

CONDITIONAL USE PERMITS

Chapter 17.36 of the La Crosse County Zoning Ordinance outlines the provisions for a Conditional Use Permit.

A Conditional Use Permit is generally needed when a certain land use is not authorized within a certain zoning district.

For instance:

- A small business within a residential district
- The removal and sale of borrow materials in any zoning district other than Rec. and Natural Resources.

SPECIAL EXCEPTION PERMITS

Chapter 20.42 of the La Crosse County Shoreland Zoning Ordinance outlines the requirements for a Special Exception Permit.

Generally, a Special Exception Permit is needed when filling or grading within a shoreland district.

A Shoreland District is defined as:

Any property located 300 feet from the Ordinary High-Water Mark of navigable rivers or streams or to the landward side of the floodplain, whichever distance is greater, and within 1000 feet of a lake. If your property is located within a

shoreland, refer to our Shoreland District Brochure.

PLAT APPROVALS

Chapter 18 of the La Crosse County Code of Ordinances is the La Crosse County Subdivision Code. The County Surveyor administers this code. This department can be reached at:

County Surveyor Department
County Administrative Center
212 6th Street North
La Crosse, WI 54601
(608) 785-9626

The PR&D Committee is given certain authority governing Platted Subdivisions and, in some cases,, other property divisions.

Some of their authority includes, but is not limited to:

- Preliminary Plat Review
- Final Plat Review
- Variances from subdivision requirements
- Certified Survey Maps
(In certain instances)

The PR&D Committee has the authority to either Approve or Deny Subdivision Plats and in some cases, Certified Survey Maps.

Created: 12-05, Rev. 12/19

PUBLIC HEARINGS & THE LA CROSSE COUNTY PLANNING, RESOURCES, & DEVELOPMENT COMMITTEE (PR&D COMMITTEE)

For Persons Seeking:

**A ZONING CHANGE
(REZONE PETITION)**

CONDITIONAL USE PERMITS

SPECIAL EXCEPTION PERMITS

PLAT APPROVALS

COUNTY OF LA CROSSE
ZONING, PLANNING, AND LAND
INFORMATION DEPARTMENT
COUNTY ADMINISTRATIVE CENTER
212 6TH STREET NORTH, RM. 1300
LA CROSSE, WI 54601
(608) 785-9722

www.lacrossecounty.org

THE COMMITTEE

The PR&D Committee is a seven-member committee that is appointed by the La Crosse County Board. The PR&D Committee:

- Meets on Mondays three weeks prior to the County Board.
- Holds public hearings for and makes recommendations regarding:
 - REZONES
 - CONDITIONAL USE PERMITS
 - SPECIAL EXCEPTION PERMITS
 - SUBDIVISION PLATS
- Committee recommendations are made to the full County Board, except Special Exception Permits, for which they make the final decision.

NOTE: Rezoning & Conditional Use Permits also need Town Board approval in order for the PR&D Committee to recommend APPROVAL to the full County Board.

COMMITTEE MEMBERS

Peg Isola	(Chair)	608-519-7365
Patrick Scheller		608-769-8502
Rick Cornforth		608-781-0210
Kevin Hoyer		608-786-0058
Dan Hesse		608-797-4696
Karen Keil		608-385-0280
David Hundt		608-786-1575

THE APPLICATION PROCESS

Application Forms can be picked up in the Zoning, Planning & Land Information Office or via the La Crosse County Website: www.lacrossecounty.org

Only **COMPLETE APPLICATIONS** will be accepted and placed on the agenda for the next available public hearing.

A COMPLETE APPLICATION INCLUDES:

- 1.) All forms, signed and dated
- 2.) Filing Fee
- 3.) Legal Description of the property
- 4.) A site sketch of the property, drawn to scale including all buildings, structures, creeks, septic systems, wells, driveways, etc.
- 5.) Impact summary
- 6.) Any other pertinent information

PUBLIC HEARING PROTOCOL

Planning, Resource, and Development Committee Meetings are typically held the first or last Monday of each month at 6:00 pm. At the public hearing, your petition will be read into the record and the Chair or Chairperson will ask for anyone speaking in favor of the petition to come forward. Then, the Chair will ask for anyone speaking in opposition of a petition to come forward. Once testimony is heard, any correspondence from government agencies will be read into the record and the Chair will ask for a department recommendation. Finally, the committee will discuss the petition and make a motion to approve/deny/or to refer the petition.

ZONING CHANGES

Chapters 17.30 thru 17.43 of the La Crosse County Zoning Ordinance outlines the different zoning districts and land uses throughout La Crosse County. A rezoning may be required to change your property's zoning to allow a change in land use.

ZONING DISTRICTS

Residential District A
Single Family Homes

Residential District B
Two Family Homes

Residential District C
Multi-Family Homes

Rural District
Residential & Agricultural Use

Exclusive Agricultural District
Agricultural Uses
35 acres required for a residence

General Agricultural District
Farming & Open Space Uses

Recreational and Natural Resource District
Recreational and Natural Use

Commercial District
Light Commercial Use

Light Industrial District
May Not Produce Noise, Odor, Heat, Etc

Industrial District
May Produce Noise, Odor, Heat, Etc.

Manufactured Homes District
Mobile Home Parks

Public Facilities and Institutional District
Schools and Public Facilities