

# PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE PUBLIC HEARING

June 28, 2010  
Room 3220 – 3<sup>rd</sup> Floor – Administrative Center  
6:00 p.m – 8:13 p.m

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

## CALL TO ORDER

The Recessed Meeting and Public Hearing of the Planning, Resources and Development Committee was called to order by Don Meyer, Chairman, 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.

Chairman Meyer announces that Zoning Petition #1845 has been postponed and will not be heard tonight.

**CONDITIONAL USE PERMIT NO. 812** Ernest M & Joan M Padgett, 1711 Lakeshore Dr, La Crosse, WI. Petitions to operate a contractor's business along with storage of utility trailers; and, to park a motor coach bus on occasions for cleaning and repair, on 0.75 acres of land zoned Agriculture District "A" and Residential District "A" described as: Part of Gov't Lot 9 in Section 19, T16N, R7W described in tax parcels 4-716-0 and 4-718-1. Town of Campbell.

**Appearing in favor:** Ernest M Padgett, 1711 Lakeshore Dr, La Crosse, WI 54603.

I'm here for a Conditional Use Permit (CUP) to park my trailers on my vacant lot next door and occasionally bring my bus home – I own a motor coach business – to clean my bus in my driveway. There's no noise, chemicals stored, just want to park my trailers on the gravel (refers to aerial photo on the screen) and bring my bus into my house driveway, back it in, clean it, and take it back to its garage. It might be there overnight, but it will go right back to Central States Warehouse. I want to bring it home, clean it, and take it back. My trailers – the silver one has been there ten years. The only trailers that will be there are the silver one and a 5-ft X 9-ft utility trailer. I use that for everything. I back my bus into my driveway, clean it, and pull out. Never had a close accident as far as safety. I'm here for permission to park the trailers and bring my bus home to clean it.

**QUESTION Mach:** You asked for other trailers in the future in your (impact) statement. What did you mean by that?

**ANSWER Padgett:** I have one other small utility trailer. You can erase that – I've gotten rid of it. Only the two trailers. No advertising on trailers. (Refers to photo) I own half of that one with my buddy – we resolved that – that trailer will go to Sparta. That trailer will not be there anymore, just the two. My motor coach, if I come home late nights I'll park it in there, I'll clean it, then it goes back to the warehouse. I clean it in the driveway because of better drainage.

**QUESTION Bluske:** Do you use a pressure washer and what kind of soaps do you use? Do you change oil, power wash the motor or anything like that?

**ANSWER Padgett:** I use a pressure washer and Ivory or Dawn soap; some of that stuff takes the vinyl off the paint. No repair work done there – I'm not a mechanic – all my stuff goes to La Crosse Refrigeration for repair.

**QUESTION Bluske:** With the construction business – what kind of tools do you keep and where are they stored?

ANSWER Padgett: I'm the guy who saves people a lot of money. I'll change light bulbs if somebody asks. You'll never see a Bobcat or backhoe – no heavy equipment. I'm a small time operator making a living – no heavy equipment.  
No one else appearing in favor.

**Appearing in Opposition:** Pat Post, Supervisor for the Town of Campbell, 809 Lori Pl, La Crosse, WI 54603.

I'm also Chairperson for our Planning Commission. Not really opposed to the utility trailers. He met with the Town Board and Planning Commission – we approved it with exceptions.

QUESTION Meyer: Did you pass that on to Jeff yet?

ANSWER Post: Yes. We had that he could park no more than three trailers there and his one motor coach, just for cleaning on a temporary basis. We did request he put a screen or berm up to conceal some of the equipment – a fence, line of trees, whatever. The CUP is only for that – to park those things there but not run the business from his home. We would like him to put some type of underlayment on the lot. There is a drainage situation there. There's a drain put in by the County that's not working sufficiently. We'd rather he didn't park on the grassy area on the vacant lot – we're concerned there's a problem with drainage. We want to make sure if he does park the trailers, he has enough substance underneath to not cause further erosion. I'm not against it – I want to make sure the Board understands these other things should be included.

QUESTION Bluske: I forgot to ask when he was up here – at the end of the gravel, he indicated just west of that trailer (refers to aerial photo) he has some erosion going on now. Is that from washing the vehicles there? It's maybe a combination of coming off the street? When you say underlayment....

ANSWER Post: Gravel or something. The drainage is more this side of the lot – it also erodes the neighbor's lot next door. I can't say that's from washing the motor coach.

REPLY Padgett: I understand what she's saying. The erosion is not from my bus – I don't wash it over there. I wash it in my house driveway. That erosion is from flowage of Summit Hill and Lakeshore Drive. The culvert catches no water and it is washing away a great deal of my lot. It's from the drainage of that culvert there put in 4-5 years ago and hasn't been corrected yet.

No one else appearing in opposition.

**Correspondence,** Bluske: To reiterate what the Town of Campbell indicated; they sent us their recommendation on June 9 addressed to Mike who doesn't work for us anymore – Nate intercepted it. (Recommendation from action taken by the Town Board on June 8, 2010 read into the record, recommendations of June 1, 2010 Planning Commission read into record). We wouldn't allow a berm (recommendation by Planning Committee), that's filling in the Shoreland District. I received some information from the Weed Commissioner that there were problems with this property and an adjacent property for not cutting grass and weeds.

**Staff Recommendation,** Bluske: Staff recommends approval subject to the following nine (9) conditions:

1. Permit granted to operate a construction business with storage of up to three (3) utility trailers in total including any personal trailers.
2. No outside storage of construction materials or ladders.
3. No employee vehicles to be parked on site and no parking on County Road.
4. The motor coach cannot be parked and/or cleaned on either lot for health and safety reasons. (Comment Bluske: We don't want to see any drainage of these waters to the Mississippi.)
5. The utility trailers shall be screened with an appropriate fence or solid line of trees.
6. After-the-fact permits are required for any construction on the two (2) lots that have not been obtained by Mr. Padgett or previous owners.
7. The grass and grounds shall be maintained to not allow erosion, noxious weeds or long grass; and gravel shall be added to driveway where parking occurs.
8. All construction tools and trailers shall be reported yearly to the local assessor.
9. This permit is non-transferable.

QUESTION Meyer: Mr. Padgett – did you hear these conditions? Can you live with those?

ANSWER Padgett: I can live with the majority – I don't understand about the one to not bring my bus home to clean it – as far as safety or hazardous materials to clean this bus. It's no different than bringing a motor home into my driveway and cleaning it. Same difference – same size. I have a motor home same size as the bus but never bring it home – sits at my uncle's farm right now. The rest I can live with – I'd like to bring my bus home to clean it.

QUESTION Meyer: Can you put the air photo up again? Which driveway is the motor coach going in?

ANSWER Padgett: (Refers to photo) this one right here.

QUESTION Meyer: Didn't they ask to have it on the other end?

ANSWER Padgett: She asked if I clean it that there is something underneath for drainage, but I never clean my bus there – I bring it into my driveway.

REMARK Bluske: One of the pictures showed it parked over there, so there's some confusion, if it's brought in will it be cleaned there on the north end – which creates two safety concerns. You're pulling out on a County Road, backing in, then taking it out and backing it in again. And there's no kind of soap that's good for the environment.

QUESTION Meyer: So, it's the middle driveway where he'll bring it in and clean it?

ANSWER Padgett: Correct.

QUESTION Meyer: Other than that, can you live with it?

ANSWER Padgett: I can live with that – I can put a line of trees through there. Has to be some kind of screening.

QUESTION Wehrs: Pat said the recommendation from the Town was not to approve a business there – is that what's stated in correspondence?

ANSWER Bluske: It's hard to have the trailers and not run a business. You need to take your phone calls from somewhere. We allow 25% of one floor for a professional office, but this is not a professional office. So, the CUP must approve of the business in a residence. If the Town of Campbell says they can't run a business, we're back to no trailers at all.

QUESTION Wehrs: Is there anything that says people can't wash their cars in their driveways?

ANSWER Bluske: No – they can.

QUESTION Pedretti: How often do you clean the bus? Once a month? Weekly? Daily?

ANSWER Padgett: It depends upon how often it goes out. Right now it's about twice a month. I bring it in, clean it and take it out. The day they saw it on that lot over there, I was in the house briefly and I took it out of there. It's not there anymore – I guess it was a problem before with people seeing it there days upon days. I'm not asking for that – asking to bring it home – it might be there a couple of hours unless its late night and I park it there and bring it to my driveway. Otherwise, it will be out of there and going back to the garage.

QUESTION Wehrs: Is it possible to clean it where you keep it stored?

ANSWER Padgett: I've asked and they have no access for me to hook up to and clean it. I understand what Jeff is saying about the environment, but everybody washing their car uses soap and it's going somewhere.

### **Motion Keil/Pedretti to approve with the nine (9) conditions.**

#### **Discussion.**

REMARK Wehrs: Unless there's an ordinance, I don't think we should say he can't wash his vehicle. How can we tell one person they can't?

REMARK Pedretti: Condition number four (4) says no washing.

QUESTION Meyer: Condition four (4) says no washing, you can't live with that?

ANSWER Padgett: I can live with everything except not taking my bus home and washing it. That's part of the reason I'm doing this.

**Motion Keil/Manthei to amend the original motion to exclude Condition #4 prohibiting washing of the motor coach on site.**

**5 Aye, 2 No (Pedretti, Mach) Amendment passed.**

**7 Aye, 0 No on motion as amended. Motion carried.**

**ZONING PETITION NO. 1844** Nathan & Amanda Tucker, N5908 County Road E, Bangor, WI; acting on behalf of Phillip A Farrington, W1613 Farrington Rd, Bangor, WI. Petitions to rezone from the Exclusive Agriculture District to Agriculture District "A", a 1.245 acre parcel for one single family residence on land described as: That part of the NE-NW of Section 16, T17N, R5W lying Northeasterly of the northeasterly right-of-way of County Road E. Town of Burns.

**Appearing in favor:** Nathan and Amanda Tucker, N5908 County Road E, Bangor, WI 54614; and Phillip A Farrington, W1613 Farrington Rd, Bangor, WI 54614.

REMARKS Nathan Tucker: Amanda, my uncle and I are here to ask to rezone a small portion of his property in Town of Burns. We spend a great deal of time working on the farm. A lot is in CRP, wooded or is pasture land. The small piece we want to rezone is not tied into the agricultural operation of the farm. It's part of just under 800 acres, but not farmed or of agricultural value. We want to build our permanent residence on the parcel, for as long as we live. We'd also be close to my uncle - we're up there weekly, 2-3 times per week helping him out with tasks - fencing, working in CRP fields trying to control invasive species.

REMARKS Farrington: I'd like to have them closer by. They help me a lot - I'm about ready for the bone yard I guess. Don't have family of my own. I'd like them to be able to build there.

QUESTION Bina: How much do you work on the farm - when there's a need? Are you there all the time? Do you have another job besides this?

ANSWER N. Tucker: Yes, I work at Fort McCoy in their wildlife program as a biologist.

REMARK Bluske: If you had enough acreage you wouldn't need to rezone - tell the committee how you covered those bases.

REPLY N. Tucker: They mentioned it is a 35 acre minimum, if Phil would turn over 35 acres. He didn't want to do that right now. In the long term future of the land, we are to be part of it, but at this time he didn't want to turn 35 acres over. This piece in particular is in CRP and Wetland Reserve Program, tied into the 40 across the road - Out of all the land, this piece seemed to fit in the best where it isn't disturbing fields or pasture land. That's part of the reason we eyed this piece.

REMARK Farrington: My will's made out so that the lower half of the farm goes to Nathan and Amanda. I'd sure like to see them be able to build there.

QUESTION Bluske: It looks like you've spent a lot of time at the Town of Burns with their Planning Commission or Town Board. Did you get a sense they will put this as a residential parcel in their plan?

ANSWER Tucker: The last I got from Paul Kitzmann - he drafted a letter and I believe he sent it out to the La Crosse County Planning Committee. They hadn't come to a consensus because they didn't want to act formally on something they didn't get paper work on yet. Many people felt this was a very good spot. I don't know how it would fit in their plan.

QUESTION Bluske: Can you tell the Committee about the steepness on this lot?

ANSWER Tucker: We've met with Kurt Pederson from Land Conservation. Kurt put together some maps and a write-up together. In his opinion it is a suitable site if it stays within their recommendations. The driveway would be suitable if it had a cap and followed the contour of the hill as it went to the top. I have that letter here.

QUESTION Bluske: Do you have a map?

ANSWER N. Tucker: I do (provides an aerial photo with contour lines for projector).

QUESTION Bina: Are they 1-ft, 10-ft contours?

ANSWER N. Tucker: The yellow lines are 10-ft.

REMARK Handy: The GIS layer shows the 30% and steeper slopes in red. The dark green is 20%. The light green is 12-20% slope and the yellow is less than 12% slope. The steepest part looks to be adjacent to the road. There looks to be a place for the driveway to go.

QUESTION Meyer: Do we know where the driveway and house will go?

ANSWER N. Tucker: I have another map that will show it (provides a map for the projector). That's roughly where it would go. And where it comes off County Road E, that's where it was recommended by Dennis Osgood, where he would allow a driveway if it were passed.

QUESTION Bluske: What's your timetable, beginning to end, if this happens?

ANSWER N. Tucker: Next summer if it passed – we have a lot to learn about this yet.

QUESTION Mach: Does the DNR look at this?

ANSWER Bluske: He's with our Land Conservation Department.

QUESTION Mach: But with the steepness of the slopes, does someone else okay this?

ANSWER Bluske: (Refers to screen) Looking at the map, you can't build on the red and the dark green, you can't put a septic system in 20% slope – it has to be something less than that. The house was in the upper corner. It needs to be in the light green. Looks like the driveway might follow the ridge line. But nobody from the DNR.

QUESTION Meyer: Kurt Pederson has looked at it and approved it?

ANSWER Bluske: He's with our Department of Land Conservation. We send them there – we don't look at slopes. They do. We noticed bedrock in there. He could hit rock and it might not work either.

REMARK Tucker: We had a perc test done and an excavator dug one test pit on top and went down 6-7 feet and just started to hit sandstone. It was Dave Pfaff – he felt he could easily dig a basement. At the same time we were approved by Dan Irish for a conventional septic system along the eastern boundary.

No one else appearing in favor.

**Appearing in opposition:** Carolyn Heuer, N6334 County Road E, Bangor, WI, 54614.

We're not opposed, more concerned of the driveway. Our land is beside it, we have fields there. We're concerned about washing into our fields from the driveway. We're not opposed, just concerned.

No one else appearing in opposition.

**Correspondence,** Bluske: Correspondence received June 25 dated June 23, 2010 addressed to La Crosse County Zoning, Planning and Land Information read into record supporting the petition for one single family dwelling from the Town of Burns Town Board and Planning Commission, but no formal action taken.

**Staff Recommendation,** Bluske: In the past, where the town plan was not finished, we gave a tentative approval based on the town including the parcel in their land use plan. When we receive a copy of the plan, the zoning will go into effect. Right now the recommendation would be to deny because a residence is not allowed in our current land use plan. So it is a recommendation to either deny, wait until the Town of Burns land use plan is done. That's why I asked that question, "When will you build." It sounds like next summer. This behooves the Tuckers to go to the town meetings and tell the town "This is not going to happen unless you change this to a residential site in the town's plan." If you approve this contingent on that happening, and we get the letter or plan from the town, then the zoning goes into effect.

QUESTION Meyer: You'd bring it to the business meeting – no further public hearing?

ANSWER Bluske: No further public hearing; we'd bring this to a business portion of the meeting when the land use plan is adopted by the town.

QUESTION Meyer: No additional fees?

ANSWER Bluske: No additional fees.

QUESTION Pedretti: You said a letter or the plan?

ANSWER Bluske: A letter indicating the town approved the parcel (for a residence) in their land use plan. Either one.

REMARK Pedretti: It seems to me this is going to stay part of the farm - it's going to stay farming - they're going to preserve it. It seems odd to me they'd spend that much money on a rezone, but that's their choice.

REPLY Bluske: That's why we gave them the option without spending any money.

**Motion Bina/Wehrs to approve the petition to rezone pending the town including this parcel in their land use plan as residential use.**

**7 Aye, 0 No. Motion carried.**

REMARK Bina: Carolyn Heuer was concerned about the road coming down the hill. They'll need a plan from Land Conservation Department so there won't be any run-off.

REPLY Bluske: That is a valid concern. The driveway will generate a lot of water. They're supposed to retain all the water generated from their home site on their own lot.

QUESTION Meyer: Do you understand what we've done - do you have any questions?

ANSWER N. Tucker: I understand.

**CONDITIONAL USE PERMIT NO. 813** Sheldon E Everson, W2863 County Road T, Mindoro, WI. Petitions to operate a dumpster roll off business operating with 2 trucks and 20-40 dumpsters, signage, four (4) employees & vehicles at his residence on 2.76 acres zoned Agriculture District "A" and described as: Part of the NW-SW of Section 24, T18N, R6W lying southwesterly of County Road T described in tax parcel 5-1080-1. Town of Farmington.

**Appearing in favor:** Jody and Sheldon Everson, W2863 County Road T, Mindoro, WI 54644.

Trying to start a small roll-off business. We're after a temporary Conditional Use Permit. If it gets bigger than 20-40 dumpsters, we'll look for a new site. The site we're looking at is in the Town of Farmington. The Town of Farmington does have land set aside in Mindoro they might purchase so if we do grow, we could move into that district. A goal in their development (plan) is small businesses in rural areas. I don't know if you received anything from Roxanne in the Town of Farmington?

REPLY Bluske: Yes.

Jody Everson (JE): What we want to do - do you have the aerial (photo) (Aerial map presented and displayed).

Sheldon Everson (SE): (Refers to aerial) nothing will change with the driveway. From this area here to here, from here up to this corner I have trees planted next to the power line. It's all highlighted from here to our driveway, going down, then this way.

JE: The yellow area is where we'd like to keep the dumpsters when not being used. If need be, on the west side of the shed, if we had additional dumpsters we'd like to keep them there. Most of it we'll keep on the east side of the shed.

SE: County Road T is not a real busy road. Our goal is to stay on the east side of the property so it doesn't diminish County Road C. C runs right in front of the property....

JE: And, it's a very busy road – there will be concerns looking at dumpsters. But, smoke, odor, dust, noise; we don't see any problems with that. We have a letter signed by some of our neighbors stating they don't disapprove of it, don't see any problems.

SE: I spoke with Barb and Donald Hankins and Mr. Stetzer and his wife – they live on the other side of the highway, just west of us on County C....

JE: And also some across T, but that's all farm and trees. We also got an approval from Chauncey and Mary Stetzer – they're further down on that map. It might be in Hoff's name. Also from John Jolivet....

SE: Land to the west. This is all residential (refers to map on projector), and he has a farm over here, too. This 40 is owned by Donald Hankins. I spoke with Andy Olson and his wife – his wife had no complaints. We spoke about the back-up alarm – I did speak with him. I tried speaking with Mr. Hoff – he's a busy man.....

JE: Anyway, back to the business. No customers will come to the property – we're selling a service – They'll call, request a dumpster, we'll take it out to them and when they're filled, we'll pick it up, take it to the landfill and bring it back to our land. There will never be any garbage or refuse; they'd be empty. There won't be a lot of noise, odor, dust or problems.

SE: The highlighted area (referring to map on the screen) used to be Old County T. We picked that because there's blacktop, gravel where we built the shed....

JE: But there is grass growing over it....

SE: Which you guys saw. I had Mike come out. He agreed – a lot of blacktop.

(Unidentified): Mike Robbe?

JE and SE: Yes.

SE: I spoke with the Highway Commissioner, Dennis (Osgood) and met with him on the property. In our business plan we talked about enlarging our property for the truck possibility. I asked as level as it lays, do you think I need a culvert? Here's your water line (refers to map on screen); runs from here to the house.

REMARK Bluske: Let's put up the aerial, we might be able to see the water line.

SE: (Refers to aerial photo on screen) This here is level – from the shed down is a little grade. I planted some trees along our fence line. I tried keeping them about 35-ft from the power line – I didn't want them cutting our trees.

JE: But as far as the trees being there – once they mature they'll block off a lot of the dumpsters, as far as people looking at it.

SE: When I spoke with Dennis – it's level here – I asked "Do I need to extend this culvert or can I take the culvert out?" Right here there's a low spot in my driveway. He said if you're 35-ft off the property...He said I can take the culvert out and fill it in. He just proposed I stay 35-ft off the center of the road. If I upgraded I was going to concrete my driveway. He didn't see a problem with the waterway. I spoke with the DNR – he didn't see a problem. We weren't going to put garbage there. Land Conservation Department - it doesn't deal with them. Wisconsin DOT – I spoke with them....

JE: They said we didn't need anything special from DOT.

QUESTION Mach: You may have 20-40 dumpsters and you bring them in empty, to be located there for a while, then used again. Are they cleaned somewhere in between? Who does the cleaning and where is it done? Or is it not cleaned?

ANSWER JE: Pretty much what we're doing is demolition: shingles, sheetrock, wood – stuff like that.

QUESTION Mach: Something I don't consider to be garbage per se?

ANSWER SE: Yes. Starting out a business, that's what we proposed and looking for another area, like Harter. That would be a different location.

REMARK Mach: You're in a pretty open area. All the people who live around there – looking at 20 to 40 dumpsters. It's not my idea of what I'd want to see.

REPLY SE: When we wrote it up, we wanted to see how many it would hold there.....

JE: Also, we're already dealing with kind of a junkyard – I've got pictures of what we're dealing with and nobody minds it at all (photos of near-by property submitted to committee).

SE: We're out in the country, we're zoned residential but we're in the country. I was asked if we're going to stink. I said we're not hauling garbage – it's demolition. I said "What's the difference with farmers spreading manure?"

JE: These pictures are right along the fence line where we'll be keeping the dumpsters.

QUESTION Meyer: Jeff – he talked about things he had copies of – do you have this data?

REPLY Bluske: No – I was going to ask – who from the DNR did you talk to?

ANSWER SE: Thomas Wolletz (?) He said he handled this area. Do you want his number?

REPLY Bluske: We have it.

QUESTION Bluske: We contacted many representatives of the DNR: Kurt Rasmussen from their Stormwater Section and Leanne Hinke (Wastewater Specialist). They indicated this is industrial and you would have to wash these, because there are unknowns. There could be asbestos – people will throw things in a dumpster nobody else will take, just because it might be contaminated. If it gets in the dumpster it will run out on the ground. They'll require a holding tank and you'd have it pumped. It's something you would have to do. What size are the dumpster? Where are you getting them from? I talked to our landfill and they don't know anything about this.

ANSWER SE: I spoke with landfill if I was starting a business. I did not ask about buying dumpsters from them. A friend told me they do offer dumpsters. Harter and Hilltoppers lease them. I have a guy in North Dakota looking for used dumpsters. They are 20 to 30 (cubic) yards.

QUESTION Meyer: It seems you've done a good job talking to the neighbors. Do you have letters or is it just verbal?

ANSWER JE: It's a letter we wrote and they signed. (Letter provided to the committee)

QUESTION Bluske: Do you want that read into the record, or are they the people you said you've talked with?

ANSWER JE: Yes – they're the same.

QUESTION Wehrs: You said 20-40 dumpster; how long before you have enough of a business, enough security, to lease this other land?

SE: We're just looking to get a start...

JE: Right, we're looking at up to 20 on our lot. If they're all leased out....

QUESTION Wehrs: Is it feasible to say after 20 you'd look for a new site?

ANSWER JE: I would think after 20 – that's what we would keep before moving into Mindoro.

No one else appearing in favor or opposition.

**Correspondence**, Bluske: After they made their application I indicated to Nate that this might be considered industrial wastewater that cannot be discharged to the ground surface. We would consider it similar to a truck wash bay in a garage. We contacted Kurt Rasmussen – this is his reply dated June 14 (read into the record). He forwarded this to Leanne Hinke in the La Crosse DNR office – this is her reply (read into record). There's no question they need to be cleaned. Then the question is where.



Recommendation of approval by the Town of Farmington Planning Commission to the Town Board on June 15, 2010 read into the record.

REMARK Bluske: I would ask the chairman to ask the applicants if the Town Board has approved of this.

JE: We haven't gone in front of the town board yet. We will in two weeks, - we've just went before the planning commission.

SE: We meet with Mike Hesse the 13<sup>th</sup> or 15<sup>th</sup>.

REMARK Bluske: That's after our deadline of 10 days. The Town of Farmington has on file a resolution for an extra 20 days. If this was approved it would not go to County Board in July; we would bring this up at the business meeting in August, then at County Board in August.

QUESTION Meyer: Are you asking for a referral?

ANSWER Bluske: No. Our Land Use Plan does not allow for a non-residential use of this property, even though the Town of Farmington does. We consider this an industrial use; therefore we recommend denial based on the non-residential use in a residential land use classification. We recommend denial. We have an economic development staff that work with this. This is not a good site for dumpsters.

QUESTION Meyer: What did you say about Farmington earlier?

ANSWER Bluske: They have not met yet, they meet the 15<sup>th</sup> after our 10 day requirement. We might get a recommendation from them the third week in July. We'd take that to our August 2<sup>nd</sup> meeting. The recommendation would go to County Board August 19<sup>th</sup>.

REMARKS Wehrs: With the Town of Farmington plan, maybe they can run the business out of their home and store the dumpsters somewhere else. Seems like there is so much commercial and industrial land available. We have lots of County resources to help you find a site and get it in your business plan. Once you start going you'll be fine. And you don't want asbestos next to your home. If you're looking for the storage space, you have a lot of room to work with.

**Motion Wehrs/Mach to deny.**

QUESTION Bina: Since this is new to all of us and the DNR is requiring you to put some kind of washing system in and a holding tank for the grey water; would you be willing to do that on your property? That would take a substantial investment - Or, would you rather look for another site somewhere else?

ANSWER JE: It all depends on what it would cost.

Bina: I agree. Sounds like it must be a holding tank and a concrete slab of some type to retain the water from the dumpsters. Then it has to be hauled someplace and dumped. If you're going to invest that much money, would you want to do that or go someplace else right away?

REMARK Everson: When I spoke with them they said it didn't matter. The new ones will be stored there and the used ones will go from job site, dumped, and go back to another job site. What he brought up - I'll have to check into it.

REMARK Bina: Get a hold of Jeff and get the phone numbers. You can make a decision then. I don't want to stand in the way of businesses, we exported most of those. A new business would be a plus. But if the DNR has rules - you'll need to abide by those.

REMARK Meyer: It sounds like what you heard and what Jeff heard from the DNR are in conflict.

REMARK Bluske: The other option is the applicants signed this statement, and it has to happen at this meeting, to ask to withdraw this application tonight. If it's denied, they can't bring up anything on this property for another year. They have to pay the fee again. But, if they want to withdraw this and find more information, that's an option.

REMARK Wehrs: Maybe you want to do that – maybe there are industrial lots out there that have what you need. You wouldn't have to make that investment. If you expand and move, then you have this tank. Maybe you need more time to check out what's available, make a long term plan.

COMMENT Meyer: I'd make a motion to refer it for 30 days and get some of these questions answered.

QUESTION Pedretti: Can you tell us the difference between withdrawing tonight and referring it to the business meeting?

ANSWER Bluske: If they withdraw tonight they need to make another application. If it's deferred to look for more information they still pay the fee.

QUESTION Meyer: But if they're denied tonight they couldn't touch it again for another year?

ANSWER Bluske: Yes. Let me read the statement they signed. "Due process is afforded the applicant. The property owner or representative must be present at the public hearing to present their application to the Committee and answer any questions the Committee may have. Should an appearance not be made, or should insufficient information be presented, the Petition will not be considered by the Planning, Resources and Development Committee and will be deferred to be placed on the agenda for the next public hearing. **The petitioner will be required to pay the additional expense that is incurred because of the postponement of the hearing.**"

REMARK Meyer: In this case they thought things were covered with the DNR, now they found out they aren't. They did what they thought was correct but now it's in limbo. There's one person saying they have to from the DNR and another saying they don't.

REPLY Bluske: If it's deferred, either the applicant pays for publishing or the county pays. If you think the county has deep pockets to pay for their application, you have the right to say they don't have to pay.

REMARK Wehrs: For the future, whatever you get – get it in writing. We have your word, which is probably great – but we have this in writing.

QUESTION Pedretti: On a technical basis again, deferral vs. withdrawal; if it's withdrawn it's on their timeline. If deferred it's 30 days vs. denying they have a year.

ANSWER Bluske: They need an answer by our next deadline, of July 9. We need to know they have their information by then.

REMARK Handy: In fairness to the applicant, deferral or withdrawal, the plan doesn't change. The recommendation from staff is based on the plan and it will not change. This is not consistent with the plan. As staff, we disagree with the Planning Commission from the Town of Farmington that this is a home-based business. If they are just going to go through the process of paying another fee, coming back, and still getting the staff recommendation to deny – obviously you have the ability to change that. That's your decision. In fairness to the applicant, deferral of 30 days does not change the recommendation from staff.

REMARK Pedretti: Except we as a committee could approve it with conditions, such as a holding tank, DNR...

REMARK Meyer: The holding tank becomes a major investment for them that they were not aware of before they came to this meeting.

REMARK Mach: I think we and they are more aware of the danger the business may have if they haul the dumpsters to the back yard and allow the wind and the rain (to disperse material). I don't know how you feel about the motion?

QUESTION Wehrs: Can I withdraw my motion? I would like to withdraw my motion.

Mach: I will withdraw it (second), too. I don't know where we want to go after that.

QUESTION Keil: Can't they take them somewhere else, wash them, then bring them back?

ANSWER Bluske: That's the part that Supervisor Wehrs was indicating. In Mindoro they have a sanitary district where if you wash them, it goes into their sewer system and get treated – they don't need a holding tank. If they start weighing a tank vs. no tank, leasing property – which is the cheapest.

QUESTION Meyer: Let's ask the applicants – does deferral help you?

REPLY SE: Yes – that's a possibility – take it right to Mindoro, for everybody's safety. You're saying Mindoro, with water treatment; they would have something like this?

REMARK Bluske: yes – they're looking for industrial.

QUESTION SE: So you're saying we could wash it (so it goes to) the Mindoro water treatment?

REPLY Bina: But that doesn't change the staff recommendation.

REMARK Meyer: I'd ask to have this deferred for 30 days. Will that give you time for some answers. Then would it come back to our business meeting?

REPLY Bluske: It has to go back to public hearing if there's additional testimony. It has to be on record.

**Motion Meyer/Pedretti to defer Conditional Use Permit #813 to next month's public hearing.**

QUESTION Wehrs: They have a July 9, 2010 deadline. Is that long enough – if you withdraw you can come back at your time.

REMARK Bluske: And if it's denied he as to wait one year.

REMARK Handy: To reiterate what Tina said, if they withdraw, they can come back within their own timeframe. If deferred, the information they need to provide needs to be to us by July 9<sup>th</sup>; which is our deadline for the next meeting. Deferral puts them on a tight schedule. Withdrawal puts them on their own schedule.

QUESTION JE: Either way we pay another fee of Three hundred Seventy-two Dollars and no/100 (\$372.00)?

ANSWER Bluske: Yes.

REMARK Meyer: I made a motion to defer, that gives you until July 9<sup>th</sup>.

REPLY JE: I think we'd like more time than July 9<sup>th</sup>.

Meyer: I'll withdraw my motion

REMARK Pedretti: They have to ask to officially have it (the CUP application) withdrawn.

REMARK SE: We're going to have to meet with the Mindoro Town of Farmington Committee first anyway.

REMARK Mach: And talk to the Town of Farmington and Mindoro how you could do it better.

QUESTION SE: And this would get sent to all the neighbors again?

ANSWER Bluske: Yes.

QUESTION Meyer: Would you like to have it withdrawn?

ANSWER JE: I think so. After we meet with the Town of Farmington, the Town Board, maybe they can send us in the right direction. We can come back with more knowledge on what you guys are asking of us.

REMARK Meyer: And the DNR – Jeff said he as the names and numbers.

REPLY JE: We'd like to work with the same person so we're all on the same page.

REMARK Bluske: You can come in and get information for the contacts we have. We also have a chart made out for the year ahead for meetings and deadlines. July 9<sup>th</sup> is the next deadline. The first Friday in August is the 6<sup>th</sup>. That's the deadline for the September meeting. September 5<sup>th</sup> is the deadline for our October meeting.

REMARK Wehrs: I recommend you talk to our economic development staff about available lots, leases – that you've checked into that. I think it's ideal to have it off this property, but if you had cost comparisons, that would be great.

QUESTION SE: So, you're suggesting to stay off-property.

ANSWER Wehrs: No, just that I'd like to see a comparison; I think you're looking for that anyway. You want to grow.

Meyer: There's no motion on the floor, I've withdrawn my motion.

**Motion Pedretti/Manthei to accept request to withdraw Conditional Use Permit #813.  
7 Aye, 0 No. Motion carried.**

REMARK Bluske: As Supervisor Wehrs indicated we have economic development staff.

QUESTION Meyer: Do you understand all your directions?

ANSWER SE & JE: Yes.

**ZONING PETITION NO. 1845** Thomas A Baumgartner, 2521 Baumgartner Dr, La Crosse, WI. Petitions to rezone from the Agriculture District "A" to Residential District "A", an 8.58 acre parcel for a 20 lot single family subdivision lying west of Lakeshore Dr on land described as: Part of Gov't Lots 1 & 2 in Section 13, T16N, R8W described as: Commencing at the East ¼ corner of Said Section 13; thence N5°26'33"W 376.06' to the Southeast corner of Certified Survey Map Volume 13, Page 21, said point being on the west line of Lakeshore Drive and the POB; thence S89°19'46"W along the South line of said Certified Survey Map 125' to the Southwest corner of said Certified Survey Map; thence N0°40'17"W along the West line thereof 142.12' to the southerly line of Baumgartner Fourth Addition; thence S89°16'30"W along said southerly line 508.00' to the southwest corner of Lot 21 of Baumgartner Fourth Addition; thence N13°47'0"W along the west line thereof 138.45'; thence S86°21'22"W 67.05' to the Southeast corner of Lot 1, Block 7, Baumgartner Second Addition; thence S77°54'0"W along the South line thereof 161.33' to a point 23', more or less, from French Slough; thence along a meander line S12°44'27"E 676.79' and S17°56'30"E 125.53' to a point 25', more or less, from French Slough and the terminus of said meander line; thence N83°15'07"E 191.04'; thence N8°26'15"W 348.64'; thence N89°19'46"E 567.86' to the West line of Lakeshore Drive; thence N0°40'17"W along said west line 175.00' to the POB. Includes the lands lying between the meander line and the water's edge. Town of Campbell.

**Postponed.**

**CONDITIONAL USE PERMIT NO. 814** Jon Bergh, President of Wet Coulee Kayaks, Inc., 495 Old Cemetery Rd, Roberts, WI 54023; acting on behalf of Richard E & Mary L Storandt, 1600 Waterloo Ave, West Salem, WI. Petitions to operate a kayak & canoe construction business on part of a 40 acre parcel covering an area 50-ft surrounding the existing 40-ft X 80-ft pole building, with the storage of one transport trailer, on land zoned Exclusive Agriculture District and described as: Part of the SW-SE of Section 14, T17N, R8W being an area 50-ft immediately adjacent to and surrounding the existing 40-ft X 80-ft pole building. Town of Hamilton.

**Appearing in favor:** John Bergh, 495 Old Cemetery Rd, Roberts, WI 54023.

We're seeking a Conditional Use Permit on agricultural land. These are custom built kayaks. We don't have a show room or anything. We won't sell too many in La Crosse County, we'll build them here. This will be internet based where customers around the world seek us out to contract with us to build one of these hand-made wooden boats. We'll build it in our little shop and ship it to them.

QUESTION Bluske: Explain to the committee the kind of materials you use like paints and varnishes, and what quantities you keep. The fire departments like to know about this if they have to react.

ANSWER Bergh: Carpenter's wood glue – water based & non-flammable, epoxy and hardener – not flammable. I keep one gallon of acetone in the shop so if a batch of epoxy gets away from me I can thin it without ruining the project. We keep a couple of gallons of denatured alcohol for a wiping solvent to pick up dust as we sand. We keep turpentine in small quantities as a thinner for Spar Varnish. Turpentine is the only thing that's used and recovered, that doesn't evaporate. We take that to recycling centers and they take all the paint out for re-use.

QUESTION Meyer: Do you have Material Safety Data Sheets (MSDS) for all that?

ANSWER Bergh: I pick those up whenever I buy chemicals – I've been trained in a previous life to check all of that.

QUESTION Bluske: When on the tour we noticed some construction added to the front of that shed done without a permit. How old is that? Looks like a porch or lean-to between the house and shed.

ANSWER Bergh: I don't know – that was pre-existing to me.

REMARK Bluske: We'll ask the owner then.

**Appearing in favor:** Richard Storandt, 1600 Waterloo Ave., West Salem, WI 54669.

I'm the property owner. I'm in favor of the application – I see no problem with it. As far as the neighborhood there'd be no noise pollution, environmental pollution, or traffic.

QUESTION Meyer: Can you speak to the addition Jeff was asking about? Was it there when you bought it?

ANSWER Storandt: That was put there a couple of years ago. It was checked out at that time and it was said it wasn't needed.

QUESTION Meyer: Who said it was not needed?

ANSWER Storandt: I don't remember, but the individual that constructed the porch had checked about getting a building permit and was told it wasn't necessary.

REMARK Bluske: We call ours a Zoning/Occupancy Permit. It's a county permit, not a town permit.

QUESTION Bluske: When the committee was out there, there were maybe three vehicles and a trailer on a truck. Will that interfere with the residential use of the house? Is that being rented?

ANSWER Storandt: The house is rented. There were some vehicles possibly parked on the east edge of the lawn.....

REMARK Bluske: (Refers to aerial photo on the screen) Into the driveway and right up by the house

REPLY Storandt: Probably a matter of materials being stored in the garage area of the shed, so the vehicles were parked outside until the materials were removed from the garage area to make room.

QUESTION Bluske: Is his business going to interfere with the residential use?

ANSWER Storandt: It will not.

QUESTION Bluske: Is there a restroom in there or does he go into the house to use the restroom?

ANSWER Storandt: He goes in the house to use the restroom. He's a resident of the house. That's his residence.

QUESTION Bluske: I thought he lived in Roberts?

ANSWER Storandt: That's his present address, he's moving here.

REMARK Vandenlangenberg: I'm guessing this is an ag building built without permits. If this is approved and it becomes a business, he may need state approved plans and a permit through us.

REMARK Storandt: This is a pre-existing building – it was not constructed for the business. The business is being inserted in the pre-existing ag building.

REPLY Bluske: But it's not an agricultural use anymore – it's a commercial use. Now the building has to be permitted for its commercial use.

**Appearing in favor:** Richard Schomburg, W3679 County Road C, West Salem, WI 54669.

The Town Board voted in favor of this. We didn't have any problems with it. He talked about a sign on the building. I don't know what the County Ordinance is on the size of that?

ANSWER Bluske: It's whatever is approved.

REMARK Schomburg: I think there was standard we went by in the new regulations – I couldn't find that. I'll take the County's Ordinance on that – 15 square feet. It would be a good business in our town.

REMARK Meyer: A sign is in the write-up (for the application).

No one else appearing in favor or opposition.

**Correspondence:** None.

**Staff Recommendation,** Bluske: Approval subject to 9 conditions:

1. Permit is granted to operate a kayak and canoe business in an existing pole building at N6144 County Road C.
2. Off-street parking shall be maintained for up to 2 vehicles.
3. One transport trailer may be stored on site.
4. 2 employees allowed.
5. Hours of operation: Monday thru Friday – 8 AM – 5 PM & Saturday – 8 AM – Noon.
6. Carpenter tools and equipment shall be reported to the local assessor yearly.
7. One 15 square foot unlighted sign may be attached to building only.
8. A Zoning/Occupancy permit is required for the commercial use of the property.
9. This permit is non-transferable.

**Motion Manthei/Keil to approve subject to 9 conditions.**

**7 Aye, 0 No. Motion carried unanimously.**

**ZONING PETITION NO. 1846** Marcy Scheel; acting on behalf of Four Loons LLC, 3549 Lakeshore Dr., La Crosse, WI 54603. Petitions to rezone from the Commercial District "B" with conditions for residential condominiums pursuant to Zoning Petition No. 1779 to Commercial District "B" with no conditions to allow for short and long term rentals, continued use of the home as a beauty parlor and construction of a 2-story office building on land described as: Lot 2 of Certified Survey Map No. 90 Volume 14 and all of 16 Pines Condominium. Town of Medary.

REMARK Bluske: The County passed this previous rezone on May 15, 2008 that set current conditions that the applicant seeks to remove:

1. Part of the parcel can be used as residential use for condominiums;
2. The existing home can be used for a beauty parlor;
3. Part of the parcel can be used for a 2-story office building with required parking spaces.

**Appearing in favor:** Mary Scheel, 3549 Lakeshore Dr., La Crosse, WI 54603.

I'm representing Four Loons, LLC. We have a project called 16 Pines (distributes handouts to the Committee). The handout I have will get you from where we started in 2007. Back in 2007 when we bought it from the Stevermer's, if you go to page 4, the pictures depict the motor lodge when we purchased the property. Our intent was to tear it down and put up log cabins and rent or sell them as condos. The beauty salon was the residence for the Stevermer's. The next page starts with the cabins and what they look like now. When we purchased the property the intent was to convert from Commercial "B" with Motel to Commercial "B" with a beauty salon and residential condos. That petition was approved with conditions. The conditions on the condo are that we can lease the property for 6 months or longer. That's what we're trying to have removed today, to not put a limitation on the tenancy. We paid a lot of attention to the cabins and how they'll compliment the hillside. There's 500 acres of Mississippi Valley

Conservancy land up there and we thought the cabins would blend in better than what you see in the beginning. The site plan on page 8 will not change. The beauty salon will remain intact. (Units) One and two have been built. Tara Larkin lives in number two and I have a letter from on page 3 that basically says it doesn't make any difference to her – she's moving and we thought this would make the best opportunity to convert it to the intended use; we would more than likely buy the property back from her. One and two are done, three and four are done. We have people to lease those – we haven't signed the leases yet, until we see how we end up tonight. We spent a lot of attention and detail in designing the cabins. When we started the intent was to lease or sell the cabins. Everyone loves the cabins but hates the location. We've marketed for the last two years. Even in today's market you should be able to pre-sell or get enough interest as you go along or to at least sell the ones you have. The phone calls we get are from people coming to town for family reunions, the "Y" in Onalaska called to rent the cabins for seminars. I have a friend whose father past away and had family coming from Vietnam – they couldn't find a place in La Crosse for a long term stay. If you go to the white pages (refers to hand-out). I manage the Century 21 office so I have my eye on the market; I'm watching what's out there. You're all aware of the Sunset Condominiums out on Highway 16. They're running into the same problem we have. They're beautiful condos. I believe it's the location that's had a bad effect on them. There's one that did sell. It was listed at \$344,900. It took 509 days to sell and sold for \$315,000. There was one at \$359,900 on the market for 665 days and sold for \$317,000. They are reducing from \$29,000 to \$42,000 to sell. These properties have been on the market for over 3 ½ years. The next page will show you the actives. They range from \$324,900 to \$524,900, and there are 14 of them. They've been on the market for 1,257 days. I don't think it's the condos, I think it's the location. If you look at our marketing piece at the very end (of the handout), we thought we were smarter than the other guy. We thought the problem at Sunset was they were too high. He started at \$299,000, now his lowest is \$324,000 after 3 ½ years. Reason is his holding cost is so high. We thought if we build cabins and we blend into the hillside, and there's a demand for condos, that you build it and they will come. They came but they want to lease. Even though our condos are less expensive, the location is a killer. Even if the market was better, would it make a difference? I don't think so. Highway 16 is Highway 16 – it's a great location but not for residences. We're asking to remove the conditions and allow us to rent or lease whether it be daily or monthly or weekly. We're at a point where we need to be proactive instead of reactive. We don't want to wait 1,257 days and paying holding costs. We know this will work. It goes from an investment property to a small business, and that's what we're looking for. It will be more work but that's what the market is demanding. You have to base what you do on what you can forecast, your experience, and also history. The Nuttleman's and Stevermer's ran a motor lodge there for many years and were successful. I think it's going full circle here and coming back, and that's what we're asking.

QUESTION Meyer: So, when the Nuttleman's ran it, it was one night, a week, three days and that's what you're asking for?

ANSWER Scheel: Yes.

QUESTION Bina: What is the difference between what they need and what they have? I thought if you had property you could sell it or rent it, but evidently you need different zoning then?

ANSWER Bluske: In the beginning I indicated that in 2008 this Committee and the County Board approved the rezoning on this with those 3 conditions, that they could only be used for condominiums, which means you can't rent them. The existing home could be used as a beauty parlor and I haven't heard, but I think the 2-story office building is out of the equation?

REPLY Scheel: Right.

REMARK Bluske: Normally condominiums and multi-family are allowed on Residential "C" or Agriculture "A" with enough acreage. In this case it was already zoned commercial which allows a lot of uses. The last time this came up I think the Town of Medary had issues with what could go in there, so they only wanted the condos. If you look on the back it has Unit 14; that is not part of the condominium called "16 Pines." The question that pops up is under the condominium association. I don't know if there are association fees, if you need to vacate the condo, what kind of maintenance, declarations, covenants you have that you have to redo because normally declarations don't allow rentals.

REPLY Scheel: Here's the difference – the beauty salon is in the condominium. It'll still be condominiums because it's zoned that way, but we will own all of them. It's not like someone would buy one and it would be separate and we'd have to have a meeting and agree upon whether it's a rental or not. We are the owners, so we can command.

QUESTION Bluske: You can do what you want then?

ANSWER Scheel: Exactly. Now, while we're halfway young and they're still young, we'll put the energy into it. And if someday we retire, that's an option as far as selling it. If someone didn't want the whole project, you could break it back down to a condominium and sell them individually.

QUESTION Bluske: One of the fears Supervisor Bina might have is because it's zoned commercial. Anybody could run a business out of one of those rental units.

ANSWER Scheel: That could be covered in the condominium documents.

QUESTION Bluske: True, but without conditions....have you met with the Town of Medary yet?

ANSWER Scheel: No – they said after we meet here.

REMARK Bluske: They might still have a concern on those commercial things on that list of things that could happen. You can have residential uses in the Commercial (B) Zoning District, without any kind of conditions. You can have as many buildings as you want.

QUESTION Pedretti: In essence, you'll run a hotel again?

ANSWER Scheel: Yes.

QUESTION Pedretti: It could be maybe a hotel, but it could be something else. How do we know what else could happen there, if there aren't any conditions?

ANSWER Scheel: We'd have to establish the conditions then. The intent is to not put a supermarket there, or a Kwik Trip. The condos stay the same, the beauty salon stays the same, the site plan stays the same. The only thing that changes is – and maybe the question you had, Mr. Bina, is "What is the difference?" The difference is the zoning we have now, the conditions stipulate that if we lease, we have to lease for 6 months or longer. Our intent is to build the same thing, only to lease – if we want to lease – for maybe an hour, which won't happen, but....

QUESTION Pedretti: I understand the intent, but what happens in maybe a year when this intent doesn't work like the last intent didn't work. And you decide it's commercial. I can do what I want and sell it out or build a Wal-Mart, not that you'll do that. But if we don't have any conditions – that's my fear, what happens if this doesn't work in a year?

QUESTION Wehrs: It's not necessarily a motel; these can still be rented long-term, correct?

ANSWER Scheel: Yes. Maybe you can help me come up with something here. I don't want to call it a motel, hotel or motor lodge. There's such a variance out there to the calls I'm getting. I've had three calls from other agents already who've said "I have a doctor who just moved to town. His wife is back home trying to sell the house. He does not want a long-term lease; would you rent to him month to month?" Right now I can't do that. But, if we want to rent to someone for a week for River Fest, we'd like the ability to do that as well. We'd have to establish what you would call that.

QUESTION Wehrs: But, you'd be fine if the conditions limited the use for rental?

ANSWER Scheel: Yes, no matter the time frame.

QUESTION Wehrs: You're not planning anything else?

ANSWER Scheel: No, but to get back to your (Pedretti's) question; I understand where you're coming from. You look at this and say "This would be great for this (condos)." I had the retired sheriff there – he drove by and loves the cabin. I told him to stop up and I'd show him one, but he won't live on Highway 16. I kept running into that roadblock. We haven't changed our mind on the project; we still have faith in it. We just have to switch gears, as far as the leasing.

QUESTION Meyer: Did you build the buildings since you've had it (the property)?

ANSWER Scheel: Yes – there's four built already.

QUESTION Meyer: How about Unit 10 – is that new?

ANSWER Scheel: Yes – we log sided that. There's a gentleman that's been in there for four years. We didn't want to lose him – he's a great tenant.



REMARK Meyer: Cash flow.

REPLY Scheel: Pretty much.

QUESTION Meyer: (Units) One, two, three and four have all been recently built?

ANSWER Scheel: Yes.

QUESTION Bluske: When going up the hill, to the right, maybe you could point out in your book...

ANSWER Scheel: It's seven and eight. There's a garage there too. That's going to be torn down eventually. There are two efficiencies from the original motor lodge.

QUESTION Bluske: When we issued our permit in 2008, one of the notes said there is a future condominium plat to be recorded. The existing house/beauty salon is to remain and the existing three cabins are to be removed. We noticed it's either the cabin or combination of cabins where units 7 and 8 are shown on the condominium plat that are being used for storage, which isn't allowed. We noticed signs, forms, stands or something stored in there.

ANSWER Scheel: We can get rid of that tomorrow. Century 21 uses that to store signs since the gentleman who puts the signs up didn't have enough room in his garage.

REMARK Bluske: That's a different use than is authorized – it's like commercial storage.

QUESTION Scheel: A lot of them are my signs and I can't store them (there)?

ANSWER Bluske: If you get commercial zoning that would be allowed. That's what the committee is trying to get at; what else can happen there.

QUESTION Meyer: Isn't the building supposed to come down?

QUESTION Bluske: That was my question – is that one of the three cabins to be removed?

ANSWER Scheel: No – that was a laundry room from the motor lodge hooked onto the garage.

REPLY Bluske: Maybe we missed having that torn down. If you get another one we'll indicate it's gotta go.

REMARK Scheel: It's attached to the garage, that's the bad part. It's an old 6-ft X 8-ft laundry room that was part of the motor lodge.

REMARK Bluske: It looked like the doors were open and not something somebody driving up there would want to see.

REMARK Meyer: It was bigger than that.

REPLY Scheel: We have a garage we store a lawn mower in. Where the window is – that's the old laundry room. I'll get them out of there.

QUESTION Scheel: Do you decide tonight? When reading the directions it said to be explicit. So, going back to what you're asking for – is it a motel or a motor lodge? What are you suggesting?

ANSWER Bluske: If it's long or short term rentals you can call it whatever you want. What's the place on the Causeway called?

ANSWER Scheel: Candlewood Suites; extended stay.

No one else appearing in favor or opposition.

**Correspondence**, Bluske: No correspondence from the Town of Medary. When do they meet?

ANSWER Keil: The second Tuesday.

REMARK Bluske: That's within the 10 days.

**Staff Recommendation**, Bluske: The Land Use Plan says this area should be commercial. We have no restrictions placed on that; we would concur that no conditions be placed on this Commercial District "B". If the Town of Medary has something that differs from that, we would hold it over until our August 2<sup>nd</sup> meeting to hear those conditions since we won't meet before county board.

QUESTION Meyer: So, we can approve it contingent on what the Town of Medary says?

ANSWER Bluske: We don't have to. If they want conditions or deed restrictions placed on it, we would meet August 2<sup>nd</sup> to discuss those and recommend to the county board conditional zoning.

QUESTION Pedretti: The second Tuesday is more than 10 days.

ANSWER Bluske: Yes it is, so we'd automatically hold it over to the August 2<sup>nd</sup> business portion of the meeting. We're done with the public hearing. We're waiting for the recommendation from the town.

QUESTION Pedretti: What were staff recommendations?

ANSWER Bluske: Approve as Commercial "B", no conditions.

QUESTION Pedretti: So, a Laundromat could go in there?

ANSWER Bluske: If it's commercial, it should be able to be anything (commercial). It's like Mary indicated - it's whatever the market dictates. The Town of Medary two years ago had concerns on what could go in there. If they want conditions, we'll let them. They did last time, too.

QUESTION Mach: If they don't add conditions, can we as a Committee still add conditions?

ANSWER Bluske: No. But that's a good point. If the Town of Medary doesn't put conditions on, it could go to County Board the third Thursday of July. If they concur, it goes through.

**Motion Bina/Wehrs to approve Zoning Petition No. 1846.**

REMARK Pedretti: I'm struggling with the fact there's no conditions.

**6 Aye, 0 No, 1 Abstaining (Pedretti). Motion carried unanimously.**

**Motion Pedretti/Bina to adjourn at 8:13 PM.**

**7 Aye, 0 No. Motion carried unanimously.**

Hearing adjourned at 8:13 p.m.

*Approved 8/2/2010*

*Nathan Sampson, Recorder*