

Agenda Item 22-0880 (Tim Acklin)

Certified Survey Map - Part of NE 1/4 - NE 1/4, Section 21, T15N-R7W; Town of Shelby, La Crosse County, Wisconsin.

General Location

Town of Shelby within the City's extra-territorial jurisdiction. The subject area is bounded by Hwy 14/61-Mormon Coulee Rd and Wal-Mart to the west, a mobile home park & Pammel Creek to the east, residential and commercial/retail to the north, and retail/commercial and self-storage to the south.

Background Information

The current parcel, located in the Town of Shelby, includes a large mobile home park that sits along Pammel Creek and the railroad tracks as well as an existing house, detached garage, and shed that is located closer to Mormon Coulee Road. The applicant is requesting approval of the attached Certified Survey Map (CSM) which will subdivide the parcel and separate the uses onto their own parcels. It also establishes an access easement for both of the new parcels.

It is unclear what the applicant intends to use the property for. The current zoning is "Manufactured Home Community" which would imply that the applicant would have to rezone it on a Township and/or County level if it was to be used other than a single-family home.

The parcel is served by City utilities.

Recommendation of Other Boards and Commissions

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

Consistency with Adopted Comprehensive Plan

Though this parcel is located in the Town of Shelby it is part of an area identified as the South Great River Road Corridor which is a designated revitalization area in the Comprehensive Plan. Subdividing this parcel would allow greater opportunity for redevelopment which would be beneficial to the corridor no matter the municipality it is located in. (Page 4-18 to 4-21)


Staff Recommendation

This item is recommended for approval

Routing J&A 8.2.2022



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

