

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
May 4, 2015**

➤ **AGENDA ITEM – 15-0430 (Lewis Kuhlman)**

Preliminary Plat of Willow Heights to the Town of Shelby, Wisconsin.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The subject preliminary plat would subdivide property depicted on attached **MAP 15-0430** into 24 single-family residential lots ranging in size from 1.33 to 8.47 acres, with one parcel over 37 acres. The City is reviewing this subdivision because it is within its extraterritorial plat jurisdiction the goes 3 miles beyond its borders. The subdivision will be served by private wells, on-site wastewater treatment, and stormwater drainage facilities, but easements are included for future public sanitary sewer connections.

Review of the plat requires approval first from the Town and County – the County has not yet approved of this plat. 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 12, T15N, R7W, off Knobloch Road on Irish Hill Golf Course, Town of Shelby

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

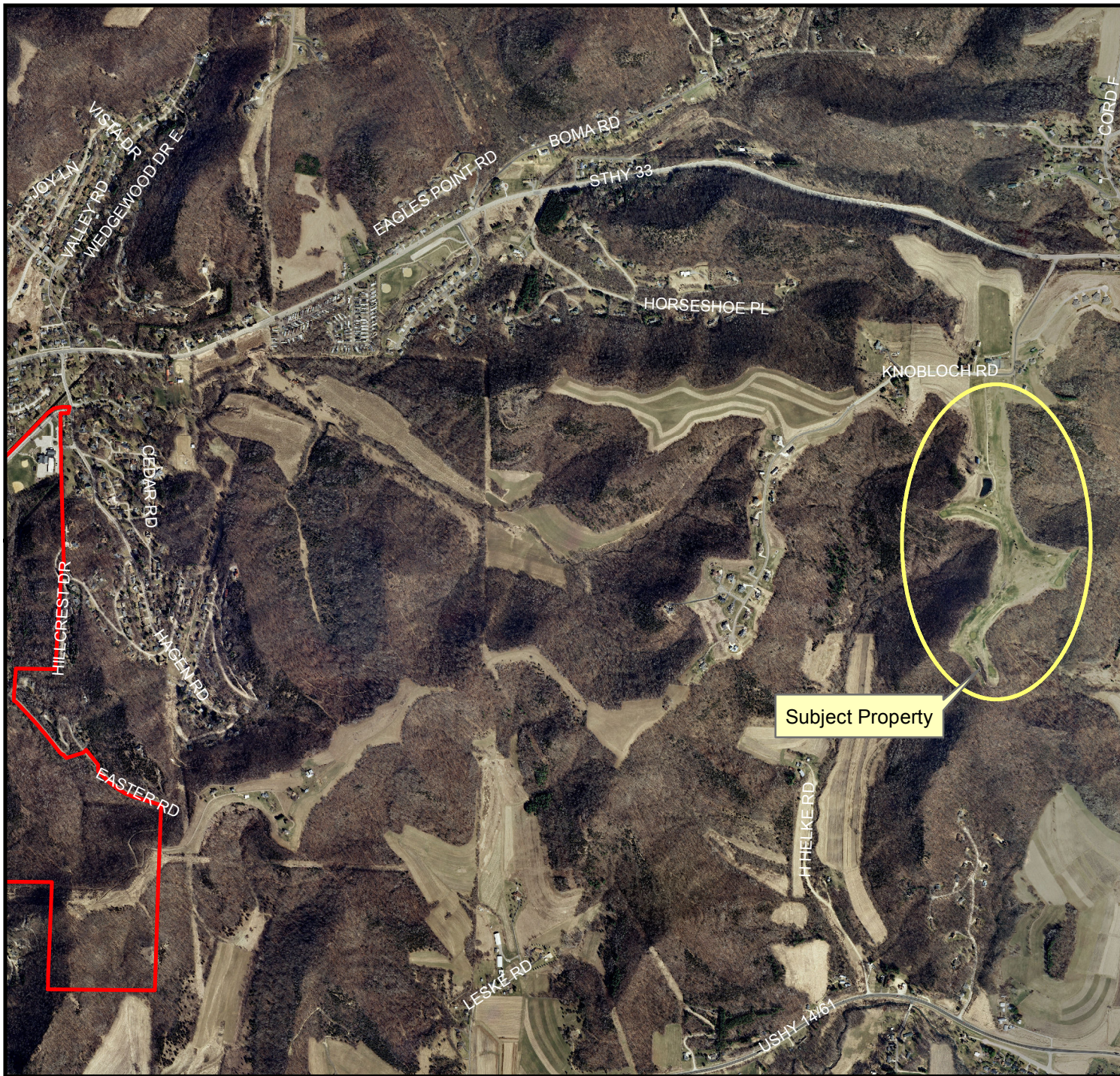
The Town of Shelby approved this plat; the County will review Monday, May 4th.

➤ **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 – the County has not yet acted on this plat. **Planning Staff recommends referral of the preliminary plat 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

