

Agenda Item 23-0547 (Jenna Dinkel)

Certified Survey Map - Part of the Southeast Quarter of the Northwest Quarter and Part of the Northeast Quarter of the Southwest Quarter, Section 6, Township 15 North, Range 6 West, Town of Shelby, La Crosse County, Wisconsin (W4802 Meyers Rd.).

General Location

Meyers Road, off County Road F in the Town of Shelby. See attached Map PC23-0547. Scattered rural residential and agricultural surround the subject properties.

Background Information

The applicant has submitted a Certified Survey Map which creates two new parcels from parcel 11-11-1. Lot 1 is being created to separate the house from the rest of the property on the southern portion of parcel 11-11-1. Each parcel will have the required 60-foot frontage on a public road. There is an access easement in place on the west side of the parcel that will be maintained.

Recommendation of Other Boards and Commissions

This CSM was approved internally by the Community Risk Management, Engineering, and Assessor Departments.

The Shelby Town Board approved the CSM with the requirement that the pinch point is at least 25 feet. This condition has been met as the CSM states the pinch point is now 33 feet. La Crosse County has also approved this CSM.

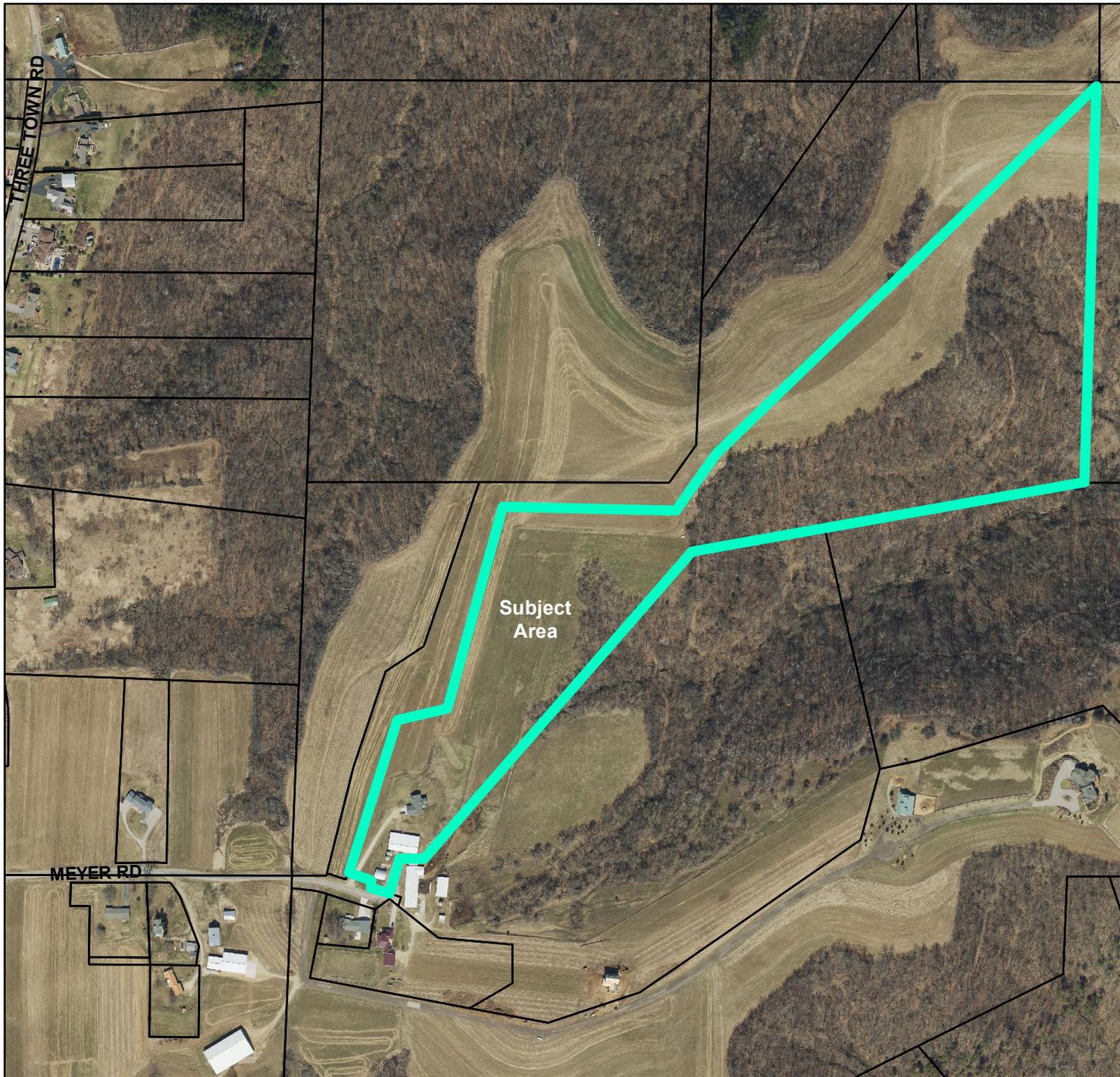
Consistency with Adopted Comprehensive Plan

This area is depicted as Agricultural/Rural Residential in the Comprehensive Plan. This category includes active farming and preservation of rural character. The density of housing in this category is expected to not be greater than one house per 35 acres. The proposed CSM has Lot 1 at 1.16 acres. While the individual lot is not consistent with the density component, the applicant has no intention of developing the lot and the combined total acreage of both lots is 37.25. Therefore, the proposed CSM and use is consistent with this classification.

Staff Recommendation

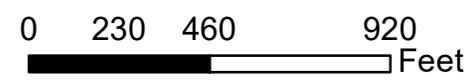
This item is recommended for approval.

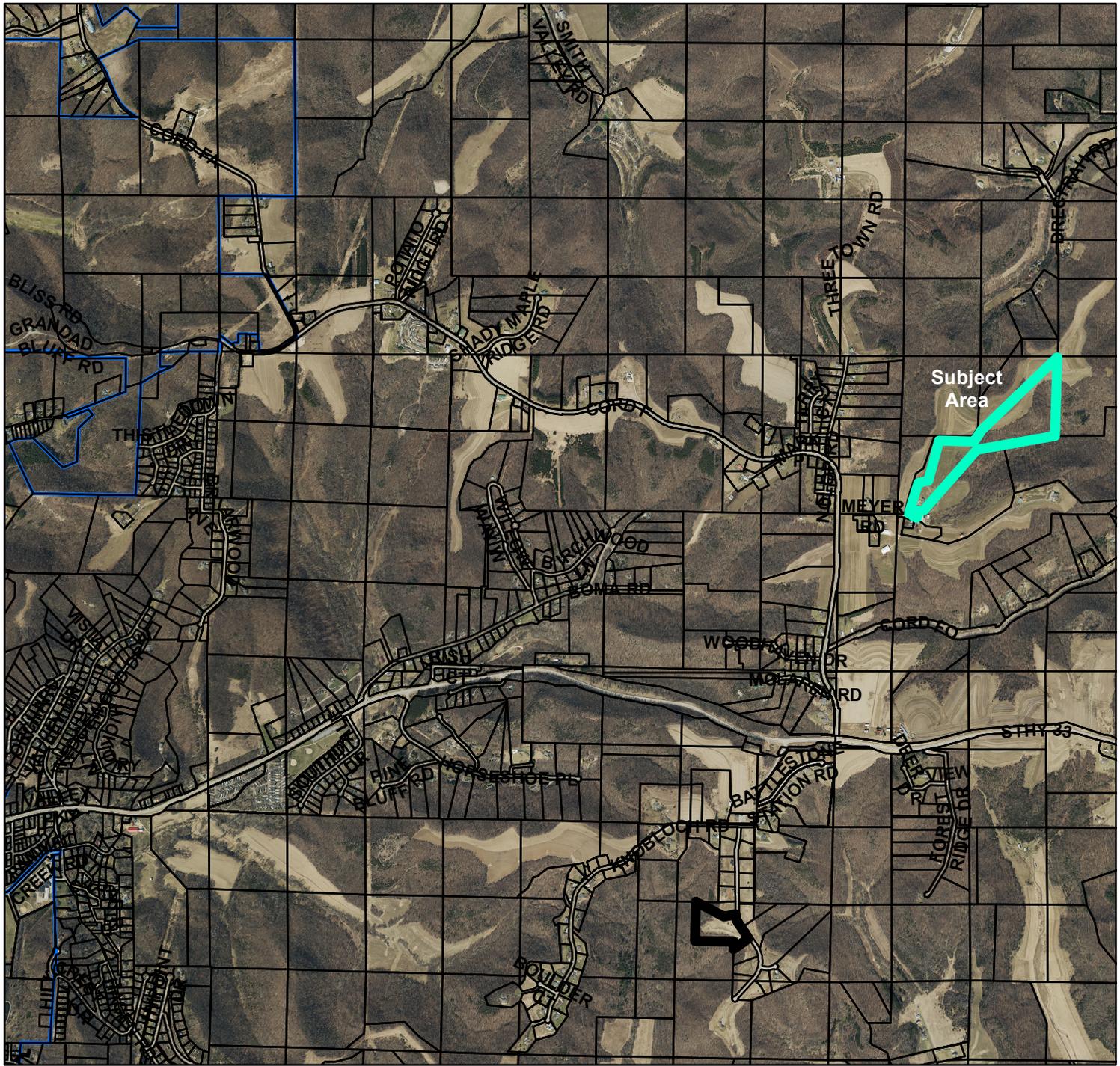
Routing J&A 5.30.2023



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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