

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. 1850 To amend the La Crosse County Zoning Ordinance filed by:

SEAN GAVAGHAN, W3798 LOGGING RD, WEST SALEM, WI 54669; ACTING ON BEHALF OF GAVAGHAN LLC

and having held a public hearing on the 30th day of AUGUST 2010

to rezone Parcel A from EXCLUSIVE AGRICULTURE DISTRICT to RESIDENTIAL DISTRICT "A", the following described land in the
Town of ONALASKA

Parcel A – Part of the NW¼; part of the N½-SW; part of the SE-SW; part of the S½-NE; and part of the NE-SE all in Section 16, T17N, R7W; Commencing at the Northwest corner of said Section 16; N89°50'52"E 1242.06' along the north line of the NW-NW of said Section 16 to the POB; N89°50'52"E 66.00' along the north line of the NW-NW of said Section 16; S00°05'02"W 309.87'; S89°54'58"E 76.33'; Southeasterly 129.74' along the arc of a 233.00' radius curve, concave to the southwest, the chord of which bears S73°57'52"E 128.07'; N13°42'31"E 218.79'; S62°00'31"E 214.26'; S54°23'20"E 667.36'; S74°44'50"E 378.51' to a point on the on the east line of the NE-NW of said Section 16; S01°33'16"E 203.60' along said east line; S61°49'55"W 303.20'; S39°16'14"W 66.00'; N50°43'46"W 146.51'; S39°16'14"W 200.00'; N50°43'46"W 882.00'; N39°16'14"E 200.00'; N50°43'46"W 86.18'; Northwesterly 114.22' along the arc of a 167.00' radius curve, concave to the southwest, the chord of which bears N70°19'22"W 112.00'; N89°54'58"W 76.33'; Southerly 175.73' along the arc of a 308.18' radius curve, concave to the east, the chord of which bears S16°15'07"E 173.36'; S32°35'16"E 144.16'; Southerly 313.19' along the arc of a 533.00' radius curve, concave to the west, the chord of which bears S15°45'16"E 308.70'; S01°04'44"W 210.23'; S88°55'16"E 184.71'; Southeasterly 135.77' along the arc of a 1033.00' radius curve, concave to the south, the chord of which bears S85°09'21"E 135.67'; S81°23'26"E 650.86'; Southeasterly 127.07' along the arc of a 332.68' radius curve, concave to the southwest, the chord of which bears S70°26'53"E 126.30'; S59°30'20"E 344.71'; N30°29'40"E 220.00' to the north line of the SW-NE of said Section 16; N89°40'27"E 1364.59' along the north line of the SW-NE and along the north line of the SE-NE of said Section 16; S00°22'04"E 600.99'; S34°46'23"E 859.53'; S11°25'22"W 434.83'; S14°32'49"E 911.31' to a point on the south line of the NE-SE of said Section 16; S89°18'33"W 515.86' along said south line; N19°37'21"W 1387.68' to the southeast corner of the SW-NE of said Section 16; N61°34'58"W 875.80'; S34°32'27"W 161.43'; N66°54'20"W 112.64'; N16°43'23"E 399.61'; N59°30'20"W 357.29'; S34°14'57"W 221.86'; N69°15'14"W 97.65'; N13°51'33"E 247.62'; N74°16'12"W 459.45'; S62°12'44"W 345.02'; S00°36'44"W 1271.99'; S22°41'13"E 1028.41' to a point on the south line of the NE-SW of said Section 16; S89°37'51"W 536.09' along said south line; N32°32'10"W 725.30' to a point on the west line of the NE-SW of said Section 16; N01°50'56"W 714.55' along said west line to the southeast corner of the SW-NW of said Section 16; N13°16'46"W 487.34'; N89°04'47"W 265.44'; S17°40'21"W 501.01' to a point on the south line of the SW-NW of said Section 16; N89°52'10"W 150.00' along said south line; N24°45'04"W 343.51'; N17°21'21"W 972.24'; N68°19'25"E 398.08'; N02°58'38"W 457.55'; N44°30'57"E 251.97'; N34°31'13"E 160.03'; N23°23'11"E 81.65'; N81°30'18"E 334.42'; N00°05'02"E 344.93' to a point on the north line of the NW-NW of said Section 16 and the POB. Town of Onalaska.

AND

to rezone Parcel B from EXCLUSIVE AGRICULTURE DISTRICT to RESIDENTIAL DISTRICT "B" the following described land in the
Town of ONALASKA

Parcel B – Part of the NW-NW of Section 16, T17N, R7W; Commencing at the northwest corner of said Section 16; N89°50'52"E 61.45' along the north line of the NW-NW of said Section 16 to the POB; N89°50'52"E 1180.61' along the north line of the NW-NW of said Section 16; S00°05'02"W 344.93'; S81°30'18"W 334.42'; S23°23'11"W 81.65'; S34°31'13"W 160.03'; S44°30'57"W 251.97'; S73°40'30"W 273.46'; N60°13'09"W 248.68'; N12°29'41"W 291.24'; N01°03'55"W 446.74' to a point on the north line of the NW-NW of said Section 16 and POB. Town of Onalaska. Town of Onalaska.

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:

By a unanimous vote the Committee recommends approval of this rezone of 157.82 acres to Residential District "A" and 16.78 acres to Residential District "B".

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

Dated this 8th day of SEPTEMBER 2010

ZONING, PLANNING AND LAND INFORMATION DEPARTMENT

BY Jeff Bluske
Jeff Bluske, Director

LA CROSSE COUNTY PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

BY Donald Meyer
Donald Meyer, Chair

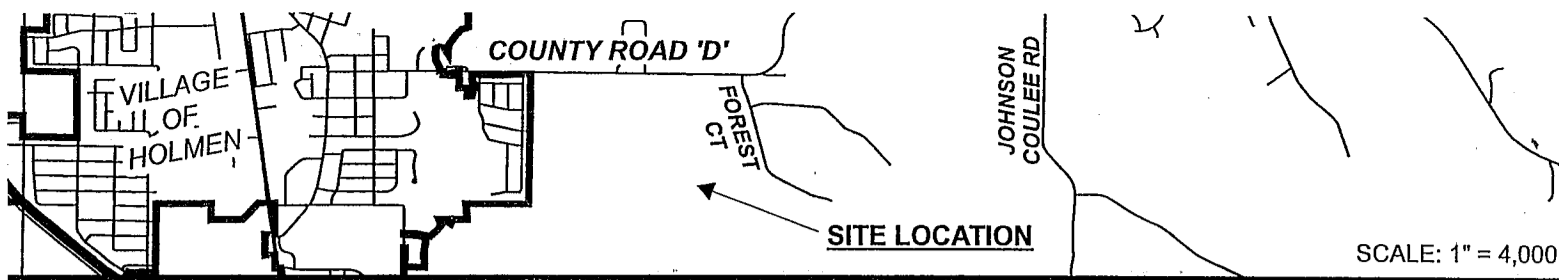
The County Board, under s. 59.69(5)(e)5 Wis. Stats., has the authority to effectuate the petition by ordinance or to disapprove it. The County Board took the following action this 16 day of Sept. 2010

- 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 re-referral, (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 September, 2010.

Linda A. Stone
Linda A. Stone, La Crosse County Clerk



SCALE: 1" = 1,000'

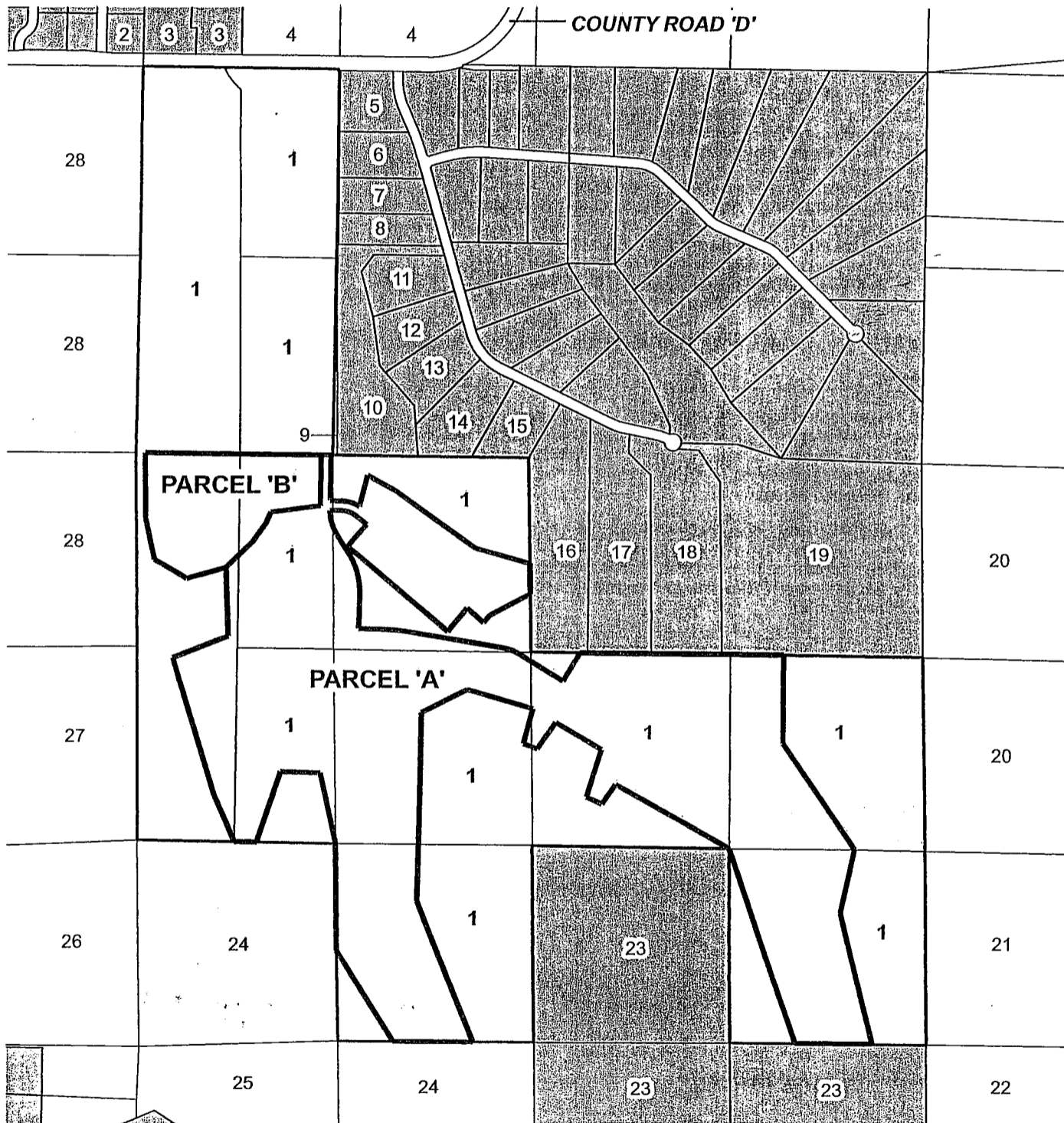
AGRICULTURE 'A'
 EXCLUSIVE AGRICULTURE

PROPOSED REZONE

PARCEL 'A'
 157.8 ACRES
 EXCLUSIVE AG. TO
 RESIDENTIAL 'A'

PARCEL 'B'
 16.8 ACRES
 EXCLUSIVE AG. TO
 RESIDENTIAL 'B'

- | | |
|----------------------|--------------------------------|
| 1 - GAVAGHAN LLC | 15 - MALLY |
| 2 - HAUSER | 16 - WEBER |
| 3 - G. & A. HAGEL | 17 - T. & J. MIHM |
| 4 - J. & G. HAGEL | 18 - BOLAND |
| 5 - BEELER | 19 - ALLKS LLC |
| 6 - LEWIS | 20 - WHITE |
| 7 - ROPS TRUST | 21 - RONNIE |
| 8 - WALCH | 22 - MYER |
| 9 - T. SEVERSON | 23 - KERCKHOVE |
| 10 - P. & S. JOHNSON | 24 - L., T., I., & M. SEVERSON |
| 11 - ONDELL | 25 - KNUDSON |
| 12 - HEAD | 26 - AAKRE |
| 13 - OLSON | 27 - WALL TRUST |
| 14 - JOBE | 28 - P. & K. JOHNSON |



ZONING PETITION NO. 1850

SEAN GAVAGHAN O.B.O. GAVAGHAN LLC
 174.6 ACRES TOWN OF ONALASKA

REASON FOR REZONE: FOR DEVELOPMENT INTO A CONSERVATION RESIDENTIAL SUBDIVISION

SOIL CLASS
 CLASS I II 36%
 CLASS III 10%
 CLASS IV 39%
 CLASS V-VIII 15%

LAND CLASS
 CROPS 80%
 WOODS 20%

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.