

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

Monday, April 4, 2011

Administrative Center – Room 3220

2:30 p.m.

**MEMBERS PRESENT:** Marilyn Pedretti, Marlane Anderson, Don Bina, Bob Keil, Beverly Mach, Dennis Manthei (4:03 p.m.), Tina Wehrs

**MEMBERS EXCUSED:** Don Meyer

**MEMBERS ABSENT:** None

**STAFF & GUESTS:** Steve O'Malley, Jeff Bluske, Gregg Stangl, Margaret Norden, Bryan Meyer, Mary Meehan-Strub, Nate Sampson, Charlie Handy, Greg Yakle, Patti Jackson-Kelly, Jack Zabrowski, Dick Berg, Jackie Eastwood, Mike Weibel, Maureen Freedland, Linda Lee, Dave Lange, Jake VandeBerg, Dan Wruck, Sean Gavaghan, Fred Schomberg, Charles Weeth, Fred Hilby, Mary Jo Webster

### **APPROVAL OF MINUTES FROM FEBRUARY 28, 2011**

**MOTION** by Keil/Wehrs to approve the minutes of February 28, 2011. **Motion carried unanimously.** Manthei, Meyer excused.

### **PUBLIC COMMENT**

None requested.

### **SUPERVISOR CONFERENCE REPORTS**

Bob Keil received an award for five years of service at the WACEC conference.

### **CONSENT AGENDA**

**MOTION** by Mach/Keil to receive and file the following consent agenda items. **Motion carried unanimously.** Manthei, Meyer excused.

Board of Adjustment minutes of 2/14/11

Historic Sites Preservation Commission minutes 3/4/11

Farmland Preservation/PACE Committee minutes of 3/17/11

Sustainable La Crosse Commission minutes of 2/24/11

Assessment Reform Study Committee minutes of 2/23/11

Redistricting Committee minutes of 2/1/11

### **UW-EXTENSION WRITTEN REPORTS**

Mary Meehan-Strub provided the UW-Extension staff reports. There were no questions.

NOTE: Vice-Chair Pedretti took the following items out of order.

### **RESOLUTION: RE: ADOPTION OF COMPLETE STREETS POLICY FOR LA CROSSE COUNTY**

The Resolution would adopt the policy of Complete Streets to enable pedestrians, bicyclists, motorists and public transportation when considering and evaluating County road projects. An inventory and assessment of existing corridors will be conducted, and the policy and procedures referenced in the Comprehensive Plan. Jack Zabrowski reported that benefits to the community would be in areas of economic development, health, and environment. He stated there will be cost benefits from designing roadways to incorporate considerations from the beginning rather than retrofitting after construction. **MOTION** by Bina/Keil to approve the Resolution Re: Adoption of Complete Streets Policy for La Crosse County. **Motion carried unanimously.** Manthei, Meyer excused.

## **PRELIMINARY PLAT OF BAUMGARTNER FIFTH ADDITION TO THE TOWN OF CAMPBELL**

Bryan Meyer reviewed the six-step process to approve a plat. Meyer stated he had completed his review, and recommended approval with the following conditions:

1. The final plat shall show an access restriction along the East line of Lot 15. Access for this lot shall be from Calloway Boulevard only.
2. The property shall be cleared of all farm parts and equipment, building materials, fuel tanks and other objects currently found on this residential property. These items shall be removed from the property and not buried anywhere on the property. These materials are considered junk and salvage according to the zoning code.

**MOTION** by Wehrs/Bina to approve the preliminary plat of Baumgartner Fifth Addition to the Town of Campbell with two conditions. **Motion carried unanimously.** Manthei, Meyer excused.

## **APPROVE THE EROSION CONTROL AND STORM WATER MANAGEMENT PLAN FOR THE BAUMGARTNER FIFTH ADDITION**

Mary Jo Webster, Urban Conservationist, reported on her recommendations for erosion control and storm water management. She made the following recommendations for conditions for approval:

1. All organic and inorganic debris located on lots 7-14 is to be removed and properly disposed of prior to the start of earthwork
2. Less permeable soils in the infiltration basin shall be over-excavated for a depth of three feet and replaced with the more permeable soils found between 18 and 48 inches below the surface. The bottom of the basin is not to have topsoil applied, native soil is to remain on the surface, and native plants are to be used for landscaping.
3. A planting plan for the infiltration basin is to be submitted
4. All areas that are graded to allow for concentrated flow are to be protected with approved erosion control mat.
5. Phasing and sequencing shall be determined prior to or during the pre-construction conference.
6. Phasing shall be done to minimize the amount of open soil at one time.
7. Depending upon weather conditions, temporary seeding may be required.
8. As required in the technical standards, final stabilization shall be done after a minimum of four inches of topsoil has been placed.
9. A pre-construction meeting with the contractor, the owner or their representative, the designer, and a staff member from La Crosse County Department of Land Conservation shall be required.
10. If any portion of the drainage swale behind the west side curb of Baumgartner Dr. falls outside the ROW, it is to be included in a drainage easement.
11. Prior to starting construction the required bond of \$185,000 is to be submitted to the Department of Land Conservation

**MOTION** by Keil/Wehrs to approve the Storm Water Management Plan for the Baumgartner Fifth Addition with 11 conditions. **Motion carried unanimously.** Manthei, Meyer excused.

## **NATURAL RESOURCES CONSERVATION SERVICE UPDATE**

Greg Yakle and Patti Jackson-Kelly attended on behalf of NRCS. Yakle stated they work with landowners in the county, mainly with engineering and nutrient management projects. Gregg Stangl pointed out that they were involved in the testing of aging flood control structures and will be included in upcoming discussions about maintenance.

### **PRELIMINARY PLAT OF WILDWOOD VALLEY TO THE TOWN OF ONALASKA**

Bryan Meyer displayed the preliminary plat for a conservation subdivision. He reported that it is a unique road design that is 12 feet wide, with two-foot gravel shoulders. There will be a roundabout at each intersection. After consulting with the County Highway Department and the Wisconsin Department of Transportation, he recommended approval the following conditions:

1. Adequate signage that clearly delineates traffic flow and that no parking is to be allowed on the roadways.
2. Specific off roadway parking areas be initiated by the developer making certain to address any runoff issues.

Sean Gavighan answered questions regarding maintenance and the neighborhood association.

**MOTION** by Wehrs/Keil to approve the preliminary plat of Wildwood Valley to the Town of Onalaska with two conditions. **Motion carried unanimously.** Manthei, Meyer excused.

### **APPROVE THE EROSION CONTROL AND STORM WATER MANAGEMENT PLAN FOR WILDWOOD VALLEY DEVELOPMENT**

Mary Jo Webster distributed the erosion control/storm water plan for Phase II of the Wildwood Valley development. She provided a detailed explanation of her considerations, and made the following recommendations for conditions for approval:

1. If the waterway is not installed it is imperative that the Committee's approval includes the condition that the Department has the authority to require the installation and continued maintenance of the waterway at such time that erosion has the potential to impact the culvert located under County Road D or the downstream wetlands and riparian areas associated with Halfway Creek.
2. Should it become evident that the sediment traps located in the central drainage areas are not adequate to prevent sediment from leaving the project, a main sediment basin will be required.
3. A cost estimate for erosion control and grading shall be provided to assist in the determination of the amount of bond to be required. Bond shall be adequate to allow for the installation of erosion and sediment controls including the administration of such action should it become necessary to keep the site in compliance. Prior to starting construction the required bond shall be submitted to the Department of Land Conservation.
4. The phasing and sequencing shall be determined prior to or during the pre-construction conference.
5. The phasing shall be done to minimize the amount of open soil at one time.
6. Depending upon weather conditions, temporary seeding may be required.
7. As required in the technical standards, final stabilization shall be done after a minimum of 4 inches of topsoil has been placed.
8. A pre-construction meeting shall be required with attendance by the contractor, the owner or their representative, the designer, and a staff member from La Crosse County Department of Land Conservation.
9. All following phases of development to occur in the upper reaches of the drainageways must provide control of storm events discharging to this current phase to the rates that were used in the design of this erosion control and storm water plan. Those 24 hour event rates are as follows:

REQUIRED RUNOFF CONTROL RATES FOR ALL FUTURE DEVELOPMENT OCCURRING ABOVE PHASE II		
24 Hour Storm Events	East Valley	West Valley
1 Year	2.1 cfs	1.36 cfs
2 Year	6.44 cfs	4.41 cfs
5 Year	26.02 cfs	17.57 cfs
10 Year	48.87 cfs	32.58 cfs
25 Year	77.31 cfs	51.09 cfs

10. All requirements/conditions regarding the initial Phase (construction of 2700 feet of road) are still in effect. The one exception would be to allow construction of the project to continue beyond the initial phase prior to submittal of final as-builts being submitted for the initial phase. This would be allowed only to the extent that the Department determines it shouldn't create an increased potential for off-site impact due to erosion.

**MOTION** by Bina/Keil to approve the erosion control and storm water management plan for Wildwood Valley Development with 10 conditions. **Motion carried unanimously.** Manthei, Meyer excused.

#### **DISCUSS GOVERNOR'S BUDGET IMPACT ON COMMITTEE AND SUBCOMMITTEES**

Steve O'Malley provided a handout on impacts that have been identified in the Governor's budget, including dams and dam repair, nonpoint pollution, erosion control, phosphorus regulation, clean water fund, and brownfields. Gregg Stangl spoke about cuts in staffing grants and shared revenue allocation. Mary Meehan-Strub reported that there will be employee cuts and restructuring in UW-Extension, but the local impact is unknown. Jeff Bluske reported that the Working Lands Initiative and PACE will cease without federal funds.

#### **REVIEW PUBLIC HEARING DRAFT OF ZONING ORDINANCE AND TIMETABLE**

Jeff Bluske provided a timetable for the proposed zoning ordinance changes. Target dates for the timetable include public information meetings with Towns in June, revisions and certification by the Department of Agriculture, Trade and Consumer Protection in July, a public hearing in August, and final draft of the ordinance presented to the County Board in September, 2011. Discussion was held regarding presentations and receiving public comments. Consensus of the committee was to reference proposed changes by page and line number. Charlie Handy stated that any changes would be dated. He sought approval to have the ordinance draft published on the Zoning Department website. **MOTION** by Bina/Keil to approve putting the draft of the zoning ordinance on the Zoning Department web site. **Motion carried unanimously.** Manthei, Meyer excused.

#### **DISCUSS AND SET POLICY ON LA CROSSE AIRPORT OVERLAY REGULATIONS**

Dan Wruck, City of La Crosse airport manager, spoke about the airport overlay, and asked the PRD committee to adopt by reference. Lengthy discussion followed regarding enforcement jurisdiction. Jeff Bluske reported on effects to County ordinance, and stated that if his staff is responsible for oversight, it will require an additional staff person. Consensus of the committee was that they will need a copy of the ordinance, municipal input, and an estimate of staff time to be able to consider approval.

#### **FUTURE AGENDA ITEMS**

Update of draft of Farmland Preservation Plan (May)  
 NRCS staff presentation on Coon Creek structure  
 Update on zoning ordinance

**RECESS**

**MOTION** by Keil/Wehrs to recess until the 6:00 p.m. public hearing. **Motion carried unanimously.** Meyer excused. The meeting recessed at 4:35 p.m.

**Approved,** May 2, 2011, Margaret Norden, Recorder