

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
June 30, 2014**

➤ **AGENDA ITEM – PC2014-06-30-03**

Request for waiver of the extraterritorial jurisdiction platting requirements for subdivision called Barrewood in the Town of Barre, La Crosse County, Wisconsin.

➤ **ROUTING: J&A Committee**

➤ **BACKGROUND INFORMATION:**

The applicant is requesting to waive the subdivision platting requirements for the proposed subdivision depicted on attached **MAP PC2014-06-30-03**. This property is within the City of La Crosse's 3-mile extraterritorial plat review jurisdiction. This proposed subdivision has yet to receive final approval by the County/Town of Barre. A copy of the staff report from the County Planner is attached.

➤ **GENERAL LOCATION:**

County Road O - Town of Barre.

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

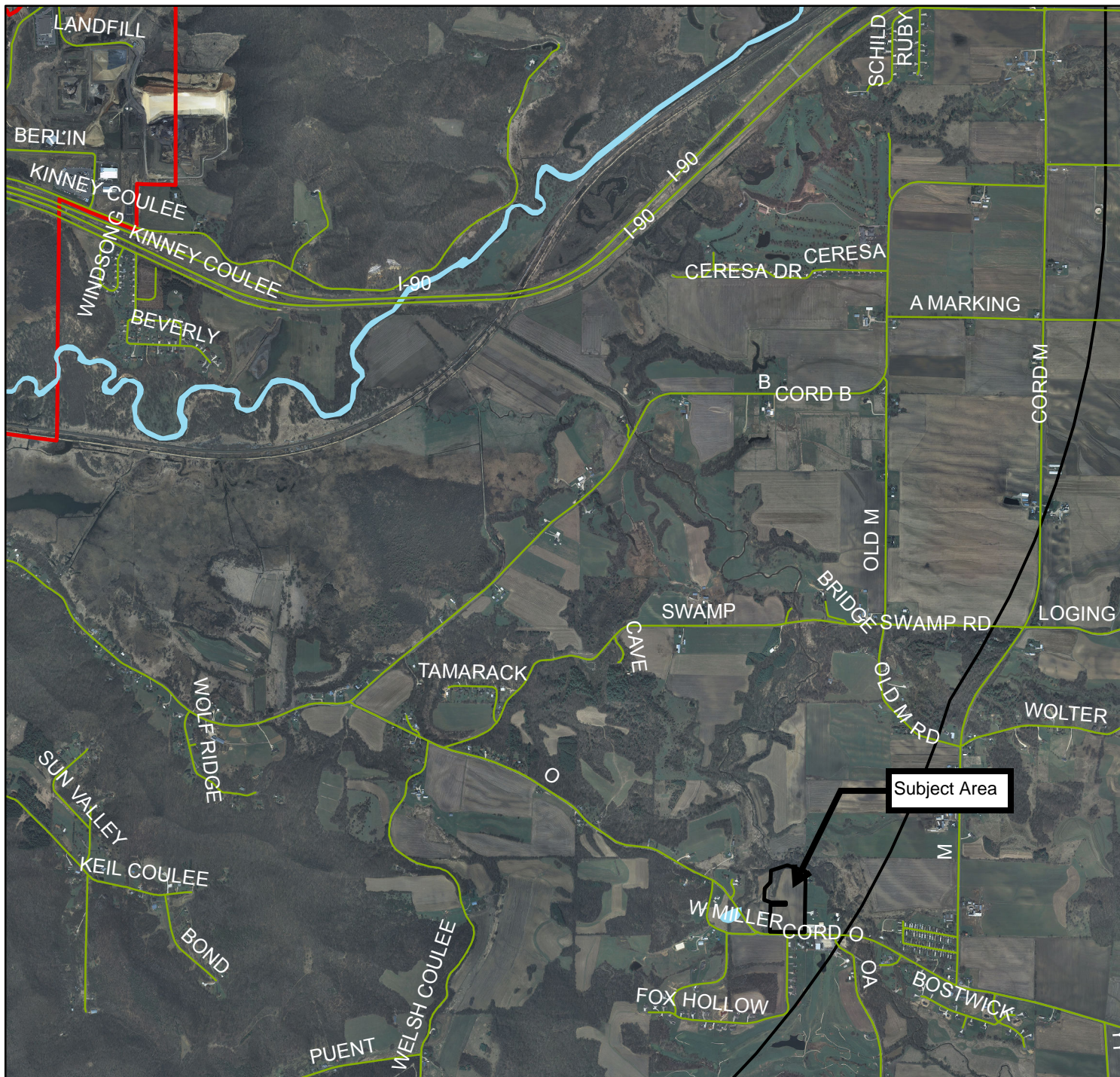
The County's Planning Resources and Development Committee will be meeting on this issue at 4:00 p.m. on Monday, June 30, 2014.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























Working cooperatively with the surrounding townships, County, and the LAPC to adopt strong land development controls to slow the growth of housing in unserved areas is an objective in the Comprehensive Plan.

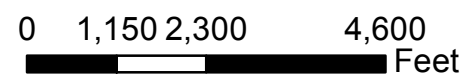
➤ **PLANNING RECOMMENDATION:**

Unfortunately, recent and historic court action has limited the City's ability to impose any sort of platting requirements on subdivisions within its extraterritorial jurisdiction and the proposed UDO has reflected these changes. The City can no longer regulate density on the urban fringe via the Comprehensive Plan and the City has been prohibited from imposing urban infrastructure requirements like sidewalks, street trees, water, sewer and the like for more than 30 years. Recent court action essentially takes away virtually all city ability to control land use on the urban fringe. In light of this, the City and Region's best hope is for the County and Townships to require subdivision agreements that have sunset dates if lots are not developed or require replatting if the development does not proceed in a timely manner. **Unfortunately, this item is recommended for approval.**



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



PC2014-06-30-03



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**

April 30th, 2014

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 County Road O in the Town of Barre, La Crosse County Wisconsin which is being proposed by: Karl Schilling with assistance from Berg Enterprises.

Please be advised that the TAC met with Karl Schilling, Dick Berg and Ben Sprain on April 17th, 2014 at the Barre Town Hall to discuss their proposal. Present at this TAC meeting were: Ron Reed and Roger Wolter, Town of Barre Board; John McGowan, Town of Barre Plan Commission; Scott Dunnum, City of La Crosse; Scott Johnson and Rick Kline, School District of West Salem; 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 insure 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 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. TRAFFIC FLOW / ACCESS CONTROL - The TAC Committee felt it was important to consider leaving a reserve strip at least 66' wide from the cul-de-sac to the West property line to allow a potential access to a future development to the west.
2. MINIMIZE UNNECESSARY CUL-DE-SACS, PROMOTE THROUGH TRAFFIC – The TAC would request that the review bodies consider requiring a snow storage easement adjacent to the cul-de-sac bulb. The TAC committee would also request input from the school and fire districts on the size of the cul-de-sac bulbs.
3. NON-VEHICULAR ACCESS / MULTIMODAL TRANSPORTATION/ WALKWAYS/ TRAILS - INSTALLATION UP FRONT, EASEMENTS AND ETC.– The TAC requests that the review bodies considering 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, of in areas off of the public roads.
4. EASEMENTS FOR PUBLIC UTILITIES, ESPECIALLY IF ANNEXATION IS LIKELY – The TAC requests review bodies consideration of appropriate maintenance access to the proposed stormwater management pond to the West of the proposed sub-division.
5. MAINTENANCE ISSUES WITH ALL IMPROVEMENTS – The TAC requests that all review bodies require market analysis to ensure that the development will reach an appropriate occupancy percentage within the first three years to ensure adequate tax base to cover the public's cost of maintenance and other tax assessment issues.

The TAC request the Town of Barre to work with Berg Enterprises to consider the design and long term maintenance of a storm water pond.

6. SCHOOL DISTRICT ISSUES, GOVERNING, BOUNDARIES, PLANNING FOR DEMOGRAPHICS AND ETC. – The TAC requests that the review bodies consider the areas for school bus stops so that children, landowners and the bus drivers are aware of the proposed bus stop locations, congregation points.
7. PARKLAND, FEES, LAND DEDICATION, GREENWAYS, LINKAGES AND ETC – The TAC requests that the Town consider this issue in its review.

Thank you for your consideration.

Sincerely:

Charles Handy
County Planner
TAC secretary