

CONTINUATION OF CONDITIONAL USE PERMIT NO. 832

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:

NATHAN WARD OF BUELL CONSULTING, AGENTS FOR USCOC OF LA CROSSE (US CELLULAR), ACTING ON BEHALF OF LEO & RUTH LEIS, W840 STATE ROAD 33, BANGOR, WI 54614

and having held a public hearing on the 1st day of August, 2011 for a Conditional Use Permit to construct a 195-ft self-supporting communications tower, associated ground equipment, compound fence and 30-ft wide drive on land zoned EXCLUSIVE

AGRICULTURE DISTRICT in the Town(s) of WASHINGTON on land described as follows:

Part of the NW-SW of Section 2, T15N, R5W, commencing at the West ¼ corner of said Section 2, S0°55'19"W 1125.76' along the West line of the SW ¼ of said Section 2, S89°04'41"E 608.56' to the POB, S89°04'41"E 100', S00°55'19"W 100', N89°04'41"W 100', N00°55'19"E 100' to the POB. Along with a 30' wide access/utility easement being part of the W ½-SW of Section 2, T15N, R5W being 15' each side of and parallel to the following described line: Commencing at the W ½ corner of said Section 2 S00°55'19"W 1125.76' along the West line of the SW ¼ of said Section 2, S89°04'41"E 708.56', S00°55'19"W 115' to the POB, N89°04'41"W 50' to Point "A", S00°55'22"W 128.55', S26°25'28"W 162.04', S54°13'29"W 149.38' to Point "B", S79°39'13"E 112.23', S73°34'43"E 75.84', S68°11'23"E 66.74', S60°36'17"E 77.35' to the Northerly R/W line of STH 33 and POT. Also the following described lines: Beginning at Point "A" N89°04'41"W 65', N00°55'19"E 65' to the POT; and Beginning at Point "B" N83°36'12"W 212.38', S70°14'45"W 67.32', N65°09'57"W 70.67', N53°20'00"W 113.51', S76°01'45"W 16.73' to the Northeasterly R/W line of Antony Rd and the POT. Town of Washington.

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 3 in favor; 2 opposed (Pedretti, Wehrs), 2 excused (Keil, Mach) the Committee recommends approval of Conditional Use Permit No. 832 subject to the following fifteen (15) conditions:

1. United States Cellular of La Crosse is granted a permit for one 195-ft self supported communications tower with related equipment shed or cabinets and easement;
2. Tower may be constructed to be expanded in height by amendment of this Conditional Use Permit. No light is required on top of the tower;
3. The tower will be designed to handle three (3) additional carriers for future co-locations for wireless phone, data and internet access only;
4. The 100-ft by 100-ft leased area shall be fenced to a height of 8-ft with barbed wire top and existing vegetation may be used for screening and landscaping and a Certified Survey Map is required before Zoning/Occupancy Permit is issued;
5. The owner of the telecommunications facility shall completely remove the facility, including subsurface structures and restore the site to its pre-construction state when the facility is no longer used for its permitted purpose;
6. A bond, letter of credit or other suitable financial guarantee shall be filed with the La Crosse County Zoning, Planning and Land Information Department in the amount of \$10,000 in conjunction with the Town of Washington bond for \$20,000, for a total of \$30,000;
7. The owner of the facility shall file a yearly report and fee pursuant to Section 28.10 and 28.13 of the Telecommunications Ordinance;
8. No hazardous materials may be stored on site other than batteries and items normally found in such facilities, such as propane;
9. The tower will be colored gray because of its placement in the field;
10. This permit is transferable per Section 28.14;
11. The access easement shall be kept clean and open in case of any emergency;
12. No advertising will be allowed on the tower;
13. No vendors, no concession stands, no camping, no standing and no seating will be allowed within the tower drop zone;
14. One sign, attached to the fence, with contact information and phone number in case of emergency is required; and
15. Any applicable stormwater and erosion control permits are required before any Zoning/Occupancy Permits are obtained.

Dated this 10th day of August 2011

ZONING, PLANNING AND LAND INFORMATION DEPARTMENT

BY Jeff Bluske
Jeff Bluske, Director

LA CROSSE COUNTY PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

BY Donald F Meyer
Donald F Meyer - Chair

THE COUNTY BOARD took the following action this 18th of August, 2011

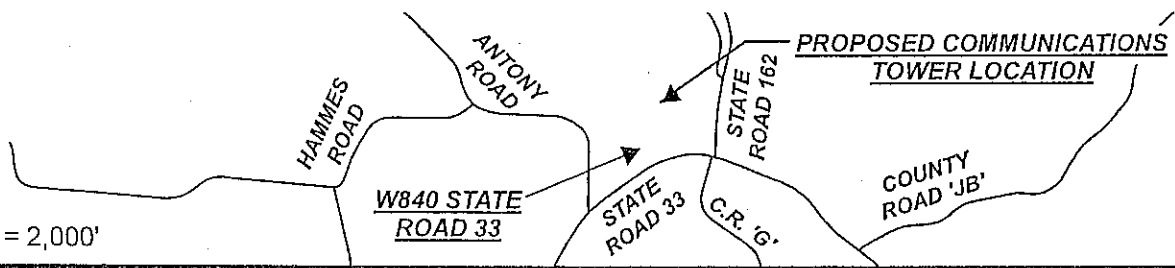
Approved subject to conditions as outlined JB

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 18th day of August, 2011.

Ginny Dankmeyer, La Crosse County Clerk



SCALE: 1" = 2,000'

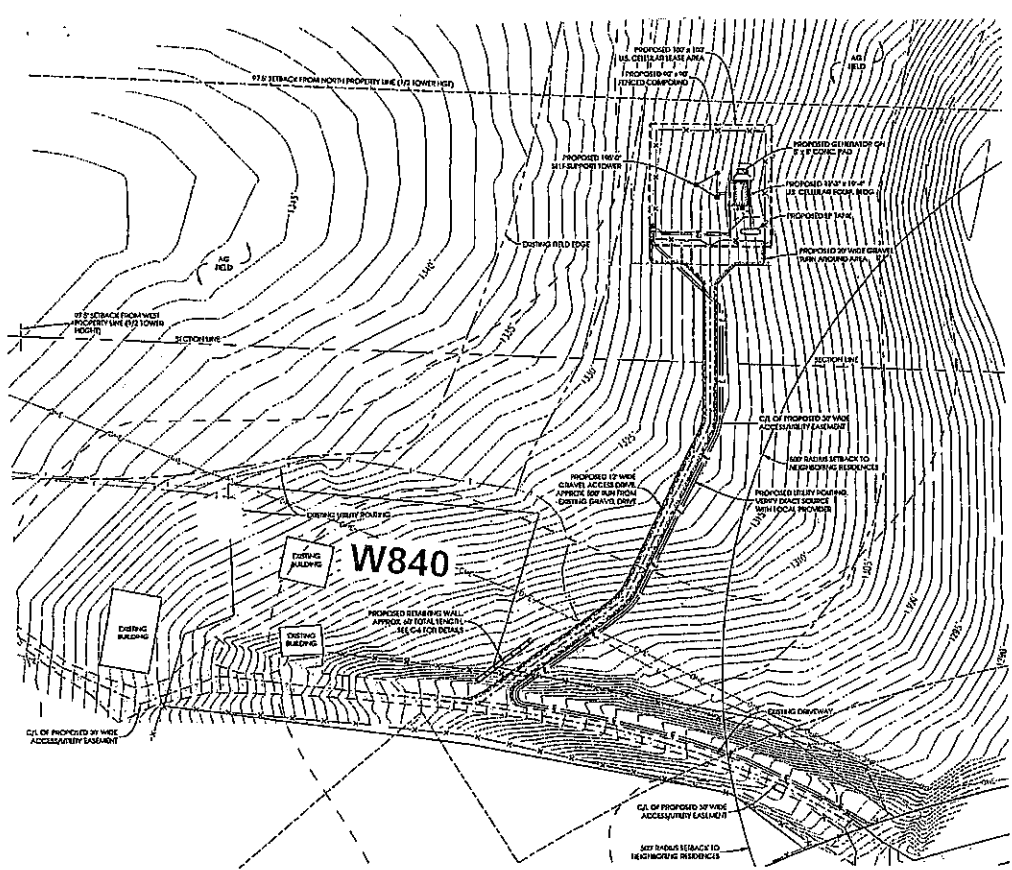
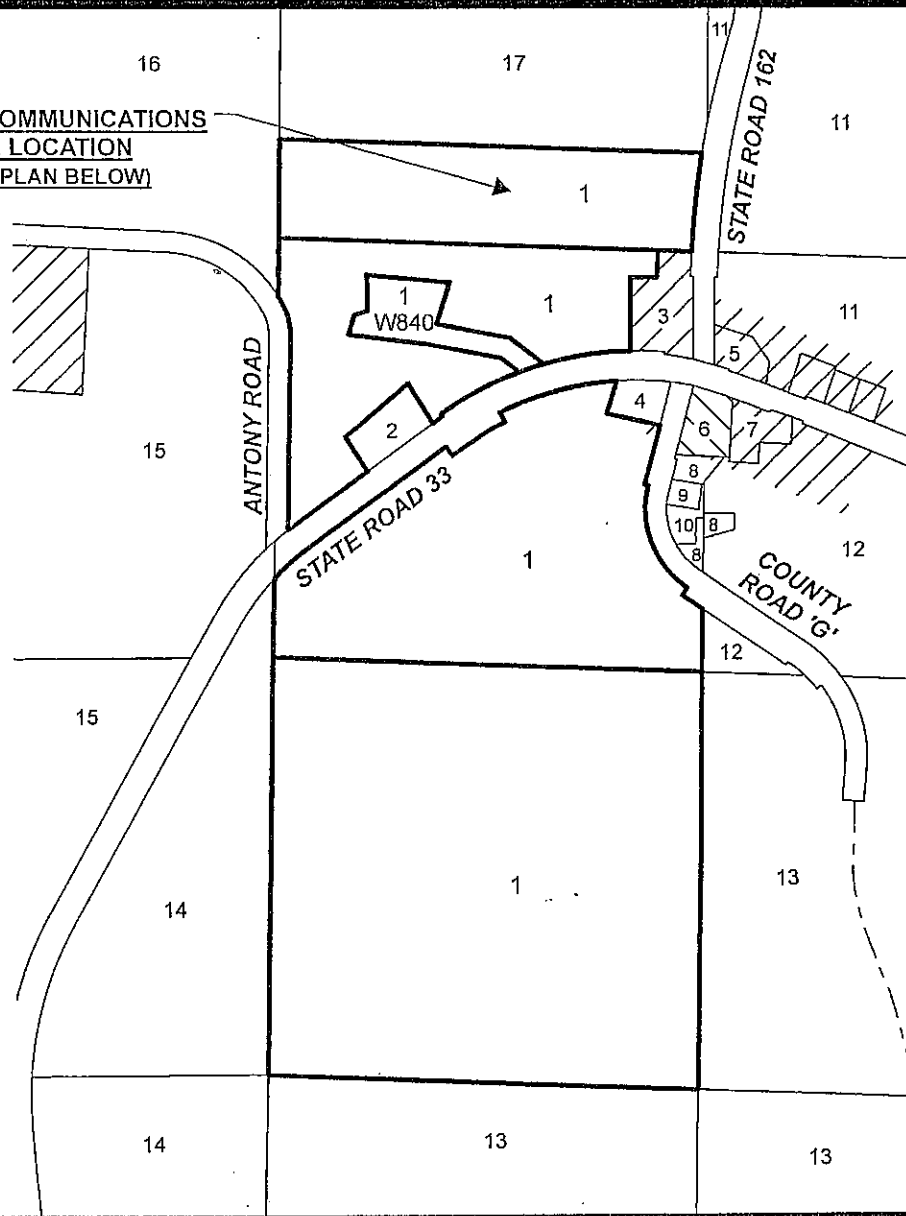


SCALE: 1" = 600'

- AGRICULTURE DISTRICT 'A'
- COMMERCIAL DISTRICT 'B'
- EXCLUSIVE AGRICULTURE

- 1 - L. & R. LEIS
- 2 - CLEMENTS, FRANZ, LEIS, PICKERING
- 3 - HANSEN
- 4 - WATSON
- 5 - THERESA ARENTZ
- 6 - THURK
- 7 - JOHNSON
- 8 - M. LEIS
- 9 - BURZINSKI
- 10 - W. ARENTZ
- 11 - THOMAS & P. ARENTZ
- 12 - THOMAS ARENTZ
- 13 - KAISER
- 14 - HÜNDT
- 15 - MASHAK
- 16 - GYLUND
- 17 - ST JOSEPH CONSTRUCTION CO INC

PROPOSED COMMUNICATIONS TOWER LOCATION
(SEE SITE PLAN BELOW)



PROPOSED SITE PLAN
(NO SCALE)

CONDITIONAL USE PERMIT NO. 832

PART OF THE NW/SW OF SECTION 2, T15N, R5W
TOWN OF WASHINGTON