

TOWN OF FARMINGTON

PLAN COMMISSION MEETING MINUTES

PLAN COMMISSION MEETING
TUESDAY, JULY 15, 2025
FARMINGTON TOWN HALL

Commission in Attendance: Dan Heidel, Mike Raabe, Dr. Michael White
Minutes Prepared by: Crystal Sbraggia
Public in Attendance: Larry Craig

CALL TO ORDER:

Mike Raabe called the meeting order at 7:30pm.

Mmsp: White/Fenske: Motion to approve the June 24, 2025 Meeting Minutes. **3/0/0 Passed**

Warren Yutzy | County Road TA | Parcel: 5-166-2

Mr. Yutzy is requesting a variance be granted that will allow for him to construct a driveway that is not compliant with Chapter 17 zoning restrictions. LaCrosse County Zoning Chapter 17 requires that driveways on Exclusive Ag properties be constructed within 100' from a field's edge. Mr. Yutzy was in attendance to present the request to build a driveway that measures 150' from the property edge.

Maps were shared of the two different driveway options. The first map illustrated a switchback type driveway that followed the 100' rule from the road to the house. The second showed a direct driveway that was much straighter and shorter but measured 150' from both edges of the field.

Yutzy noted that the original compliant plan would be much steeper and more vulnerable to erosion and washout than the straight driveway which has a much lower profile. It was also noted that the 100' compliant driveway would ultimately consume a significantly larger portion of farmland than the proposed driveway.

The Farmington Plan Commission, following review and discussion of the variance request, is recommending the Town Board approve Mr. Yutzy's request for variance and allow for a non-compliant driveway to be constructed onto Land Parcel 5-166-2 as proposed for the following reasons.

- The proposed driveway will significantly reduce the amount of farmland disrupted.

- The proposed driveway plan allows for a lower profile, level structure that will minimally impact the ability to continue farming the land on both sides.
- The proposed driveway will minimize the risk of erosion.
- The neighboring property owner is in agreement with the proposed placement.

The Plan Commission would like to note that the parcel is only 34 acres, which is less than the 35 acre required by the Wisconsin's Farmland Preservation Program. The applicant, however, owns adjacent land with the ability to deed restrict 1 acre of any of those parcels to bring it into compliance with farmland preservation requirements.

Mmsp: White / Fenske: Motion to recommend approval of the variance request and allow a driveway measuring 150' from the property parcel edge be constructed onto land parcel 05-166-02 in order to minimize erosion and the disruption of farmland. **3/0/0 PASSED**

No Public Concerns. :

Mmsp: White / Raabe: Motion to Adjourn 0807pm.