

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
April 4, 2016**

➤ **AGENDA ITEM – 16-0269 (Jason Gilman)**

Certified Survey Map part of the Southeast Quarter of the Southeast Quarter in Section 35, Township 16 North, Range 7 West, Town of Medary, La Crosse County, Wisconsin.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

This Certified Survey Map request for Mr. Daniel Gerke is to create a new parcel containing .555 acres on County Road F in the Town of Medary, from unplatted lands owned by Mr. Gerke. The subject parcel includes an existing structure and driveway. And a 10' utility easement on the north edge of the parcel which abuts the planned Maple Ridge Addition Maple Lane.

➤ **GENERAL LOCATION:**

County Road F, Town of Medary, just west of Shady Maple Ridge Road, adjacent to the Maple Ridge Addition Preliminary Plat reviewed at the February, 2016 Planning Commission meeting (16-0173). See attached **MAP PC16-0269**.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























The City's Comprehensive Plan refers to several objectives relative to rural growth including the promotion of cooperative boundary agreements, supporting coordinated and sustainable growth, the encouragement of larger lot sizes in rural areas with gross densities of no more than one house per 35 acres, preservation of agriculture and the use of extraterritorial review to encourage these objectives. It should also be noted the County's Comprehensive Plan recommends the use of fiscal impact analysis to discover the true cost of development, especially when the development is disconnected from immediate service areas. The County's plan also recommends the use of conservation development patterns and the prohibition of development "skylining" on ridgetops.

➤ **PLANNING RECOMMENDATION:**

While this area is not within a projected sewer extension area of the City and it is removed from areas of potential annexation, and a boundary agreement with the Town of Medary is pending, the Planning Department recommends approval of this CSM without conditions as the CSM effectively creates a parcel of record for an existing structure. It should be noted this lot is a double frontage lot.



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

