

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
March 30, 2015**

➤ **AGENDA ITEM – 15-0317 (Tim Acklin)**

Preliminary Plat of The Quarry at Irish Hill to the Town of Shelby, Wisconsin.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The proposed preliminary plat is located in the area depicted on attached **MAP PC15-0317**, just east of the La Crosse city limits, and off of Knobloch Rd near Irish Hill. This plat is being reviewed by the City of La Crosse because it is within the City's 3-mile plat review jurisdiction. The proposed preliminary plat consists of 4 lots over 77.2 total acres. Forty three of those lots are platted for single family homes ranging from 0.7 to 1.8 acres in size.

La Crosse County's Extra Territorial Technical Advisory Committee reviewed the proposed subdivision on February 26, 2015. Their conditions for consideration are attached.

➤ **GENERAL LOCATION:**

West of Knobloch Road near Irish Hill

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

The La Crosse County Planning Resource and Development Committee meeting will be held at 4pm Monday, March 30, 2015.

The Town of Shelby Board did not approve the plat as submitted. The Town Board determined that the applicant did not meet specific requirements in regard to open space dedication.

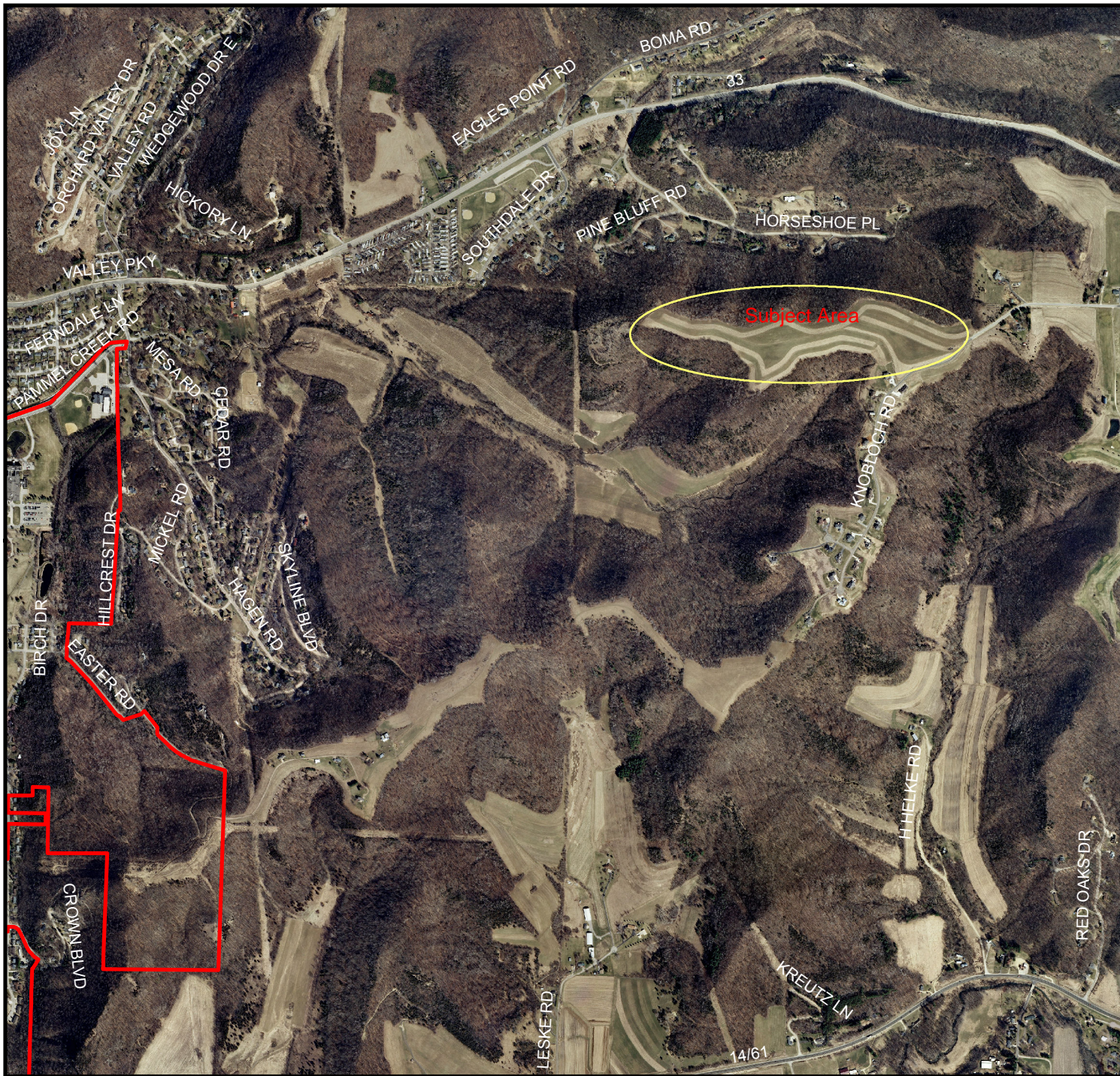
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The plat is not consistent with the City's adopted comprehensive plan as the plat does not promote compact and contiguous growth on the city's fringe (Land Use Objective 3). The plat is consistent with both La Crosse County's and the Town of Shelby's Future Land Use Plans.
























➤ **PLANNING RECOMMENDATION:**

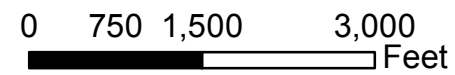
Recent State legislature has limited what Cities can require of proposed subdivisions within their 3-mile jurisdiction. Recently the City amended the Municipal Code pertaining to extraterritorial plat approval stating that no subdivision as defined may be permitted within La Crosse's extraterritorial jurisdiction. The Plan Commission and Common Council may make exceptions, provided that the proposed subdivision or land division complies with specific criteria stated in the code.

The City's Municipal Code also states that the Plan Commission may not consider any subdivision or land division which did not have prior approval by the approving authorities for both the Town(s) and La Crosse County. **Since the Town of Shelby Board has not approved this plat it is recommended by staff to refer this item for 30 days.**



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





LA CROSSE COUNTY, WISCONSIN

ZONING, PLANNING AND LAND INFORMATION OFFICE

La Crosse County Administrative Center
400 4th Street North • 3rd Floor
La Crosse, Wisconsin 54601-3200

Telephone: **(608) 785-9722** FAX: **(608) 785-5922**

February 26th, 2015

From: Extra-Territorial Technical Advisory Committee

To: Sub-division review bodies for proposed Sub-division

Dear affected Municipality:

Enclosed please find a letter drafted by the extra-territorial planning technical advisory committee regarding the concept development plan for the property adjacent to Knobloch Road in the Town of Shelby, La Crosse County Wisconsin which is being proposed by: Dick Berg and the Davenport Family Entitled The Quarry at Irish Hill.

Please be advised that the TAC met with Richard Berg on February 26th, 2015 at the Shelby Town Hall to discuss their proposal. Present at this TAC meeting were: Jeff Brudos, Town of Shelby; Scott Dunnum, City of La Crosse; Janet Rosseter, School District of La Crosse; and Bryan Meyer and Charlie Handy, La Crosse County.

The role of the TAC committee is to provide a forum for the developer to meet with representatives of the various agencies involved in review and approval of a development in the location where it is being proposed. This forum is to discuss the 18 standards as set forth in the attachment to this letter and to carry out site plan review of the concept proposed by the developer. This letter is neither a recommendation of approval or denial of this proposed development, simply a site plan review to ensure communication between the developer and the various levels of local government review bodies. Below you will find a number of conditions that were reviewed by the TAC based on the attached 18 official standards for review. Please thoroughly consider these conditions in your review of the proposed development. If you have any questions for the TAC please contact me at (608) 785-9722.

Conditions for consideration:

1. The TAC recognized that the 30% slopes were delineated on the plat and recommended that the review bodies ensure that efforts will be made to ensure these areas do not erode, and that the 30% and steeper slopes not be disturbed.
2. The TAC requests that the review bodies consider requiring the developer to install walking trails in portions of the development to promote safe walking routes. This could be addressed in the road design, or in areas off of the public roads. If this trail is within the public right-of-way, it improves the safety for school children congregating for bus pick-up. This requirement is linked with discussions regarding parks and open space in number 6, below.
3. The TAC requests that review bodies require utility easements at strategic cul-de-sac locations for the potential future installation of public sanitary sewer from the west.
4. The TAC requests that Dick Berg work with the Town of Shelby to consider the design and long term maintenance of the storm sewer system.
5. Projected tax base for this sub-division is 43 lots, 43 homes with approximate average value of \$500,000 per home. This is a total projection of \$21,500,000 in tax base.
6. The TAC requests that the Town consider the parkland dedication issue, along with forest or other open space preservation issues in its review of this proposed sub-division.
7. The TAC requests that review bodies require the developer to provide soil borings and engineering proposals for road cross sections to deal with difficult soil types.
8. The TAC requests that the review bodies consider requiring phasing of this subdivision due to a market concern, and increasing number of similar lots being developed

Thank you for your consideration.

Sincerely:

Charles Handy
County Planner
TAC secretary