

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
May 31, 2016**

➤ **AGENDA ITEM – 16-0487 (Lewis Kuhlman)**

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

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

This plat is being reviewed by the City of La Crosse because it is within the City's extraterritorial jurisdiction. A different preliminary plat for the site came to the Common Council last year. This proposed preliminary plat consists of 27 lots over 77.2 total acres. Lots range in size from 0.7 to 3.3 acres, with the exception of 4.03- and 32.9-acre out lots.

➤ **GENERAL LOCATION:**

Knobloch Road, about 0.8 miles off State Highway 33 – see attached **MAP 16-0487**.

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

The County Planning, Resources and Development Committee approved this in their May 2<sup>nd</sup> meeting. The Town Shelby has not yet responded to staff's inquiry.

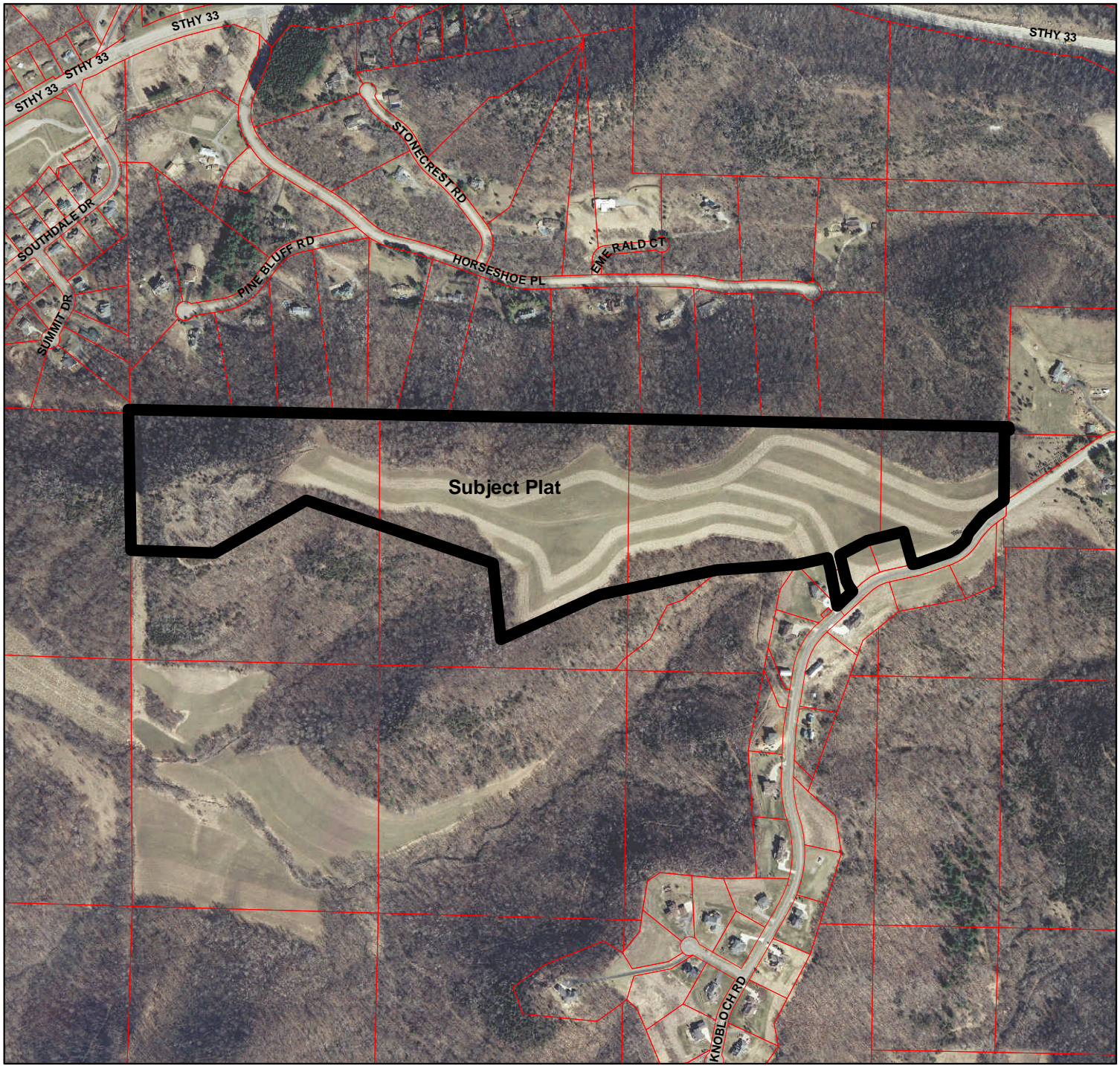
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This preliminary plat is not consistent with the City's adopted comprehensive plan. The Future Land Use Map has identified the area as Agricultural/Rural Residential, which is meant to retain farmland and preserve rural character. It's development does not support the land use objective of targeted redevelopment (investing in the riverfront, distressed neighborhoods, and activity centers) or compact and contiguous growth. Additionally, the property would not support the transportation objective for smart growth. Further, it does not support the City's housing objectives to create a mix of housing options.

➤ **PLANNING RECOMMENDATION:**

The Director of Parks, Recreation, and Forestry highly encourages the applicant to consider trail access in the area as it could be part of the Bluffland Plan that is currently under review.

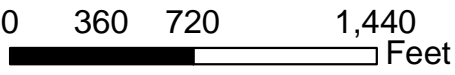
State legislation limits what Cities can require of proposed subdivisions within its extraterritorial jurisdiction, including defining use and character. The City amended its Municipal Code on extraterritorial plat approval, stating that no subdivision may be permitted within La Crosse's extraterritorial 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. **This Plat 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          |







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