

FOR ZONING DISTRICT MAP AMENDMENT – ORDINANCE NO. \_\_\_\_\_

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. 2047 to amend the La Crosse County Zoning Ordinance filed by:

**SCOTT A AND ANGELA L KOELBL,**  
**N8467 O THOMPSON RD, HOLMEN, WI, 54636**

and having held a public hearing on the 26<sup>th</sup> day of October 2020 for a petition to rezone from the RURAL AND EXCLUSIVE AGRICULTURE DISTRICTS to the EXCLUSIVE AGRICULTURE DISTRICT part of the N½/NE of Section 20 except that part petitioned to rezone from the RURAL AND EXCLUSIVE AGRICULTURE DISTRICTS to the RURAL DISTRICT to construct an addition to an existing attached garage located in the Town of Holland and is described as follows:

Commencing at the NE corner of said Section 20, thence N 89°39'41" W along the north line of the NE¼ of said Section 20 a distance of 322.33-ft to the POB; thence S 14°49'51" E a distance of 462.57-ft; thence S 65°48'20" W a distance of 402.16-ft; thence N 14°49'51" W a distance of 635.58-ft to said North line; thence S 89°39'41" E along said North line a distance of 411.13-ft to the POB, all further described in tax parcel 8-237-4. Property address N8467 O Thompson Rd. Town of Holland.

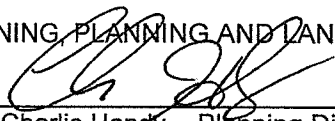
And pursuant to s. 59.69 Wis. Stats.: the Committee did publish and receive proof of a Class II notice of the hearing; did receive receipts of mailing of the notices to the affected Town Clerk(s); did hold a public hearing to hear testimony and official correspondence; and, did receive and consider action from the affected Town Board(s). The Committee, under s. 59.69(5)(e)4, 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 six (6) in favor, zero (0) no, and one (1) absent (Hundt), the committee voted to approve Zoning Petition No. 2047 subject to no conditions.**

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

Dated this 28th day of October 2020

ZONING, PLANNING AND LAND INFORMATION DEPARTMENT

BY   
Charlie Handy – Planning Director

LA CROSSE COUNTY PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

BY \_\_\_\_\_  
Peg Isola – 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 10<sup>th</sup> day of November, 2020

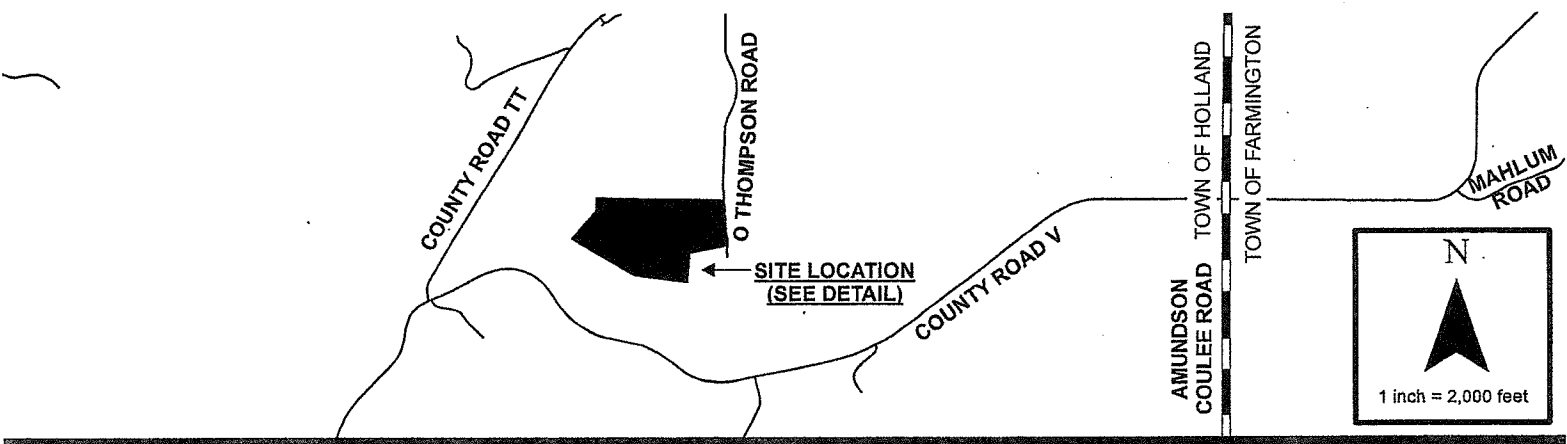
Approved the petition as submitted, \_\_\_\_\_ becomes an ordinance.

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

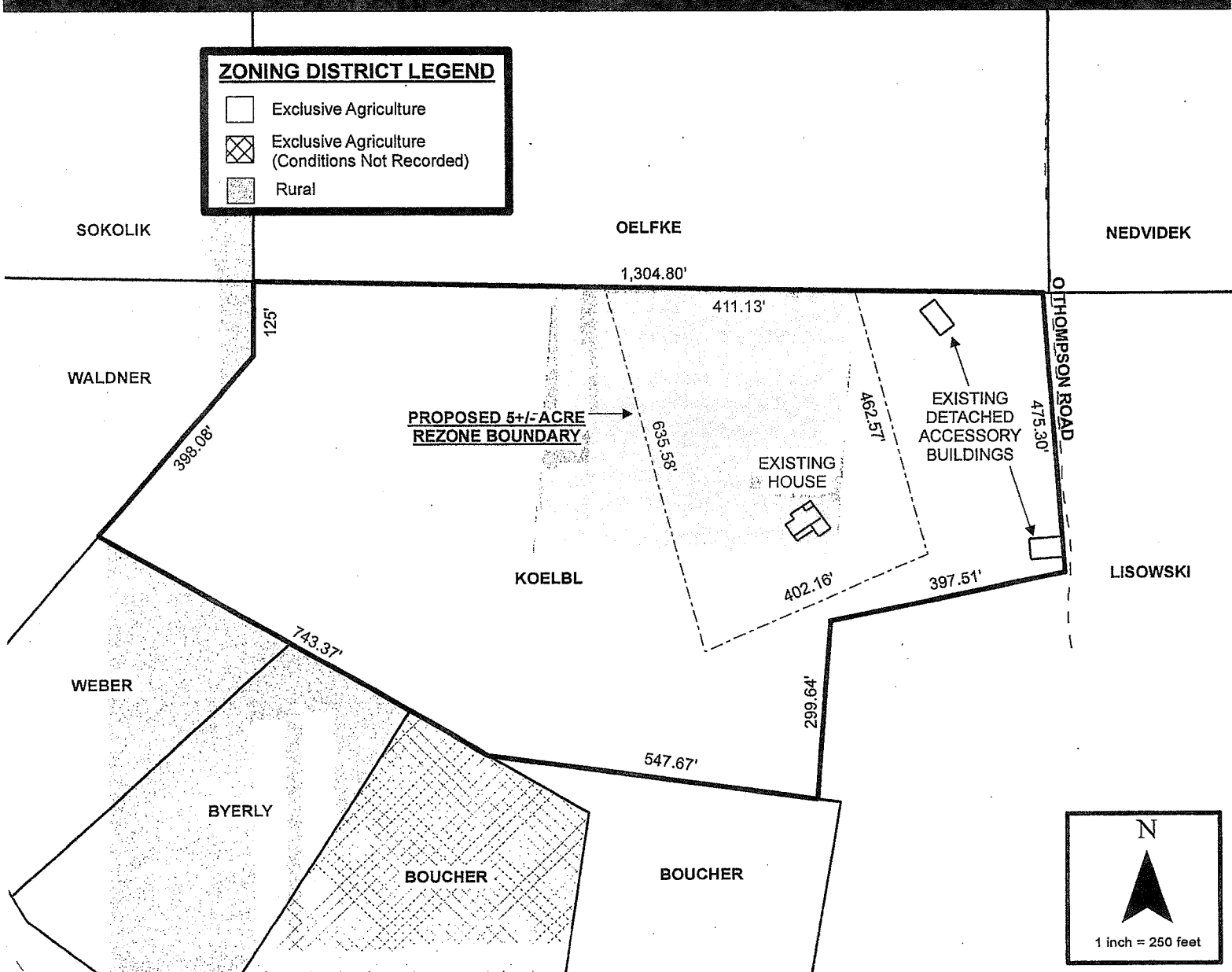
Denied the petition, \_\_\_\_\_ (no ordinance is adopted)

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)



ZONING DISTRICT LEGEND	
	Exclusive Agriculture
	Exclusive Agriculture (Conditions Not Recorded)
	Rural



**ZONING PETITION NO. 2047 SCOTT A AND ANGELA L KOELBL, N8467 O THOMPSON RD, HOLMEN, WI, 54636. PETITIONS TO REZONE FROM THE RURAL AND EXCLUSIVE AGRICULTURE DISTRICTS TO THE EXCLUSIVE AGRICULTURE DISTRICT PART OF THE N<sup>1</sup>/<sub>2</sub>/NE OF SECTION 20 EXCEPT THAT PART PETITIONED TO REZONE FROM THE RURAL AND EXCLUSIVE AGRICULTURE DISTRICTS TO THE RURAL DISTRICT DESCRIBED AS COMMENCING AT THE NE CORNER OF SAID SECTION 20, THENCE N 89°39'41" W ALONG THE NORTH LINE OF THE NE<sup>1</sup>/<sub>4</sub> OF SAID SECTION 20 A DISTANCE OF 322.33-FT TO THE POB; THENCE S 14°49'51" E A DISTANCE OF 462.57-FT; THENCE S 65°48'20" W A DISTANCE OF 402.16-FT; THENCE N 14°49'51" W A DISTANCE OF 635.58-FT TO SAID NORTH LINE; THENCE S 89°39'41" E ALONG SAID NORTH LINE A DISTANCE OF 411.13-FT TO THE POB, ALL FURTHER DESCRIBED IN TAX PARCEL 8-237-4. PURPOSE OF THE REZONE IS TO CONSTRUCT AN ADDITION TO AN EXISTING ATTACHED GARAGE. PROPERTY ADDRESS N8467 O THOMPSON RD. TOWN OF HOLLAND.**

## ZONING PETITION NO. 2047

SCOTT & ANGELA KOELBL  
 PART OF THE N<sup>1</sup>/<sub>2</sub> OF THE NE 1/4 OF SECTION 20, T18N, R7W  
 5+/- ACRES TO BE REZONED (NO NET CHANGE IN SIZE OF THE RURAL DISTRICT)  
 TOWN OF HOLLAND

**REASON FOR REZONE: TO CONSTRUCT AN ADDITION TO THE EXISTING ATTACHED GARAGE**

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 impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.