

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
February 1, 2016**

➤ **AGENDA ITEM - 16-0173 (Jason Gilman)**

Preliminary Plat of Maple Ridge Addition to the Town of Medary, Wisconsin..

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

Requested is the extraterritorial review of a preliminary plat for the Maple Ridge Addition containing 10 lots and 1 outlot in the Town of Medary near the intersection of County Road F and Shady Maple Ridge Road. The area the plat is presented is largely rural agriculture, although Shady Maple Ridge Road has been developed with rural housing and there is a mobile home park just to the south and west of the site across County Road F. Access to the site from La Crosse can be gained via Bliss Road to the East past County Road FA. The site is approximately 2 miles east of Forest Hills Golf Course. It appears from aerial photography, the platted area has historically been used for agriculture, with a portion having wooded land cover.

➤ **GENERAL LOCATION:**

County Road F and Shady Maple Ridge Road, Town of Medary, 2 miles east of Forest Hills Golf Course. This preliminary plat is also within the sewer service area boundary of the City of La Crosse, but is not explicitly listed in the Comprehensive Plan as an area with potential future sewer extension from the City.

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

N/A

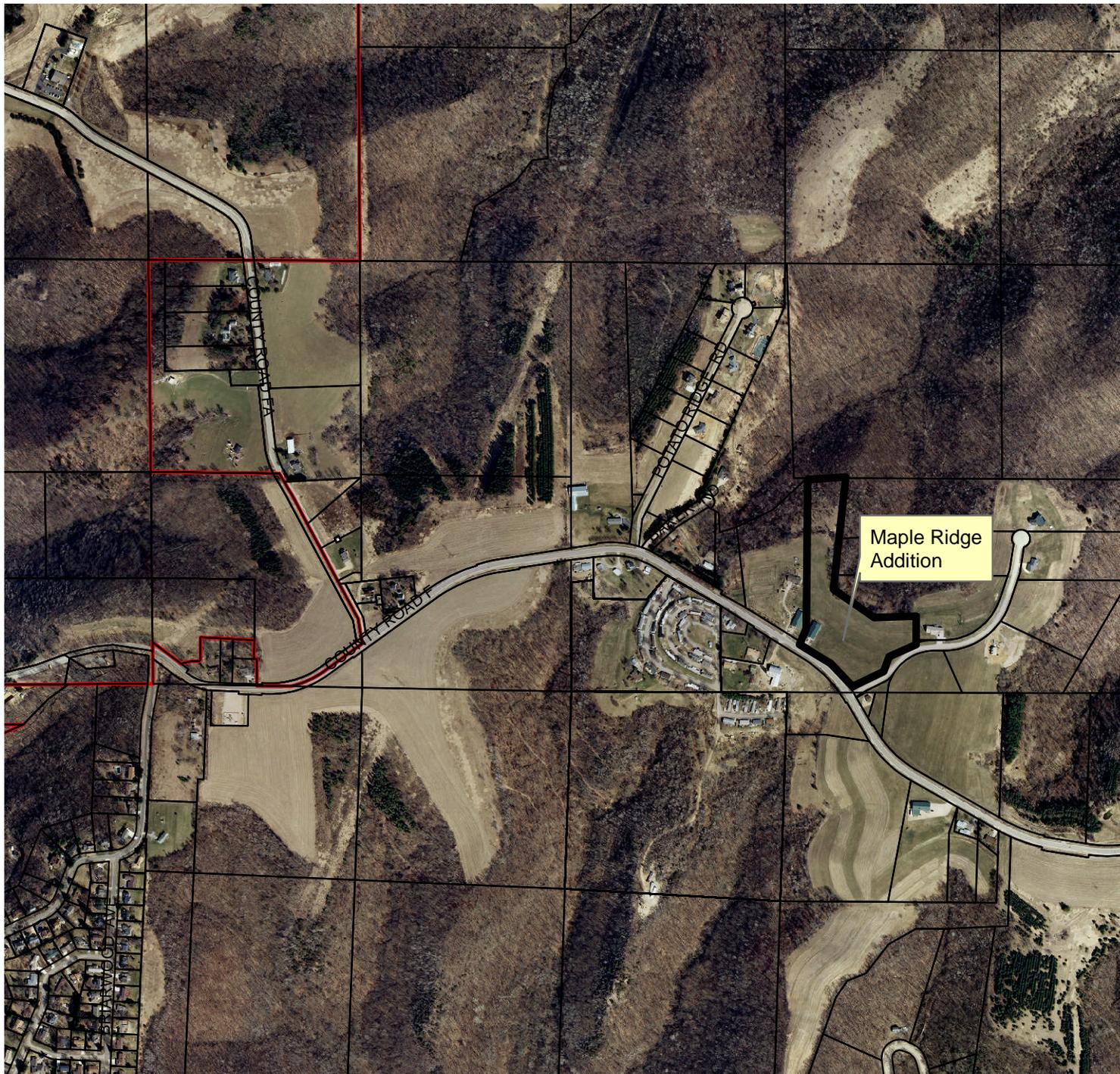
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:+**

The City's Comprehensive Plan refers to several objectives relative to rural growth including the promotion of cooperative boundary agreements, supporting coordinated and sustainable growth, the encouragement of larger lot sizes in rural areas with gross densities of no more than one house per 35 acres, preservation of agriculture and the use of extraterritorial review to encourage these objectives. It should also be noted the County's Comprehensive Plan recommends the use of fiscal impact analysis to discover the true cost of development, especially when the development is disconnected from

immediate service areas. The County's plan also recommends the use of conservation development patterns and the prohibition of development "skylining" on ridgetops.

➤ **PLANNING RECOMMENDATION:**

While this area is not within a projected sewer extension area of the City and it is removed from areas of potential annexation, and a boundary agreement with the Town of Medary is pending, the Planning Department recommends approval of this preliminary plat, with the following recommendations: 1. The developer provide a fiscal impact analysis of the development to the County; 2. The development be evaluated to prevent "skylining", and 3, The area surrounding the development be evaluated, targeting the 1 per 35 recommendation, preserving lands around the development toward conservation development and low density rural development patterns.



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

