

# **PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE PUBLIC HEARING**

May 3, 2010  
County Board Room – Administrative Center  
6:00 p.m – 7:07 p.m

**MEMBERS PRESENT:** Marilyn Pedretti, Beverly Mach, Donald Bina, Bob Keil, Tina Wehrs,  
Dennis Manthei  
**MEMBERS EXCUSED:** Don Meyer  
**MEMBERS ABSENT:** None  
**OTHERS PRESENT:** Jeff Bluske, Charlie Handy, Bryan Meyer, Jonathan Kaatz,  
Nathan Sampson (Recorder)

## **CALL TO ORDER**

The Recessed Meeting and Public Hearing of the Planning, Resources and Development Committee was called to order by Vice-Chair, Marilyn Pedretti at 6:00 p.m. Let the record show that this meeting is called in full compliance with the requirements of the Wisconsin Open Meetings Law.

The procedures for tonight's meeting were explained to those gathered. This meeting is being recorded.

**CONDITIONAL USE PERMIT NO. 809** Paul Schroeder, 4044 Mary Dr, Onalaska, WI. Petitions to store contractor's equipment, supplies and vehicles such as a job trailer, dump trailer, truck, skid steer, ladders, hand tools, shop tools, table saws, joiner and planers in a 48-ft X 96-ft detached accessory building on 39.23 acres of land zoned Transitional Agriculture District and described as: Part of the E1/2-NW of Section 25, T17N, R7W described in tax parcel number 7-1320-1. Town of Hamilton.

**Appearing in favor:** Paul Schroeder, 4044 May Dr, Onalaska, WI 54650.

I'm a trim carpenter and want to be able to store my work tools, trailers, skid steer....I want to have them there and have a shop.

**QUESTION Bluske:** Explain to the committee all of your equipment stored and will you have any employees?

**ANSWER Schroeder:** No employees, I work by myself. Hand tools, table saws, planers, joiners, a dump trailer, skid steer, other construction stuff I use on-site.

**QUESTION Bluske:** Your business impact statement indicates you do interior trim, but you said you're a general contractor, which calls for the skid steer – more landscaping or what?

**ANSWER Schroeder:** It's a small skid steer for clearing snow, little odd projects that I pick up. Primarily I'm a trim carpenter.

**QUESTION Bluske:** Is this building finished yet?

**ANSWER Schroeder:** Three quarters of the way, almost done.

**REMARK Bluske:** If you had – employees – the committee has to hear that – you'd be subject to state approved plans.

**REPLY Schroeder:** I have no employees, no plans for employees.

**QUESTION Mach:** Where do you plan to put your skid steer, trailer and work truck?

**ANSWER Schroeder:** Mostly inside – it's a big building – I'd like everything under roof.

No persons appearing in opposition.

**REMARK Bluske:** Just wanted the committee to know the building size – it's 48-ft X 96-ft.

**Correspondence:** Bluske – Letter from Town of Hamilton received April 23, 2010 read into record stating the town voted to approve this Conditional Use Permit on April 13, 2010. Land Use Class designation: Agriculture Preservation District (district provisions read into the record.)

**Department recommends:** Bluske – Staff recommends approval subject to **Z** (seven) conditions:

1. This permit is granted to allow cold storage of contractor's equipment, supplies and vehicles only.
2. No retail or wholesale of items allowed.
3. All equipment, supplies and vehicles shall be stored inside. No outside storage of anything related to the business is allowed.
4. No employees are allowed; otherwise state approved plans for the building are required.
5. Items noted from the impact statements that are allowed: job trailer, jump trailer, skid steer, ladders, hand tools, shop tools, table saws, jointer and planers.
6. All materials, equipment and vehicles related to the business shall be reported to the local assessor every year the business is in operation prior to January 1 of each year.
7. The permit is non-transferable.

QUESTION Pedretti: Do you understand these conditions?

ANSWER Schroeder: Yes.

**Motion Bina/Keil to approve with conditions noted.  
6 – Aye, 0 – No, 1 Excused (Meyer) – Motion carried.**

**SPECIAL EXCEPTION PERMIT NO. 2010-05** Tim P & Margaret S Larson, 1924 Nakomis Ave, La Crosse, WI. Petitions to cut slopes and perform re-grading on slopes between 12-20% by removing approx. 100 cubic yards of dredge sand & to replace it with approx. 60 cubic yards of soil & rip rap to protect the bank and create a foot path access to the shoreline all of which fall within the Shoreland District of the Black River on land zoned Residential District "A" & described as: Lot 63 & part of Lot 64 of 4<sup>th</sup> Addn. to Hiawatha Islands Addn. described in tax parcel 4-1191-0. Town of Campbell.

Jeff Bluske: Prior to the meeting, I handed out a couple of things Mr. Larson provided that he might be referring to.

**Appearing in favor:** Tim Larson, 1924 Nakomis Ave, La Crosse, WI 54603.

I'm seeking approval for a Special Exception Permit, one of three permits we need for the project. We built our home 4 years ago. The property is all dredge sand. Bert Miller finished the dredge project after the '65 flood. Since that the bank has been left alone – the neighbors to the north and south have protected their banks. Their work has lapped over onto our property. Since then 16 trees have grown on the bank that join some old willows on the edge of the bank. Keeping the trees is important to us – we want to maintain the trees. By lowering the bank, we chase the steepness back to our fence; makes it easier to get down to the bank and a little less steep for easier maintenance. Lowering the bank requires issuance of the Special Exception Permit.

QUESTION Bluske: Can you refer (on-screen with the laser pointer) where you plan to cut so the committee can visualize it?

ANSWER Larson: The area Jeff was pointing to that's where the 100 yards comes out.

QUESTION Bluske: All the width of the lot – right about here (refers to screen)?

ANSWER Larson: Exactly. We take it out to about one foot above the tree trunks. I'd be glad to answer other questions.

QUESTION Bluske: The rip rap will go down along the beach?

ANSWER Larson: (Referring to screen) On the north end, there will be some rip rap placed in the water and up to protect the bank. That finishes the bank to the north. That will be exposed limestone rock. The rip rap we're doing will be above the high water mark, from here to here (refers to screen) this is the 700 sq. ft. That rip rap is 1.5 foot thick of mixed rock sizes with soil to incorporate in and around the tree roots, then it is covered with topsoil.

REMARK Bluske: We'll pull up some photos from our Land Conservation Department.

REPLY Larson: (Refers to photos on screen) this one gets some routine rip rap on the north end. This shows the action of the high water.

**Appearing in favor:** Margaret Larson, 1924 Nakomis Ave., La Crosse, WI 54603.

We've visited with our neighbors on the north end of Nakomis for the past week explaining our plans and asking them if they would sign this statement in favor of what we're doing. A couple of property owners wouldn't sign because they had more questions than we were able to answer. I have this to give to the committee (provides statement in support of project signed by neighbors).

REMARK Pedretti: Before you sit down, does the committee have any questions? Do you want me to read the names?

REPLY Bluske: You can pass it down; I'll read it into the record.

REMARK Pedretti: Mr. Bluske, do you have any questions?

REPLY Bluske: We like to put a termination on a permit if it is granted; from beginning to end how much time will this take?

ANSWER Larson: My excavator says 3 days. It will take me all season to get the plants established – it might be a 3-5 year process to get the plants going.

**Appearing in favor:** Krin Krause, 1910 Nakomis Ave., La Crosse, WI 54603.

Have some questions for clarification. We are two lots below the Larson property. I'd like clarification on the improvements on the south line. You'll see a seawall if you go to the lower print, Jeff (refers to screen). It looks like a permanent wall on the south. I think it is even with the meander line, which to me would not assist in a flood situation. I'm concerned the existing slope be reinforced with this plan. I have no opposition except for that point. I think it's a good plan – something they'll enjoy – but we have to preserve neighboring lots, that's what that seawall has been designed to do. We're concerned that this improvement not erode what has protected this lot. It's currently undeveloped; when it's bought and developed they'll probably bring in some black dirt and fill, then this portion will likely be lower than the elevation on this lot. The plan shows positive aspects, but if we could be assured something will be there to secure that footing.

QUESTION Bina: Is the seawall a concrete projection out into the water?

ANSWER Krause: Not necessarily out into the water, into the bed of the lot. It's a vertical seawall. I don't know if it has projections out into the water. We have a seawall of a similar nature. Ours is much higher than that in elevation.

QUESTION Bina: So the seawall comes up the slope?

ANSWER Krause: Exactly – and it has preserved our position over the past three floods. This being an unimproved lot, I can't remember what the flood stage had done at that point – we were too busy watching our own – but it's my concern we could see some erosion in that corner, a swirling action in that lot in the event it isn't protected during something higher than the meander line – something around the 12-ft river stage. Or as in 2001 when it reached nearly 17. There's rip rap that comes up that line now and goes into the Larson property. It's our concern that area be preserved and protected. High water can do some nasty things. I'm not sure where the high water mark is on the map, the meander line seems to be evident, but I'm not sure there's enough to prevent erosion in the event of a flood. Otherwise I like the plan.

REMARK Bluske: You may allow Mr. Larson a rebuttal if he wishes to.

No persons appearing in opposition.

REMARK Pedretti: I'll close the public hearing portion and allow Mr. Larson to answer that.

REPLY Larson: If we look at this photo (refers to photo on projector screen), we see what happens. We have a bay instead of a river bank, because it's eaten in there. That's why we think it's time to protect the bank. I'd like to go back to my elevation drawing. The bench you see at the top where we've taken material out is now in alignment with the property to the south – that property is currently filled to that elevation. We're taking sand out that's higher than the seawall, so we're reducing the structural weight of the soil above the seawall elevation. We aren't working on the neighbor's property, but the seawall is

here (refers to screen) and we're taking down to this point. We just have too much sand. Taking some out is a good thing. Our operations won't affect the seawall. The 60 yards of rock/fill starts where the bank protection was left off. We'll repair the wear and tear that happened through the years and start with our own. We aren't taking anything away - we're adding protection.

REMARK Bluske: (Refers to screen) Jon - can you zoom into this corner here? I think one of Krin's questions was where the base flood is in relation to that property.

REPLY Larson: The base flood is 643.8'. That goes just above the base of the trees. That's where I'm working to.

QUESTION Bluske: Is that to the top of the seawall?

ANSWER Larson: The seawall is about at that elevation. My site plan based on survey info might tell. This shows up on my documents - on the river side it's 643'. Then the line at the toe of the wall is 45' (645') - that's the elevation we're working to. We're taking sand out that's higher than the seawall - we're not adding load to the seawall. (Refers to Land Conservation photo) That multi-trunk maple photo - that's the area concern was expressed about.

**Correspondence:** Bluske - Nothing yet from the Town of Campbell but I believe Mr. Larson has an appointment with them. (Support petition and signatures/addresses read into the record by Mr. Bluske) (Notes from Kurt Pederson of Land Conservation read into the record)

**Department recommends:** Bluske - Staff recommends approval subject to **8** (eight) conditions:

1. This permit is granted specifically to cut slopes, grade, fill and rip rap an area approx. 40' deep by 130' long lying within the Shoreland District of the Black River.
2. All excess fill shall be removed from the site and hauled to an approved site outside of a shoreland district.
3. As much of the existing vegetation as possible shall be kept and maintained.
4. Any sediment or tracking on Nakomis Ave. shall be cleaned up every day.
5. An approved Erosion Control Plan is required and must be maintained in good standing from our Land Conservation Department.
6. A Department of Natural Resources permit is required for any portion of this activity that falls in the water.
7. This permit expires December 1, 2010.
8. This permit is subject to conditions placed on it by the Town of Campbell.

QUESTION Pedretti: Do you understand the conditions?

ANSWER Larson: Yes.

**Motion Manthei/Keil to approve with conditions noted.**

**6 - Aye, 0 - No, 1 Excused (Meyer) - Motion carried.**

**ZONING PETITION NO. 1837** Debra K & Randall D Flury, d/b/a NuHomes, N7829 Bluffview Ct, Holmen, WI for Parcel A & Tim Lysacker d/b/a Lysacker Well Drilling & Pump Service, N7912 Bluffview Ct, Holmen, WI for Parcel B; acting in behalf of Dennis & Jean Stewart, N5317 Pete Coulee Rd, Taylor, WI 54659. Petitions to rezone 2 parcels each zoned Agriculture District "A", and Parcel A with a Conditional Use Permit for a contractor's storage in a 64-ft X 80-ft pole building; and Parcel B with a Conditional Use Permit to operate a Poured Wall Business with outside storage to Commercial District "B". Parcel A will continue with existing contractor's business. Parcel B will add mini-storage units along with contractor's well business storage on land described as: Parcel A is Lot 2 of Certified Survey Map No. 151 Volume 8, and Parcel B is Lot 1 of Certified Survey Map No. 151 Volume 8. Town of Holland.

**Appearing in favor:** Tim Lysacker, N7912 Bluffview Ct, Holmen, WI 54636.

Rezoning property known as N7805 Bluffview Ct, which has been sitting empty for the past 2 1/2-3 years. There's 3 bays in this building - I'll use one bay for my stuff and try to rent out the other 2 for commercial storage. Maybe mini-warehouse storage 2-3 years down the road. There are 12 trees on the property - I'd move those to the north end between Deb and my property. It's in the long range plan and I think I have the blessing of the Town of Holland.

QUESTION Bluske: Jon, can you put up the aerial photo? The southern lot – that’s owned by someone else – are you doing this on their behalf?

ANSWER Lysacker: I’m renting now and if this passes it will be a land contract. I have a letter giving their approval.

QUESTION Pedretti: The trees you’re talking about are in the circle...

ANSWER Lysacker: Yes – they’re in the circle and there are two behind that.

QUESTION Mach: How large are they?

ANSWER Lysacker: Five or six feet, maybe. There’s a tree farm south of us – he said if there are green buds on them, don’t move them until August. They will eventually get moved.

QUESTION Bina: You’ll dig them out then?

ANSWER Lysacker: Yes, with a tree spade. And I have one employee – my son. We’re using out part for storage, for well drilling.

**Appearing in favor:** Debbie Flury, N7829 Bluffview Ct, Holmen, WI 54636.

We have a Conditional Use Permit for a general contracting business. We don’t intend to change anything as far as how our business is ran. With Tim getting commercial we could do our commercial and still have our residence. Then down the road if we want to sell and somebody else wants a small business, they don’t need to re-apply for Conditional Use. We will not change anything at this point.

QUESTION Pedretti: What happens to existing Conditional Use Permits?

ANSWER Bluske: They are automatically terminated by the rezone.

QUESTION Pedretti: So the conditions on that Conditional Use Permit?

ANSWER Bluske: They’re gone.

QUESTION Bluske: You said you have 3 employees?

ANSWER Flury: Other than myself, I have 3 employees. We have very little traffic in or out. I work in the shop part – we have a small office there. Occasionally we’ll have a salesman stop out. We may have an employee pick up a truck or trailer. We don’t physically do our work there; we do it on-site. We house our tools and truck there and the office in the front.

QUESTION Bluske: It’s been a very clean operation there, but it’s not going to be a lumber yard at some point?

ANSWER Flury: No. We don’t intend to change anything. We may plant some trees, but nothing to do with the business.

No persons appearing in opposition.

**Correspondence:** Bluske – Correspondence from the Town of Holland, they took action on April 14, 2010. (Correspondence from town approving rezone petition read into record). I take that as passing?

REMARK Pedretti: It’s coming back to the board this week. There was no zoning petition to approve.

**Department recommends:** Bluske – Land Use Class in non-residential. This includes uses that are business related, including commercial, retail, or industrial. Zoning for these areas is established to provide separation for incompatible land uses which may include residential neighborhoods. Staff recommends approval to Commercial District “B”.

**Motion Bina/Manthei to approve.**

**6 – Aye, 0 – No, 1 Excused (Meyer) – Motion carried.**

**CONDITIONAL USE PERMIT NO. 811** Douglas Ender, N7536 County Road D, Holmen, WI; acting with permission from the owner, David W Rucker, N7540 County Rd D, Holmen, WI. Petitions to operate a massage therapy practice inside his residence and on the grounds outside and on the grounds of the owner’s property next door at N7540 County Rd D, on 4.89 acres of land zoned Exclusive Agriculture

District & described as: Lot 1 of Certified Survey Map No. 161 Volume 7 and Lot 2 of Certified Survey Map No. 171 Volume 9, subject to a 33-ft easement. Town of Onalaska.

**Appearing in favor:** Doug Ender, N7536 County Road D, Holmen, WI 54636.

I'm requesting a permit to operate the massage business out of my home. Pertinent information is in my packet – I'm licensed and insured. Can I field any questions?

REMARK Bluske: We're recording this and we can't record the words (in information packet) so you'll want to tell the committee what you want to do. They didn't get everything.

REMARK Pedretti: You don't need to read it word for word – just a brief over-view.

REPLY Ender: I went to the Town of Onalaska – they approved it except for no self-illuminated sign – I agreed to that. Sign will be a minimum of 83-ft from centerline of County Road "D". Not a lot of impact on neighbors – not a lot of noise, waste, pollution. I've talked to neighbors; the Knutson's, Degner's – they have no objections. I have permission of the owner. The business is massage therapy. I'm the only employee. Might have one customer every hour or two. Don't expect high traffic. It's a 5 acre lot – room for off-street parking. Hours for appointments are 8 AM to 8 PM, Monday – Saturday and noon to 8 PM on Sunday.

QUESTION Bluske: A couple of follow-up questions. We usually on-site and we didn't make it out there. It's adjacent to an elk farm. The elk might attract flies. Are you thinking about doing something outside too?

ANSWER Ender: We don't have a problem with flies, very little odor from the elk. The pasture closest to the property is usually reserved for one or two bulls (indicates area on the screen). This area he pastures up to 15 elk at a time – it's on top of a little hill. Primary location for doing massage is in the house. There's a grassy knoll under a cottonwood tree screened from the road by a 48-ft X 70-ft pole barn. We'll use screens to screen direct vision of massage therapy outside. Flies haven't been a problem – it's Japanese Beetles.

QUESTION Bluske: You had an area designated for about 8 cars – could you point that out too?

ANSWER Ender: The driveway goes up there (points on screen with laser pointer). It's graveled – goes in a "Y" turn in front of the house. There's parking for 2-3 cars. In the general barnyard area there's graveled parking for 8 vehicles. I don't expect that many vehicles out there. There's plenty of parking on the grassy areas.

QUESTION Bluske: Inside you indicated you converted a room?

ANSWER Ender: On the first floor one of the bedrooms is set up for massage therapy. There's a 3-season porch on the rear of the house that affords a good view of neighboring pastures. It's a scenic setting – an excellent place for what I want to do.

QUESTION Pedretti: For clarification – you don't live in this house?

ANSWER Ender: Yes, I do.

QUESTION Pedretti: The Rucker's own, but you rent?

ANSWER Ender: I've rented here for about 3 ½ years.

QUESTION Mach: Did you say that trees are being taken down?

ANSWER Ender: The power company came in and cut down box elders along the driveway. Along the fence lines every spring we cut down brush and trees. It's a 100+ year old farm. We removed an old combine, five grain wagons, old farm machinery. Clean-up is continuous. We're interested in making it more scenic. There are some eye sores out there now and we're continually improving the property.

No persons appearing in opposition.

**Correspondence:** Bluske – Correspondence from the Town of Onalaska Clerk dated April 26, 2010 approving the Conditional Use Permit application (read into record).

QUESTION Pedretti: What's the date (of Town approval)?

ANSWER Bluske: December 22 – it says 2010. Mr. Ender indicated they put on some conditions – we don't have those.

REMARK Ender: That was the non-illuminated sign.

**Department recommends:** Bluske – Staff recommends approval with the condition that all commercial activity remain inconspicuous as well as the following **9** (nine) conditions:

1. This permit is granted to run a therapeutic massage business to be known as Elk View Massage, N7536 County Road D, Holmen, WI 54636.
2. The home and surrounding grounds may be used for this activity, 4.9 acres affected.
3. Hours of operation will be 8 AM – 8 PM, Monday – Saturday and 12 noon – 8 PM Sunday.
4. Off-street parking shall be maintained and marked for customers.
5. No other retail or wholesale activity is allowed other than Arbonne products sold by his wife.
6. One unlighted sign is allowed no larger than 8 sq. ft. with proper county setbacks. The sign shall be removed immediately when the business is no longer in operation.
7. The residential use shall be the primary use of this property.
8. This permit is non-transferable and terminates when Douglas Ender no longer lives on the property.
9. All personal property related to this business shall be reported to the local assessor yearly.

QUESTION Pedretti: Do you understand the conditions?

ANSWER Ender: I have one question. My wife sells Arbonne products out of our home – that's included in retail.

REMARK Bluske: You can amend item #5 to allow sale of Arbonne products (as amended above).

REMARK Mach – I don't know what Arbonne products are.

REPLY Ender: It's cosmetics, health and beauty aids.

QUESTION Pedretti: Does the committee have an objection to adding that on as a condition?

Consensus by committee to amend Condition #5 to allow Arbonne products to be sold on site.

**Motion Manthei/Keil to approve with conditions and the addition as noted.  
6 – Aye, 0 – No, 1 Excused (Meyer) – Motion carried.**

**ZONING PETITION NO. 1838** Anne M DuCharme & Teri M Roden, N9293 Mark Trl, Holmen, WI. Petitions to rezone land from the Residential District "A" to Agriculture District "A", a 10.347 acre parcel for continued residential use along with adding 2 horses & a 3 sided horse shelter on land described as: Lot 3 of Certified Survey Map No. 104 Volume 13. Town of Holland.

**Appearing in favor:** (on behalf of petitioners as authorized): Michael Averbeck, 425 28<sup>th</sup> St S, La Crosse, WI 54601.

We own the adjoining lot. That is what Anne drew up (refers to poster board). It shows the lot, location of the house, septic system. This area is being fenced in for the horses. The small blue here is proposed for a 3-sided shelter for the horses. The larger blue is a proposed pole shed for hay and storage, not for the animals. She and Teri want to put 2 horses on the property, the fenced pasture area. We'll feed square hay bales as needed. Manure is to be composted on the site. There's a fence being constructed now with 3 strands of electric fence. There's a 3-sided run-in shelter. Then eventually the shed for storage but not animal housing.

QUESTION Bluske: Our Land conservation Department always has questions about animal waste. Has Anne talked to them? Composting may be okay, but they need some kind of plan from them. And how many horses?

ANSWER Averbeck: Two. She has maximum pasture stocking rates. Two horses – it is 63,597 square feet or 1.46 acres, or .7 animals per acre. Pasture acres required for the two horses is 2.9 (acres). The area being fenced off is approximately 5 acres. She has almost double what's required for 2 animals.

QUESTION Bluske: Can you pull up the aerial Jon – to see if it's open or forestry?

REMARK Averbeck: It's open area. There's a few scattered scrub-type trees. We have been mowing that to promote grass growth and trying to preserve tress.

QUESTION Bluske: Have you walked your property and hers? Is there a drainage issue through there?

ANSWER Averbeck: It's pretty much level. The very front of the property – there is a setback line. If there would be anything, no buildings or anything can be put there. There's not too much of a run-off issue.

No persons appearing in opposition.

**Correspondence:** Bluske – Gregg Stangl from Land Conservation wanted a condition that they must obtain an animal waste permit from Land conservation. That's not a condition we can make but it sounds like he's made that contact. Correspondence from the Town of Holland on action taken April 14<sup>th</sup>, 2010 read into the record. Supervisor Hammes explained the board advised last May (2009) to wait until the new zoning code was written, which is not done yet. Board members had no objections to this request.

**Department recommends:** Bluske – The County Plan calls for residential in this area. The town plan calls for large lot residential, 10 acres and up. This parcel is in this category. Staff recommends Conditional Agriculture "A" with the conditions only one single family residence is allowed and the owners cannot further subdivide the parcel.

QUESTION Bina: There are hundreds of horses in La Crosse County and I didn't know there were requirements on sizes of lots for them. Are we checking all of them? Now that I found out he has 5 acres and it's not a problem. I'm sure there's a lot of horses on a lot smaller parcels than that. Are we monitoring those? We have more horses now than cows.

ANSWER Bluske: Land Conservation does control animal waste with their ordinance so when they know about this, they have to (look into this). So if you see something, you can turn them in.

REMARK Bina: There are horses on some small lots, and I didn't realize there is a certain sized lot for an animal.

REPLY Bluske: What prompted this was in the Town of Holland in the New Amsterdam area. They had about one half acre and like seven horses. That was pre-animal waste ordinance. There was not a blade of grass on this property.

REMARK Bina: That's inhumane for the animals.

**Motion Bina/Keil to approve as conditional Agriculture District "A" subject to the recording of deed restrictions indicating 1) only one (1) single family residence is allowed; and 2) the parcel cannot be further subdivided.**

REMARK Pedretti: Anne needs to get permits for the sheds.

QUESTION Bina: This is not a farm, so they need to get permits?

REPLY Bluske: Correct.

**6 – Aye, 0 – No, 1 Excused (Meyer) – Motion carried.**

**Motion Mach/Wehrs to adjourn.**

**6 – Aye, 0 – No, 1 Excused (Meyer)**

Meeting adjourned at 7:07 P.M.



Hearing on Amendment to the La Crosse County Comprehensive Plan called to order at 7:07 PM by Acting Chair Marilyn Pedretti

PRESENT: Don Bina, Bob Keil, Marilyn Pedretti, Beverly Mach, Dennis Manthei, Tina Wehrs.

EXCUSED: Don Meyer

Presentation of amendments: Charles Handy, La Crosse County Planner. This hearing is in accordance with Wisconsin State Statute 66.1001, the first being to adopt a public participation plan, which you have adopted as of December 2009. That plan lays out the steps we need to take to encourage public involvement and interest. I'll make that available to everyone here tonight. In the back there is a place available for anyone to make public comments in writing and send them to me. The next steps we have taken involve adopting resolutions for each specific amendment and that was done by each town. We've adopted eight resolutions – I have copies in case anyone is interested in seeing each or all of them. Thirdly – we have provided this information on the county's website; at the libraries, and have copies in my office of amendments to the Comprehensive Plan. These are not amendments to the plan's narrative portion; this portion will remain exactly the same. The amendments are on the future land use map. The importance of the maps behind me (referring to maps displayed on easels). The map with the blue shows geographically the areas we are amending. These are the eight towns we are amending. The map on the (projector) screen has the map as proposed for amendments. This public hearing starts the 30-day comment period, when we accept comments from the public. After that comment period, we will bring forth any amendments to the plan that need to be made to the committee, then to the county board. Hopefully at that point there will be a first reading as proposed at the June County Board Meeting, then the July 15<sup>th</sup> meeting if the process flows according to plan, will be the second and final reading of the ordinance as amended.

QUESTION Pedretti: Does the committee have any comments or questions?

QUESTION Wehrs: If someone makes a comment in writing, do we get a copy of that?

ANSWER Handy: We'll provide a report of all the public comments – if it's a 20 page letter – we'll probably summarize it and make it available.

QUESTION Bina: This is the last of all towns except for Burns?

ANSWER Handy: That's correct.

QUESTION Bina: You'll do all of them in one unit, basically?

ANSWER Handy: That's correct.

QUESTION Pedretti: Any other comments?

No one else appearing to speak in favor or opposition.

QUESTION Pedretti: Anything else we need to do for the record?

ANSWER Handy: No.

QUESTION Bluske: You said there's individual resolutions for the passage of the map portion?

ANSWER Handy: The resolutions have been approved. This is one single ordinance as drafted. It will be published for the County Board's first and second reading following the 30-day comment period.

QUESTION Pedretti: This ordinance will be part of the original?

ANSWER Handy: This ordinance would be to amend the original ordinance.

**Motion Keil/Wehrs to adjourn.**

**6 – Aye, 0 – No, 1 Excused (Meyer)**

Hearing adjourned at 7:15 P.M.

*Approved 6/1/2010  
Nathan Sampson, Recorder*