

# LA CROSSE COUNTY NOTICE OF MEETING

**COMMITTEE OR BOARD:** PLANNING, RESOURCES AND DEVELOPMENT

**DATE OF MEETING:** Monday, October 26<sup>th</sup>, 2020

**MEETING TIME/PLACE** 5:00 P.M. – 6:00 P.M. Regular Committee Business Meeting  
Administrative Center/ County Board Room (RM 1700)  
212 6<sup>th</sup> St. N., La Crosse WI 54601

6:00 P.M. Public Hearing  
Administrative Center/ County Board Room (RM 1700)  
212 6<sup>th</sup> St. N., La Crosse WI 54601

**PURPOSE OF MEETING:** See Agenda – Page 2

## NOTICES FAXED/MAILED TO:

### NEWS MEDIA

*La Crosse Tribune*  
Coulee News  
WKBH  
WLSU  
WKBT-TV  
WIZM  
WLFN  
WXOW-TV  
FOX NEWS @ 9  
Onalaska Community Life  
Holmen Courier

### COUNTY DEPARTMENTS

County Board Chair  
County Administrator  
County Clerk  
Corporation Counsel  
Facilities

Affected Property Owners  
Affected Town Boards

### COMMITTEE MEMBERS

Peg Isola  
Patrick Scheller  
Rick Cornforth  
Dan Hesse  
Kevin Hoyer  
Karen Keil  
David Hundt  
Tim Goodenough

### OTHER

*Nathan Sampson*  
Charles Handy  
Josh Johnson  
Dale Hewitt  
Kayla Coonen  
*Bryan Meyer*  
*Matt Hanewall*  
Jake Schweitzer  
Jackie Eastwood  
Peter Fletcher

Brian Fukuda  
Cheryl McBride  
Karl Green  
Megan DeVore

### OTHER

City Inspector  
Randy Turtenwald, City Engineer  
La Crosse Area Builders Assn.  
Mark Mulder - FSA  
Bryan Jostad  
Cindy Koperski  
Matt Hanson  
Vicki Twinde-Javner  
Jeffrey Schroeder  
Maureen Freedland  
Michelle Komiskey - NRCS  
Coreen Fallat - DATCP  
Nathan Franklin – Dairyland Power  
Randall R Urich – U.S. Army Corp.  
Matthew Bauer, DNR Forester  
Cody Caulum, DNR Forester  
Katy Vosburg - DATCP  
Tim Miller – US Fish & Wildlife  
Craig Saxe – UW Extension Area  
Director

**MEMBERS:** If unable to attend, please contact the Zoning, Planning, and Land Information Department at (608) 785-9722.

**\*PUBLIC COMMENT:** The Committee may receive information from the public, but the Committee reserves the right to limit the time that the public may comment and the degree to which members of the public may participate in the meeting.

**PERSONS WITH DISABILITY:** If you need accommodation to attend this meeting, please contact the: Zoning, Planning and Land Information Department at (608) 785-9722 as soon as possible.

**PUBLIC ACCESS TO BUILDING:** There is limited public access to the County Administrative Center at this time.

**DATE NOTICE FAXED/MAILED/E-MAILED AND POSTED:**

**October 15, 2020**

# LA CROSSE COUNTY NOTICE OF MEETING PLANNING, RESOURCES AND DEVELOPMENT AGENDA

**Date:** Monday, October 26<sup>th</sup>, 2020  
**Time:** 5:00 P.M. – 6:00 P.M. Regular Committee Business Meeting  
**Place:** Administrative Center/ County Board Room (RM 1700)

If you would like to provide public comment but don't feel comfortable attending in person during the pandemic, written correspondence will be accepted via email at [zoning@lacrossecounty.org](mailto:zoning@lacrossecounty.org) or can be mailed to La Crosse County Zoning at 212 6<sup>th</sup> St. N, La Crosse, WI, 54601.

1. Call to order/Roll Call
2. Approval of Minutes from September 28, 2020
3. Public Comment\*
4. Supervisor Conference Reports
5. Consent Agenda (Informational) –
  - a. Board of Adjustment minutes of September 14, 2020
6. Requirements for Issuance of Conditional Use Permits under s.59.69(5e) Wis. Stats. – Nate Sampson
7. Update Interview Date & Process – Zoning & Planning Administrator – Steve O'Malley
8. 2021 Department Budgets – Steve O'Malley
9. Future Agenda Items
10. Recess

**Date:** Monday, October 26<sup>th</sup>, 2020  
**Time:** 6:00 P.M. Public Hearing  
**Place:** Administrative Center/ County Board Room (RM 1700)

The applicant or agent speaking on his/her behalf is expected to attend the hearing to provide testimony in person to the Planning, Resources & Development Committee. If you would like to provide public comment but don't feel comfortable attending in person during the pandemic, written correspondence will be accepted via email at [zoning@lacrossecounty.org](mailto:zoning@lacrossecounty.org) or can be mailed to La Crosse County Zoning at 212 6<sup>th</sup> St N, La Crosse, WI, 54601.

## ZONING ORDINANCE MAP AMENDMENTS, CONDITIONAL USE AND SPECIAL EXCEPTION PERMITS

Conditional Use Permit No. 1145	Marietta Buchner & Robert Seaquist OBO Gary J Buchner Revocable Trust	Town of Onalaska
Zoning Petition No. 2046	Anthony L Sbraggia	Town of Farmington
Special Exception Permit No. 2020-03	Michael & Michele Piske	Town of Bangor
Zoning Petition No. 2047	Scott A & Angela L Koelbl	Town of Holland
Zoning Petition No. 2048	Chad J Hemker	Town of Hamilton
Zoning Petition No. 2049	Paul L Currier Trust & Norma J Currier Trust	Town of Hamilton

**DATE NOTICE FAXED/MAILED/E-MAILED AND POSTED:**

**October 15, 2020**

## **PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE**

Monday, September 28, 2020

Administrative Center – County Board Room (1700)

4:30 p.m. – 5:11 p.m.

**MEMBERS PRESENT:** Peg Isola, Dave Hundt, Rick Cornforth, Kevin Hoyer, Patrick Scheller

**MEMBERS EXCUSED:** Dan Hesse, Karen Keil

**MEMBERS ABSENT:**

**STAFF & GUESTS:** Nate Sampson, Bryan Meyer, Dick Berg, Sean Gavaghan, Steve O'Malley, Matt Hanewall, Josh Johnson, Craig Saxe, Cheri McBride, Renee Nugent, Sharon Davidson, Angel Much (Recorder)

### **APPROVAL OF MINUTES FROM AUGUST 31<sup>st</sup>, 2020 MEETINGS**

**MOTION** by Hoyer/Scheller to approve the August 31<sup>st</sup>, 2020 minutes.

**5 Aye, 0 No, 2 Excused (Keil, Hesse), Motion carried.**

### **PUBLIC COMMENT**

None.

### **SUPERVISOR CONFERENCE REPORTS**

Isola stated she signed the Public Participation Plan for Coon Creek Watershed...

### **CONSENT AGENDA (INFORMATIONAL) –**

- a. Board of Adjustment minutes of August 17, 2020
- b. Land Information Council minutes of August 24, 2020

**MOTION** by Scheller/Cornforth to accept/receive the (2) item from the consent agenda.

**5 Aye, 0 No, 2 Excused (Keil, Hesse), Motion carried.**

### **APPROVE THE FINAL PLAT OF WILDWOOD VALLEY III IN THE TOWN OF ONALASKA – BRYAN MEYER, MATT HANEWALL & DICK BERG**

Meyer referred to the overhead while explaining this agenda item while providing a brief summary of the 6-step Plat Approval process to the committee. Meyer recommended approval of this plat. Hanewall followed with the Land Con portion of this agenda item, referencing the as-built plans and areas for drainage.

Questions from the committee were answered by Hanewall.

**MOTION** by Hoyer/Hundt to approve the Final Plat of Wildwood Valley III in the Town of Onalaska with the condition the willow brush be removed.

**5 Aye, 0 No, 2 Excused (Keil, Hesse), Motion carried.**

### **RESOLUTION: TOWN OF CAMPBELL ZONING ORDINANCE AMENDMENTS – NATE SAMPSON**

Sampson explained why this resolution came before the committee before following with a brief summary of the proposed amendments. Staff recommended approval of the resolution with the proposed ordinance amendments.

**MOTION** by Scheller/Cornforth to approve the Resolution: Town of Campbell Zoning Ordinance Amendments.

**5 Aye, 0 No, 2 Excused (Keil, Hesse), Motion carried.**

### **2021 DEPARTMENT BUDGETS – STEVE O'MALLEY**

O'Malley advised some Finance Dept. staff were available (if questions) before briefly summarizing the following budgets:

#### Register of Deeds:

- Came in \$41,000 under budget
- Did account transfer to help pay for FIDLAR software; increase in maintenance budget line
- \$10,000 being used for online services

Zoning:

- Slight increase in total levy
- Very little change in expected revenues, even in the midst of pandemic

Surveyor:

- Levy up slightly; due to increase in insurance

UW-Extension:

- Levy down most significantly (\$98,000); 3 clerical positions & office supervisor pared down to 2 clerical & eliminated office supervisor position (Karl is serving as dept. chair)
- 133 contracts also led to savings (portion the county paid went down)
- \$2,500 is being provided to the Ag Society (per D. Hundt's inquiry)

WNEP:

- No increase in levy; all salaries/fringes are paid for through the State (with federal funding)
- Only costs the county around \$2,500 per year

Land Conservation:

- Slight decrease in levy (\$20,000) primarily in fringes; due to retirements

Phosphorous Trading Program (placeholder in budget):

- Newer program; hope for grant to come through and/or continue discussion for trading credits
- Pandemic has delayed progress/discussion on this program; won't go through with the program w/o the funding going through

MPO:

- Doesn't require any tax levy from the county; charged back to federal & state gov't
- Dues paid by the towns has lowered while still providing the same services

Land Records:

- Pays for all online innovations of/relating to GIS/mapping software

Questions from the committee were answered by O'Malley and Sampson.

O'Malley advised to check out page 6 (and those that follow) where all the fees and charges are listed and will be voted on for approval. O'Malley advised there will be more reports to the full county board but if questions outside of that, he can be contacted.

**FUTURE AGENDA ITEMS**

- None at this time

**RECESS**

**MOTION** by Cornforth/Hundt to recess at 5:11 pm.

**5 Aye, 0 No, 2 Excused (Keil, Hesse), Motion carried.**

**Disclaimer:** The above minutes may be approved, amended or corrected at the next committee meeting.  
Angel Much, Recorder.

**PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE  
PUBLIC HEARING**

Monday, September 28, 2020  
County Board Room (1700) – Administrative Center  
6:00 p.m. – 6:21 p.m.

**MEMBERS PRESENT:** Peg Isola, Pat Scheller, Dave Hundt, Rick Cornforth, Kevin Hoyer  
**MEMBERS EXCUSED:** Dan Hesse, Karen Keil  
**MEMBERS ABSENT:**  
**OTHERS PRESENT:** Charlie Handy, Josh Johnson, Bryan Meyer, Angel Much (Recorder)

**CALL TO ORDER**

The Recessed Meeting and Public Hearing of the Planning, Resources and Development Committee was called to order by Peg Isola, Chair, at 6:00 p.m. Let the record show that this meeting is called in full compliance with the requirements of the Wisconsin Open Meetings Law. The procedures for tonight's meeting were explained to those gathered. This meeting is being recorded.

**CONDITIONAL USE PERMIT NO. 1143** Dustin Frost, 3500 Leonard Street, La Crosse, WI 54601, acting o/b/o Michael J & Lori A Roach, N425 Gronemus Road, Coon Valley, WI 54623, applies for a Conditional Use Permit to construct a single family residence on land used as cropland on an existing 48.98 acre Base Farm Tract zoned Exclusive Agriculture District. Property described as part of the NE/NW and the SE/NW of Section 31, T15N, R6W. Tax Parcel 11-181-1. Town of Shelby.

**Appearing in Favor:** Dustin Frost, 3500 Leonard St, La Crosse, WI, 54601. This is the CSM that was given out and we'd like to build a single-family home on this tract. I've grew up out there and was born and raised in La Crosse and graduated from Viterbo and now I want to move out to the Town of Shelby and give my kids the life I had. The major point with all of this is that it was once agricultural land. It still is; we don't intend to impose on the farming that goes on there. We walked around with the person that does the farming there and we're not going to develop much. *Per Handy's request, Frost explained why the proposed building site is the only viable site on the cropped parcel to put the house/build.*

*Questions from the committee/staff...*

**Q Cornforth:** We received some correspondence about the condition of the road; has there been any correspondence about that?

**A Frost:** From my understanding the Town of Shelby maintains the road so I don't know much about that. It's a gravel road, it's not blacktopped or anything like that. From my understanding it's not an issue for us to build a house on it.

**Appearing in Favor:** Ronald Heller, N511 Gronemus Rd, Coon Valley, WI, 54623. I'm not in opposition of him building, my concern is Gronemus Road which I don't know if this is the place, I should be addressing it or not, or if it's the Town of Shelby. I'm not concerned about what Dusty wants to do; I'm concerned about the road.

**C/A Handy:** This is a public hearing so you can provide what comments you would like. If you have issues with the road, you'll have to talk to the Town of Shelby about that.

**Appearing in Opposition:** None.

*Isola called (three (3) times) for anybody else to speak in favor and called (three (3) times) for anybody opposed to the changes. No one else appeared in favor or opposed and the public hearing portion was closed.*

**Correspondence (Handy):** One piece of correspondence from neighbor Terry Trueblood. One piece of correspondence in the form of meeting minutes from the Town of Shelby. (Read into the record.) Trueblood stated he was not in objection to the plans to build the house; the concern is regarding Gronemus Road, which is a gravel road and in poor condition and if this is approved, it would further deteriorate the condition of the road. The Town of Shelby approved this as long as the driveway is in a location that doesn't disturb the cropland.

**Staff Recommendation (Handy):** Staff recommendation is for approval subject to the recording of the following five (5) deed restrictions:

1. Conditional Use Permit No. 1143 authorizes one single family residence in the location depicted in the petition. This permit is transferrable;
2. Residential development on the entire 48.98-acre Base Farm Tract is authorized at densities allowed by the La Crosse County Zoning Ordinance by Conditional Use Permit only;
3. No further residential development is allowed and only future agricultural development is authorized on thirty-five acres of the Base Farm Tract, and the deed restricted area shall include the proposed 2 acre lot;
4. Deed restrictions shall be recorded within 30 days of County Board approval; and
5. This permit and these deed restrictions can be lifted or amended by the La Crosse County Board of Supervisors only.

**MOTION** by Scheller/Hundt to approve Conditional Use Permit No. 1143 subject to the recording of the five (5) deed restrictions as outlined by staff.

**5 Aye, 0 No, 2 Excused (Hesse, Keil), Motion carried.**

**ZONING PETITION NO. 2045** Don Hess, N929 Schmaltz Road, Coon Valley, WI 54623, acting o/b/o the Hess Family Living Trust, N929 Schmaltz Road, Coon Valley, WI 54623, petitions to Rezone from the Rural District to the Commercial District a 0.90 acre lot for warehouse storage units described as Lot 1 of Certified Survey Map No. 105, Vol. 4. Tax Parcel No. 6-670-1. Property address W3947 County Road M. Town of Greenfield.

**Appearing in Favor:** Don Hess, N929 Schmaltz Rd, Coon Valley, WI, 54623. I'm proposing; this is a farm house I grew up in and was part of our excavating business (as a separate tract). I bought it back from the bank this summer and propose tearing house down, leveling it out and putting warehouse storage in there to limit traffic since it's just seasonal storage; RVs, Campers, etc. It doesn't say here but I'm hoping to put in an additional driveway in there on the west side as well.

*Questions from the committee/staff...none.*

**Appearing in Opposition:** None.

*Isola called (three (3) times) for anybody else to speak in favor and called (three (3) times) for anybody opposed to the changes. No one else appeared in favor or opposed and the public hearing portion was closed.*

**Correspondence (Handy):** One piece of correspondence from the County Highway Commissioner. (Read into the record.) The Highway Commissioner had no issues with the rezone. Hess advised he met with the Town.

**Staff Recommendation (Handy):** Staff recommendation is for approval subject to the recording of the following four (4) deed restrictions:

1. Rental storage is the only authorized use on this lot;
2. No operation of commercial businesses or industries by lessees or owner within any units is authorized;
3. These conditions may only be lifted or amended by the La Crosse County Board of Supervisors; and
4. These deed restrictions are recorded within 30 days of the County Board decision.

**MOTION** by Hoyer/Hundt to approve Zoning Petition No. 2045 subject to the recording of the four (4) deed restrictions and the 4<sup>th</sup> condition added/as outlined by staff.

**5 Aye, 0 No, 2 Excused (Hesse, Keil), Motion carried.**

**MOTION** by Scheller/Cornforth to adjourn at 6:21 pm.

**5 Aye, 0 No, 2 Excused (Hesse, Keil), Motion carried.**

*Hearing adjourned at 6:21 pm.*

**Disclaimer:** The above minutes may be approved, amended or corrected at the next committee meeting.  
Angel Much, Recorder.

# BOARD OF ADJUSTMENT PUBLIC HEARING



Monday, September 14, 2020

La Crosse County Administrative Center – Basement Auditorium – Room 0430

6:00 p.m. – 6:52 p.m.

**MEMBERS PRESENT:** Howard Raymer, Larry Warzynski, Barbara Frank  
**MEMBERS EXCUSED:** David Eilertson  
**MEMBERS ABSENT:** None  
**OTHERS PRESENT:** Josh Johnson (Reader & Minutes)

## CALL TO ORDER

Howard Raymer, Chair, called the meeting to order at 6:00 p.m. Let the record show that this meeting is called in full compliance with the requirements of the Wisconsin Open Meetings Law.

**APPEAL NO. 2020-25** Jeffery A and Theresa E Weibel, N5059 Green Coulee Rd, Onalaska, WI, 54650, permit denied to construct a 26-ft x 46-ft detached accessory building to replace an existing 26-ft x 40-ft building that together with an existing 14-ft x 24-ft detached accessory building will exceed the 1,008 sq. ft. area limit for such buildings on a 2.9 acre lot. Property described as part of the N½ of the SE¼, Section 34, T17N, R7W. Tax parcel 10-1324-1. Property address N5059 Green Coulee Rd. Town of Onalaska.

**Appearing in Favor** Jeffery Weibel, N5059 Green Coulee Rd. Onalaska, WI 54650 stated that he has been approved by the township to remove the existing barn and replace with the proposed building.

**Question Raymer:** You will keep the milk house and remove the storage container?

**Answer Weibel:** Yes

**Question Warzynski:** What's in the milkhouse?

**Answer Weibel:** It's used as a man cave. It was part of the original property.

**Appearing in Favor:** Jenny Seberg, 536 3<sup>rd</sup> Ave. N La Crosse, WI 54601. Jeff and Theresa own an adjacent parcel. If those were combined, this would not exceed the limit.

**Appearing in Opposition:** None

**Correspondence:** 1) Email dated and received September 14, 2020 from Town of Onalaska Clerk, Mary Rinehart. Attachment containing draft Town Board meeting minutes from the September 8, 2020 meeting. Approval contingent on removal of storage containers and temporary storage unit.

**MOTION by Warzynski/Frank to Approve** the appeal to construct a 26-ft x 46-ft detached accessory building to replace an existing 26-ft x 40-ft building that together with an existing 14-ft x 24-ft detached accessory building will exceed the 1,008 sq. ft. area limit for such buildings on a 2.9 acre lot subject to construction being completed within 12 months.

**3 Aye, 0 No Motion carried**

**APPEAL NO. 2020-26** Michael and Margaret Hoff, W6442 Birchview Dr, Onalaska, WI, 54650, permit denied to construct a 16-ft x 32-ft detached accessory building that will lie within the required 60-ft setback from the centerline of Birchview Dr and together with 12-ft x 16-ft and 14-ft x 32-ft detached buildings, will exceed the 1,008 sq. ft. area limit and number limit for such buildings on this 1.96 acre lot. Property described as Lot 43 Apple Valley Estates II. Tax parcel 10-2274-0. Property address W6442 Birchview Dr. Town of Onalaska.



**Appearing in Favor:** Dave Rudrud 16898 Davis St. Galesville, WI 54630 representing Mike Hoff. Dave supplied each Board member a packet of maps. He explained the elevation changes present on this lot and described the two existing detached accessory buildings and what they are being used for. The proposed building would be used for wood and boat storage at the bottom of the hill. Dave went on to explain the history of the existing house and driveway. He indicated that they have the proposed building set back as far from the road as possible. He explained that they have not been to the township meetings yet.

**Comments Raymer:** The Town Board decision is only advisory.

**Question Raymer:** Is building 1 used for pool equipment and pumps?

**Answer Rudrud:** Yes, and deck furniture.

**Appearing in Favor:** Michael Hoff, W6442 Birchview Dr. Onalaska, WI 54650 explained the current use of each existing detached accessory building. He described the slope of the driveway and the issues it poses during the winter. The old driveway used to go up the hill where the proposed shed is located. The driveway was changed in the past due to a septic replacement.

**Appearing in Opposition:** None

**Correspondence:** 1) E-mail dated and received September 14, 2020 from Town of Onalaska Clerk, Mary Rinehart. The Board was not contacted by the applicant or contractor until the agenda was received. This appeal is scheduled for the Planning Commission and Town Board in October. Due to lack of application to the Town, we cannot recommend approval at this time.

**Discussion:** The Board discussed that they are concerned with the town road setback without township recommendation.

**Question Raymer:** Can you complete this project in 12 months?

**Answer Hoff:** Yes.

**MOTION by Warzynski/Frank to Approve** the appeal to construct a 16-ft x 32-ft detached accessory building that will lie within the required 60-ft setback from the centerline of Birchview Dr and together with 12-ft x 16-ft and 14-ft x 32-ft detached buildings, will exceed the 1,008 sq. ft. area limit and number limit for such buildings on this 1.96 acre lot subject to construction being completed within 12 months and township approval of the setback.

**3 Aye, 0 No Motion carried**

**APPEAL NO. 2020-27** Joseph M Clements, W2337 State Rd 33, Coon Valley, WI, 54623, permit denied to construct a 38-ft x 60-ft detached accessory building to replace an existing detached building that will exceed the 768 sq. ft. area limit for such buildings on this 0.842 acre lot. Property described as Lot 1 of Certified Survey Map No. 136 in Vol. 17. Tax parcel 12-158-1. Property address W2337 State Rd 33. Town of Washington.

**Appearing in Favor** Joseph M Clements, W2337 State Rd 33 Coon Valley, WI 54623 submitted to each Board member correspondence from Dan Korn, Town of Washington Chairman. Joe explained that the old shed that was removed was rotten and falling down and he would like to replace with a nicer shed that meets all setbacks.

**Question Raymer:** This is solely a size issue. Is the property behind this one family-owned?

**Answer Joseph Clements:** Yes

**Question Frank:** What will you be using the building for?

**Answer Joseph Clements:** Storage and equipment for the farm.

**Question Warzynski:** Is there any chance you can make this smaller?

**Answer Joseph Clements:** I don't know how I would do that.

**Question Raymer:** It looks like there is a one-car attached garage. Can you attach this to the house?

**Answer Joseph Clements:** It can't be attached due to a highline pole 10-Ft from the garage.

**Comments Raymer:** This is considerably larger than what is allowed on the lot.

**Question Frank:** Could you make it smaller?

**Answer Joseph Clements:** I'm sure we could if we remove one truss.

**Question Raymer:** How big would the parcel need to be to support this size building?

**Answer Johnson:** He would need over five acres.

**Comments Raymer:** He would need to acquire four more acres to have that large of a building.

**Comments Johnson:** If the neighboring property is in an agricultural zoning district, that acreage cannot be considered toward detached accessory building size because residential use is not authorized in that district. We can only consider the portion that's authorized for residential use.

**Question Raymer:** How big is the parcel that Syl and Patricia Clements own?

**Answer Joseph Clements:** It's pasture and there is plenty of land.

**Question Raymer:** How big is the existing building that will be razed?

**Answer Joseph Clements:** It was already torn down.

**Discussion:** Discussion regarding the possibility of shrinking the size of the proposed building.

**Comments Joseph Clements:** I could shrink the size but I already have the shed. I bought it at an auction and it's disassembled on pallets.

**Appearing in Favor:** Sylvester Clements N3620 Old M Road West Salem, WI 54669. The house was split off the farm and sold to his son, Joe and the farm buildings are all to the East of the house. He explained the existing farm buildings that they have on the other parcel and how the proposed building will fit in with those. The old garage was connected to a trailer house that is no longer there. The proposed building to replace the garage was bought at an auction. Syl also explained that he's not aware of any neighbors that have an issue with the proposed building.

**Comments Raymer:** The problem is that this is a separate parcel now.

**Appearing in Opposition:** None

**Correspondence:** 1) Email dated and received September 10, 2020 from Town of Washington Chairman, Dan Korn. The regularly scheduled Town Board Meeting was moved and does not meet until September 16, 2020.

**MOTION by Warzynski/Frank to Deny the appeal to construct a 38-ft x 60-ft detached accessory building to replace an existing detached building that will exceed the 768 sq. ft. area limit for such buildings on this 0.842 acre lot.**

**3 Aye, 0 No Motion carried**

**APPEAL NO. 2020-28** Anthony D and Beth H Villare, W6800 Keppel Rd, Holmen, WI, 54636, appeals to retain an existing 49-ft x 61-ft detached accessory building 18-ft in height on a proposed 1.54 acre lot that will exceed the 1,008 sq. ft. area and 17-ft height limits for such buildings on said lot. Property described as part of the SE/SW of Section 5, T17N, R7W. Part of tax parcel 10-119-2. Property address W6800 Keppel Rd. Town of Onalaska.

**Appearing in Favor** Beth Villare 709 Stonebridge Ave. Onalaska, WI 54650. The existing property with the house was sold recently and the buyers didn't want the existing barn. James and Meredith Conn would like to purchase the building as they have been allowed to use it for storage in the past.

**Question Raymer:** Would the 1.54 acre be additional to what they already own?

**Answer Villare:** Correct

**Question Raymer:** This barn is already existing and you would like to keep it?

**Answer Villare:** Yes, I believe the barn has been there about 50 years.

**Question Warzynski:** Can the 1.54 acre parcel be combined with the Conn property?

**Answer Raymer:** It would still not give them enough acreage.

**Question Raymer:** How big is the Conn Property?

**Answer Villare:** 7+ acres.

**Comments Johnson:** If the 1.54 acres were to be combined, they would still be over the detached building limit.

**Appearing in Favor:** Cheryl Colsch – EXP Realty explained the survey and easement details for the shared driveway. She detailed the topography and the benefit the existing building would be to Mr. Conn.

**Question Johnson:** Is there a Certified Survey Map for the split?

**Answer Colsch:** Yes, prepared by Jacob with Paragon. He said that they surveyed the entire parcel and eliminated the portion with the barn.

**Question Johnson:** Did they consider this a neighbor-to-neighbor transfer that doesn't require a CSM?

**Answer Colsch:** Correct, that's the way I understand it.

**Appearing in Opposition:** None

**Correspondence:** 1) E-mail dated and received September 14, 2020 from Town of Onalaska Clerk, Mary Rinehart. The Board was not contacted by the applicant. I have also not seen a proposal for a lot split. Please have them contact the Town regarding this. Due to lack of application to the Town, we cannot recommend approval at this time.

**Discussion:** Discussion regarding combining the 1.54 acres with the existing Conn parcel.

**MOTION by Warzynski/Frank to Approve the appeal to retain an existing 49-ft x 61-ft detached accessory building 18-ft in height on a proposed 1.54 acre lot that will exceed the 1,008 sq. ft. area and 17-ft height limit**

**3 Aye, 0 No Motion carried**

**MOTION by Warzynski/Frank to Adjourn (6:52 pm).**

**3 Aye, 0 No. Motion carried unanimously.**

s.59.69 Wis. Stats.

(5e) CONDITIONAL USE PERMITS.

(a) In this subsection:

1. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a county, but does not include a variance.
2. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

(b) 1. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

2. The requirements and conditions described under subd. 1. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the county relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The county's decision to approve or deny the permit must be supported by substantial evidence.

(c) Upon receipt of a conditional use permit application, and following publication in the county of a class 2 notice under ch. 985, the county shall hold a public hearing on the application.

(d) Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the county may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the county zoning board.

(e) If a county denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in s. 59.694 (10).

**NOTICE OF PUBLIC HEARING  
ON APPLICATION FOR CONDITIONAL USE PERMIT**

NO. 1145 BY:

**MARIETTA BUCHNER AND ROBERT SEAQUIST,  
202 ZEPHYR CIRCLE, LA CROSSE, WI, 54601-3932,  
ACTING O/B/O GARY J BUCHNER REVOCABLE TRUST,  
W5697 WOODHOLLOW RD, HOLMEN, WI, 54636**

NOTICE IS HEREBY GIVEN, that a public hearing will be held in the COUNTY BOARD ROOM (1700) of the ADMINISTRATIVE CENTER (*entry via EAST entrance only*) 212 6<sup>TH</sup> ST N LA CROSSE WI 54601

on the 26<sup>th</sup> day of OCTOBER 2020 at 6:00 p.m. on an application for a CONDITIONAL USE PERMIT to construct a single family residence within a 205.75 acre Base Farm Tract on land used as crop land and zoned Exclusive Agriculture District in the Town of ONALASKA.

DESCRIBED AS: Part of the fractional NE/NE of Section 3, T17N, R7W. Property address Woodhollow Rd. Part of tax parcel 10-75-0. Town of Onalaska.

**ANY PERSON HAVING A CONCERN IN THIS MATTER WILL BE GIVEN THE OPPORTUNITY TO BE ORALLY HEARD RELATIVE TO THE GRANTING OR DENYING OF THIS PETITION. WRITTEN CORRESPONDENCE CAN BE READ INTO THE RECORD OF A PUBLIC HEARING BY THE SUBMITTING INTERESTED PARTY OR A REPRESENTATIVE. A TECHNICAL REPORT PREPARED AND SUBMITTED BY OTHER GOVERNMENTAL AGENCIES SHALL BE READ INTO THE RECORD. ALL OTHER CORRESPONDENCE IS RETAINED ON FILE.**

All pursuant to Section 59.69 Wisconsin Statutes. The application is on file in the office of the County Zoning Director. If you have any questions, please call (608) 785-9722.

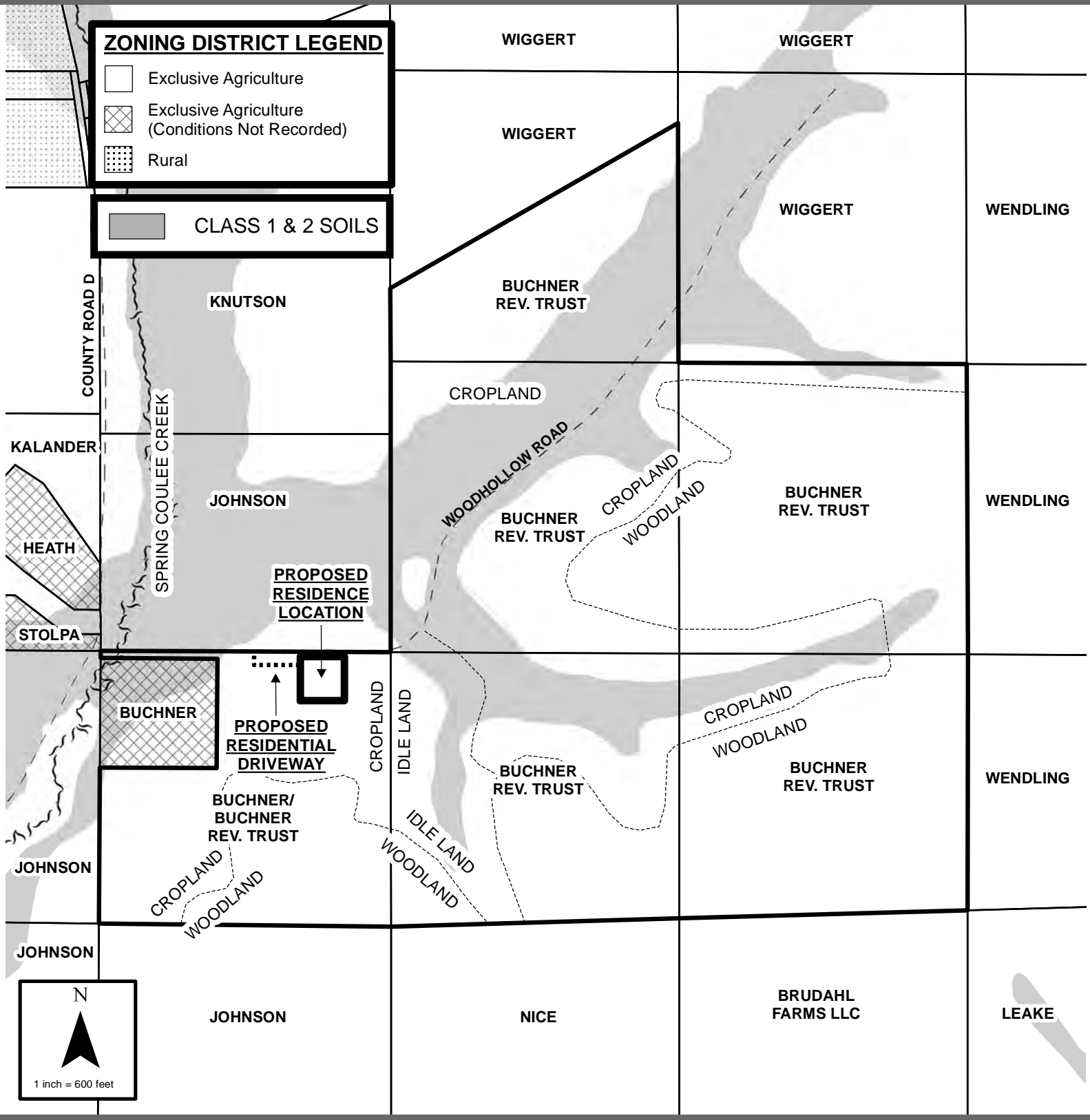
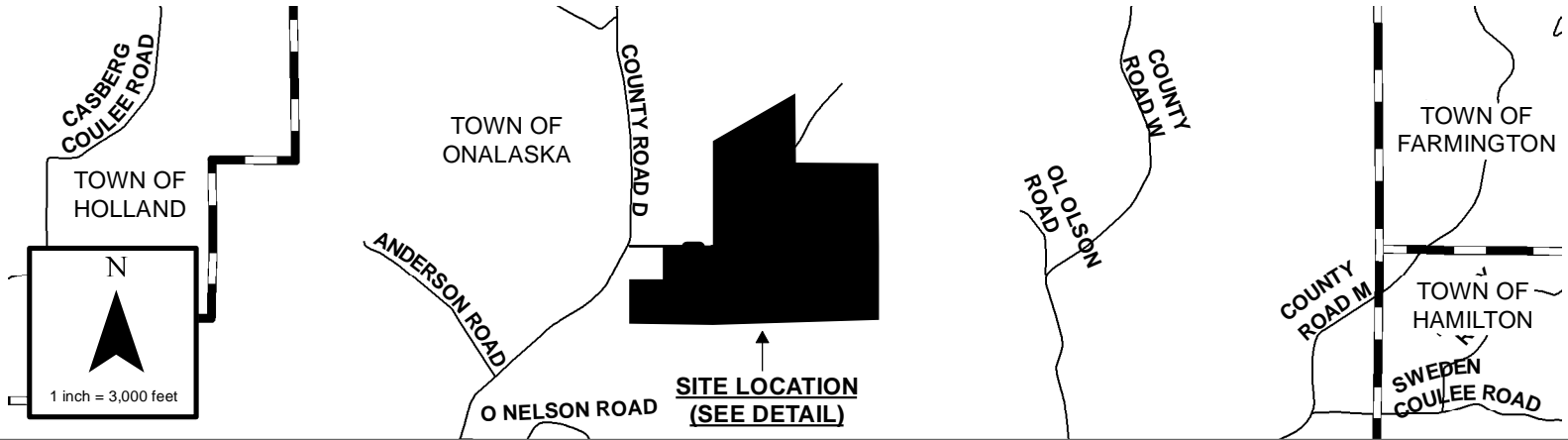
Dated this 9<sup>th</sup> day of OCTOBER 2020

LA CROSSE COUNTY PLANNING, RESOURCES  
AND DEVELOPMENT COMMITTEE

BY \_\_\_\_\_  
Nathan Sampson, Director  
Zoning, Planning and Land Information Department

ACCORDING TO THE AMERICAN WITH DISABILITIES ACT, PUBLIC ACCESS TO THE ADMINISTRATIVE CENTER IS LIMITED.

**PERSONS WITH DISABILITIES: IF YOU NEED ACCOMMODATION TO ATTEND THIS MEETING, CONTACT ZONING, PLANNING AND LAND INFORMATION OFFICE AT 785-9722 THE FRIDAY PRIOR TO THE MEETING SO THAT ARRANGEMENTS CAN BE MADE.**



**CONDITIONAL USE PERMIT NO. 1145 MARIETTA BUCHNER AND ROBERT SEAQUIST, 202 ZEPHYR CIRCLE, LA CROSSE, WI, 54601-3932, ACTING O/B/O GARY J BUCHNER REVOCABLE TRUST, W5697 WOODHOLLOW RD, HOLMEN, WI, 54636, APPLIES FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A SINGLE FAMILY RESIDENCE WITHIN A 205.75 ACRE BASE FARM TRACT ON LAND USED AS CROP LAND AND ZONED EXCLUSIVE AGRICULTURE DISTRICT. PROPERTY DESCRIBED AS PART OF THE FRACTIONAL NE/NE OF SECTION 3, T17N, R7W. PROPERTY ADDRESS WOODHOLLOW RD. PART OF TAX PARCEL 10-75-0. TOWN OF ONALASKA.**

## CONDITIONAL USE PERMIT NO. 1145

MARIETTA BUCHNER & ROBERT SEAQUIST O/B/O GARY J BUCHNER REVOCABLE TRUST  
 PART OF THE FRAC. NE/NE OF SECTION 3, T17N, R7W  
 TOWN OF ONALASKA

Marietta Buchner & Robert Seaquist Request for a Conditional Use Permit on Parcel 10-75-0 to build a single family home with an approximate 4% grade, 300 ft driveway. This involves taking about 1.5 acres out of agriculture for residential use. There will be a deed restriction on Parcels 10-378-0 and 10-379-0.

### **SUMMARY OF IMPACTS**

Noise: This is a four bedroom home. Noise should not be a problem as the nearest neighbors are 396 feet and 732 feet away. These three homes involve one related family.

Lighting: This again should be no problems as for the same reasons stated above, distance between homes. A yard light will probably be installed.

Traffic: Building of this home would add one car to Woodhollow Road on the average of once a day. The distance from where the proposed driveway begins on Woodhollow Road to the main road, County Road D, is approximately one tenth of a mile.

### **FARMLAND DISTURBANCE**

A. The planned area involves disturbing about an acre and a half. A 300 ft driveway would be excavated as close as possible to Woodhollow Road. The house would sit just below the knoll of the hill. This spot works out well as any equipment working the land would not have to make any sharp turns on a downward slope. Also, because the house is high up, (almost to the top of the knoll) there should be very little runoff water from the hill. On the contour map, the area of the house is flatter than other places plus it shows the soil to be a little more sandy. - See map

### **MOST SUITABLE PLACE TO BUILD ON PARENT FARM**

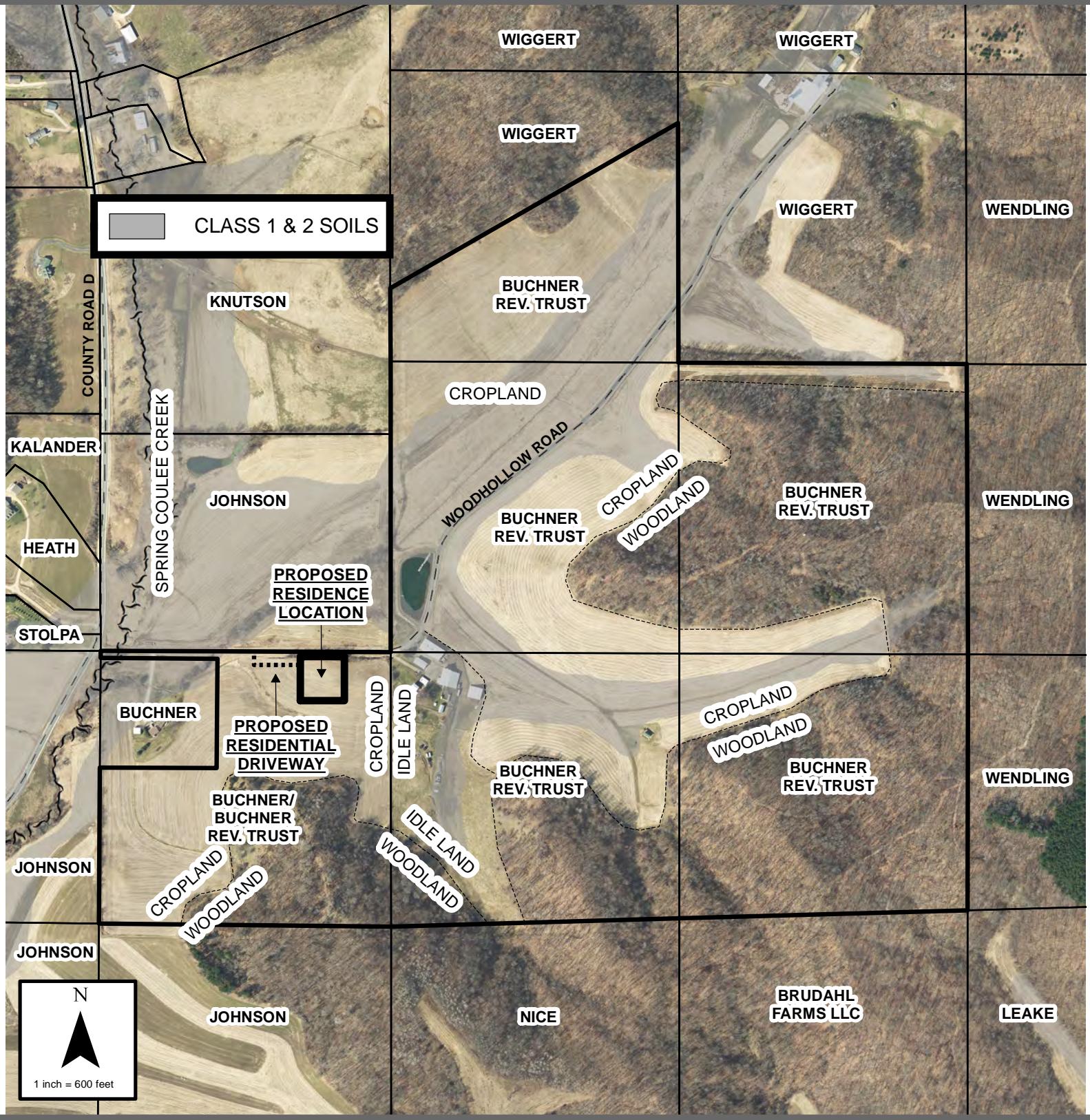
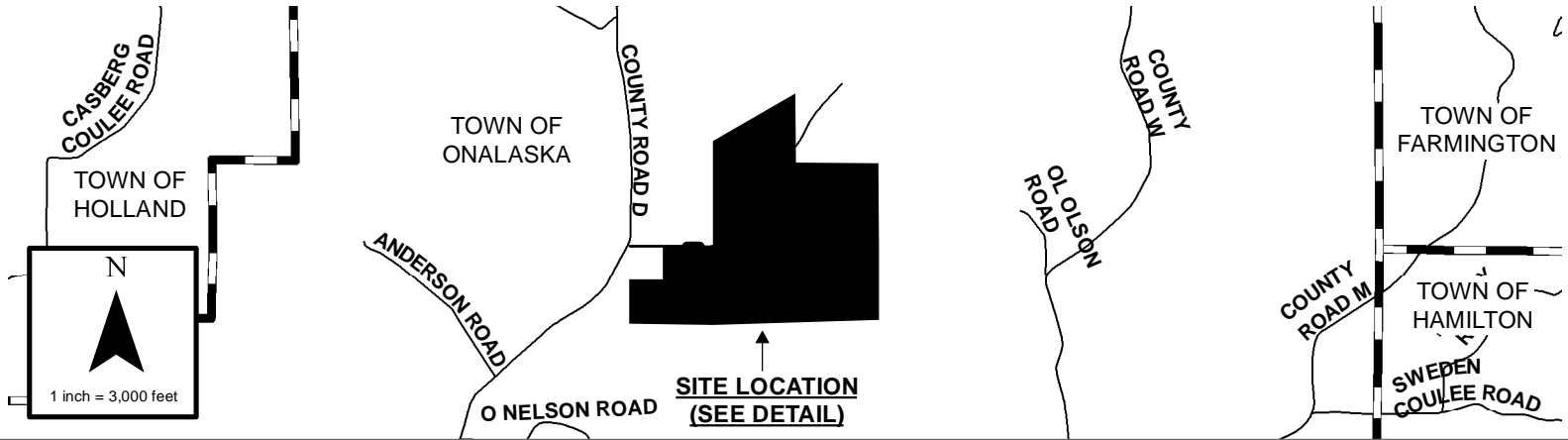
A. Looking at the Hydric Soils map, no land northeast of Woodhollow Road will work for a home site as you would have to build a bridge over the hydric soils to reach buildable land. The land above these hydric soils is presently reached by heavy farm equipment driving over a layer of heavy duty rock that is in a small section of the ditch. A very small area of the hydric soil gets fairly dry for a tractor to drive over to get to that ditch from Woodhollow Rd. Usually there is a small amount of water running through the ditch as it comes from the farm at the end of Woodhollow Road. If we receive a lot of rain, this land cannot be reached until the area dries out.

B. Looking at the Class 1 & 2 Soils Map, land next to Woodhollow Road on the south side is Classed 1 & 2. Any land on that side of the road would involve constructing a driveway through these Class 1 & 2 soils to reach a buildable spot where soils are not classed as 1 or 2. The house would then be sited on flat land, which is land more desirable for planting versus hills.

C. Building a driveway off Woodhollow Road coming up on the northeast side of the proposed house would not work as the land gets steep fairly fast.

D. Building a house below the proposed house to the north west would result in a lot of runoff coming from the hill that could pose potential problems to a home plus the land is steeper and the soil is a little better. The flattest part of that land is wet and close to the creek and is unable to be put into crops.

E. About 1/4 of the area encompassing the 300 ft driveway is not cropped due to the large farm equipment preference to bypass that part (part closest to road).



**CONDITIONAL USE PERMIT NO. 1145 MARIETTA BUCHNER AND ROBERT SEAQUIST, 202 ZEPHYR CIRCLE, LA CROSSE, WI, 54601-3932, ACTING O/B/O GARY J BUCHNER REVOCABLE TRUST, W5697 WOODHOLLOW RD, HOLMEN, WI, 54636, APPLIES FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A SINGLE FAMILY RESIDENCE WITHIN A 205.75 ACRE BASE FARM TRACT ON LAND USED AS CROP LAND AND ZONED EXCLUSIVE AGRICULTURE DISTRICT. PROPERTY DESCRIBED AS PART OF THE FRACTIONAL NE/NE OF SECTION 3, T17N, R7W. PROPERTY ADDRESS WOODHOLLOW RD. PART OF TAX PARCEL 10-75-0. TOWN OF ONALASKA.**

## CONDITIONAL USE PERMIT NO. 1145

MARIETTA BUCHNER & ROBERT SEAQUIST O/B/O GARY J BUCHNER REVOCABLE TRUST  
 PART OF THE FRAC. NE/NE OF SECTION 3, T17N, R7W  
 TOWN OF ONALASKA



**NOTICE OF PUBLIC HEARING  
ON PETITIONS TO AMEND THE  
LA CROSSE COUNTY ZONING ORDINANCE**

**PETITION NO. 2046** by **ANTHONY L SBRAGGIA,**  
**N8244 COUNTY RD C, MINDORO, WI, 54644**

NOTICE IS HEREBY GIVEN, that a public hearing will be held in the COUNTY BOARD ROOM (1700) of the  
ADMINISTRATIVE CENTER (*entry via EAST entrance only*) 212 6<sup>TH</sup> ST N La Crosse WI 54601

on the 26<sup>th</sup> day of OCTOBER 2020 at 6:00 p.m.

on the proposed amendment to the La Crosse County Zoning Ordinance, which proposed amendment is as follows:

To rezone a 1.69 acre lot from the PUBLIC AND INSTITUTIONAL DISTRICT

to the COMMERCIAL DISTRICT the following described lands in the Town of FARMINGTON.

Lot 1 of Certified Survey Map No. 128 in Vol. 17. Property address N8244 County Rd C. Tax parcel 5-935-3.  
Town of Farmington.

**REASON FOR REZONE:** FOR MIXED OR VARIED COMMERCIAL USES.

**ANY PERSON HAVING A CONCERN IN THIS MATTER WILL BE GIVEN THE OPPORTUNITY TO BE ORALLY HEARD RELATIVE TO THE GRANTING OR DENYING OF THIS PETITION. WRITTEN CORRESPONDENCE CAN BE READ INTO THE RECORD OF A PUBLIC HEARING BY THE SUBMITTING INTERESTED PARTY OR A REPRESENTATIVE. A TECHNICAL REPORT PREPARED AND SUBMITTED BY OTHER GOVERNMENTAL AGENCIES SHALL BE READ INTO THE RECORD. ALL OTHER CORRESPONDENCE IS RETAINED ON FILE.**

Pursuant to Section 59.69 Wis. Stats. The petition to amend said ordinance is on file in the office of Zoning, Planning and Land Information, County of La Crosse, La Crosse Wisconsin 54601. If you have any questions, please call (608) 785-9722.

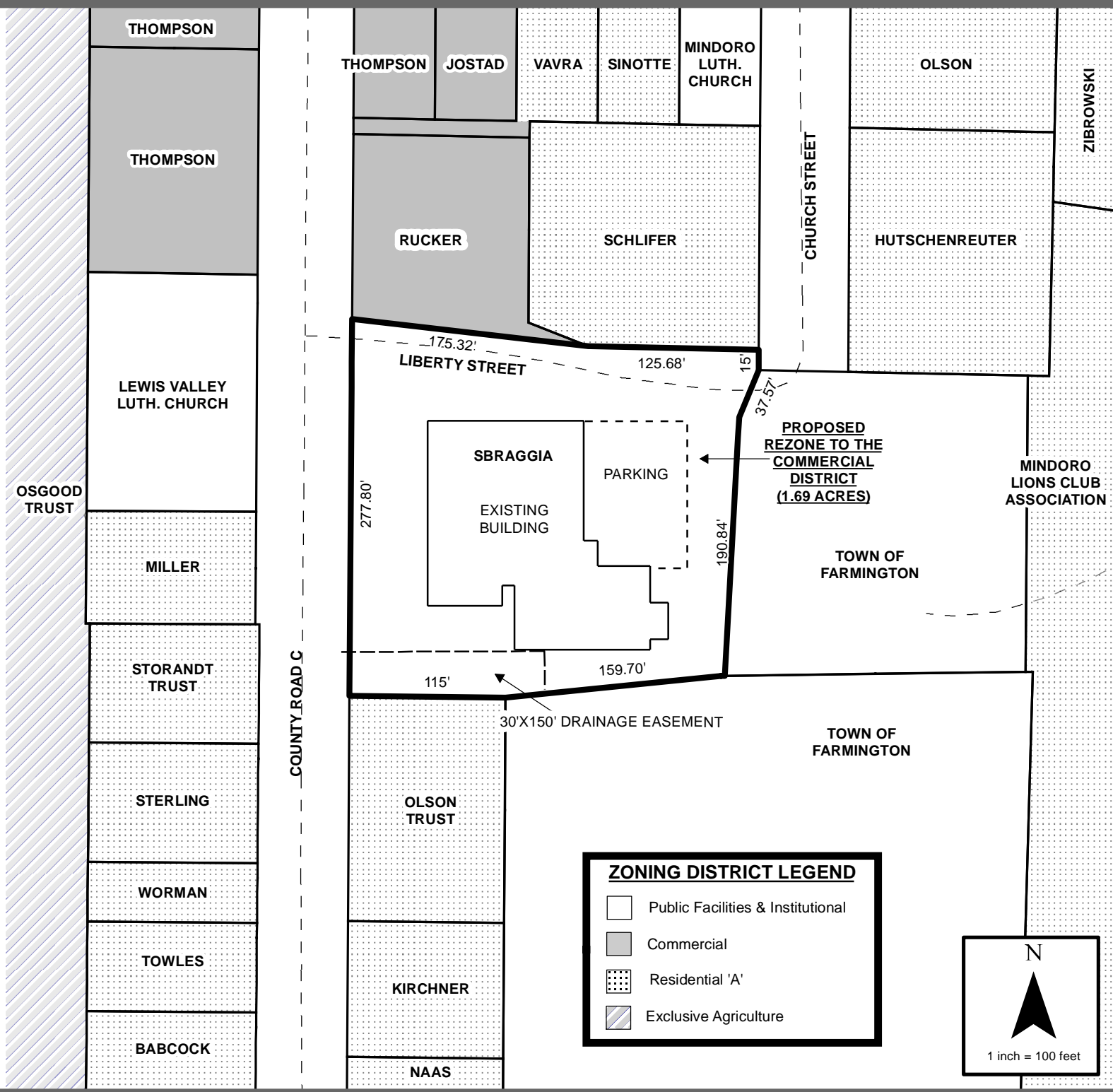
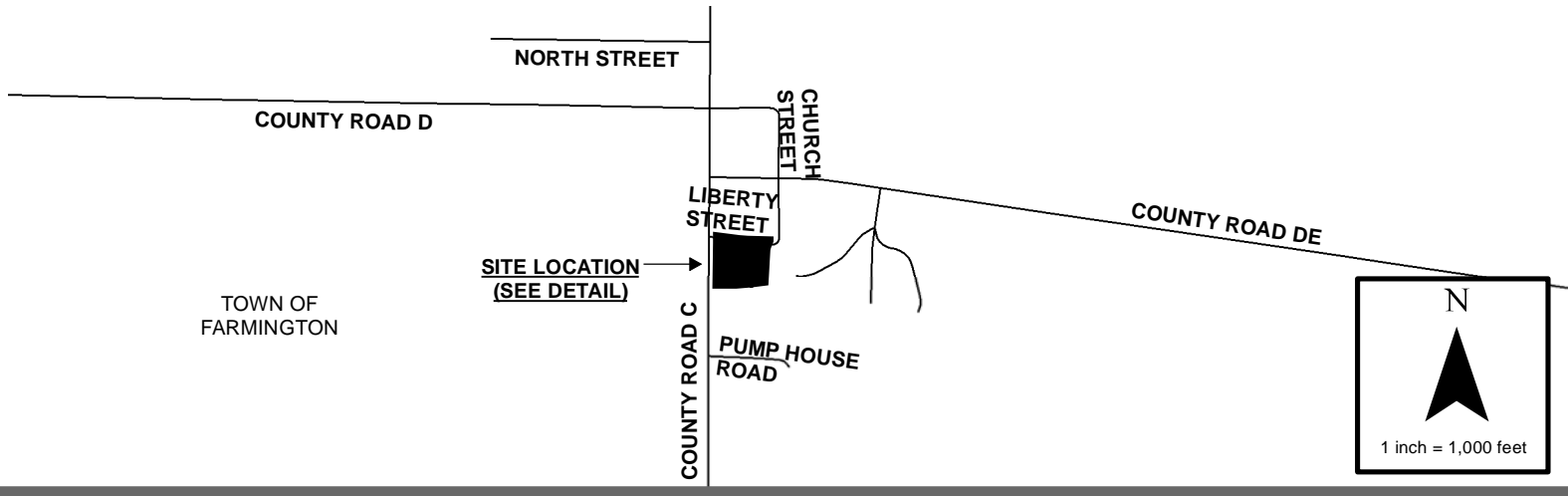
Dated this 9th day of OCTOBER 2020

LA CROSSE COUNTY PLANNING, RESOURCES  
AND DEVELOPMENT COMMITTEE

BY \_\_\_\_\_  
Nathan Sampson, Director  
Zoning, Planning and Land Information Department

ACCORDING TO THE AMERICAN WITH DISABILITIES ACT, ACCESS TO THE ADMINISTRATIVE CENTER IS LIMITED TO THE PUBLIC AT THIS TIME.

**PERSONS WITH DISABILITIES: IF YOU NEED ACCOMMODATION TO ATTEND THIS MEETING, CONTACT ZONING, PLANNING AND LAND INFORMATION OFFICE AT 785-9722 THE FRIDAY PRIOR TO THE MEETING SO THAT ACCOMMODATIONS CAN BE MADE.**



**ZONING PETITION NO. 2046 ANTHONY L SBRAGGIA, N8244 COUNTY RD C, MINDORO, WI, 54644, PETITIONS TO REZONE FROM THE PUBLIC AND INSTITUTIONAL DISTRICT TO THE COMMERCIAL DISTRICT A 1.69 ACRE LOT FOR MIXED OR VARIED COMMERCIAL USES. PROPERTY DESCRIBED AS LOT 1 OF CERTIFIED SURVEY MAP NO. 128 IN VOL. 17. PROPERTY ADDRESS N8244 COUNTY RD C. TAX PARCEL 5-935-3. TOWN OF FARMINGTON.**

## ZONING PETITION NO. 2046

ANTHONY SBRAGGIA  
 LOT 1 OF CSM NO. 128 VOL. 17  
 1.69 ACRES TO BE REZONED  
 TOWN OF FARMINGTON

REASON FOR REZONE: MIXED OR VARIED COMMERCIAL USES

As indicated on the application the facility will be used to store items that will be sold via my small business, the Hixton Antique Mall in Hixton, WI.

When approved with the rezoning, I am looking to use the rooms as a staging area for online and virtual Furniture sales to grow the Brick and Mortar Business to Web Based Shopping.

After talking to the Town Chairman of Framingham and the Planning Board, we have come up with a list of NEEDS and Possible Uses that will help to improve the community. I have also added some ideas that I would like to see possibly come to fruition in the future that would help our community. This list is not in any order of what will be done and when, but rather to give the board an idea of the direction that I may pursue to go.

1. Location for a County library
2. Office Space for Small Business and startups - Incubator type of Set Up.

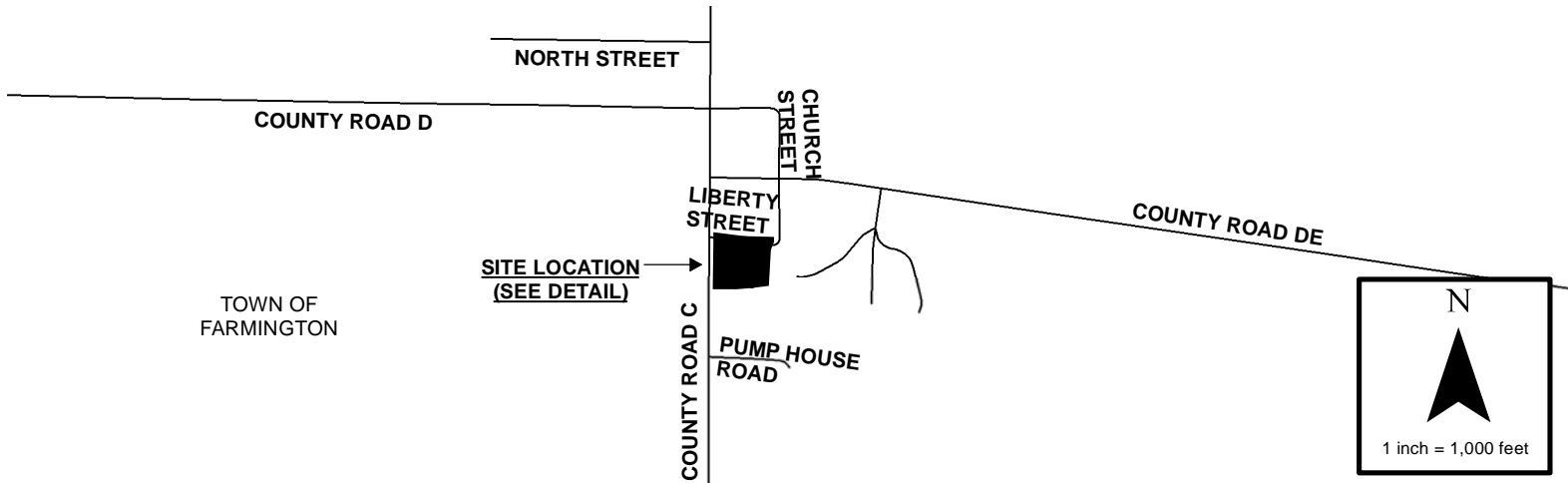
3. Possible Relocation of Town Hall and offices if Fire Station Expansion is Required.
4. Community Type Center - Could be for Seniors or for Youth
5. EVENT CENTER. BANQUET CENTER for WEDDINGS, CLASS REUNIONS, Birthdays, Refinements Etc.
6. A Gym with Exercise and Wellness Program. The Gym has been used by the AAU Basketball Program.
7. Possible Retail Space, Small shopping Areas
8. Commercial / Kitchen
9. Art Gallery
10. AIR B&B type Set Up to provide Rooms for travellers through our Town - We have nothing for people to stay here in town.
11. Going along with item 10, I have thought of a possible "Podcat" type of setting -

such as for Quilting, Sewing or Scrap Booking. An "Artist's Get Away" has also been proposed, with the Mindoro CMA as well as all the Rural Beauty that is in the Area.

12. A Country Get-A-Way for City People that want to get away for a couple days
13. An Online Auction House As More things move to the Digital Market Place
14. A Bar/Restaurant Set Up that would cater to those that would be here for the Get-A-Ways.
15. In closing I would like to add that I was Born and Raised here In Mindoro and that is why I want to make this a location that will not only benefit me, but the people of Mindoro as well. Please Contact Me with any questions or concerns. (715)308-9315

Thank You,

Joey



**ZONING PETITION NO. 2046 ANTHONY L SBRAGGIA, N8244 COUNTY RD C, MINDORO, WI, 54644, PETITIONS TO REZONE FROM THE PUBLIC AND INSTITUTIONAL DISTRICT TO THE COMMERCIAL DISTRICT A 1.69 ACRE LOT FOR MIXED OR VARIED COMMERCIAL USES. PROPERTY DESCRIBED AS LOT 1 OF CERTIFIED SURVEY MAP NO. 128 IN VOL. 17. PROPERTY ADDRESS N8244 COUNTY RD C. TAX PARCEL 5-935-3. TOWN OF FARMINGTON.**

## ZONING PETITION NO. 2046

ANTHONY SBRAGGIA  
 LOT 1 OF CSM NO. 128 VOL. 17  
 1.69 ACRES TO BE REZONED  
 TOWN OF FARMINGTON

REASON FOR REZONE: MIXED OR VARIED COMMERCIAL USES

**NOTICE OF PUBLIC HEARING  
ON APPLICATION FOR SPECIAL EXCEPTION PERMIT NO. 2020-03**

NOTICE IS HEREBY GIVEN, that a public hearing will be held in the COUNTY BOARD ROOM (1700) of the ADMINISTRATIVE CENTER (*entry via EAST entrance only*) 212 6<sup>TH</sup> ST N LA CROSSE WI 54601 on the 26<sup>th</sup> day of OCTOBER 2020 at 6:00 p.m. on an application filed by:

**MICHAEL AND MICHELE PISKE,  
N2923 STATE RD 162, BANGOR, WI, 54614**

for a Special Exception Permit to fill and grade an area greater than 2,000 sq. ft. within the 300-ft Shoreland District of Dutch Creek by removing an existing manure storage facility, conducting a soil contamination investigation, and filling and stabilizing using clean earthen fill and seeding mix in the Town of BANGOR.

DESCRIBED AS: Part of the SE/SE of Section 27 and NE/NE of Section 34, all in T16N, R5W. Tax parcels 1-523-0, 1-639-0, and 1-640-0. Property address N2927 State Rd 162. Town of Bangor.

**ANY PERSON HAVING A CONCERN IN THIS MATTER WILL BE GIVEN THE OPPORTUNITY TO BE ORALLY HEARD RELATIVE TO THE GRANTING OR DENYING OF THIS PETITION. WRITTEN CORRESPONDENCE CAN BE READ INTO THE RECORD OF A PUBLIC HEARING BY THE SUBMITTING INTERESTED PARTY OR A REPRESENTATIVE. A TECHNICAL REPORT PREPARED AND SUBMITTED BY OTHER GOVERNMENTAL AGENCIES SHALL BE READ INTO THE RECORD. ALL OTHER CORRESPONDENCE IS RETAINED ON FILE.** If you have any questions, please call (608) 785-9722.

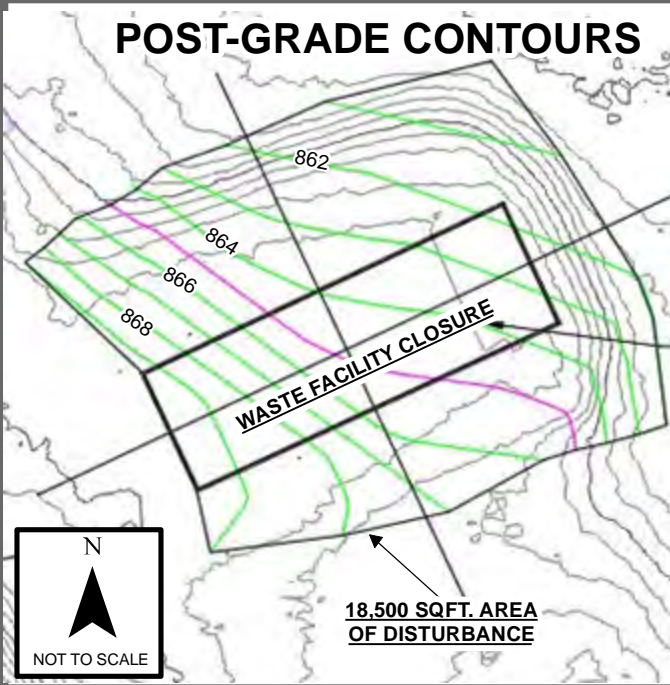
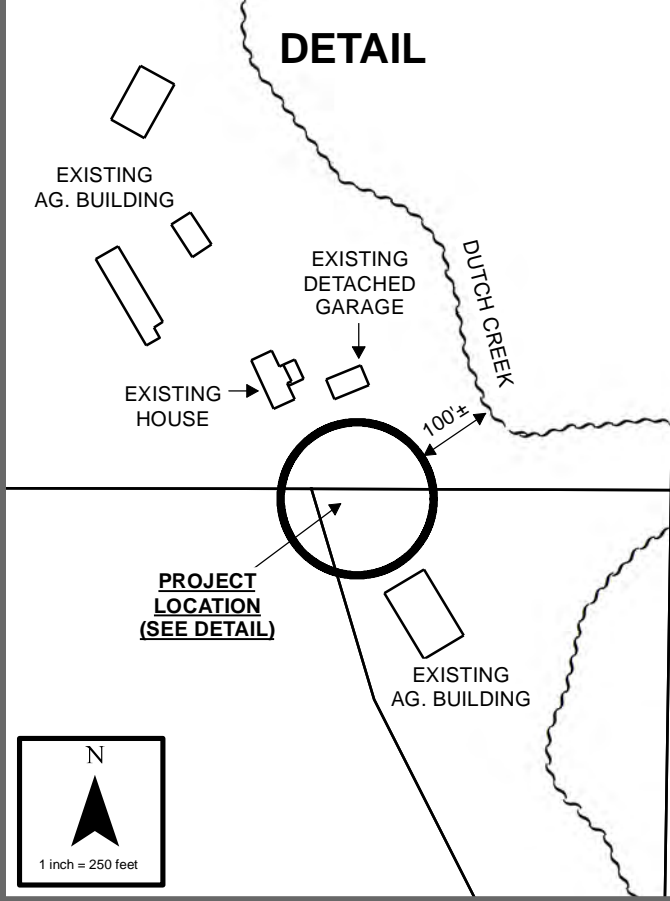
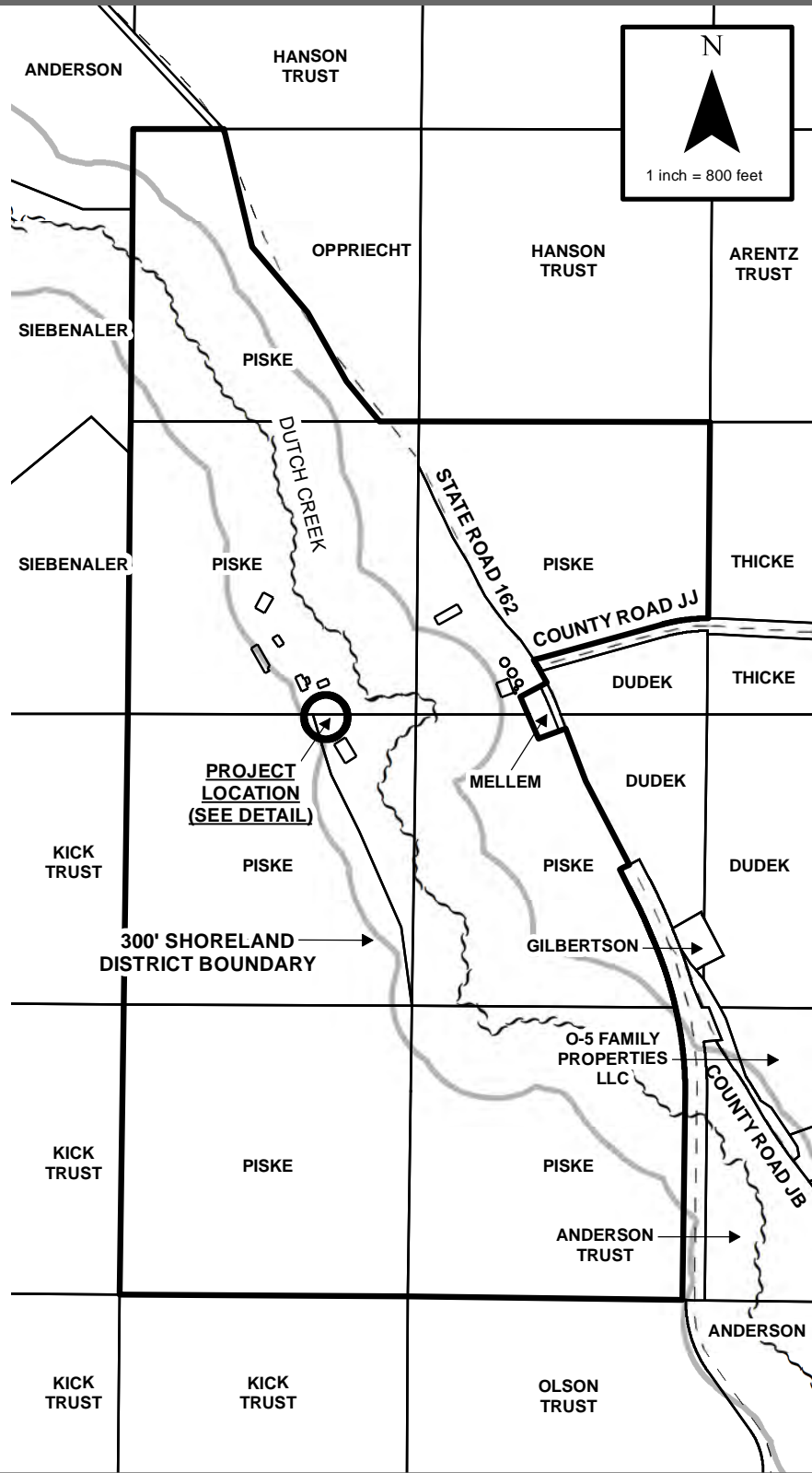
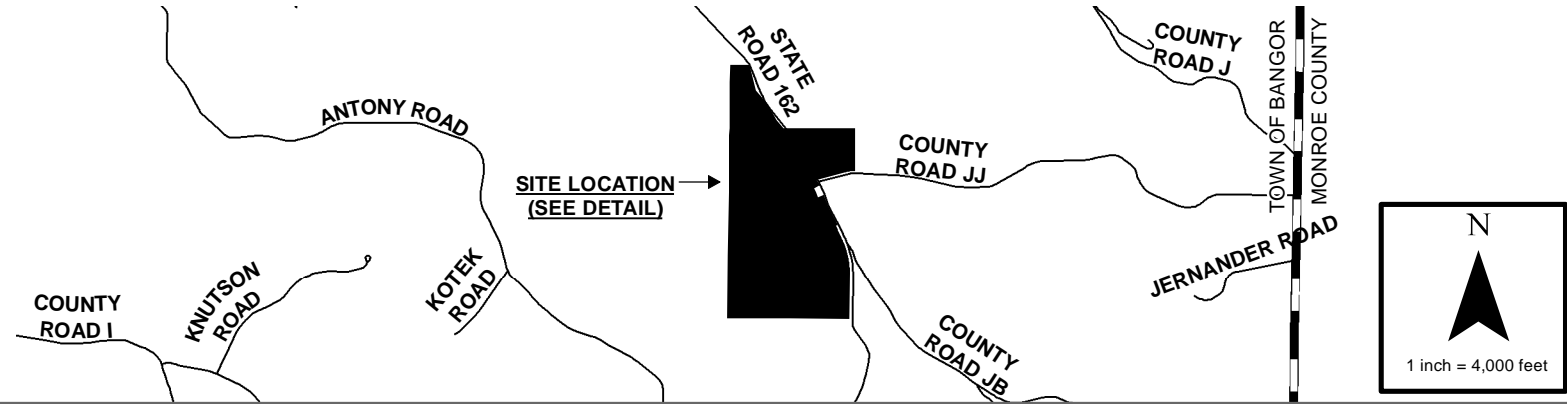
Dated this 9<sup>th</sup> day of October 2020

LA CROSSE COUNTY PLANNING, RESOURCES  
AND DEVELOPMENT COMMITTEE

BY \_\_\_\_\_  
Nathan Sampson, Director  
Zoning, Planning and Land Information Department

ACCORDING TO THE AMERICAN WITH DISABILITIES ACT, ACCESS TO THE ADMINISTRATIVE CENTER, COUNTY BOARD ROOM, IS THROUGH THE POWER ASSIST DOORS LOCATED AT THE EAST ENTRANCE TO THE ADMINISTRATIVE CENTER; ENTER AND FOLLOW THE SIGNS TO THE APPROPRIATE MEETING ROOM (ON THE FIRST FLOOR).

**PERSONS WITH DISABILITIES: IF YOU NEED ACCOMMODATION TO ATTEND THIS MEETING, CONTACT ZONING, PLANNING AND LAND INFORMATION OFFICE AT 785-9722 THE FRIDAY PRIOR TO THE MEETING SO THAT ARRANGEMENTS CAN BE MADE.**

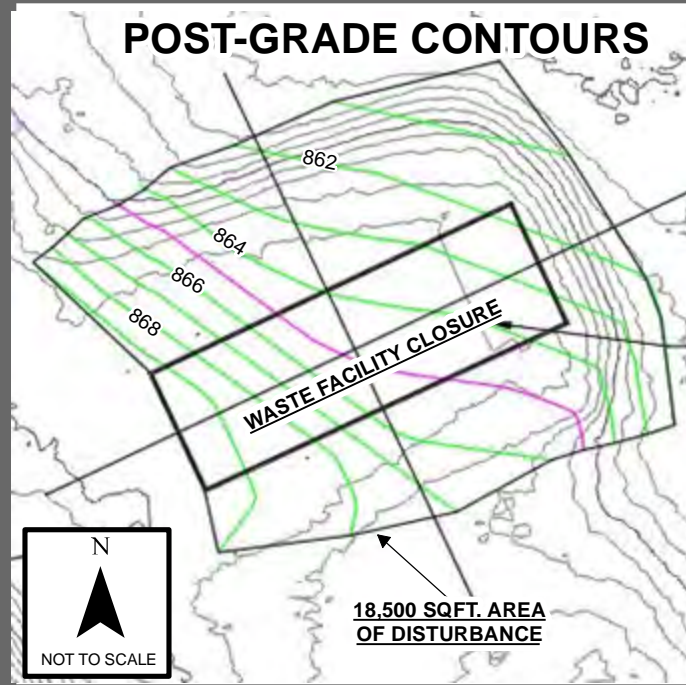
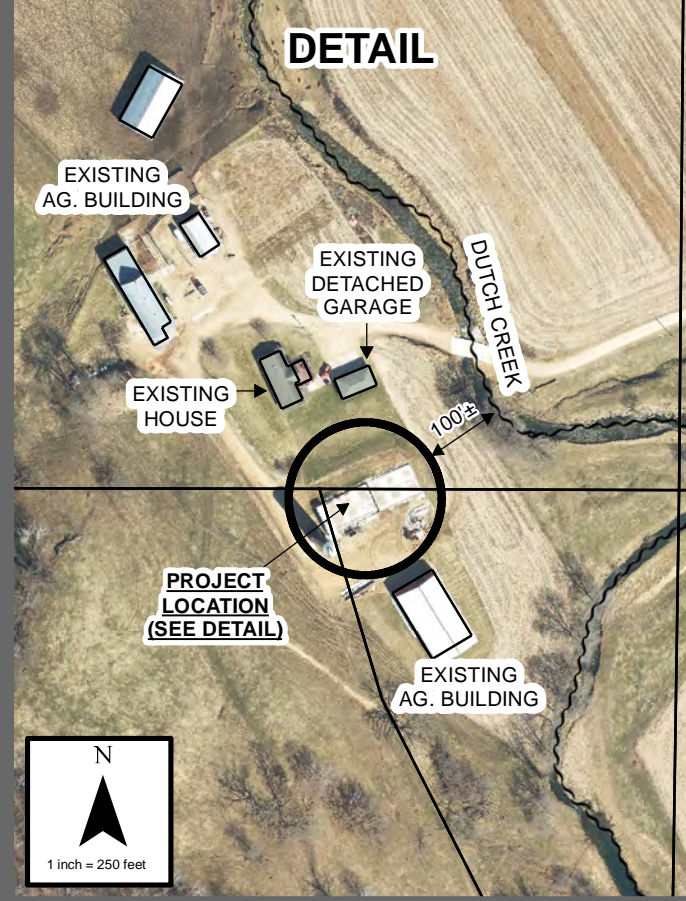
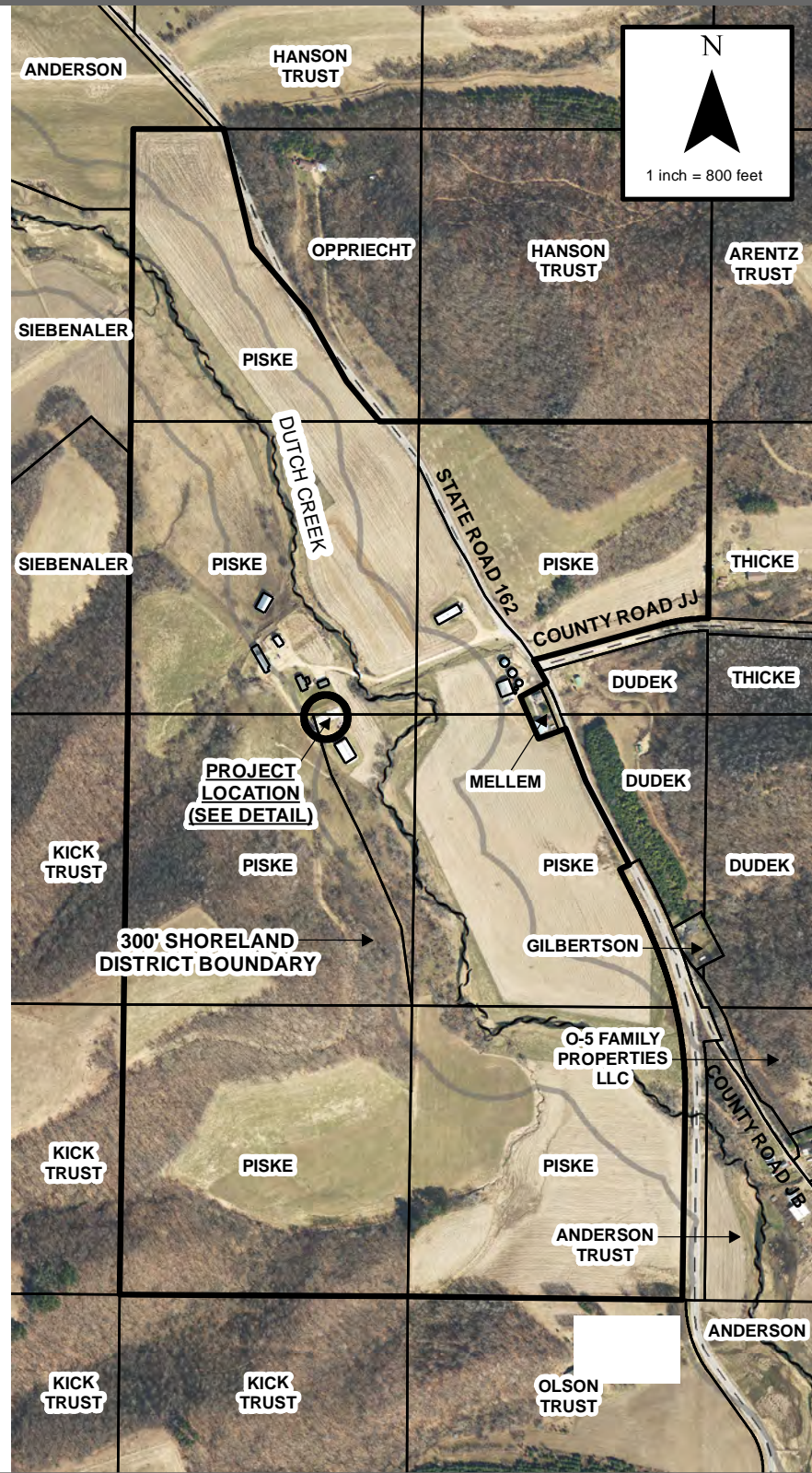
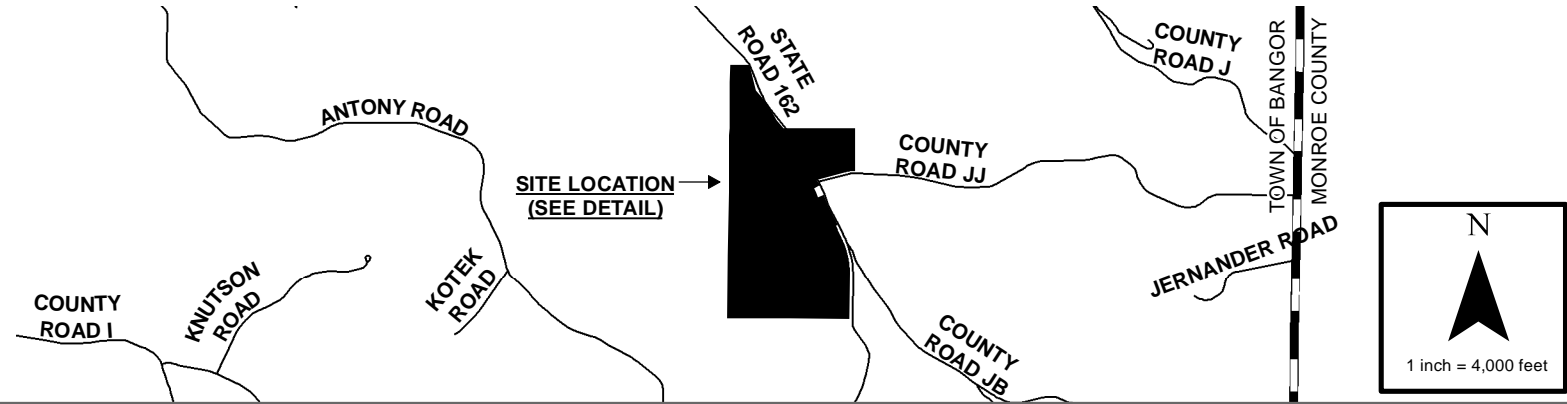


**SPECIAL EXCEPTION PERMIT NO. 2020-03 MICHAEL AND MICHELE PISKE, N2923 STATE RD 162, BANGOR, WI, 54614, APPLIES FOR A SPECIAL EXCEPTION PERMIT TO FILL AND GRADE AN AREA GREATER THAN 2,000 SQ. FT. WITHIN THE 300-FT SHORELAND DISTRICT OF DUTCH CREEK BY REMOVING AN EXISTING MANURE STORAGE FACILITY, CONDUCTING A SOIL CONTAMINATION INVESTIGATION AND FILLING AND STABILIZING USING CLEAN EARTHEN FILL AND SEEDING MIX. PROPERTY IS ZONED EXCLUSIVE AGRICULTURE DISTRICT AND DESCRIBED AS PART OF THE SE/SE OF SECTION 27 AND NE/NE OF SECTION 34, ALL IN T16N, R5W. TAX PARCELS 1-523-0, 1-639-0, AND 1-640-0. PROPERTY ADDRESS N2927 STATE RD 162. TOWN OF BANGOR.**

# SPECIAL EXCEPTION PERMIT NO. 2020-03

MICHAEL & MICHELE PISKE  
 PART OF THE SE/SE OF SECTION 27 & NE/NE OF SECTION 34, T16N, R5W  
 TOWN OF BANGOR





**SPECIAL EXCEPTION PERMIT NO. 2020-03 MICHAEL AND MICHELE PISKE, N2923 STATE RD 162, BANGOR, WI, 54614, APPLIES FOR A SPECIAL EXCEPTION PERMIT TO FILL AND GRADE AN AREA GREATER THAN 2,000 SQ. FT. WITHIN THE 300-FT SHORELAND DISTRICT OF DUTCH CREEK BY REMOVING AN EXISTING MANURE STORAGE FACILITY, CONDUCTING A SOIL CONTAMINATION INVESTIGATION AND FILLING AND STABILIZING USING CLEAN EARTHEN FILL AND SEEDING MIX. PROPERTY IS ZONED EXCLUSIVE AGRICULTURE DISTRICT AND DESCRIBED AS PART OF THE SE/SE OF SECTION 27 AND NE/NE OF SECTION 34, ALL IN T16N, R5W. TAX PARCELS 1-523-0, 1-639-0, AND 1-640-0. PROPERTY ADDRESS N2927 STATE RD 162. TOWN OF BANGOR.**

# SPECIAL EXCEPTION PERMIT NO. 2020-03

MICHAEL & MICHELE PISKE  
 PART OF THE SE/SE OF SECTION 27 & NE/NE OF SECTION 34, T16N, R5W  
 TOWN OF BANGOR

**NOTICE OF PUBLIC HEARING  
ON PETITIONS TO AMEND THE  
LA CROSSE COUNTY ZONING ORDINANCE**

**PETITION NO. 2047** by **SCOTT A AND ANGELA L KOELBL,  
N8467 O THOMPSON RD, HOLMEN, WI, 54636**

NOTICE IS HEREBY GIVEN, that a public hearing will be held in the COUNTY BOARD ROOM (1700) of the  
ADMINISTRATIVE CENTER (*entry via EAST entrance only*) 212 6<sup>TH</sup> ST N La Crosse WI 54601

on the 26<sup>th</sup> day of OCTOBER 2020 at 6:00 p.m.

on the proposed amendment to the La Crosse County Zoning Ordinance, which proposed amendment is as follows:

To rezone from the RURAL AND EXCLUSIVE AGRICULTURE DISTRICTS

to the EXCLUSIVE AGRICULTURE DISTRICT part of the N½/NE of Section 20 except that part

petitioned to rezone from the RURAL AND EXCLUSIVE AGRICULTURE DISTRICTS

to the RURAL DISTRICT the following described lands in the Town of HOLLAND.

Commencing at the NE corner of said Section 20, thence N 89°39'41" W along the north line of the NE¼ of said Section 20 a distance of 322.33-ft to the POB; thence S 14°49'51" E a distance of 462.57-ft; thence S 65°48'20" W a distance of 402.16-ft; thence N 14°49,51" W a distance of 635.58-ft to said North line; thence S 89°39'41" E along said North line a distance of 411.13-ft to the POB, all further described in tax parcel 8-237-4. Purpose of the rezone is to construct an addition to an existing attached garage. Property address N8467 O Thompson Rd. Town of Holland.

**REASON FOR REZONE:** TO CONSTRUCT AN ADDITION TO AN EXISTING GARAGE.

**ANY PERSON HAVING A CONCERN IN THIS MATTER WILL BE GIVEN THE OPPORTUNITY TO BE ORALLY HEARD RELATIVE TO THE GRANTING OR DENYING OF THIS PETITION. WRITTEN CORRESPONDENCE CAN BE READ INTO THE RECORD OF A PUBLIC HEARING BY THE SUBMITTING INTERESTED PARTY OR A REPRESENTATIVE. A TECHNICAL REPORT PREPARED AND SUBMITTED BY OTHER GOVERNMENTAL AGENCIES SHALL BE READ INTO THE RECORD. ALL OTHER CORRESPONDENCE IS RETAINED ON FILE.**

Pursuant to Section 59.69 Wis. Stats. The petition to amend said ordinance is on file in the office of Zoning, Planning and Land Information, County of La Crosse, La Crosse Wisconsin 54601. If you have any questions, please call (608) 785-9722.

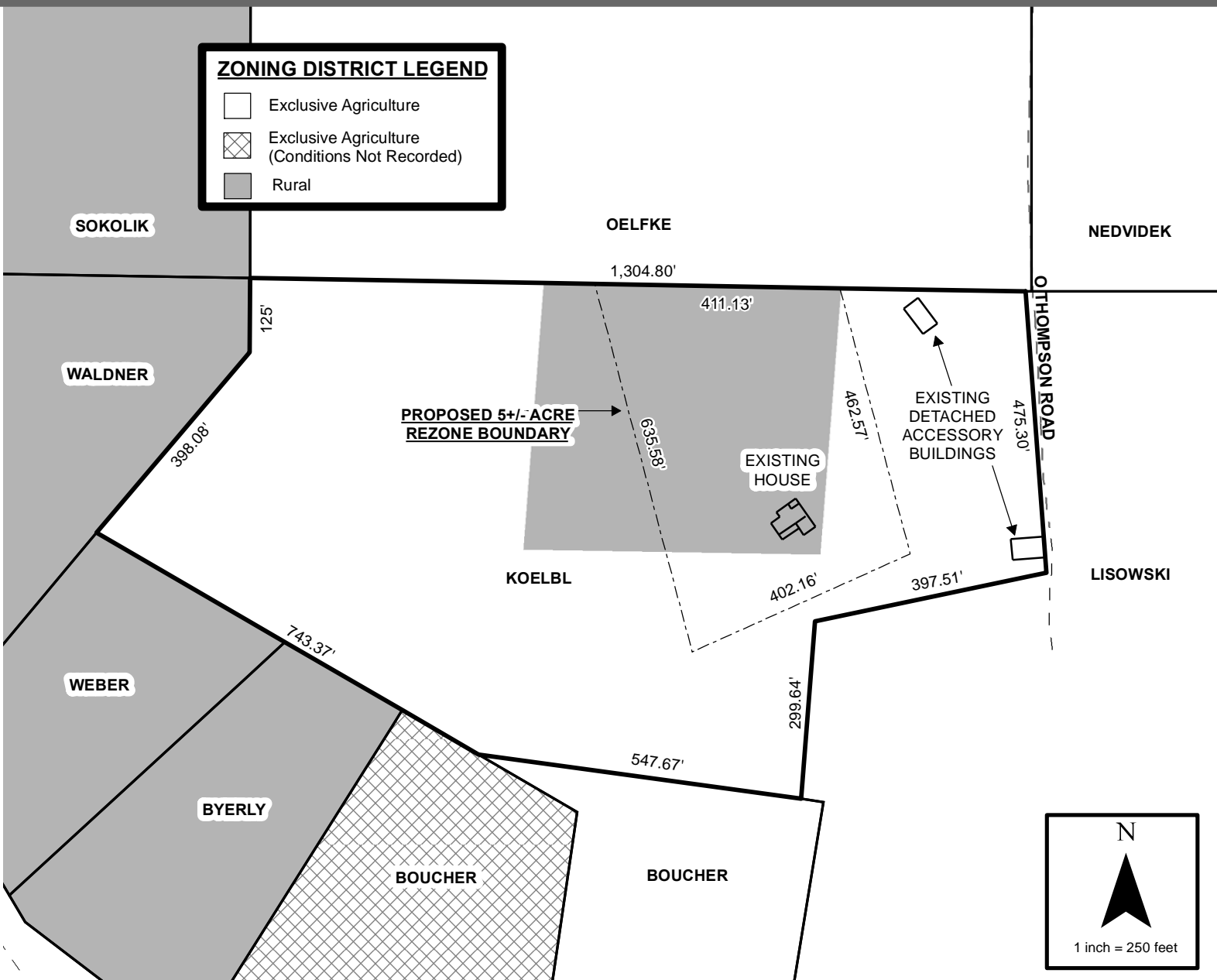
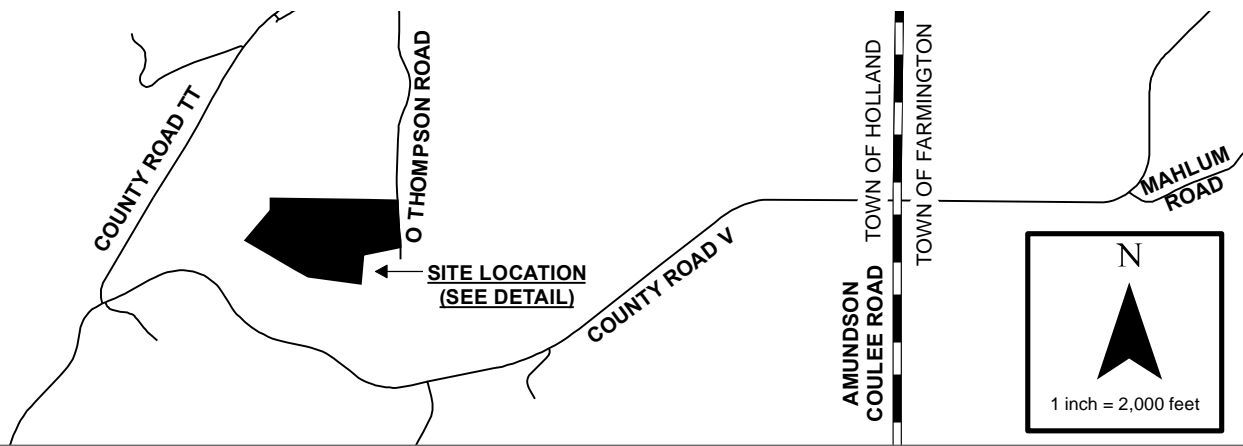
Dated this 9th day of OCTOBER 2020

LA CROSSE COUNTY PLANNING, RESOURCES  
AND DEVELOPMENT COMMITTEE

BY \_\_\_\_\_  
Nathan Sampson, Director  
Zoning, Planning and Land Information Department

ACCORDING TO THE AMERICAN WITH DISABILITIES ACT, ACCESS TO THE ADMINISTRATIVE CENTER IS LIMITED TO THE PUBLIC AT THIS TIME.

**PERSONS WITH DISABILITIES: IF YOU NEED ACCOMMODATION TO ATTEND THIS MEETING, CONTACT ZONING, PLANNING AND LAND INFORMATION OFFICE AT 785-9722 THE FRIDAY PRIOR TO THE MEETING SO THAT ACCOMMODATIONS CAN BE MADE.**



**ZONING PETITION NO. 2047 SCOTT A AND ANGELA L KOELBL, N8467 O THOMPSON RD, HOLMEN, WI, 54636, PETITIONS TO REZONE FROM THE RURAL AND EXCLUSIVE AGRICULTURE DISTRICTS TO THE EXCLUSIVE AGRICULTURE DISTRICT PART OF THE N<sup>1</sup>/<sub>2</sub>/NE OF SECTION 20 EXCEPT THAT PART PETITIONED TO REZONE FROM THE RURAL AND EXCLUSIVE AGRICULTURE DISTRICTS TO THE RURAL DISTRICT DESCRIBED AS COMMENCING AT THE NE CORNER OF SAID SECTION 20, THENCE N 89°39'41" W ALONG THE NORTH LINE OF THE NE<sup>1</sup>/<sub>4</sub> OF SAID SECTION 20 A DISTANCE OF 322.33-FT TO THE POB; THENCE S 14°49'51" E A DISTANCE OF 462.57-FT; THENCE S 65°48'20" W A DISTANCE OF 402.16-FT; THENCE N 14°49,51" W A DISTANCE OF 635.58-FT TO SAID NORTH LINE; THENCE S 89°39'41" E ALONG SAID NORTH LINE A DISTANCE OF 411.13-FT TO THE POB, ALL FURTHER DESCRIBED IN TAX PARCEL 8-237-4. PURPOSE OF THE REZONE IS TO CONSTRUCT AN ADDITION TO AN EXISTING ATTACHED GARAGE. PROPERTY ADDRESS N8467 O THOMPSON RD. TOWN OF HOLLAND.**

## ZONING PETITION NO. 2047

SCOTT & ANGELA KOELBL

PART OF THE N<sup>1</sup>/<sub>2</sub> OF THE NE 1/4 OF SECTION 20, T18N, R7W

5+/- ACRES TO BE REZONED (NO NET CHANGE IN SIZE OF THE RURAL DISTRICT)  
TOWN OF HOLLAND

**REASON FOR REZONE: TO CONSTRUCT AN ADDITION TO THE EXISTING ATTACHED GARAGE**

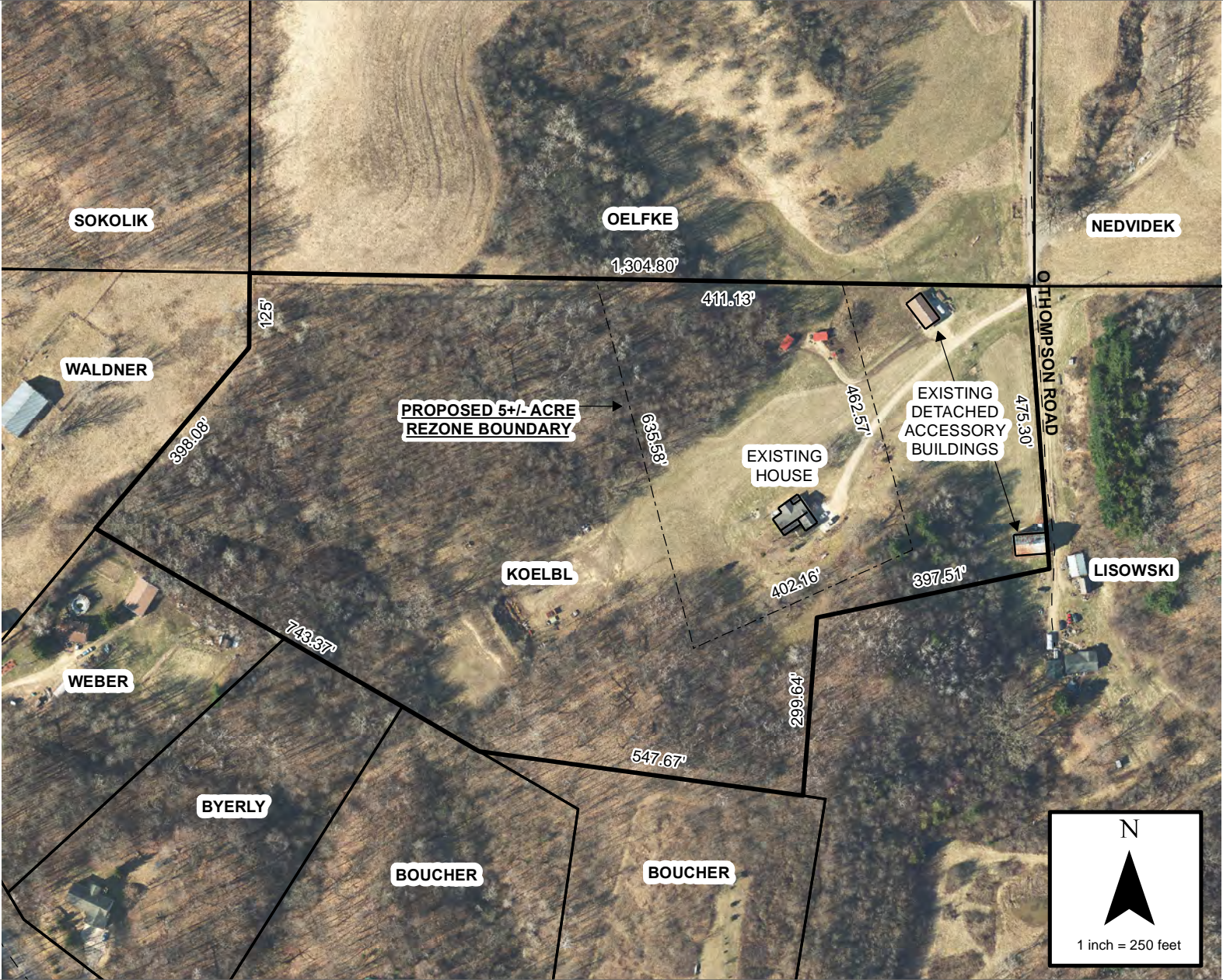
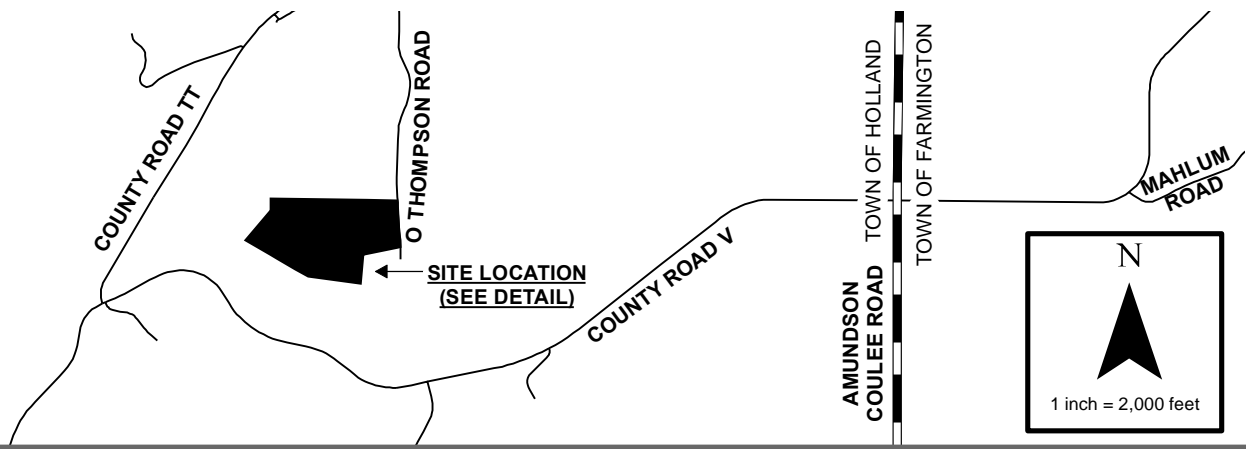
91.48 REZONING OF LAND OUT OF A FARMLAND PRESERVATION ZONING DISTRICT. (1) A political subdivision with a certified farmland preservation zoning ordinance may rezone land out of a farmland preservation zoning district without having the rezoning certified under s. 91.36, if the political subdivision 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.

### **Petition to Rezone and Conditional Use Impact Statement**

Request is to shift existing Rural zoning within our property to facilitate an addition to our existing attached garage. The home is situated very near to the southeast boundary of the Rural zoning and the proposed garage addition (~965 sq ft) would extend into the Exclusive Agriculture District (see attached marked existing). We are not requesting that the size of the existing Rural zoning be changed, just that it be shifted.

We have worked with Charles Handy in Planning and Josh Johnson in Zoning to understand what steps were needed to accomplish our goal and have hired Jon Schmitz of Point Surveying to provide the proposed legal description and map of the shifted Rural zoning (attached marked proposed).

We have given consideration and thought to impacts of this zoning shift would have on our neighbors or their property values and do not believe an adverse impact would be imposed. We have spoken about this with our neighbors who share the two largest boundaries to our property – both were supportive of the request.



**ZONING PETITION NO. 2047 SCOTT A AND ANGELA L KOELBL, N8467 O THOMPSON RD, HOLMEN, WI, 54636, PETITIONS TO REZONE FROM THE RURAL AND EXCLUSIVE AGRICULTURE DISTRICTS TO THE EXCLUSIVE AGRICULTURE DISTRICT PART OF THE N<sup>1</sup>/<sub>2</sub>/NE OF SECTION 20 EXCEPT THAT PART PETITIONED TO REZONE FROM THE RURAL AND EXCLUSIVE AGRICULTURE DISTRICTS TO THE RURAL DISTRICT DESCRIBED AS COMMENCING AT THE NE CORNER OF SAID SECTION 20, THENCE N 89°39'41" W ALONG THE NORTH LINE OF THE NE<sup>1</sup>/<sub>4</sub> OF SAID SECTION 20 A DISTANCE OF 322.33-FT TO THE POB; THENCE S 14°49'51" E A DISTANCE OF 462.57-FT; THENCE S 65°48'20" W A DISTANCE OF 402.16-FT; THENCE N 14°49'51" W A DISTANCE OF 635.58-FT TO SAID NORTH LINE; THENCE S 89°39'41" E ALONG SAID NORTH LINE A DISTANCE OF 411.13-FT TO THE POB, ALL FURTHER DESCRIBED IN TAX PARCEL 8-237-4. PURPOSE OF THE REZONE IS TO CONSTRUCT AN ADDITION TO AN EXISTING ATTACHED GARAGE. PROPERTY ADDRESS N8467 O THOMPSON RD. TOWN OF HOLLAND.**

## ZONING PETITION NO. 2047

SCOTT & ANGELA KOELBL

PART OF THE N<sup>1</sup>/<sub>2</sub> OF THE NE 1/4 OF SECTION 20, T18N, R7W

5+- ACRES TO BE REZONED (NO NET CHANGE IN SIZE OF THE RURAL DISTRICT)  
TOWN OF HOLLAND

REASON FOR REZONE: TO CONSTRUCT AN ADDITION TO THE EXISTING ATTACHED GARAGE

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.

**NOTICE OF PUBLIC HEARING  
ON PETITIONS TO AMEND THE  
LA CROSSE COUNTY ZONING ORDINANCE**

**PETITION NO. 2048** by **CHAD J HEMKER,**  
**W4627 S ROMSKOG RD, WEST SALEM, WI, 54669**

NOTICE IS HEREBY GIVEN, that a public hearing will be held in the COUNTY BOARD ROOM (1700) of the  
ADMINISTRATIVE CENTER (*entry via EAST entrance only*) 212 6<sup>TH</sup> ST N La Crosse WI 54601

on the 26<sup>th</sup> day of OCTOBER 2020 at 6:00 p.m.

on the proposed amendment to the La Crosse County Zoning Ordinance, which proposed amendment is as follows:

To rezone from the GENERAL AGRICULTURE DISTRICT 1.48 acres, or 3% of an existing 49.63 acre

Base Farm Tract to the RURAL DISTRICT the following described lands in the Town of HAMILTON.

Part of the SW/SE of Section 18, T17N, R6W. Tax parcel 7-752-1. Property address W4627 S Romskog Rd.  
Town of Hamilton.

**REASON FOR REZONE:** TO CONSTRUCT ONE SINGLE FAMILY RESIDENCE.

**ANY PERSON HAVING A CONCERN IN THIS MATTER WILL BE GIVEN THE OPPORTUNITY TO BE ORALLY HEARD RELATIVE TO THE GRANTING OR DENYING OF THIS PETITION. WRITTEN CORRESPONDENCE CAN BE READ INTO THE RECORD OF A PUBLIC HEARING BY THE SUBMITTING INTERESTED PARTY OR A REPRESENTATIVE. A TECHNICAL REPORT PREPARED AND SUBMITTED BY OTHER GOVERNMENTAL AGENCIES SHALL BE READ INTO THE RECORD. ALL OTHER CORRESPONDENCE IS RETAINED ON FILE.**

Pursuant to Section 59.69 Wis. Stats. The petition to amend said ordinance is on file in the office of Zoning, Planning and Land Information, County of La Crosse, La Crosse Wisconsin 54601. If you have any questions, please call (608) 785-9722.

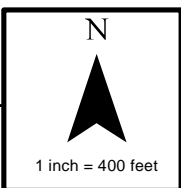
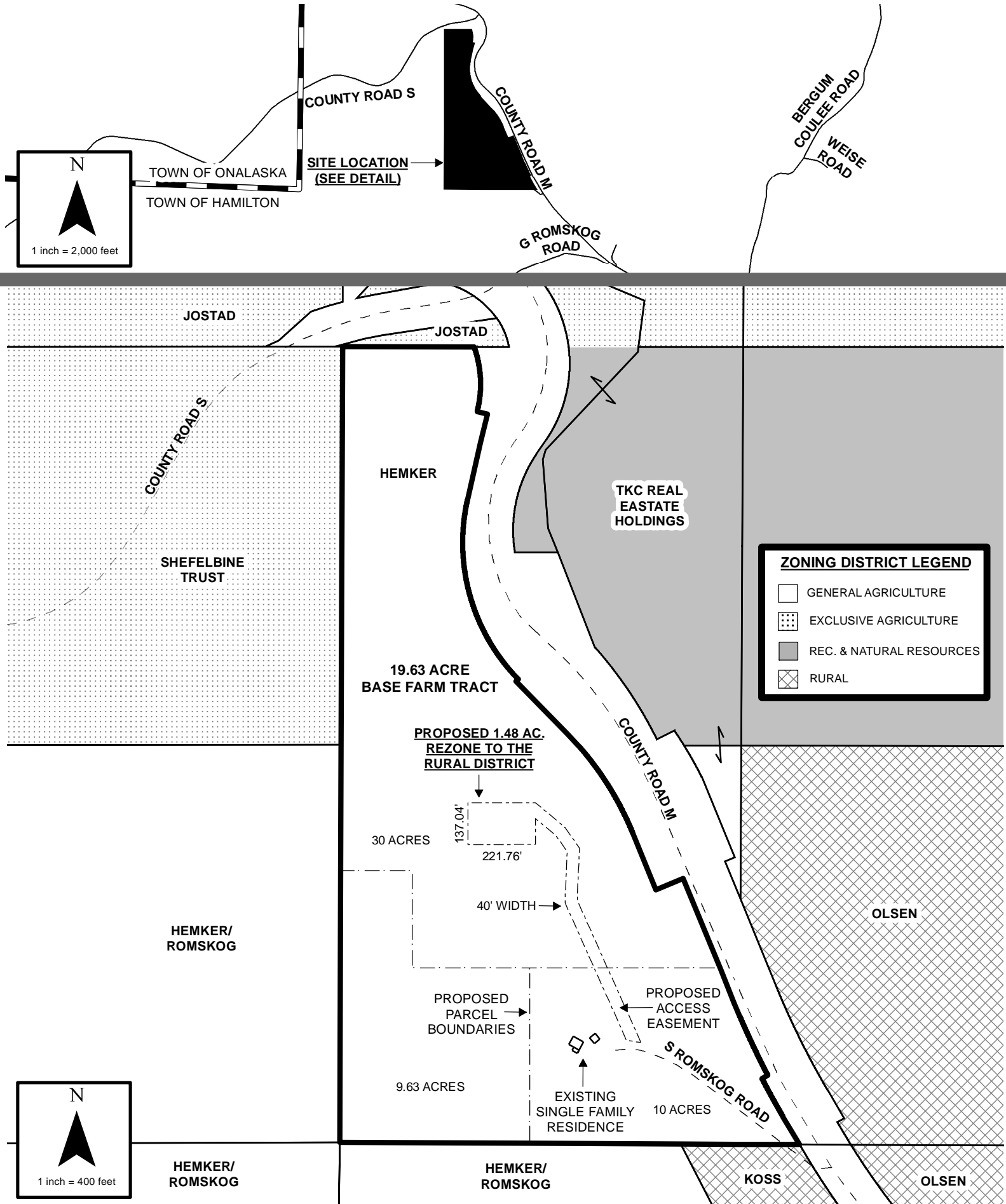
Dated this 9th day of OCTOBER 2020

LA CROSSE COUNTY PLANNING, RESOURCES  
AND DEVELOPMENT COMMITTEE

BY \_\_\_\_\_  
Nathan Sampson, Director  
Zoning, Planning and Land Information Department

ACCORDING TO THE AMERICAN WITH DISABILITIES ACT, ACCESS TO THE ADMINISTRATIVE CENTER IS LIMITED TO THE PUBLIC AT THIS TIME.

**PERSONS WITH DISABILITIES: IF YOU NEED ACCOMMODATION TO ATTEND THIS MEETING, CONTACT ZONING, PLANNING AND LAND INFORMATION OFFICE AT 785-9722 THE FRIDAY PRIOR TO THE MEETING SO THAT ACCOMMODATIONS CAN BE MADE.**



**ZONING PETITION NO. 2048 CHAD J HEMKER, W4627 S ROMSKOG RD, WEST SALEM, WI, 54669, PETITIONS TO REZONE FROM THE GENERAL AGRICULTURE DISTRICT 1.48 ACRES, OR 3% OF AN EXISTING 49.63 ACRE BASE FARM TRACT TO THE RURAL DISTRICT TO CONSTRUCT ONE SINGLE FAMILY RESIDENCE. PROPERTY DESCRIBED AS PART OF THE SW/SE OF SECTION 18, T17N, R6W. TAX PARCEL 7-752-1. PROPERTY ADDRESS W4627 S ROMSKOG RD. TOWN OF HAMILTON.**

## ZONING PETITION NO. 2048

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

CHAD HEMKER  
 PART OF THE SW/SE OF SECTION 18, T17N, R6W  
 1.48 ACRES TO BE REZONED  
 TOWN OF HAMILTON

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

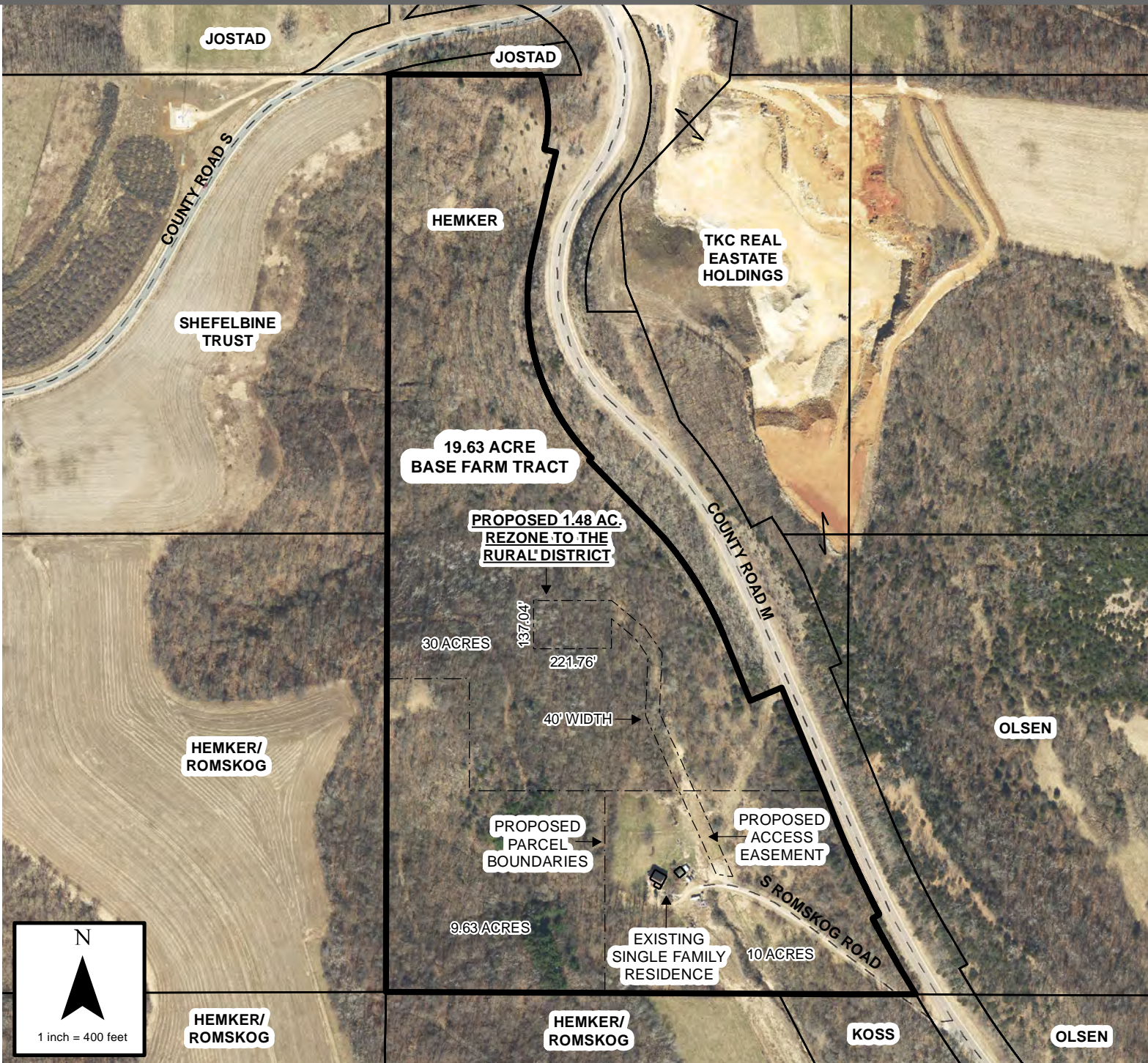
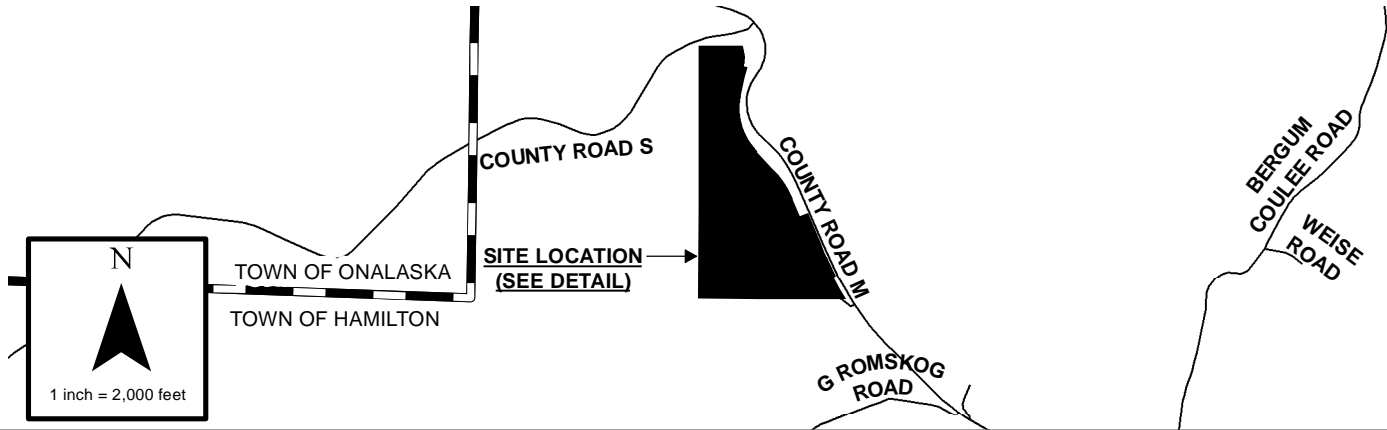
**3% REZONE TO CONSTRUCT ONE SINGLE FAMILY RESIDENCE**

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.

I would like to rezone my property to allow family to be able to build a single family home on this 49.63 acres. Attached is a proposed site, mapping out an acre, where they would build their home along with the proposed road and culvert. Within the acre, will included septic and well. When surveying the land for family purchase, it was brought to our attention there is an extra 8.63 acres that we were not aware of. This will be kept by me until they are able to purchase the 8.63 acres at a later date.

The new build will have an attached garage to home within the 1 acre. we will also abide by the recommendations of Town of Hamilton. With this build, they should be within 3% of the 49.63 acres





**ZONING PETITION NO. 2048 CHAD J HEMKER, W4627 S ROMSKOG RD, WEST SALEM, WI, 54669, PETITIONS TO REZONE FROM THE GENERAL AGRICULTURE DISTRICT 1.48 ACRES, OR 3% OF AN EXISTING 49.63 ACRE BASE FARM TRACT TO THE RURAL DISTRICT TO CONSTRUCT ONE SINGLE FAMILY RESIDENCE. PROPERTY DESCRIBED AS PART OF THE SW/SE OF SECTION 18, T17N, R6W. TAX PARCEL 7-752-1. PROPERTY ADDRESS W4627 S ROMSKOG RD. TOWN OF HAMILTON.**

## ZONING PETITION NO. 2048

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

CHAD HEMKER  
 PART OF THE SW/SE OF SECTION 18, T17N, R6W  
 1.48 ACRES TO BE REZONED  
 TOWN OF HAMILTON

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.

**NOTICE OF PUBLIC HEARING  
ON PETITIONS TO AMEND THE  
LA CROSSE COUNTY ZONING ORDINANCE**

**PETITION NO. 2049 by PAUL L CURRIER TRUST AND NORMA J CURRIER TRUST,  
W4198 WEISE RD, WEST SALEM, WI, 54669**

NOTICE IS HEREBY GIVEN, that a public hearing will be held in the COUNTY BOARD ROOM (1700) of the  
ADMINISTRATIVE CENTER (*entry via EAST entrance only*) 212 6<sup>TH</sup> ST N La Crosse WI 54601

on the 26<sup>th</sup> day of OCTOBER 2020 at 6:00 p.m.

on the proposed amendment to the La Crosse County Zoning Ordinance, which proposed amendment is as follows:

To rezone a 0.35 acre lot from the GENERAL AGRICULTURE DISTRICT

to the RURAL DISTRICT the following described lands in the Town of HAMILTON.

Part of the SW/SE of Section 17, T17N, R6W. Tax parcel 7-733-2. Property address W4198 Weise Rd. Town on Hamilton.

**REASON FOR REZONE:** FOR AN ACCESSORY TO RESIDENTIAL USE (DETACHED ACCESSORY BUILDING).

**ANY PERSON HAVING A CONCERN IN THIS MATTER WILL BE GIVEN THE OPPORTUNITY TO BE ORALLY HEARD RELATIVE TO THE GRANTING OR DENYING OF THIS PETITION. WRITTEN CORRESPONDENCE CAN BE READ INTO THE RECORD OF A PUBLIC HEARING BY THE SUBMITTING INTERESTED PARTY OR A REPRESENTATIVE. A TECHNICAL REPORT PREPARED AND SUBMITTED BY OTHER GOVERNMENTAL AGENCIES SHALL BE READ INTO THE RECORD. ALL OTHER CORRESPONDENCE IS RETAINED ON FILE.**

Pursuant to Section 59.69 Wis. Stats. The petition to amend said ordinance is on file in the office of Zoning, Planning and Land Information, County of La Crosse, La Crosse Wisconsin 54601. If you have any questions, please call (608) 785-9722.

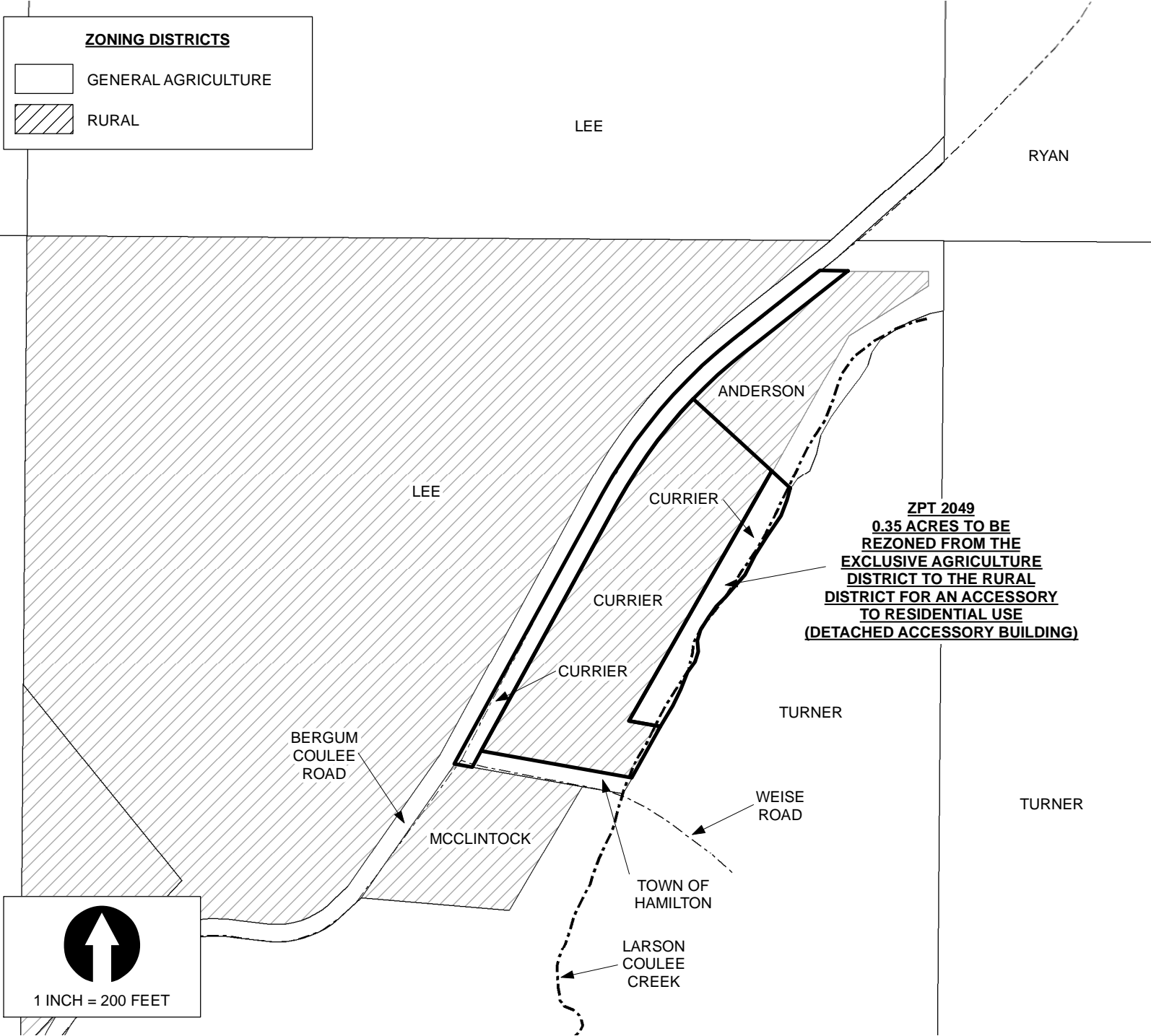
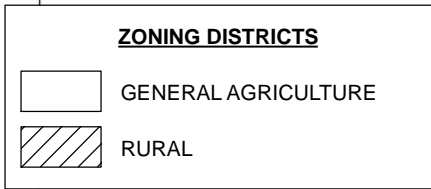
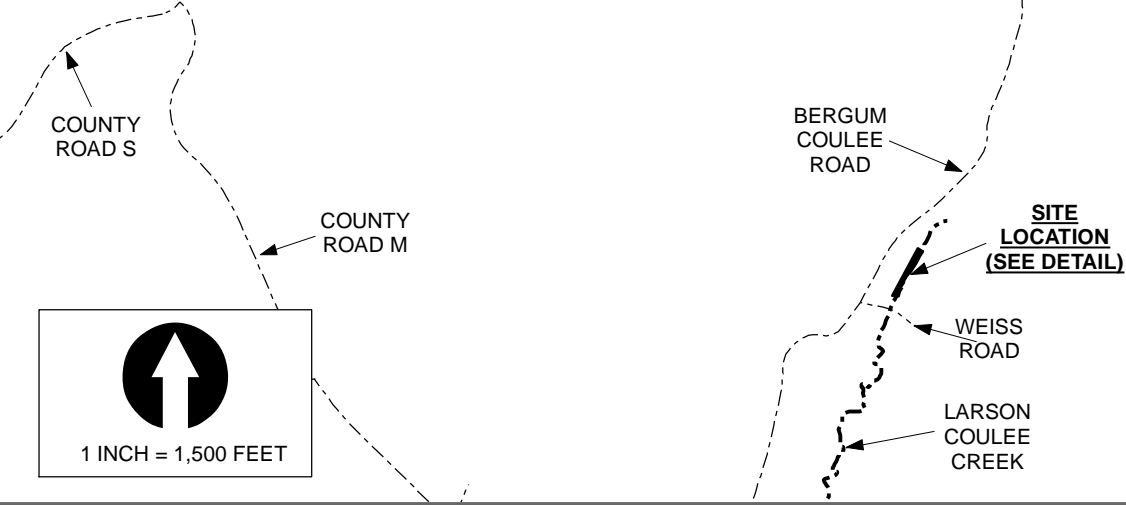
Dated this 9th day of OCTOBER 2020

LA CROSSE COUNTY PLANNING, RESOURCES  
AND DEVELOPMENT COMMITTEE

BY \_\_\_\_\_  
Nathan Sampson, Director  
Zoning, Planning and Land Information Department

ACCORDING TO THE AMERICAN WITH DISABILITIES ACT, ACCESS TO THE ADMINISTRATIVE CENTER IS LIMITED TO THE PUBLIC AT THIS TIME.

**PERSONS WITH DISABILITIES: IF YOU NEED ACCOMMODATION TO ATTEND THIS MEETING, CONTACT ZONING, PLANNING AND LAND INFORMATION OFFICE AT 785-9722 THE FRIDAY PRIOR TO THE MEETING SO THAT ACCOMMODATIONS CAN BE MADE.**



**ZONING PETITION NO. 2049 PAUL L CURRIER TRUST AND NORMA J CURRIER TRUST, W4198 WEISE RD, WEST SALEM, WI, 54669, PETITIONS TO REZONE FROM THE GENERAL AGRICULTURE DISTRICT TO THE RURAL DISTRICT A 0.35 ACRE LOT FOR AN ACCESSORY TO RESIDENTIAL USE (DETACHED ACCESSORY BUILDING) AND DESCRIBED AS PART OF THE SW/SE OF SECTION 17, T17N, R6W. TAX PARCEL 7-733-2. PROPERTY ADDRESS W4198 WEISE RD. TOWN ON HAMILTON.**

**ZONING PETITION NO. 2049**

PAUL L CURRIER TRUST & NORMA J CURRIER TRUST  
 SW/SE SECTION 17, T 17 N, R 6 W  
 0.35 ACRES TO BE REZONED  
 TOWN OF HAMILTON

SOIL CLASS  
 CLASS I-II = 100%

LAND CLASS  
 WOODS = 100%

REASON FOR REZONE: EXPANSION OF A RESIDENTIAL USE

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.

Phone 608-785-5744

Fax 608-785-5922

**From:** Currier, Paul <[currier.paul@eagle.uwlax.edu](mailto:currier.paul@eagle.uwlax.edu)>

**Sent:** Thursday, October 1, 2020 10:54 AM

**To:** Dale Hewitt <[DHewitt@lacrossecounty.org](mailto:DHewitt@lacrossecounty.org)>

**Subject:** Re: FW: La Crosse County Zoning, TP7-734-1, Currier

Paul and Norma Currier Trust would like to rezone 2 existing tax parcels 7-734-2 and 7-733-2 to residential ag Rural Zoning District. Then add them to existing tax parcel 7-734-1 to help clean up tax billing. We agree that no house will ever be built on this property.

we enclosed a sheet signed by 4 neighbors who all agree with this statement

On Thu, Oct 1, 2020 at 8:08 AM Dale Hewitt <[DHewitt@lacrossecounty.org](mailto:DHewitt@lacrossecounty.org)> wrote:

Good morning Paul,

I have reviewed the information that Blaine Lee submitted on your behalf. For the application to be considered complete and be placed on the public hearing schedule, you will need to submit an Impact Statement. The Impact Statement is your chance to explain why you are petitioning to Rezone and will there be any adverse effects because of the rezone.

Information can be returned via email for your convenience and shall be submitted no later than 12:00pm, October 2, 2020.


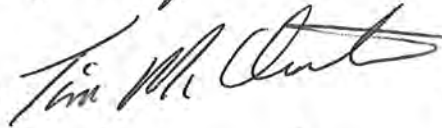

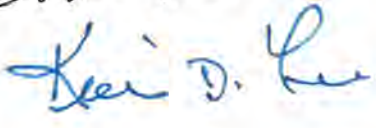
Contact me with any additional questions that you may have.

Thank you,

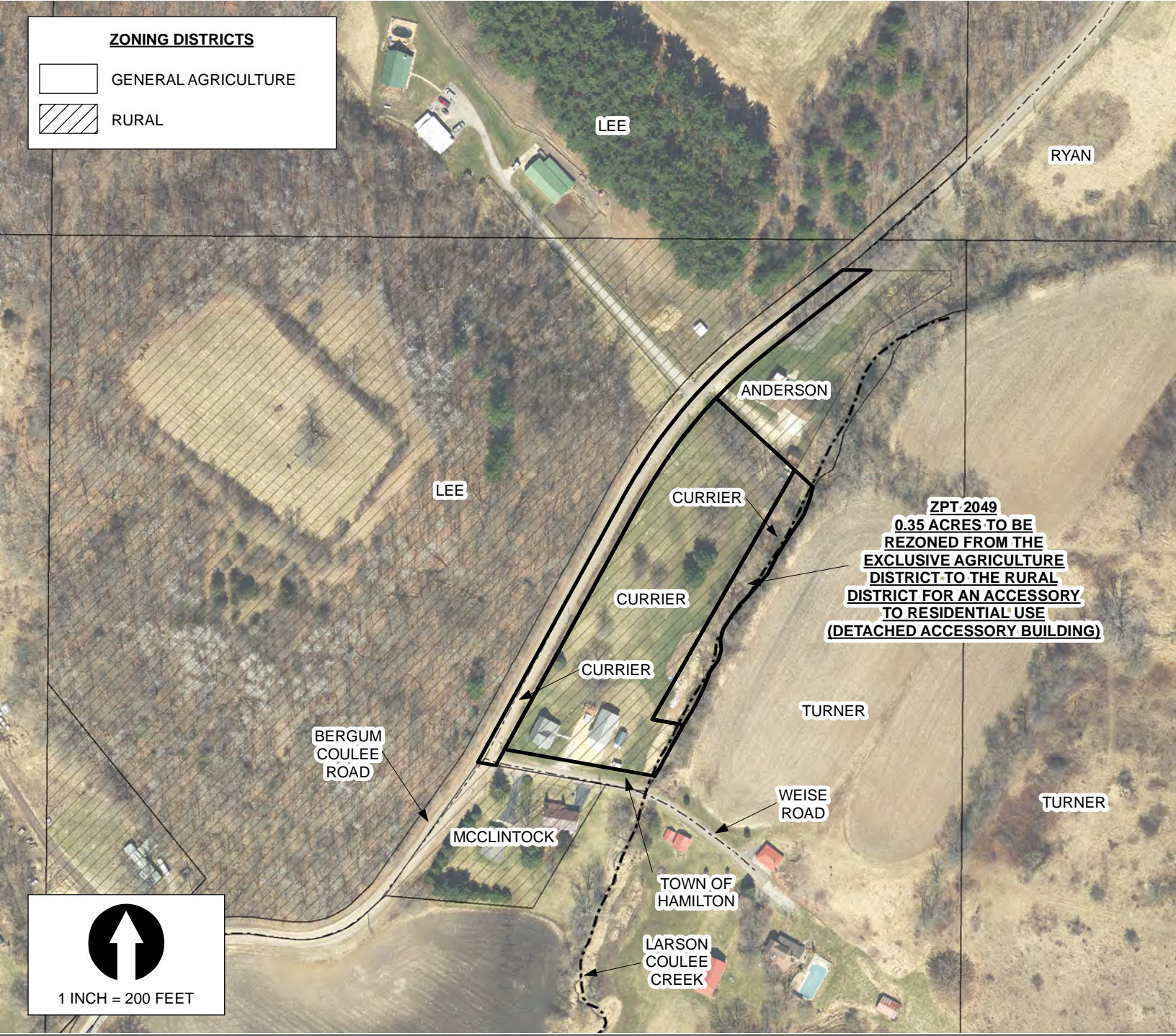
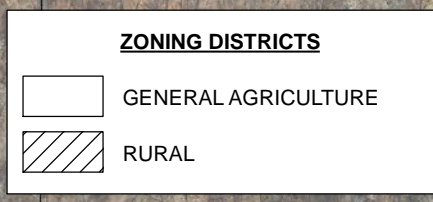
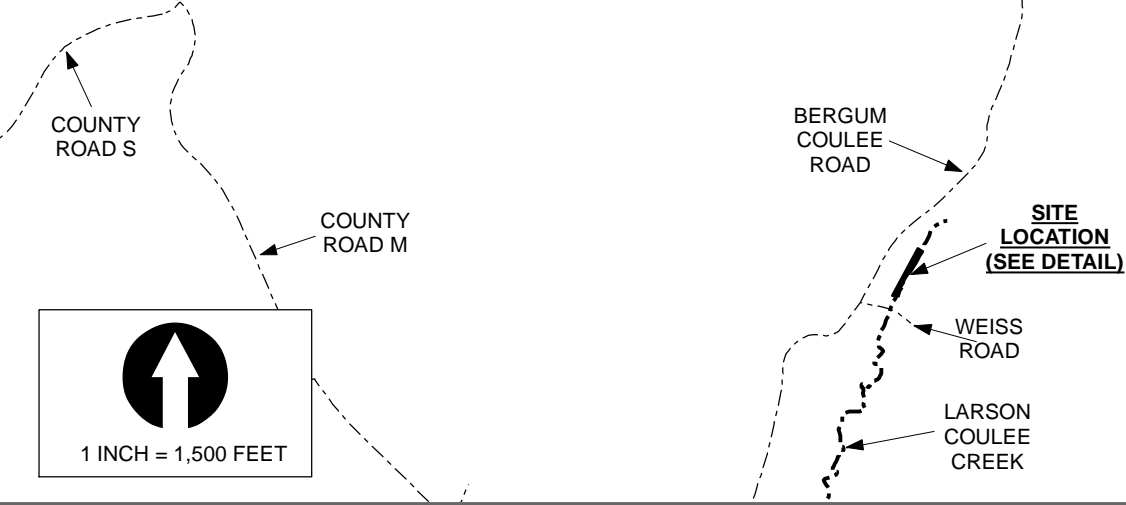
Zoning change

I have requested the town of Hamilton to combine all four lots of ours into one. They would be zoned residential agriculture.

There would be a restriction that no other house could be built on that land.

- Do you agree with this  yes no  Paul Turner  
W4189 Weise Rd  
West Salem WI
- Do you agree with this  yes no  Tim McClintock  
W4195 Weise Rd  
West Salem WI
- Do you agree with this  yes no  Steve Anderson  
N6198 Bergum Coulee Rd  
West Salem WI
- Do you agree with this  yes no  Kevin D. Lee  
N6211 Bergum Coulee Rd  
West Salem WI

Paul Currier



**ZONING PETITION NO. 2049 PAUL L CURRIER TRUST AND NORMA J CURRIER TRUST, W4198 WEISE RD, WEST SALEM, WI, 54669, PETITIONS TO REZONE FROM THE GENERAL AGRICULTURE DISTRICT TO THE RURAL DISTRICT A 0.35 ACRE LOT FOR AN ACCESSORY TO RESIDENTIAL USE (DETACHED ACCESSORY BUILDING) AND DESCRIBED AS PART OF THE SW/SE OF SECTION 17, T17N, R6W. TAX PARCEL 7-733-2. PROPERTY ADDRESS W4198 WEISE RD. TOWN ON HAMILTON.**

**ZONING PETITION NO. 2049**

PAUL L CURRIER TRUST & NORMA J CURRIER TRUST  
 SW/SE SECTION 17, T 17 N, R 6 W  
 0.35 ACRES TO BE REZONED  
 TOWN OF HAMILTON

SOIL CLASS  
 CLASS I-II = 100%

LAND CLASS  
 WOODS = 100%

REASON FOR REZONE: EXPANSION OF A RESIDENTIAL USE

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.