

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. 2057 to amend the La Crosse County Zoning Ordinance filed by:

**KEITH P & MARILYN M HERLITZKE**  
**W2818 EVANS DWYER RD, COON VALLEY, WI, 54623**

and having held a public hearing on the 2<sup>nd</sup> day of August 2021 for a petition to rezone from the EXCLUSIVE AGRICULTURE DISTRICT to the RURAL DISTRICT a 16.35-acre parcel for a proposed 30' x 45' expansion of an existing single family residence located in the Town of Greenfield.

and is described as follows:

Property described as part of the NE/SW of Section 25, T15N, R6W. Tax Parcel 6-595-0. Property address W2818 Evans Dwyer Rd. Town of Greenfield.

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. 91.48(1), Wis. Stats., along with the affected Town Board(s), under s. 17.10(8), 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 five (5) in favor, zero (0) no, and one (1) excused (Scheller), the committee voted to approve Zoning Petition No. 2057 subject to the recording of the following four (4) deed restrictions;

1. Create a tax parcel that contains the entire existing residence and meets setback requirements per Chapter 17 - Zoning Code;
2. 1/5 of the Base Farm Tract and the area described in Exhibit A (tax parcel no. 6-595-0, 7/23/2021) is to be deed restricted from further residential development;
3. These deed restrictions shall be recorded within 60 days of County Board approval;
4. These restrictions 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 5<sup>th</sup> day of August 2021

ZONING, PLANNING AND LAND INFORMATION DEPARTMENT

BY Kathleen Stewart  
Kathleen Stewart – Zoning & Planning Administrator

LA CROSSE COUNTY PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

BY Peggy A Isola  
Peg Isola – 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 19<sup>th</sup> day of August, 2021

- 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 19<sup>th</sup> day of August 2021.

Ginny Dankmeyer  
Ginny Dankmeyer, La Crosse County Clerk

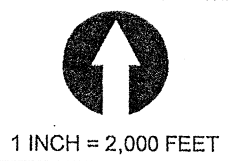
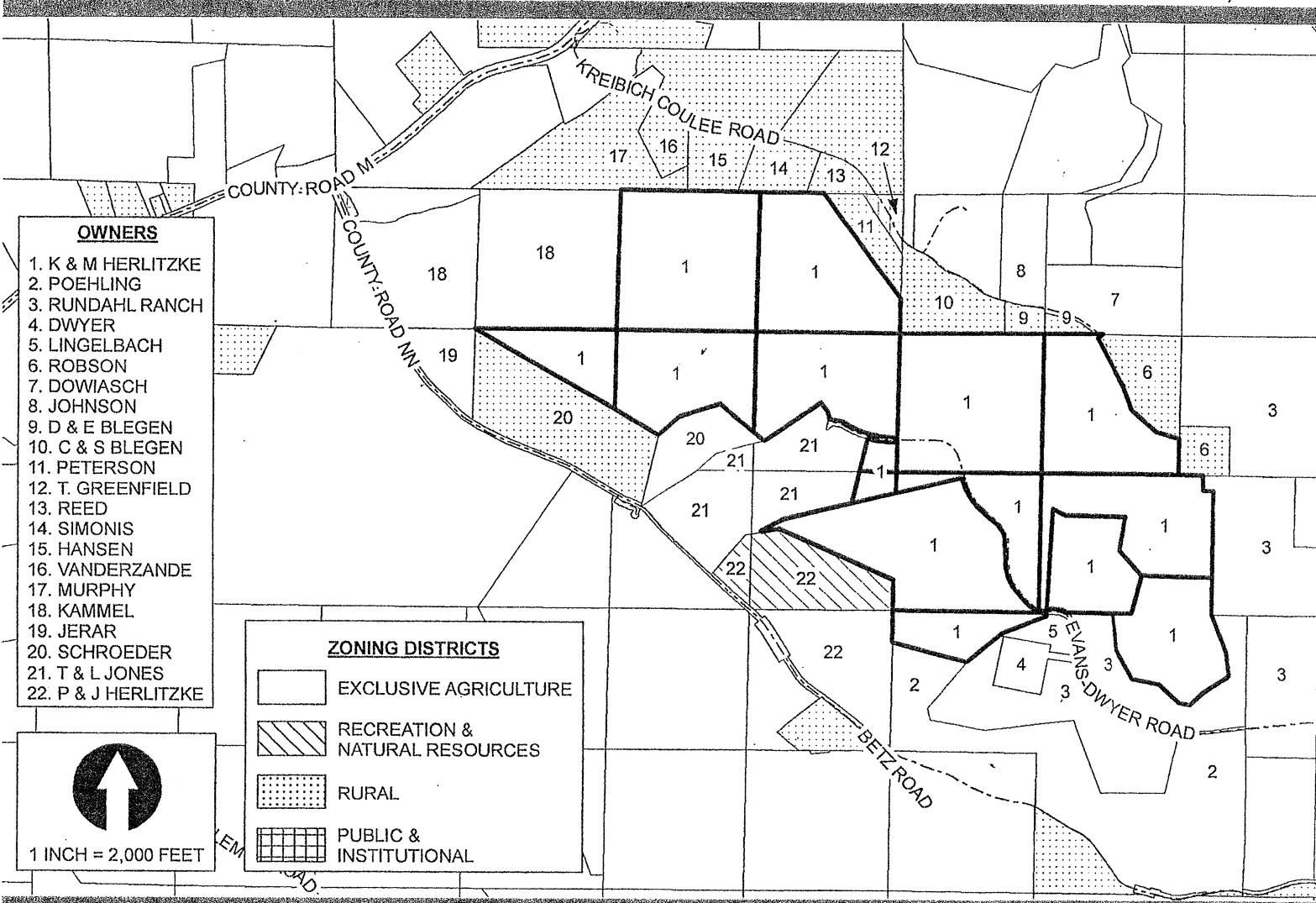
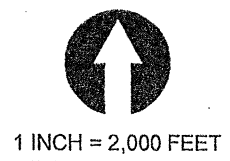
COUNTY ROAD NW

KREIBICH ROAD

PROJECT LOCATION (SEE DETAIL)

EVANS-DWYER ROAD

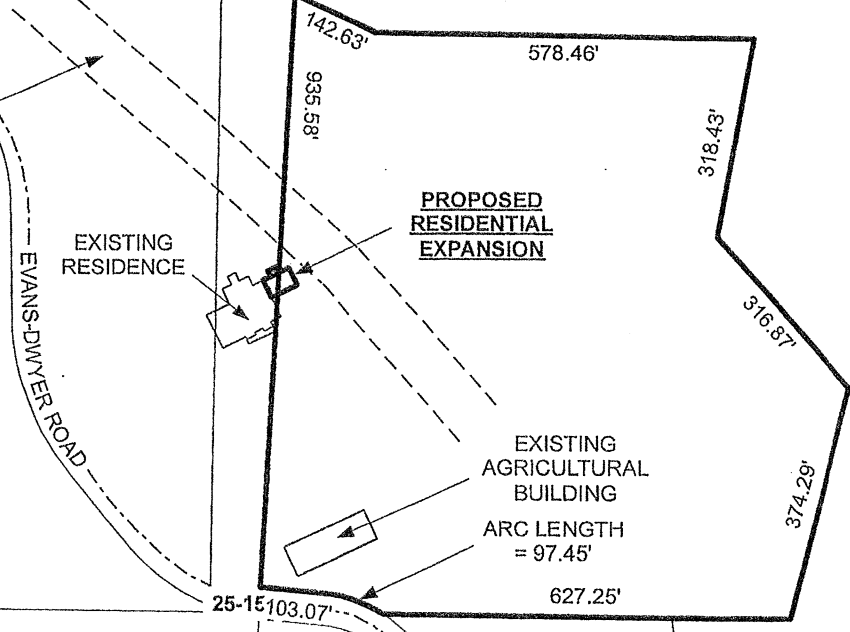
STATE ROAD 162



**ZONING DISTRICTS**

	EXCLUSIVE AGRICULTURE
	RECREATION & NATURAL RESOURCES
	RURAL
	PUBLIC & INSTITUTIONAL

80-FT EASEMENT FOR THE NORTHERN NATURAL GAS COMPANY, VOL. 418, PG'S. 428-429 (LOCATION APPROXIMATE)



### ZONING PETITION NO. 2057

KEITH & MARILYN HERLTIZKE  
LOCATED IN THE NE/SW SECTION 25, T15N, R6W  
16.36 ACRES TO BE REZONED  
TOWN OF GREENFIELD

LAND CLASS  
CROPS = 95%  
IDLE = 5%

REASON FOR REZONE: EXPANSION OF A RESIDENTIAL USE

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.