

PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

Monday, May 2, 2011

Administrative Center – Room 3220

3:30 p.m.

MEMBERS PRESENT: Marilyn Pedretti, Marlane Anderson, Don Bina, Bob Keil, Beverly Mach (3:48), Dennis Manthei, 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, Maureen Freedland, John Ramsden, Tim Weisbrod, Mark Stephenson, Mike Weibel, Charles Weeth, Bob Seaquist, Rich Kastenschmidt, Dave Lange, Jill Billings, Mary Temp, Anna Janssen, Bud DeFlorian, Chris Papenfuss, Jay Fernholz

APPROVAL OF MINUTES FROM APRIL 4, 2011

MOTION by Bina/Manthei to approve the minutes of April 4, 2011. **Motion carried unanimously.** Mach, Meyer excused.

PUBLIC COMMENT

None requested under the agenda item.

SUPERVISOR CONFERENCE REPORTS

Supervisor Bina reported that the Ag Advisory Board is concerned that earmarks in the federal appropriations bill may result in losing the entire grazing program; the RC&D is now a non-profit agency with no connection to the federal government; and the WCA Ag Advisory Committee is revising managed forest law and also talking about the Working Lands Initiative.

Supervisor Pedretti reported that UW-Extension staff received the following awards at the Joint Council for Extension Professionals conference:

- Steve Huntzicker—2011 Achievement Award from the Wisconsin Association of County Agricultural Agents.
- Robert Matysik—25 years of service by the Wisconsin Extension Association of 4-H Youth Development Professionals
- Mary Meehan-Strub—Administrative Leadership Award from the Wisconsin Chapter of Epsilon Sigma Phi

CONSENT AGENDA

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

- Historic Sites Preservation Commission minutes of April 1, 2011;
- Assessment Reform Study Committee minutes of March 23, 2011;
- Redistricting Committee minutes of March 22, 2011.

APPROVE PRELIMINARY PLAT OF BOBBAR ADDITION TO THE TOWN OF CAMPBELL

Bryan Meyer reported that there are two lots in the addition. He stated the plat complies very well and there were no concerns. He recommended approval. **MOTION** by Bina/Keil to approve the preliminary plat of Bobbar Addition to the Town of Campbell. **Motion carried unanimously.** Meyer excused.

REPORT FROM THE NATURAL RESOURCES CONSERVATION SERVICE REGARDING THE GEOLOGIC INVESTIGATION OF THE COON CREEK #33 FLOOD CONTROL STRUCTURE

Gregg Stangl introduced John Ramsden, NRCS State Engineer, NRCS Geologist Tim Weisbrod, and Mark Stephenson, DNR Dam Safety Engineer. They conducted an analysis of the flood control structure that was built in 1960 in the Coon Creek Watershed to control flooding in the Village of Coon Valley downstream from the structure. There are four homes (three continuously occupied; one occasionally occupied) below the dam which could be flooded in the event of dam failure. Weisbrod reported on findings of soil samples, which showed the following:

- The center of the dam's earth fill has decent clay fill but also contains sand and gravel;
- Below the earthen fill, there is an area of bedrock with high permeability;
- The sandstone abutments are poorly cemented and not holding together well.

Ramsden stated that more study will be needed to determine potential costs. He reported that the dam is classified by the DNR as high risk, but not in imminent risk of failure. He gave the following options for future consideration:

- Take the dam out, but lose flood protection;
- Remove the homes downstream, or protect them with new landscaping or structural change;
- Rehab the entire dam to bring up to standards.

Stephenson reported that, at this time, there is nothing required other than normal upkeep, which the Land Conservation Department has done very well. Full inspections are done every two years. The report was informational only.

REVIEW AND APPROVE 2011 SOIL AND WATER RESOURCE MANAGEMENT GRANT CONTRACT

Gregg Stangl reported that the Land Conservation Department has received a grant award from the Wisconsin Department of Agriculture, Trade and Consumer Protection and Department of Natural Resources to partially pay staff time and cost sharing to implement the County's Land and Water Resource Management Plan. The grant is proposed as follows:

2011 Staff Grant	\$148,538.00
Conservation Grants	<u>\$94,461.00</u>
Total Grant Award	\$242,999.00

He recommended accepting the grant amount. **MOTION** by Mach/Keil to accept the grant amount of \$242,999.00 to the Land Conservation Department. **Motion carried unanimously.** Meyer excused.

REVIEW OF PUBLIC HEARING DRAFT OF ZONING ORDINANCE REWRITE

Charlie Handy reviewed the major changes that have been made in the Zoning Ordinance that include definitions of agricultural building, base farm tract, farm, and others for clarification purposes; and changes in district names, creation of new districts, and changes in permit requirements, including rural residence district, exclusive ag, manufactured home community district, recreational and natural resources district, commercial district, light industrial district, and public institution district. The report was informational only.

UPDATE OF THE DRAFT OF FARMLAND PRESERVATION PLAN

Charlie Handy reported that the committee has completed a draft of an area map, and has also completed approximately eight chapters of the plan. They will hold a second round of informational meetings in summer of 2011, perhaps in conjunction with the zoning ordinance public hearings. He responded to questions about promoting the informational meetings, which will include print media, website, and a public radio interview.

RESOLUTION RE: TEMPORARY MORATORIUM ON CERTAIN TYPES OF OUTDOOR ADVERTISING

The Resolution would create a temporary moratorium on outdoor advertising, including conversions of existing billboards to electronic message signs, for six months or until revisions to the sign ordinance or sign standards in the zoning ordinance are approved and made part of the County Comprehensive Plan. Maureen Freedland, who requested the Resolution, provided an edited version to the committee. Public comment was given by Freedland, Jill Billings, Rich Kastenschmidt, Charles Weeth, Bob Seaquist, and Jay Fernholz, who all spoke in favor of a moratorium. Weeth also provided background on the difference between static and LED (digital) billboards. Supervisor Mach read aloud from a UW-Extension First Impressions report with comments from visitors from another community regarding the prolific use of billboards that blocked views of the bluffs. Discussion followed regarding the fiscal impact. The following amendments to the Resolution were made:

MOTION by Mach/Keil to approve editions proposed by Supervisor Freedland, as follows:

- Add the word "proposed" following the fifth and sixth "Whereas";
- Delete the word "only" between the words "ADVERTISING" and "addresses" in the sixth "Whereas" paragraph;
- In the "Now Therefore Be it Resolved" paragraph, add the words "within the unincorporated areas of La Crosse County" between "CEVMS" and "including the conversion of existing billboards...";
- In the "Now Therefore Be it Resolved" paragraph, add the sentence "Any person, corporation, or entity that violates the conditions of this moratorium shall be subject to a forfeiture of \$500/day, plus costs of removal."
- Delete the first "Be it Further Resolved" paragraph.

Motion carried unanimously. Meyer excused.

MOTION by Wehrs/Keil to approve amending the Fiscal Note to state, "The Zoning, Planning & Land Information Department indicates it is difficult to estimate the amount of the administration and enforcement costs for the moratorium on billboards." **Motion carried unanimously.** Meyer excused.

MOTION by Wehrs/Keil to approve amending the paragraph beginning with Now Therefore Be It Resolved, to add the words "whichever occurs first" at the end of the sentence ending with "...including the conversion of existing billboards to electronic variable message billboards, for six (6) months, or until the approval of revised regulations and controls on outdoor advertising via a sign ordinance or sign standards in a zoning ordinance." **Motion carried unanimously.** Meyer excused.

MOTION by Mach/Keil to approve the Resolution Re: Approve a Temporary Moratorium on Certain Types of Outdoor Advertising, as amended. **Motion carried unanimously.** Meyer excused.

CONTINUATION OF CONDITIONAL USE PERMIT NO. 826 FOR EDWARD & DIANE ROHMEYER

The conditional use permit request for Edward and Diane Rohmeyer was brought back to committee. The following seven conditions were placed on their permit:

1. This permit is granted to operate a computer repair business known as Prairie Computer Repair at W7218 Remus Rd in the home and a detached accessory building;
2. Hours of operation are from 8 AM to 5 PM Monday through Friday;
3. Employees – one (1), the owner;
4. A tax ID number is required to report income;
5. A Zoning/Occupancy permit is required for the change in occupancy of the shed;
6. One (1) unlighted on-premise sign is allowed – maximum size is eight (8) square feet; and
7. This permit is non-transferable.

MOTION by Manthei/Bina to approve Conditional Use Permit No. 826 with seven conditions. **Motion carried unanimously.** Meyer excused.

FUTURE AGENDA ITEMS

Report on recommended changes to zoning ordinance
Committee direction on amendments to sign regulations

RECESS

MOTION by Keil/Manthei to recess until the 6:00 p.m. public hearing. **Motion carried unanimously.** Meyer excused. The meeting recessed at 5:25 p.m.

Approved, May 31, 2011, Margaret Norden, Recorder