

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
June 29, 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 proposed 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 its the extraterritorial plat jurisdiction that goes three 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. On April 9th, the subject preliminary plat was referred for a mutually agreed upon 60 days until the Town and County could review it.

➤ **GENERAL LOCATION:**

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

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

The County has not approved this preliminary plat. The Town of Shelby approved the preliminary plat on Monday, June 8th, but left it open for negotiation with their Fire Department to accommodate their vehicles.

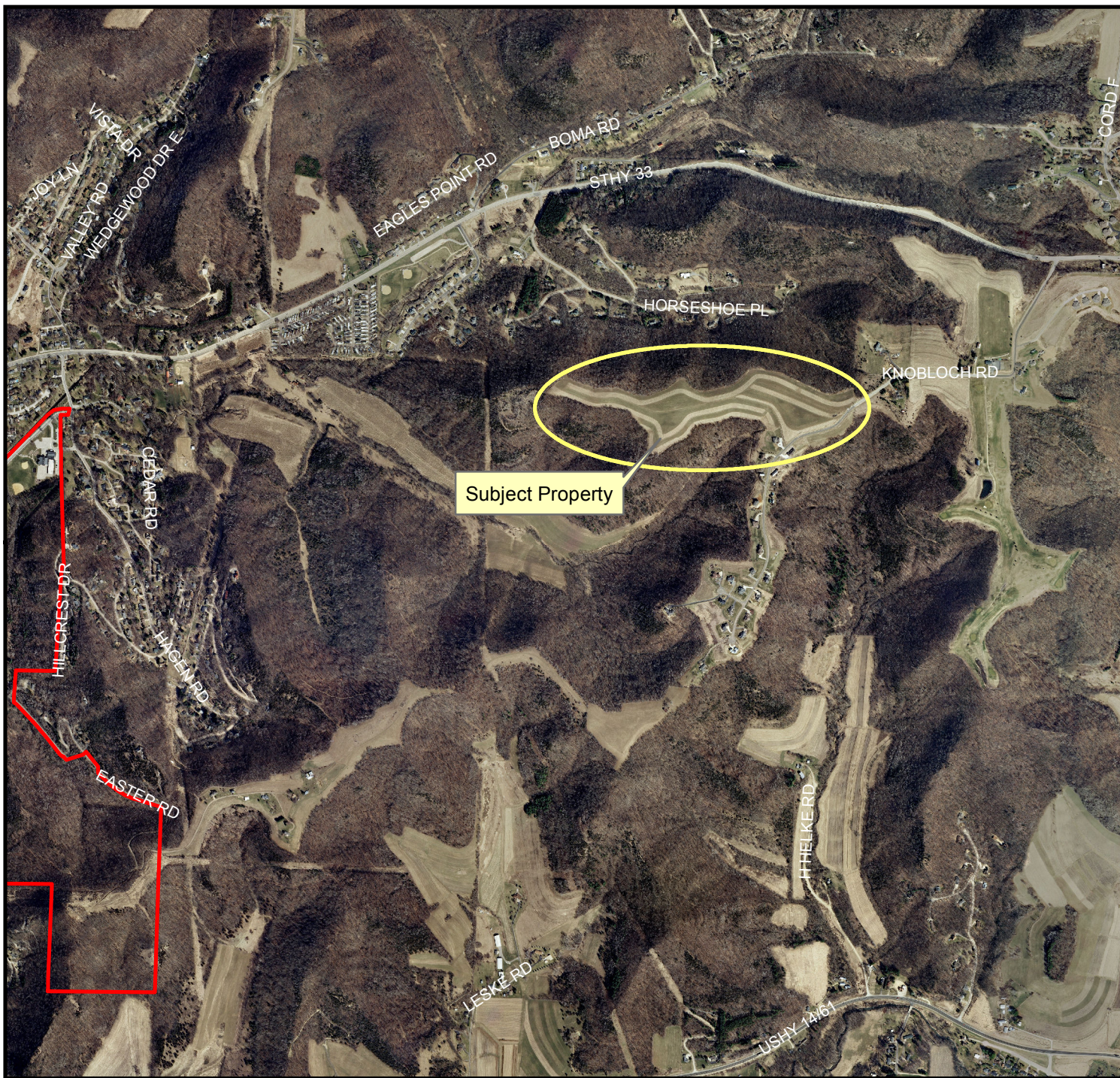
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

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 will not have this item on their June 29th agenda. **Rather than continue to refer this**

preliminary plat, Planning Staff recommends denial. The applicant may reapply when they are ready for City of La Crosse review.



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

