

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
August 4, 2014**

➤ **AGENDA ITEM – PC2014-08-04-10**

AN ORDINANCE to amend Subsections 14.18 of the Code of Ordinances of the City of La Crosse to bring the Extraterritorial Plat Approval Jurisdiction in compliance with State Statutes.

➤ **ROUTING: J&A Committee**

➤ **BACKGROUND INFORMATION:**

This Ordinance is intended to bring the City's extraterritorial plat approval regulations into compliance with WIS. STAT. § 236.45(3)(b) (2011-12). A February 2014 Opinion Filed by the Wisconsin Court of Appeals (Case # 2013AP1202) demonstrated that a City may not reject an extraterritorial plat application based on land use since that would be extraterritorial *zoning*. (See attached ordinance **14-0823**).

➤ **GENERAL LOCATION:**

The area from the city limits to three miles beyond the city limits (See attached **MAP PC2014-08-04-09**)

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This Ordinance is consistent with the Adopted Comprehensive Plan. It encourages compact and contiguous growth (Land Use Objective 3), improves land use compatibility (Objective 7), and encourages resource protection (Objective 11)

➤ **PLANNING RECOMMENDATION:**

The proposed Ordinance simplifies the existing ordinance while bringing it in line with State Statutes. Rather than criteria for agricultural and nonagricultural land division, the Ordinance only has one criterion that does not permit any subdivision of land less with parcels less than 35 acres of land. The Ordinance allows for exceptions based on compatibility with adjacent property, but also adds more stringent restrictions based on land suitability and planned public investments. **This Ordinance is recommended for approval.**

# La Crosse 3 Mile Extraterritorial Plat Map

Legend

City of La Crosse	Town of Campbell	Town of Hamilton	Town of Greenfield	Minnesota
City of Onalaska	Town of Barre	Town of Medary	Village of west Salem	
Town of Onalaska	Town of Shelby	Village of Holmen	Vernon County	

