

TOWN OF FARMINGTON

PLANNING COMMISSION

MEETING MINUTES
 REGULAR MEETING
 OCTOBER 20, 2020
 FOLLOWED PUBLIC HEARING
 PREPARED BY: CRYSTAL SBRAGGIA

MINDORO, WISCONSIN 54644 | WWW.CO.LA-CROSSE.WI.US/TOWNOFFARMINGTON

ATTENDEES:

CHAIRMAN: Dan Heidel | **COMMITTEE MEMBERS:** Michael White, Mike Raabe, Mitch Fenske

CATEGORY	TASK / DECISION
Call to Order	The meeting was called to order by Dan Heidel at 7:30pm
REQUEST TO REZONE Rocky Lockington	<p>Rocky Lockington, Lockington Road 5-535-1</p> <p>The board reviewed the latest notes regarding Rocky’s request to rezone from September 2019.</p> <p><i><<September 2019 minutes>></i> <i>Rocky, based on a recent survey that revised incorrect lot lines, is requesting that the newly acquired .86 northwest acre of parcel 5-535-1 be rezoned from Exclusive Agriculture to Rural Residential in order for that portion of the parcel to match the largest piece that is already zoned rural residential.</i></p> <p>Mmsp: Raabe / Fenske: Motion to schedule a public hearing regarding the Rocky Lockington petition to rezone the northwest .86 acre corner of parcel 5-535-1 from Exclusive Ag to Rural Residential. Pass 4/0/0</p>
REQUEST TO REZONE Randy Lockington	<p>Randy Lockington, Lockington Road 5-535-3</p> <p>The board reviewed the latest notes regarding Rocky’s request to rezone from September 2019.</p> <p><i><<September 2019 minutes>></i> <i>Randy, based on the county decision to void their 2013 rezone approval, is requesting that the plan commission reconsider the void and approve the rezone based under new circumstances surrounding parcels 5-535-3 and 5-532-1.</i></p> <p><i>The decision to void the original approval was, according to the county, due to the failure of the property owner to complete the approval process by recording the deed restrictions. Lockington states that he was not aware of this requirement and explained that he didn’t realize that it had been voided until it was brought to light during more recent discussions regarding the new 2019 survey.</i></p> <p><i>According to the county because the new survey revised the lot lines their 2013 decision would remain void due to the fact that the new parcel acreage was not</i></p>

MINDORO, WISCONSIN 54644 | WWW.CO.LA-CROSSE.WI.US/TOWNOFFARMINGTON

ATTENDEES:

CHAIRMAN: Dan Heidel | **COMMITTEE MEMBERS:** Michael White, Mike Raabe, Mitch Fenske

CATEGORY	TASK / DECISION
	<p><i>equal to the land at the time in which the original rezone approval was granted. That said, Lockington needs to start over and move through the approval process independent from the prior 2013 decision.</i></p> <p><i>Because Wisconsin laws regarding Exclusive Ag have changed some between the original decision and now, the Plan Commission is suggesting that Lockington increase the acreage in which he is requesting to rezone from 1.5 to at least 2 acres in order to satisfy the Farmington 2 acre lot minimum requirement.</i></p> <p>Mmsp: Heidel / White: Motion to schedule a public hearing regarding the Randy Lockington petition to rezone a 2-5 acre portion of parcel 5-535-3 from Exclusive Ag to Rural Residential. Pass 4/0/0</p> <p>Next Step: A combined public hearing is scheduled for December 15, 2020. Both petitions will be discussed separately at the same meeting.</p>
<p>REQUEST TO LIFT RESTRICTIONS Tracey and Terry Stanton</p>	<p>Stanton Jostad Road 5-1274-0</p> <p>Tracey and Terry Stanton were in attendance to explain their request to lift restrictions pertaining to 5-1274-0 that currently restricts them from building a single family dwelling onto the parcel. They shared a bit of history regarding the parcel explaining that their intentions when purchasing the land from their mother was to build a home more suitable for retirement. It wasn't until after the purchase that they discovered that restrictions on the parcel would limit their ability to build. They were not sure of the original reason behind the restrictions, however, did share with the committee a conditional zoning request from 2001.</p> <p>From the information available through that conditional zoning request document and the county's GIS mapping software, it appeared to the committee that the original 31.12 acre parcel was first rezoned from Exclusive Ag to rural residential in 2001. In order for that zoning to take place, a condition limiting residential construction to a single family house needed to be recorded. A year later following the rezone, it appeared that the 31 acre parcel was</p>

MINDORO, WISCONSIN 54644 | WWW.CO.LA-CROSSE.WI.US/TOWNOFFARMINGTON

ATTENDEES:

CHAIRMAN: Dan Heidel | **COMMITTEE MEMBERS:** Michael White, Mike Raabe, Mitch Fenske

CATEGORY	TASK / DECISION
	<p>then split into two parcels (5-1274-2 and 5-1274-0). Since 5-1274-2 already housed the one allowable single family dwelling it appears 5-1274-0 was left unbuildable. Without fully understanding the reasoning behind the original restriction, the committee can only assume it is related to the farmland preservation program. That said, until they can confirm this fact, they do not feel comfortable recommending approval or denial until further information can be obtained.</p> <p>Mmsp: Raabe / White: Motion to table the item until further information can be received from the county regarding the restrictions.</p>
<p>Request for Easement Brian Haag</p>	<p>Haag County Road Q 5-601-2</p> <p>Brian along with a representative was in attendance to explain Haag’s plan to split land parcel 5-601-2 (a 4 acre parcel currently zoned rural with no restrictions) into two 2 acre parcels. Because lot 2 (southern half of the parent parcel) would be land locked, Haag is requesting that a 66’ wide easement be approved to run from through the northern half of the parcel from County Road Q to serve lot 2. This easement would be located on the far west side of the parcel.</p> <p>Mmsp: Raabe / White: Motion to recommend approving an easement to run through the northern half of 5-601-2 in order to serve the southern lot 2 of that same parcel following a near even 2 acre split of the land. 4/0/0</p> <p>Next Step: Request will be placed onto the October 27, 2020 board meeting for final recommendation.</p>
<p>Minute Review</p>	<p>Mmsp: Raabe / Fenske: Motion to approve minutes from August 18, 2020. Pass 4/0/0</p>

TOWN OF FARMINGTON PLANNING COMMISSION

MEETING MINUTES
REGULAR MEETING
OCTOBER 20, 2020
FOLLOWED PUBLIC HEARING
PREPARED BY: CRYSTAL SBRAGGIA

MINDORO, WISCONSIN 54644 | WWW.CO.LA-CROSSE.WI.US/TOWNOFFARMINGTON

ATTENDEES:

CHAIRMAN: Dan Heidel | **COMMITTEE MEMBERS:** Michael White, Mike Raabe, Mitch Fenske

CATEGORY	TASK / DECISION
Public Input	No public input.
Adjourn Meeting	Mmsp: Raabe / White Motion to adjourn meeting at 9:00pm. 4/0/0