

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 the Continuation of Petition No. 1856 to amend the La Crosse County Zoning Ordinance filed by:

FRED LEZPONA A/K/A LEZPONA INVESTMENTS LLP,
W6656 CASBERG COULEE RD, HOLMEN, WI 54636

and having held a public hearing on the 29th day of NOVEMBER 2010

to rezone from TRANSITIONAL AGRICULTURE DISTRICT to RESIDENTIAL DISTRICT "A"

the following described land in the Town(s) of HOLLAND

Parcel A, being part of the SW-NW of Section 8, T18N, R7W described as: Commencing at the W ¼ corner of said Section 8; thence along the west line N0°43'58"W 933'; thence S89°24'22"E 484' to the POB; thence N0°43'58"W 150'; thence S89°24'22"E 225'; thence S0°43'58"E 300'; thence N89°24'22"W 96.84'; thence S17°16'44"W 317.34'; thence S0°43'58"E 445.93'; thence N89°24'22"W 30.01'; thence N0°43'58"W 900' to the POB; contains 2.41 acres; AND, **Parcel B**, being part of the SW-NW of Section 8, T18N, R7W described as: Commencing at the NW corner of said SW-NW of Section 8; thence along the north line thereof, S89°24'44"E 838.64'; thence S0°43'58"E 910.44'; thence S89°24'22"E 105.24' to the POB; thence N0°43'58"W 275'; thence S89°24'22"E 275'; thence S0°43'58"E 275'; thence N89°24'22"W 140'; thence S0°43'58"E 388.33'; thence N87°11'43"W 30.06'; thence N0°43'58"W 387.17'; thence N89°24'22"W 105' to the POB; contains 2.0 acres. Town of Holland.

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: **Approve as Conditional Residential District "A" Zoning.**

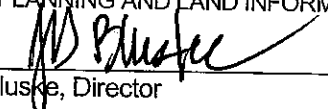
By unanimous vote, the Committee recommends approval as Conditional Residential District "A" zoning subject to the recording of deed restrictions indicating the following:

There shall be no further subdividing of either Parcel "A" or "B"; and Parcels "A" and "B" shall be part of two larger Certified Survey Map lots and tax parcels, which shall be assessed and remain as a full CSM with multiple zoning classes.

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

Dated this 8th day of DECEMBER 2010

ZONING, PLANNING AND LAND INFORMATION DEPARTMENT

BY 
Jeff Bluske, Director

LA CROSSE COUNTY PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

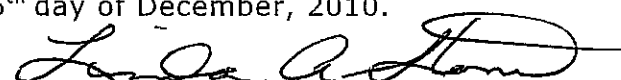
BY 
Donald Meyer, Chair

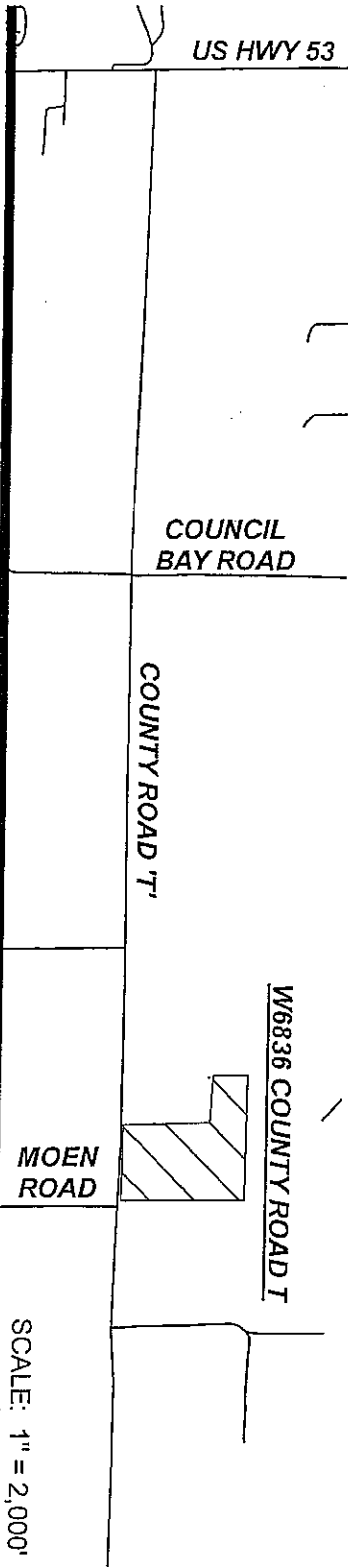
The County Board, under s. 59.69(5)(e)5 Wis. Stats., has the authority to effectuate the petition by ordinance or to disapprove it. The County Board took the following action this 16 day of December 2010

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

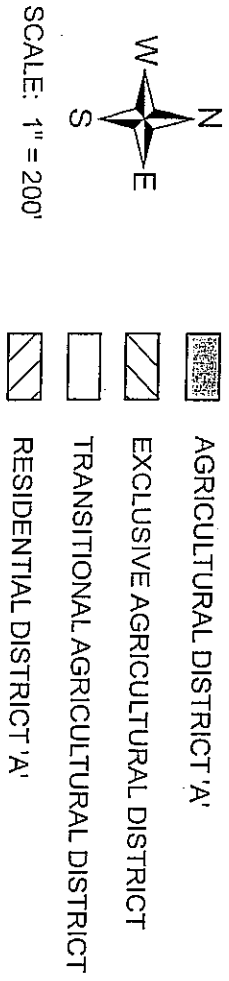
STATE OF WISCONSIN
COUNTY OF LA CROSSE





I, Linda A. Stone, 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 of Supervisors of La Crosse County approved at a meeting held on the 16th day of December, 2010.


Linda A. Stone, La Crosse County Clerk

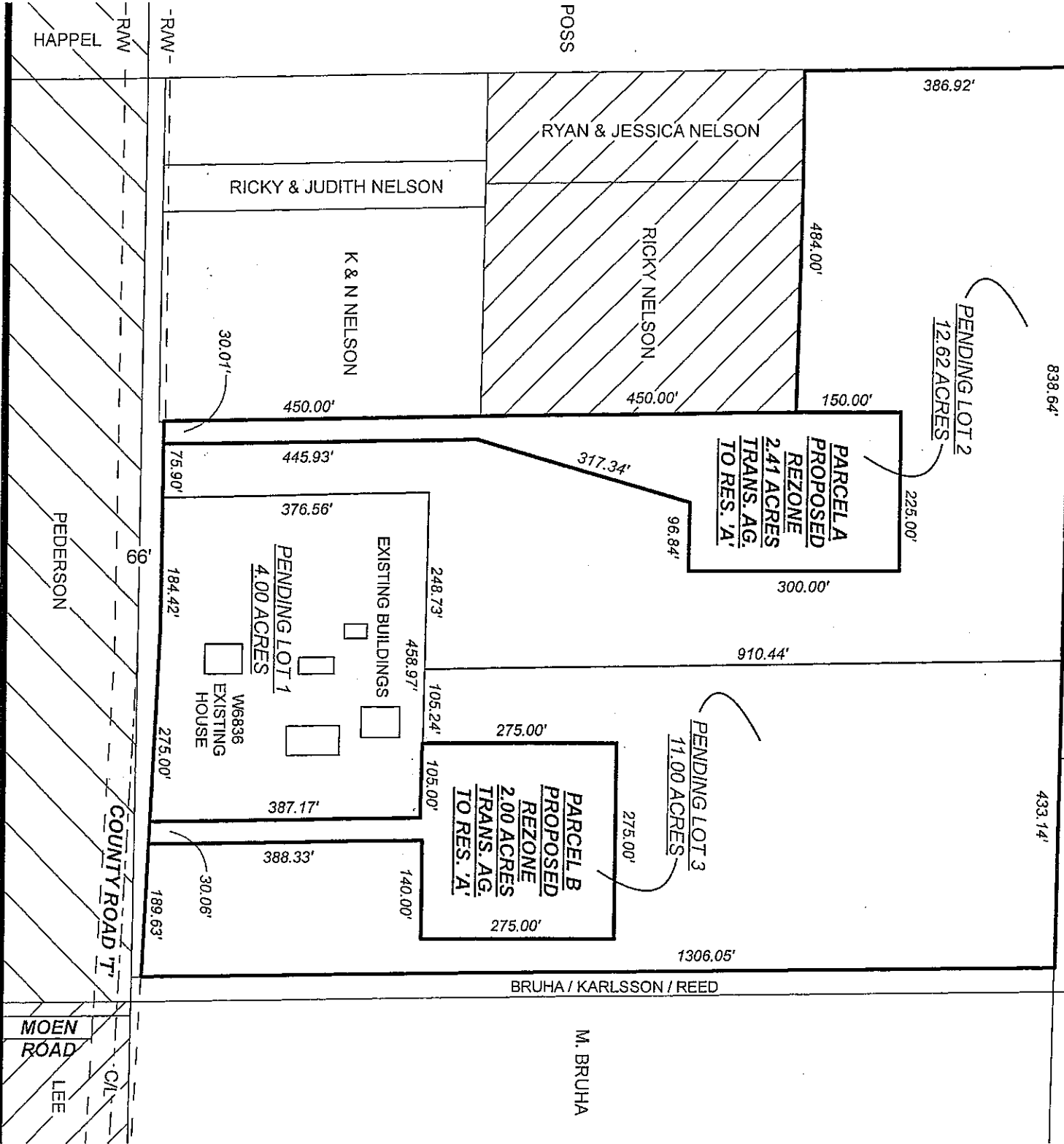


SCALE: 1" = 2,000'



-  AGRICULTURAL DISTRICT 'A'
-  EXCLUSIVE AGRICULTURAL DISTRICT
-  TRANSITIONAL AGRICULTURAL DISTRICT
-  RESIDENTIAL DISTRICT 'A'

SCALE: 1" = 200'



ZONING PETITION NO. 1856

FRED J LEZPONA, LEZPONA INVESTMENTS LLP
 PARCELA - 2.41 ACRES / PARCEL B - 2.00 ACRES
 TOWN OF HOLLAND

REASON FOR REZONE: TWO RESIDENTIAL BUILDING SITES

SOIL CLASS
 CLASS IV 90%
 CLASS V-VIII 10%

LAND CLASS
 IDLE 90%
 WOODS 10%

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.