

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. 1905 to amend the La Crosse County Zoning Ordinance filed by:

DAVID RUNDAHL, ACTING ON BEHALF OF RUNDAHL RANCH LTD,
N592 KREIBICH RD, COON VALLEY, WI 54623

and having held a public hearing on the 30th day of July, 2012 for a petition to rezone from EXCLUSIVE AGRICULTURE DISTRICT to the RURAL DISTRICT a 6.37 acre parcel, for continued residential use, the following described land in the Town of Washington.

Part of the NW-NE and NE-NE, Section 31, T15N, R5W, Town of Washington, and as shown on a Plat of Survey prepared by Coulee Region Land Surveyors. Part of Tax Parcels 12-649-1 and 12-650-1. Town of Washington. Property address is N480 State Road 16.

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, 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 five (5) in favor, two (2) excused (Holtze, Ebert), the committee recommended approval of this rezone subject to the recording of deed restrictions indicating:

1. Only one single family residence is allowed;
2. No further subdivision of the parcel is allowed; and
3. These restrictions shall apply until amended or lifted by the La Crosse County Board of Supervisors.

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

Dated this 8th day of August, 2012

ZONING, PLANNING AND LAND INFORMATION DEPARTMENT

BY Nathan Sampson
Nathan Sampson, Director

LA CROSSE COUNTY PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

BY Marilyn Pedretti
Marilyn Pedretti – 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 16th day of August, 2012

Approved the petition as submitted, _____ becomes an ordinance.

Approved the petition with amendments/conditions, becomes an ordinance, after recording conditions.

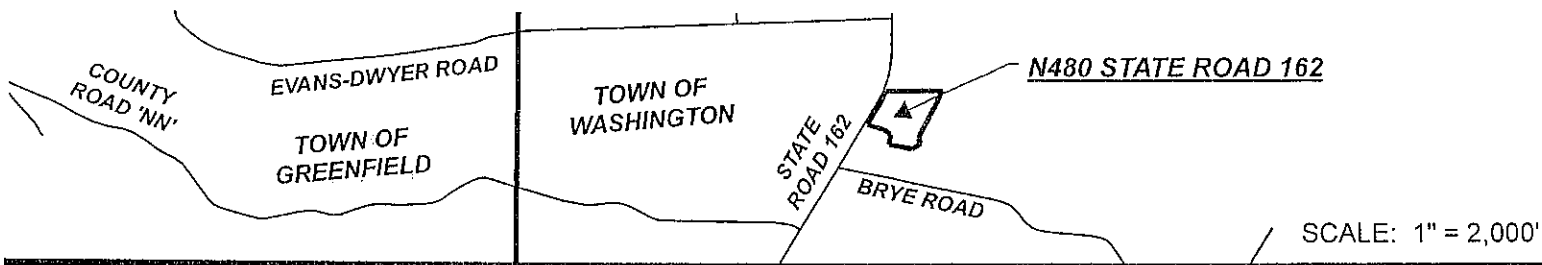
Denied the petition, _____ (no ordinance is adopted)

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)

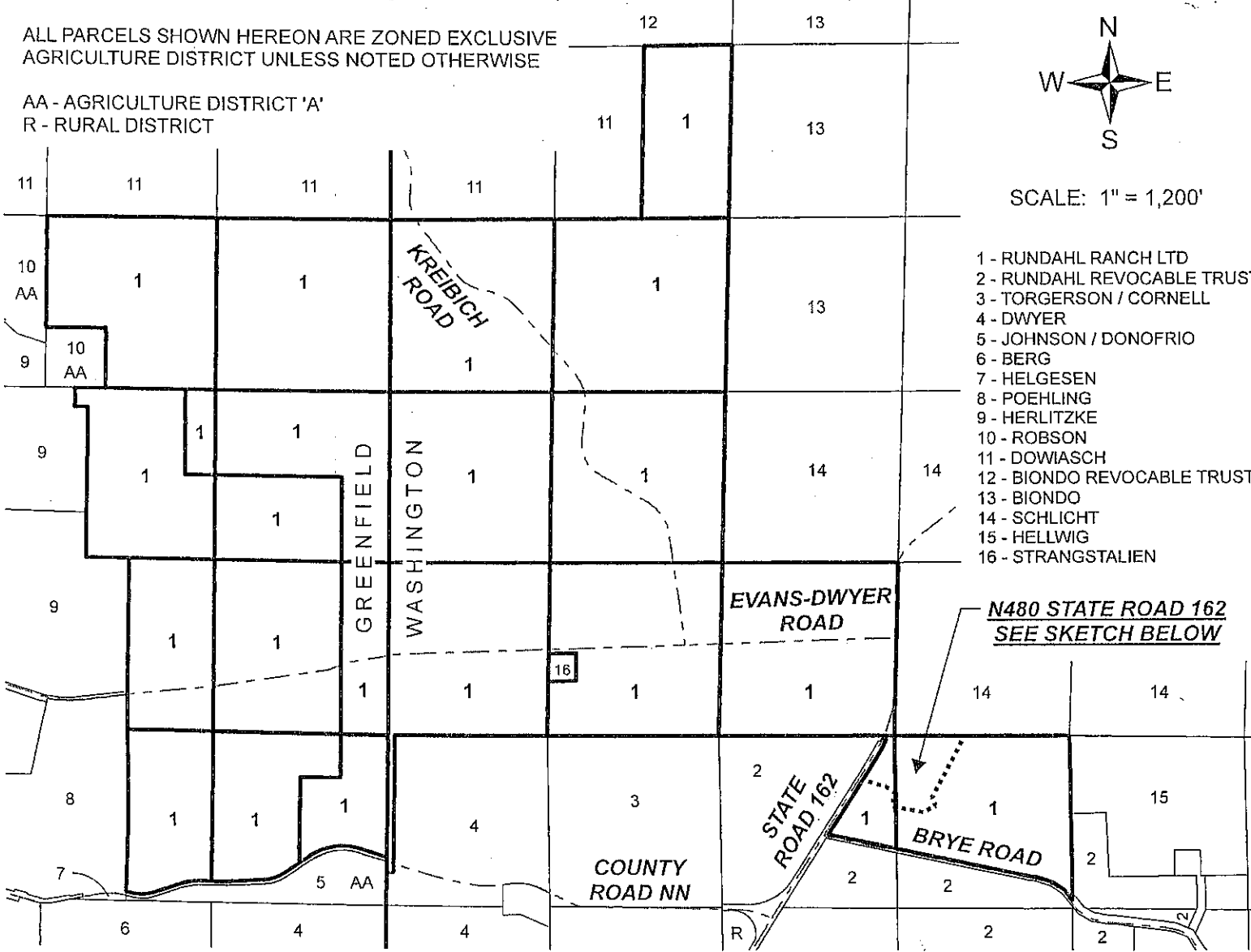
STATE OF WISCONSIN
COUNTY OF LA CROSSE
I, Ginny Dankmeyer, County Clerk of La Crosse County do hereby certify that this document is a true and correct copy of the original zoning ordinance required by law to be in my custody and which the County Board of Supervisors of La Crosse County approved at a meeting held on the 16th day of August 2012.

Ginny Dankmeyer
Ginny Dankmeyer, La Crosse County Clerk



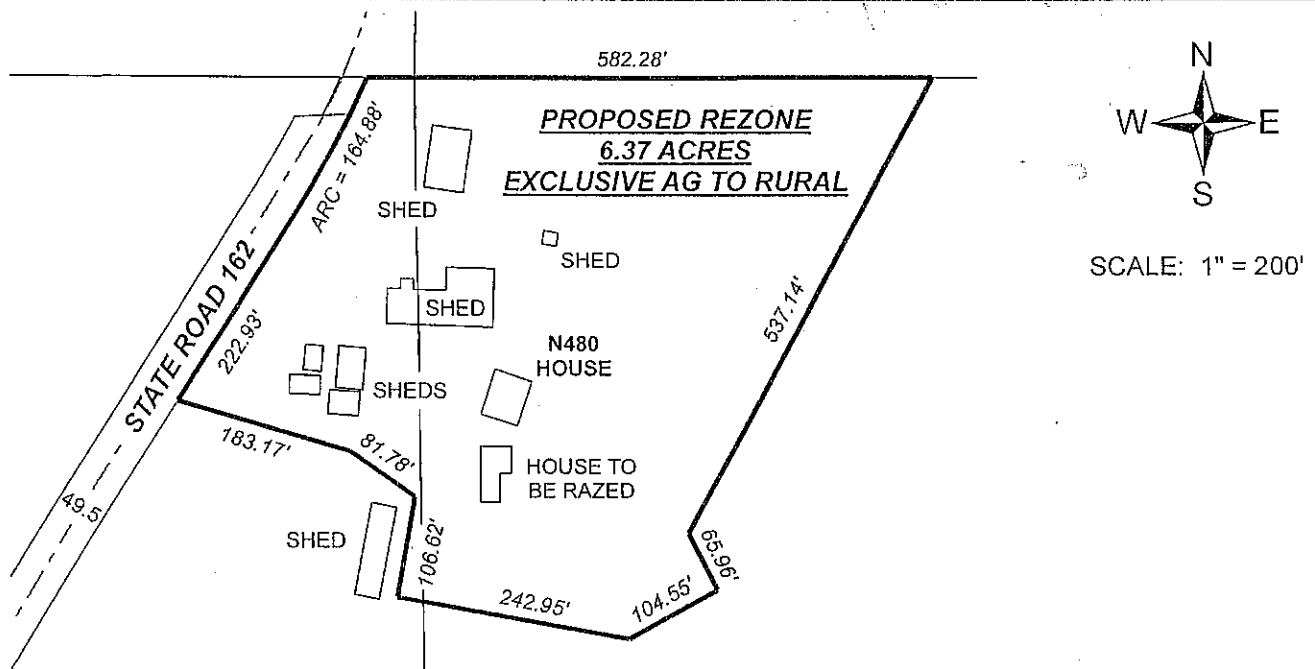
ALL PARCELS SHOWN HEREON ARE ZONED EXCLUSIVE AGRICULTURE DISTRICT UNLESS NOTED OTHERWISE

AA - AGRICULTURE DISTRICT 'A'
R - RURAL DISTRICT



- 1 - RUNDAHL RANCH LTD
- 2 - RUNDAHL REVOCABLE TRUST
- 3 - TORGERSON / CORNELL
- 4 - DWYER
- 5 - JOHNSON / DONOFRIO
- 6 - BERG
- 7 - HELGESEN
- 8 - POEHLING
- 9 - HERLITZKE
- 10 - ROBSON
- 11 - DOWIASCH
- 12 - BIONDO REVOCABLE TRUST
- 13 - BIONDO
- 14 - SCHLICHT
- 15 - HELLWIG
- 16 - STRANGSTALIEN

N480 STATE ROAD 162
SEE SKETCH BELOW



ZONING PETITION NO. 1905

DAVID RUNDAHL O.B.O. RUNDAHL RANCH, LTD
PART OF THE NW/NE & PART OF THE NE/NE, SECTION 31, T15N, R5W
6.37 ACRES

TOWN OF WASHINGTON

REASON FOR REZONE: CONTINUED RESIDENTIAL USE

SOIL CLASS

I-II 39%

III 27%

IV 29%

V-VIII 5%

LAND CLASS

CROPS 35%

IDLE 65%

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