

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
September 28, 2015**

➤ **AGENDA ITEM - 15-0929 (Tim Acklin)**

Certified Survey Map Part of SW-NW, NW-SW, Section 23, T15N-R7W to the Town of Shelby, La Crosse County, Wisconsin.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The applicant is proposing to create 2 parcels from the existing lot depicted on attached **MAP PC15-0929**. The owner will create 1 lot for the existing house and accessory structures and another lot to construct a house for a family member. Access to the lot with the existing buildings will utilize the existing road off of HWY 14/61. Access to the lot for the new house will utilize the same driveway via an access agreement/easement. See attached CSM.

➤ **GENERAL LOCATION:**

Hwy 14/16, Town of Shelby, Just east of Waterford Valley Road.

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

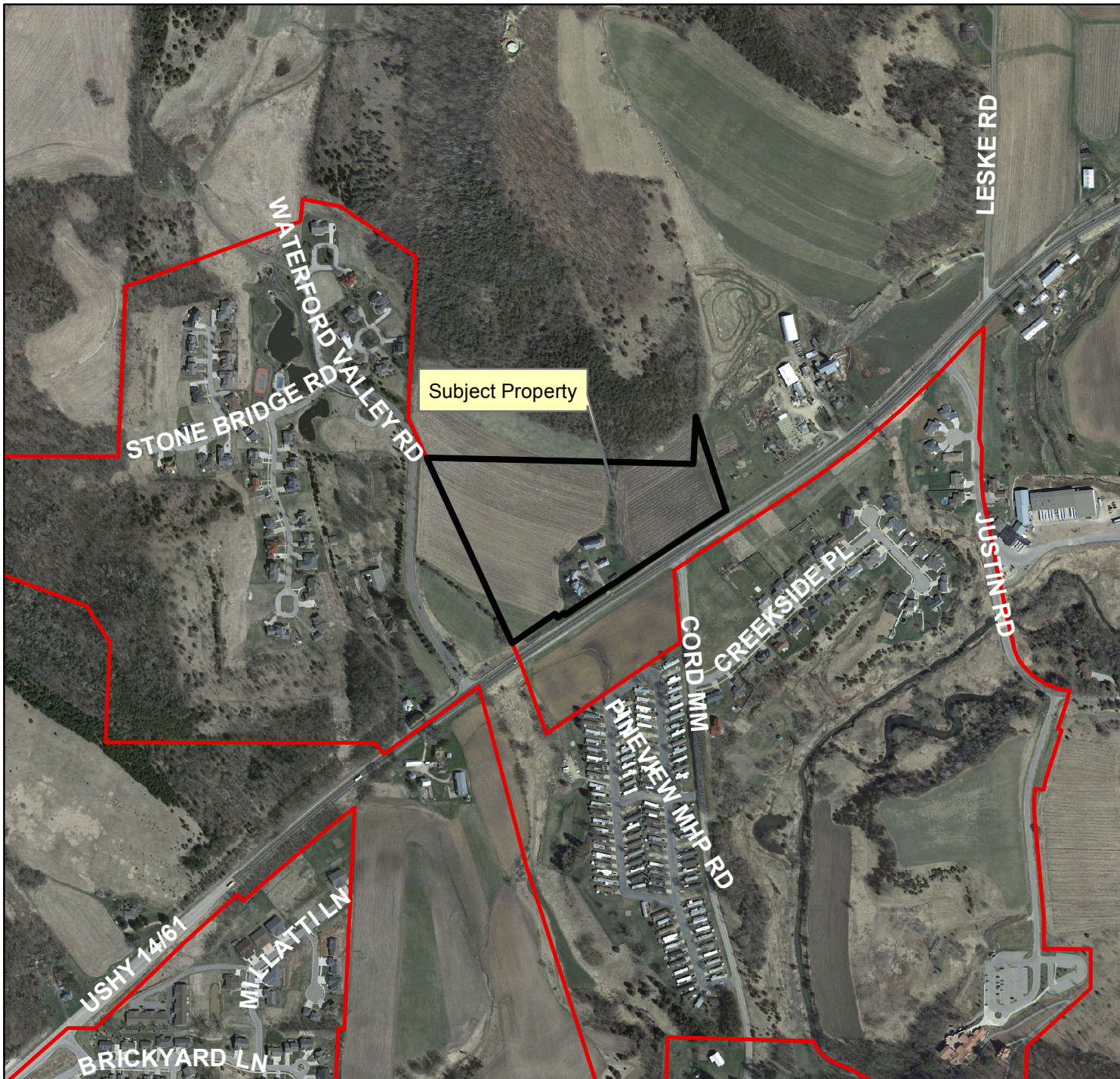
N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Ensuring compact and contiguous growth is a major objective in the Land Use Element of the Comprehensive Plan.
























➤ **PLANNING RECOMMENDATION:**

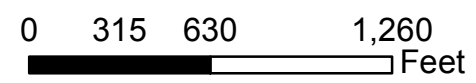
Due to this property being immediately adjacent to the La Crosse's City Limits it is anticipated that it will be annexed to the City at some point in the future, particularly as it is in La Crosse Sewer Service Area. With that in mind it important to review any proposed land divisions with City standards in mind. One City requirement that is not being met is the requirement that all new lots must have 30ft of frontage along a road. Staff does not have a concern with the applicant still having a shared access agreement with the existing driveway. A proposed lot reconfiguration by staff is attached. **This Resolution is recommended for approval with the condition that both lots have at least 30ft of frontage and a recorded access agreement is submitted to the City Clerk's office as part of this Legislative record.**



Subject Property

BASIC ZONING DISTRICTS

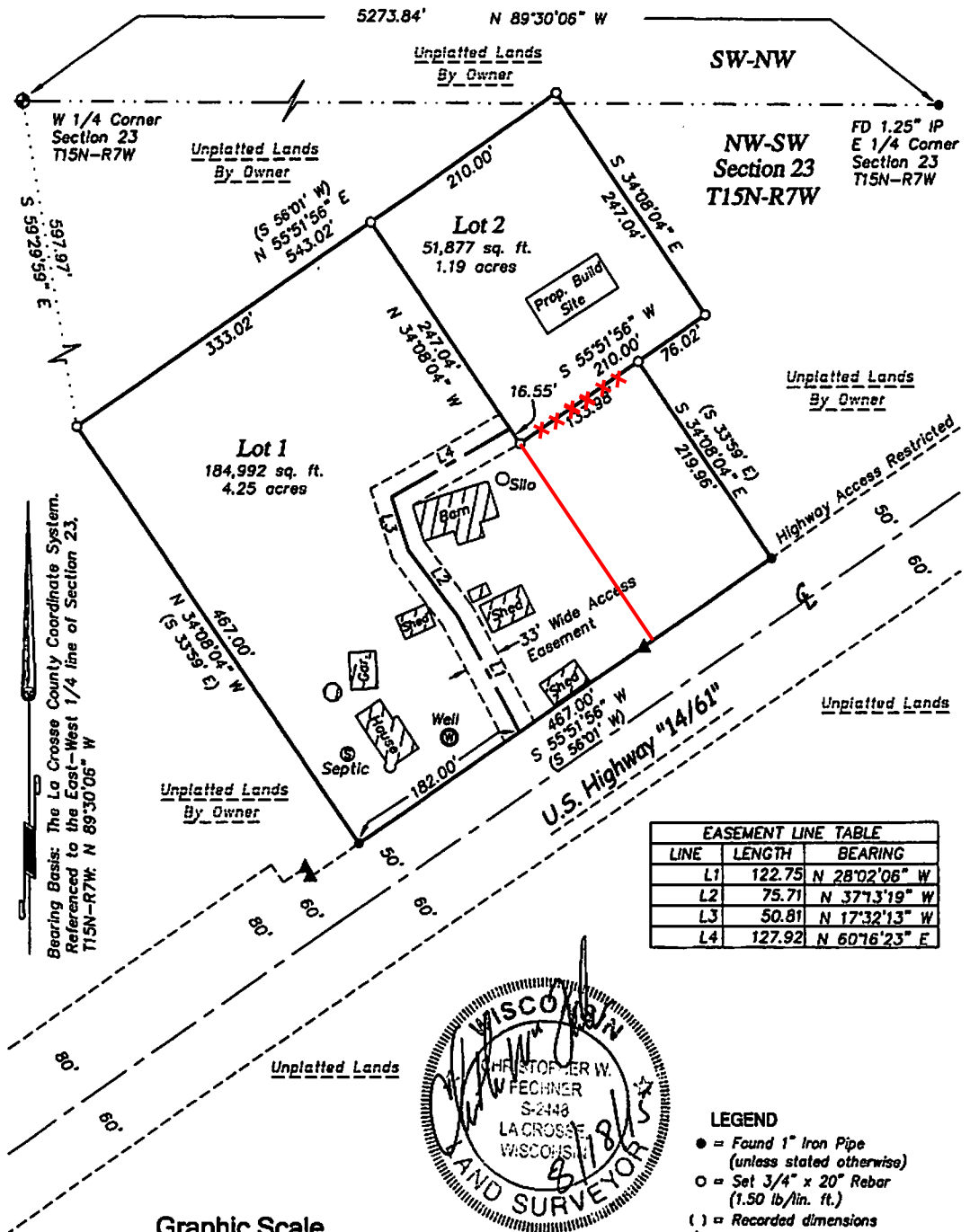
-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  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



Proposed Lot Reconfiguration

CERTIFIED SURVEY MAP

PART OF
SW-NW, NW-SW, Section 23, T15N-R7W
Town of Shelby, La Crosse County, WI



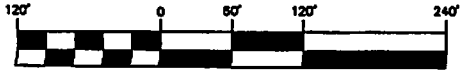
Bearing Basis: The La Crosse County Coordinate System.
 Referenced to the East-West 1/4 line of Section 23,
 T15N-R7W; N 89°30'06" W

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	122.75	N 28°02'06" W
L2	75.71	N 37°13'19" W
L3	50.81	N 17°32'13" W
L4	127.92	N 60°16'23" E



- LEGEND**
- = Found 1" Iron Pipe (unless stated otherwise)
 - = Set 3/4" x 20" Rebar (1.50 lb./lin. ft.)
 - () = Recorded dimensions
 - ⊕ = Found County marker
 - = Boundary of this survey
 - - - = Centerline
 - U-U- = Utility lines
 - x-x- = Fence line
 - ▲ = ROW Post

Graphic Scale



(IN FEET)
1 inch = 120 ft.