

Resolution requesting waiver of City requirement for a subdivision plat and allowance of the substitution of a Certified Survey Map (CSM) in its place at 2415 State Road.

#### RESOLUTION

WHEREAS, the State Statute chapter 236.02 (12)(am)(2) requires that no more than 4 lots less than 1.5 acres can be created by CSM within 5 years; and

WHEREAS, in 2020 a CSM was recorded splitting the parent parcel of the Kmart site at 2415 State Road into three parcels, two of which were under 1.5 acres in size; and

WHEREAS, the existing lot will be subdivided into 4 separate parcels and a rezoning request to Planned Development District (PDD) will be made. In order to meet the limit in the State Statutes, only 2 of the proposed parcels created will be under 1.5 acres; and

WHEREAS, the applicant met with the City Planning and Engineering Departments per Sec. 113-38. – Pre-application meeting. At this meeting Engineering recommended that a CSM could be used in place of a Subdivision Plat; and

WHEREAS, MKB Copper Rocks LLC and Three Sixty Real Estate Solutions are requesting that the requirement for a subdivision plat per section 113-9 of the City of La Crosse Municipal Code of Ordinances be waived allowing for the use of a Certified Survey Map (CSM) to divide the existing lot as part of the PDD process; and

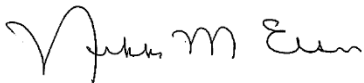
WHEREAS, Sec.113-9. – Waiver of Requirements, states that after review and recommendation by the City Plan Commission, the Common Council may waive or modify any subdivision requirement to the extent deemed just and proper; and

NOW, THEREFORE BE IT RESOLVED that the Common Council approves the substitution of a Certified Survey Map (CSM) in place of a subdivision plat for 2415 State Road, for the purposes of land division only; and

BE IT FURTHER RESOLVED that City of La Crosse staff are hereby authorized to perform all duties to effectuate this resolution.

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*I, Nikki M. Elsen, certify that this resolution was duly and officially adopted by the Common Council of the City of La Crosse on March 10, 2022.*



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*Nikki M. Elsen, WCMC, City Clerk  
City of La Crosse, Wisconsin*