

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
August 31, 2020**

- **AGENDA ITEM – 20-1217 (Lewis Kuhlman)**
Certified Survey Map - Part of NE 1/4 - NW 1/4 & SE 1/4 - NW 1/4, Section 31, T15N-6W, Town of Shelby, La Crosse County, Wisconsin.

- **ROUTING:** BPW 8/31/2020, J&A 9/1/2020

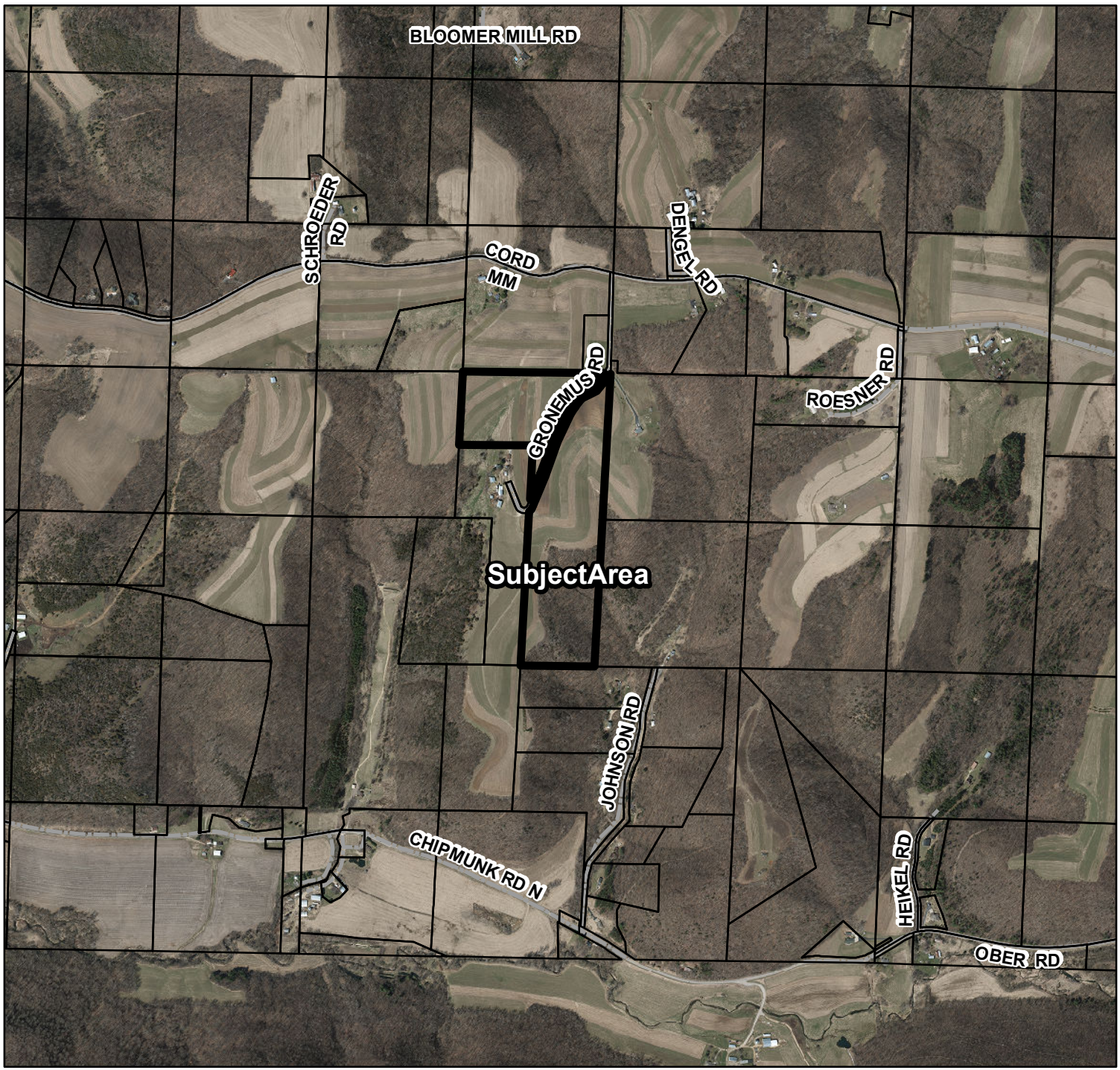
- **BACKGROUND INFORMATION:**
This site is part of unplatted land on top of Brinkman Ridge. The CSM would create a single two-acre lot off Gronemus Road for a residence. While it is outside of the city limits, it is within the City's extraterritorial plat review jurisdiction. The intention is to ensure any land developed that could potentially be annexed is aligned with La Crosse's comprehensive plan. It is not within the City's sanitary sewer boundary. The CSM does not necessarily limit the remaining land to be used for future development or agricultural use. The County zoning for the property is Exclusive Agriculture; aerial imagery shows the land has been used as such. The City's Fire Department – Division of Community Risk Management does not have any concerns regarding the CSM.

- **GENERAL LOCATION:**
Gronemus Rd, which is off County Rd MM in the Town of Shelby, as depicted in Map 20-1217.


- **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**
Town Shelby Board approved August 18, 2020

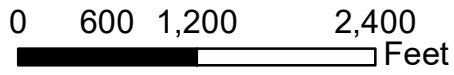
- **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
This site is outside the Future Land Use Map's bounds.

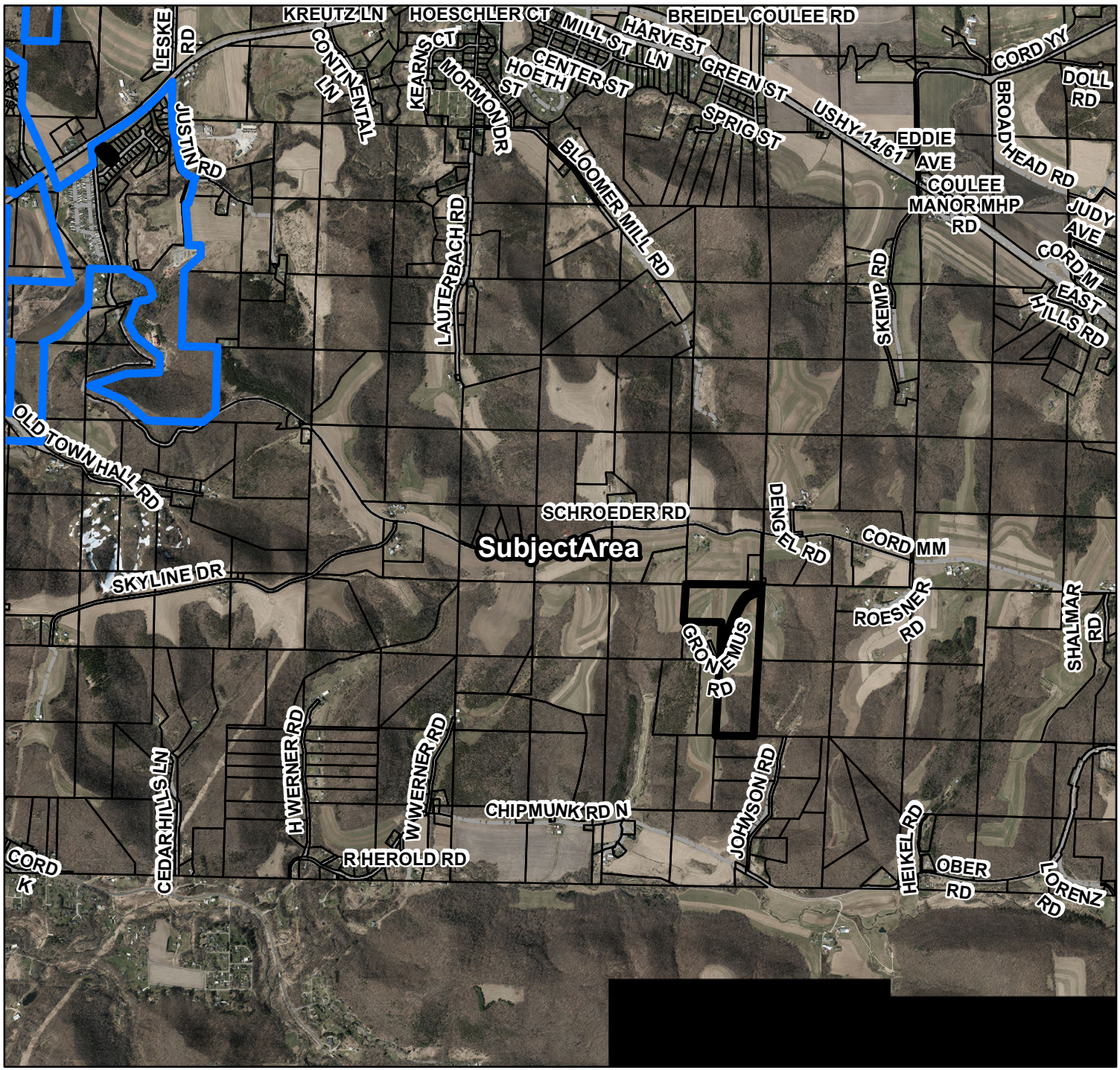
- **PLANNING RECOMMENDATION:**
Approved – this site would likely not impact City services or plans.



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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