

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. -
1880 to amend the La Crosse County Zoning Ordinance filed by:

DENNIS HATZ, PO BOX 452, BANGOR, WI 54614; ACTING ON BEHALF OF JOYCE L HATZ, W643 COUNTY
ROAD B, BANGOR, WI 54614, AND ON BEHALF OF TODD A & MICHELLE L PAULUS,
W631 COUNTY ROAD B, BANGOR, WI 54614

and having held a public hearing on the 3rd day of January, 2012 for a petition to rezone Parcel A from
AGRICULTURE DISTRICT "A" to EXCLUSIVE AGRICULTURE DISTRICT the following described land to correct a
lot line encroachment in the Town of Bangor.

Part of Lot 1 of Certified Survey Map No. 10 in Volume 12; Commencing at the south ¼ corner of Section 2; thence
N44°59'49"E 1515.03' to the southeast corner of said Lot 1 and POB; thence along the south line of said Lot 1
S89°44'55"W 86.90'; thence N19°32'47"E 271.96' to the northeast corner of said Lot 1; thence S00°54'57"W 255.94'
to the POB. Town of Bangor.

AND

To rezone Parcels B & C from EXCLUSIVE AGRICULTURE DISTRICT to AGRICULTURE DISTRICT "A" the
following described land to correct a lot line encroachment in the Town of Bangor.

Parcel B being a 0.26 acre parcel described as: Part of the SW-SE, Section 2, T16N, R5W; Commencing at the south
¼ corner of Section 2; thence N44°59'49"E 1515.03' to the southeast corner of Lot 1 of Certified Survey Map No. 10
in Volume 12; thence along the south line of said Lot 1 S89°44'55"W 86.90' to the POB; thence S19°32'47"W 26.27';
thence S89°44'55"W 447.88' to the easterly R/W line of County Road B; thence along said R/W line N11°06'23"E
25.21' to the southwest corner of said Lot 1; thence N89°44'55"E 451.81' to the POB. Town of Bangor. AND Parcel C
being a 3.77 acre parcel described as: Part of the SW-SE, Section 2, T16N, R5W; Commencing at the south ¼
corner of Section 2; thence N31°07'56"E 837.03' to the easterly R/W line of County Road B and POB; thence along
said easterly R/W line N11°06'23"E 160.28'; thence along said easterly R/W line N27°48'20"E 104.40'; thence along
said easterly R/W line N11°06'23"E 79.64'; thence N89°44'55"E 447.88'; thence S00°00'00"E 329.74'; thence
N90°00'00"W 542.79' to the POB. 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, 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 6 in favor, 1 excused – Manthei, the Committee recommended approval of these three (3)
rezones.

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

Dated this 11th day of January, 2012

ZONING, PLANNING AND LAND INFORMATION DEPARTMENT

BY Nathan Sampson
Nathan Sampson, Interim Director

LA CROSSE COUNTY PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

BY Donald F. Meyer
Donald F Meyer - Chair

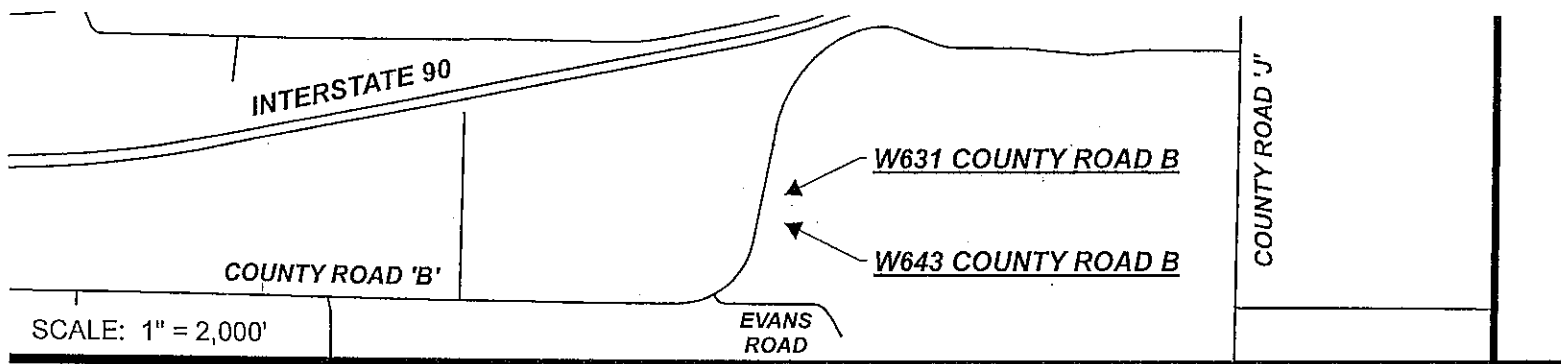
The County Board, under s.59.69(5)(e)5 Wis. Stats., has the authority to effectuate the petition by ordinance or to
disapprove it. The County Board took the following action this 19th day of January, 2012

- 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 19th day of January 2012.

Ginny Dankmeyer
Ginny Dankmeyer, La Crosse County Clerk



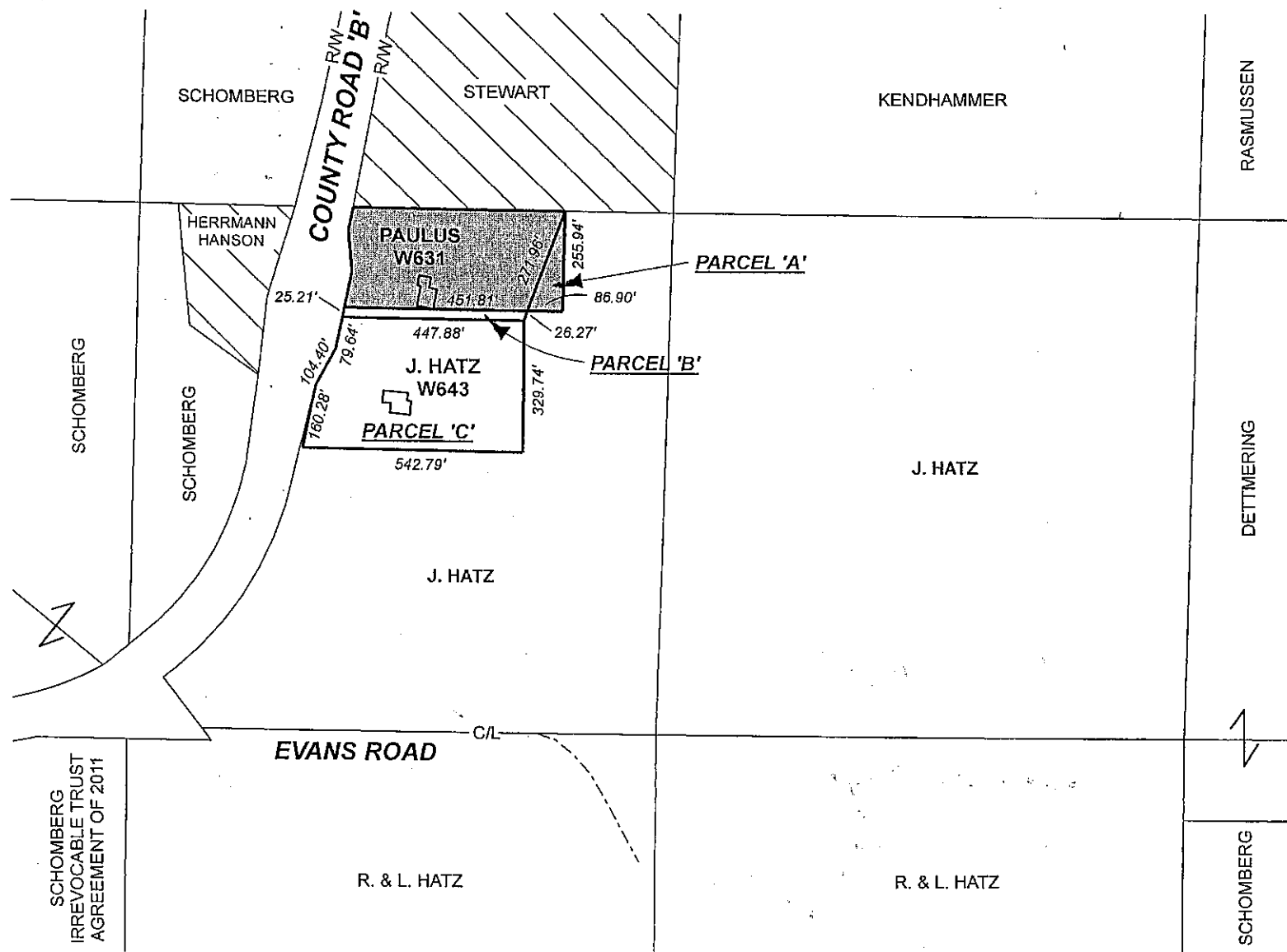
- AGRICULTURE DISTRICT 'A'
- AGRICULTURE DISTRICT 'A' WITH CONDITIONS
- EXCLUSIVE AGRICULTURE

SCALE: 1" = 400'

PARCEL 'A' - 0.26 ACRES - AGRICULTURE DISTRICT 'A' WITH CONDITIONS TO EXCLUSIVE AGRICULTURE (PAULUS TO J. HATZ)

PARCEL 'B' - 0.26 ACRES - EXCLUSIVE AGRICULTURE TO AGRICULTURE DISTRICT 'A' (J. HATZ TO PAULUS)

PARCEL 'C' - 3.77 ACRES - EXCLUSIVE AGRICULTURE TO AGRICULTURE DISTRICT 'A' (PENDING CERTIFIED SURVEY MAP)



ZONING PETITION NO. 1880

DENNIS HATZ O.B.O. JOYCE HATZ AND TODD & MICHELLE PAULUS
 0.26 ACRES (AGRICULTURE DISTRICT 'A' WITH CONDITIONS TO EXCLUSIVE AGRICULTURE)
 4.03 ACRES (EXCLUSIVE AGRICULTURE TO AGRICULTURE DISTRICT 'A')
 TOWN OF BARRE

REASON FOR REZONE: CONTINUED RESIDENTIAL USE AND TO CORRECT A LOT LINE ENCROACHMENT

SOIL CLASS (EX. AG. LANDS ONLY)
 CLASS III 30%
 CLASS V-VIII 70%

LAND CLASS (EX. AG. LANDS ONLY)
 IDLE 45%
 WOODS 55%

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...