

## **MEMORANDUM**

**TO:** William T. Lichter, Village Manager

**FROM:** David A. Hulseberg, AICP, Director of Community Development

**DATE:** December 10, 2011

**SUBJECT:** Alley Vacation

Attached please find an Ordinance vacating a portion of an unnamed alley, east of the 400 block of South Edson Street, between Hickory Street and Madison Street. Upon approval of the vacation, the vacated right-of-way will be consolidated through an administrative plat of resubdivision, and made a part of the lots to the north (443 S. Edson Street) and south (501 S. Edson Street) respectively.

### **BACKGROUND**

The property owner of 443 S. Edson applied for a building permit to construct a second story addition to his residence. Upon review, staff noted that the existing residence is located over the property line and encroaches approximately one foot into the public alley. Also noted, was the fact that the lots at 443 and 501 S. Edson were forty (40) feet and forty-five (45) feet in width respectively which is less than 80 percent of the required lot width. Due to this circumstance neither property owner would be able to rebuild their residences in the event of severe damage or destruction. Staff recommended the vacation of the alley to the property owners to the north and south to facilitate the construction of the addition as well as allow the property owner's lots to be recognized as buildable lots. The public alley is currently utilized as a pedestrian walkway with barriers within the alley to prevent vehicular traffic. If the alley were vacated to the property owners, a nineteen foot easement would be maintained for public access and utilities. A revised plat of vacation is being prepared to reflect the nineteen foot public access and utility easement.

### **RECOMMENDATION**

Staff recommends approval of the Ordinance.