

CHAPTER 28

TELECOMMUNICATIONS FACILITIES

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28.01 PURPOSE.

(1) The purpose of this chapter is to provide a uniform and comprehensive set of standards for the development and installation of telecommunications towers, antennas and facilities. The regulations contained herein are designed to protect and promote public health, safety, community welfare and the aesthetic quality of La Crosse County as set forth within the goals, objectives and policies of the La Crosse County Zoning, Planning and Land Information Department, to encourage managed development of telecommunications facilities, while at the same time not unduly restricting the development of needed telecommunications facilities.

(2) It is intended that La Crosse County shall apply these regulations to accomplish the following:

(a) Minimize adverse visual effects of telecommunications towers, antennas and facilities through design and siting standards.

(b) Maintain and ensure that a non-discriminatory, competitive and broad range of telecommunications services and high quality telecommunications infrastructure consistent with the Federal Telecommunications Act of 1996 are provided to serve the community, as well as serve as an important and effective part of the La Crosse County law enforcement, fire and emergency response network.

(c) Provide a process for obtaining necessary permits for telecommunications facilities while at the same time protecting the interests of La Crosse County citizens.

(d) Protect environmentally sensitive areas of La Crosse County by regulating the location, design and operation of telecommunications towers, antennas and facilities.

(e) Encourage the use of alternative support structures, co-location of new antennas on existing telecommunications towers, and construction of towers with the ability to locate 4 or more providers.

28.02 DEFINITIONS. The following definitions shall apply to this chapter unless the context dictates otherwise.

(1) “Alternative support structure” means structures including but not limited to clock towers, steeples, silos, light poles, water towers, free-standing chimneys, utility poles and towers, towers, buildings or similar structures that may support telecommunications facilities.

(2) “Antenna” means any system of wires, poles, rods, reflecting discs, or similar devices used for the transmission or reception of electromagnetic waves when such system is either external to or attached to the exterior of a structure. Antennas shall include devices having active elements extending in any direction, and directional beam type arrays having elements carried by and disposed from a generally horizontal boom that may be mounted upon and rotated through a vertical mast or tower interconnecting the boom and antenna support, all of which elements are deemed to be a part of the antenna.

(3) “Antenna building mounted” means any antenna, other than an antenna with its supports resting on the ground, directly attached or affixed to a building.

(4) “Antenna ground mounted” means any antenna with its base placed directly on the ground.

(5) “Camouflaged tower” means any telecommunications tower that due to design or appearance hides, obscures, or conceals the presence of the tower and antennas.

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(6) “Carrier” means companies licensed by the Federal Communications Commission (FCC) to build personal wireless telecommunications facilities and operate personal wireless telecommunications services. Also called a provider.

(7) “Co-location” means a telecommunications facility comprised of a single telecommunications tower or building supporting multiple antennas, dishes, or similar devices owned or used by more than 1 public or private entity.

(8) “Committee” means Planning, Resources and Development Committee.

(9) “Guyed structure” means a telecommunications tower that is supported in whole or in part by guy wires and ground anchors or other means of support besides the superstructure of the tower itself.

(10) “Height, telecommunications tower” means the distance measured from the original grade at the base of the tower to the highest point of the tower. This measurement excludes any attached antennas, and lighting.

(11) “Lattice structure” means a telecommunications tower that consists of vertical and horizontal supports and crossed metal braces.

(12) “Monopole structure” means a telecommunications tower of a single pole design.

(13) “Operation” means other than nominal use; when a facility is used regularly as an integral part of an active system of telecommunications it shall be deemed in operation.

(14) “Platform” means a support system that may be used to connect antennas and antenna arrays telecommunications towers or alternative support structures.

(15) “Provider” see “Carrier”.

(16) “Satellite dish” means a device incorporating a reflective surface that is solid, open mesh, or bar configured that is shallow dish, cone, horn, or cornucopia shaped and is used to transmit or receive electromagnetic signals. This definition is meant to include, but is not limited to, what are commonly referred to as satellite earth stations, TVROs and satellite microwave antennas.

(17) “Telecommunications facility” means a facility, site, or location that contains 1 or more antennas, telecommunications towers, alternative support structures, satellite dish antennas, other similar communication devices, and support equipment which is used for transmitting, receiving, or relaying telecommunications signals, excluding facilities exempted under s. 28.04 of this Code.

(18) “Telecommunications facility structure” means a telecommunications tower or alternative support structure on which telecommunications antenna(s) may be mounted.

(19) “Telecommunications tower” means any structure that is designed and constructed primarily for the purpose of supporting 1 or more antennas, including camouflaged towers, lattice towers, guy towers, or monopole towers. This includes radio and television transmission towers, microwave towers, and common-carrier towers. It shall exclude alternative support structures and those facilities exempted under s. 28.04 of this Code.

(20) “Utility pole mounted antenna” means an antenna attached to or upon an existing or replacement electric transmission or distribution pole, street light, traffic signal, athletic field light, or other approved similar structure.

(21) “Wireless Communication” Any wireless services as defined in the Federal Telecommunications Act of 1996, including FCC licensed commercial wireless telecommunications services such as cellular, personal communication services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), global system of mobile communication (GSM), paging, television broadcast or commercial radio facilities and similar services that currently exist or may be developed.

28.03 JURISDICTION. The jurisdiction of this Code shall be limited to the unincorporated areas of La Crosse County. The effective date of this ordinance shall be pursuant to s. 59.69(5), Wis. Stats.

28.04 APPLICABILITY.

(1) This Code shall apply to all telecommunication towers, facilities, and antennas except where expressly provided otherwise in this Code. The following sections pertain to preexisting telecommunication towers and facilities.

(a) Any telecommunications tower or facility for which a conditional use permit has been issued prior to the effective date of this Code shall not be required to meet the requirements of this Code, other than the requirements of ss. 28.07(6) and (13), and s. 28.10(1).

(b) Any addition, reduction or modification to any preexisting telecommunications tower or facility that substantially modifies the number, placement or types of antennas on that tower or facility shall make such tower or facility subject to all applicable requirements of this Code. A substantial change is one in which 50% or more of the antenna design capacity upon the tower or facility is modified. It is the intention of this subsection that the owner/operator of the tower or facility not be required to move the physical structure, unless said modification is determined by the Zoning, Planning and Land Information Director to create a physical threat to public safety.

(c) Any preexisting telecommunications tower or facility that fails, or becomes structurally unsound such that the tower or facility must be replaced or requires repairs costing greater than 50% of the value of said tower or facility shall be required to meet all provisions of this Code.

(d) The provisions of this Code shall not apply to the replacement of an existing lawful telecommunications tower providing communication services for the State of Wisconsin or any of the State’s political subdivisions on the same property as the existing tower provided that both the existing tower and the replacement tower provide communication services for the State of Wisconsin or any of its political subdivisions. The existing tower must be completely removed from the site upon construction of the replacement tower and shall not exceed 200 feet in height. The replacement tower must continue to provide communication services for the State of Wisconsin and/or any of its political subdivisions during the life of said tower or the tower shall be promptly removed or come into full compliance with all requirements of this Code. Any tower in excess of 200 feet shall fully comply with this Code.

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(2) Exemptions. Exempt from review under this chapter will be: television antennas, satellite dishes, receive only antennas, amateur radio facilities, mobile services providing public information coverage of news events or of a temporary or emergency nature, ground mounted antennas not exceeding 45 feet in height, building mounted antennas not exceeding 25 feet above the highest part of the building to which they are attached, utility pole mounted antennas not exceeding 25 feet above the highest part of the utility pole to which they are attached, and any antenna attached to a tower or structure, which does not exceed 25 feet above the highest part of that tower or structure, unless the provisions of (1)(b) above apply. Exempt structures under this chapter are subject to all other applicable provisions of the zoning code.

28.05 GENERAL REQUIREMENTS.

(1) All telecommunications towers and facilities shall comply with all FCC and FAA regulations.

(2) Installation of all telecommunications towers and facilities shall comply with applicable state and local building and electrical codes.

(3) Proposals to erect new telecommunications towers or facilities shall be accompanied by any required federal, state or local agency licenses or applications for such licenses.

(4) Only 1 telecommunications tower is allowed on a parcel of land. Positioning of multiple providers upon a single tower is the preferred method of siting multiple antennas.

(5) No conditional use permits shall be granted unless the applicant complies with all provisions of this Code, including all design and performance standards.

28.06 AREAS WHERE TELECOMMUNICATIONS FACILITIES MAY BE ALLOWED OR PROHIBITED.

(1) Telecommunications facilities may be allowed as a conditional use in the following zoning districts, subject to public hearing, review and approval by the Planning, Resources & Development Committee:

- (a) Agricultural District "A"
- (b) Exclusive Agricultural District
- (c) Transitional Agricultural District
- (d) Agricultural District "B"
- (e) Commercial District "A"
- (f) Commercial District "B"
- (g) Commercial District "C"
- (h) Industrial District

(2) Telecommunications facilities may be permitted, as a conditional use and subject to public hearing, review and approval by the Planning, Resources and Development Committee, and subject to further review and approval of the Federal Aviation Administration (FAA), Wisconsin State Bureau of Aeronautics and other appropriate agencies, if applicable, in the following areas:

- (a) ½ mile radius from heliports;
- (b) 1 mile radius from private airport runways; and
- (c) 3 mile radius from public use airport runways.

(3) Telecommunications facilities, except exempt facilities, shall not be allowed in the following areas:

- (a) Historic sites designated by the La Crosse County Historical Sites Commission and Districts listed on the National Register of Historic Places.
- (b) Habitat areas of threatened or endangered species.
- (c) Wetlands.
- (d) Zoning Districts:
 - 1. Residential District “A”
 - 2. Residential District “B”
 - 3. Residential District “C”
- (e) Tillable class 1 and 2 soils.

28.07 CONDITIONAL USE PERMIT. Notwithstanding the provisions of s. 17.36 of this Code, a conditional use permit shall also be required for all telecommunications facilities, except exempt facilities. S. 17.36 and the procedures outlined in that section shall apply to all telecommunications facilities. In addition to the information required by s. 17.36(2), the application shall include the following:

(1) An original signature of the applicant, landowner, lessees and holders of easements, unless waived by Zoning, Planning and Land Information Director. The identity of the carrier, service provider, applicant, landowner and their legal status. The name, address and telephone number of the officer, agent or employee responsible for the application.

(2) A plat of survey showing the parcel boundaries, tower, accessory structures, ancillary facilities, location, access, landscaping and fencing.

(3) A legal description of the facility site.

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(4) In the case of a leased site a lease agreement, binding lease memorandum or a copy of the portion of the lease which shows on its face that it does not preclude the facility owner from entering into leases on the tower with other provider(s) and the legal description and amount of property leased. Applicant shall also provide a written acknowledgment by the landowner of a leased site that he/she will abide by all applicable terms and conditions of the conditional use permit, including the restoration requirements of this Code. Such acknowledgment shall be made applicable to all successors, heirs and assignees.

(5) A description of the telecommunications services that the applicant offers or provides to persons, firms, businesses or institutions. The applicant must identify a carrier for each specific facility and failure to identify a carrier for any facilities shall result in the rejection of the application.

(6) Federal Communication Commission (FCC) license numbers and registration numbers, if applicable.

(7) Copies of Finding of No Significant Impacts (FONSI) statement from the Federal Communication Commission (FCC) or Environmental Impact Study (EIS), if applicable.

(8) An alternatives analysis, prepared by a radio frequency engineer, shall be submitted by the applicant or on behalf of the applicant by its designated technical representative, except for exempt facilities, for review by the department and the committee. The analysis shall identify all reasonable, technically feasible, alternative locations or facilities which could provide the proposed telecommunications service. The analysis shall include a propagation map(s) for the proposed facility and all other existing telecommunications facilities or locations within a 3-mile radius of the proposed facility. The analysis shall address the potential for co-location and the potential to locate facilities as close as possible to the intended service area. It shall also explain the rationale for selection of the proposed site in view of the relative merits of any of the feasible alternatives. The Zoning, Planning and Land Information Director may employ, on behalf of the County, an independent technical expert to review the alternatives analysis or to prepare any technical materials required but not submitted by the applicant, including an alternatives analysis if needed; the applicant shall pay the reasonable costs of such review and/or independent analysis. The applicant shall also provide the information required by s. 28.08.

(9) Plans showing security measures such as, but not limited to, access, fencing and lighting.

(10) A tabular and map inventory of all of the applicant's existing telecommunications facilities located within La Crosse County and including all of the applicant's existing telecommunications facilities within 1,500 feet of the County boundary. The inventory shall specify the location, height, type and design of each of the applicants' existing telecommunications facilities and the ability of the facility or telecommunications facility structure to accommodate additional co-location antennas.

(11) A corridor staging plan and map showing the applicant's future telecommunications facility locations within La Crosse County including existing sites to be upgraded or replaced, and within 1,500 feet of the County boundary. The plan and map shall include all telecommunications facility locations anticipated. The intent of this requirement is to obtain the applicant's best current estimate of future site locations.

(12) A report stamped and signed by a structural engineer licensed by the State of Wisconsin certifying the tower's compliance with structural and electrical standards and its ability to accommodate at least 3 additional antennas.

(13) Proof of adequate liability coverage for injury and property damage.

(14) Such other information as the department or the committee may reasonably require.

(15) Copies of an Affidavit of Notification indicating that the heliport operator, airport operator and airport property owner(s), within the areas limiting telecommunication facility locations as identified under s. 28.04(2), if applicable, have been notified via certified mail.

(16) Described how the requirements and standards of this Code will be met by the proposed facility.

(17) Zoning, Planning and Land Information Director may employ, on behalf of the County, an independent technical expert to review technical materials submitted by the applicant or to prepare any technical materials required but not submitted by the applicant. The applicant shall pay the reasonable cost of such review and/or independent analysis.

28.08 CO-LOCATION. Co-location shall be the preferred method for establishing new telecommunications facilities. Every effort shall be made to co-locate the proposed facility on existing telecommunications facilities or other similar facilities or alternative support structures. Any applicant requesting permission to install a new telecommunications tower shall provide evidence of written contact with all wireless service providers who have telecommunications facilities within 3 miles of the proposed facility. The applicant shall inquire about potential co-location opportunities at all technically feasible locations. The contacted providers shall be requested to respond in writing to the inquiry within 30 days. The applicant's letter(s) as well as response(s) shall be presented to the department as a means of demonstrating the need for a new tower. Failure to demonstrate a need for the new tower by reasonable and credible evidence shall result in denial of the conditional use permit. Supporting evidence of the need for a new tower may consist of any of the following conditions:

(1) No existing towers or alternative support structures are located within the geographic area required to meet the applicant's engineering requirements.

(2) Existing towers or alternative support structures are not of sufficient height to meet the applicant's engineering requirements.

(3) Existing towers or alternative support structures do not have sufficient strength to support the applicant's proposed antenna and related equipment.

(4) The applicant's proposed system would cause electromagnetic interference with the system on the existing tower or alternative support structure or the system on the existing tower or alternative support structure would cause interference with the applicant's proposed system.

(5) The fees, cost or contractual provisions required by the owner to share an existing tower or alternative support structure or to adapt an existing tower or alternative support structure for sharing are unreasonable. Costs are considered reasonable if they conform to contractual terms standard in the industry within the southwest Wisconsin area or do not exceed the cost of new tower development by more than 25%.

(6) The applicant demonstrates that there are other limiting factors that render existing towers or alternative support structures unsuitable.

28.09 DESIGN REQUIREMENTS.

- (1) Lattice towers may be allowed if all other requirements of this chapter are met.
- (2) Monopole structures may be allowed if all other requirements of this chapter are met.
- (3) Guyed structures are discouraged and may only be allowed if the applicant demonstrates to the satisfaction of the committee no other type of telecommunications facility structure will provide an equivalent level of service. Economic considerations shall not be used in determining whether a guyed structure may be used.
- (4) Height of all telecommunications towers shall be limited to less than 200 feet unless the applicant can demonstrate to the satisfaction of the committee that a greater height is necessary to provide coverage meeting the minimum requirements of the Federal Communication Commission (FCC) license(s). The applicant must demonstrate that there are no other feasible locations within 3 miles of the proposed site that would provide functionally equivalent service to the minimum FCC requirement without the maximum height requirement.
- (5) New towers shall be designed structurally and electrically to accommodate the applicant's antennas and comparable antennas for at least 3 additional users (minimum of 4 total users required for each telecommunications facility structure). Towers must also be designed to allow for future rearrangement of antennas on the tower and to accept antennas mounted at different heights. The requirement for construction to allow a minimum of 3 additional users may be waived by the committee if evidence is provided that a special circumstance exists that would prevent the proposed telecommunications facility structure from feasibly supporting additional antennas and users. Telecommunications facilities permitted under this chapter shall allow other users to lease space on the telecommunications facility structure up to the maximum number of users allowed by permit. The owner/operator of the facility shall make space available at market rates and with contractual terms standard in the industry within the southwest Wisconsin area. The owner/operator may refuse to lease space on the telecommunications facility structure if the proposed system would cause electromagnetic interference with the system(s) on the existing telecommunications facility structure or the system(s) on the existing telecommunications facility structure would cause interference with the proposed system, subject to verification by the department.

28.10 PERFORMANCE STANDARDS.

- (1) Monitoring & Reporting. The applicant shall monitor the telecommunications facility to insure full compliance with Federal Communication Commission (FCC) regulations and this Code. The applicant shall be required to submit to the Zoning, Planning and Land Information Department within 1 month of activation of the facility and on an annual basis thereafter accurate copies of all pertinent licensing or certification documents from or required by federal or state licensing authorities, which are required for said applicant to operate said tower or facility, which shall include all monitoring reports required by the FCC. The Zoning, Planning and Land Information Director may employ a radio frequency engineer, at the applicant's expense, to review the reports.

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(2) Removal. The applicant or owner of the telecommunications facility shall provide a bond, letter of credit or other suitable financial guarantee as determined by the committee to ensure the removal of the facility including all subsurface structures a minimum of 3 feet below grade, and restoration of the site to its pre-construction state when use of the facility has been discontinued or the facility has not been used for its permitted purpose for 12 consecutive months. Such financial security must be provided prior to approval of any conditional use permit under this Chapter. This restoration shall include removal of any subsurface structure or foundation, including concrete, used to support the telecommunications facility. The telecommunication facility(s) shall be removed when use of the facility(s) has been discontinued or the facility(s) has not been used for its permitted purpose for 12 consecutive months. Mere intent to continue use of the facility(s) shall not constitute use. The applicant/owner shall demonstrate through facility(s) lease(s), reports or other similar instruments that the use will be continued without a lapse of more than 12 consecutive months to constitute actual use. If the applicant cannot demonstrate actual use the facility shall be considered abandoned and shall be removed. Nothing in this section prevents the removal of the facility prior to expiration of the 12-month period. Removal and restoration of the site must occur within 90 days of expiration of the 12- month period specified herein; failure to do so authorizes the County to complete said work, first using funds from the security provided, and the excess cost shall be assessed against the owner as a special assessment.

(3) Security. All telecommunications facilities shall be reasonably protected against unauthorized access. The bottom of all towers from ground level to 12 feet above ground shall be designed to preclude unauthorized climbing and shall be enclosed with a minimum of a 6 foot high chain link fence with a locked gate. Guy anchors of guyed towers shall be similarly protected.

(4) Signs. Signs shall be mounted on the fenced enclosure, on or adjacent to the gate prohibiting entry without authorization, warning of the danger from electrical equipment and unauthorized climbing of the tower, and identifying the owner of the tower and 24 hour telephone number for contact in case of emergency. The sign shall be no larger than 6 square feet. No commercial advertising signs may be located on the telecommunications facility site.

(5) Screening, Landscaping, Color and Materials. All telecommunications facilities, except exempt facilities, shall be designed to blend into the surrounding environment to the greatest extent feasible, and compliance with this section shall be determined at the discretion of the Planning, Resources and Development Committee.

(a) The tower location shall provide for the maximum amount of screening of the facilities. The site shall be landscaped and maintained with a buffer of plant materials that effectively screen the view of all facility structures, equipment and improvements at ground level from adjacent properties. The standard buffer shall consist of a landscaped strip at least 4 feet in depth and at least 6 feet in height outside the perimeter of the area where tower accessory structures and equipment are located at ground level.

(b) In locations where the visual impact of the facility would be minimal the landscaping requirement may be reduced or waived by the committee. Existing mature vegetation and natural landforms on the site shall be preserved to the maximum extent possible or replaced with vegetative screening meeting the intent of this section.

(c) All telecommunication towers, antennas and facilities shall use building materials, colors, textures, screening and landscaping that blend the facilities with the surrounding natural features and built environment to the greatest extent possible. The towers shall be a color that minimizes visibility or as required by FCC or FAA regulations.

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(d) Upon project completion the owner(s)/operator(s) of the facility shall be responsible for maintenance and replacement of all required landscaping during the current growing season.

(6) **Lighting.** No lighting of the principal telecommunications facility structure, either from ground mounted or telecommunications facility structure mounted lights, shall be allowed unless required by the Federal Aviation Administration (FAA) or Federal Communications Commission (FCC). If required, telecommunications facility structure mounted lighting shall be limited to red flashing lights from sunset to sunrise. White strobe or other similar lighting may be allowed from sunrise to sunset. Lighting of accessory structures and the facility site may be permitted by the committee if it is of low intensity, directed inward and downward and is limited to within the facility site boundary.

(7) **Parking and Access.** Adequate parking spaces shall be provided on each site so that parking on public road right-of-way will not be necessary. Additional parking may be required by the Zoning, Planning and Land Information Director if the minimal parking proves to be inadequate. Access must be provided by a gated, all-weather gravel or paved driveway.

(8) **Separation and Setbacks.** No telecommunications facility shall be located within 500 feet of a residence not on the property on which the facility is located without written permission of the owner of the residence at the time of application for a permit. This requirement does not apply to building mounted antennas or antennas mounted on alternative support structures. A telecommunications facility shall be set back a minimum 100% of the towers height from all property lines or boundaries of a leased site unless the tower has been designed by a structural engineer, licensed in the State of Wisconsin, to collapse within a lesser distance. In no case shall the setback from all property lines or boundaries of a leased site be less than 50% of the tower height or that required for the zoning district in which the facility is located, whichever is greater. Telecommunications facilities located adjacent to single-family residence districts are disfavored sites.

No part of any telecommunications tower, including guy-wires, shall extend across, over or into the setback of any right-of-way, public street, highway, sidewalk or other property beyond the siting parcel without written permission of the Zoning, Planning and Land Information Director and the adjacent property owner(s).

(9) **Noninterference.** No telecommunications facilities shall interfere with any County communications system, including 9-1-1 systems, public safety, police or fire protection systems. The applicant will need to demonstrate that the telecommunications facility will not interfere with existing residential or commercial applications. If any interferences are reported, the applicant shall be required to investigate the cause and act to remedy the interference at no cost to the County if it is determined that the interference is caused by the applicant's telecommunications facility.

No telecommunications facility or tower may substantially interfere with the operation of any area airport or with the operation of any flights or air space required for any of the area hospitals or medical centers. All telecommunications facilities and towers must comply with all Federal Aviation Administration requirements.

28.11 ACCESSORY BUILDINGS. Accessory buildings, structures, cabinets and other accessory facilities may be allowed and shall not exceed 15 feet in height, measured from the original grade, and 250 square feet in area. All visible surfaces shall be construed of non-reflective materials and designed to blend with the existing architecture in the area.

28.12 REVOCATION.

(1) Notwithstanding the provisions of Ordinance 17.36(6), which shall not apply to the telecommunications facilities, grounds for revocation of the conditional use permit shall include any of the following:

- (a) The applicant or owner of the tower/site fails to comply with the requirements of this ordinance as it existed at the time of issuance of the conditional use permit;
- (b) The applicant or owner has failed to comply with the conditions of the permit;
- (c) The facility has not been used for its permitted purpose for 12 consecutive months as provided by s. 28.10(2).

(2) The conditional use permit may be terminated, after public hearing, by the County Planning, Resources and Development Committee.

28.13 FEES. The following fees shall be determined by the County Board:

- (1) Conditional Use Permit Application Fee [s. 28.05(8)]
- (2) Initial and Annual Report Fee [s. 28.10(1)]

28.14 TRANSFERABILITY. Permits granted under this chapter run with the land and are transferable. All chapter and permit requirements shall apply to subsequent owners. The department shall be notified of any change in ownership including, but not limited to, facility leases, mortgages, liens or other instruments which may affect title to the property.

28.15 SEVERABILITY. If any portion of this Code is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Code shall not be affected.

28.16 APPEALS. Appeals to the La Crosse County Board of Adjustment may be taken by any person aggrieved or by any officer, department, or board of La Crosse County affected by any decision of the Zoning, Planning and Land Information Director as provided for by Chapter 17 of the La Crosse County General Code.

28.17 ENFORCEMENT AND PENALTIES.

(1) Any person, firm, company or corporation who violates, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this chapter shall be subject to a forfeiture of not less than \$100 and not more than \$500. Each day of violation shall constitute a separate offense.

(2) Compliance with this Code may also be enforced by injunctive order at the suit of the County. The Zoning, Planning and Land Information Director or his/her designee may enter property at any reasonable time to inspect property to determine compliance with the provisions of this Code.