

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
September 2, 2014**

➤ **AGENDA ITEM – PC2014-09-02-02**

Preliminary Plat of Barrewood to the Town of Barre, Wisconsin.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The subject plat is not within the City’s extraterritorial jurisdiction. Section 66.0105, Wis. Stats, divides overlapping extraterritorial powers along a line that is “equidistance from the boundaries of each municipality concerned...” La Crosse and Onalaska both have 3-mile extraterritorial jurisdiction; since Onalaska’s border is closer to the plat than is La Crosse’s, it has jurisdiction.

The development consists of an 800-foot town road and 18 residential lots. The parcel is in the La Crosse County’s Rural Zoning District. The County has approved the plat, provided that (1) they install a walking trail, (2) they pursue an easement to the west property line for access out of the sub-division, and (3) there is no driveway access out onto county highway.

➤ **GENERAL LOCATION:**

On the north side of County Road O across from Fox Hollow Drive near Fox Hollow Golf Course in the Town of Barre.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























The plat is not consistent with the City’s adopted comprehensive plan. While it is beyond sanitary sewer boundary, the plat does not promote compact and contiguous growth on the city’s fringe (Land Use Objective 3), nor does it safeguard and improve environmental features (Land Use Objective 11). The plat is also not consistent with the County’s comprehensive plan in which it is designated as Agriculture. However, it is consistent with the Town of Barre’s comprehensive plan, where its future land use map shows the parcel as Rural Residential-3 – areas in the Town Center designated for residential development.

➤ **PLANNING RECOMMENDATION:**

The City does not have jurisdiction to approve or deny the subject plat because it is in Onalaska’s extraterritorial jurisdiction and not La Crosse’s. If the City did have jurisdiction, planning staff would recommend denial of the plat. The City recently passed an ordinance (4830) that no subdivision be permitted within the City of La Crosse’s extraterritorial jurisdiction. The Comprehensive Plan and Zoning Code encourage compact and contiguous growth in and around the city to minimize the City’s and County’s expenses in providing public infrastructure. The ordinance does allow for exceptions, though, for which the plat may qualify if the walking trail recommended by the County is incorporated.



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

