

PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE PUBLIC HEARING

January 31, 2011
County Board Room – Administrative Center
6:00 p.m – 6:25 p.m

MEMBERS PRESENT: Don Meyer, Marilyn Pedretti, Beverly Mach, Tina Wehrs,
Donald Bina
MEMBERS EXCUSED: Robert Keil; Dennis Manthei
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 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.

ZONING PETITION NO. 1861 John H Noyes, 816 Bainbridge St., La Crosse, WI 54603; acting on behalf of C-M Robers LLC and Christine K Nichols, 138 Usher St., La Crosse, WI 54603. Petitions to rezone from the Agriculture District "A" and Industrial District to Commercial District "C", a 1.18 acre parcel for the possible construction of two (2) office buildings including wholesale distribution on land described as: Part of Block 8 of the Plat of West La Crosse and part of Government Lot 6, Section 30, T16N, R7W, described as follows: Commencing at the northeast corner of said Section 30; thence S68°32'44"W 3610.54' to the west right-of-way line of Bainbridge St., the south right-of-way line of Usher St. & the POB; thence west along said south right-of-way line of Usher St. 319.93', more or less, to the east line of the parcel with tax parcel number 4-1271-0; thence south along said east line 148.86' to the centerline of a vacated alley; thence westerly along said centerline 42.25' to the east right-of-way line of La Crescent St.; thence along said east right-of-way line S2°24'25"E 10.17'; thence N87°35'34"E 361.02' to said west right-of-way line of Bainbridge St; thence along said west right-of-way line N1°59'23"E 159.58' to the POB. Town of Campbell.

Appearing in favor: John Noyes, W5616 Stonehill Road, La Crosse, WI 54601 representing C-M Robers, LLC, 816 Bainbridge St, La Crosse, WI 54603. We were approached by J.F. Brennan in Lot 17 (refers to map on screen). They've expanded and would like to build a new office building. They approached us to buy our office building which is just off the map, that I currently lease to one of our clients, Cottonseed LLC. Brennan's want to eliminate this office building and build a bigger one there, on that site (refers to map). We propose to build an office building where we'd like to be rezoned. We petition to rezone the entire thing because it's the logical thing – we own all this property – I talked to Joe Bond and we might buy this piece – the last piece on Usher Street we don't own. That makes it fairly contiguous. Our point of buying that part of Usher Street was to have a buffer between our heavy industrial property and the other side of Usher Street. An office building would fill that role. So we applied to have it rezoned.

QUESTION Pedretti: There's a white area in this map (refers to screen), it wasn't on the previous one?

ANSWER Noyes: It's an abandoned alley.

QUESTION Pedretti: Is that for access – is that why it's getting rezoned as well?

ANSWER Noyes: I don't know why – it could stay Industrial. I didn't know how to deal with the alley issue, we own the property. It doesn't make a difference to us.

REMARK Pedretti: My concern was "Lot 16"; you said you might buy this. My concern was if you accessed behind this house.

REPLY Noyes: No. The access to the building would come in from Usher Street.

QUESTION Pedretti: You said you'd build one building. This is a large area – there'd be some future building. So it's something specific at this point but it could be other things that are commercial?

ANSWER Noyes: Yes. Commercial, light industrial, it really doesn't matter to us. We wanted the light use anyway, not industrial.

QUESTION Pedretti: Question to Jeff – if this is commercial, there's only so much that can go on this space?

ANSWER BLUSKE: Yes.

QUESTION Pedretti: So we don't have to worry about that?

ANSWER Bluske: No, not until they propose construction.

QUESTION Pedretti: It (the land) looks rather low. Are you concerned about flooding?

ANSWER Noyes: Absolutely. The next time you see me will be for special exception to fill. There was no point in doing that until I got the zoning changed.

QUESTION Pedretti: Then we'd have to talk about the neighbors and other properties?

ANSWER Noyes: Yes. That's the biggest thing, getting rid of the water. We have a good plan for that, to get the water back to Bainbridge Street. They've always had issues with water up on this corner (refers to map). We may fix that as part of this project. We don't want to create any trouble there.

REMARK Pedretti: My biggest concern is "Lot 16", to surround one house with industrial and commercial concerns me.

QUESTION Mach: If you raise the land (elevation), what will happen with "Lot 16"?

ANSWER Noyes: If we didn't buy that property, we'd slope everything away from the piece of property toward Bainbridge Street and Usher Street.

QUESTION Mach: When I drove out and looked, the house on the north side of Usher looked like it might get flooded?

ANSWER Noyes: All the time.

QUESTION Mach: With your changes, will you affect their water problems making it worse? Or will you tear it down?

ANSWER Noyes: They don't want me to tear it down. I was thinking of moving them into the house we bought. We won't tear down the Nichols house. It's a nice little house. I was thinking of moving those people off the corner where it does flood all the time. Their's doesn't flood. All of their utilities are above the flood. I've offered to move them there, but I'm questioning that whole thing. If anything, I'll tear that house down. That one does flood badly.

QUESTION Bluske: There was another house there – was the well capped off?

QUESTION Noyes: Which one – the one that's still there?

ANSWER Bluske: Yes.

ANSWER Noyes: No – the house is still there.

QUESTION Bluske: How about the one to the east of that – the two houses that are gone? Have they been capped off?

ANSWER Noyes: Yes.

QUESTION Bluske: How about the laterals – have you talked to the town?

ANSWER Noyes: Yes – we've done all that, in accordance with what they told me to do.

QUESTION Bluske: So the committee understands, can you explain what Cottonseed does, can you tell us?

ANSWER Noyes: They're strictly an office building. They sell cottonseed to farmers. They import/export cottonseed. We started them out on a wing and a prayer – now it's a full-fledged business. We were in that building (refers to map): Robers, Dredge, us, but we were there from the 1930's. When we built our new office, I leased that to them. Actually a couple of floors and they got bigger and bigger until they

leased the whole building. They'd like to stay on the island. That way they can see – basically they deal with a lot of product I bring in. Their warehouse is across the street, they can go look at stuff.

QUESTION Pedretti: Have you talked to the neighbors to the north – sent them letters or went door to door?

ANSWER Noyes: Yes, I can't say I've went door to door. They all know about it. I've talked to the neighbors I find or run into. They know it's there, they know it's coming. This gentleman here (refers to map) has no qualms coming over to talk to me about it. He just wants to know, and I would too, if the whole block next to me is being redeveloped. He was happy I tore the old houses down. Anything I do will be a massive improvement as it relates to him. I knew the Joe Bond property could be an issue. He called the day I got the meeting notice and I think we'll make some arrangement with him to get that last piece. Then drainage isn't as critical. This is already high (refers to screen) and it drains this way. You end up with a lot of water down in here. I'd like to get rid of it and drain it in one direction.

QUESTION Bluske: Do you use La Crescent Street to access the Industrial?

ANSWER Noyes: Not very often, mostly emergency.

QUESTION Bluske: You can get through there if you have to?

ANSWER Noyes: Yes, it goes back to River Steel. It's our property but River Steel rents it. It's not used often.

QUESTION Bluske: Would you fence along that row of cars (refers to aerial).

ANSWER Noyes: That's River Steel's parking lot. I haven't shot elevations. There's a berm there and I don't know if I'll fill that high. I think it's existing 643(ft) on the lower end, maybe 650(ft) on the upper end. Where the cars are parked it's about 650(ft). I don't know – I haven't dealt with that part of the issue. All I'll do is build the office building in this section here, so I can deal with that water by taking it to Bainbridge Street. If I was going to do the whole thing, with Joe Bond sitting there, I'd have done a long range water plan; then I might take it back to that alley. That keeps all my water off Usher Street and solves that problem.

QUESTION Bluske: There's no storm sewer on Bainbridge at all, is there?

ANSWER Noyes: Yes. There's an inlet there (refers to aerial photo). If they'd let me, I'd put a private storm water lateral right there. I might be better taking a little to Usher Street and fixing that problem on the corner. There's another one there (refers to aerial photo) but it doesn't seem to collect any water. Whatever I do there, I'll be cautious. That's what we do, run water in different directions.

No one else appearing in favor or opposition.

Correspondence, Bluske: Correspondence received December 29, 2010 from the Town of Campbell regarding their September 7, 2010 Planning and Zoning Commission meeting read into the record. Action taken by Town Board as recorded in Minutes of Regular Town Board Meeting of September 15, 2010 read into the record.

QUESTION Bluske: I'd have to ask John if he's been to a recent meeting after this petition was made?

ANSWER Noyes: No.

Staff Recommendation, Bluske: Here's Usher Street (refers to land use map on screen) and these are the lots. We recommend approval subject to the recording of a deed restriction indicating the zoning will go into effect when the Town of Campbell amends its land use map to show this parcel to be used for commercial or light industrial use. It will go into effect when the land use map changes. This puts some credence into what the town said they approved, they'll be working on amending the map.

QUESTION Meyer: What does that do for John? Can he start before that?

ANSWER Bluske: John indicated he'll be in sometime in the future to fill the lot. I don't know how long it will take the town to react, but John will have to hold their feet to the fire. This has to be done.

QUESTION Meyer: Can you live with that John?

QUESTION Noyes: Can I apply for the Special Exception Permit before that?

ANSWER Bluske: Certainly. It's going parallel (to the town's map amendment process).

QUESTION Noyes: Is the Special Exception Permit conditional on the zoning?

ANSWER Bluske: No.

QUESTION Pedretti: We've done this before, for the town to be up on their plan – this is not out of the ordinary, correct?

ANSWER Bluske: Yes.

Motion Pedretti/Wehrs to recommend approval of Zoning Petition No. 1861 subject to the recording of a deed restriction indicating the Town of Campbell has amended its Land Use Plan to show this parcel's land use classification has been changed to reflect uses in this zoning district.

5 Aye, 0 No, 2 excused (Keil, Manthei). Motion carried.

QUESTION Noyes: Do I file this deed restriction?

ANSWER Bluske: Yes.

Motion Pedretti/Wehrs to adjourn at 6:25 PM.

5 Aye, 0 No, 2 excused (Keil, Manthei). Motion carried.

Hearing adjourned at 6:25 p.m.

Approved 02/28/2011

Nathan Sampson, Recorder.