

CONDITIONAL USE PERMIT NO. 828

REPORT OF THE PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE  
TO THE COUNTY BOARD ON A HEARING FOR A CONDITIONAL USE PERMIT

TO THE COUNTY BOARD OF SUPERVISORS OF LA CROSSE COUNTY:

The La Crosse County Planning, Resources and Development Committee, having considered to application filed by:

PAUL & JULIE LARSON; ACTING ON BEHALF OF SUNRAY DAIRY LLP,  
W4260 COUNTY ROAD Q, MINDORO, WI 54644

and having held a public hearing on the 4<sup>th</sup> day of APRIL, 2011 for a Conditional Use Permit to build and operate a farmstead creamery business in a proposed 80-ft X 108-ft building with a 24-ft X 60-ft receiving bay and 24-ft X 72-ft atrium which will be all attached to the existing milking parlor. Products will include skim, 2% and whole milk, drinkable yogurts and other dairy products in the future, on land zoned EXCLUSIVE AGRICULTURE DISTRICT, in the Town(s) of FARMINGTON on land described as follows:

That part of the SW-SE of Section 5, T18N, R6W described in tax parcel 5-559-0. Town of Farmington.

And pursuant to s. 59.69 Wis. Stats. and s. 17.36 Zoning Code: 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 or correspondence from the people; and, did receive and consider action from the affected Town Board(s). The Committee, under s. 91.48(1), Wis. Stats., along with the affected Town Board(s), under s. 17.36(4), have the authority to approve the application with integral conditions or to disapprove of the application. Having considered the entire record the Committee's recommendation is to:

By a vote of six (6) in favor, one (1) excused-Meyer, the Committee recommended approval of this permit subject to the following thirteen (13) conditions:

1. This permit is granted to allow Paul and Julie Larson a/k/a SunRay Dairy LLP to operate a farmstead dairy to process milk daily, making whole, 2% and skim milk plain and flavored; along with drinkable yogurts, plain and flavored, butter and ice cream;
2. Plans approved include the following attached to the existing milking parlor: atrium, receiving bay, work room, freezer, refrigerator, office, laboratories, restrooms and large storage areas. Overall building area is: 104-ft deep by 132-ft wide;
3. Hours of operation are 5 AM to 4 PM Monday through Friday; and Retail Hours are from 7 AM to 8 PM 7 days a week;
4. Employees: five (5), not including family;
5. Off street parking is required for all employees, visitors and deliveries, minimum of twenty (20) spaces;
6. A Commercial Driveway Permit is required from the county;
7. A La Crosse County Sanitary Permit is required to connect this business to the existing barn employee septic system;
8. A state tax ID number is required along with annual reporting of all personal property equipment to the local assessor;
9. Commercial dumpsters are required;
10. The current configuration for cleaning the cow barns and skid steer traffic is not conducive to a sanitary operation adjacent to a dairy routing to the north and adding green spaces to both sides of the dairy plan is required;
11. Since this operation is exempt from the requirement of Wisconsin Department of Commerce approved building plan, pursuant to Wisconsin Administrative Code Commission 61.02, which requires 90% of the commodities sold on the farm, were planted or produced on the farm premises; that at anytime this operation receives more than 10% of its commodities from off farm premises; this permit will call for a Manufacturing Zoning District along with state approved plans for all structures used commercially and for the manufacturing and storage of milk, ice cream and yogurt;
12. Any modifications or changes will require a new Conditional Use Permit; and
13. Permits are required before any construction is commenced.

Dated this 12<sup>th</sup> day of APRIL, 2011

ZONING, PLANNING AND LAND INFORMATION DEPARTMENT

BY

Jeff Bluske  
Jeff Bluske, Director

LA CROSSE COUNTY PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

BY

Marilyn J Pedretti  
Marilyn J Pedretti, Vice Chair

THE COUNTY BOARD took the following action this 19<sup>th</sup> of APRIL, 2011

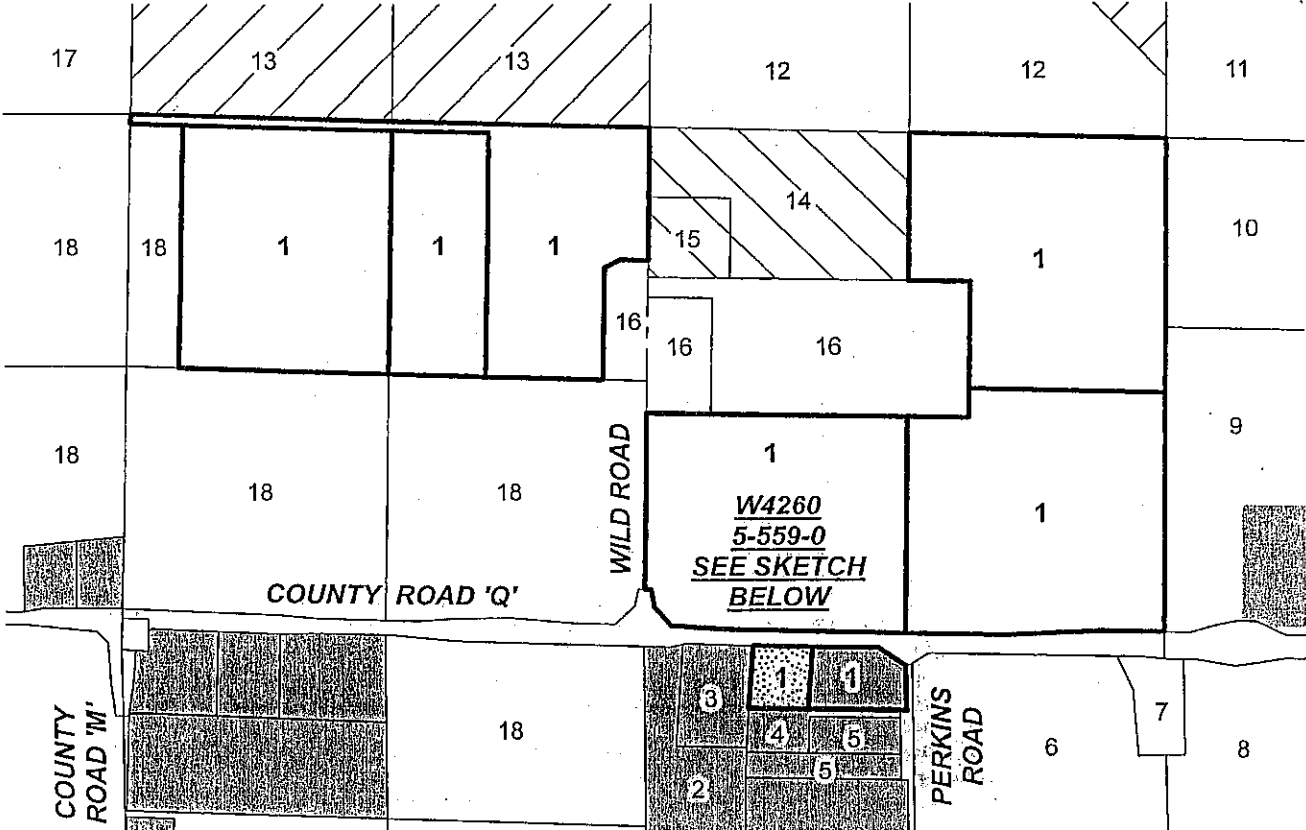
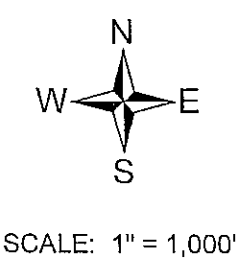
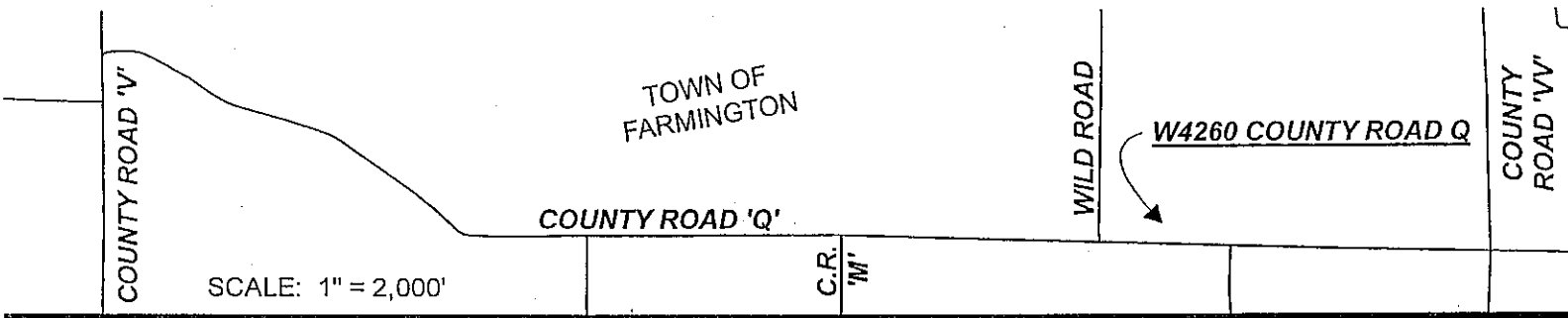
Approved subject to conditions as outlined

Disapproved the application

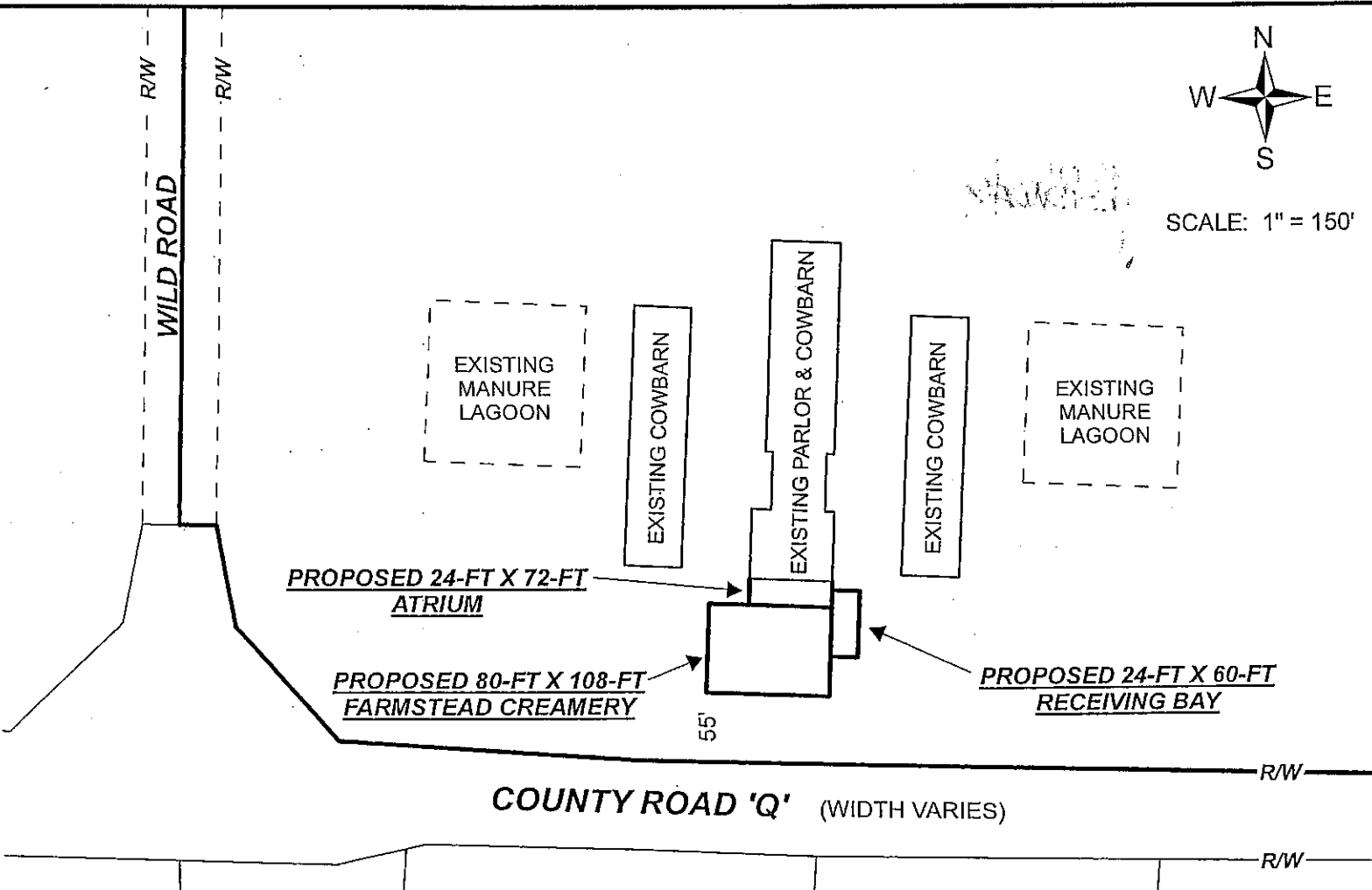
STATE OF WISCONSIN  
COUNTY OF LA CROSSE

I, Ginny Dankmeyer, County Clerk of La Crosse County do hereby certify that this document is a true and correct copy of the original conditional use permit 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 19<sup>th</sup> day of April 2011.

Ginny Dankmeyer  
Ginny Dankmeyer, La Crosse County Clerk



- |                                |                            |                                       |
|--------------------------------|----------------------------|---------------------------------------|
| AGRICULTURE DISTRICT 'A'       | 1 - SUNRAY DAIRY LLP       | 10 - RONNIE FAMILY TRUST              |
| AGRICULTURE DISTRICT 'B'       | 2 - MARKWARDT              | 11 - XIONG                            |
| COMMERCIAL DISTRICT 'B'        | 3 - FISCHER                | 12 - RIVERLAND GIRL SCOUT COUNCIL INC |
| EXCLUSIVE AGRICULTURE DISTRICT | 4 - NEITZEL                | 13 - LA CROSSE GIRL SCOUT COUNCIL     |
| RESIDENTIAL DISTRICT 'A'       | 5 - RADER                  | 14 - EGLOFF                           |
|                                | 6 - J & E COLLINS & SEKACH | 15 - BLAKEN                           |
|                                | 7 - R & E COLLINS          | 16 - LANDRY & SCHLEIFER               |
|                                | 8 - E COLLINS              | 17 - CARTER                           |
|                                | 9 - SWENSON                | 18 - MILLER TRUST                     |



**CONDITIONAL USE PERMIT NO. 828**  
 PART OF THE SWSE OF SECTION 5, T18N, R6W  
 TOWN OF FARMINGTON