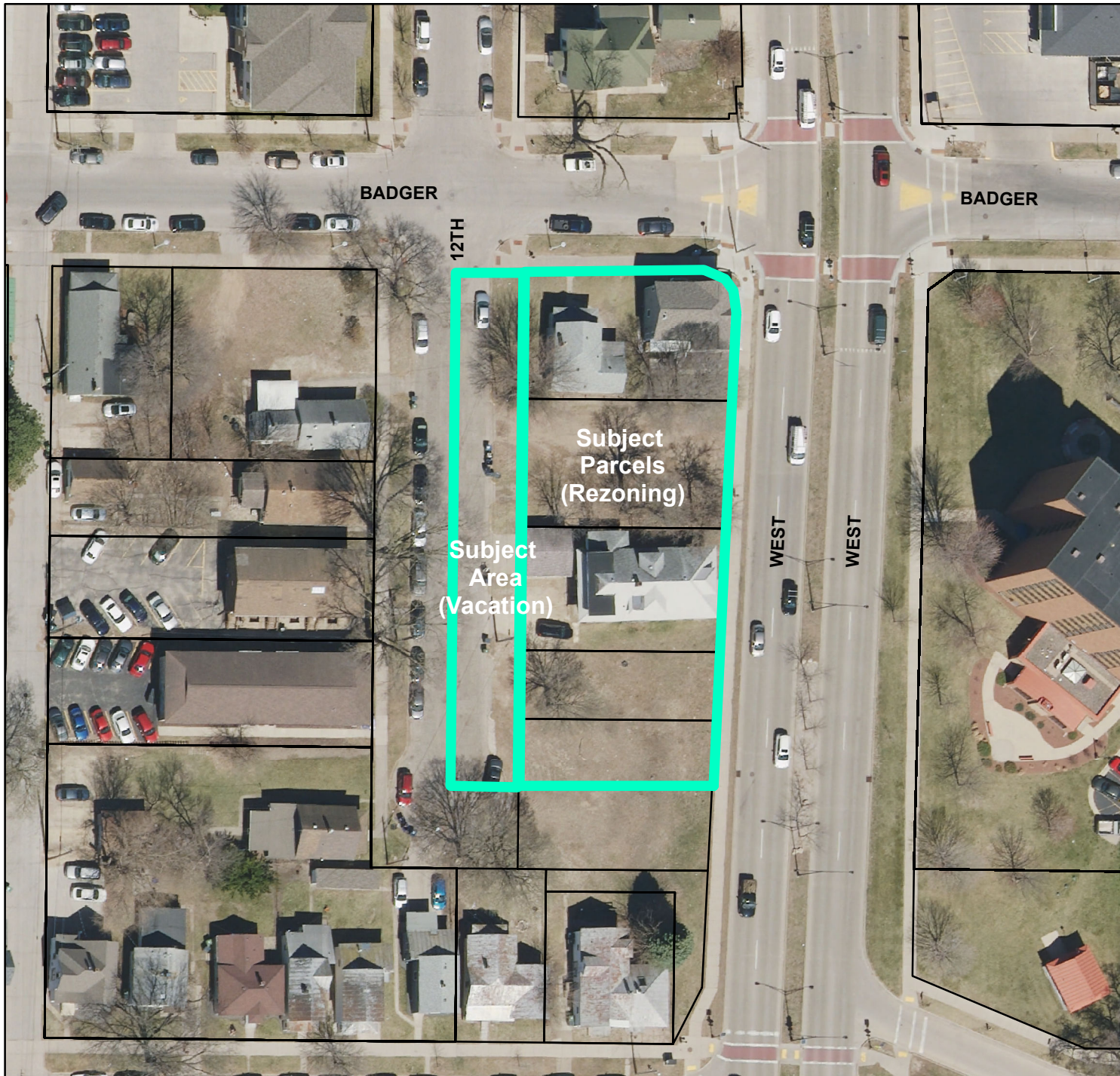
Staff Recommendation

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, 12th 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
	SUBJECT PROPERTY

0 30 60 120 Feet

