

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. 2059 to amend the La Crosse County Zoning Ordinance filed by:

SUSAN PIELHOP, 1721 SAINT ANDREWS ST., LA CROSSE, WI 54601
O/B/O TIMOTHY M GERKE & JAMI E CLEMENTS,
W5421 COUNTY ROAD F, LA CROSSE, WI 54601.

and having held a public hearing on the 4th day of October 2021 for a petition to rezone from the GENERAL AGRICULTURE DISTRICT to the RURAL DISTRICT a 2.57-acre parcel for a proposed single-family residence located in the Town of Greenfield and is described as follows:

Property described as part of the NE ¼ of the NE ¼ of Section 2, Township 15 North, Range 7 West. Property address County Road F. Tax Parcel No. 11-298-5. Town of Shelby.

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, and one (1) excused (D. Hesse), the committee voted to approve Zoning Petition No. 2059 subject to the recording of the following four (4) conditions;

1. Only one single family residence is allowed.
2. No further subdivision of the lot.
3. These deed restrictions shall be recorded within 45 days of County Board approval.
4. These deed restrictions can be lifted or amended only by the La Crosse County Board of Supervisors.

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

Dated this 5th day of October 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

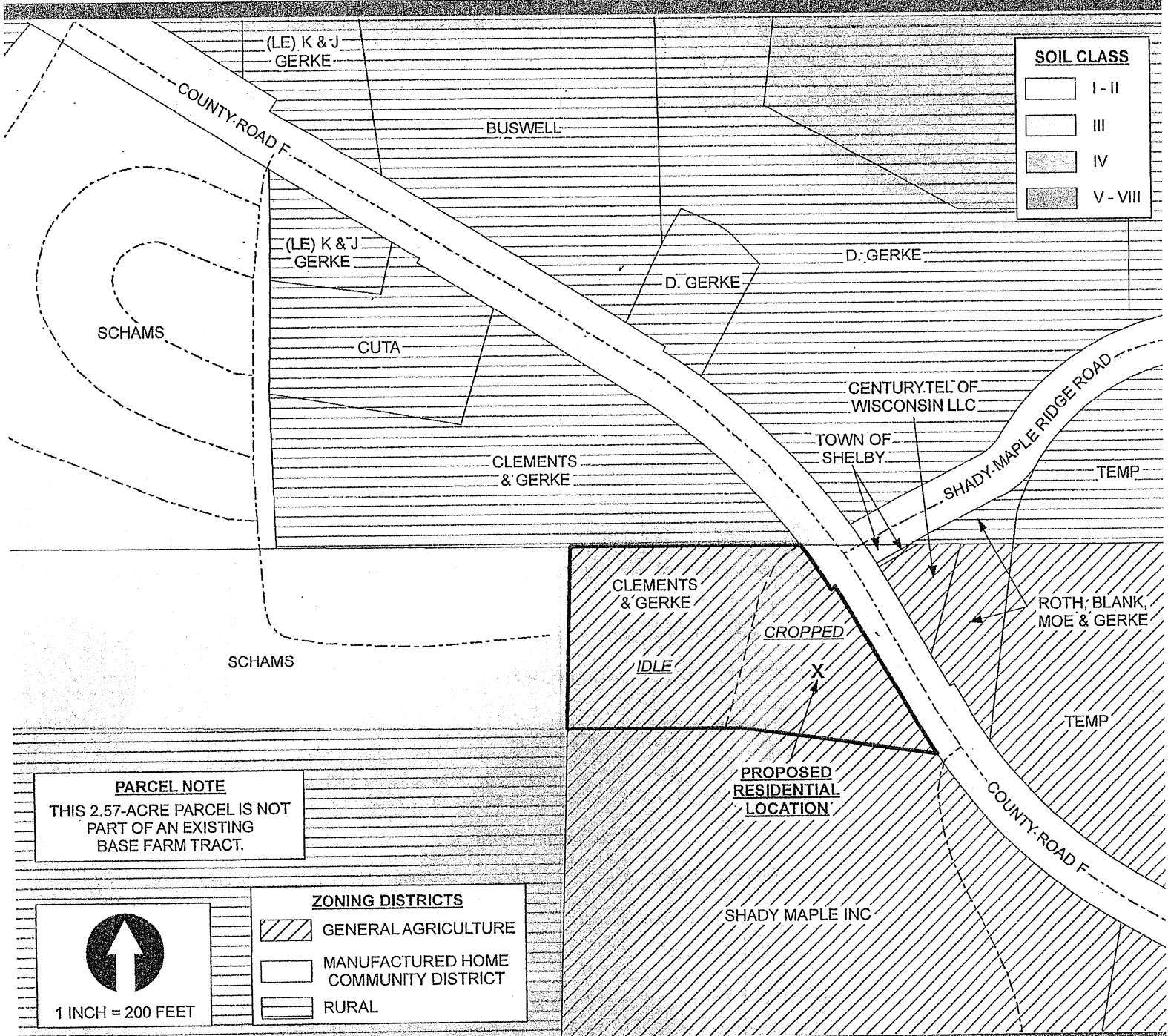
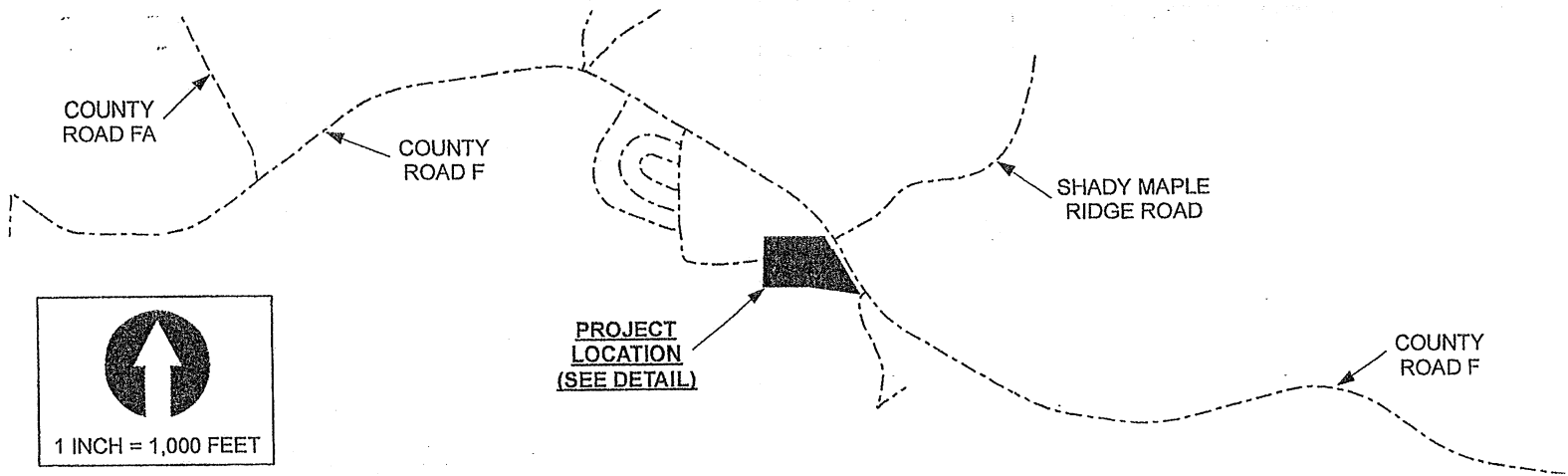
The County Board, under s.59.69(5)(e)5 Wis. Stats., has the authority to effectuate the petition by ordinance or to disapprove it. The County Board took the following action this 21st day of October, 2021

- 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 21st day of October 2021.

Ginny Dankmeyer
Ginny Dankmeyer, La Crosse County Clerk



ZONING PETITION NO. 2059 SUSAN PIELHOP, 1721 SAINT ANDREWS STREET, LA CROSSE, WI 54603, ACTING O/B/O TIMOTHY M GERKE & JAMI E CLEMENTS, W5421 COUNTY ROAD F, LA CROSSE, WI 54601. PETITIONS TO REZONE FROM THE GENERAL AGRICULTURAL DISTRICT TO THE RURAL DISTRICT, A 2.57-ACRE PARCEL FOR ONE SINGLE-FAMILY RESIDENCE. PROPERTY DESCRIBED AS PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 7 WEST. PROPERTY ADDRESS COUNTY ROAD F. TAX PARCEL NO. 11-298-5. TOWN OF SHELBY.

ZONING PETITION NO. 2059

SUSAN PIELHOP, 1721 SAINT ANDREWS STREET, LA CROSSE, WI 54603, ACTING O/B/O
TIMOTHY M GERKE & JAMI E CLEMENTS, W5421 COUNTY ROAD F, LA CROSSE, WI 54601
NE/NE SECTION 2, T 15 N, R 7 W

2.57 ACRES TO BE REZONED
TOWN OF SHELBY

REASON FOR REZONE: PROPOSED SINGLE-FAMILY RESIDENCE

SOIL CLASS
CLASS I-II = 5%
CLASS III = 25%
CLASS IV = 70%

LAND CLASS
IDLE = 50%
CROPPED = 50%

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 an 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.