

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
August 31, 2015**

➤ **AGENDA ITEM - 15-0317 (Lewis Kuhlman)**

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

➤ **ROUTING:** J&A Committee

➤ **GENERAL LOCATION:**

Section 11 and 12, T15N, R7W, off Knobloch Road near Irish Hill, Town of Shelby. West of La Crosse on Hwy 33, near the old Irish Hills Golf Course.

➤ **BACKGROUND INFORMATION:**

The City is reviewing this subdivision because it is within its extraterritorial plat jurisdiction that goes three miles beyond its borders. However, 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. The subject preliminary plat would subdivide the property depicted on attached **MAP 15-0317** into 43 single-family residential lots connected by 4,400 feet of road.

On April 9th, the subject preliminary plat was referred for a mutually agreed upon 30 days until the Town and County could review it. It was not reviewed by May 14th, so it was referred for 60 days. The Town had approved it by July 9th, but the County hadn't, so it was referred again for 60 days.

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

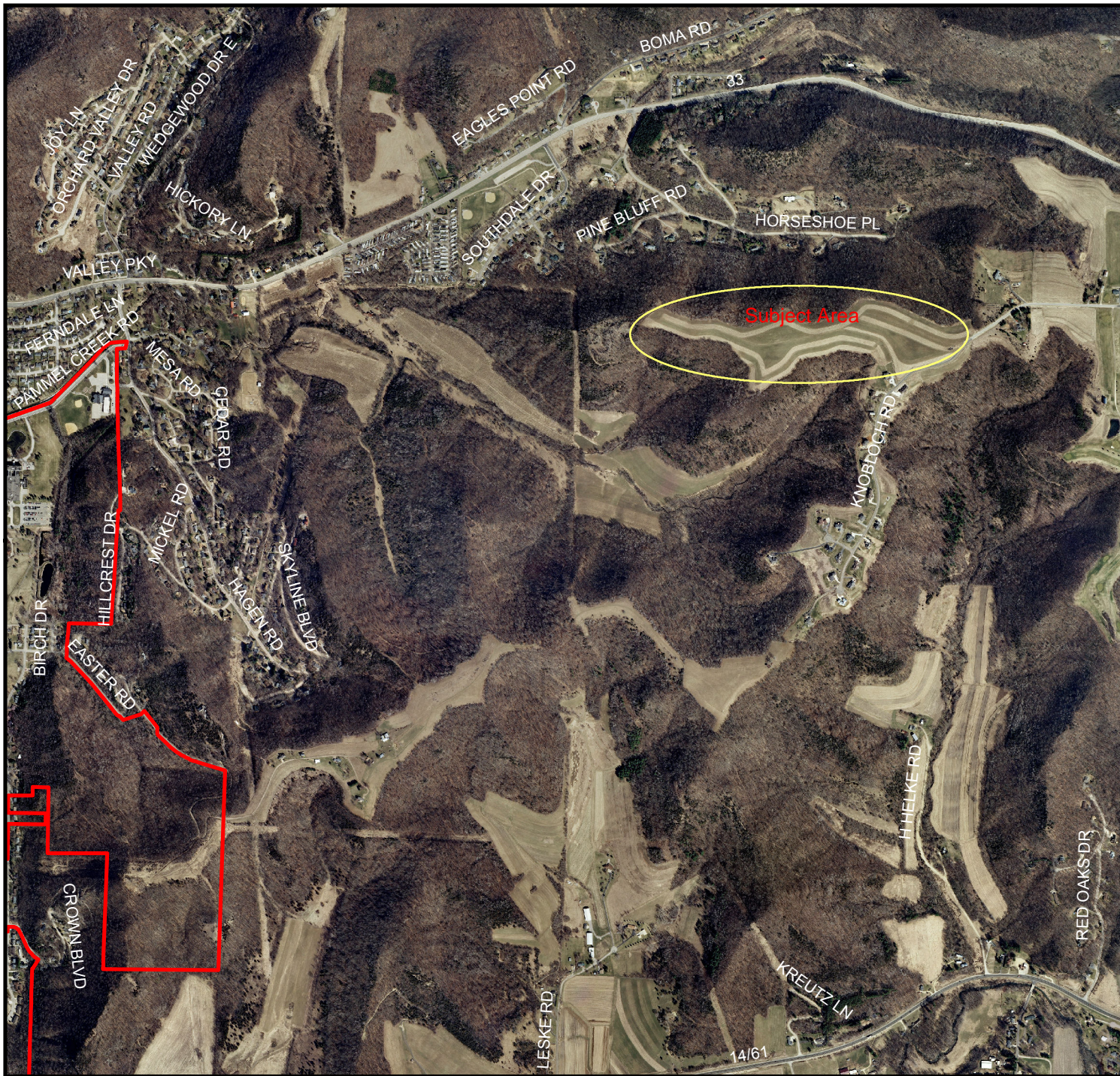
The County has not approved this preliminary plat, nor is it on their August 31st agenda. The Town of Shelby approved the preliminary plat on Monday, June 8th.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Information to be provided in future review of this item.

➤ **PLANNING RECOMMENDATION:**

Planning Staff recommends denial of this preliminary plat. The preliminary plat has been referred three times since it was introduced in April. With no indication that the County will be reviewing it soon, denial of the plat will ensure that it will not come up again until approvals by both the County and Town are complete.



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

