

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
May 30, 2017**

➤ **AGENDA ITEM – 17-0516 (Lewis Kuhlman)**

Certified Survey Map - All of Lot 4, CSM, Vol. 2, Pg. 110, Document No. 938605; also part of vacated Tietze Rd. and vacated Mill St. being part of the SW-NW, NW-NW, Section 19, T15N-R6W, Town of Shelby, La Crosse County, Wisconsin.

➤ **ROUTING:** J&A Committee, Public Hearing 5/30/17 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

La Crosse has extraterritorial plat jurisdiction over lot divisions within 3 miles of the city limits. Applicant is seeking approval to create an outlot from a parcel they are selling so they will be able to retain access to the septic system that serves their other parcel. The cover letter mentions easements and agreements in place to access the septic system, but these documents are not in the application. Other approving entities include the Town of Shelby and La Crosse County.

➤ **GENERAL LOCATION:**

North of Mill St. in Shelby, about 4 blocks off Hwy 14/61 as depicted in Map 17-0516.

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

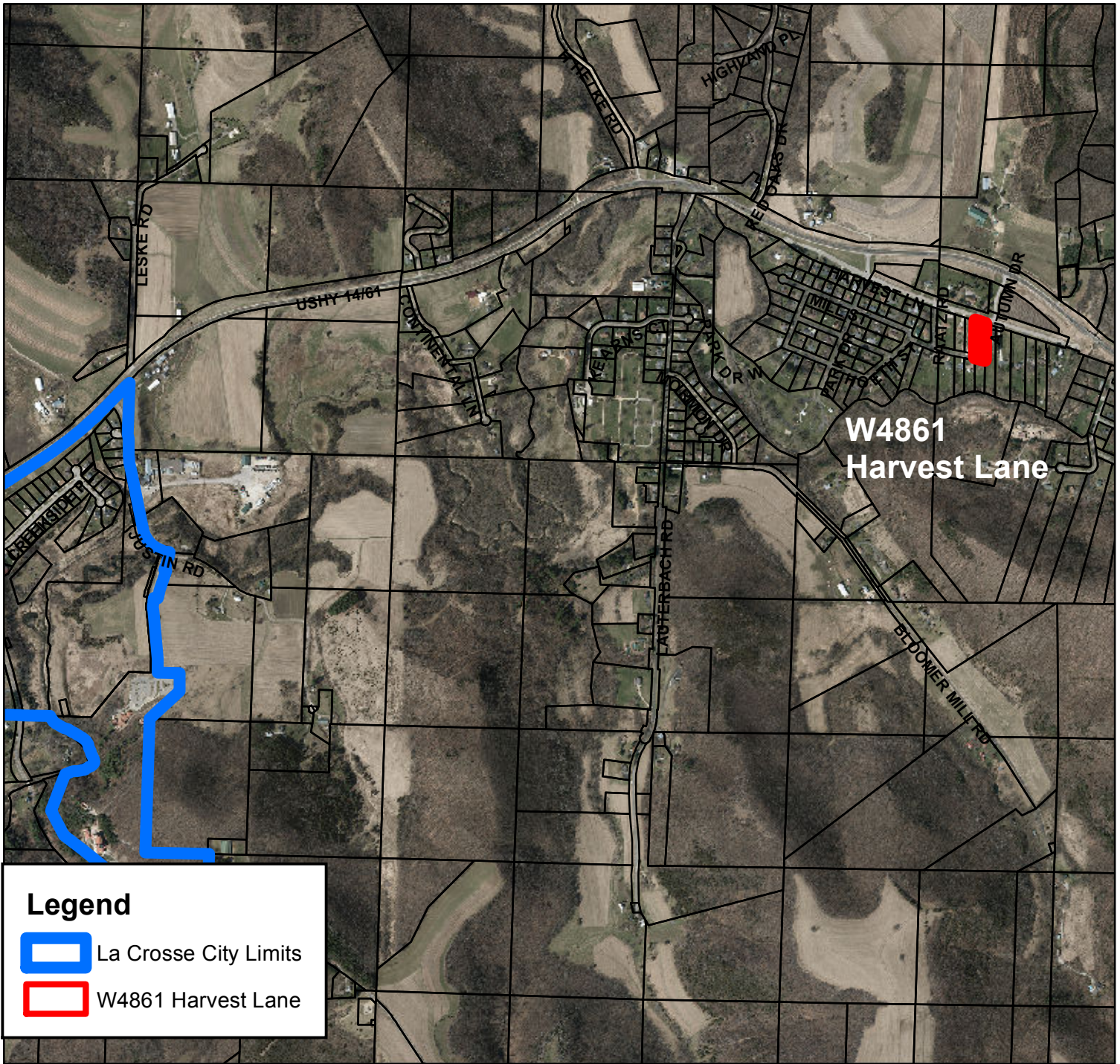
Shelby Town Board approved contingent on a deed restriction that no additional buildings or structures are added to Outlot #1 OR Lot #1, other than for the purpose of a drainage field and have their Legal Counsel review.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**


The Future Land Use Map identifies this area for fringe residential housing, which, when not served by utilities, should be very low density (<1 dwelling unit/35 acres). Beyond that, the comprehensive plan does not address lot certified survey maps for splitting off septic systems.


➤ **PLANNING RECOMMENDATION:**

Approval – This CSM has no impact on the development of the area and is intended to clarify property rights for the septic system.



Legend

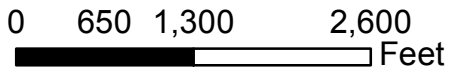
 La Crosse City Limits

 W4861 Harvest Lane

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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	SUBJECT PROPERTY







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