

Agenda Item 23-0171 (Tim Acklin/Jenna Dinkel)

Certified Survey Map - All of Lot 1, Certified Survey Map, Volume 3, Page 133, D.N. 985684, also part of Lot 1, Certified Survey Map, Volume 3, Page 78, D.N. 967908; T16N-R7W; Town of Medary, La Crosse County, Wisconsin (W5593 Deerfield Rd).

General Location

Deerfield Road, just west of Smith Valley Road and south of County Road B in the Town of Medary. See attached **MAP PC23-0171**. Scattered rural residential surrounds the subject properties.

Background Information

The applicant has submitted a Certified Survey Map that creates three new parcels from parcels 9-1127-4 and 9-1140-0. Lot 101 is being created from the northern portion of parcel 9-1127-4. This parcel is being created so that an existing house will be located on its own parcel and sold. A second lot is being created from a small portion of parcel 9-1127-4 in order to serve as an access easement off of Deerfield Road. Lot 102 is created from the remaining southern portion of parcel 9-1127-4 and 20+ acres of parcel 9-1140-0. The applicant intends to construct a house on this parcel. The reason that the applicant is combining a large portion of parcel 9-1140-0 is so that the existing barn on the property will meet current La Crosse County code requirements.

Recommendation of Other Boards and Commissions

This CSM was approved internally by the Community Risk Management, Engineering, and Assessor Departments.

The Town of Shelby and La Crosse County have approved this CSM.

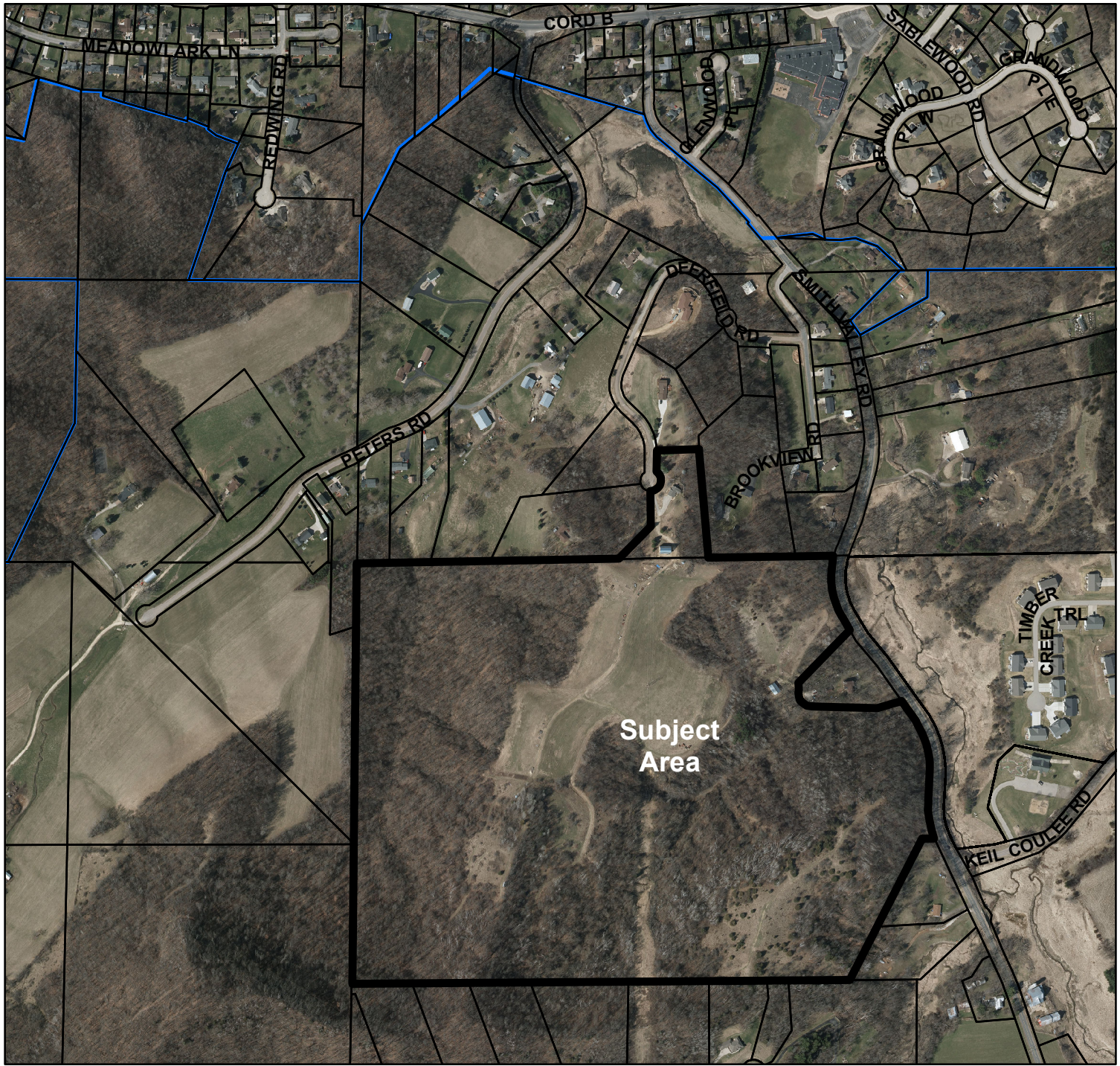
Consistency with Adopted Comprehensive Plan

This area is depicted as Fringe Residential Housing in the Comprehensive Plan. This category includes areas not served by public utilities and should be very low density with a maximum of one dwelling per 35 acres. The proposed CSM and use is consistent with this classification.

Staff Recommendation

This item is recommended for approval.

Routing J&A 2.28.2023



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



