

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
January 4, 2021**

Ø **AGENDA ITEM – 20-1699 (Lewis Kuhlman)**

Certified Survey Map - Part of SE 1/4 of the & SE 1/4 of Section 19, T15N R6W, Town of Shelby, La Crosse County, Wisconsin.

Ø **ROUTING:** J&A 1/5/2021

Ø **BACKGROUND INFORMATION:**

The intent of the certified survey map (CSM) is to create two residential parcels for single-family homes, each just under an acre in area. The CSM also creates an 8' wide outlot along Skemp Rd and is 2,362 square feet. The parcels would not be served by the water or wastewater utility. The Fire Department's Division of Community Risk Management, Assessor, and County Land Management have no issues with the parcels.

The CSM is within 3 miles of the City of La Crosse, its extraterritorial jurisdiction. This review gives the City influence over the development pattern of areas outside the its boundaries that may be annexed to the city or village. These parcels will likely not be annexed any time soon. The area was identified for rural preservation in a draft boundary agreement map.

Ø **GENERAL LOCATION:**

On Skemp Rd at the intersection of a future road, off of US Highway 14 at County Rd YY, as depicted in MAP 20-1699.

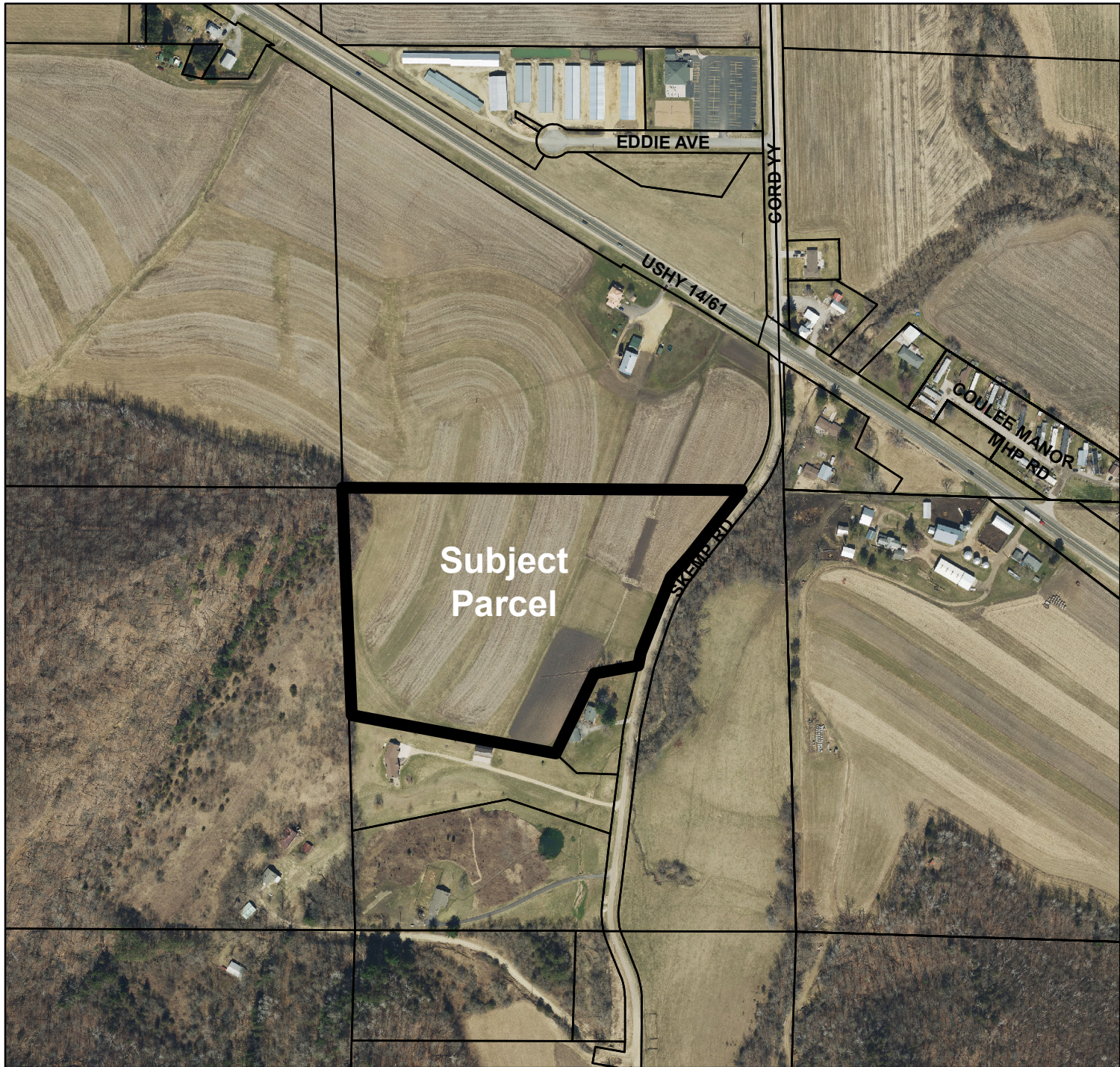
Ø **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** None

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map does not extend to these parcels, so the comprehensive plan does not apply to this CSM. The map stops at the water utility boundary, but the next iteration of the Future Land Use Map should cover the entire extraterritorial boundary in order to aid in these decisions.

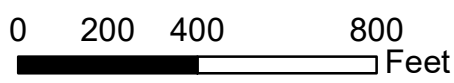
Ø **PLANNING RECOMMENDATION:**

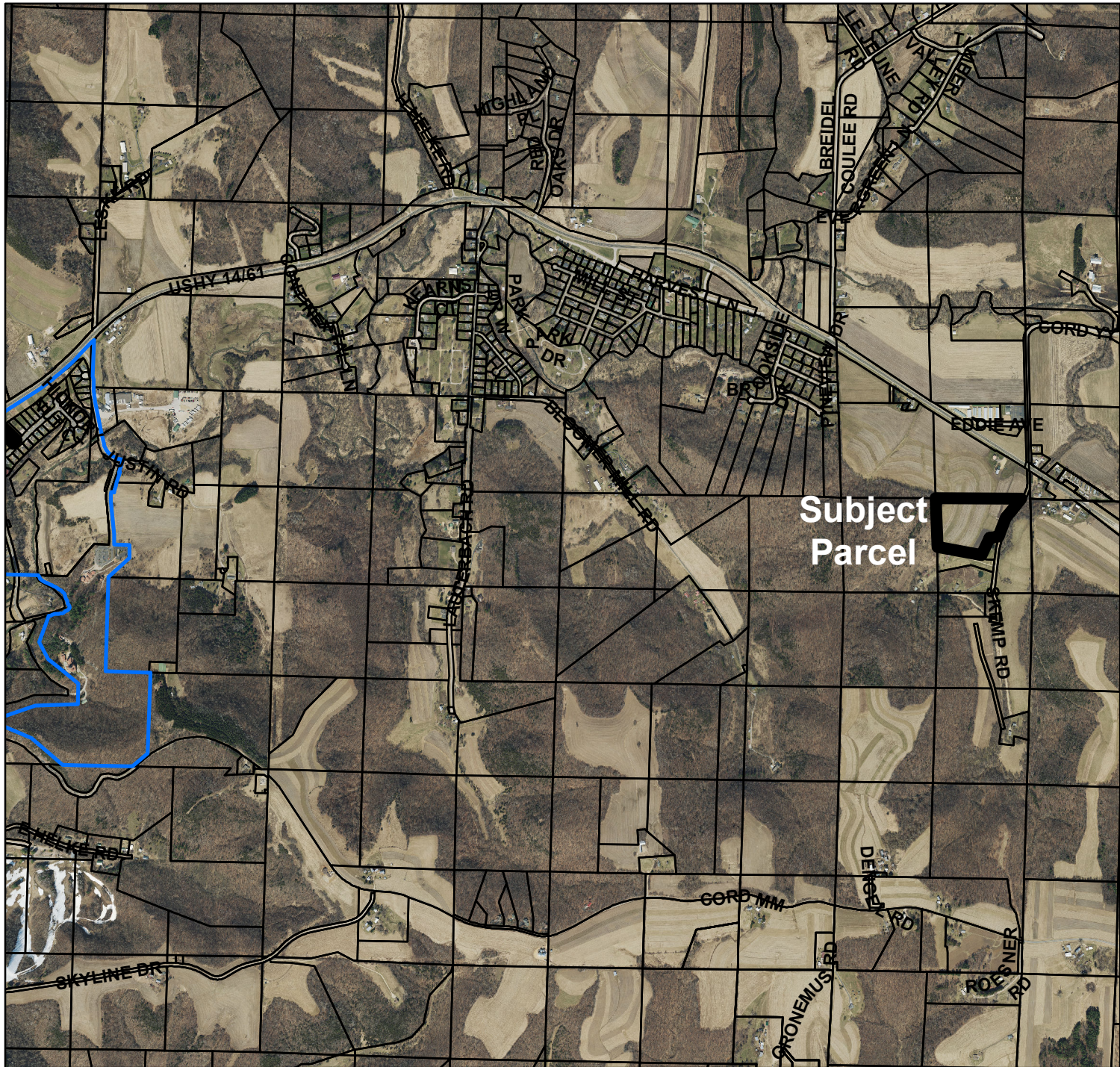
Approval – While the CSM is within the extraterritorial jurisdiction, it will likely continue to be part of the rural preservation of Shelby. No other departments have any concerns about the creation of these two residential parcels.



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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