

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
April 3, 2017**

➤ **AGENDA ITEM – 17-0237 (Lewis Kuhlman)**

Certified Survey Map Lot 1, C.S.M., Volume 14, Pg. 37, D.N. 1511295, Located in the SW-NE, Section 19, T16N-R6W, Town of Barre, La Crosse County, Wisconsin

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The Plan Commission, etc. review certified Survey Maps (CSMs) within three miles of the city limits for their consistency with the comprehensive plan. The applicant wants to split the original 3.02-acre lot (Lot 1) in two, creating a 1.76 acre lot (2) with a house and garage and 1.26 acre lot (3). The lots both have street frontage and would not require any additional road construction beyond a driveway. They are adjacent to farmland, but are across the road from residences on a handful of lots ranging from .810 to 2.260 acres. No other permits or review are currently necessary. There are no steep slope, wetland, or flood plain issues. Future development on the site would likely increase impervious surface.

➤ **GENERAL LOCATION:**

The SW corner of County Rd. O and Welsh Coulee Rd. as depicted in Map 17-0237.

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

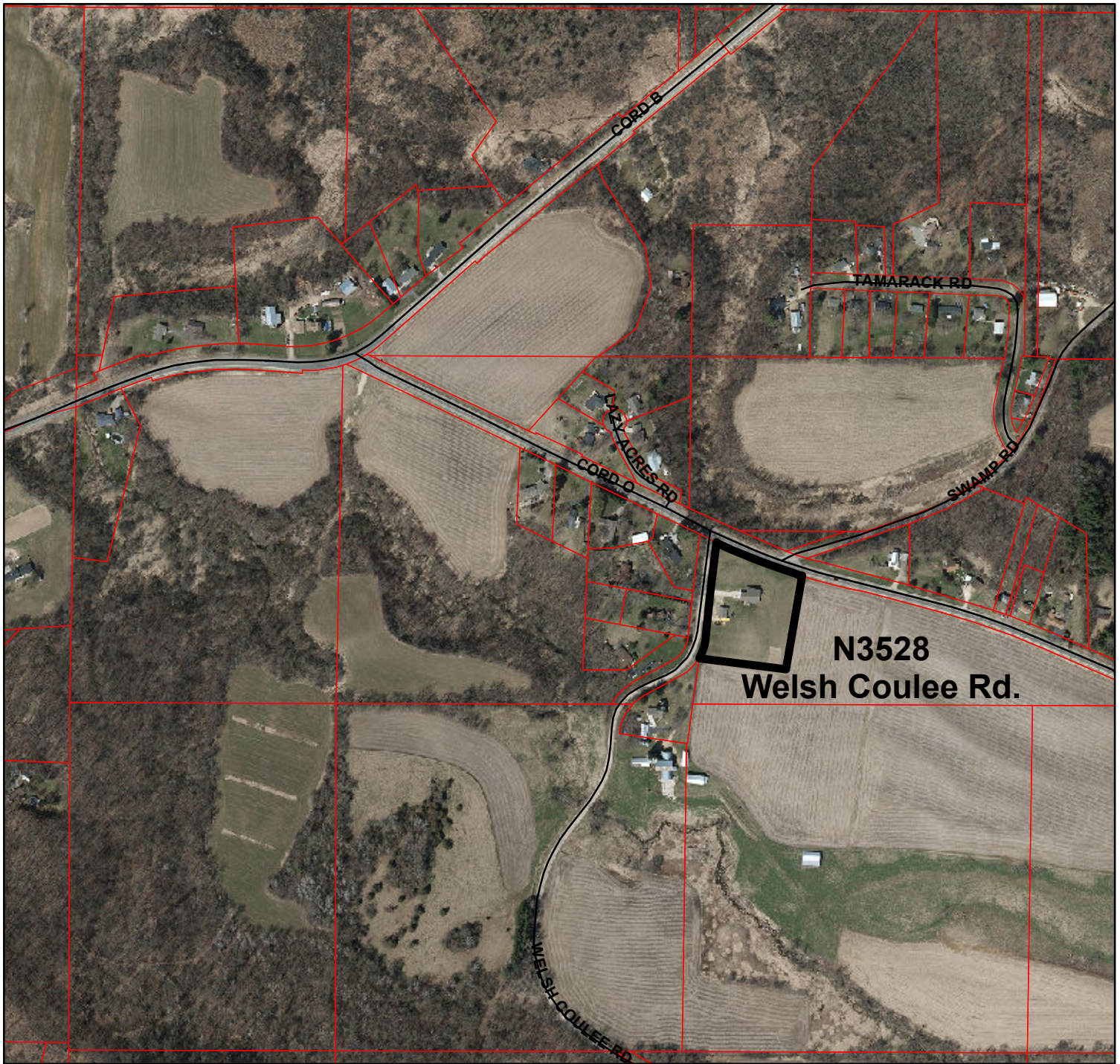
The Town of Barre approved the CSM on February 20, 2017. The County does not need to approve the CSM, but would need to approve any rezoning or conditional use.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The lots are beyond the Sanitary Sewer Boundary and are not included in the Future Land Use Map. While perhaps not consistent with the overall intention of compact contiguous development, this CSM would increase housing density and not be much of a burden to extend existing utilities (if any).

➤ **PLANNING RECOMMENDATION:**

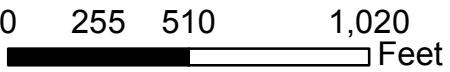
**Approve.**



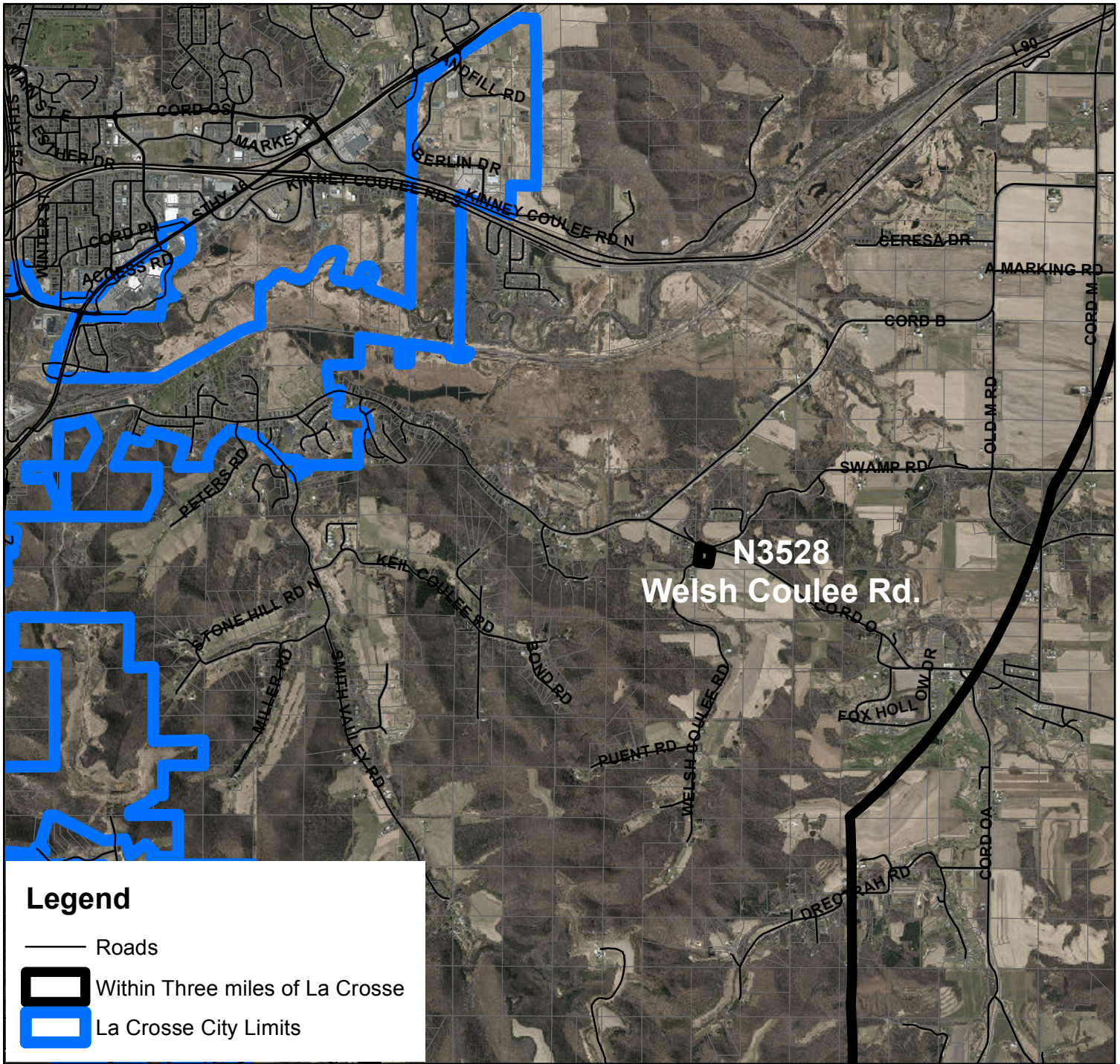
## BASIC ZONING DISTRICTS

	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



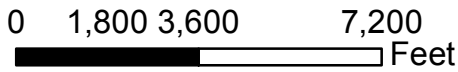






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### Legend

- Roads
- Within Three miles of La Crosse
- La Crosse City Limits