

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
February 26, 2018**

➤ **AGENDA ITEM – 18-0227 (Jack Zabrowski)**

Certified Survey Map - All of Lot 1 & Outlot 1, CSM V.9, P.127, D.N.1267180; Outlot 2, CSM, V.10, P.89, D.N.1317049; also part of the NW-SE, NE-SE, Sec.12, T15N-R7W, Town of Shelby, La Crosse County, Wisconsin (Knobloch).

➤ **ROUTING:** J&A, Public Hearing 2/27/18 6:00 p.m.

➤ **BACKGROUND INFORMATION:**

Applicant is requesting an adjustment to property line between Parcel Numbers 11-1050-0 and 11-1050-1. O.L. 1, CSM V.9, Pg.127 is owned and being retained by the owner of this proposed Lot 2; thus retaining his frontage access to Knobloch Rd. The proposed Lot 1 of this CSM is being retained by William Knobloch. The proposed Lot 2 is being retained by Brian Knobloch. This certified survey map is within the City's extraterritorial jurisdiction, within 3 miles of the municipal boundary.

➤ **GENERAL LOCATION:**

Approximately 1500 feet east off of Highway 33 on Knobloch Road, 2.25 miles to the east of the La Crosse city limits.

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

Approved by La Crosse County Surveyor Department

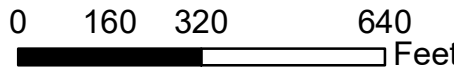
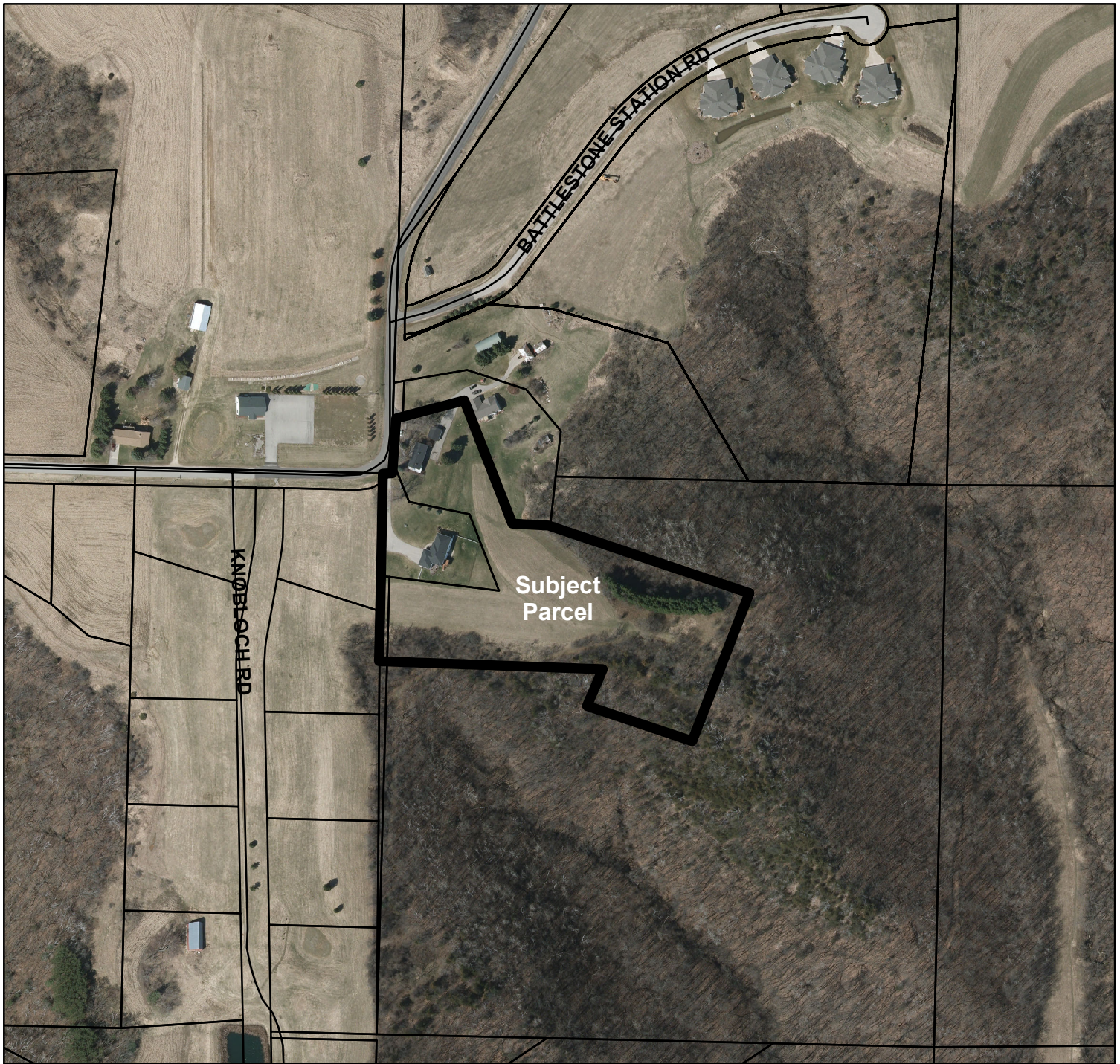
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map has identified this area as mix of Agricultural/ Rural Residential and Fringe Residential Housing.

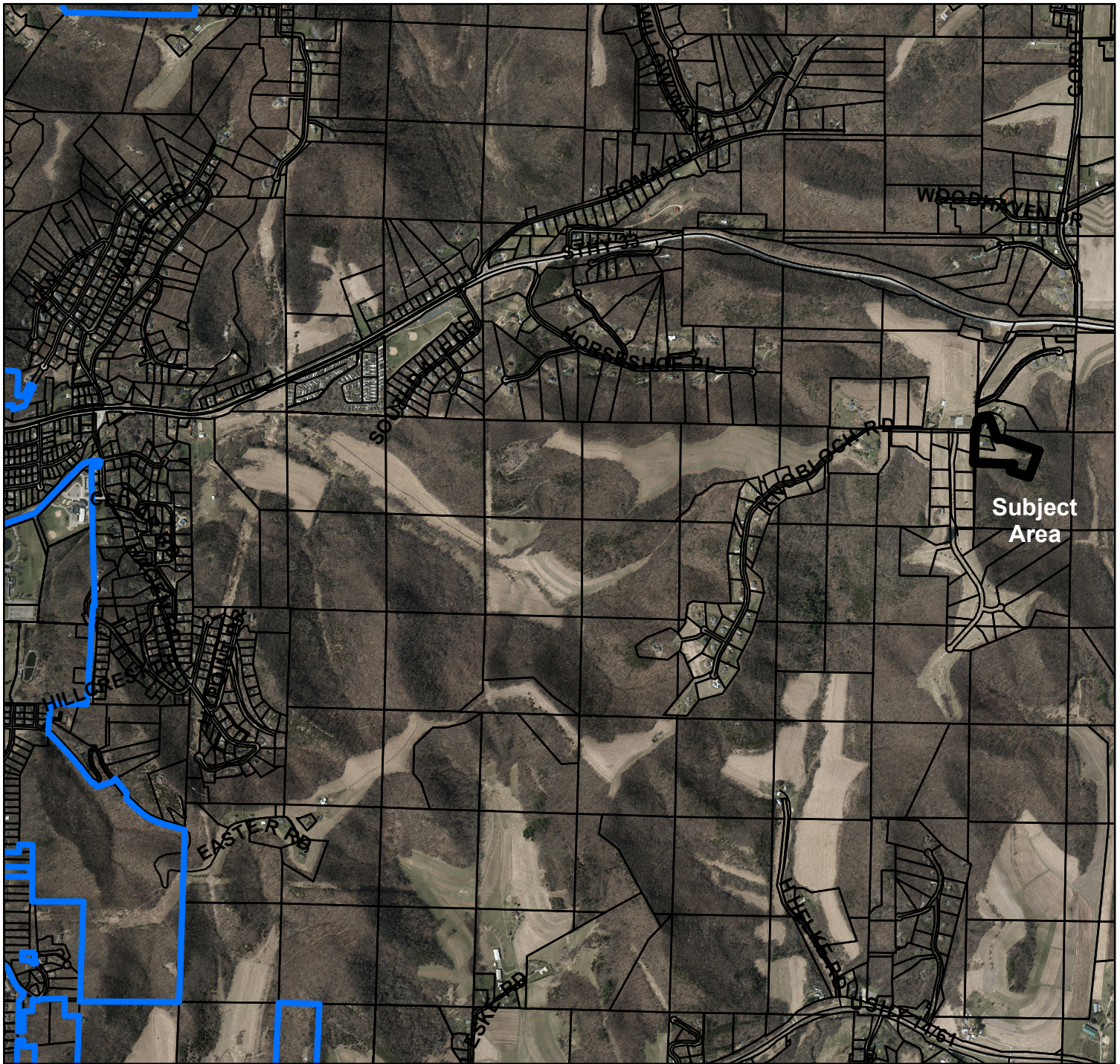
➤ **PLANNING RECOMMENDATION:**

**Approval** – The adjustment of lot lines will allow alteration of two large, unusually-shaped parcels into two more conventional parcels. Easement across proposed Lot 2 will maintain access to wooded property to the south for Lot 1 owned by William Knobloch. There are currently no plans for further residential development of the properties.










## 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



