

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. 2056 to amend the La Crosse County Zoning Ordinance filed by:

CHAD J HEMKER, W4627 S ROMSKOG RD, WEST SALEM, WI, 54669
O/B/O DAVID A SACKMASTER JR., 708 11TH AVENUE SOUTH, ONALASKA, WI 54650

and having held a public hearing on the 3rd day of May 2021 for a petition to rezone 1.41 acres, or 2.84% of an existing 49.63 acre Base Farm Tract from the GENERAL AGRICULTURE DISTRICT to the RURAL DISTRICT to construct one single family residence located in the Town of Hamilton and is described as follows:

Depicted on a survey map prepared by Professional Land Surveyor Steve Horton. Property described as part of the SW/SE of Section 18, T17N, R6W. Tax parcel 7-752-1. Property address County Road M. Town of Hamilton.

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 two (2) excused (Scheller, Hundt), the committee voted to approve Zoning Petition No. 2056 subject to the recording of the following five (5) deed restrictions;

1. Only one single family residence is authorized on the proposed 1.41-acre lot;
2. Deed restrictions shall be recorded indicating that for the entire 49.63-acre Base Farm Tract, no further residential development is allowed. Only future agricultural or environmental uses are authorized;
3. The driveway shall have a 66-ft right of way and must be approved by the Town of Hamilton prior to construction. (Town of Hamilton condition);
4. All required deed restrictions shall be recorded within 45 days of County Board action if approved; and
5. These conditions can be lifted or amended by the La Crosse Board of Supervisors only.

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

Dated this 4th day of May 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 Isola
Peg Isola – Chair

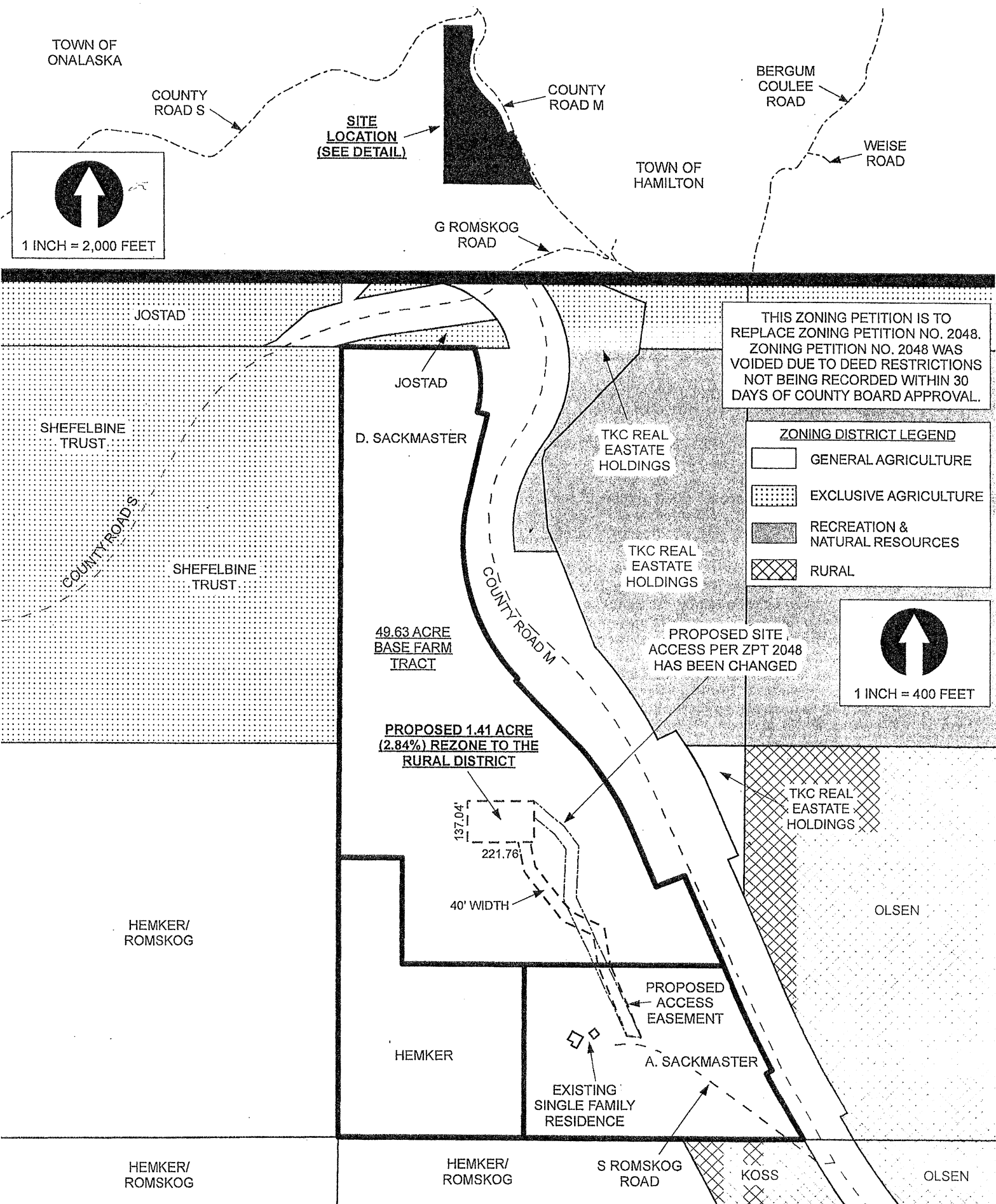
The County Board, under s.59.69(5)(e)5 Wis. Stats., has the authority to effectuate the petition by ordinance or to disapprove it. The County Board took the following action this 20th day of May, 2021

- 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 20th day of May 2021.

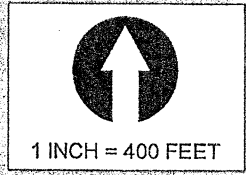
Ginny Dankmeyer
Ginny Dankmeyer, La Crosse County Clerk



THIS ZONING PETITION IS TO REPLACE ZONING PETITION NO. 2048. ZONING PETITION NO. 2048 WAS VOIDED DUE TO DEED RESTRICTIONS NOT BEING RECORDED WITHIN 30 DAYS OF COUNTY BOARD APPROVAL.

ZONING DISTRICT LEGEND

	GENERAL AGRICULTURE
	EXCLUSIVE AGRICULTURE
	RECREATION & NATURAL RESOURCES
	RURAL



ZONING PETITION NO. 2056 CHAD J HEMKER, W4627 S ROMSKOG RD, WEST SALEM, WI, 54669 O/B/O DAVID A SACKMASTER JR., 708 11TH AVENUE SOUTH, ONALASKA, WI 54650, PETITIONS TO REZONE FROM THE GENERAL AGRICULTURE DISTRICT 1.41 ACRES, OR 2.84% OF AN EXISTING 49.63 ACRE BASE FARM TRACT TO THE RURAL DISTRICT TO CONSTRUCT ONE SINGLE FAMILY RESIDENCE DEPICTED ON A SURVEY MAP PREPARED BY PROFESSIONAL LAND SURVEYOR STEVE HORTON. PROPERTY DESCRIBED AS PART OF THE SW/SE OF SECTION 18, T17N, R6W. TAX PARCEL 7-752-1. PROPERTY ADDRESS COUNTY ROAD M. TOWN OF HAMILTON.

ZONING PETITION NO. 2056

CHAD J. HEMKER O/B/O DAVID A. SACKMASTER
 PART OF THE SW/SE OF SECTION 18, T17N, R6W
 1.41 ACRES TO BE REZONED
 TOWN OF HAMILTON

LAND CLASS
 IDLE = 17%
 WOODS = 83%
 CROPS = 0%

SOIL CLASS
 CLASS I-II = 50%
 CLASS III = 0%
 CLASS IV = 0%
 CLASS V-VIII = 50%

3% REZONE TO CONSTRUCT ONE SINGLE FAMILY RESIDENCE

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.