

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. 1790 To amend the La Crosse County Zoning Ordinance filed by:

KENNETH & BARBARA WOLF N4381 F. SCHROEDER RD BANGOR WI 54614

and having held a public hearing on the 2nd day of September, 2008

to rezone from EXCLUSIVE AGRICULTURAL DISTRICT

to COMMERCIAL DISTRICT "B"

The following described land in the Town(s) of BANGOR

Part of the S½-NW-NE of Section 8, T 16 N, R 5 W lying East of State Road 162; West of Dutch Creek and North of the following line: Commencing at the North ¼ corner of said Section 8, thence S 05°17'05"E 968.52' to the East right-of-way line of State Road 162 and the point of beginning of this line description: thence N88°21'39"E 135.33'; thence S85°26'35"E 86.65'; thence N86°44'18"E 275.37'; thence N38°19'23"E 61', more or less, to the centerline of Dutch Creek and the terminus of this line description. Together with and subject to a 35' wide easement for ingress and egress located in the NW-NE in said Section 8, the centerline of which is described as follows: Commencing at the North ¼ corner of said Section 8, thence S05°17'05"E 968.52' to the East right-of-way line of State Road 162 and the point of beginning of this centerline description: thence N88°21'39"E 135.33'; thence S85°26'35"E 86.65'; thence N86°44'18"E 28.00' to the terminus of this centerline description. Town of Bangor.

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: **CONDITIONAL APPROVAL.**

By a vote of 6 in favor, 1 excused – Keil, the Committee recommended conditional Commercial District "B" subject to the Town of Bangor holding the public participation hearing portion of the planning process for this parcel prior to the rezoning taking effect.

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

Dated this 10th day of September, 2008

ZONING, PLANNING AND LAND INFORMATION DEPARTMENT

BY 
Jeff Bluske, Director

LA CROSSE COUNTY PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

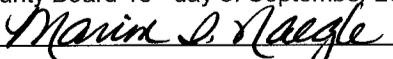
BY 
Don Meyer, Chair

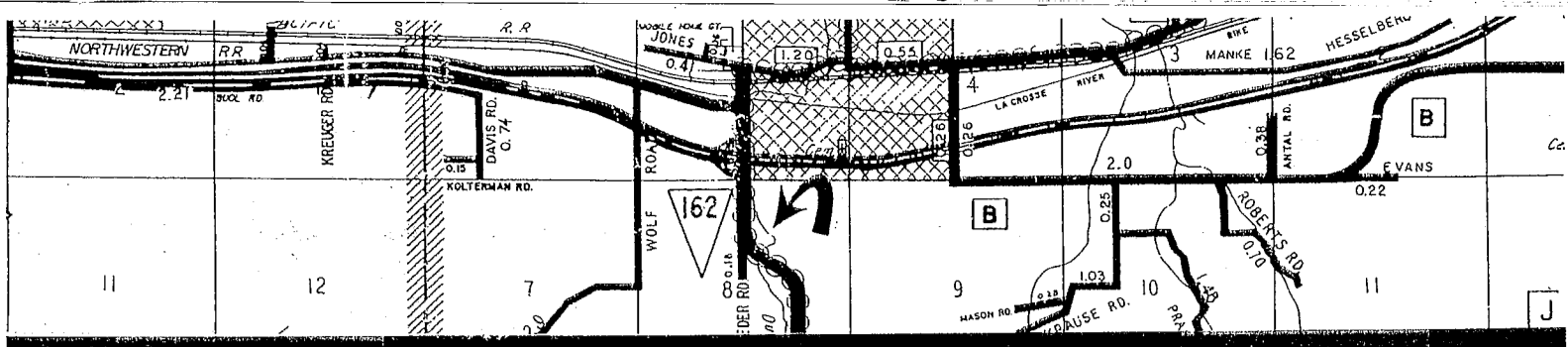
The County Board, under s. 59.69(5)(e)5 Wis. Stats., has the authority to effectuate the petition by ordinance or to disapprove it. The County Board took the following action this 18th day of SEPT 2008

- 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 re-referral, (no ordinance is adopted unless reported out with approval)







STATE OF WISCONSIN
COUNTY OF LA CROSSE

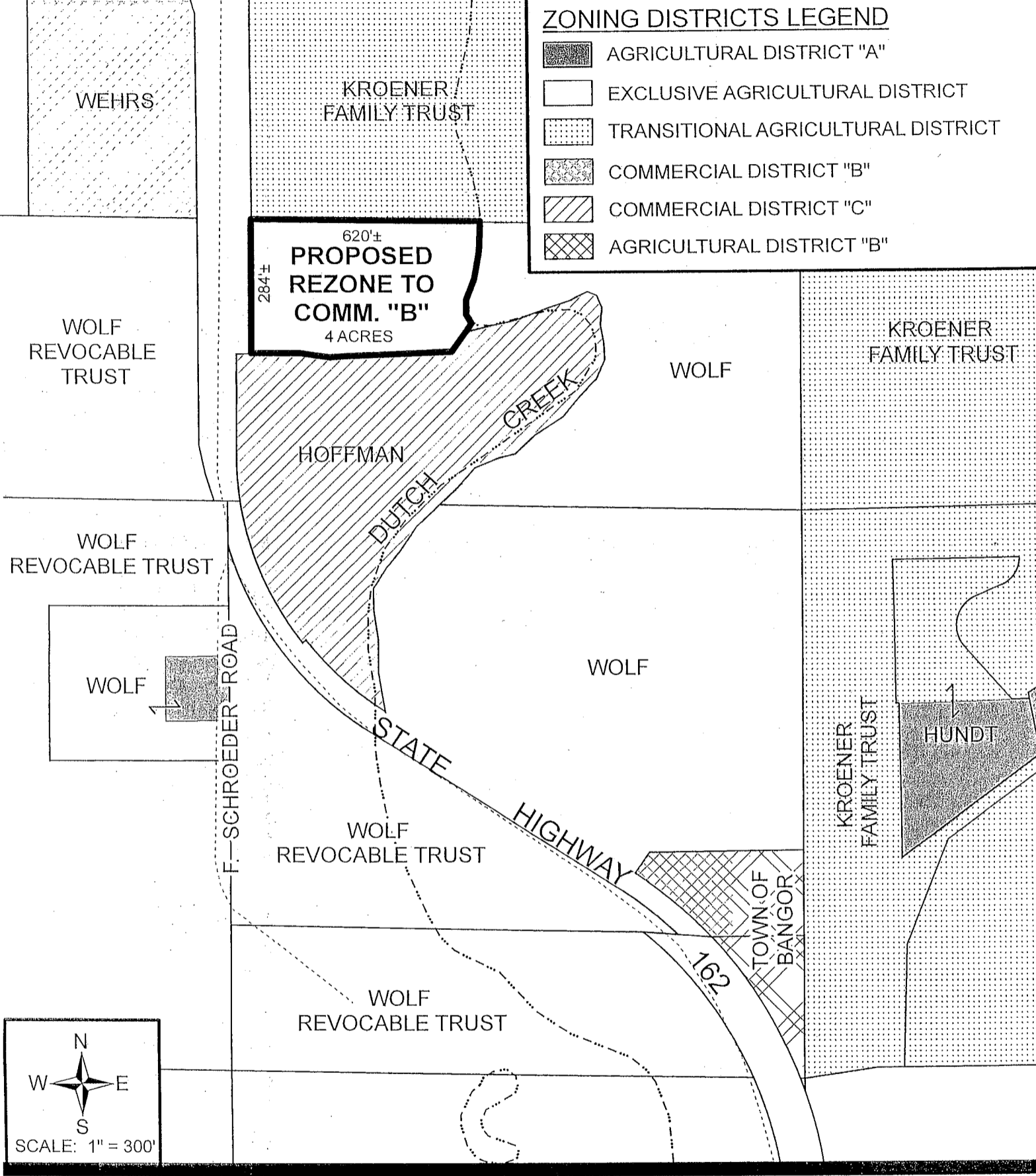
I, Marion I. Naegle, County Clerk of La Crosse County do hereby certify that this document is a true and correct copy of the original zoning ordinance required by law to be in my custody and which the County Board 18th day of September 2008.


Marion I. Naegle, La Crosse County Clerk



ZONING DISTRICTS LEGEND

-  AGRICULTURAL DISTRICT "A"
-  EXCLUSIVE AGRICULTURAL DISTRICT
-  TRANSITIONAL AGRICULTURAL DISTRICT
-  COMMERCIAL DISTRICT "B"
-  COMMERCIAL DISTRICT "C"
-  AGRICULTURAL DISTRICT "B"



Zoning Petition No. 1790

Applicant: Kenneth & Barbara Wolf

Town of Bangor

Property size: 4 Acres

REASON FOR REZONE: To create a to construct a business office.

SOIL DATA: 88% Class I-II Soils
12% Class V-VIII Soils

LAND CLASS: Idle 50%
Woods 50%

FARMLAND PRESERVATION 91.77 Ordinance Revisions 1) A county, city, village or town may approve petitions for rezoning areas zoned for exclusive agriculture use only after findings are made based upon consideration of the following: (a) Adequate public facilities to accommodate development either exist or will be provided within a reasonable time. (b) Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them. (c) The land proposed for rezoning is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion or have an unreasonably adverse effect on rare or irreplaceable natural areas. (2) Land which is rezoned under this section shall be subject to the lien provided under s. 91.19 (8) to (10) for the amount of tax credits paid on the land rezoned. If the rezoning occurs solely as a result of action initiated by the governmental unit, any lien required under s. 91.19 (8) to (10) shall be paid by the governmental unit initiating this action. (3) The department shall be notified of all rezonings under this section. History: 1977 c.29,169; 1983 a.311.