

CONDITIONAL USE PERMIT NO. 1275

REPORT OF THE PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE  
TO THE COUNTY BOARD ON A HEARING FOR A CONDITIONAL USE PERMIT

TO THE COUNTY BOARD OF SUPERVISORS OF LA CROSSE COUNTY:

The La Crosse County Planning, Resources and Development Committee, having considered an application filed by:

Warren Yutzy, 7418 Dellview Rd, Sparta, WI 54656

and having held a public hearing on Monday, August 4, 2025 for a Conditional Use Permit for up to 1 farm residence for every 35 acres of land included in the Base Farm Tract (BFT). A maximum of 5 farm residences are allowed on land zoned Exclused Agricultural District in accordance with La Crosse County Ordinance section 17.05(5)(d)1.a. in the Town of Farmington and described as follows:

NW-SW, Sec. 15, T.18N, R.5W. Tax parcel 5-166-2. Property address: County Road TA, Town of Farmington.

And pursuant to s. 59.69 Wis. Stats. and s. 17.10 Zoning Code: 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 or correspondence from the people; and, did receive and consider action from the affected Town Board(s). The Committee, under s., Wis. Stats., along with the affected Town Board(s), under s. 17.10(8), have the authority to approve the application with integral conditions or to disapprove of the application. Having considered the entire record, the Committee's recommendation is to:

By a vote of SIX (6) in favor (Schlimgen, Scheller, Isola, Tweed, Rothering, Pierce), ONE (1) no (Jacobson), and ZERO (0) excused, the committee recommended Denial of CONDITIONAL USE PERMIT No. 1275.

If the Board should approve the request, staff recommends consideration of the following FOUR (4) conditions:

1. The owner(s) of the property to which this Conditional Use Permit is issued will abide by all representations and commitments made during the permitting process as well as before the Committee, in accordance with all conditions to the conditional use permit, taken as a whole, as approved by the Planning, Resources, and Development Committee and the County Board.
2. This approval does not preempt a permittees' obligation to comply with all other applicable federal, state, and local regulations.
3. To limit impacts to existing and future agricultural uses, the home, residential accessory buildings, and driveway should all be located:
  - Within 150 feet of an existing field edge, existing treeline, existing parcel boundary, or existing field road/driveway;
  - Or within 200 feet of a public road right of way;
  - Or entirely outside of fields that have been used for agriculture within the last 5 years.
4. This permit is transferable upon a change in ownership of the parcel.

Dated this 4th day of August 2025

ZONING, PLANNING AND LAND INFORMATION DEPARTMENT

BY Kathleen Stewart  
Kathleen Stewart – Zoning and Planning Director

LA CROSSE COUNTY PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

BY Ken Schlimgen  
Ken Schlimgen – Chair

THE COUNTY BOARD took the following action this 21<sup>st</sup> day of August 2025

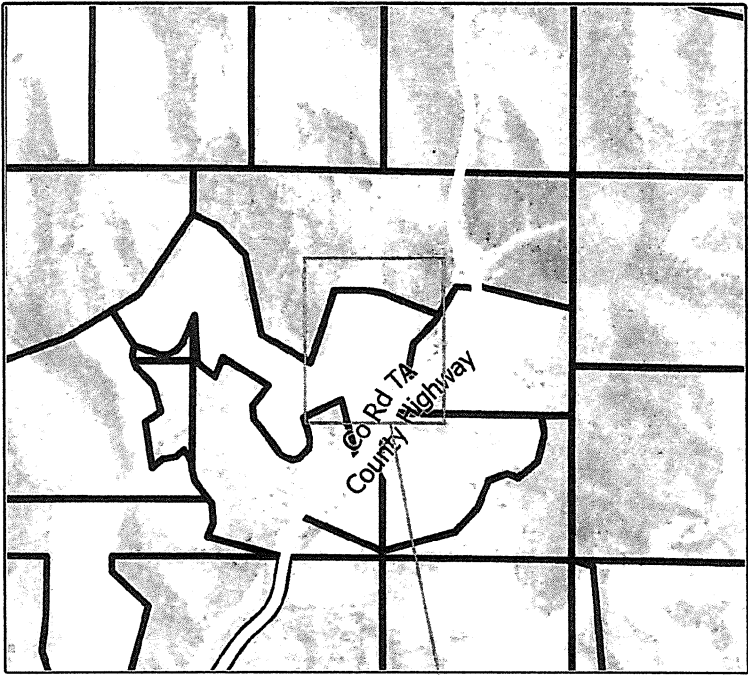
Approved subject to conditions as outlined \_\_\_\_\_


Disapproved the application ✓

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 conditional use permit 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 21<sup>st</sup> day of August 2025.

Ginny Dankmeyer  
Ginny Dankmeyer, La Crosse County Clerk

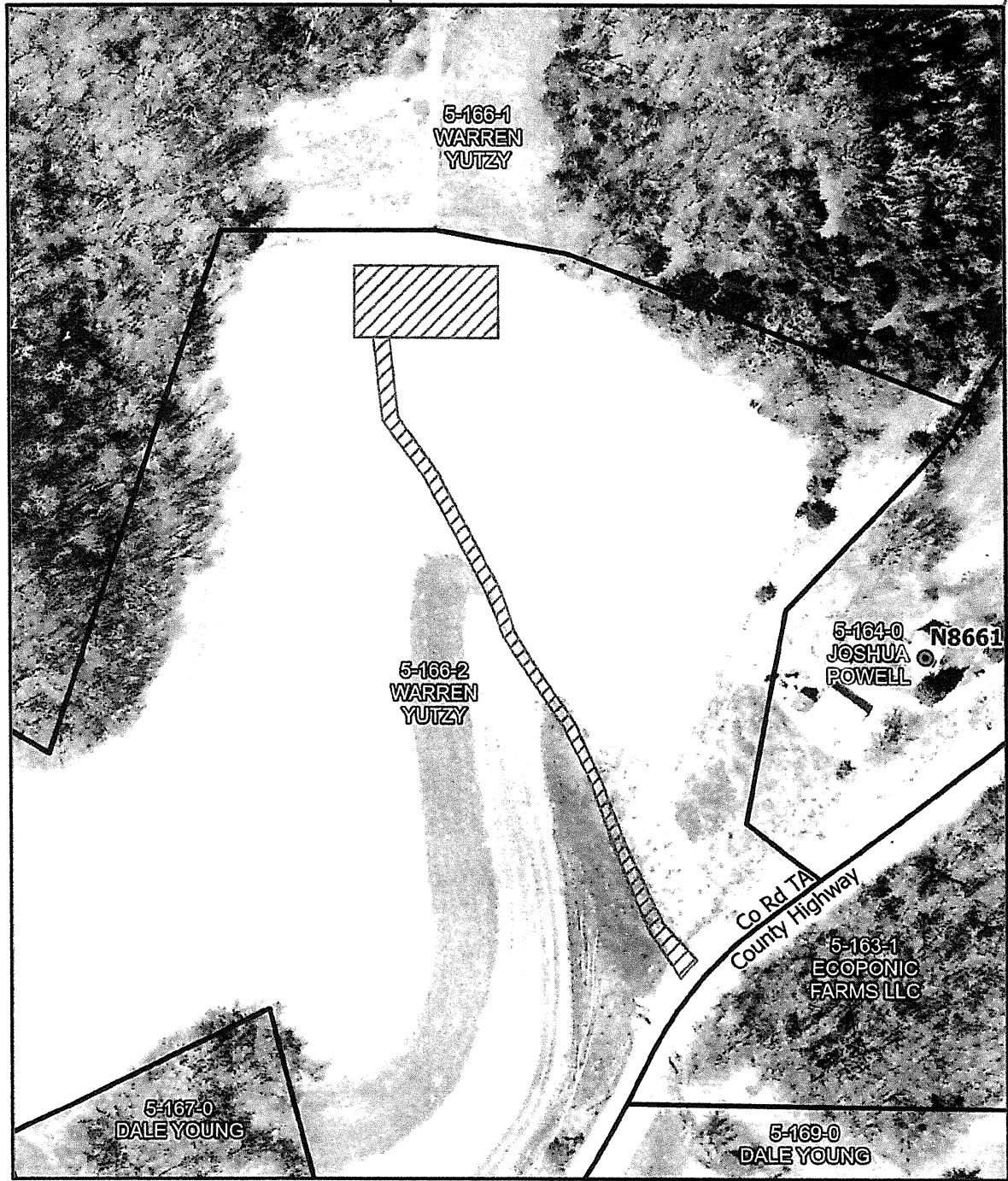
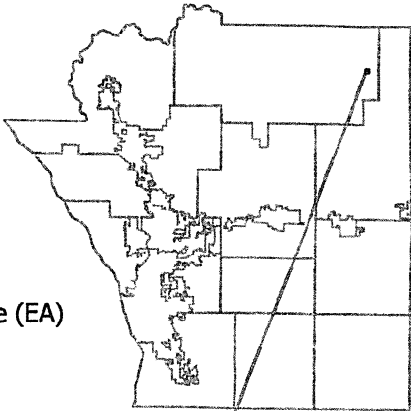



 Parcels


**Zoning Districts**

Exclusive Agriculture (EA)

Rural (RU)



 Parcels

 Proposed

**Roads**

County Highway

# CONDITIONAL USE PERMIT NO. 1275

Warren Yutzy, 7418 Dellview Rd, Sparta, WI 54656, apply(ies) for a CONDITIONAL USE PERMIT on land zoned Exclusive Agricultural District in accordance with La Crosse County Ordinance section 17.05(5)(d)1.a. Conditional Use Permit may be granted for up to 1 farm residence for every 35 acres of land included in the Base Farm Tract (BFT). A maximum of 5 farm residences are allowed. Property described as NW-SW, Sec.15, T.18N, R.5W. Tax parcel 5-166-2. Property address County Road TA. Town of Farmington.