

REPORT OF THE PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE
TO THE COUNTY BOARD ON A HEARING FOR A PETITION TO AMEND
THE LA CROSSE COUNTY ZONING ORDINANCE

TO THE COUNTY BOARD OF SUPERVISORS FOR LA CROSSE COUNTY:

The La Crosse County Planning, Resources and Development Committee, having considered Petition No. 2035 to amend the La Crosse County Zoning Ordinance filed by:

RONALD G OVERSON,
N7861 COUNTY RD W, HOLMEN, WI, 54636,
AND PETER A AND MARY J MARCO,
N7815 COUNTY RD W, HOLMEN, WI, 54636

and having held a public hearing on the 3rd day of February 2020 for a petition to rezone a 35.19 acre lot from the EXCLUSIVE AGRICULTURE DISTRICT to the EXCLUSIVE AGRICULTURE DISTRICT WITH CONDITIONS and the RURAL DISTRICT WITH CONDITIONS and to rezone a 3.1 acre lot from the RURAL DISTRICT to the RURAL DISTRICT WITH CONDITIONS for one future single family residence located in the Town of Farmington and is described as follows:

NW/SE of Section 25, T18N, R7W, excepting Lot 1 of Certified Survey Map No. 54 in Vol. 13 and part taken for road, and to rezone from the Rural District to the Rural District with Conditions a 3.1 acre lot described as Lot 1 of Certified Survey Map No. 54 in Vol. 13. Tax parcels 5-1619-0 and 5-1619-1. Property addresses N7815 and N7816 County Rd W. Town of Farmington.

And pursuant to s. 59.69 Wis. Stats.: the Committee did publish and receive proof of a Class II notice of the hearing; did receive receipts of mailing of the notices to the affected Town Clerk(s); did hold a public hearing to hear testimony and official correspondence; and, did receive and consider action from the affected Town Board(s). The Committee, under s. 59.69(5)(e)4, and under s. 91.48(1), Wis. Stats., has the authority to approve the petition as submitted; to disapprove of the petition; or, to modify and approve the petition. Having considered the entire record the Committee's recommendation is to:

By a vote of six (6) in favor, zero (0) no, and one (1) excused (Cornforth), the committee voted to approve Zoning Petition No. 2035 subject to the recording of the following deed restrictions:

On the proposed 22.19-acre lot:

- 1. No residential development authorized; and
- 2. This restriction can be lifted or amended by the La Crosse County Board of Supervisors only.

On a proposed 5.01-acre lot being part of "Parcel 311 as identified in a plat of survey prepared by Horton Surveying:

- 1. One single family residence only; and
- 2. This restriction can be lifted or amended by the La Crosse County Board of Supervisors only.

On the remaining 11.1 acres (7.74 + .26 acres of the Base Farm Tract and 3.10-acre lot 1 of CSM No. 54 in Vol.13)

- 1. One single family residence only; and
- 2. This restriction can be lifted or amended by the La Crosse County Board of Supervisors only.

(IF THIS PETITION IS APPROVED AS A CONDITIONAL ZONING, DEED RESTRICTIONS MUST BE RECORDED BEFORE ZONING TAKES EFFECT.)

Dated this 12th day of February, 2020

ZONING, PLANNING AND LAND INFORMATION DEPARTMENT

BY Nate Sampson
Nate Sampson – Zoning Director

LA CROSSE COUNTY PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

BY Pat Scheller
Pat Scheller – Chair

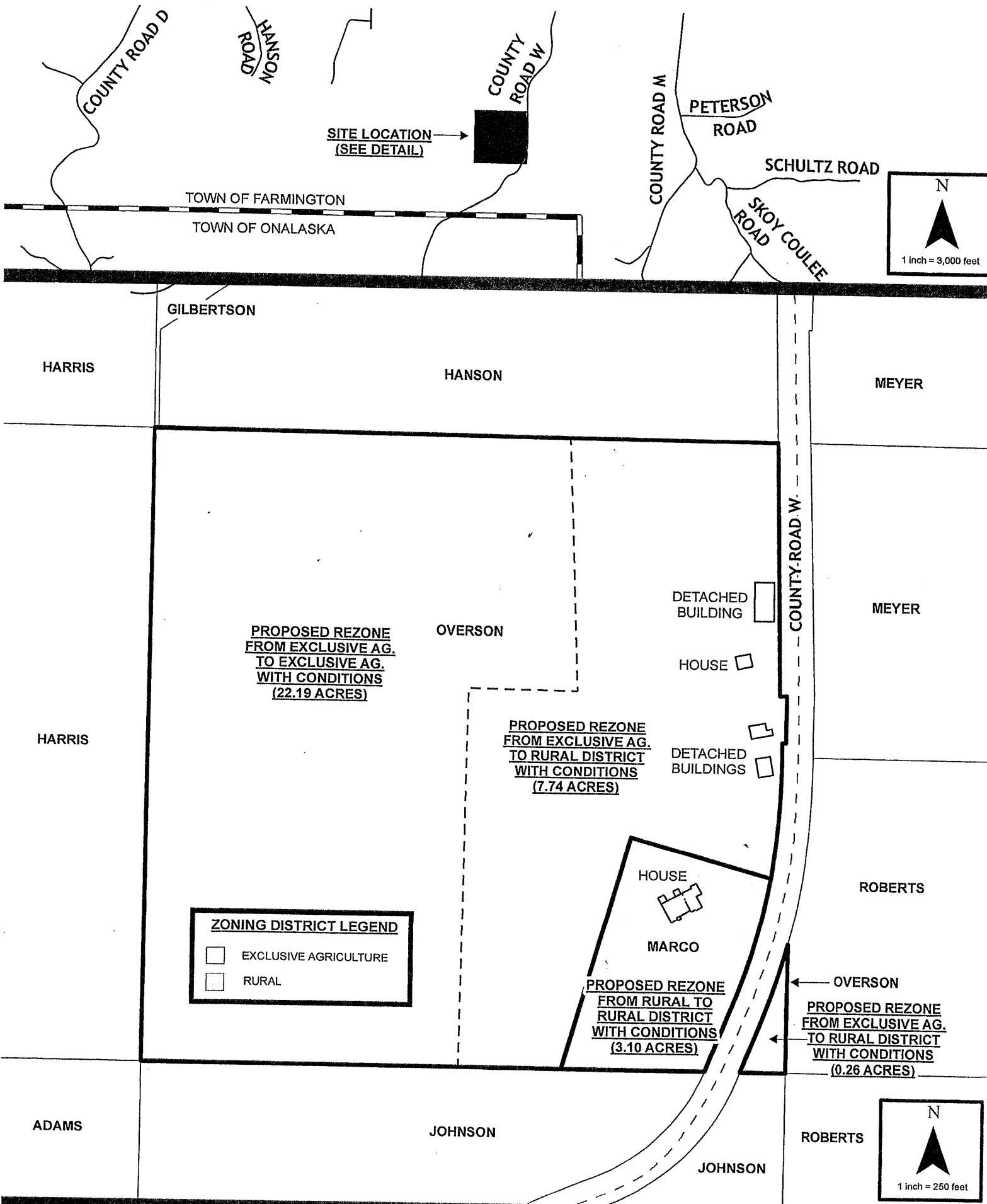
The County Board, under s.59.69(5)(e)5 Wis. Stats., has the authority to effectuate the petition by ordinance or to disapprove it. The County Board took the following action this 20th day of February, 2020

- Approved the petition as submitted, _____ becomes an ordinance.
- Approved the petition with amendments/conditions, becomes an ordinance, after recording conditions.
- Denied the petition, _____ (no ordinance is adopted)
- Denied the petition with amendments/conditions, _____ (no ordinance adopted)
- Refused to deny the petition with re-referral, _____ (no ordinance adopted unless reported out with approval)

STATE OF WISCONSIN
COUNTY OF LA CROSSE

I, Ginny Dankmeyer, County Clerk of La Crosse County do hereby certify that this document is a true and correct copy of the original zoning ordinance required by law to be in my custody and which the County Board of Supervisors of La Crosse County approved at a meeting held on the 20th day of February 2020.

Ginny Dankmeyer
Ginny Dankmeyer, La Crosse County Clerk



ZONING PETITION NO. 2035 RONALD G OVERSON, N7861 COUNTY RD W, HOLMEN, WI, 54636, AND PETER A AND MARY J MARCO, N7815 COUNTY RD W, HOLMEN, WI, 54636, PETITIONS TO REZONE FROM THE EXCLUSIVE AGRICULTURE DISTRICT TO THE EXCLUSIVE AGRICULTURE DISTRICT WITH CONDITIONS AND THE RURAL DISTRICT WITH CONDITIONS FOR ONE FUTURE SINGLE FAMILY RESIDENCE A 35.19 ACRE LOT DESCRIBED AS NW/SE OF SECTION 25, T18N, R7W, EXCEPTING LOT 1 OF CERTIFIED SURVEY MAP NO. 54 IN VOL. 13 AND PART TAKEN FOR ROAD, AND TO REZONE FROM THE RURAL DISTRICT TO THE RURAL DISTRICT WITH CONDITIONS A 3.1 ACRE LOT DESCRIBED AS LOT 1 OF CERTIFIED SURVEY MAP NO. 54 IN VOL. 13. TAX PARCELS 5-1619-0 AND 5-1619-1. PROPERTY ADDRESSES N7815 AND N7816 COUNTY RD W. TOWN OF FARMINGTON.

ZONING PETITION NO. 2035

LAND CLASS
 IDLE = 0%
 WOODS = 87%
 CROPS = 13%

RONALD G OVERSON AND PETER A & MARY J MARCO
 NW/SE OF SECTION 25, T18N, R7W AND LOT 1 OF CSM NO. 54 VOL. 13
 38.29 ACRES TO BE REZONED
 TOWN OF FARMINGTON

SOIL CLASS
 CLASS I-II = <1%
 CLASS III = 3%
 CLASS IV = 50%
 CLASS V-VIII = 47%

REASON FOR REZONE: PROPOSED SPLIT AND SALE OF THE EXISTING FARM

91.48 REZONING OF LAND OUT OF A FARMLAND PRESERVATION ZONING DISTRICT. (1) A political subdivision with a certified farmland preservation zoning ordinance may rezone land out of a farmland preservation zoning district without having the rezoning certified under s. 91.36, if the political subdivision finds all of the following, after public hearing: (a) The land is better suited for a use not allowed in the farmland preservation zoning district. (b) The rezoning is consistent with any applicable comprehensive plan. (c) The rezoning is substantially consistent with the county certified farmland preservation plan. (d) The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.