

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

Monday, November 29, 2010

Administrative Center – Room 3220

Special Committee Business Meeting - 2:00 p.m.; Regular Committee Business Meeting – 4:00 p.m.

**MEMBERS PRESENT:** Don Meyer, Don Bina, Bob Keil, Beverly Mach, Dennis Manthei (2:09 p.m.), Marilyn Pedretti (2:11 p.m.), Tina Wehrs (2:09 p.m.)

**MEMBERS EXCUSED:** None

**MEMBERS ABSENT:** Steven Miller

**STAFF & GUESTS:** Jeff Bluske, Charlie Handy, Margaret Norden, Nate Sampson, Bryan Meyer, Steve O'Malley, Mike Weibel, Jeff Brudos, Chad VandenLangenberg, Jonathan Kaatz, Gregg Stangl, Jake VandeBerg, Mary Meehan-Strub

### **SPECIAL COMMITTEE BUSINESS MEETING**

#### **ORDINANCE REVIEW**

The committee received a draft of the proposed ordinance, Chapter 17 – Zoning Code. Charlie Handy reviewed a summary of proposed changes in zoning districts, as follows:

<b>District:</b>	<b>Replaces:</b>
Residential A	Residential A
Residential B	Residential B
Residential C	Residential C
Rural Residential	Agricultural A
Exclusive Agricultural	Exclusive Agricultural
General Agricultural	Agricultural A & Agricultural Transition
Recreational and Natural Resources	Agricultural B
Commercial	Commercial A& B
Light Industrial	Commercial C
Industrial	Industrial
Manufactured Home Community	Mobile Home Court
Public Facilities and Institutional	NEW designation

Handy conducted an extensive review of the proposed ordinance changes. Discussion focused on the following areas: Temporary structures, adding a definition of the term "permanent," mobile home park jurisdiction (county vs. municipality), mobile home court plans, residential development in agricultural districts, conditional use permits in various districts, highway setbacks and vision clearance. He pointed out a significant change with the addition of regulation of outdoor advertising, which is based on district, and does not regulate signs already under jurisdiction of state statute. He reported that they hope to complete the Farmland Preservation Plan update and have it meshed with the Zoning Ordinance by August, 2011. He reported that township chairs received drafts of the ordinance in May and October, 2010, but only the Towns of Holland and Shelby have formally responded with concerns or suggestions. Staff plans to hold another meeting with the Township Association to receive input. The item will be placed on future agendas for continued PRD Committee discussion.

**MOTION** by Pedretti/Manthei to hold a five minute recess. **Motion carried unanimously.** The meeting recessed at 4:10 p.m.

## **REGULAR COMMITTEE BUSINESS MEETING**

### **APPROVAL OF MINUTES FROM OCTOBER 25, 2010**

**MOTION** by Pedretti/Keil to approve the Minutes from October 25, 2010. **Motion carried unanimously.** Miller absent.

### **PUBLIC COMMENT**

None requested.

### **SUPERVISOR CONFERENCE REPORTS**

Supervisor Bina reported on a biomass conference he attended. Supervisor Pedretti congratulated Jeff Bluske on receiving the Wisconsin Real Property Listers Association (WRPLA) President's Award of Excellence.

### **LAND AND WATER CONSERVATION BOARD ELECTION**

Gregg Stangl provided a ballot and the resumes of four candidates, from Lafayette, Kewaunee, Calumet, and Oneida Counties. Each member county is allowed one ballot to vote for three WLWCA board positions. **MOTION** by Bina/Pedretti to nominate WLWCA board candidates Wagner, Laughrin, and Rudolph. **Motion carried unanimously.** Miller absent.

### **ACT ON NOTICE OF NONCOMPLIANCE FOR FARMLAND PRESERVATION PROGRAM NONPARTICIPANTS**

Gregg Stangl reported on the farmers who have participated in the Farmland Preservation Program in the past, but who have not responded to the Land Conservation department's survey about whether they wish to continue. He asked to have them removed from the program, rather than have his department provide additional services or allow those farmers to claim a tax credit without meeting program requirements. He provided a list of the non-responding farmers, and also provided a list of farmers that have voluntarily withdrawn. He asked for approval to issue a notice of noncompliance to both the voluntary withdrawals and non-responding farmers, and to notify the Department of Revenue of the voluntary withdrawals.

**MOTION** by Pedretti/Manthei to approve issuing a notice of noncompliance to farmers who are voluntarily withdrawing from the Farmland Preservation Program and to notify the Department of Revenue of their removal. **Motion carried unanimously.** Miller absent.

**MOTION** by Pedretti/Manthei to issue a notice of noncompliance to farmers who did not respond to the Land Conservation Department survey and to notify the Department of Revenue of their removal. **Motion carried unanimously.** Miller absent.

### **STORM WATER INFORMATION AND EDUCATION CONTRACT EXTENSION WITH NEWGROUND**

Gregg Stangl explained that Nancy North, owner of NewGround, has provided services to develop and implement a storm water public information program. She has designed a website, brochures, folders and stickers, and developed an outreach strategy. Stangl requested that the contract be extended to allow for completion of the following:

- Website upgrades and maintenance
- Contractor outreach
- Marketing strategy for 2011 and 2012

The projected cost is \$22,790.00. The La Crosse Area Municipal Storm Water Group has a fund balance of \$18,865.00. Stangl explained that the difference will be split seven ways among the members with each share based on population. The contract extension takes effect January 1, 2011. **MOTION** by Mach/Keil to approve the contract extension with

NewGround to provide public information program services for the La Crosse Area Municipal Storm Water Group. **Motion carried unanimously.** Miller absent.

**CONTINUATION OF CONDITIONAL USE PERMIT NO. 818 FOR SHERRY K NOBLE D/B/A NOBLE INSURANCE SERVICE; OBO JEANETTE BAKER**

Jeff Bluske stated that in addition to the conditions below that were placed on the conditional use permit, the Town of Medary added a condition, as noted:

- This permit is granted to operate an insurance agency at W5822 County Road OS called Noble Insurance Service;
- Hours of operation – 8:00 a.m. – 5:00 p.m.;
- One professional unlighted sign is allowed with a zoning/occupancy permit;
- An Erosion Control Permit is required to perform landscaping to accommodate off street parking for up to eight (8) vehicles;
- The La Crosse County Highway Department shall be consulted to accommodate a commercial driveway entrance and to make it safe for exiting onto County Road OS;
- The permit is non-transferable.

The Town of Medary added: The footprint or square footage of the existing residence cannot be expanded. **MOTION** by Manthei/Keil to approve Conditional Use Permit No. 818 for Sherry K. Noble D/B/A Noble Insurance Service; OBO Jeanette Baker with seven conditions. **Motion carried unanimously.**

**CONTINUATION OF ZONING PETITION NO. 1856 FOR FRED J LEZPONA A/K/A LEZPONA INVESTMENTS LLP**

Jeff Bluske reported the following conditions were placed on the approval of the petition:

- There shall be no further subdividing of either Parcel "A" or "B"; and
- Parcels "A" and "B" shall be part of two larger Certified Survey Map lots and tax parcels, which shall be assessed and remain as a full CSM with multiple zoning classes

The Town of Holland concurred with the conditions. **MOTION** by Bina/Keil to approve the Continuation of Zoning Petition No. 1856 for Fred J. Lezpona A/K/A Lezpona Investments LLP, subject to two conditions. **Motion carried unanimously.**

**ZONING WEBSITE - DEMO**

Jeff Bluske showed changes to the Zoning, Planning & Land Information website that includes links to applications and brochures, meeting minutes, maps, and land records.

**FUTURE AGENDA ITEMS**

Zoning ordinance

**RECESS**

**MOTION** by Keil/Manthei to recess until the 6:00 p.m. public hearing. **Motion carried unanimously.** The meeting recessed at 5:05 p.m.

**Approved,** January 3, 2011, Margaret Norden, Recorder