

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
May 4, 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

➤ **BACKGROUND INFORMATION:**

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. The lots range in size from 0.7 to 2.3 acres. The road will be built to Town road standards and the development will not be connected to public utilities. It is within the Sewer Service Area Boundary. The City is reviewing this subdivision because it is within it's the extraterritorial plat jurisdiction the goes 3 miles beyond its borders.

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. Neither the Town nor County has reviewed the plat. The subject preliminary plat was referred for 60 days until the Town and County could review it.

That referral was later reduced to 30 days, so it would not gain automatic approval. According to [Wis. Stats. 236.11\(1\)\(a\)](#), the Common Council has to take action within 90 days or the preliminary plat is automatically approved. However, the Council may enter into an agreement with the subdivider where the time is extended. This preliminary plat was submitted on March 9<sup>th</sup>. The June Council session would be beyond the 90-day mark and they made no agreement for an extension.

The City has revised the subdivision checklist to ensure that both Town and County approvals are in place before the City of La Crosse accepts any proposed plats in the future.

➤ **GENERAL LOCATION:**

Section 11 and 12, T15N, R7W, off Knobloch Road near Irish Hill, Town of Shelby

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

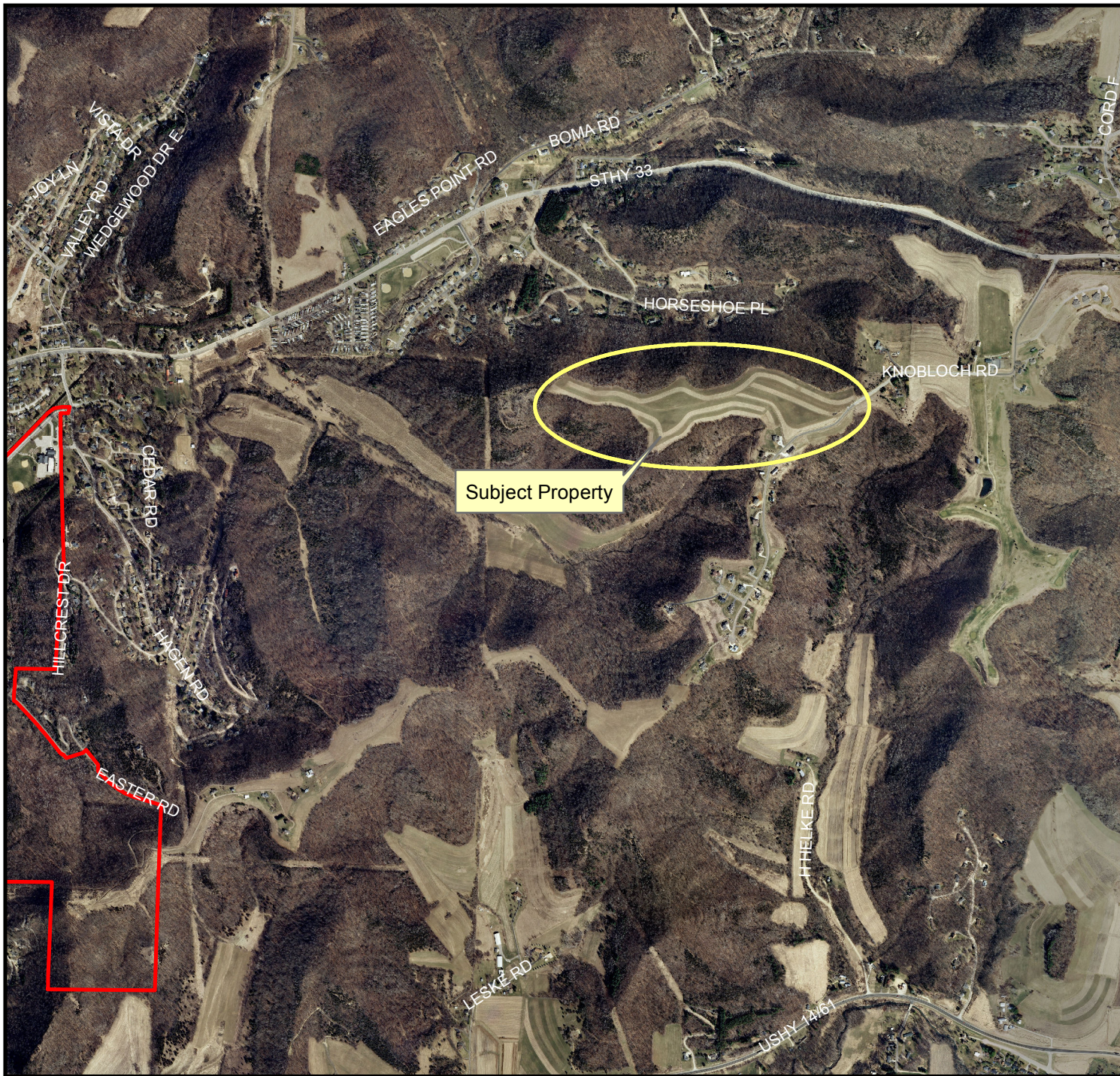
The Town of Shelby and the County have not yet approved.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























Information to be provided in future review of this item.

➤ **PLANNING RECOMMENDATION:**

Review of the plat requires approval first from the Town and County – these entities have not yet approved of this plat. There is a 90-day limit before the plat is automatically approved – referring the plat until next month would go beyond that limit, unless the Common Council comes to an agreement with the applicant to extend that time. Planning Staff has discussed the timeline with the applicant and there is agreement from the applicant to refer the review of the plat for 60 days to allow for both Town and County recommendations to take place. **Planning Staff recommends a 60-day referral of the preliminary plat.**



## 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

