

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. 1846 to amend the La Crosse County Zoning Ordinance filed by:

MARY SCHEEL; OBO FOUR LOONS LLC, 3549 LAKESHORE DR, LA CROSSE, WI 54603

and having held a public hearing on the 2nd day of AUGUST 2010

to rezone from COMMERCIAL DISTRICT "B" with conditions for residential condominiums pursuant to Zoning
Petition No. 1779 to COMMERCIAL DISTRICT "B" with no conditions.

the following described land in the Town(s) of MEDARY

Lot 2 of Certified Survey Map No. 90 Volume 14 and all of 16 Pines Condominium. Town of Medary.

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. 59.69(5)(e)4, Wis. Stats., 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: **Approve as Conditional Commercial District "B"**.

By a vote of 5 in favor (2 – excused, Bina/Manthei) the Committee recommended approval of this rezone to Conditional Commercial District "B" to allow for the rental of Condominium Units; subject to the recording of deed restrictions indicating the parcel can be used only for the following:

1. To allow for short and long term residential rentals
2. The home can be used for a full service beauty salon
3. The parcel could have a 2-story office building.

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

Dated this 11th day of AUGUST 2010

ZONING, PLANNING AND LAND INFORMATION DEPARTMENT

BY Jeff Bluske
Jeff Bluske, Director

LA CROSSE COUNTY PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

BY Donald Meyer
Donald Meyer, 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 day of August 2010

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)

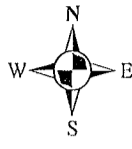
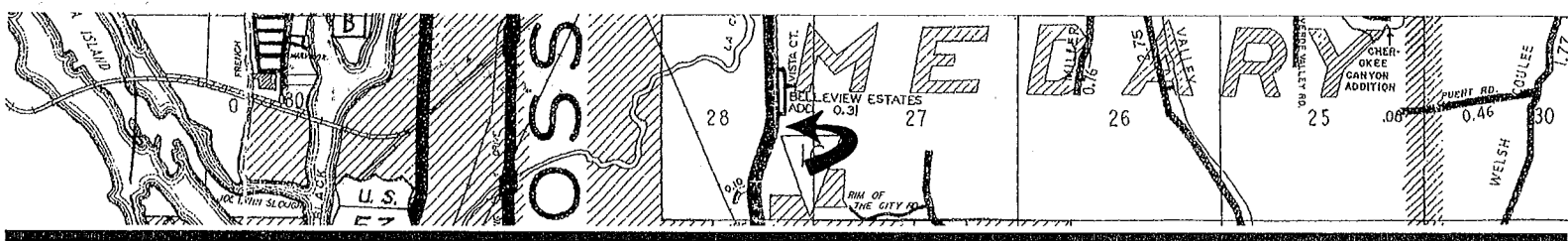
Denied the petition with amendments/conditions, (no ordinance is adopted)

Refused to deny the petition with rereferral, (no ordinance is adopted unless reported out with approval)

STATE OF WISCONSIN
COUNTY OF LA CROSSE

I, Linda A. Stone, 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 19th day of August, 2010.

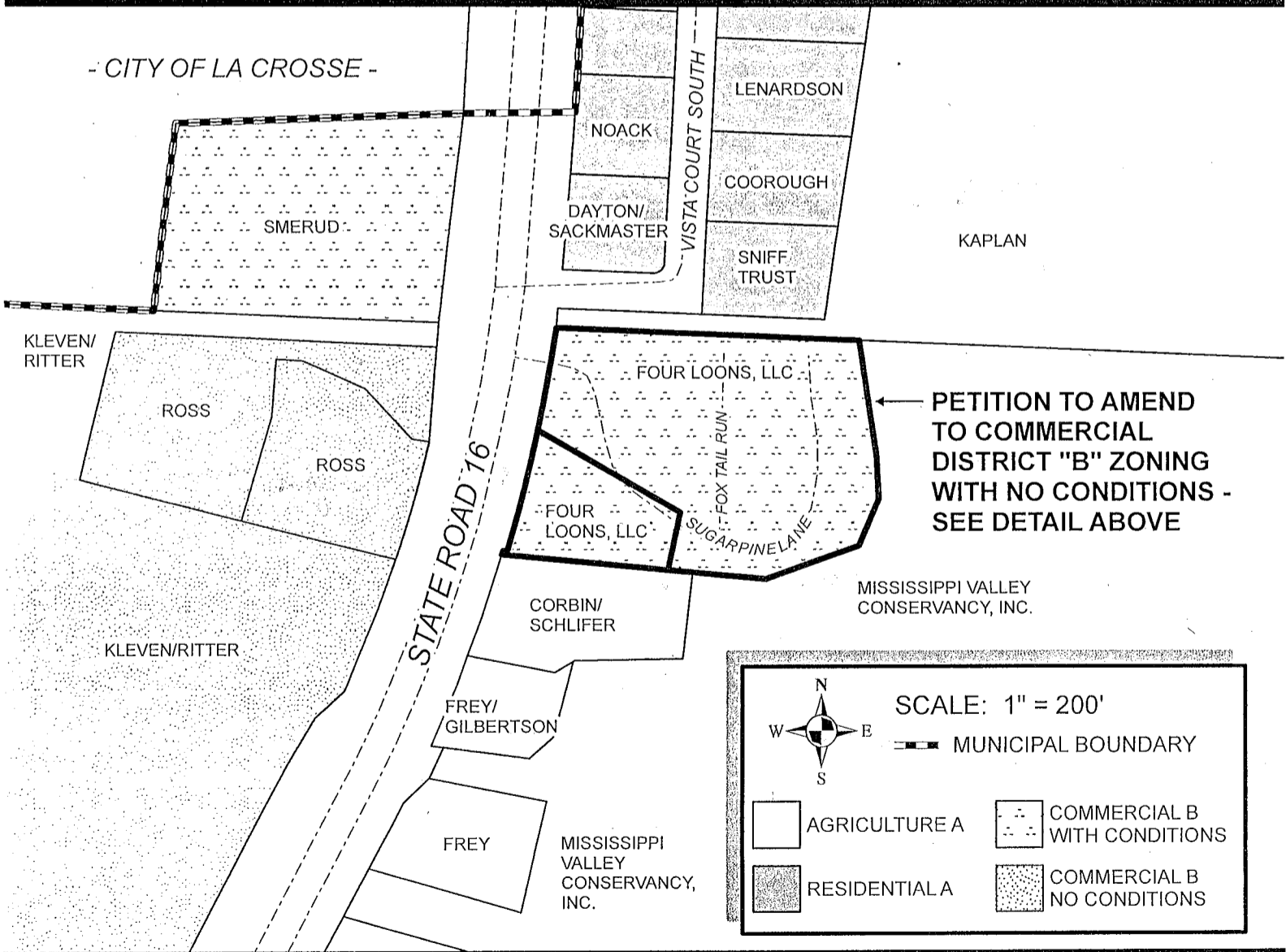
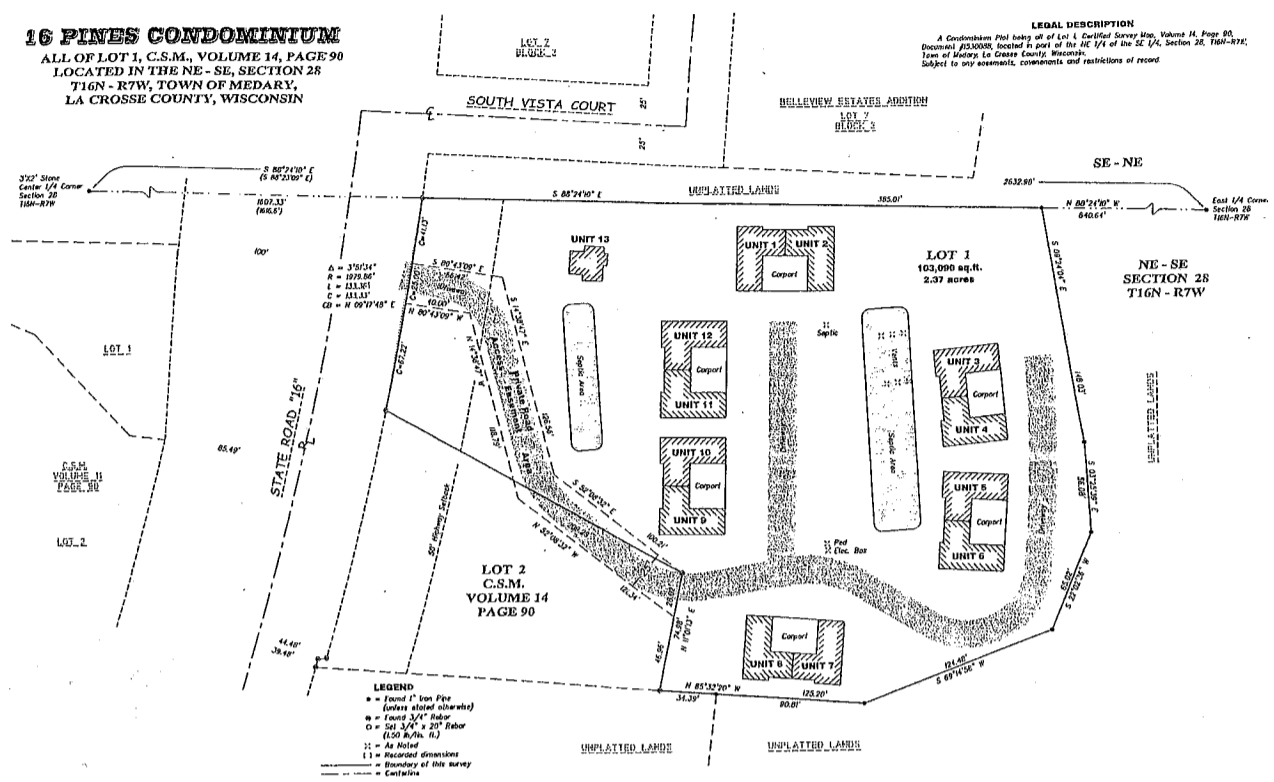
Linda A. Stone
Linda A. Stone, La Crosse County Clerk



16 PINES CONDOMINIUM
 ALL OF LOT 1, C.S.M., VOLUME 14, PAGE 90
 LOCATED IN THE NE - SE, SECTION 28
 T16N - R7W, TOWN OF MEDARY,
 LA CROSSE COUNTY, WISCONSIN

SCALE: 1" = 100'

LEGAL DESCRIPTION
 A Condominium Plat being all of Lot 1, Certified Survey Map, Volume 14, Page 90, Document #330008, located in part of the NE 1/4 of the SE 1/4, Section 28, T16N-R7W, Town of Medary, La Crosse County, Wisconsin. Subject to any assessments, covenants and restrictions of record.



ZONING PETITION #1846

LOT 2 OF CSM NO. 90, VOL. 14 AND ALL OF 16 PINES CONDOMINIUM

TOWN OF MEDARY

APPLICANT: MARY SCHEEL o/b/o FOUR LOONS, LLC

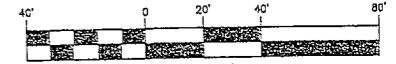
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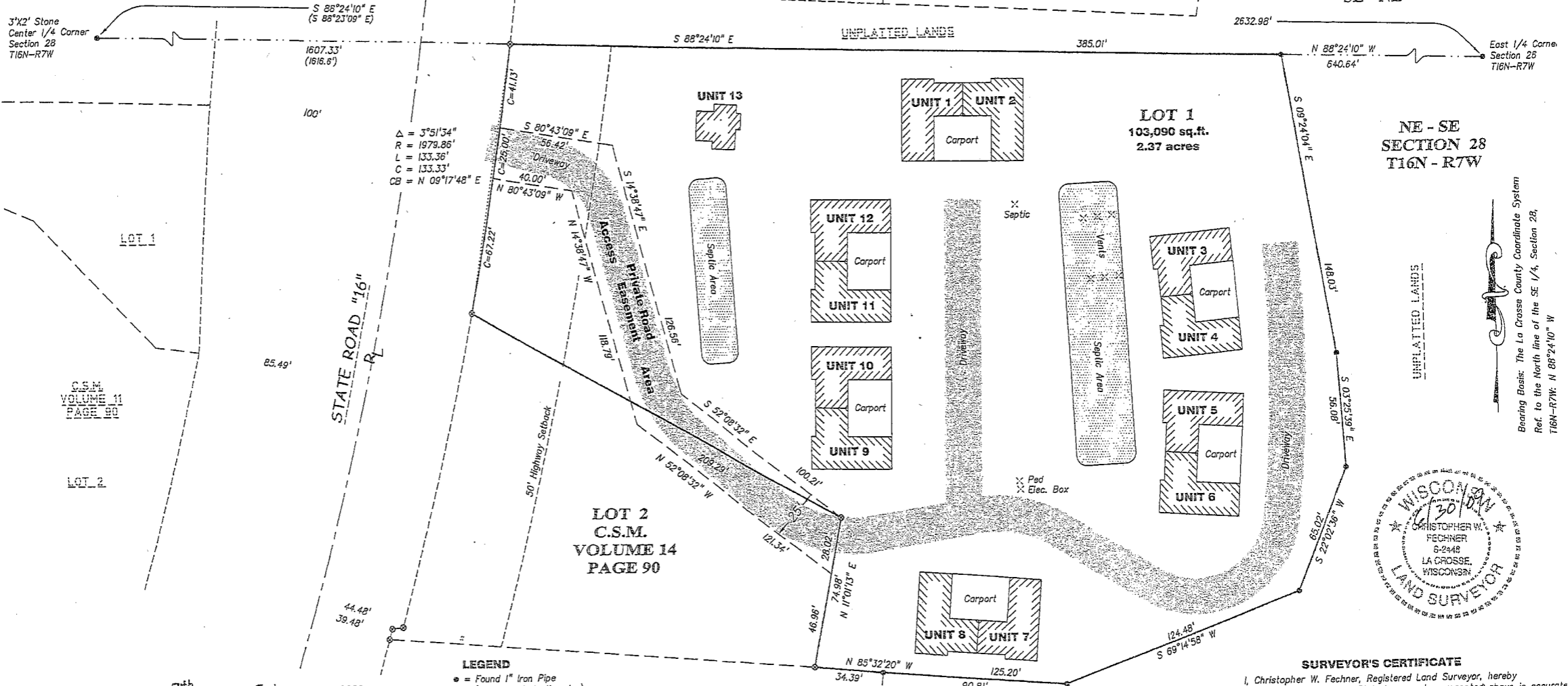
A Condominium Plat being all of Lot 1, Certified Survey Map, Volume 14, Page 90, Document #1530088, located in part of the NE 1/4 of the SE 1/4, Section 28, T16N-R7W, Town of Medary, La Crosse County, Wisconsin. Subject to any easements, covenants and restrictions of record.

GRAPHIC SCALE



(In Feet)
1 inch = 40 ft.
SE - NE

3'x2' Stone
Center 1/4 Corner
Section 28
T16N-R7W



LOT 1
C.S.M.
VOLUME 11
PAGE 90
LOT 2

NE - SE
SECTION 28
T16N - R7W

Bearing Basis: The La Crosse County Coordinate System
Ref. to the North line of the SE 1/4, Section 28,
T16N-R7W; N 88°24'10" W



LEGEND

- = Found 1" Iron Pipe (unless stated otherwise)
- ⊙ = Found 3/4" Rebar
- = Set 3/4" x 20" Rebar (1.50 lb./lin. ft.)
- × = As Noted
- () = Recorded dimensions
- = Boundary of this survey
- - - = Centerline

Received for recording this 7th Day of July, 2009,
at 3:54 O'clock P.m and filed as Document # 1530799
in Volume 3 of Plats on Page 19.
Lynda J. Opland, Deputy
Cheryl A. McBride, Register of Deeds S 3741
SHEET 1 OF 2

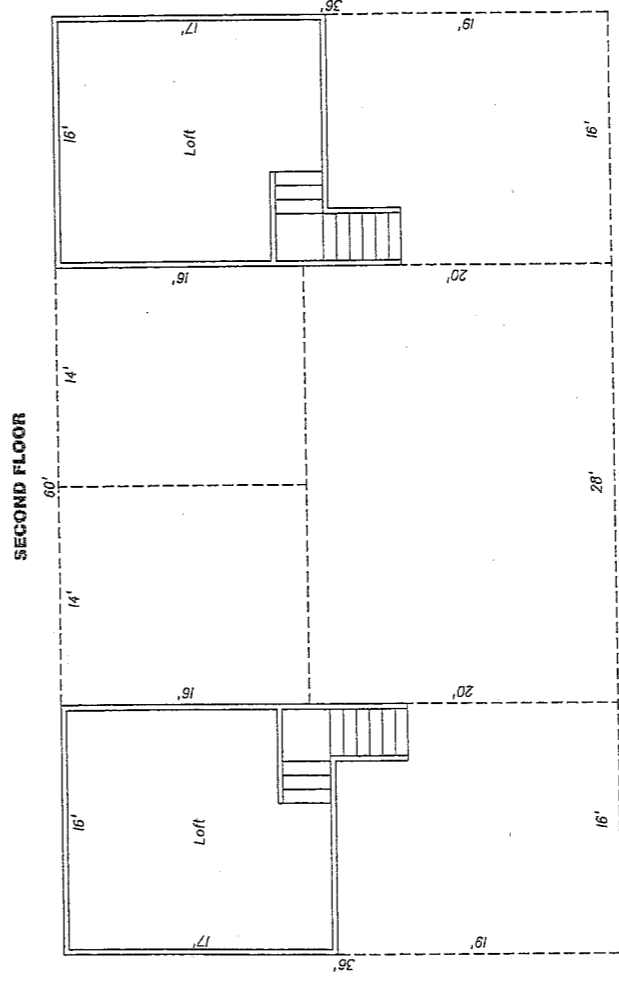
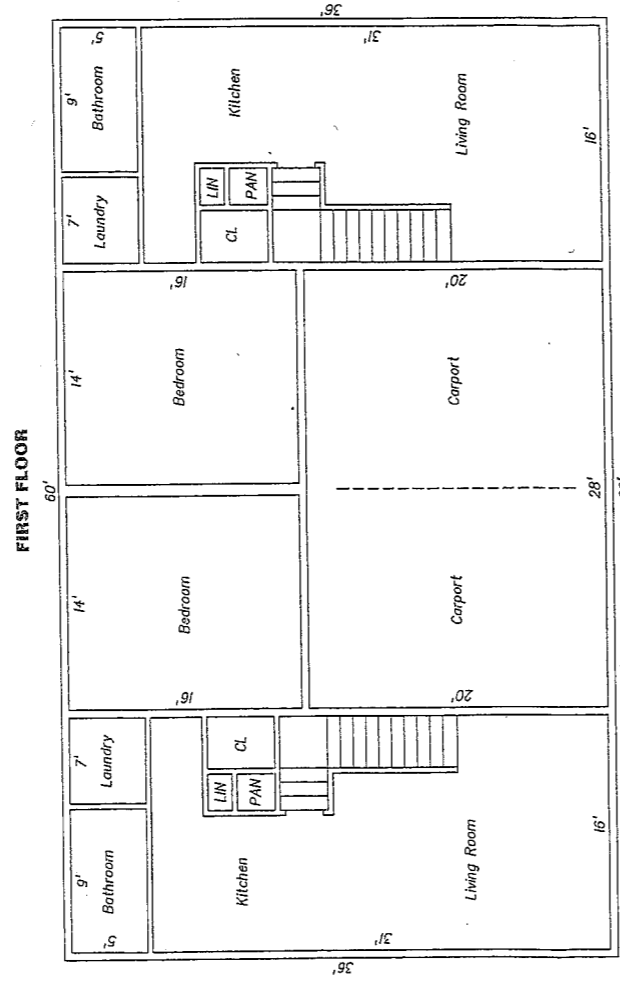
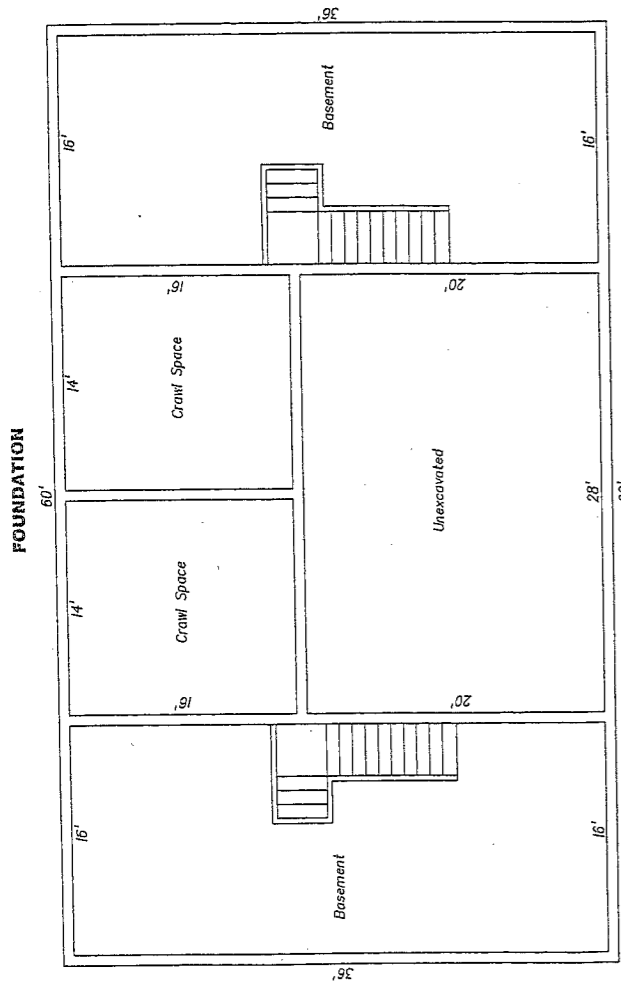
SURVEYOR'S CERTIFICATE

I, Christopher W. Fechner, Registered Land Surveyor, hereby certify that the Condominium Plat shown and represented above is accurate and true to the best of my knowledge and belief and that the location of each unit and the common elements can be determined from the plat.

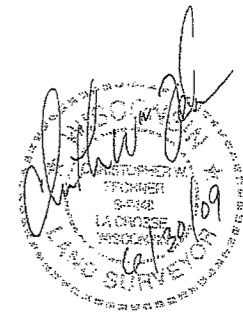
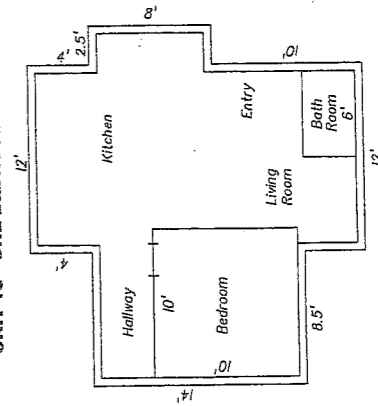
Christopher W. Fechner
Christopher W. Fechner RLS 2448

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LA CROSSE COUNTY, WISCONSIN



UNIT 13 - ONE BEDROOM CABIN



rec'd 7/15/10 JS

Town of Medary
N3393 Smith Valley Rd
La Crosse WI 54601

DATE: July 15, 2010
TO: La Crosse County Zoning
FROM: Linda Seidel, Chairperson
Town of Medary
RE: Petition No. 1846 by Mary Scheel; OBO Four Loons LLC
3549 Lakeshore Dr.
La Crosse WI 54603

The Town of Medary Board met on Tuesday, July 13, 2010 and reviewed and discussed Petition No. 1846 by Mary Scheel. The Town Board voted unanimously to accept the "Rezone" request from Commercial District "B" with conditions for residential condominiums pursuant Zoning Petition No. 1779 to Commercial District "B" **with the following conditions:**

- To allow for short and Long term Residential Rentals
- Continued use of the Home as a Full Service Beauty Salon
- And Construction of a 2-story Office Building

Conditions were added to this rezoning request, Petition No. 1846 to maintain consistency with the Town of Medary's Comprehensive Plan.

If you have any questions regarding the conditions that were added to this "rezone" request, please feel free to call me at my home in the evening, 608/783-0482.

Thank you,

Linda Seidel, Chairperson
Town of Medary