

PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

Monday, August 1, 2011

Administrative Center – Room 3220

3:30 p.m.

MEMBERS PRESENT: Marilyn Pedretti, Don Meyer (3:41 p.m.), Marlane Anderson, Don Bina, Dennis Manthei, Tina Wehrs

MEMBERS EXCUSED: Bob Keil, Beverly Mach

MEMBERS ABSENT: None

STAFF & GUESTS: Bryan Meyer, Steve O'Malley, Jeff Bluske, Gregg Stangl, Margaret Norden, Mary Meehan-Strub, Nate Sampson, Jake VandeBerg, Craig Breitspecher, Ryan Roberts, Keith Carson, Mary Wiemeyer, Mike Weibel, Maureen Freedland, Dan Ferries, Dave Lange, Barb Kooiman, Mike Lydon

APPROVAL OF MINUTES FROM JULY 5, 2011

MOTION by Manthei/Bina to approve the minutes of July 5, 2011. **Motion carried unanimously.** Keil, Mach, Meyer excused.

PUBLIC COMMENT

None requested.

SUPERVISOR CONFERENCE REPORTS

None reported.

CONSENT AGENDA

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

- a. Board of Adjustment minutes of 6/20/11 and 7/18/11
- b. Sustainable La Crosse Commission minutes of 6/23/11

APPROVAL OF FINAL PLAT OF BOBBAR ADDITION TO THE TOWN OF CAMPBELL

Bryan Meyer reported that the state reviewed the proposed final plat and had no required changes. The Town of Campbell also had no changes. Meyer recommended approval.

MOTION by Manthei/Wehrs to approve the final plat of Bobbar Addition to the Town of Campbell. **Motion carried unanimously.** Keil, Mach, Meyer excused.

PRESENTATION BY HISTORIC SITES PRESERVATION COMMISSION

Barb Kooiman presented a Power Point on the Historic Sites Preservation Commission, which was created by County ordinance in 1993. Their function is to identify, preserve, and protect historic sites in the unincorporated areas in La Crosse County. The Commission also received Certified Local Government (CLG) status under the State Historical Society. CLG status entitles the Commission to apply for State grant money, and over the years they have been awarded more than \$40,000 from the State, including a current project to seek National Historic Register status for the Oehler Farmstead. The Commission oversees an annual County grant of \$1,000 that is awarded to local organizations that apply for funds for special projects, such as brochures, archival storage, and building restoration. The Commission has designated 27 historic buildings or archaeological sites. Despite that designation, some historic buildings have been demolished, and Kooiman spoke about the challenge of preventing demolition when there is no mechanism in the ordinance for the Commission to be notified by Townships of demolition permit applications.

PRESENTATION OF PUBLIC INPUT ON ZONING ORDINANCE REWRITE

Charlie Handy presented a summary of public comments received in the following areas, and staff recommendations pertaining to each:

1. Addressing the sign ordinance;
2. Allowing additional animal units by conditional use permit in the Rural Residential District;
3. Addressing a temporary structure permit that is not required for buildings less than 64 square feet;
4. Adding vision clearance to include railroad right of way;
5. Addressing easements currently requiring Town Board approval, and including a public hearing;
6. Addressing the Towns' request for more time to react to the Ordinance and allowing the Towns a 12-month review period to propose Town-wide map amendments;
7. Adding language in the Exclusive Ag district to require deed restrictions with residential uses with the base farm tract;
8. Amending language for conversion fees to comply with State statutes.

Lengthy discussion was held regarding staff recommendations. The following motions were made:

MOTION by Wehrs/Bina to amend the final draft of the Zoning Ordinance to change temporary structure size to 100 sq. ft. **Motion carried 4-2-2.** Meyer, Pedretti opposed; Keil, Mach excused.

MOTION by Wehrs/Bina to recommend for review at the public hearing the amended language on access easements with Corporation Counsel input. **Motion carried unanimously.** Keil, Mach excused.

MOTION by Wehrs/Manthei to approve staff recommendations 2 through 8 as amended. **Motion carried unanimously.** Keil, Mach excused.

REVIEW RECOMMENDATION TO PARTICIPATE IN DAM REHABILITATION PROGRAM

Gregg Stangl provided a review of the reports that have been previously presented on the Coon Creek dam. The USDA-Natural Resources Conservation Service (NRCS) proposed options include reconstruction to current standards, flood-proofing downstream structures, or removing the dam. Stangl reported that another option would be to continue to maintain the dam as is currently being done, with an emergency action plan in place. Corporation Counsel has advised that if the dam is maintained in a safe and reasonable condition, with accurate and up-to-date inspection records, there should not be additional liability to the County. Dave Lange reported that it is a discretionary decision for which the statute gives immunity. **MOTION** by Bina/Wehrs to decline the offer for rehabilitation of Coon Creek Structure #33, and to continue to maintain the dam. **Motion carried unanimously.** Keil, Mach excused.

UPDATE & DISCUSSION ON SIGN ORDINANCE

Dave Lange reported that the proposed ordinance draft is not completed. He received comments from the local sign companies and from Supervisor Freedland, and is working on simplifying the ordinance so that it is less complex than the St. Croix model. Lengthy discussion followed regarding a second proposed ordinance to be brought forward by Supervisor Ferries. Ferries stated he would like to have more input from tourism businesses and other major users of signs, and would like a more business-friendly ordinance. Further discussion was held regarding the moratorium timetable and the process for reviewing and amending either of the proposed ordinances. Lange suggested the draft he is currently preparing should be ready for review for the August 29, 2011, meeting.

FUTURE AGENDA ITEMS

Historic Sites Preservation Commission ordinance update (October)

RECESS

MOTION by Bina/Manthei to recess until the 6:00 p.m. public hearing. **Motion carried unanimously.** Keil, Mach excused. The meeting recessed at 5:19 p.m.

Approved, August 29, 2011, Margaret Norden, Recorder