

PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

Monday, November 28, 2011

Administrative Center – Room 3220

3:00 p.m.

MEMBERS PRESENT: Don Meyer, Don Bina, Beverly Mach, Dennis Manthei (3:04 p.m.)
Marilyn Pedretti, Tina Wehrs

MEMBERS EXCUSED: Bob Keil

MEMBERS ABSENT: Marlane Anderson

STAFF & GUESTS: Bryan Meyer, Gregg Stangl, Jeff Bluske, Steve O'Malley, Charlie Handy, Margaret Norden, Nate Sampson, Karl Green, Ray Ebert, Mike Weibel, Dick Granchalek, Betsy Bloom, Keith Carson, Maureen Freedland, Dan Ferries, Dave Lange, Jeff Brudos, Glen Jenkins, Rich Kastenschmidt, Karen Ringstrom, Lois Meinking, Syl Clements, Greg Yakle

APPROVAL OF MINUTES FROM OCTOBER 31, 2011

MOTION by Bina/Mach to approve the minutes of October 31, 2011. **Motion carried unanimously.** Keil, Manthei excused; Anderson absent.

PUBLIC COMMENT

None requested.

SUPERVISOR CONFERENCE REPORTS

None reported.

CONSENT AGENDA

MOTION by Bina/Pedretti to receive and file the following Consent Agenda items. **Motion carried unanimously.** Keil, Manthei excused; Anderson absent.

- a. Board of Adjustment minutes of September 19, 2011 & October 17, 2011
- b. Historic Sites Preservation Commission minutes of October 7, 2011
- c. Sustainable La Crosse Commission minutes of September 22, 2011 & October 27, 2011

REVIEW AND APPROVE THE HOETH FOREST TIMBER HARVEST #36 BID AND CONTRACT

Gregg Stangl presented bids from the following vendors for the harvest of 570 cords of red pine and 175 cords of white pine in Hoeth Forest. He recommended Lambert Forest Products of Warrens, WI, which placed the high bid.

Vendor	Unit price–red pine; total	Total bid amount
	Unit price–white pine; total	
Bell Timber	\$65.43; \$37,295.10	\$46,979.60
	\$55.34; \$9,684.50	
Joseph L. Boellig & Sons	\$36.05; \$20,548.50	\$28,857.25
	\$36.05; \$6,308.75	
Jelinek Trucking	\$57.08; \$32,535.60	\$42,524.60
	\$57.08; \$9,989.00	
Lambert Forest Products	\$74.10; \$42,237.00	\$55,204.50
	\$74.10; \$12,967.50	
Delaney Forest Products	\$62.00; 35,340.00	\$46,290.00
	\$62.00; \$10,850.00	
Biewer Wisconsin Sawmill	\$59.90; \$34,243.00	\$40,478.00
	\$36.20; \$6,335.00	

Stangl explained that one of the emphases of the harvest is to control the spread of Annosum root rot fungus. **MOTION** by Bina/Mach to approve the bid by Lambert Forest Products for \$55,204.50 to harvest red and white pine in Hoeth Forest. **Motion carried unanimously.** Keil excused; Anderson absent.

APPROVE THE CONSERVATION COMPLIANCE APPLICATION TO PARTICIPATE IN THE FARMLAND PRESERVATION PROGRAM FOR NORMAN SPRAIN

Gregg Stangl reported that Norman Sprain is a new applicant in the Farmland Preservation Program. Stangl noted that Sprain is compliant with agriculture performance standards, and recommended him for approval. **MOTION** by Wehrs/Bina to approve the application of Norman Sprain for the Farmland Preservation Program. **Motion carried unanimously.** Keil excused; Anderson absent.

REVIEW AND APPROVE AMENDMENTS TO THE PROPOSED COMPREHENSIVE REWRITE OF THE LA CROSSE COUNTY ZONING ORDINANCE

Charlie Handy presented the following concerns that were raised at a public hearing on October 3, 2011:

- Allow more animal units: A maximum of five animal units was not acceptable to people who raised small animals, and their recommendation was to raise the limit to 100. Staff recommendation was to remove all provisions for household livestock, excluding horses. Discussion was held on relying instead on Land Conservation regulations, which are based on the animal waste ordinance that considers the unique topography of the county. **MOTION** by Pedretti/Bina to take out reference to 1,000 pounds and reference to household livestock. **Motion carried unanimously.**
- Allow temporary structure size greater than 100 square feet: Public request was to increase the size to 150 square feet without requiring a permit. Supervisor Pedretti reported that a straw vote at the Towns Association meeting was 10-5 in favor of increasing to 12x12 or 144 square feet. Staff recommendation was to leave at 100 square feet. **MOTION** by Bina/Wehrs to recommend allowing a 12x12 foot temporary structure. **Motion failed 3-3-1.** Mach, Meyer, Pedretti opposed; Keil excused.
- Allow general agriculture in areas planned for development: Staff recommendation was to leave as currently drafted. Chair Meyer referred the matter to a later date.
- Require permits for all new buildings, including detached and agriculture buildings: Jeff Brudos, Town of Shelby, spoke in favor of requiring a permit for all buildings. Staff recommendation was to leave as currently drafted. **MOTION** by Wehrs /Meyer to keep the current requirement. **Motion carried unanimously.** Keil excused.
- Address detached accessory structures with more flexibility: Staff recommendation was to leave as currently drafted, and deal with existing agricultural buildings with policies adopted by committee. Jeff Bluske reported that several previous variance requests prompted a rewrite regarding detached structures. He stated that staff will work on changes.
- Address conditional use permit requirement for a 20% increase in livestock number of over 200 animal units or more. The state requires a conditional use permit. Supervisor Wehrs stated that the ordinance should not be more restrictive than the state, and that 500 animal units seemed legitimate. Supervisor Pedretti pointed out that the average farm is 200 acres, and also that if there were plans to increase livestock by 300 animal units, the neighbors should be notified. Staff recommended no change. **MOTION** by Wehrs/Bina to change the livestock number to 500. **Motion failed 3-3-1.** Mach, Meyer, Pedretti opposed; Keil excused.

In addition to public concerns, the following recommendation was raised by the County Highway Commissioner:

- Change conditional use permit requirement to operations in recreation, natural resource, and industrial zones that generate more than 200 vehicle trips per day: A conditional

use permit would not apply to commercial zone businesses where vehicle traffic exceeded the 200 vehicle limit. Discussion was held regarding the need to minimize the impact of vehicle traffic by involving business owners in problem-solving. **MOTION** by Pedretti/Manthei to change to 200 vehicle trips per day. **Motion carried 5-1-1.** Meyer opposed; Keil excused.

Staff will send a final draft to committee for review within a week, with a presentation to the County Board at its December 5, 2011, policy planning meeting. There would then be a first reading of the ordinance set for the December 12, 2011, County Board business meeting.

REVIEW AND APPROVE DRAFTING OF CHAPTER 33 OF THE LA CROSSE COUNTY CODE OF ORDINANCES - THE SIGN ORDINANCE - AND PUBLISH FOR PUBLIC HEARING

Dave Lange reported on the most recent draft, and stated that it adds definitions, and a section on administration and fees. He explained that the changes were not substantive, but were to have better consistency and continuity, and to make more sense for enforcement purposes. Discussion was held to clarify changes. Keith Carson, Olympus Media, stated his concerns about the requirement for no sign conversions on existing signs that fall within 500 feet of another sign, and said that would disallow any new conversions, and stated his understanding was to have a 600 foot limit between new signs. Handy stated the draft could easily be improved. The committee did not raise objections. There will be a public information meeting at the Omni Center in Onalaska on December 12, 2011, beginning at 6:00 p.m.

DISCUSS COUNTY BOARD PLANNING MEETING PRESENTATION FOR DECEMBER 5, 2011

Steve O'Malley explained that the County Board policy planning meeting on December 5, 2011, would first have a presentation on frac sand mining from 6:00 to 7:30 p.m., for both the Board and the public. Following that presentation, there will be a non-public presentation on the status of the ordinances for both zoning and signs. Staff and PRD committee members will give an overview of the process that went into drafting the ordinances.

DISCUSS FRAC SAND MINING RESULTS OF PUBLIC MEETING IN WEST SALEM

Jeff Bluske reported that the public meeting included presentations by Karl Green, Gregg Stangl, and Ron Chamberlain. He provided Wisconsin maps showing Cambrian Sandstone throughout Wisconsin, and stated that it could be mined anywhere in La Crosse County. He reported that there have been no applications yet to establish mining operations, but that companies were currently in the prospecting stage in the Town of Washington, and between Rockland and Bangor. The focus in the future will need to be on major issues, such as valid concerns about road maintenance.

DISCUSS DIRECTOR OF ZONING, PLANNING & LAND INFORMATION VACANCY

Steve O'Malley reported that with Jeff Bluske's retirement, there will be a vacancy for department head of Zoning, Planning, and Land Information. He stated that Nate Sampson will be appointed interim director, and the Personnel Department will gather information about department structure in other counties. O'Malley gave a timetable for bringing back a policy discussion in January or February, 2012, and to then proceed with advertising the vacancy.

FUTURE AGENDA ITEMS

None suggested.

RECESS

MOTION by Manthei/Pedretti to recess until the 6:00 p.m. public hearing. **Motion carried unanimously.** The meeting recessed at 5:15 p.m.

Approved, January 3, 2012, Margaret Norden, Recorder