

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
February 26, 2018**

➤ **AGENDA ITEM – 18-0129 (Lewis Kuhlman)**

Certified Survey Map - Outlot 5, Arbor Meadows and part of the SE 1/4 of the SE 1/4 of Section 3, part of the NE 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4 of Section 10, all in T15N, R7W, Town of Shelby, La Crosse County, Wisconsin (Spencer Trust).

➤ **ROUTING:** J&A, Public Hearing 2/27/18 6:00 p.m.

➤ **BACKGROUND INFORMATION:**

Applicant seeks to create a 1.87 acre lot for the existing animal hospital on the original 34.35 acre lot. There is already a house, garage, and barn on the remaining 32.48 acres. This certified survey map is within the City's extraterritorial jurisdiction, within 3 miles of the municipal boundary.

➤ **GENERAL LOCATION:**

State Road 33 between Hagen Rd. and Southdale Dr., across from Pleasant Valley Mobile Home Park, as depicted in MAP 18-0129.

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**

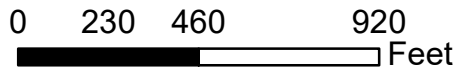
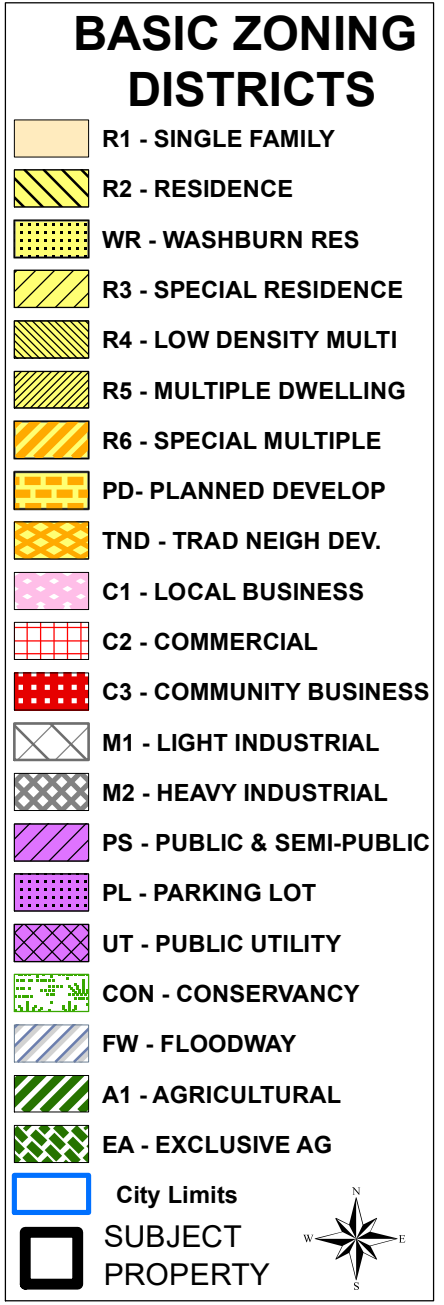
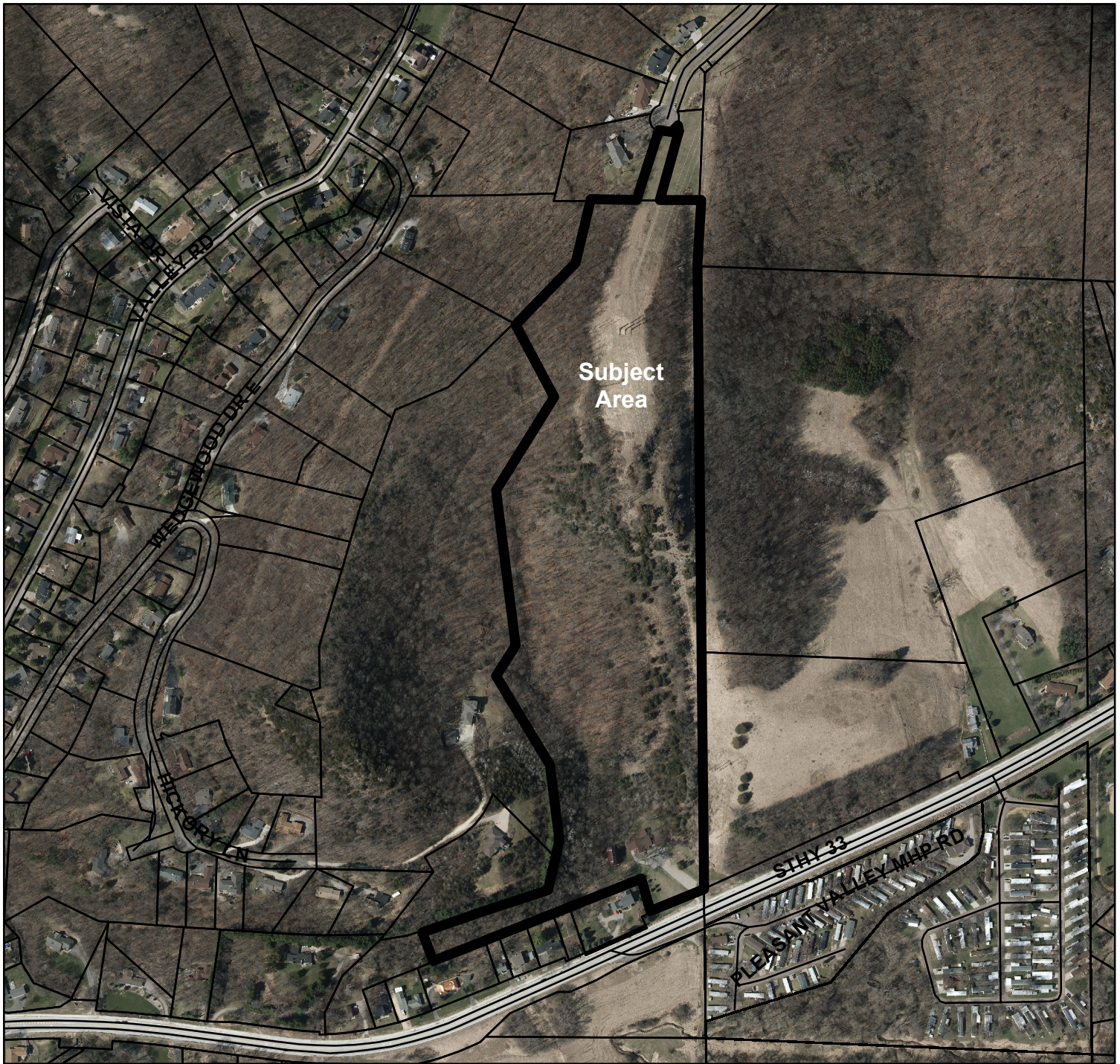
Shelby's Planning Commission approved on 8/14/2017

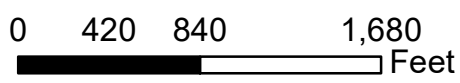
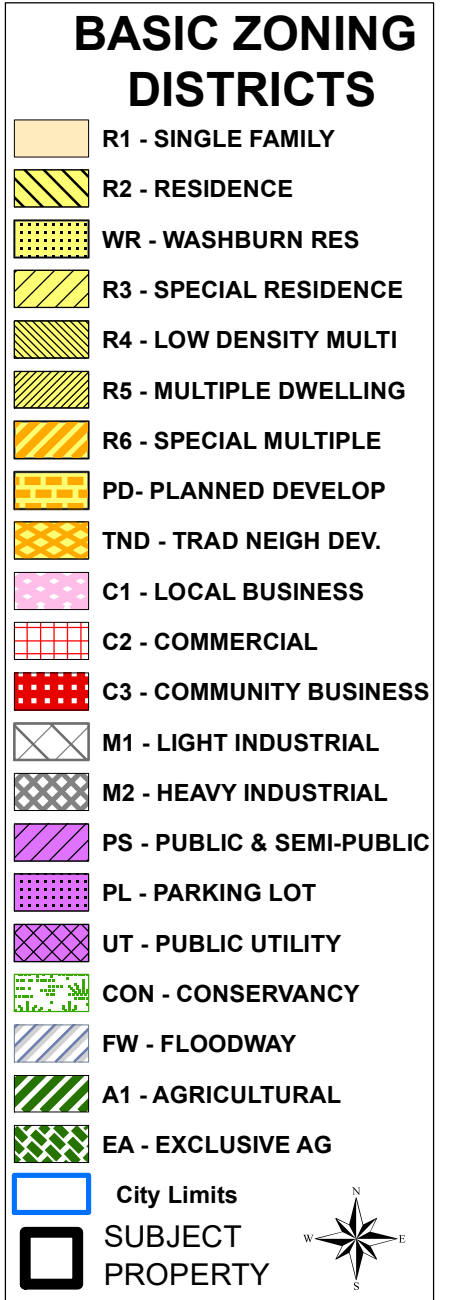
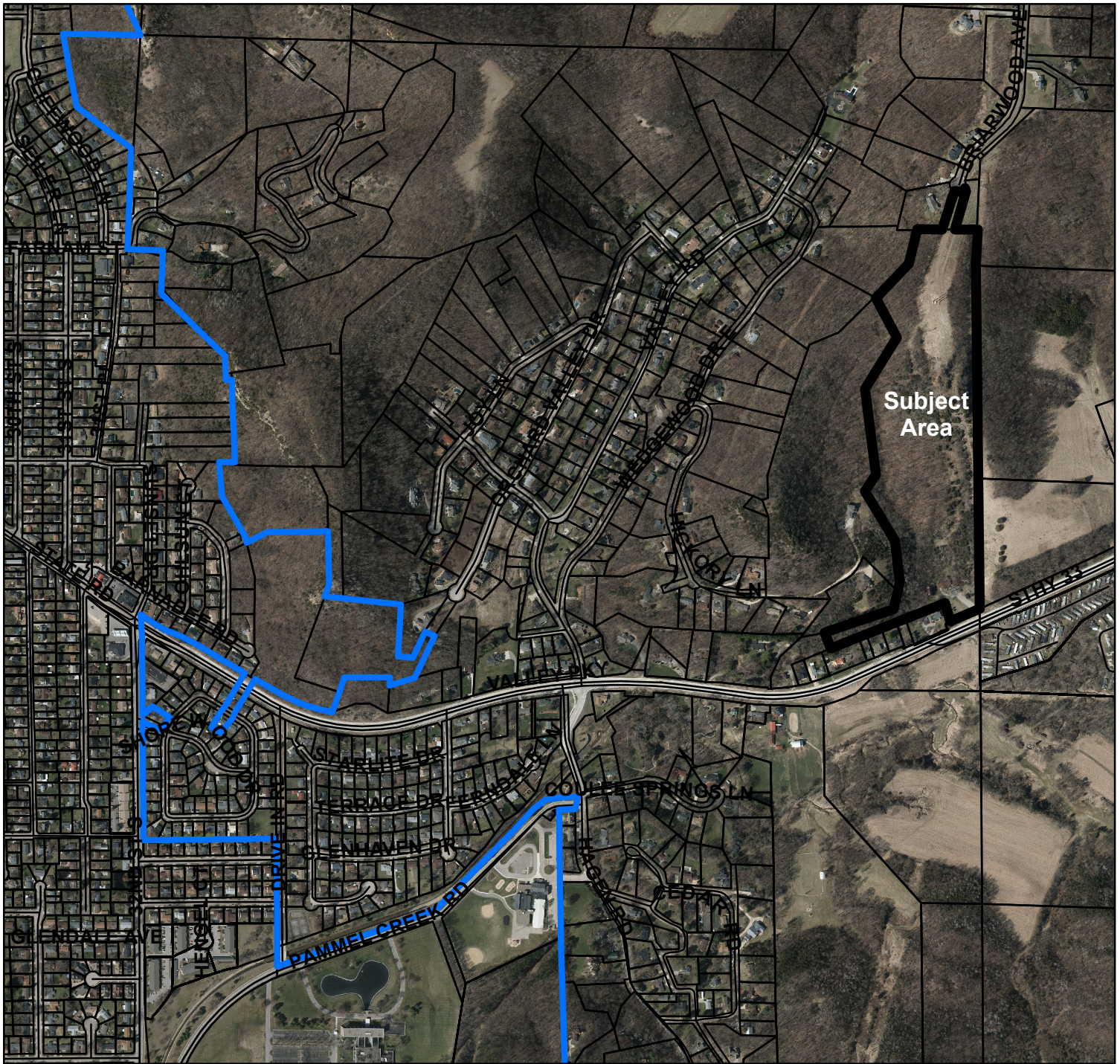
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map has identified this area as Fringe Residential Housing.

➤ **PLANNING RECOMMENDATION:**

Approval – the residence and animal hospital already exist, but are being divided into two lots. This CSM allows each property to evolve rather than being limited to each's presumably non-conforming uses of having multiple primary structures on the same lot.



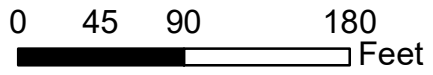




BASIC ZONING DISTRICTS

	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
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