

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. 2062 to amend the La Crosse County Zoning Ordinance filed by:

**SPENSER NICKELATTI, D/B/A NRE PROPERTIES LLC**  
**543 DRIFTWOOD STREET, WEST SALEM, WI 54669**

and having held a public hearing on the 29<sup>th</sup> day of November 2021 for a petition to rezone from the RURAL DISTRICT to the INDUSTRIAL DISTRICT a ±1.18-acre parcel for proposed rental storage buildings in the Town of ONALASKA and is described as follows:

Properties described as part of the NW ¼ of the NE ¼ of Sec. 25, T 17 N, R 8 W. Tax Parcel 10-2034-0. Property address W7401 County Road ZN. Town of Onalaska.

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 SIX (6) in favor, ZERO (0) no, ONE (1) excused (Hundt), and ZERO (0) absent the committee voted to approve Zoning Petition No. 2061 subject to the recording of the following with ONE (1) condition;

1. Prior to or as a condition of the issuance of a zoning permit, screening shall be installed along and parallel to the eastern property line. Screening shall consist of vegetation or fencing sufficient to provide a visual barrier and designed and installed in accordance with applicable County and Town codes. If the abutting property is no longer used as a residence at the time the application for a zoning permit is submitted, or if requested by the property owner this condition is no longer required.

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

Dated this 30<sup>th</sup> day of November 2021

ZONING, PLANNING AND LAND INFORMATION DEPARTMENT

BY Kathleen Stewart  
Kathleen Stewart – Zoning & Planning Administrator

LA CROSSE COUNTY PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

BY Peg Isola  
Peg Isola – Chair

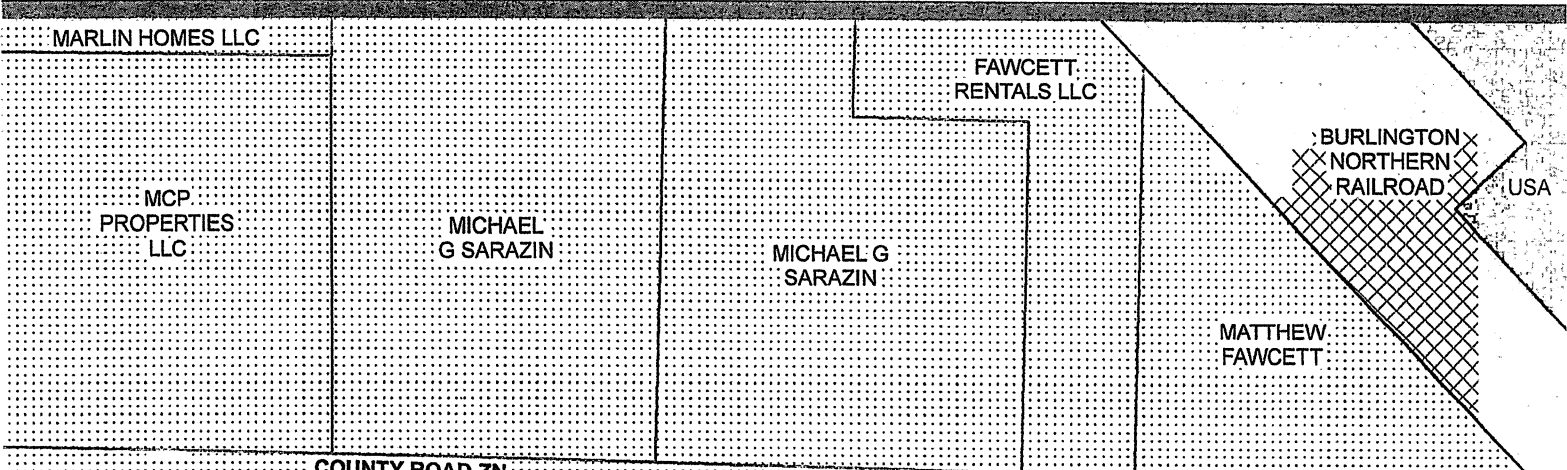
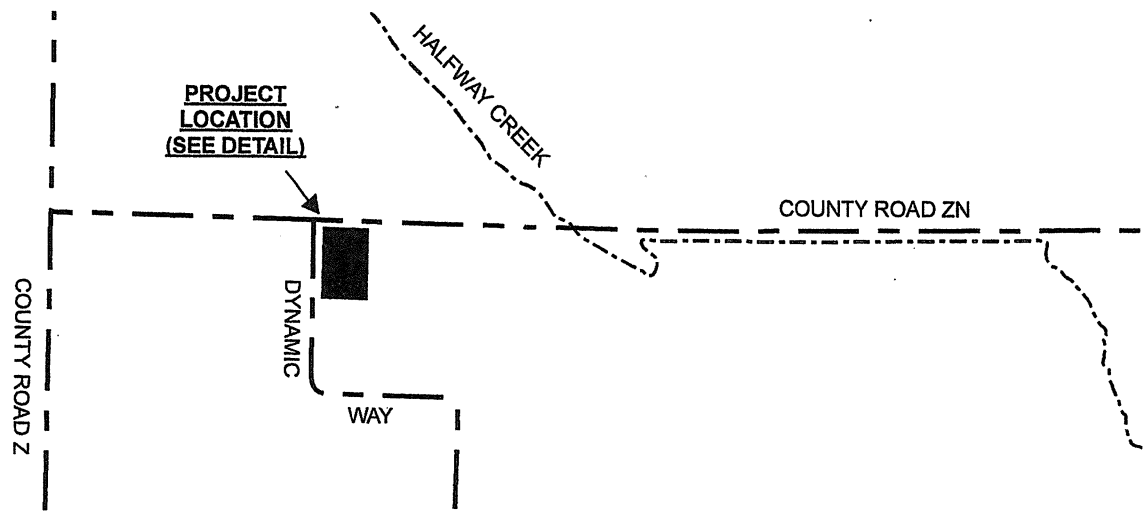
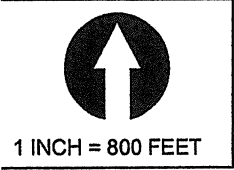
The County Board, under s.59.69(5)(e)5 Wis. Stats., has the authority to effectuate the petition by ordinance or to disapprove it. The County Board took the following action this 16<sup>th</sup> day of December 2021

- 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)

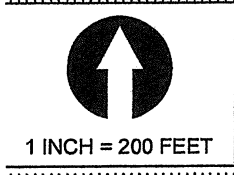
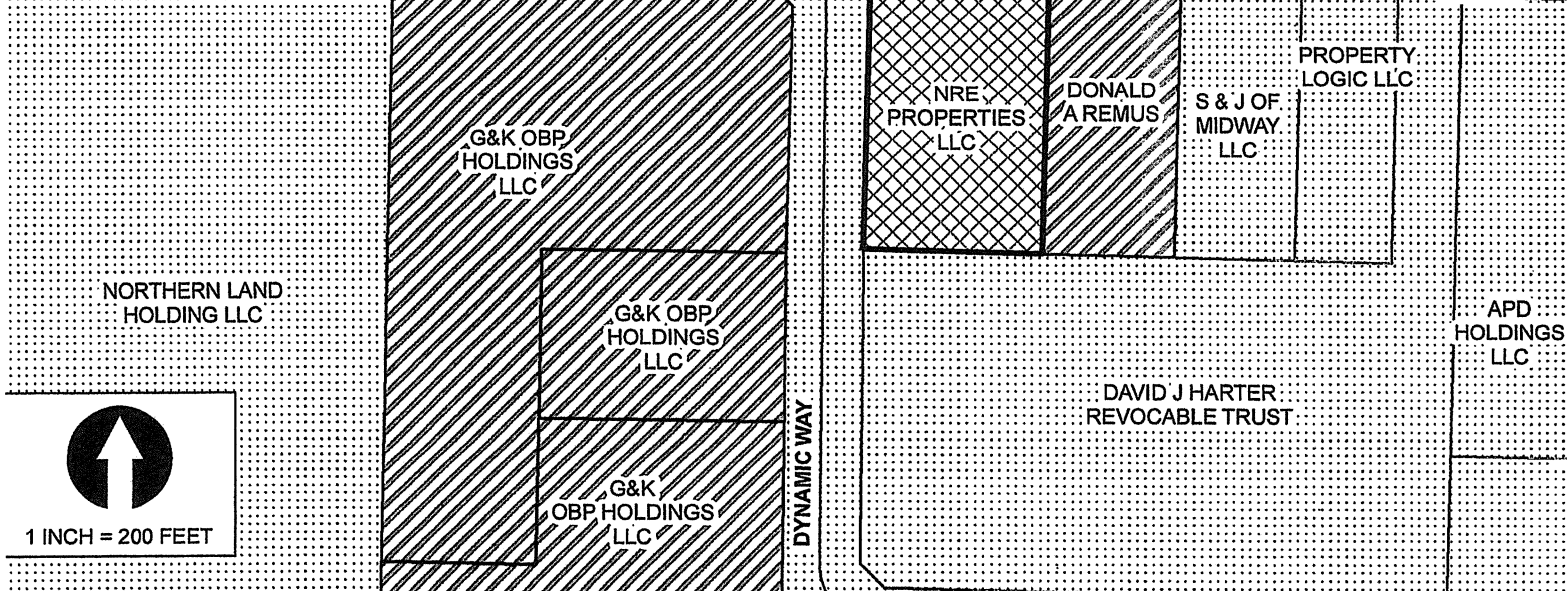
STATE OF WISCONSIN  
COUNTY OF LA CROSSE

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 16<sup>th</sup> day of December 2021.

Ginny Dankmeyer  
Ginny Dankmeyer, La Crosse County Clerk



COUNTY ROAD ZN LACROSSE COUNTY



**ZONING DISTRICTS**

	COMMERCIAL
	EXCLUSIVE AGRICULTURE
	INDUSTRIAL
	RURAL
	SOBKOWIAK

**ZONING PETITION NO. 2062 SPENSER NICKELATTI, 543 DRIFTWOOD STREET, WEST SALEM, WI 54669, D/B/A NRE PROPERTIES LLC,**

**PETITIONS TO REZONE A ±1.18-ACRE PARCEL FROM THE RURAL DISTRICT TO THE INDUSTRIAL DISTRICT FOR PROPOSED RENTAL STORAGE BUILDINGS ON PROPERTY DESCRIBED AS PART OF THE NW ¼ OF THE NE ¼ OF SEC. 25, T 17 N, R 8 W. TAX PARCEL 10-2034-0. PROPERTY ADDRESS W7401 COUNTY ROAD ZN. TOWN OF ONALASKA.**

**ZONING PETITION NO. 2062**

SPENSER NICKELATTI D/B/A NRE PROPERTIES LLC  
 TAX PARCEL 10-2034-0  
 LOCATED IN THE NW/NE SECTION 25, T17N, R8W  
 1.18 ACRES TO BE REZONED  
 TOWN OF ONALASKA

FROM RURAL TO INDUSTRIAL TO ACCOMODATE RENTAL STORAGE BUILDINGS