

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
May 2, 2016**

➤ **AGENDA ITEM – 16-0268 (Jason Gilman)**

Certified Survey Map located in part of the NW 1/4 - SE 1/4, Section 27, T15N, R7W, Town of Shelby, La Crosse County, Wisconsin.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

This is a proposal to create Lot 3 of a Certified Survey Map containing .75 acres at the south end of Linwood Court in the Town of Shelby. Linwood Court is a City Street extending south from Sunnyside Drive, just to the east of Southern Bluffs Elementary School, providing right of way access to developable lands to the South. The application does not indicate an imminent intent to build on the newly created parcel. The CSM also provides for a driveway easement to an existing driveway to the south of the proposed lot, which accesses STH 35 and provides access to an existing farm.

➤ **GENERAL LOCATION:**

Linwood Drive, Town of Shelby. See attached **MAP PC16-0268**.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This parcel is shown as Parks and Conservancy Land Use on the City of La Crosse Comprehensive Land Use Plan.

➤ **PLANNING RECOMMENDATION:**

The concern stated at the April Planning Commission meeting regarding the location of this CSM given the alignment of Linwood Court has been rectified by the owner, indicating a site for new construction and an area on the lot reserved for future right of way. The proposed configuration had conflicted with the City's ordinances section 113-49 (4) (c): *The proposed subdivision or land division and the resulting development shall not demonstrably adversely affect the City's ability to provide public services, install public improvements or accomplish future annexations. The Plan Commission and Common Council may consider annexation agreements with the property owner in order to comply with this requirement but shall not conditionally approve a subdivision subject to receiving a petition for annexation. The Plan Commission and Common Council may also consider*
























whether the City and Town(s) have reached an agreement on necessary public improvements and public services facilities required to serve the development.

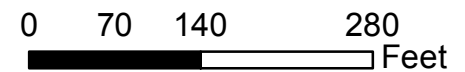
The CSM shows the end of the Linwood Court right of way abutting the northern edge of the newly proposed Lot 3. Since the proposed CSM accommodates the extension of the planned right of way, **the Planning Department recommends approval of the proposed lot configuration with the following conditions:**

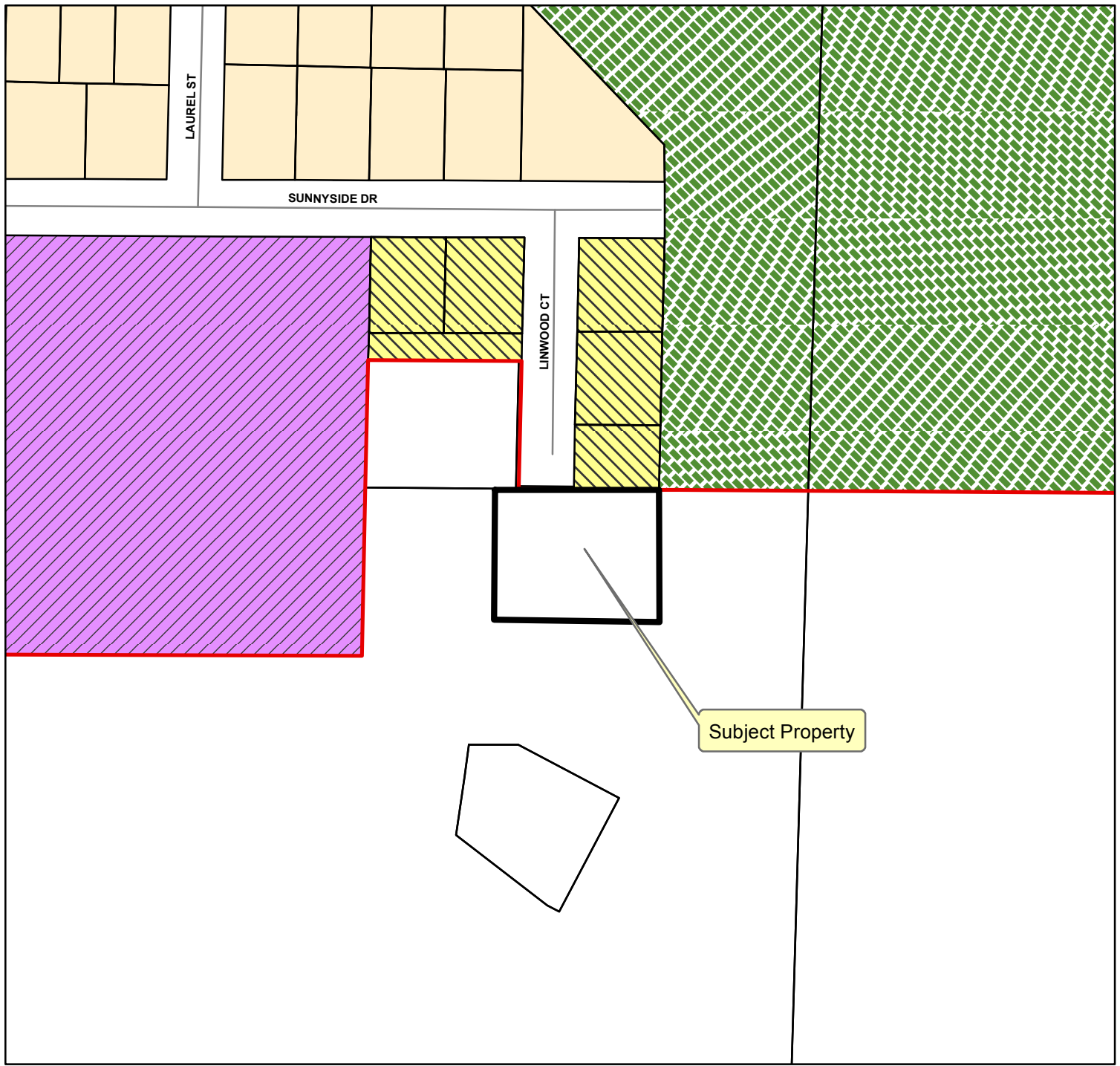
1. The Certified Survey Map area indicating potential future right of way be deed restricted from improvements except for septic system improvements that may inhibit or obstruct the continuation of the Linwood Court Right of Way from its current abutting terminus to the south, for the full width of the existing right of way.



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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