

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
April 4, 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:**

There is a significant concern with the location of this CSM given the alignment of Linwood Court. The proposed configuration conflicts 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. Given Linwood Court does not end with a cul-de-sac or turn-around, it is likely this right of way was planned for future extension to larger developable areas to the South, especially given limited access on STH 35. Since the proposed CSM does not accommodate the extension of the planned right of way and may compromise the extension of public access to larger development acreages, **the Planning Department recommends denial of the proposed lot configuration unless it can be adjusted to accommodate the potential future right of way extension of Linwood Court.**



# 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

