

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
November 2, 2015**

➤ **AGENDA ITEM - 15-1041 (Tim Acklin)**

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

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The applicant is proposing to subdivide the former Irish Hills Golf Course into a 24 single family lots. Several conditions were issued to the applicant through the preliminary plat process, including a turnaround adjacent to Lot 6 for emergency vehicles, which have all been met.

➤ **GENERAL LOCATION:**

Section 12, T15N, R7W, off Knobloch Road on Irish Hill Golf Course, Town of Shelby. See attached **MAP PC15-1041**.

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

The Preliminary Plat was approved by the Common Council in their June 20115 cycle.

The Final Plat was approved by the Town of Shelby on July 27, 2015.

The Final Plat was approved by the County on September 28, 2015.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This preliminary plat is not consistent with the City's adopted comprehensive plan. The Future Land Use Map has identified the property as Agriculture/Rural Residential with a minimum density of one dwelling unit per 35 acres. The area was formerly a golf course and does not support the land use objective of targeted redevelopment (investing in the riverfront, distressed neighborhoods, and activity centers) or compact and contiguous growth. Additionally, the property would not support the transportation objective for smart growth. Further, it does not support the City's housing objectives to create a mix of housing options since the subdivision is intended for high-end single-family homes.

This preliminary plat is also not consistent with the County's adopted comprehensive plan or *Coulee Vision 2050*. However, neither anticipated that this site would no longer

be a golf course. The County's 2008 Future Land Use Map had it as Recreational, while the amended Future Land Use Map has it as Public-Institutional. *Coulee Vision 2050's* Future Land Use Map shows it as Agricultural and based on the preferred alternative of "More Infill, Less Sprawl."

➤ **PLANNING RECOMMENDATION:**

All requests made by the City have been met. This item is recommended for approval.



BASIC ZONING DISTRICTS

