

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. - 1894 to amend the La Crosse County Zoning Ordinance filed by:

LEON H AND RUTH PFAFF, N8694 COUNTY ROAD DD, HOLMEN, WI 54636

and having held a public hearing on the 2nd day of April, 2012 for a petition to rezone from EXCLUSIVE AGRICULTURE DISTRICT to AGRICULTURE DISTRICT "A" approximately 27 acres for sale of the existing farm house and farm buildings and to sell three (3) proposed residential lots in the Town of Farmington.

AND

To rezone from the EXCLUSIVE AGRICULTURE DISTRICT to TRANSITIONAL AGRICULTURE DISTRICT approximately 128 acres in the Town of Farmington, both parcels being described as follows:

The SW/SE, part of the NE/SE, part of the NW/SE, and part of the SE/SE, Section 14, T18N, R7W, and the NE/NW, part of the NE/NE, part of the NW/NE, and part of the SE/NW, Section 23, T18N, R7W. Tax parcels 5-1498-0, 5-1501-0, 5-1502-0, 5-1505-0, 5-1547-0, 5-1548-0 and 5-1551-0. Town of Farmington

And pursuant to s. 59.69 Wis. Stats.: the Committee did publish and receive proof of a Class II notice of the hearing; 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, and under s. 91.48(1), 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 vote of 5 in favor, 2 Excused (Meyer, Mach) the Committee recommended approval subject to the recording of deed restrictions indicating the following:

1. No further non-agricultural development on those lands to be zoned Transitional Agriculture; and
2. Only one (1) single family residence and no further subdividing on each of the four (4) proposed lots to be zoned Agriculture District "A".

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

Dated this 11th day of April, 2012

ZONING, PLANNING AND LAND INFORMATION DEPARTMENT

BY Nathan Sampson
Nathan Sampson, Interim Director

LA CROSSE COUNTY PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

BY Marilyn Pedretti
Marilyn Pedretti - Vice-Chair

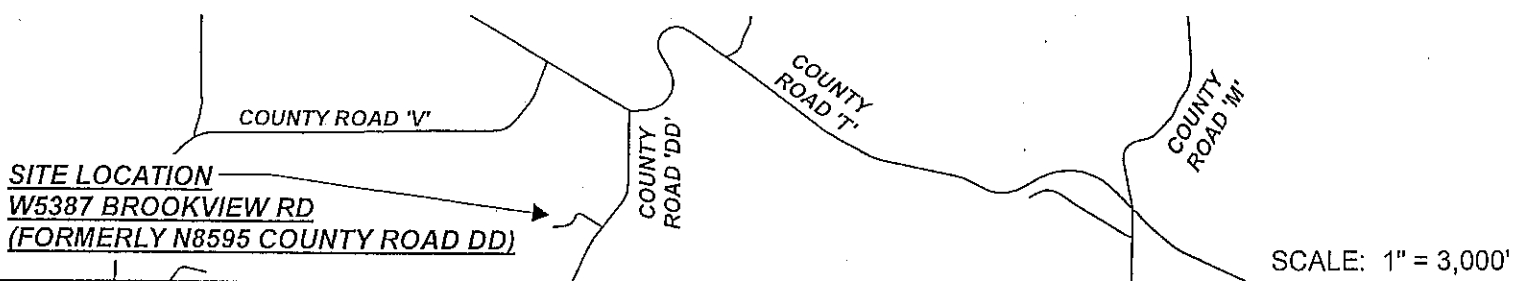
The County Board, under s.59.69(5)(e)5 Wis. Stats., has the authority to effectuate the petition by ordinance or to disapprove it. The County Board took the following action this 17th day of April, 2012

- 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 adopted)
- Refused to deny the petition with re-referral, _____ (no ordinance adopted unless reported out with approval)

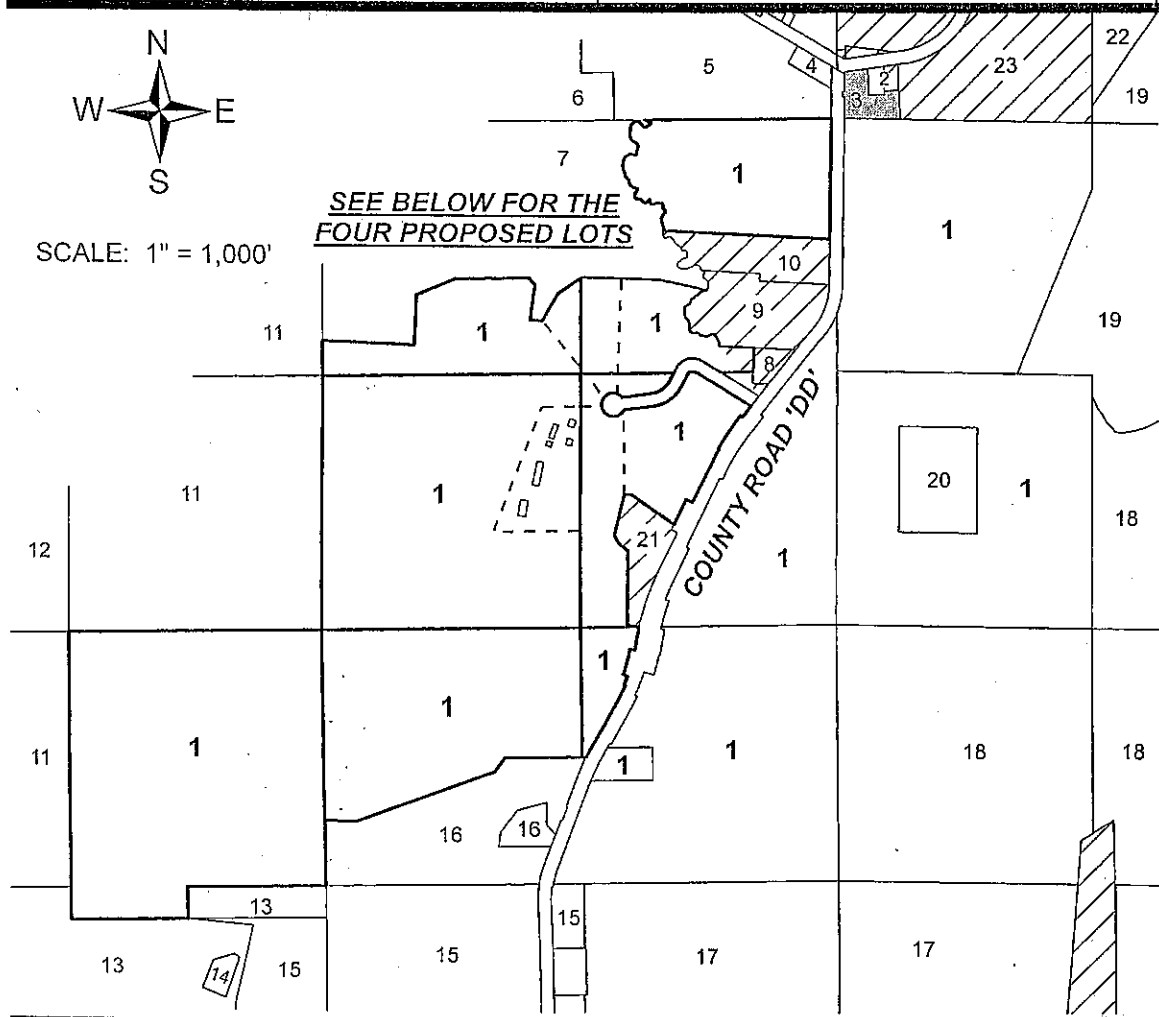
STATE OF WISCONSIN
COUNTY OF LA CROSSE

I, Ginny Dankmeyer, 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 17th day of April, 2012.

Ginny Dankmeyer
Ginny Dankmeyer, La Crosse County Clerk



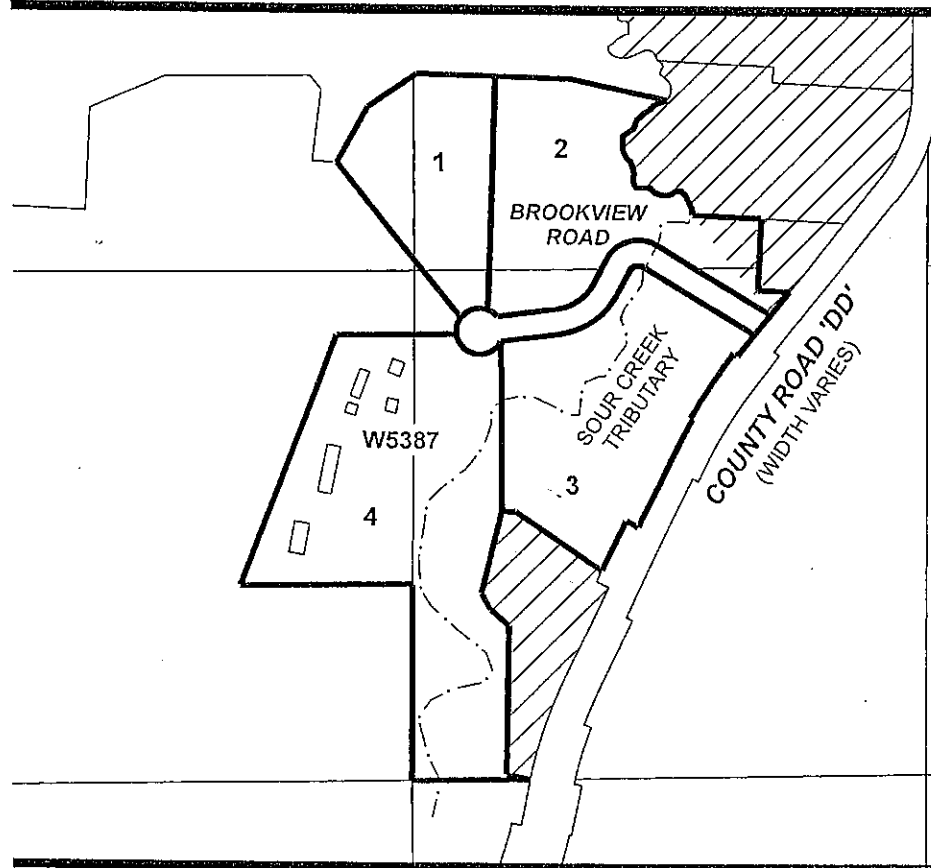
SCALE: 1" = 3,000'



PROPOSED REZONE OF ALL LANDS WEST OF COUNTY ROAD 'DD' OWNED BY LEON H AND RUTH PFAFF +/- 128 ACRES EX. AG. TO TRANS AG. (DOES NOT INCLUDE THE FOUR PROPOSED LOTS)

- 1 - L. & R. PFAFF
- 2 - M. JONES
- 3 - HILLTOP BAR & GRILL INC
- 4 - P. JONES
- 5 - HORMAN
- 6 - OSLO 1 LLC
- 7 - SCHLIEBE
- 8 - ZURFLUH
- 9 - HERBERS
- 10 - HARRIS
- 11 - OFSTEDAHL VALLEY VIEW FARM LLC
- 12 - HOFF
- 13 - DEGIER
- 14 - D., D. & R. KOSS
- 15 - KOSS PROPERTIES LLC
- 16 - JADERSTON
- 17 - G. & J. KOSS
- 18 - STORANDT
- 19 - TIMM
- 20 - B. & B. PFAFF
- 21 - ISENSEE
- 22 - GERDES
- 23 - SHAW

- AGRICULTURE DISTRICT 'A'
- COMMERCIAL DISTRICT 'B'
- EXCLUSIVE AGRICULTURE



PROPOSED REZONE OF THE FOUR PROPOSED LOTS +/- 27 ACRES EXCLUSIVE AG. TO AG. 'A'

- PROPOSED LOTS**
- LOT 1 - 3.78 ACRES
 - LOT 2 - 5.91 ACRES +/-
 - LOT 3 - 6.63 ACRES
 - LOT 4 - 10.60 ACRES

- AGRICULTURE DISTRICT 'A'
- EXCLUSIVE AGRICULTURE

ZONING PETITION NO. 1894

LEON H & RUTH PFAFF

PART OF THE SE 1/4 OF SECTION 14, PART OF THE NW 1/4 & PART OF THE NE 1/4 OF SECTION 23, T18N, R7W
 +/- 27 ACRES - EXCLUSIVE AGRICULTURE TO AGRICULTURE DISTRICT 'A'
 +/- 128 ACRES - EXCLUSIVE AGRICULTURE TO TRANSITIONAL AGRICULTURE
 TOWN OF FARMINGTON

REASON FOR REZONE: TO SELL FOUR LOTS FOR RESIDENTIAL USE (+/- 27 ACRES) & TO PLACE DEED RESTRICTIONS ON +/- 128 ACRES

SOIL CLASS	LAND CLASS
CLASS I-II 70%	CROPS 67%
CLASS V-VIII 30%	IDLE 33%

91.48 REZONING OF LAND OUT OF A FARMLAND PRESERVATION ZONING DISTRICT. (1) A political subdivision with a certified farmland preservation zoning ordinance may rezone land out of a farmland preservation zoning district without having the rezoning certified under s. 91.36, if the political subdivision finds all of the following, after public hearing: (a) The land is better suited for a use not allowed in the farmland preservation zoning district. (b) The rezoning is consistent with any applicable comprehensive plan. (c) The rezoning is substantially consistent with the county certified farmland preservation plan. (d) The rezoning will not substantially